

**COVER SHEET No. 1
PLANNING COMMISSION HEARING
OCTOBER 20, 2023
ITEM No. 1**

**SUBJECT: CONTINUED ITEM RAMONA HIGH SCHOOL AT&T WIRELESS
TELECOMMUNICATIONS FACILITY – PDS2021-MUP-21-005**

On September 22, 2023, the Planning Commission received a request for continuance of Item No. 2 – Ramona High School AT&T Wireless Telecommunications Facility (Project) due to the lack of commissioners available to vote on the item in order to take formal action. The Planning Commission continued the item to a date certain of October 20, 2023. The Project has been placed on the Planning Commission Hearing Agenda for October 20, 2023, as Item No. 1. The dates of the staff hearing report and attached documents have been updated to reflect the new Planning Commission Hearing date of October 20, 2023. No changes to the project are proposed as a result of the continuance of the item.



The County of San Diego

Planning Commission Hearing Report

Date:	October 20, 2023	Case/File No.:	Ramona High School AT&T Wireless Telecommunication Facility CAL01820 Major Use Permit; PDS2021-MUP-21-005, PDS2021-ER-21-09-003
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	1401 Hanson Lane Ramona, CA 92065
Agenda Item:	# 1	General Plan:	Public/Semi-Public Facilities (P/SP)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Rural Residential (RR)
Applicant/Owner:	MD7 / AT&T	Community:	Ramona Community Plan Area
Environmental:	CEQA §15303 Exemption	APNs:	282-320-03-00

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 Ramona High School AT&T 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 previous MUP (Record ID: PDS2011-3300-11-025) was approved on December 16, 2011, to authorize the location and use of a Verizon wireless telecommunication facility consisting of replacing one (1) of the six (6) existing 80-foot-tall stadium light poles (the most south-west pole) with a new 80-foot-tall stadium light pole capable of housing 12 enclosed antennas within a 46-inch diameter radome and a 4-foot microwave dish; along with the associated equipment and 20 kW emergency backup generator enclosed within an 9-foot-tall Concrete Masonry Unit (CMU) enclosure located adjacent to a pole behind the stadium bleachers. This facility is still operating today.

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-21-005, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

On December 16, 2011, Major Use Permit (Record ID: PDS2011-3300-11-025) was approved to authorize the location and use of a Verizon wireless telecommunication facility consisting of replacing one (1) of the six (6) existing 80-foot-tall stadium light poles (the most south-west pole) with an 80-foot-tall stadium light pole. The light pole was approved for up to 12 antennas within a 46-inch diameter radome and a 4-foot microwave dish. The project also included associated equipment, including a 20 kW emergency backup generator, enclosed within an 8-foot-tall Concrete Masonry Unit (CMU) wall located adjacent to the stadium bleachers.

Since approval of the original Major Use Permit, no Minor Deviations or other telecommunication facilities have been approved on the site.

D. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a MUP to construct, operate, and maintain a wireless telecommunication facility. The Project proposes to replace an existing 80-foot-tall stadium light pole at the Ramona High School (the most north-west pole) with a new 81-foot-tall stadium light pole with up to six (6) panel antennas, nine (9) Remote Radio Units (RRU), and three (3) DC-9 Surge Protectors. The antennas are proposed within a cylindrical concealment shroud that wraps around the antennas to camouflage them. An associated 181-square foot 9-foot-tall Concrete Masonry Unit (CMU) enclosure is also being proposed to contain one (1) DC Power Plant, two (2) Purcell Cabinets, one (1) 20 kW Diesel Fueled Generator, one (1) Fiber Cable Trunk, nine (9) DC Power Cable Trunks, two (2) Surge Protectors, one (1) GPS Antenna, Telco/Fiber Service, and one (1) new 200 amp AC Electrical Service Panel.

The County Zoning Ordinance (Section 6985) allows high visibility wireless facilities to be constructed in residential zones with approval of a MUP. The MUP also proposes an exception to the 35-foot height limit to allow for the replacement stadium light pole to be 81-feet in height.



Figure 1: View of the existing site looking southeast toward the property from Hanson Lane, a public road.



Figure 2: View of the proposed facility looking southwest toward the property from Hanson Lane, a public road.

2. Subject Property and Surrounding Land Uses

The project site is located at the Ramona High School, a 37.58-acre property, north of Hanson Lane, a public road at 1401 Hanson Lane Ramona, CA 92065, in the Ramona Community Plan Area (see Figure 3). The project site is approximately 390 feet west of San Vicente Road, a Scenic Highway identified in the County of San Diego General Plan. The site is subject to the General Plan Land Use Designation of Public Semi-Public Facilities (P/SP) and Rural Residential (RR) Zoning designation. The site is surrounded by residential uses. The property located to the east, west, and south is zoned Variable Family Residential (RV), and the property to the north is zoned Rural Residential (RR).

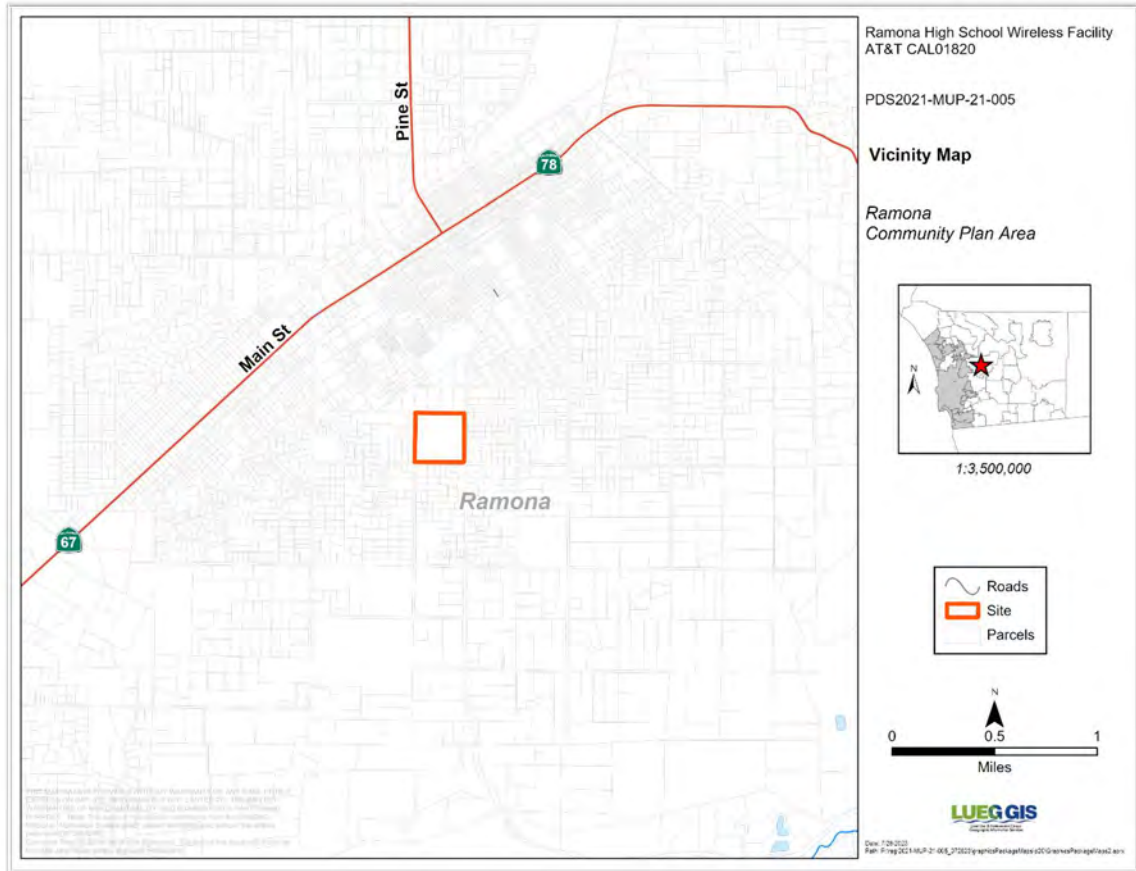


Figure 3: Vicinity Map

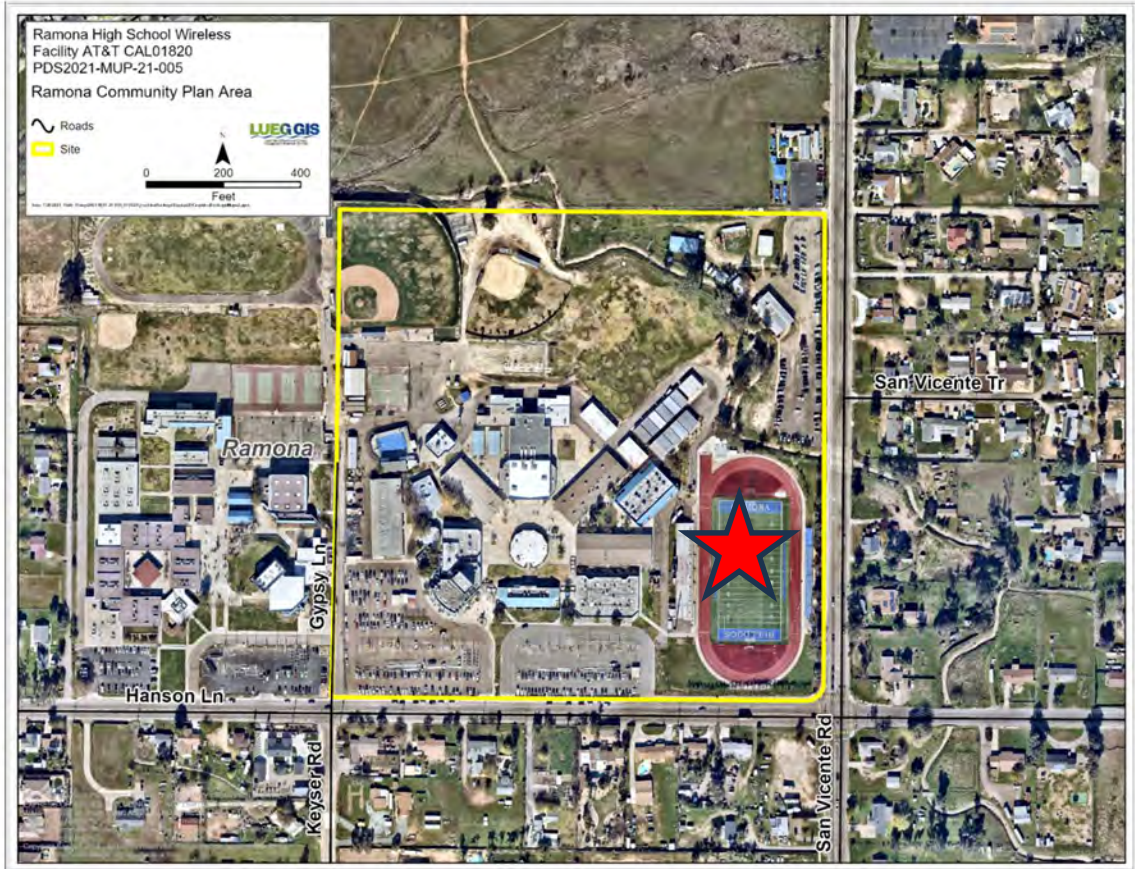


Figure 4: Aerial photograph showing proposed project site and project vicinity

Location	General Plan	Zoning	Adjacent Streets	Description
North	Public/Semi-Public Facilities (P/SP)	Village Residential (RV)	San Vicente Terrace	Vacant Land (Undeveloped)
West	Public/Semi-Public Facilities (P/SP)	Rural Residential (RR)	Gypsy Lane	Ramona High School
East	Village Residential (VR-2)	Rural Residential (RR)	San Vicente Road	Residential
South	Village Residential (VR-2)	Rural Residential (RR)	Hanson Lane	Residential

Table D-1: Surrounding Zoning and Land Uses

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 preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of an MUP and amortization of the wireless facility for a 15-year period. If approved, this MUP would set an expiration date of October 20, 2038, in accordance with the amortization schedule.

Amortization

The proposed 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 operation and the proposed 81-foot-tall stadium light pole with attached antennas. The proposed Project will be in conformance with the amortization requirements of the Zoning Ordinance. The applicant has provided a valuation of this facility at \$600,000, which would allow this MUP to have a term of 15 years.

Site Planning Analysis

The Project is located where an existing wireless telecommunication facility is already operating surrounded by residential uses. The closest residential neighbor is approximately 470 feet east of the proposed facility. The stadium light pole would be located at the northwestern edge of the Ramona High School football field and is positioned away from nearby residences. Nearby roads and properties will have views of the proposed wireless telecommunication facility. However, the proposed 81-foot-tall stadium light pole will be compatible with the surroundings because it will appear as part of the existing football stadium on the project site. The facility will also be similar in height to the existing stadium light poles that surround the field. The equipment enclosure will be concealed from public views located behind the existing stadium bleachers. The facility will appear as part of the existing infrastructure that provides lighting for the stadium and thus blends into the visual setting in the vicinity.

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 directly adjacent to 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. Section 6987.D of the Zoning 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. This location was designed with camouflaging and screening to be in conformance with Section 6987.D of the Zoning Ordinance, as the Project will replace an existing stadium light pole with a similar design and all antennas will be camouflaged by an antenna shroud.

Drivers utilizing San Vicente Road will have limited views of the facility due to existing structures and the trees along the edge of the property between the wireless facility and the highway. The facility will appear as a stadium light pole, which is similar to the existing light pole the project is replacing. For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity, be compatible with the existing community character.

Alternative Sites Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide 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, and therefore requires an ASA. The applicant reviewed other potential sites within the area as part of the submitted ASA in order to demonstrate that the coverage objective could not be met in a preferred zone.

All preferred locations and preferred zones located within the project vicinity were reviewed during the processing of the MUP application. Additional co-location opportunities on existing wireless telecommunication facilities were also analyzed. However, all other nearby wireless telecommunication facilities are located in other non-preferred zones and would not meet the coverage objectives required by the applicant for the project to be feasible. Co-locating on any of the adjacent wireless telecommunication facilities would result in the placement of the facilities below the height of the adjacent stadium light poles resulting in reduced coverage provided by the facility. Furthermore, even though the facility is located in a Rural Residential (RR) zone, which is a non-preferred zone, Ramona High School is considered a government facility which is a preferred location for wireless facilities. The subject property also already contains one carrier facility and does not contain any residences. Within the area that AT&T seeks to cover, there are no "preferred zones" to establish a facility within reasonable distance. The coverage objective is also entirely residential or agricultural zoned. The closest congregation of commercial uses is found approximately $\frac{3}{4}$ of a mile to the northeast, in the Ramona Village subarea.

Due to limited co-location opportunities, coverage objectives, and aesthetics, all other preferred locations, and preferred zones were eliminated from consideration. Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps illustrate coverage in the area and depict the coverage provided by the proposed wireless telecommunication facility with the antennas mounted to the center of the proposed stadium light pole. The GSA maps demonstrate that the proposed location

and height is necessary for the carrier to provide service to the surrounding area and provide adequate service to motorists (Figure 5). The additional height is necessary to ensure the replacement stadium light pole matches the existing stadium light poles on-site and provide coverage. The GSA maps can also be found in Attachment F.

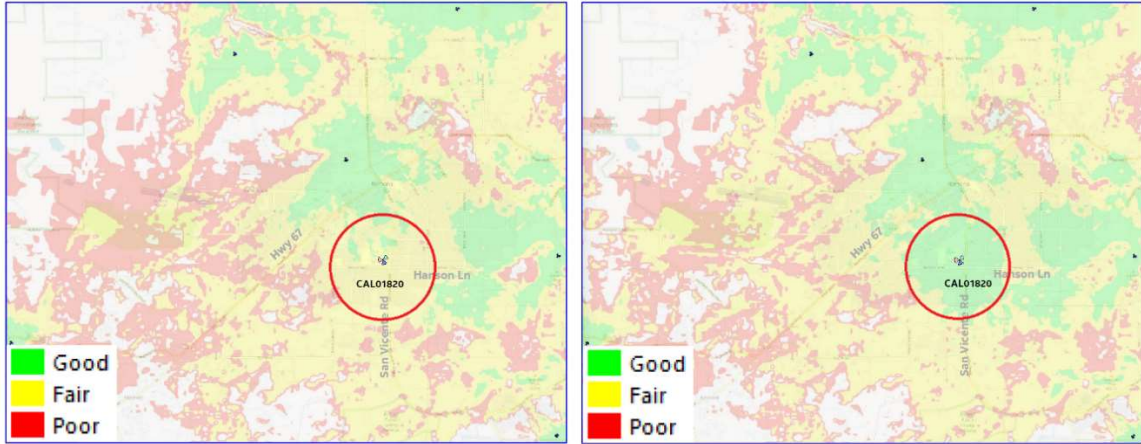


Figure 5: Coverage without the Project (left) and with the Project (right)

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

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.

Community Plan Policy	Explanation of Project Conformance
<p>Goal LU 1.1 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.</p>	<p>The proposed facility will consist of installing a concealment shroud around the antennas to shield them from view and match the existing light poles on the property. The facility will appear as part of the high school football stadium which has a total of six 80-foot-tall stadium light poles. Therefore, the project will preserve the current rural atmosphere of Ramona.</p>
<p>Policy COS 1.1.12 Discourage severe grading and encourage the preservation of native brush.</p>	<p>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 or additional land disturbance is proposed.</p>

Table E-2: Community Plan Conformance

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).

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:	C, POR F	Yes, Project has been reviewed by flood and airport specialists and there no concerns.

Table E-3: Zoning Ordinance Development Regulations

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 one 81-foot-tall stadium light pole where the height requirements is 35 feet. The design and height of the Project will be in conformance with the existing stadium light poles on-site. The applicant requests an exception to the maximum height requirement.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP
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 all 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.

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 a proposed 9-foot-tall concrete masonry unit (CMU) equipment enclosure that will not be visible to neighbors or passing motorists because it will be located behind the existing stadium bleachers.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed antennas and equipment enclosures will be placed outside of all required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1 - 12

Development Standard	Proposed/Provided	Complies?
<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 consists of a new AT&T wireless telecommunications facility to be installed on an existing light pole near the football field at Ramona High School. The project site as well as surrounding parcels are zoned Rural Residential, which is subject to the most restrictive one-hour sound level requirement of 45 dBA at the project property line. The project includes a new 20 kW generator unit that will be located behind a concrete masonry unit wall. The generator and equipment would be located at approximately 110-feet from the nearest property line to the east. Due to the CMU enclosure and distance separation from the nearest PL, the project is not anticipated to exceed the sound level requirements pursuant to County Noise Ordinance, Section 36.404. Therefore, the project as design has demonstrated 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 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.</p>	<p>The proposed Project is considered a "high visibility" facility because the facility does not meet the definition of invisible or low visibility facilities. Since the wireless telecommunication facilities authorized by the MUP have a valuation greater than \$500,000, the MUP has been conditioned to have a maximum term of 15 years.</p>	

Development Standard	Proposed/Provided	Complies?
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.	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.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Table E-4: Wireless Ordinance Development Regulations

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 15303. Section 15303 exempts the conversion 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 September 6, 2021, the Ramona Community Planning Group (CPG) voted to recommend approval of the project by a vote of 9-1-0-1-4 (Ayes – 9, Noes – 1, Abstain – 0, Absent – 1, Vacant – 4). The project was reviewed by the CPG once again on May 4, 2023, due to a revision during the review cycle that included adding a concealment shroud to camouflage the antennas to minimize the visual impact along the Scenic Highway; the Ramona Community Planning Group (CPG) voted once again to recommend approval of the project by a vote of 11-0-0-0-4 (Ayes – 11, Noes – 0, Abstain – 0, Absent – 0, Vacant – 4). The Ramona CPG meeting minutes are included in Attachment E.

G. PUBLIC INPUT

The Project was first submitted to PDS on May 11, 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 33 different property owners were noticed. In addition, public notices for the Planning Commission hearing were sent to approximately 47 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-21-005, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:

Alexandro Barrenechea, Project Manager
619-323-8709

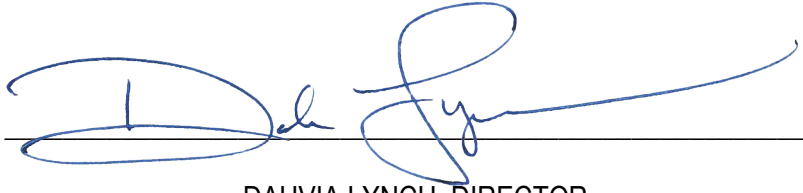
Alexandro.Barrenechea@sdcounty.ca.gov

Report Approved By:

Dahvia Lynch, Director
858-694-2962

dahvia.lynch@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:

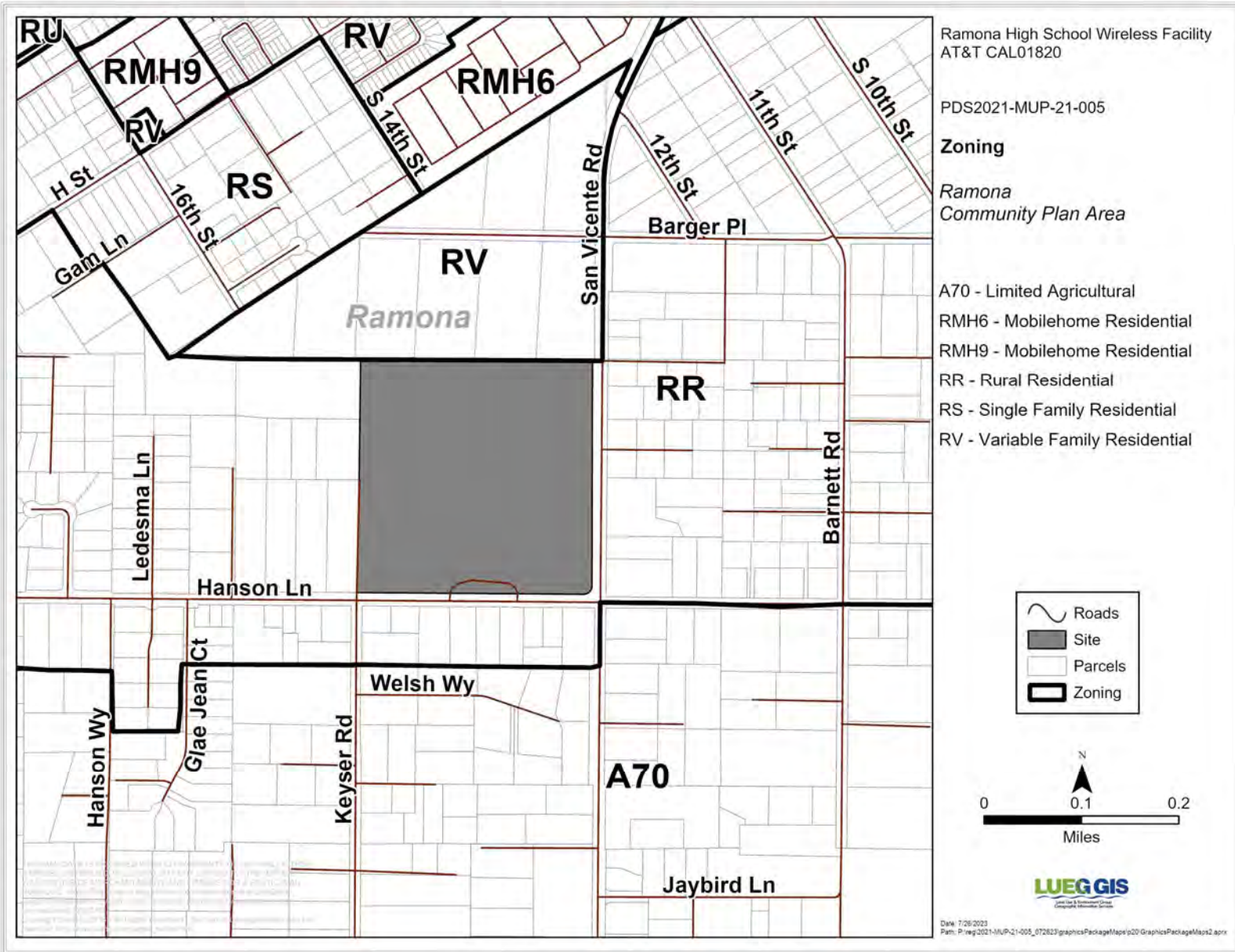


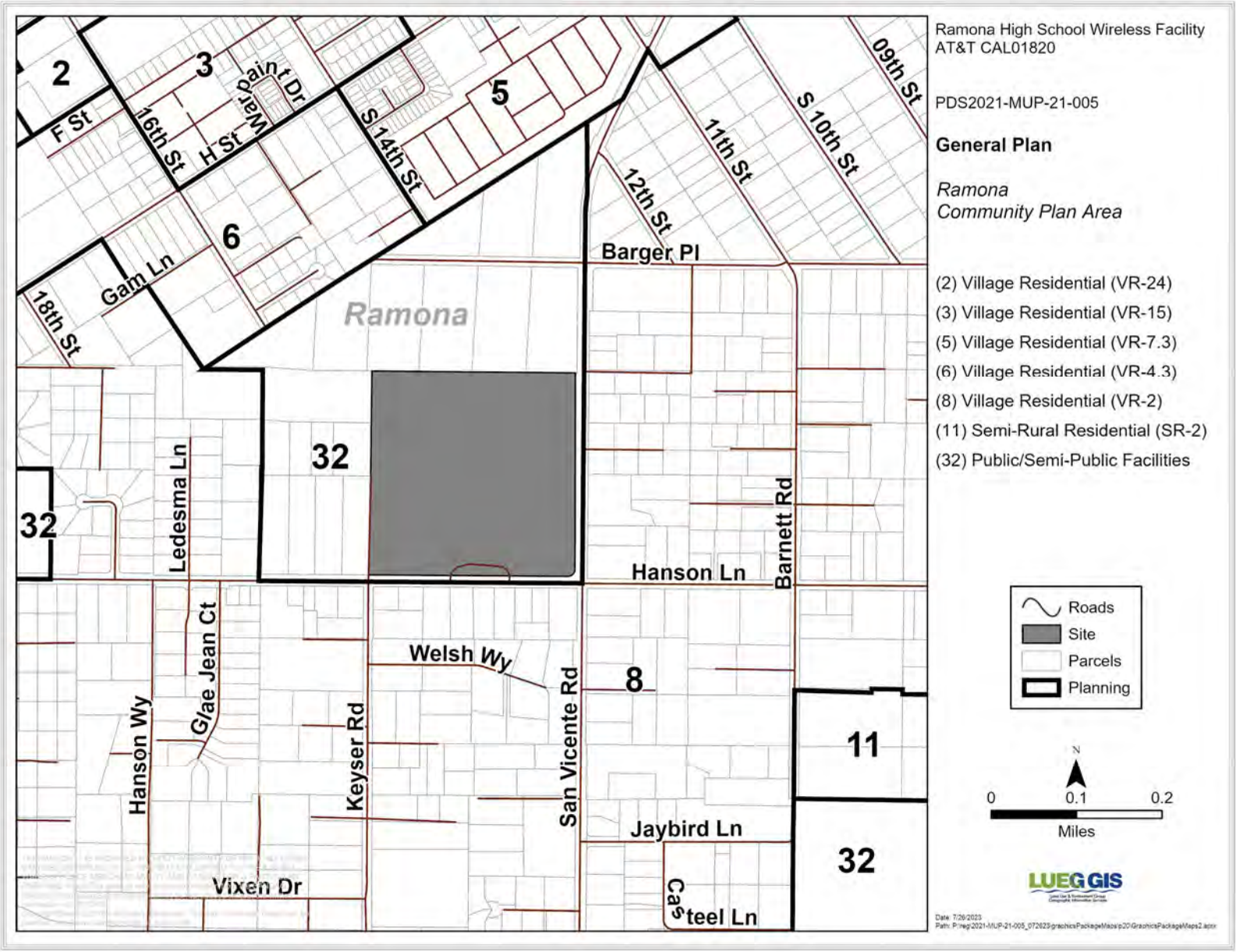
DAHVIA LYNCH, DIRECTOR

ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2021-MUP-21-005
- 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





Ramona High School Wireless Facility
AT&T CAL01820

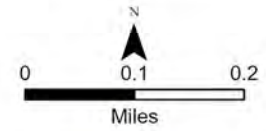
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General Plan

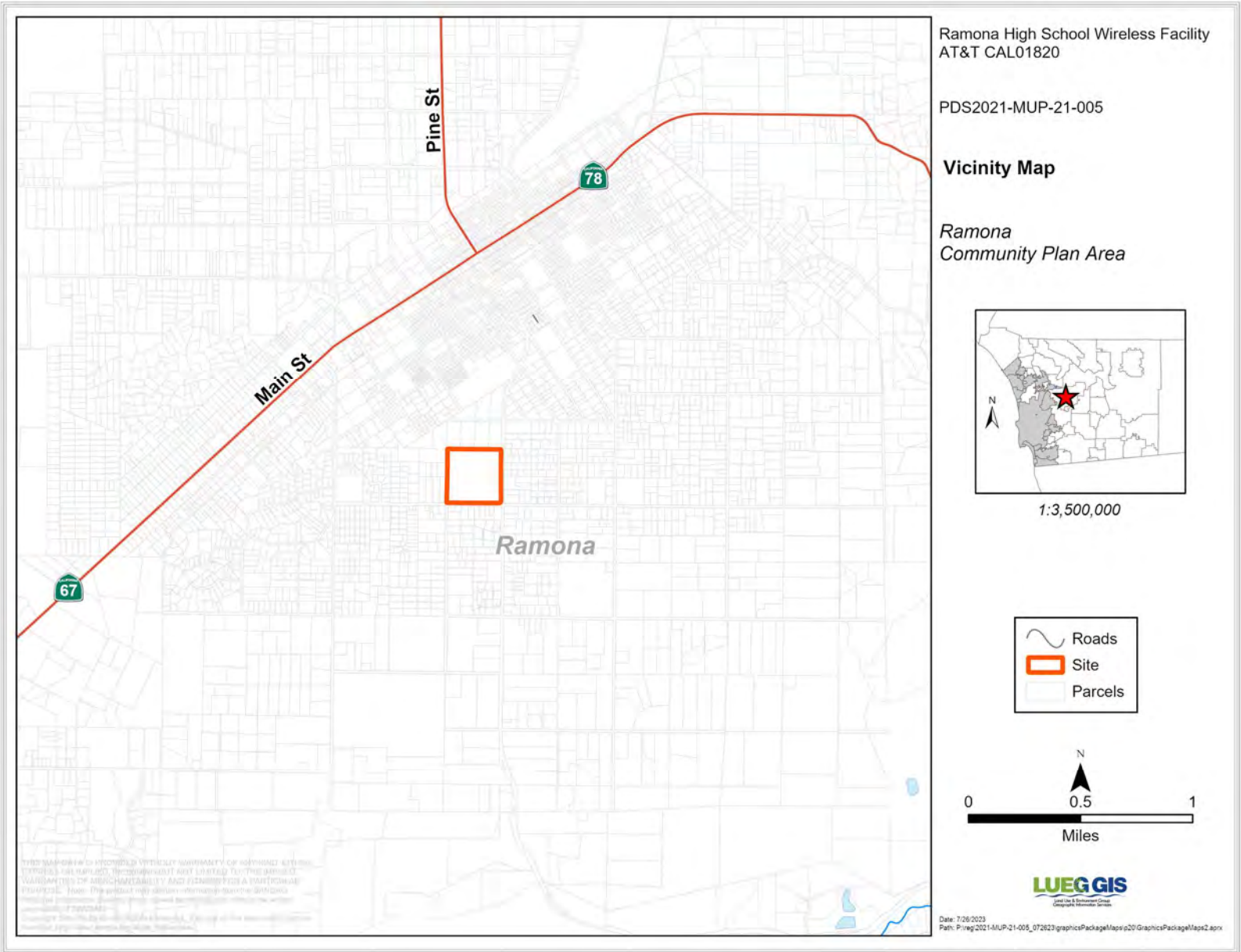
*Ramona
Community Plan Area*

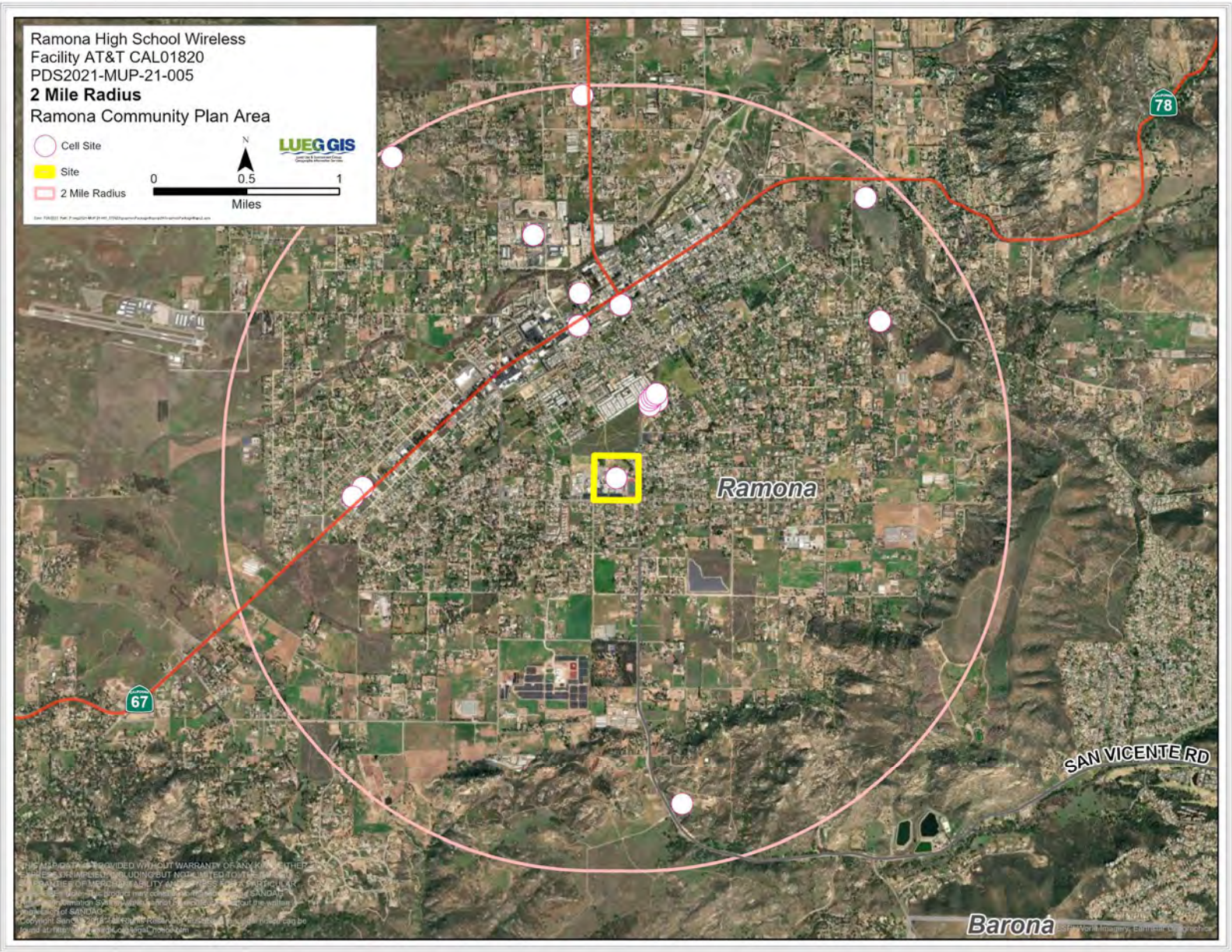
- (2) Village Residential (VR-24)
- (3) Village Residential (VR-15)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (8) Village Residential (VR-2)
- (11) Semi-Rural Residential (SR-2)
- (32) Public/Semi-Public Facilities

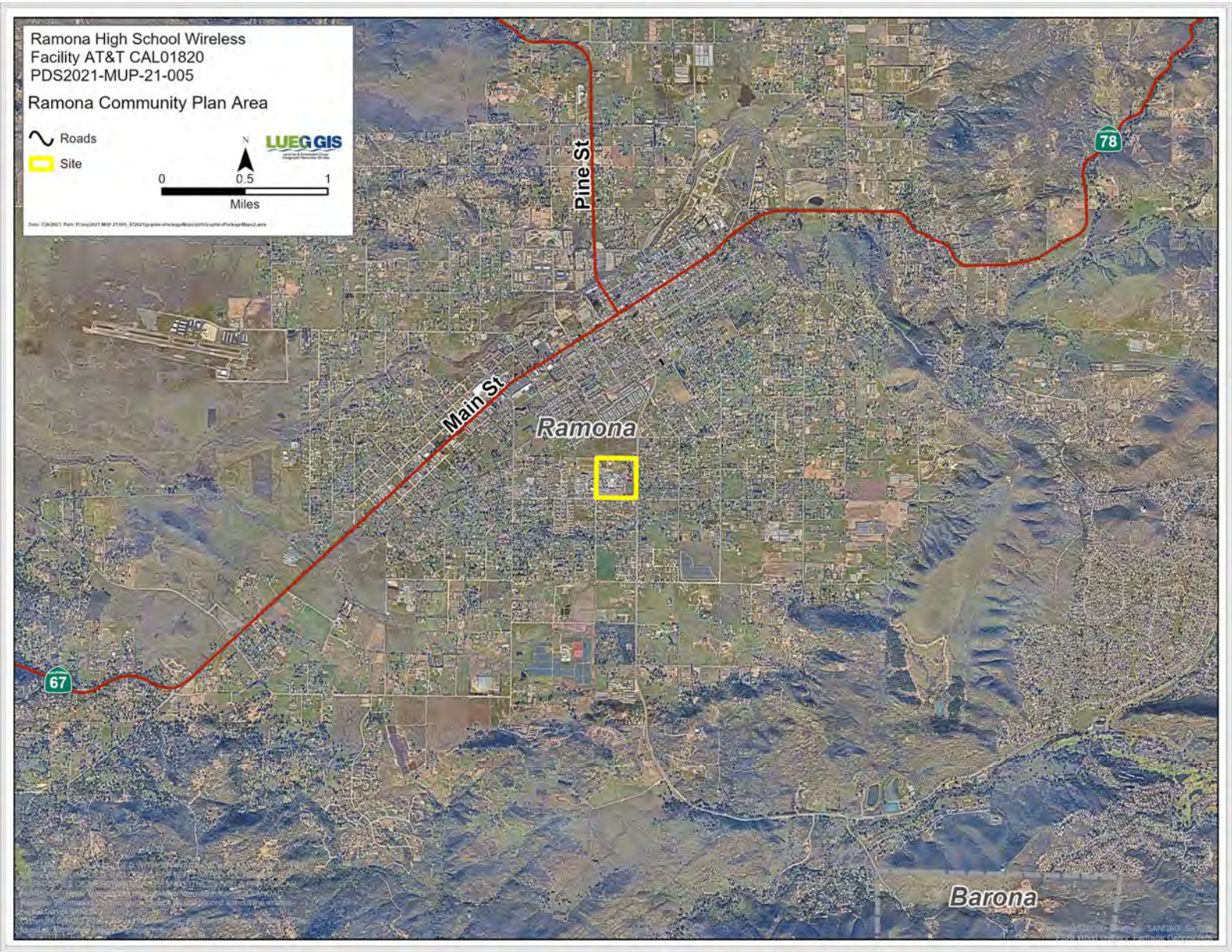
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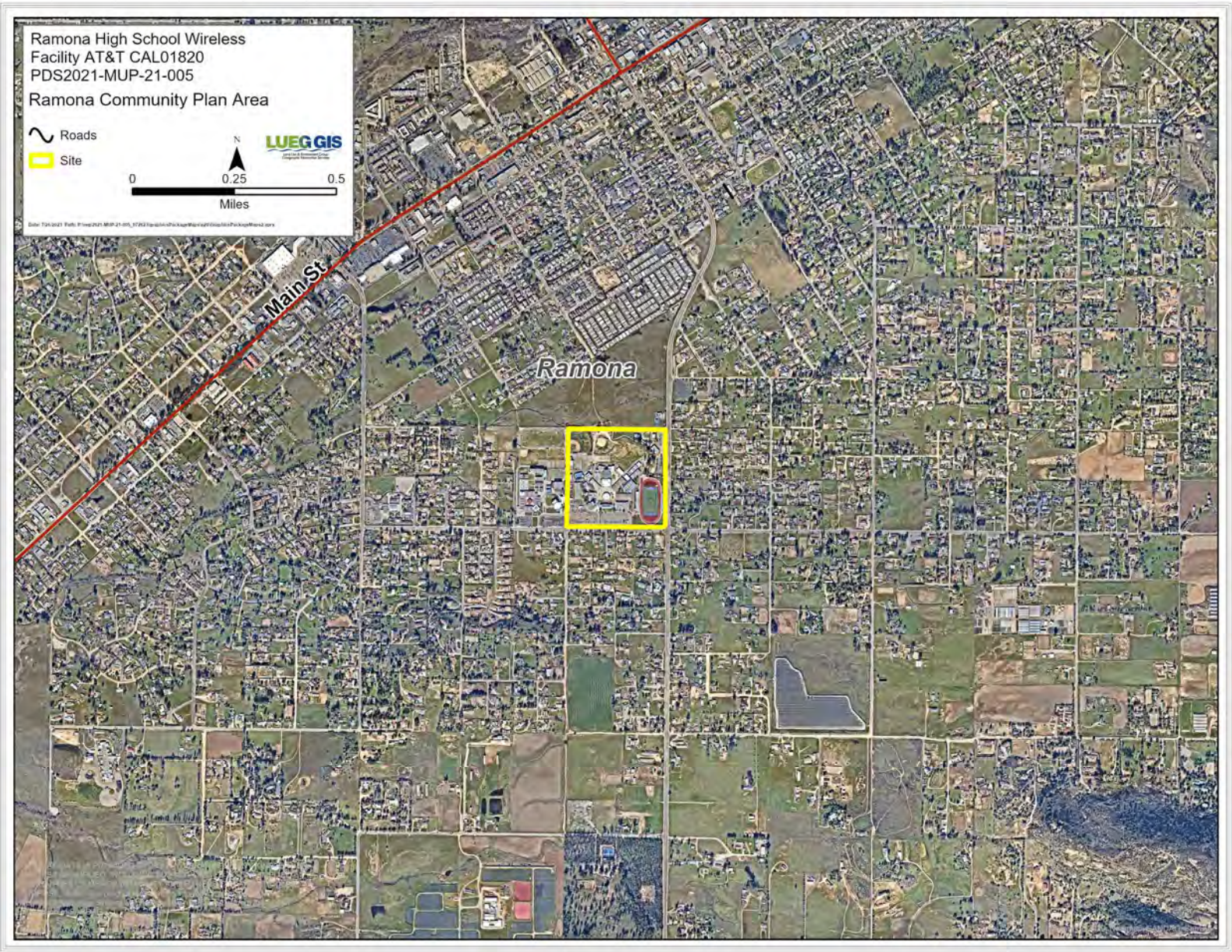


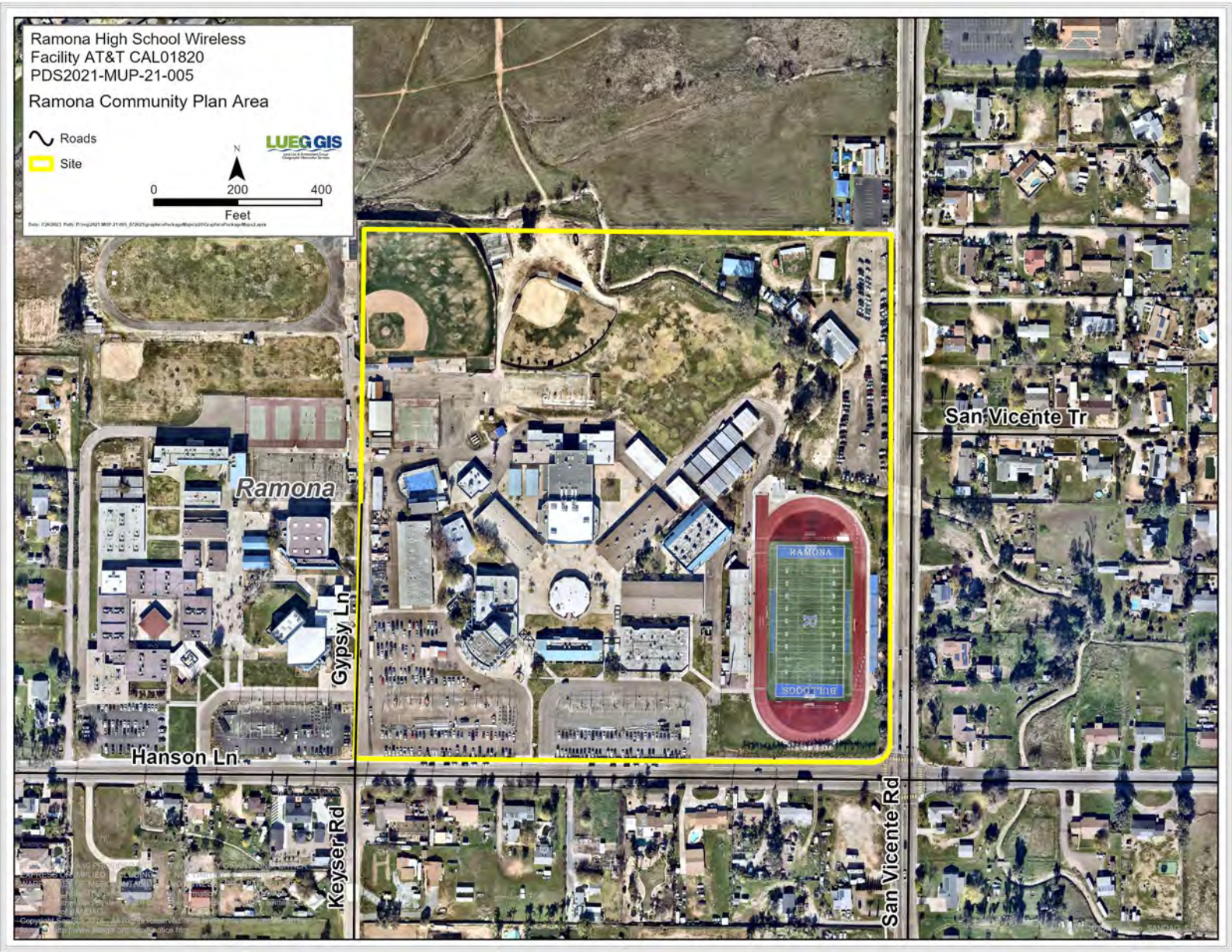
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CODE COMPLIANCE

2022 CALIFORNIA ADMINISTRATIVE CODE, C.C.R., TITLE 24, PART 1
 2022 CALIFORNIA BUILDING CODE, C.C.R., TITLE 24, PART 2, VOLUMES 1 & 2
 2022 CALIFORNIA ELECTRICAL CODE, C.C.R., TITLE 24, PART 3
 2022 CALIFORNIA MECHANICAL CODE, C.C.R., TITLE 24, PART 4
 2022 CALIFORNIA PLUMBING CODE, C.C.R., TITLE 24, PART 5
 2022 CALIFORNIA ENERGY CODE, C.C.R., TITLE 24, PART 6
 2022 CALIFORNIA FIRE CODE, C.C.R., TITLE 24, PART 9
 2022 CALIFORNIA REFERENCED STANDARDS CODE, C.C.R., TITLE 24, PART 12
 TIA-222, REVISION H

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO CONSTRUCT A NEW WIRELESS COMMUNICATION FACILITY. THE SCOPE CONSISTS OF THE FOLLOWING:

- REMOVE AND REPLACE EXISTING LIGHT POLE WITH NEW LIGHT POLE WITH AT&T ANTENNAS, BRUS & CYLINDRICAL SHROUD
- INSTALLATION OF (2) PANEL ANTENNAS PER SECTOR, TOTAL OF (6)
- INSTALLATION OF (9) REMOTE RADIO UNITS (RRU)
- INSTALLATION OF (3) SURGE PROTECTORS AT THE ANTENNA AREA
- INSTALLATION OF (2) SURGE PROTECTORS AT EQUIPMENT AREA
- CONSTRUCTION OF 9'-0" HIGH CMU WALL EQUIPMENT ENCLOSURE
- INSTALLATION OF (1) VERTIV DC POWER PLANT
- INSTALLATION OF (2) PURCELL CABINET
- INSTALLATION OF (1) 20KW DIESEL-FUELED GENERATOR
- INSTALLATION OF (1) 3PS ANTENNA
- INSTALLATION OF (1) FIBER CABLE TRUNKS AND (9) DC POWER CABLE TRUNKS
- INSTALLATION OF TELCO / FIBER SERVICE
- INSTALLATION OF A NEW 200A AC ELECTRICAL SERVICE

SITE INFORMATION

PROPERTY OWNER: RAMONA UNIFIED SCHOOL DISTRICT
CONTACT: RENA SEIFTS, ASSISTANT SUPERINTENDENT
 PHONE: (760)787-2023
 E-MAIL: RSEIFTS@RAMONAUSD.NET

APPLICANT: AT&T WIRELESS
 5855 COPLEY DR, SUITE 100,
 SAN DIEGO, CA 92111

APPLICANT REPRESENTATIVE: MD7
 10590 W. OCEAN AIR DRIVE, STE. 300
 SAN DIEGO, CA 92130

ZONING JURISDICTION: COUNTY OF SAN DIEGO / DSA
ZONING DISTRICT: XX
LATITUDE (NAD 83): 33° 01' 38.0" N
LONGITUDE (NAD 83): 116° 52' 04.4" W
PARCEL #: 282-320-03-00
OCCUPANCY GROUP: U, UNMANNED TELECOMMUNICATIONS FACILITY
CONSTRUCTION TYPE: II-B
AT&T LEASE AREA: 181 SQ FT.
POWER COMPANY: SDG&E
TELEPHONE COMPANY: AT&T

PROJECT TEAM

PROJECT MANAGER: MD7
 10590 W. OCEAN AIR DRIVE, STE. 300
 SAN DIEGO, CA 92130
 PHONE: (858) 799-7850

ENGINEERING: TELECOM MANAGEMENT GROUP
 14955 AVENIDA VENUSTO #8
 SAN DIEGO, CA 92128
 PHONE: (858) 248-7678
 EMAIL: EDGAR.ORTIZ@TELECOMMG.COM

ZONING / SITE ACQUISITION: MD7
 10590 W. OCEAN AIR DRIVE, STE. 300
 SAN DIEGO, CA 92130
 PHONE: (858) 799-7850

CONSTRUCTION: AT&T WIRELESS
 5855 COPLEY DR, SUITE 100,
 SAN DIEGO, CA 92111

RF ENGINEER: CRISTIAN SOTO
 AT&T
 5855 COPLEY DR, SUITE 100,
 SAN DIEGO, CA 92111
 PHONE: (858) 381-8970
 EMAIL: CS4500@ATT.COM



at&t

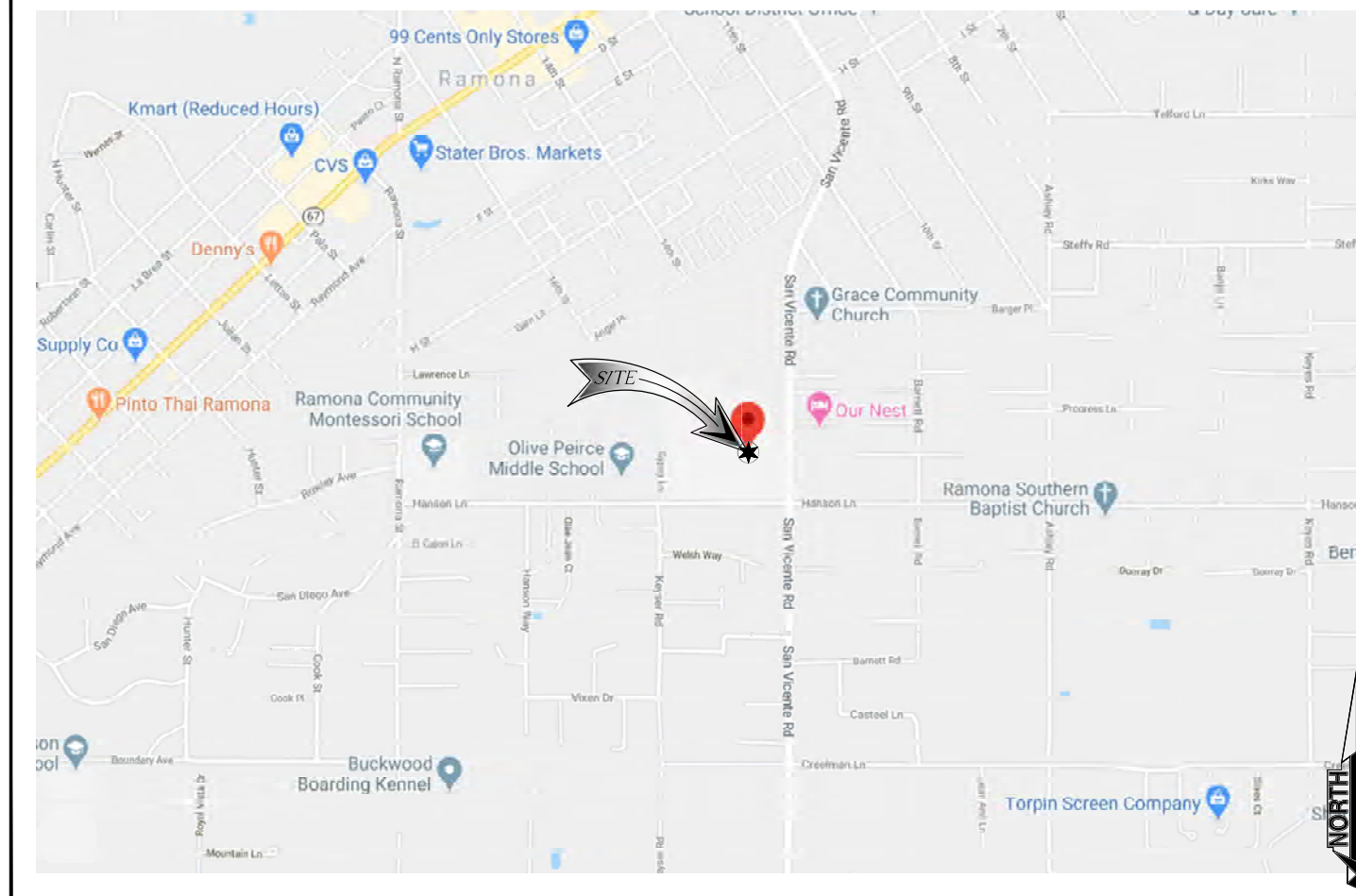
RAMONA HIGH SCHOOL

SITE NUMBER: CAL01820

NEW SITE BUILD

FA NUMBER: 15122154
1401 HANSON LANE,
RAMONA, CA 92065

VICINITY MAP



DRIVING DIRECTIONS FROM AT&T OFFICE

DIRECTIONS FROM AT&T OFFICE:
 GET ON CA-52 E FROM COPLEY DR AND COPLEY PARK PL. HEAD SOUTHWEST TOWARD COPLEY DR. (RESTRICTED USAGE ROAD) TURN LEFT ONTO COPLEY DR. TURN LEFT ONTO COPLEY PARK PL. USE THE MIDDLE LANE TO TURN LEFT ONTO CONVOY ST. TURN RIGHT TO MERGE ONTO CA-52 E. TAKE I-15 N TO POMERADO RD. TAKE EXIT 14 FROM I-15 N. MERGE ONTO CA-52 E. USE THE RIGHT 2 LANES TO TAKE EXIT 7 TO MERGE ONTO I-15 N. USE THE RIGHT 2 LANES TO TAKE EXIT 14 FOR POMERADO RD TOWARD MIRAMAR ROAD. FOLLOW POMERADO RD AND SCRIPPS POWAY PKWY TO CA-67 N. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO POMERADO RD. TURN RIGHT TO STAY ON POMERADO RD. TURN RIGHT ONTO SCRIPPS POWAY PKWY. USE THE LEFT 2 LANES TO TURN LEFT ONTO CA-67 N. FOLLOW HUNTER ST, ROWLEY AVE AND HANSON LN TO YOUR DESTINATION. TURN RIGHT ONTO HUNTER ST. TURN LEFT ONTO ROWLEY AVE. TURN RIGHT ONTO RAMONA ST. TURN LEFT ONTO HANSON LN. TURN LEFT.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

ALL GRAFFITI ON ANY COMPONENT OF THE FACILITY SHALL BE REMOVED PROMPTLY IN ACCORDANCE WITH COUNTY REGULATIONS.

THIS WIRELESS TELECOMMUNICATIONS FACILITY SHALL BE KEPT CLEAN AND FREE OF LITTER.

ALL EQUIPMENT CABINETS SHALL DISPLAY LEGIBLE OPERATOR CONTACT NUMBER FOR REPORTING MAINTENANCE PROBLEMS.

APPROVALS

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

AT&T RF ENGINEER: _____ DATE: _____
 AT&T CONSTRUCTION: _____ DATE: _____
 AT&T PROJECT MGR.: _____ DATE: _____
 CIVIL VENDOR: _____ DATE: _____
 PLANNER: _____ DATE: _____
 SITE ACQUISITION: _____ DATE: _____
 SITE OWNER: _____ DATE: _____

DRAWING INDEX

SHEET NO:	SHEET TITLE
T1	TITLE SHEET
Z1	SITE PLAN
Z1.1	UTILITY SITE PLAN
Z1.2	STORM WATER QUALITY MANAGEMENT PLAN
Z1.3	SWAMP CONSTRUCTION DETAIL
Z2	ENLARGED SITE PLAN AND EQUIPMENT PLAN
Z3	ANTENNA PLAN AND SCHEDULE
Z4	SITE ELEVATIONS
Z4.1	SITE ELEVATIONS
Z4.2	SITE ELEVATIONS
Z5	SITE ELEVATIONS
Z5.1	SITE ELEVATIONS
Z5.2	SITE ELEVATIONS
D1	SITE DETAILS
D2	SITE DETAILS
D3	SITE DETAILS
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
LS-3	TOPOGRAPHIC SURVEY
***	NOTHING FOLLOWS ***



NOTE:
 48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.

Rev.	Description	Date:
1	AT&T UPRATES POLE RECO	05-04-23
2	100% ZD	05-01-23
3	PLAN CHECK	03-13-23
4	100% ZD	05-25-22
5	PLAN CHECK	05-25-22
6	100% ZD	05-25-22
7	NEW DESIGN	03-07-22
8	100% ZD	03-07-22



TITLE SHEET

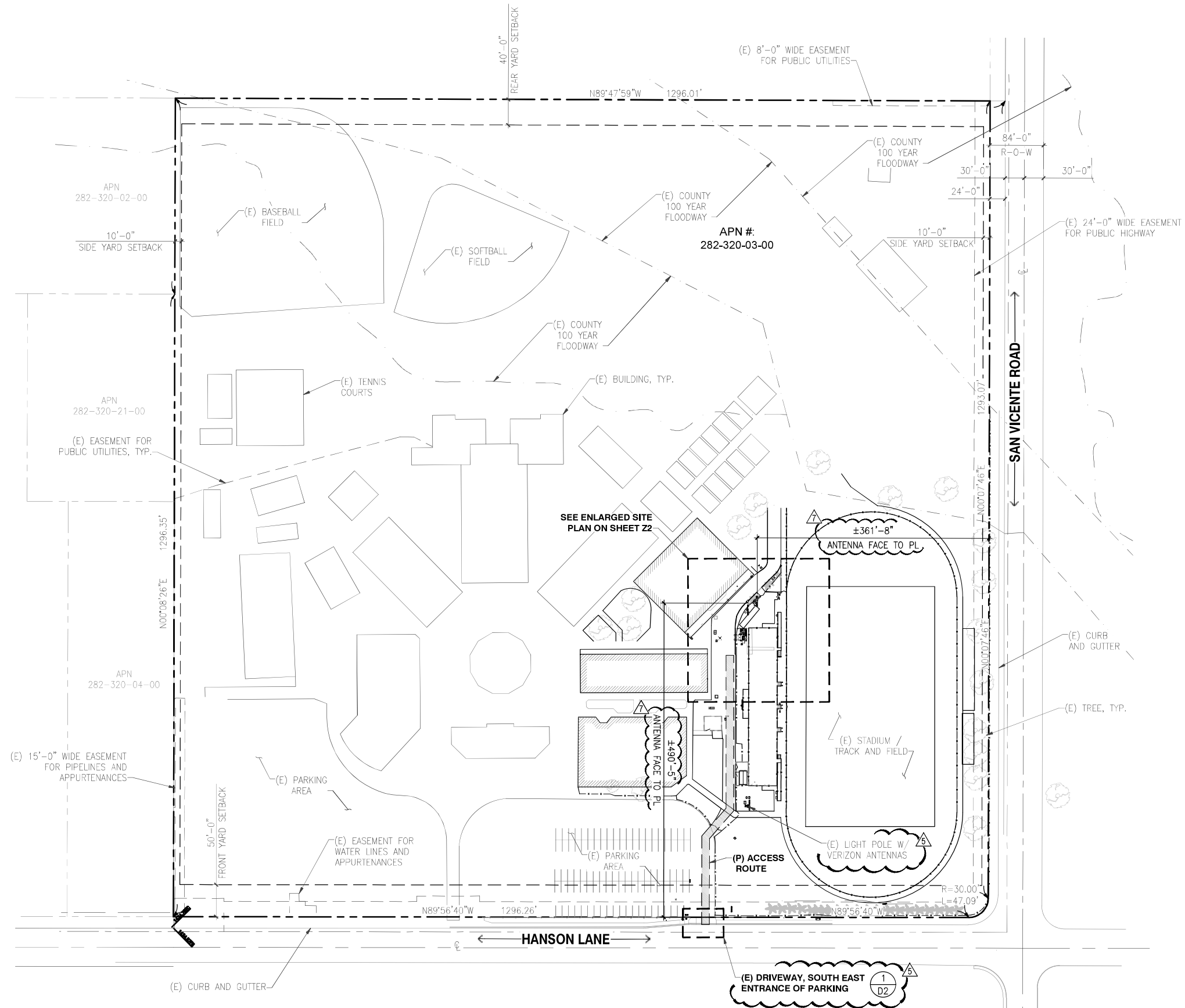
CAL01820
RAMONA HIGH SCHOOL
1401 HANSON LANE,
RAMONA, CA 92065
NEW SITE BUILD



NOT FOR CONSTRUCTION

Drawn by: ERO/RP
 Checked by: ERO
 Sheet No:

T1



AT&T UTILITIES	100% ZD	05-04-23
POLE RECO	100% ZD	05-01-23
PLAN CHECK	100% ZD	03-13-23
PLAN CHECK	100% ZD	05-25-22
NEW DESIGN	100% ZD	03-07-22
4		
Rev.	Description	Date



SITE PLAN

CAL01820
RAMONA HIGH SCHOOL
1401 HANSON LANE,
RAMONA, CA 92065
NEW SITE BUILD

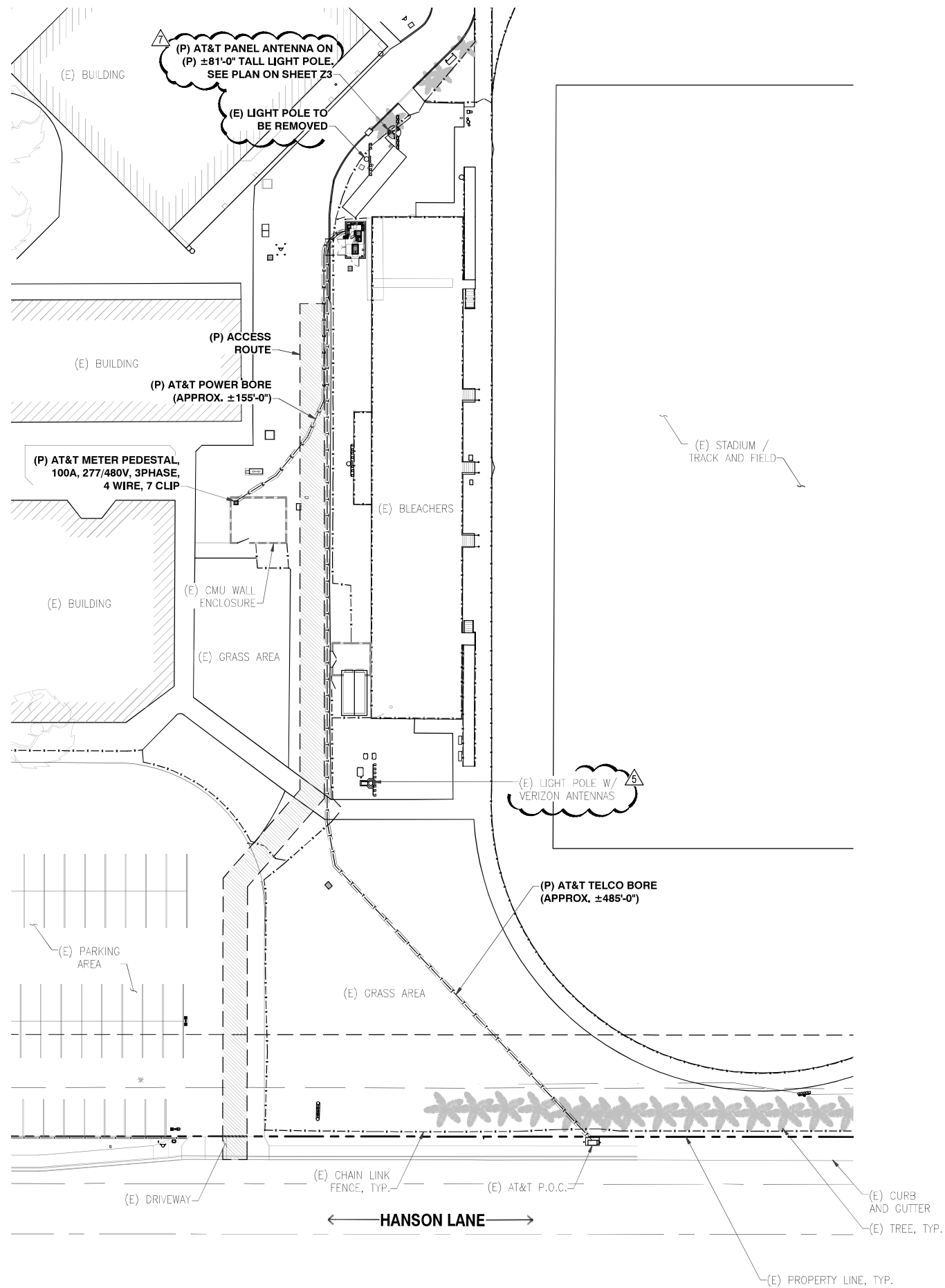


NOT FOR CONSTRUCTION

Drawn by: ERO/RP
Checked by: ERO

Sheet No:
Z1

24"x36" SCALE: 1" = 80'-0"
11"x17" SCALE: 1" = 160'-0"



1	AT&T UTILITIES	100% ZD	05-04-23
2	POLE RECO	100% ZD	05-01-23
3	PLAN CHECK	100% ZD	03-13-23
4	PLAN CHECK	100% ZD	05-25-22
4	NEW DESIGN	100% ZD	03-07-22
Rev.	Description		Date:



CAL01820
RAMONA HIGH SCHOOL
1401 HANSON LANE
RAMONA, CA 92065
NEW SITE BUILD

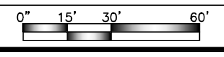


NOT FOR CONSTRUCTION

Drawn by: ERO/RP
Checked by: ERO

Sheet No:
Z1.1

24"x36" SCALE: 1" = 30'-0"
11"x17" SCALE: 1" = 60'-0"



BMP SYMBOLS & LEGEND:

MATERIALS & WASTE MANAGEMENT CONTROL BMP's

- WM-1** MATERIAL DELIVERY & STORAGE
- WM-2** MATERIAL USE
- WM-3** STOCKPILE MANAGEMENT
- WM-4** SPILL PREVENTION AND CONTROL
- WM-5** SOLID WASTE MANAGEMENT
- WM-8** CONCRETE WASTE MANAGEMENT
- WM-9** SANITARY WASTE MANAGEMENT

POST CONSTRUCTION SITE DESIGN BMP's:

- 4.3.1** MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
- 4.3.3** MINIMIZE IMPERVIOUS AREA

SEDIMENT CONTROL FOR ALL DISTURBED AREAS

- SC-1** TEMPORARY SILT FENCE

TEMPORARY RUNOFF CONTROL BMP's

- SC-7** STREET SWEEPING AND VACUUMING
- SC-8** SANDBAG BARRIER
- SC-10** STORM WATER INLET PROTECTION
- TC-1** STABILIZED CONSTRUCTION ENTRANCE
- TC-3** ENTRANCE / EXIT TIRE WASH
- NS-12** CONCRETE CURING

STORM WATER QUALITY NOTES - CONSTRUCTION BMP's

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) AND COUNTY OF SAN DIEGO STORMWATER QUALITY MANAGEMENT PLAN (SWQMP) FOR STANDARD PROJECTS.

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE COUNTY OF SAN DIEGO STORMWATER QUALITY MANAGEMENT PLAN (SWQMP) MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH (IF REQUIRED) THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
3. ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPs AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPs THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.
8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES, ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO WORKING ORDER YEAR-ROUND.
12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPs DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPs SHALL BE CONDUCTED BEFORE, DURING, AND AFTER VERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPs AS SOON AS POSSIBLE AS SAFETY ALLOWS.
17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-1 OR CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (a) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SANTEE MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

NOTES:

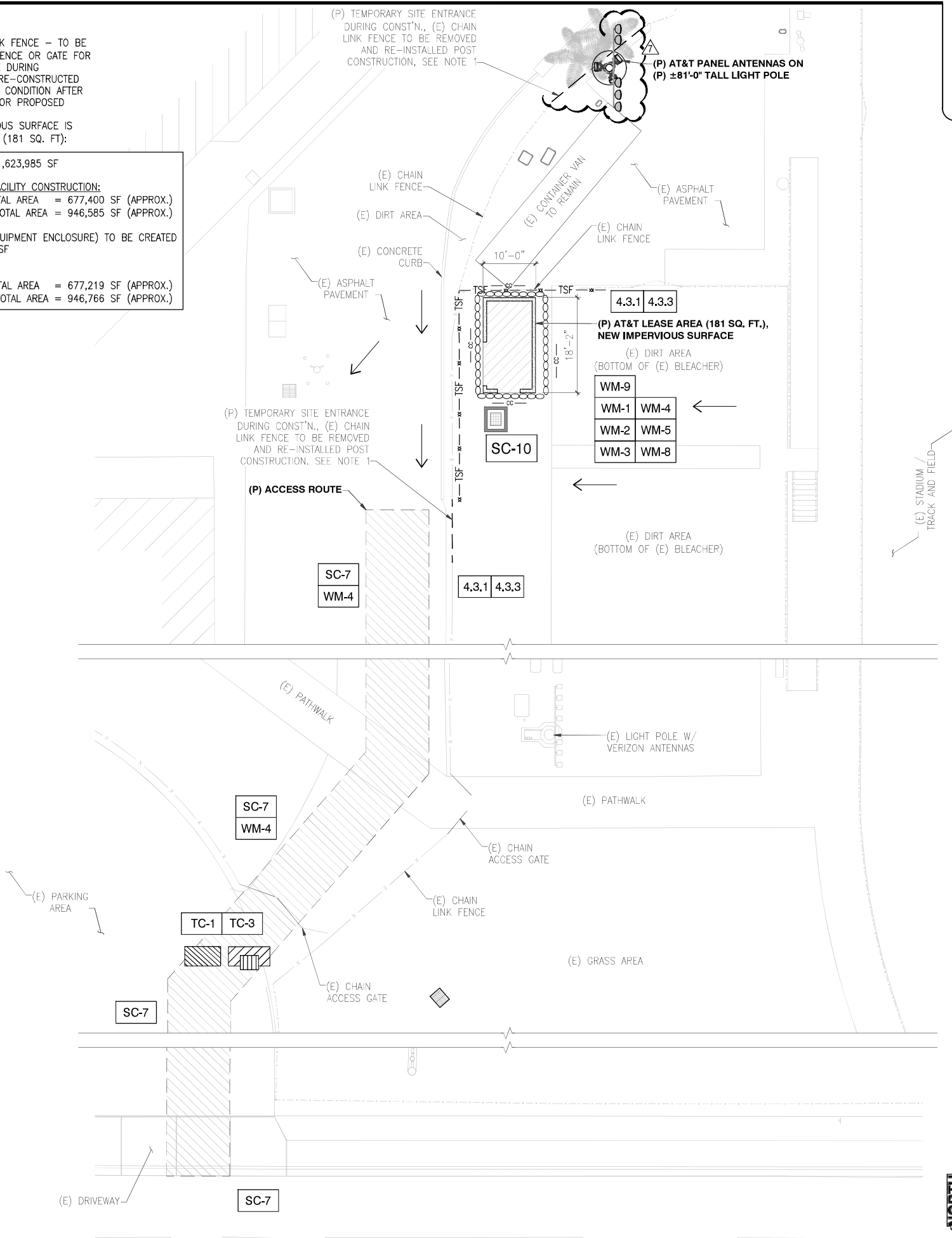
1. PORTIONS OF (E) CHAIN LINK FENCE - TO BE REPLACED W/ REMOVABLE FENCE OR GATE FOR TEMPORARY TO ACCESS SITE DURING CONSTRUCTION AND TO BE RE-CONSTRUCTED AND RESTORED TO ORIGINAL CONDITION AFTER CONSTRUCTION. SEE PLAN FOR PROPOSED LOCATIONS.
2. NEW CONSTRUCTED IMPERVIOUS SURFACE IS THE NEW AT&T LEASE AREA (181 SQ. FT.):

TOTAL PROPERTY AREA = 1,623,985 SF

BEFORE AT&T CELL SITE FACILITY CONSTRUCTION:
 (E) PERVIOUS SURFACE TOTAL AREA = 677,400 SF (APPROX.)
 (E) IMPERVIOUS SURFACE TOTAL AREA = 946,585 SF (APPROX.)

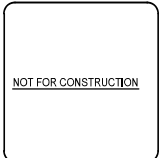
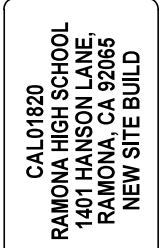
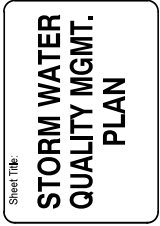
NEW AT&T LEASE AREA (EQUIPMENT ENCLOSURE) TO BE CREATED IN THIS PROJECT = 181 SF

AFTER CONSTRUCTION:
 (N) PERVIOUS SURFACE TOTAL AREA = 677,219 SF (APPROX.)
 (N) IMPERVIOUS SURFACE TOTAL AREA = 946,766 SF (APPROX.)

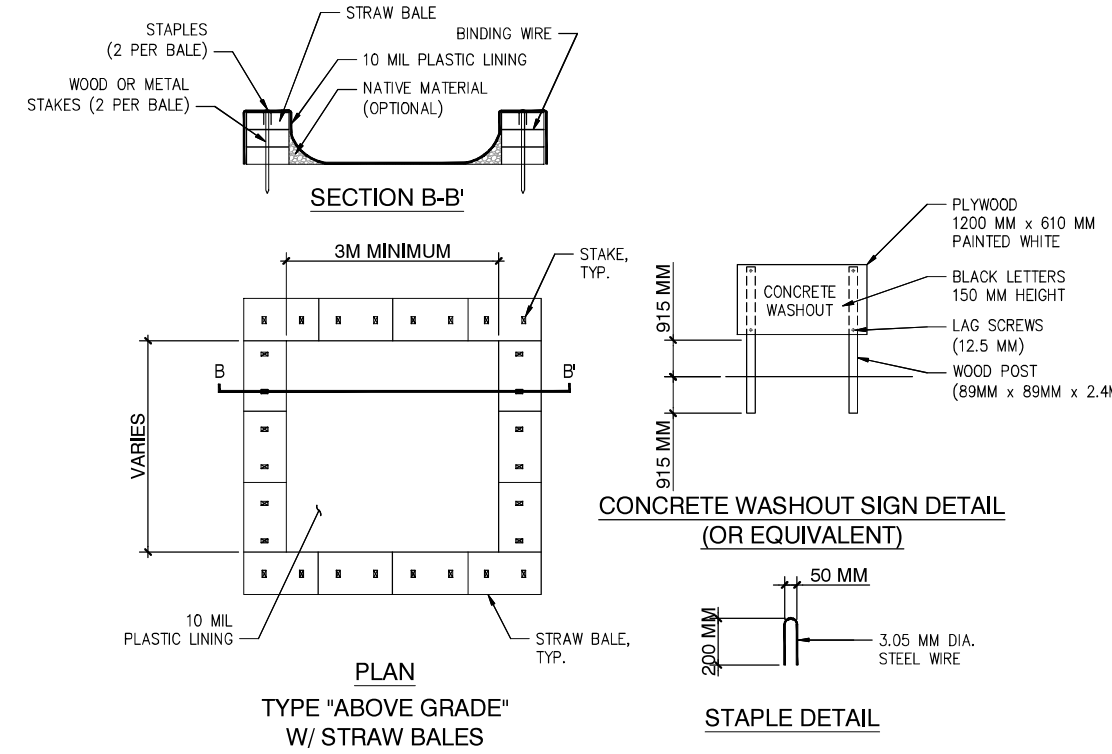
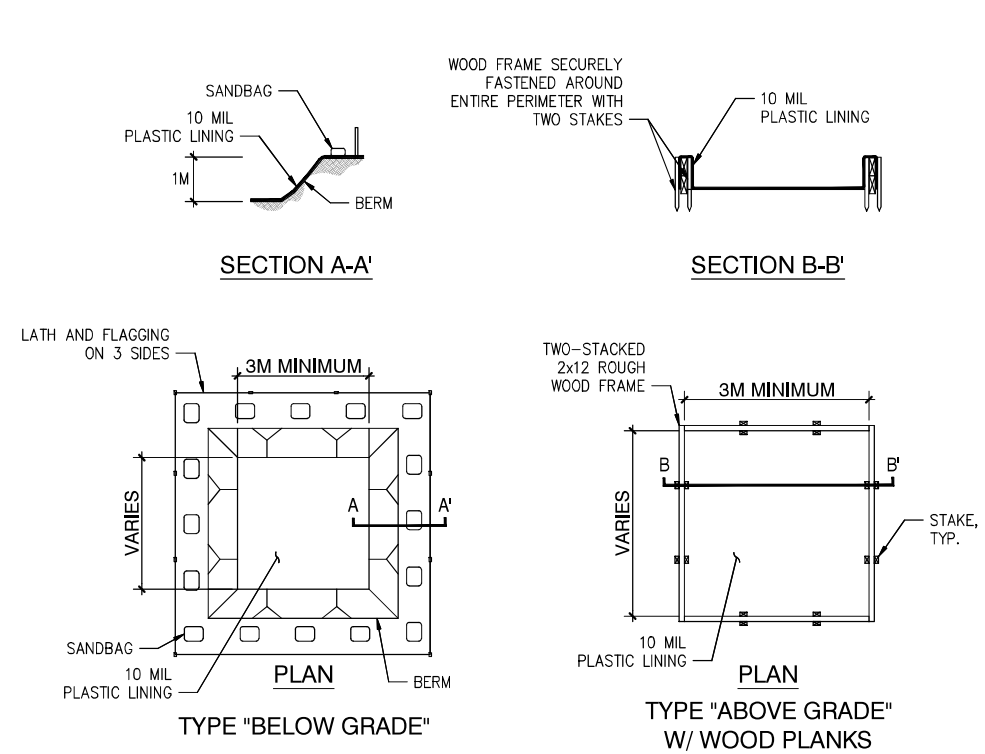


24"x36" SCALE: 3/32" = 1'-0"
 11"x17" SCALE: 3/64" = 1'-0"

Rev.	Description	Date
1	AT&T UPGRADES 100% ZD	05-04-23
2	POLE RECO 100% ZD	05-01-23
3	PLAN CHECK 100% ZD	03-13-23
4	PLAN CHECK 100% ZD	05-25-22
4	NEW DESIGN 100% ZD	03-07-22



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 Checked by: ERO
 Sheet No: **Z1.2**

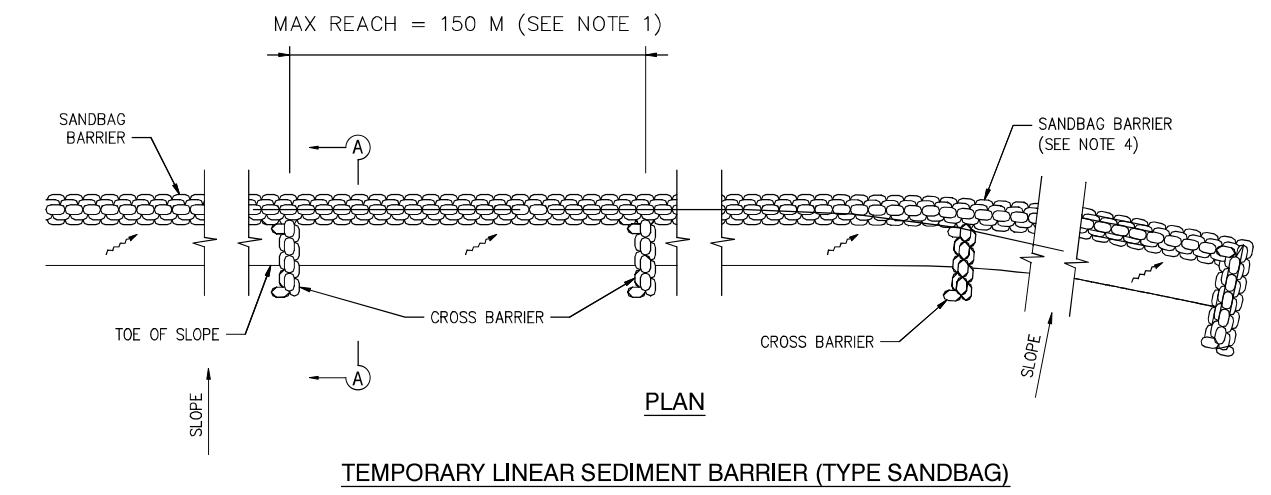


NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE PAGE 6) SHALL BE INSTALLED WITHIN 10M OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10M OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CALTRANS/FIG4-14.DWG SAC 8-14-02

WM-8 CONCRETE WASTE MANAGEMENT - DETAIL



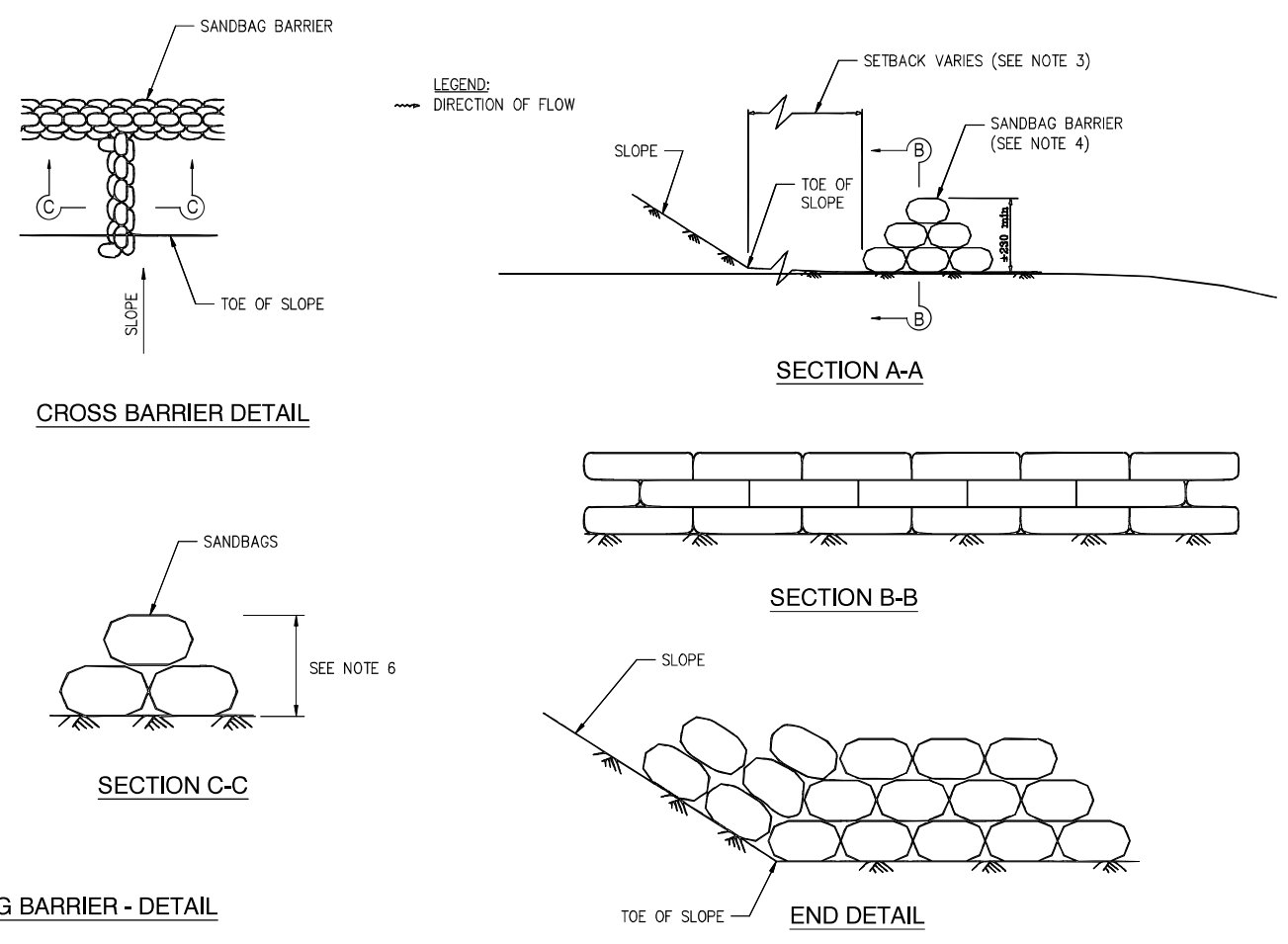
TEMPORARY LINEAR SEDIMENT BARRIER (TYPE SANDBAG)

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
TEMPORARY LINEAR SEDIMENT BARRIER (TYPE SANDBAG)
ND SCALE
ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN

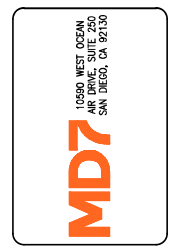
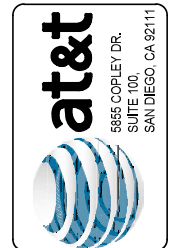
NOTES:
1. CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/2 THE HEIGHT OF THE LINEAR BARRIER. IN NO CASE SHALL THE REACH LENGTH EXCEED 150 M.
2. PLACE SANDBAG TIGHTLY.
3. DIMENSION MAY VARY TO FIT FIELD CONDITION.
4. SANDBAG BARRIER SHHALL BE A MINIMUM OF 3 BAGS HIGH.
5. THE END OF THE BARRIER SHALL BE TURNED UP SLOPE.
6. CROSS BARRIERS SHALL BE A MIN. OF 1/2 AND A MAX OF 2/3 THE HEIGHT OF THE LINEAR BARRIER.
7. SANDBAG ROWS AND LAYERS SHALL BE STAGGERED TO ELIMINATE GAPS.



SC-8 SANDBAG BARRIER - DETAIL



AT&T UPGRADES 100% ZD	05-04-23
POLE RECO 100% ZD	05-01-23
PLAN CHECK 100% ZD	03-13-23
PLAN CHECK 100% ZD	05-25-22
NEW DESIGN 100% ZD	03-07-22
Rev.	Description Date:

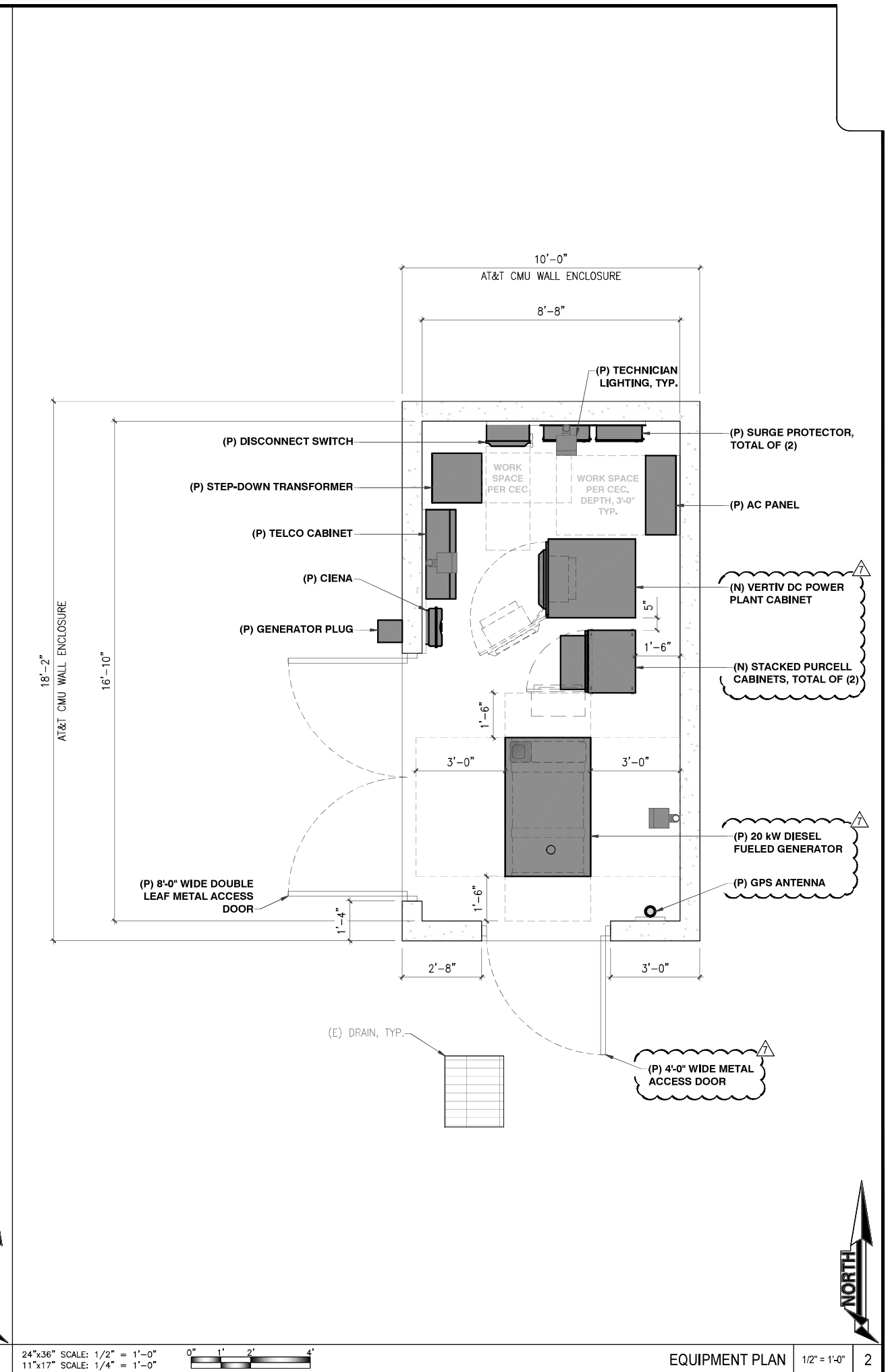
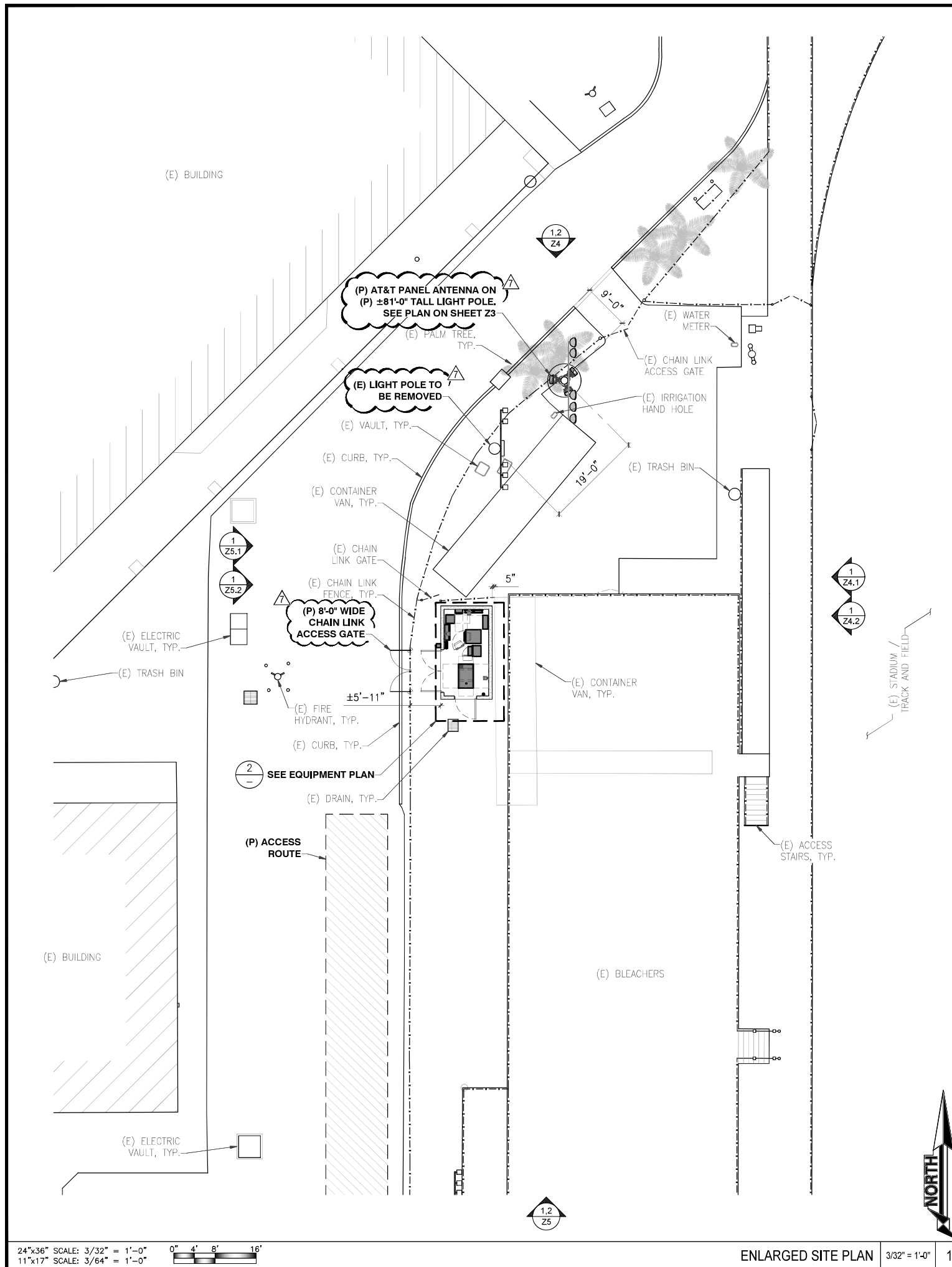


CAL01820
RAMONA HIGH SCHOOL
1401 HANSON LANE
RAMONA, CA 92065
NEW SITE BUILD



NOT FOR CONSTRUCTION

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Checked by: ERO
Sheet No: **Z1.3**



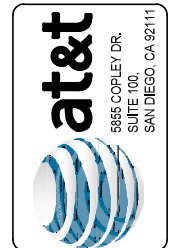
24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"

ENLARGED SITE PLAN 3/32" = 1'-0" 1

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

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

AT&T PROMES	100% ZD	05-04-23
POLE RECO	100% ZD	05-01-23
PLAN CHECK	100% ZD	03-13-23
PLAN CHECK	100% ZD	05-25-22
NEW DESIGN	100% ZD	03-07-22
4		
Rev.	Description	Date



ENLARGED SITE PLAN AND EQUIPMENT PLAN

CAL01820
RAMONA HIGH SCHOOL
1401 HANSON LANE,
RAMONA, CA 92065
NEW SITE BUILD



NOT FOR CONSTRUCTION

Drawn by: ERO/RP
Checked by: ERO

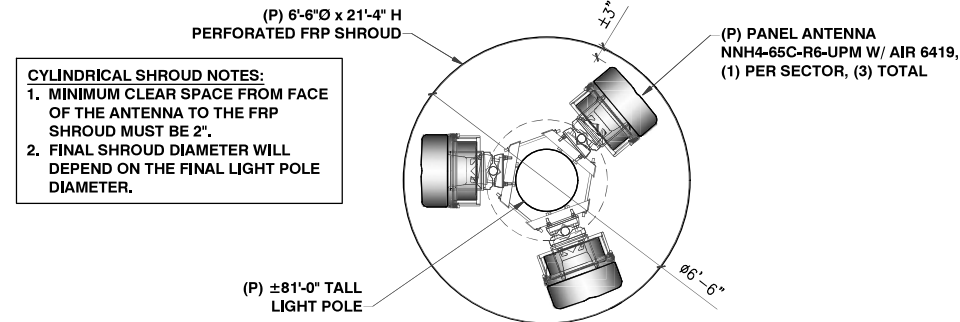
Sheet No:
Z2

NEW ANTENNA / RRU SCHEDULE

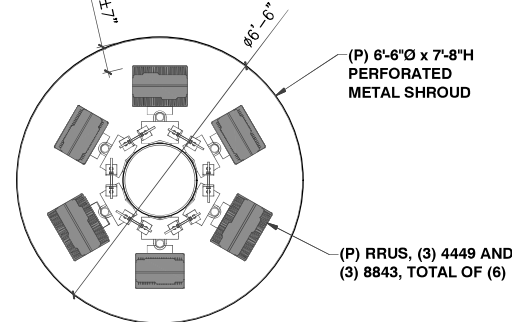
Sector	Antenna Model	Az.	Tip Height	Rad Ctr.	Technology	RRU's / Qty.	TMA/Duplexer/Filter	Transmission type / Length	
Alpha	A1	NNH4-65C-R6-UPM W/ AIR 6419	50°	68'-7"	64'-7"	LTE 700/1900/AWS 5G 850/1900/AWS	4449 B5/B12 (1) 8843 B2/B66A (1)	-	FIBER / ± 130'
	A2	NNH4-65C-R6-UPM W/ AIR 6449	50°	58'-7"	54'-7"	FIRSTNET	4478 B14 (1)	-	FIBER / ± 120'
	A3	-	-	-	-	-	-	-	-
	A4	-	-	-	-	-	-	-	-
Beta	B1	NNH4-65C-R6-UPM W/ AIR 6419	160°	68'-7"	64'-7"	LTE 700/1900/AWS 5G 850/1900/AWS	4449 B5/B12 (1) 8843 B2/B66A (1)	-	FIBER / ± 130'
	B2	NNH4-65C-R6-UPM W/ AIR 6449	160°	58'-7"	54'-7"	FIRSTNET	4478 B14 (1)	-	FIBER / ± 120'
	B3	-	-	-	-	-	-	-	-
	B4	-	-	-	-	-	-	-	-
Gamma	C1	NNH4-65C-R6-UPM W/ AIR 6419	270°	68'-7"	64'-7"	LTE 700/1900/AWS 5G 850/1900/AWS	4449 B5/B12 (1) 8843 B2/B66A (1)	-	FIBER / ± 130'
	C2	NNH4-65C-R6-UPM W/ AIR 6449	270°	58'-7"	54'-7"	FIRSTNET	4478 B14 (1)	-	FIBER / ± 120'
	C3	-	-	-	-	-	-	-	-
	C4	-	-	-	-	-	-	-	-

- NOTES:
- CONTRACTOR TO CONFIRM AND VERIFY THE REQUIRED RRUS, EQUIPMENT MODELS, COAX SIZE, RF WIRING CONNECTION AND DETAILS WITH THE FINAL RFDS FROM SAQ MANAGER OR AT&T RF ENGR
 - POLE LIGHT FIXTURE NOT SHOWN FOR CLARITY.
 - AIR ANTENNAS (AIR 6419 & AIR 6449) HAVE INTEGRATED RRU WITHIN EACH UNIT.

SECTOR A
AZIMUTH 50°

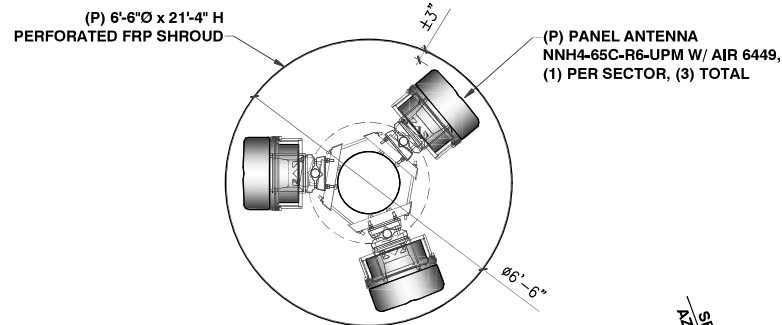


2ND LEVEL ANTENNA PLAN

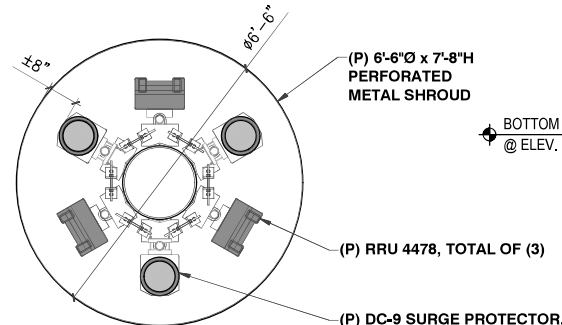


2ND LEVEL RRU PLAN

SECTOR C'
AZIMUTH 270°

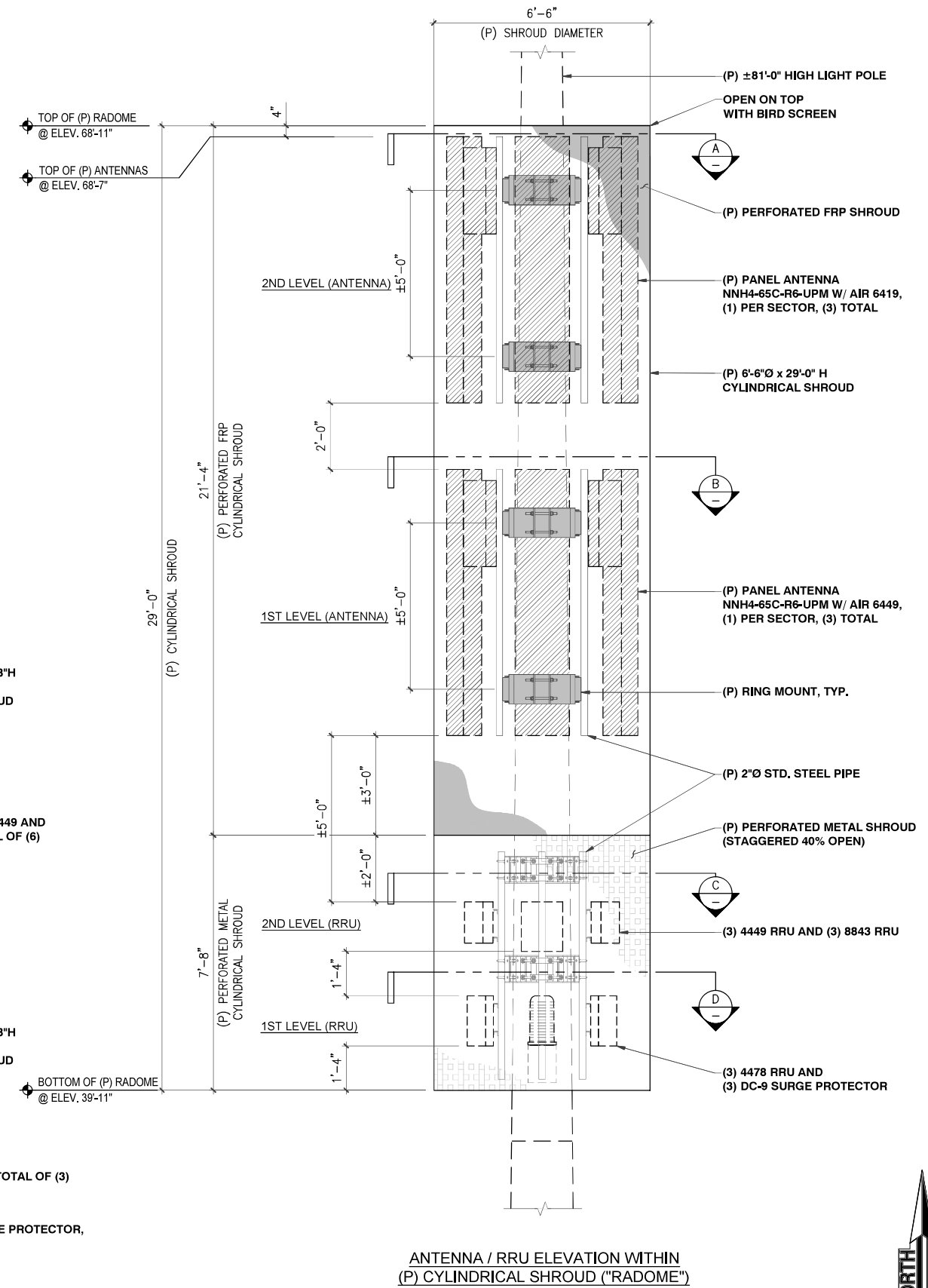


1ST LEVEL ANTENNA PLAN



1ST LEVEL RRU PLAN

SECTOR B
AZIMUTH 160°



ANTENNA / RRU ELEVATION WITHIN (P) CYLINDRICAL SHROUD ("RADOME")

Rev.	Description	Date
1	AT&T PROMOTES 100% ZD	05-04-23
2	POLE RECO 100% ZD	05-01-23
3	PLAN CHECK 100% ZD	03-13-23
4	PLAN CHECK 100% ZD	05-25-22
4	NEW DESIGN 100% ZD	05-07-22



ANTENNA PLAN AND SCHEDULE

CAL01820
RAMONA HIGH SCHOOL
1401 HANSON LANE,
RAMONA, CA 92065
NEW SITE BUILD

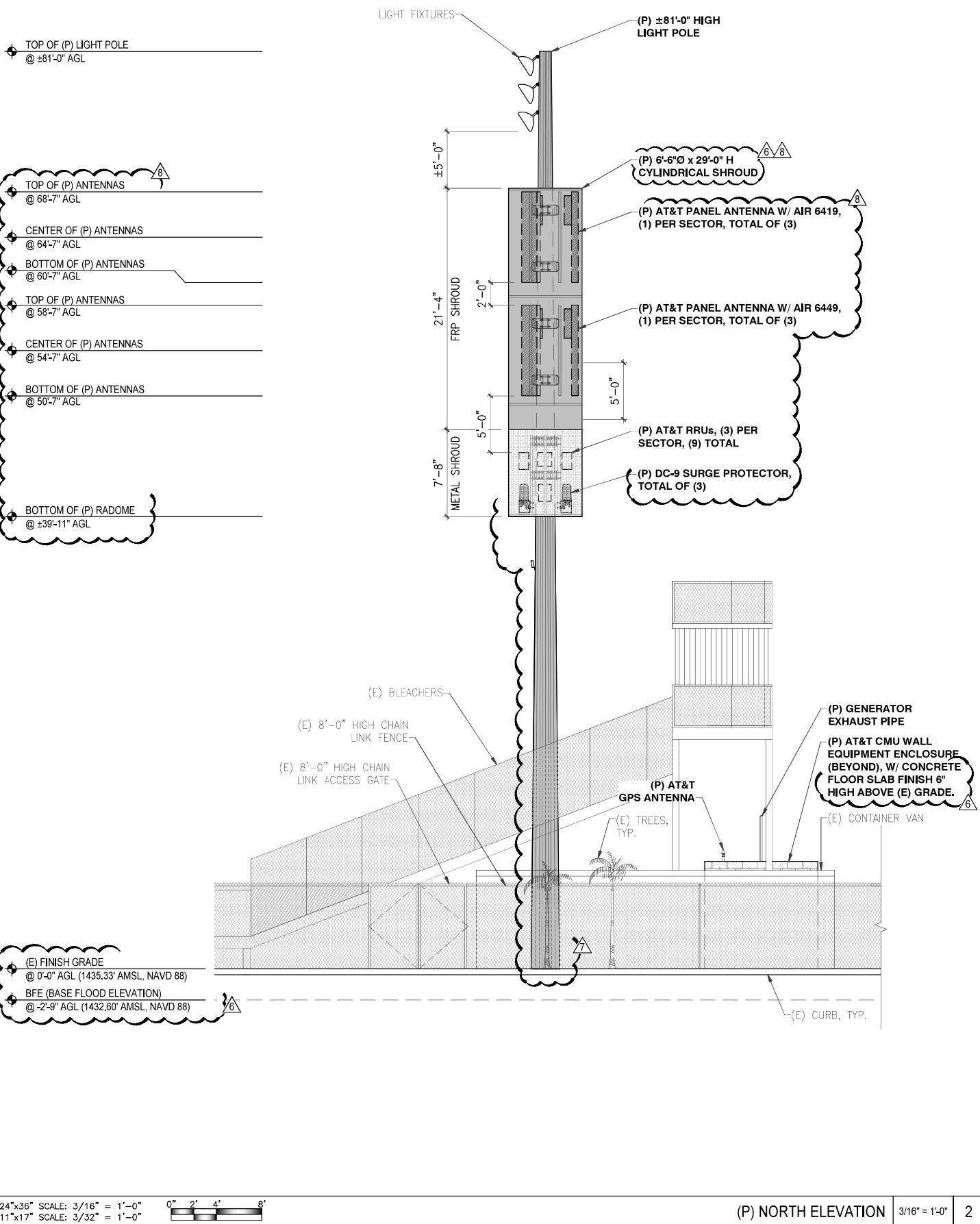
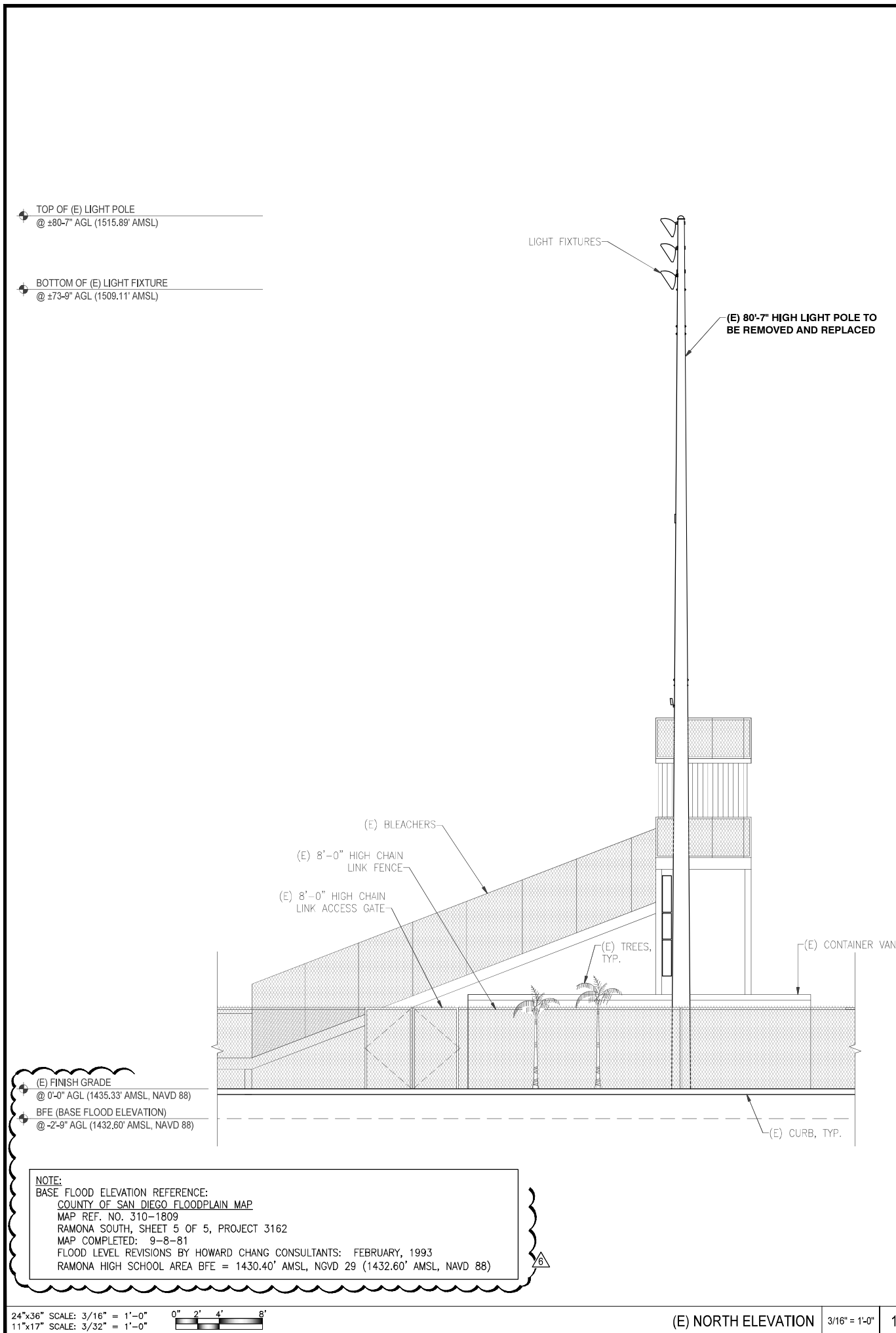


NOT FOR CONSTRUCTION

Drawn by: ERO/RP
Checked by: ERO
Sheet No:

Z3

NOTE:
FINAL HEIGHT OF THE (P) LIGHT POLE FROM GROUND LEVEL TO BE UPDATED AS PER POLE MANUFACTURER'S FINAL LIGHT POLE DESIGN DRAWING.



NOTE:
BASE FLOOD ELEVATION REFERENCE:
COUNTY OF SAN DIEGO FLOODPLAIN MAP
MAP REF. NO. 310-1809
RAMONA SOUTH, SHEET 5 OF 5, PROJECT 3162
MAP COMPLETED: 9-8-81
FLOOD LEVEL REVISIONS BY HOWARD CHANG CONSULTANTS: FEBRUARY, 1993
RAMONA HIGH SCHOOL AREA BFE = 1430.40' AMSL, NAVD 29 (1432.60' AMSL, NAVD 88)

(E) FINISH GRADE
@ 0'-0" AGL (1435.33' AMSL, NAVD 88)
BFE (BASE FLOOD ELEVATION)
@ -2'-9" AGL (1432.60' AMSL, NAVD 88)

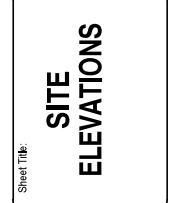
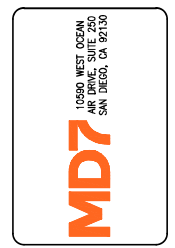
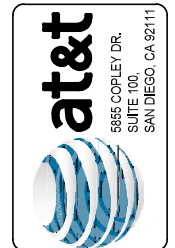
24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

(E) NORTH ELEVATION 3/16" = 1'-0" 1

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

(P) NORTH ELEVATION 3/16" = 1'-0" 2

AT&T UPGRADES 100% ZD	05-04-23
POLE RECO 100% ZD	05-01-23
PLAN CHECK 100% ZD	03-13-23
PLAN CHECK 100% ZD	05-25-22
NEW DESIGN 100% ZD	03-07-22
Rev.	Description Date:



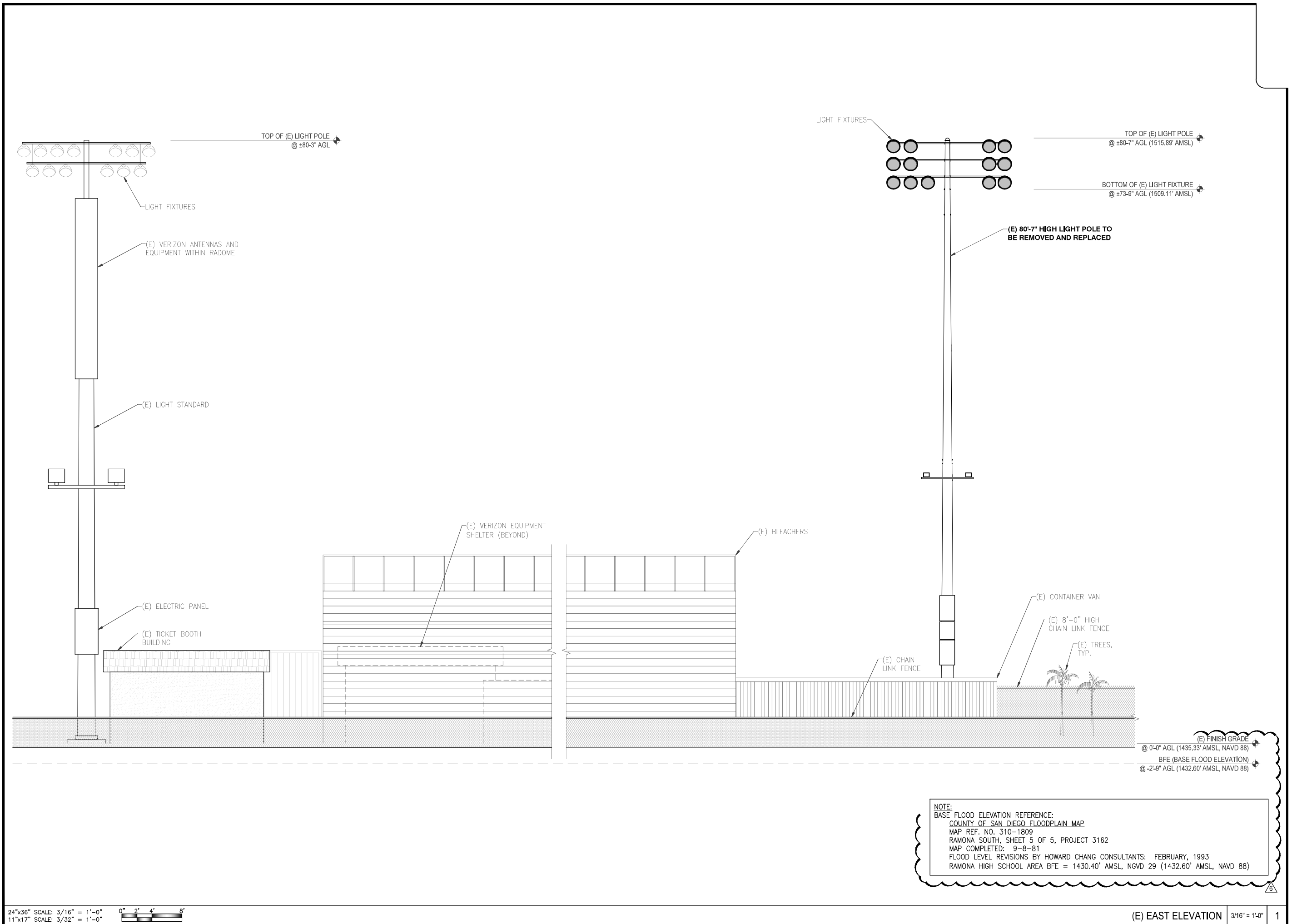
CAL01820
RAMONA HIGH SCHOOL
1401 HANSON LANE,
RAMONA, CA 92065
NEW SITE BUILD



NOT FOR CONSTRUCTION

Drawn by: ERO/RP
Checked by: ERO

Sheet No:
24

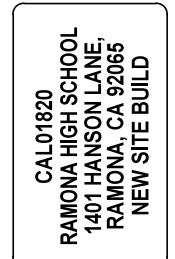
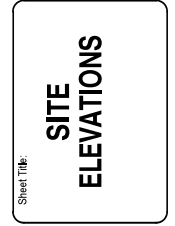
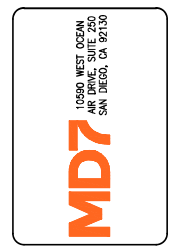
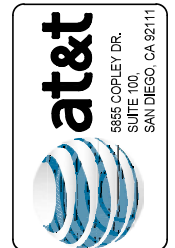


NOTE:
 BASE FLOOD ELEVATION REFERENCE:
 COUNTY OF SAN DIEGO FLOODPLAIN MAP
 MAP REF. NO. 310-1809
 RAMONA SOUTH, SHEET 5 OF 5, PROJECT 3162
 MAP COMPLETED: 9-8-81
 FLOOD LEVEL REVISIONS BY HOWARD CHANG CONSULTANTS: FEBRUARY, 1993
 RAMONA HIGH SCHOOL AREA BFE = 1430.40' AMSL, NGVD 29 (1432.60' AMSL, NAVD 88)

24"x36" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/32" = 1'-0"
 0' 2' 4' 8'

(E) EAST ELEVATION 3/16" = 1'-0" 1

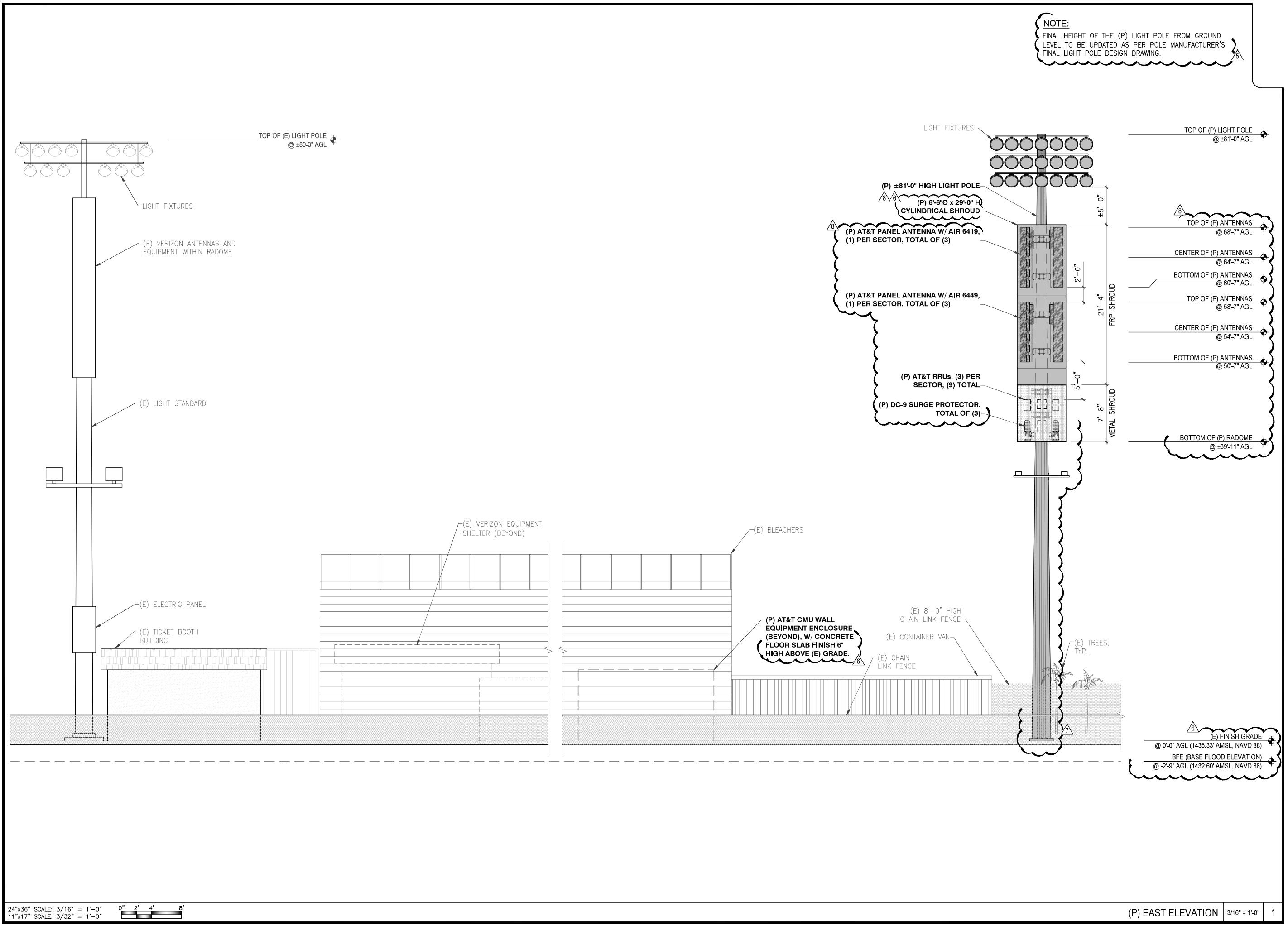
AT&T PROMOTES	100% ZD	05-04-23
POLE RECO	100% ZD	05-01-23
PLAN CHECK	100% ZD	03-13-23
PLAN CHECK	100% ZD	05-25-22
NEW DESIGN	100% ZD	03-07-22
Rev.	Description	Date



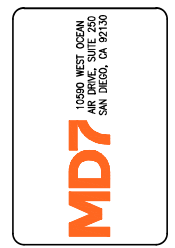
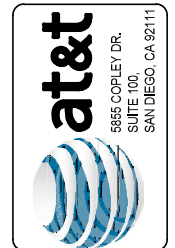
NOT FOR CONSTRUCTION

Drawn by: ERO/RP
 Checked by: ERO
 Sheet No: 24.1

NOTE:
FINAL HEIGHT OF THE (P) LIGHT POLE FROM GROUND LEVEL TO BE UPDATED AS PER POLE MANUFACTURER'S FINAL LIGHT POLE DESIGN DRAWING.



AT&T UPDATES	100% ZD	05-04-23
POLE RECO	100% ZD	05-01-23
PLAN CHECK	100% ZD	03-13-23
PLAN CHECK	100% ZD	05-25-22
NEW DESIGN	100% ZD	03-07-22
4		
Rev.	Description	Date



SITE ELEVATIONS

CAL01820
RAMONA HIGH SCHOOL
1401 HANSON LANE
RAMONA, CA 92065
NEW SITE BUILD



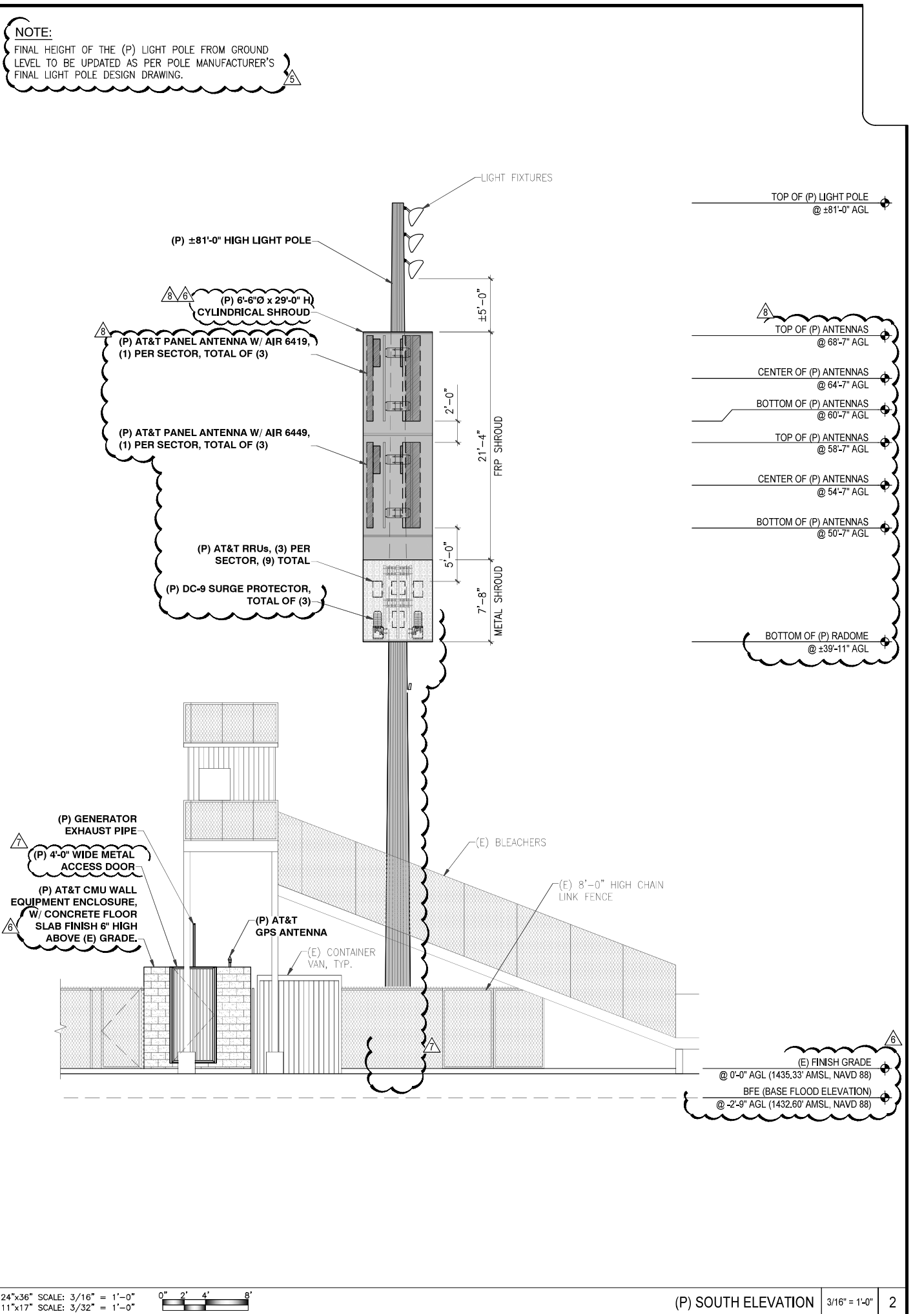
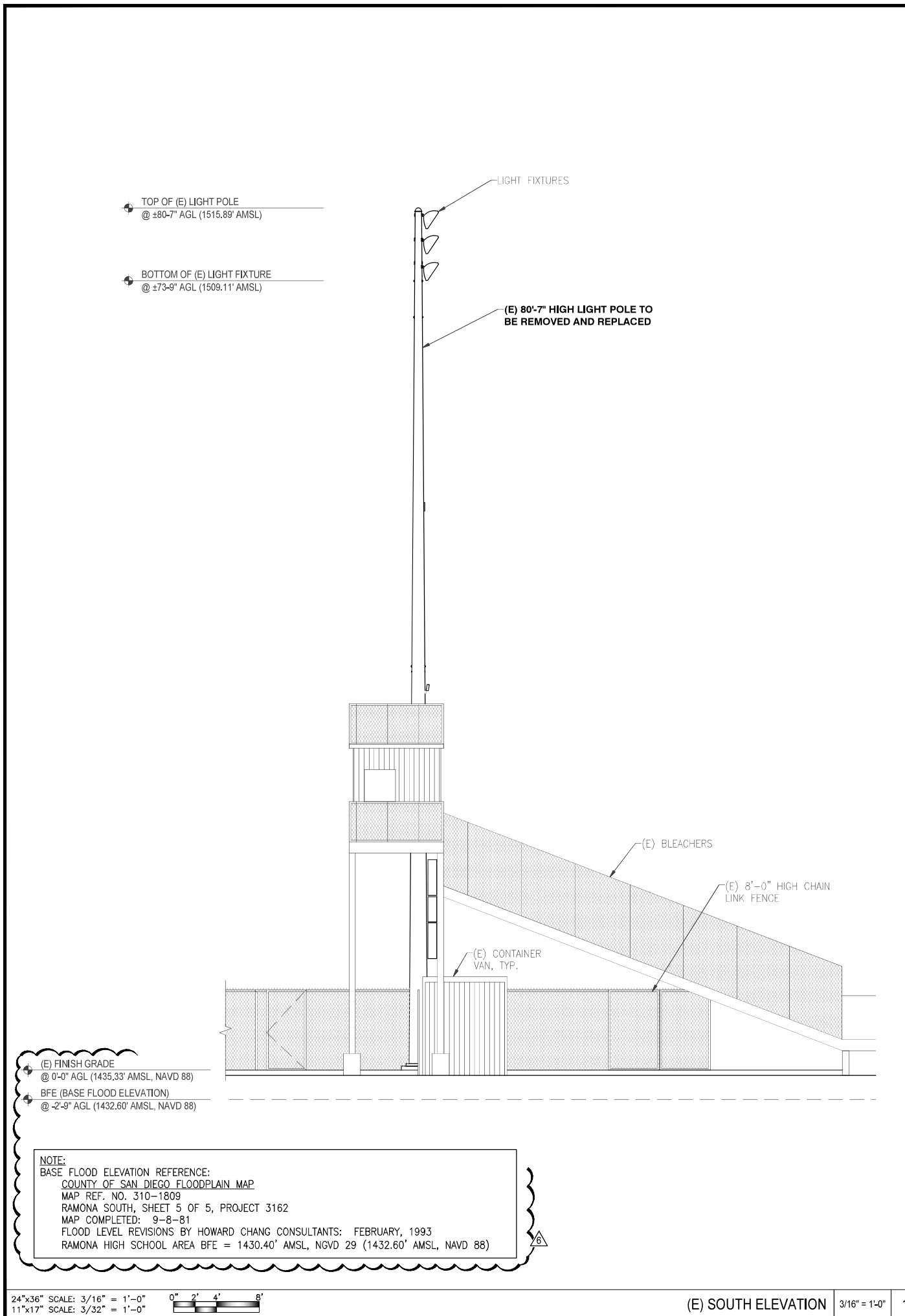
NOT FOR CONSTRUCTION

Drawn by: ERO/RP
Checked by: ERO
Sheet No: 24.2

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

(P) EAST ELEVATION 3/16" = 1'-0" 1

NOTE:
FINAL HEIGHT OF THE (P) LIGHT POLE FROM GROUND LEVEL TO BE UPDATED AS PER POLE MANUFACTURER'S FINAL LIGHT POLE DESIGN DRAWING.



(E) FINISH GRADE @ 0'-0" AGL (1435.33' AMSL, NAVD 88)
BFE (BASE FLOOD ELEVATION) @ -2'-9" AGL (1432.60' AMSL, NAVD 88)

NOTE:
BASE FLOOD ELEVATION REFERENCE:
COUNTY OF SAN DIEGO FLOODPLAIN MAP
MAP REF. NO. 310-1809
RAMONA SOUTH, SHEET 5 OF 5, PROJECT 3162
MAP COMPLETED: 9-8-81
FLOOD LEVEL REVISIONS BY HOWARD CHANG CONSULTANTS: FEBRUARY, 1993
RAMONA HIGH SCHOOL AREA BFE = 1430.40' AMSL, NGVD 29 (1432.60' AMSL, NAVD 88)

(E) FINISH GRADE @ 0'-0" AGL (1435.33' AMSL, NAVD 88)
BFE (BASE FLOOD ELEVATION) @ -2'-9" AGL (1432.60' AMSL, NAVD 88)

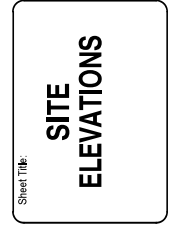
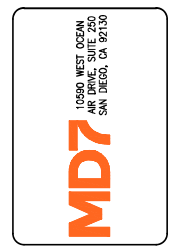
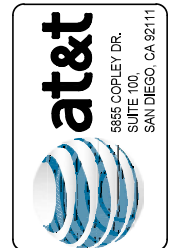
24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

(E) SOUTH ELEVATION 3/16" = 1'-0" 1

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

(P) SOUTH ELEVATION 3/16" = 1'-0" 2

AT&T UPGRADES 100% ZD	05-04-23
POLE RECO 100% ZD	05-01-23
PLAN CHECK 100% ZD	03-13-23
PLAN CHECK 100% ZD	05-25-22
NEW DESIGN 100% ZD	03-07-22
Rev.	Description Date:



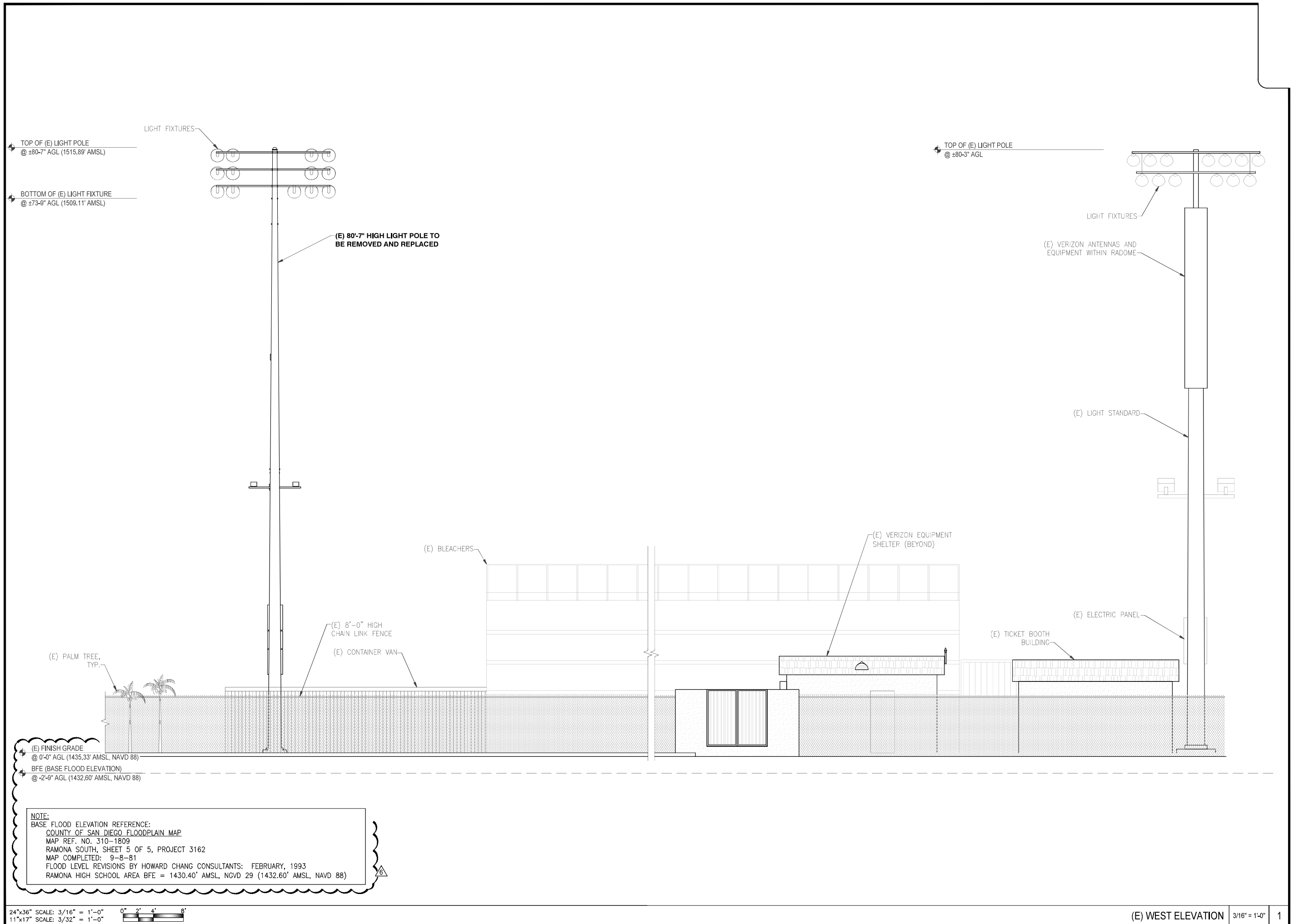
CAL01820
RAMONA HIGH SCHOOL
1401 HANSON LANE,
RAMONA, CA 92065
NEW SITE BUILD



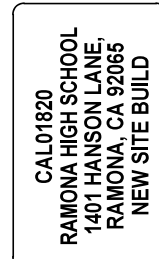
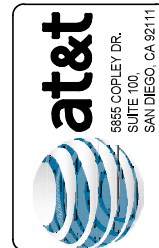
NOT FOR CONSTRUCTION

Drawn by: ERO/RP
Checked by: ERO

Sheet No:
Z5



1	AT&T UPRONES 100% ZD	05-04-23
2	POLE RECO 100% ZD	05-01-23
3	PLAN CHECK 100% ZD	03-13-23
4	PLAN CHECK 100% ZD	05-25-22
4	NEW DESIGN 100% ZD	03-07-22
Rev.	Description	Date:



NOT FOR CONSTRUCTION

Drawn by: ERO/RP

Checked by: ERO

Sheet No:

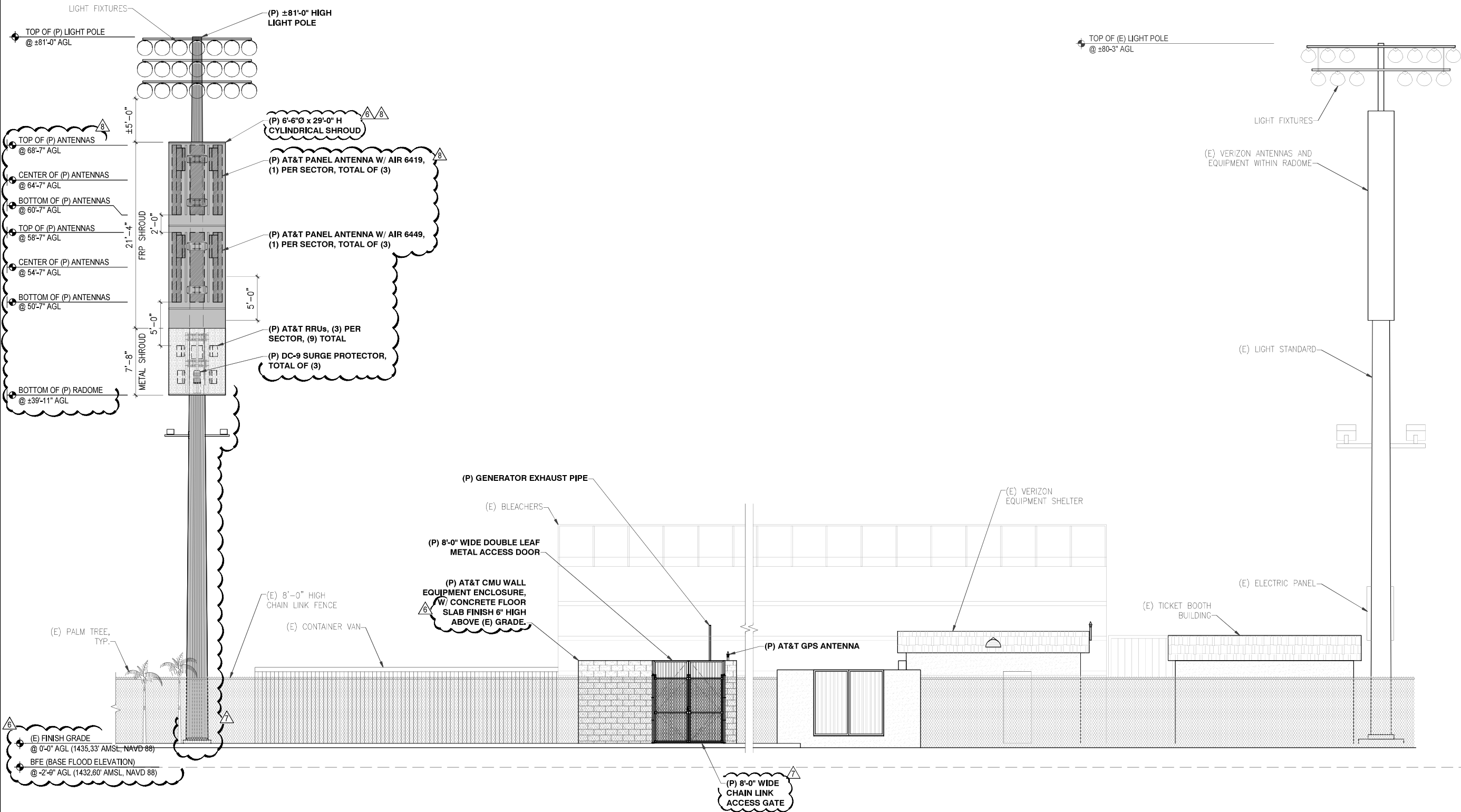
Z5.1

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

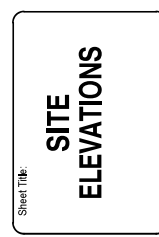
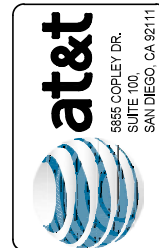
(E) WEST ELEVATION 3/16" = 1'-0" 1

NOTE:
BASE FLOOD ELEVATION REFERENCE:
COUNTY OF SAN DIEGO FLOODPLAIN MAP
MAP REF. NO. 310-1809
RAMONA SOUTH, SHEET 5 OF 5, PROJECT 3162
MAP COMPLETED: 9-8-81
FLOOD LEVEL REVISIONS BY HOWARD CHANG CONSULTANTS: FEBRUARY, 1993
RAMONA HIGH SCHOOL AREA BFE = 1430.40' AMSL, NGVD 29 (1432.60' AMSL, NAVD 88)

NOTE:
FINAL HEIGHT OF THE (P) LIGHT POLE FROM GROUND LEVEL TO BE UPDATED AS PER POLE MANUFACTURER'S FINAL LIGHT POLE DESIGN DRAWING.



Rev.	Description	Date
1	AT&T UPDATES 100% ZD	05-04-23
2	POLE RECO 100% ZD	05-01-23
3	PLAN CHECK 100% ZD	03-13-23
4	PLAN CHECK 100% ZD	05-25-22
4	NEW DESIGN 100% ZD	03-07-22



CAL01820
RAMONA HIGH SCHOOL
1401 HANSON LANE,
RAMONA, CA 92065
NEW SITE BUILD



NOT FOR CONSTRUCTION

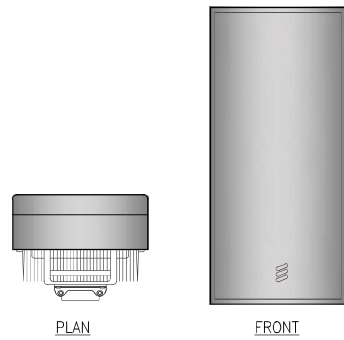
Drawn by: ERO/RP
Checked by: ERO
Sheet No: **25.2**

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

(P) WEST ELEVATION 3/16" = 1'-0" 1

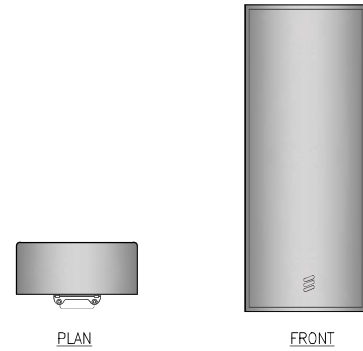
ERICSSON AIR6449 B77D

DIMENSIONS, HxWxD: 778x403x268mm
(30.63"x15.87"x10.55")
WEIGHT: 38 kg.
MOUNTING KIT: SXX1092064/1 4.4 kg.
NOMINAL OUTPUT POWER: 320 W



ERICSSON AIR6419 B77G

DIMENSIONS, HxWxD: 790x400x170mm
(31.1"x16.1"x7.3")
WEIGHT: 20 kg. (44.0 lbs.)
MOUNTING KIT: SXX1092064/1 4.4 kg.
NOMINAL OUTPUT POWER: 320 W



ERICSSON 8843

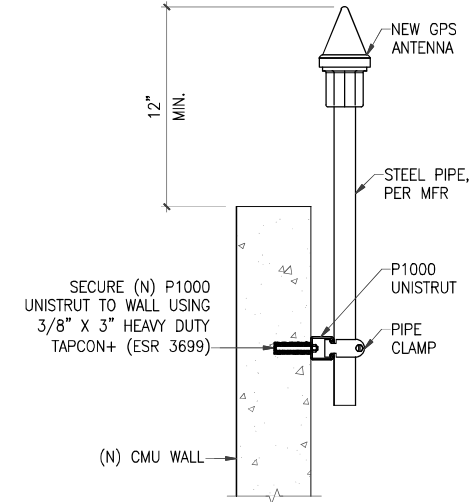
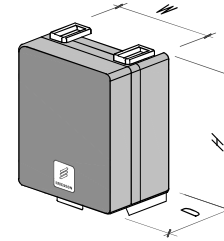
B2, B66A
DIMENSIONS, WxDxH: 335x277x380mm
13.2"x10.9"x14.9"
WEIGHT: 72 lbs (32.6 Kg) EXCL. HARDWARE
MAX WIND LOAD: @ 50M/SEC = 260N
BREAKER SIZE: 2x30A, DC POWER
CONSUMPTION=1520W
-48 VDC 3-WIRE (2 WIRE WITH ADAPTER)

ERICSSON 4449

B5, B12
DIMENSIONS, WxDxH: 335x240x455mm
13.19"x9.44"x17.9"
WEIGHT: 71 lbs (32 Kg) EXCL. HARDWARE
MAX WIND LOAD: @ 50M/SEC = 260N
BREAKER SIZE: 2x25A, DC POWER
CONSUMPTION=1440W

ERICSSON 4478

B14
DIMENSIONS, WxDxH: 13.4"x8.26"x18.1"
WEIGHT: 59.4 lbs (27 Kg)
MAX WIND LOAD: @ 50M/SEC = 260N
BREAKER SIZE: 25A



(P) ANTENNA SPECIFICATIONS NTS 1

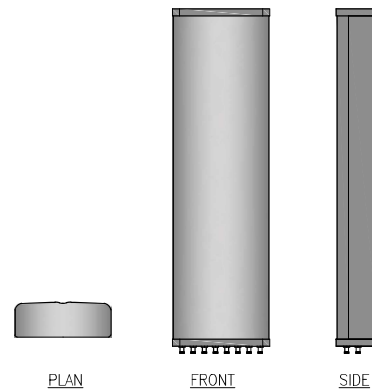
(P) ANTENNA SPECIFICATIONS NTS 2

(P) RRU SPECIFICATIONS NTS 5

(P) GPS ANTENNA NTS 8

COMMSCOPE NNH4-65C-R6-UPM

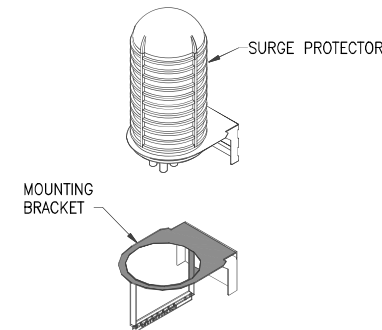
8 ft, 12-PORT MOSAIC™ ANTENNA
DIMENSIONS, LxWxD: (2438mm x 498mm x 180mm)
96" x 19.6" x 7.1"
WEIGHT (W/OUT CLAMP): 44.5 kg. (98 lbs)
RF CONNECTOR QTY. TOTAL: 12
LOW BAND: 4
HIGH BAND: 8
RF CONNECTOR INTERFACE: 4.3-10 FEMALE
WIND SPEED, MAX.: 241 km/h | 150 mph



(P) ANTENNA SPECIFICATIONS NTS 3

RAYCAP DC9-48-60-8C-EV

DIMENSIONS, LxWxH: 464x260x797mm
(18.28"x10.24x31.4")
NOMINAL OPERATING VOLTAGE: 48 VDC
NOM. DISCHARGE CURRENT: 20 kA 8/20µs
MAX. DISCHARGE CURRENT: 60 kA 8/20µs
MAX. CONTINUOUS OPERATING VOLTAGE: 60 VDC
VOLTAGE PROTECTION RATING: 330 V
WIND LOADING: 150 MPH SUSTAINED (105.7 lbs)
195 MPH GUST (213.6 lbs)
TOTAL WEIGHT: 26.2 lbs

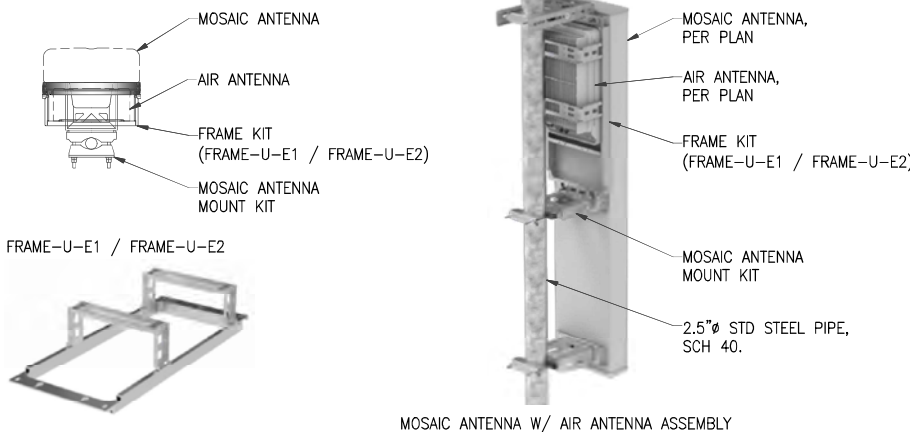


(P) SURGE PROTECTOR SPECIFICATIONS NTS 6

NOT USED NTS 9

RAN OEM SPECIFIC KITS

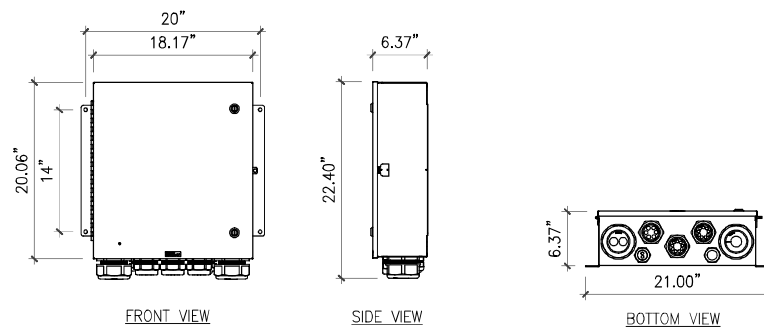
MODEL NUMBER	WEIGHT kg lb	DESCRIPTION
FRAME-U-E1	12.5 27.6	FRAME AND BRACKETS FOR MOUNTING ERICSSON AIR 6449 B77 TO THE MOSAIC ANTENNA
FRAME-U-E2	12.2 26.9	FRAME AND BRACKETS FOR MOUNTING ERICSSON AIR 6419 B77G TO THE MOSAIC ANTENNA
BSAMNT-U3P-F	20.5 45	FIXED TILT MOUNT KIT



(P) ANTENNA MOUNTING KIT NTS 4

RAYCAP DC12-48-60-0-25E

DIMENSIONS, WxDxH: 461.39x509.52x161.71mm
(18.17"x6.37"x20.06")
ENCLOSURE TYPE: NEMA 4X RATED
TOTAL WEIGHT: 56.3 LBS [25.54 KG]



(P) SURGE PROTECTOR SPECIFICATIONS NTS 7

NOT USED NTS 10

Rev.	Description	Date
1	AT&T UPDATES 100% ZD	05-04-23
2	POLE RECO 100% ZD	05-01-23
3	PLAN CHECK 100% ZD	03-13-23
4	PLAN CHECK 100% ZD	05-25-22
4	NEW DESIGN 100% ZD	03-07-22



SITE DETAILS

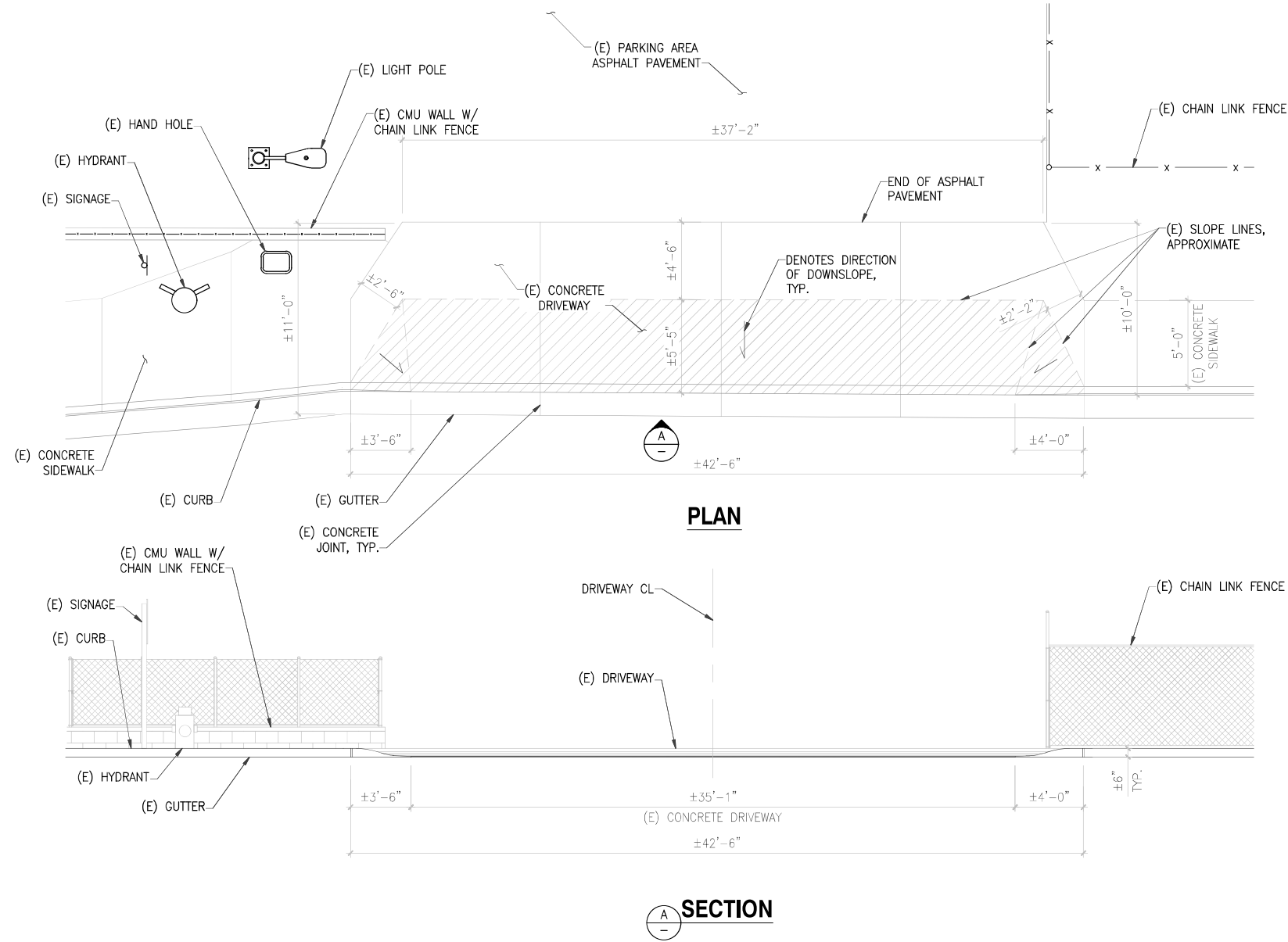
CAL01820
RAMONA HIGH SCHOOL
1401 HANSON LANE,
RAMONA, CA 92065
NEW SITE BUILD



NOT FOR CONSTRUCTION

Drawn by: ERO/RP
Checked by: ERO

Sheet No: D1



24"x36" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"



EXISTING DRIVEWAY @ SOUTH EAST ENTRANCE OF PARKING AREA

1/4" = 1'-0" 1

NOT USED NTS 5

NOT USED NTS 2

NOT USED NTS 3

NOT USED NTS 6

AT&T UTILITIES	100% ZD	05-04-23
POLE RECO	100% ZD	05-01-23
PLAN CHECK	100% ZD	03-13-23
PLAN CHECK	100% ZD	05-25-22
NEW DESIGN	100% ZD	03-07-22
Rev.	Description	Date:



CAL01820
 RAMONA HIGH SCHOOL
 1401 HANSON LANE
 RAMONA, CA 92065
 NEW SITE BUILD



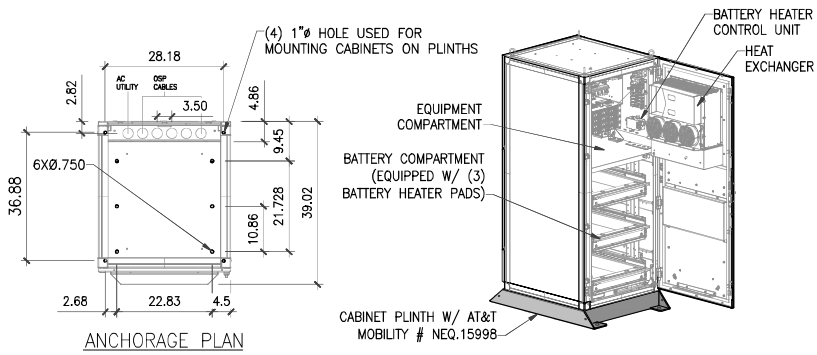
NOT FOR CONSTRUCTION

Drawn by: ERO/RP
 Checked by: ERO



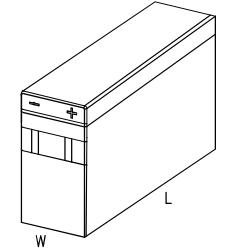
Outdoor NetSure 512 DC Power System

THE NETXTEND™ FLEX SERIES
 TECHNICAL SPECIFICATIONS
 BATTERY: BATTERY FOR TELECOM & ELECTRIC UTILITY APPLICATIONS
 DIMENSIONS, HxWxD: 72"x32"x39"
 WEIGHT: 752 LB (314 KG) WITHOUT BATTERIES AND RECTIFIERS
 2500 LB (1134 KG) WITH FULL COMPLEMENT OF BATTERIES
 MOUNTING: PAD OR PLATFORM



GNB MARATHON M12V180FTX

DIMENSIONS, LxWxH: 22"x4.90"x12.5"
 NOMINAL VOLTAGE, (V): 12
 8 HR RATE 1.75 VPC @ 25°C: 180
 10 HR RATE 1.80 VPC @ 20°C: 175
 WEIGHT: 60 kg | 133 lbs
 STANDARDS:
 • DESIGNED TO MEET TELCORDIA SR-4228 REQUIREMENTS
 • UL RECOGNIZED COMPONENTS
 • DURABLE FLAME RETARDANT CONTAINER AND COVER COMPLIES WITH UL94
 • DESIGNED IN ACCORDANCE WITH IEC 60896-21/-22
 • COMPLIES WITH IATA/ICAO SPECIAL PROVISION A67; DOT-CFR TITLE 49; IMDG AMENDMENT 34-08



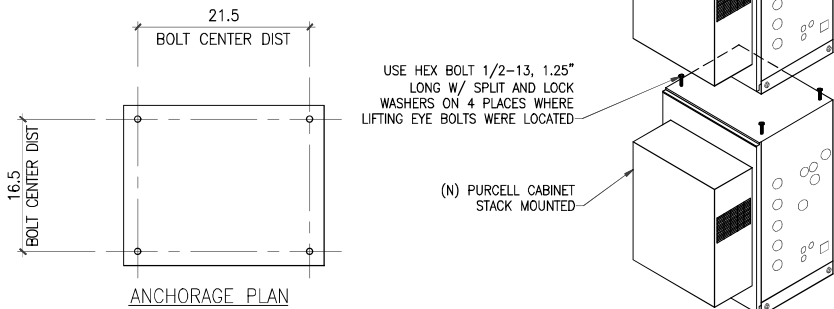
(N) POWER CABINET SPECIFICATIONS NTS 1

(P) BATTERY SPECIFICATIONS NTS 4

NOT USED NTS 7

FLX21-2520

FlexSure® WS OUTDOOR ENCLOSURE
 DIMENSIONS, WxDxH: 25.27"x29.99"x39.70"
 COLOR: ULTRA LIGHT GRAY POLYESTER POWDER COAT FINISH
 MAXIMUM TEMPERATURE: 46° C
 WEIGHT: 140lbs. (ENCLOSURE ONLY) ±207 LBS (FULLY LOADED)
 MOUNTING OPTIONS: POLE, 4" OR 12" RISER PLINTH, WALL/H-FRAME PAD, STACKING - NO ADDITIONAL KIT REQUIRED
 FLX21-2520 IS STACKABLE ON TOP OF FLX12-2420 & FLX16-2520 ENCLOSURES

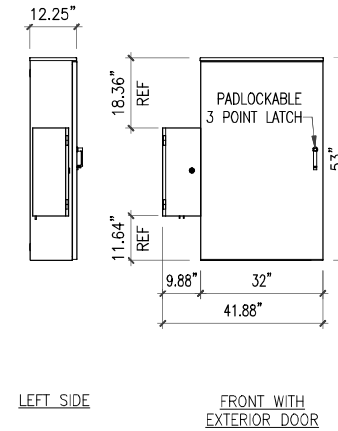


Intersect™, Inc. AA-G-3R-CL

ASCO D300L SERIES POWER TRANSFER LOAD CENTER
 RATED 200 AMPERES, 240V MAX., SINGLE PHASE/3 WIRE, TYPE 3R ENCLOSURE.
 CONFIGURATION: 120/240V

OVERALL DIMENSIONS,
 53"H x 32"W x 12.3" D (EXCLUDING SIDE MOUNT RECEPTACLE)
 53"H x 41.88"W x 12.3" D (INCLUDING SIDE MOUNT RECEPTACLE)
 TOTAL WEIGHT: 200 lbs (APPROX.)
 ENCLOSURE:
 * TYPE 3R LISTED TO UL 50/50E & UL 67. SINGLE COMPARTMENT WALL MOUNT COMPARTMENT PROVIDES TYPE 1 PROTECTION WITH EXTERIOR OPEN AND SWING PANEL CLOSED.
 * BOX AND DOORS - CONSTRUCTED OF 0.095 THK. ALUMINUM ALLOY (5052-H32)
 * FINISHES - ALL INTERIOR AND EXTERIOR SURFACES: TEXTURED POLYESTER POWDER COAT, LIGHT GRAY (RAL 7035)

NOTE:
 GENERATOR INPUT SIDE MOUNT RECEPTACLE (ICL, INTERSECT CAM LOK) MAY BE ORDERED SEPARATELY AND INSTALLED ON EITHER SIDE OF THE PANEL OR INSTALLED ON THE PREFERRED LOCATION AT SITE.



(N) PURCELL CABINET SPECIFICATIONS NTS 2

(P) MAIN AC PANEL SPECIFICATIONS NTS 5

NOT USED NTS 8

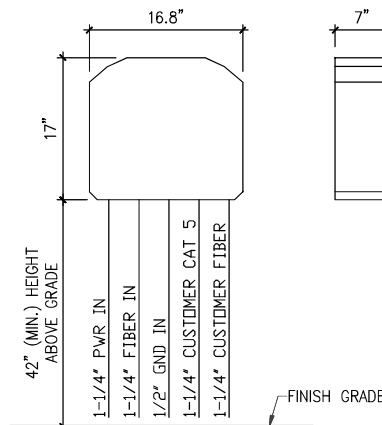
SDC020 | 2.2L | 20 kW

STANDBY POWER RATING
 20 kW, 25 kVA, 60 Hz
 LEVEL 2 SOUND ATTENUATION ENCLOSURE
 RUN TIME HOURS: 64.4
 USABLE CAPACITY GAL (L) 103 (390)
 L x W x H in (mm) 56 x 34.5 x 99.1
 (1422 x 876 x 2515)
 WEIGHT lbs (kg): 2090 (948)
 (WET ENGINE/DRY TANK)
 SOUND LEVEL: 71 dBA
 FUEL SYSTEM
 FUEL TYPE: ULTRA LOW SULFUR DIESEL FUEL
 FUEL SPECIFICATIONS: ASTM
 ENGINE TYPE: DIESEL
 CONFORMS TO UL STD 2200
 FUEL TANK IS UL 142 LISTED



CIENA 3931

DIMENSIONS, HxWxD: 17"x16.8"x7"
 WEIGHT: 28.6 LBS

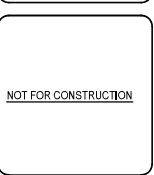
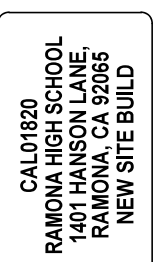


(P) GENERATOR SPECIFICATIONS NTS 3

CIENA SPECS NTS 6

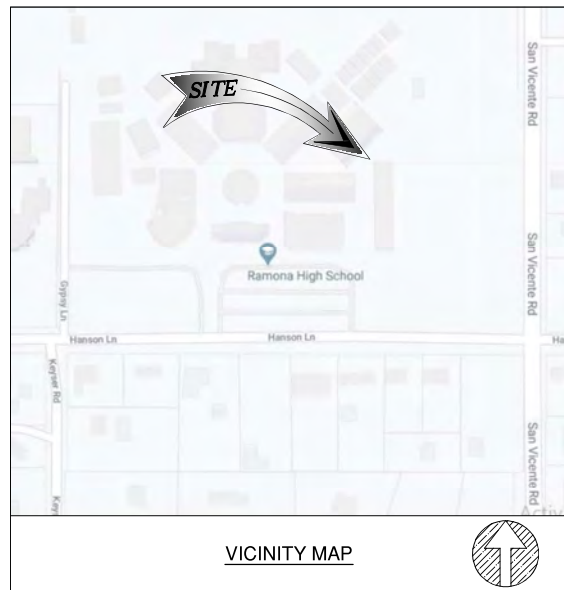
NOT USED NTS 9

AT&T UPDATES 100% ZD	05-04-23
POLE RECO 100% ZD	05-01-23
PLAN CHECK 100% ZD	03-19-23
PLAN CHECK 100% ZD	05-25-22
NEW DESIGN 100% ZD	03-07-22
Rev.	Description Date:



Drawn by: ERO/RP
 Checked by: ERO





VICINITY MAP

LEGEND

	CENTER LINE
	PROPERTY LINE
	EASEMENT LINE
	TOP OF CURB
	FINISH SURFACE

APN
282-320-03-00

SITE ADDRESS
1401 HANSON LANE, RAMONA, CA 92065

TITLE REPORT

TITLE REPORT WAS PREPARED BY FIDELITY NATIONAL TITLE WITH ORDER NUMBER 33000776 AND CUSTOMER REFERENCE NUMBER 15122154A DATED OCTOBER 22, 2020.

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE SIX, DETERMINED BY GPS OBSERVATIONS.

BENCH MARK
ELEVATIONS ARE BASED ON CRTN (CSRC) NETWORK BROADCAST COORDINATES.

FLOODZONE
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06073C1140G EFFECTIVE DATE 05/16/2012.

LEGAL DESCRIPTION
PROPERTY LOCATED IN SAN DIEGO COUNTY, CALIFORNIA

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

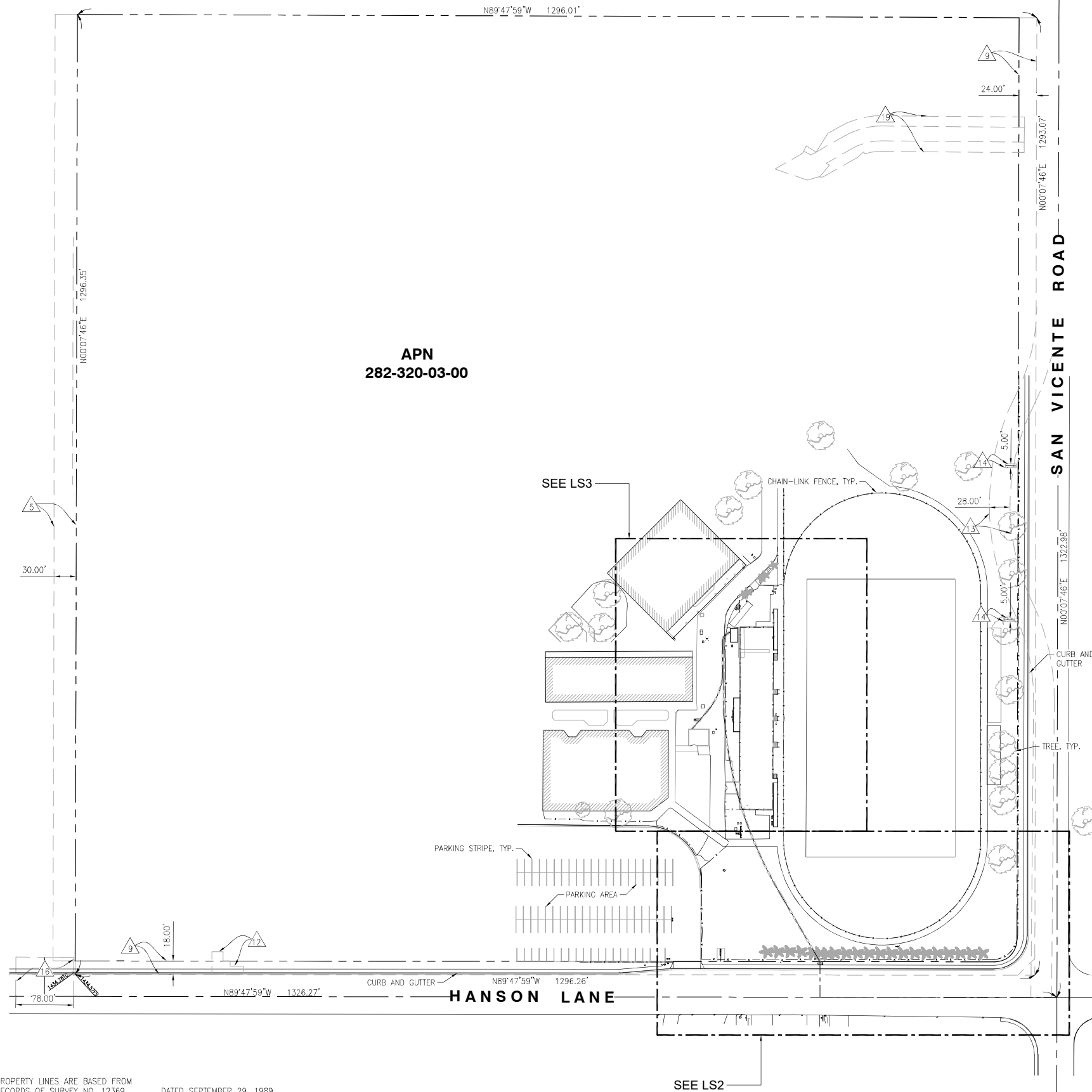
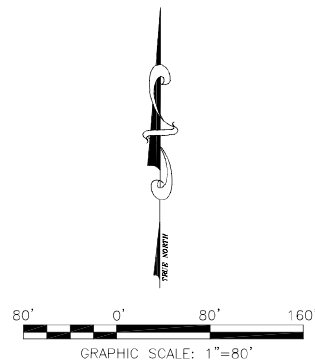
BLOCK 411 OF THE TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 643, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY OCTOBER 15, 1890.

AND BEING THE SAME PROPERTY CONVEYED TO RAMONA UNIFIED SCHOOL DISTRICT FROM FRED H. ELLIOTT AND JOSEPHINE ELLIOTT BY GRANT DEED DATED MAY 17, 1957 AND RECORDED AUGUST 26, 1957 IN DEED BOOK 6722, PAGE 110.

TAX PARCEL NO. 282-320-03-00

- EXCEPTIONS**
- ITEM 1 IS TAX RELATED
 - ITEMS 2, 3, 4, 7, 11 ARE PLAT RELATED
 - ITEM 6 IS COVENANT RELATED
 - ITEM 10 IS AGREEMENT RELATED
 - ITEM 17 & 18 IS AGREEMENT RELATED

- △ EASEMENT IN FAVOR OF DONALD WM. PALMER AND MARY L. PALMER SET FORTH IN INSTRUMENT RECORDED ON DECEMBER 24, 1970 IN INSTRUMENT NO. 237242.
- △ EASEMENT FOR COUNTY HIGHWAY IN FAVOR OF THE COUNTY OF SAN DIEGO SET FORTH IN INSTRUMENT RECORDED ON OCTOBER 25, 1991 IN INSTRUMENT NO. 1991-0552179.
- △ EASEMENT FOR COUNTY HIGHWAY IN FAVOR OF THE COUNTY OF SAN DIEGO SET FORTH IN INSTRUMENT RECORDED ON JULY 26, 1995 IN INSTRUMENT NO. 1995-0319776.
- △ GRANT OF RIGHT OF WAY WATER LINES AND APPURTENANCES IN FAVOR OF RAMONA MUNICIPAL WATER DISTRICT SET FORTH IN INSTRUMENT RECORDED ON JANUARY 11, 2000 IN INSTRUMENT NO. 2000-0015979.
- △ EASEMENT IN FAVOR OF THE COUNTY OF SAN DIEGO SET FORTH IN INSTRUMENT RECORDED ON JANUARY 26, 2000 IN INSTRUMENT NO. 2000-0039204.
- △ EASEMENT IN FAVOR OF THE COUNTY OF SAN DIEGO SET FORTH IN INSTRUMENT RECORDED ON JULY 14, 2000 IN INSTRUMENT NO. 2000-0371741.
- △ EASEMENT FOR COUNTY HIGHWAY IN FAVOR OF THE COUNTY OF SAN DIEGO SET FORTH IN INSTRUMENT RECORDED ON SEPTEMBER 29, 2006 IN INSTRUMENT NO. 2006-0694216.
- △ DRAINAGE EASEMENT IN FAVOR OF SAN DIEGO COUNTY FLOOD CONTROL DISTRICT SET FORTH IN INSTRUMENT RECORDED ON APRIL 24, 2012 IN INSTRUMENT NO. 2012-0237817.



REV	DATE	DESCRIPTION
2	06/07/2022	FINAL SURVEY
1	04/24/2020	PRELIMINARY SURVEY

ISSUED DATE: JUNE 07, 2022

ISSUED FOR: FINAL SURVEY



PROJECT INFORMATION:
CAL01820
RAMONA HIGH SCHOOL
1401 HANSON LANE,
RAMONA, CA 92065

DRAWN BY: APL
CHECKED BY: RF

SHEET-TITLE: TOPOGRAPHIC SURVEY

SHEET-NUMBER: LS-1

- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELLSITE CONCEPTS TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
 - ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLSITE CONCEPTS, RELIEVES CELLSITE CONCEPTS OF ANY AND ALL LIABILITY.
 - THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
 - WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
 - FIELD SURVEY COMPLETED ON APRIL 17, 2020

LEGEND

	CENTER LINE
	PROPERTY LINE
	CHAIN-LINK FENCE
	EDGE OF PAVEMENT
	WROUGHT IRON FENCE
	EASEMENT LINE
	RETAINING WALL
	BW
	EP
	EG
	FS
	FL
	TC
	POWER POLE

MONUMENTS

	FIRE HYDRANT
	EXISTING SIGNAGE
	CATCH BASIN
	PALM TREE
	TREE
	FD. MONUMENT

TWO (2.00) FEET WIDE UTILITY ROUTE EASEMENT DESCRIPTION (STRIP #1):

PROPERTY LOCATED IN SAN DIEGO COUNTY, CALIFORNIA

BLOCK 411 OF THE TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 643, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY OCTOBER 15, 1890.

A TWO (2.00) FEET IN WIDTH EASEMENT FOR THE PURPOSES OF UTILITY ROUTES, LYING TWELVE (12.00) INCHES ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

COMMENCING AT CENTERLINE INTERSECTION OF SAN VICENTE ROAD AND HANSON LANE, SAID POINT BEING A FOUND 3/4" IRON PIPE AS SHOWN ON RECORD OF SURVEY MAP NO. 12369, THENCE WESTERLY ALONG SAID CENTERLINE OF HANSON LANE, NORTH 89°56'40" WEST A DISTANCE OF 320.08 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 0°03'20" EAST A DISTANCE OF 48.00 FEET TO A POINT TO THE SOUTHERLY LINE OF BLOCK 411 ALSO BEING THE TRUE POINT OF BEGINNING OF THIS CENTERLINE.

THENCE NORTH 30°16'16" WEST A DISTANCE OF 101.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 546.61 FEET, AND A RADIAL LINE BEARS SOUTH 58°37'17" WEST THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°35'54" AN ARC DISTANCE OF 263.29 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 97.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 12.55 FEET, AND A RADIAL LINE BEARS NORTH 88°37'58" WEST THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°35'52" AN ARC DISTANCE OF 15.66 FEET TO A POINT TO THE PROPOSED AT&T LEASE AREA, SET POINT HEREIN REFERRED TO AS "POINT A" ALSO BEING THE POINT OF TERMINUS.

THE SIDE LINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED TO MEET AT ANGLE-POINT INTERSECTIONS.

TIE LINE TABLE

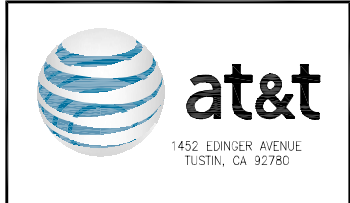
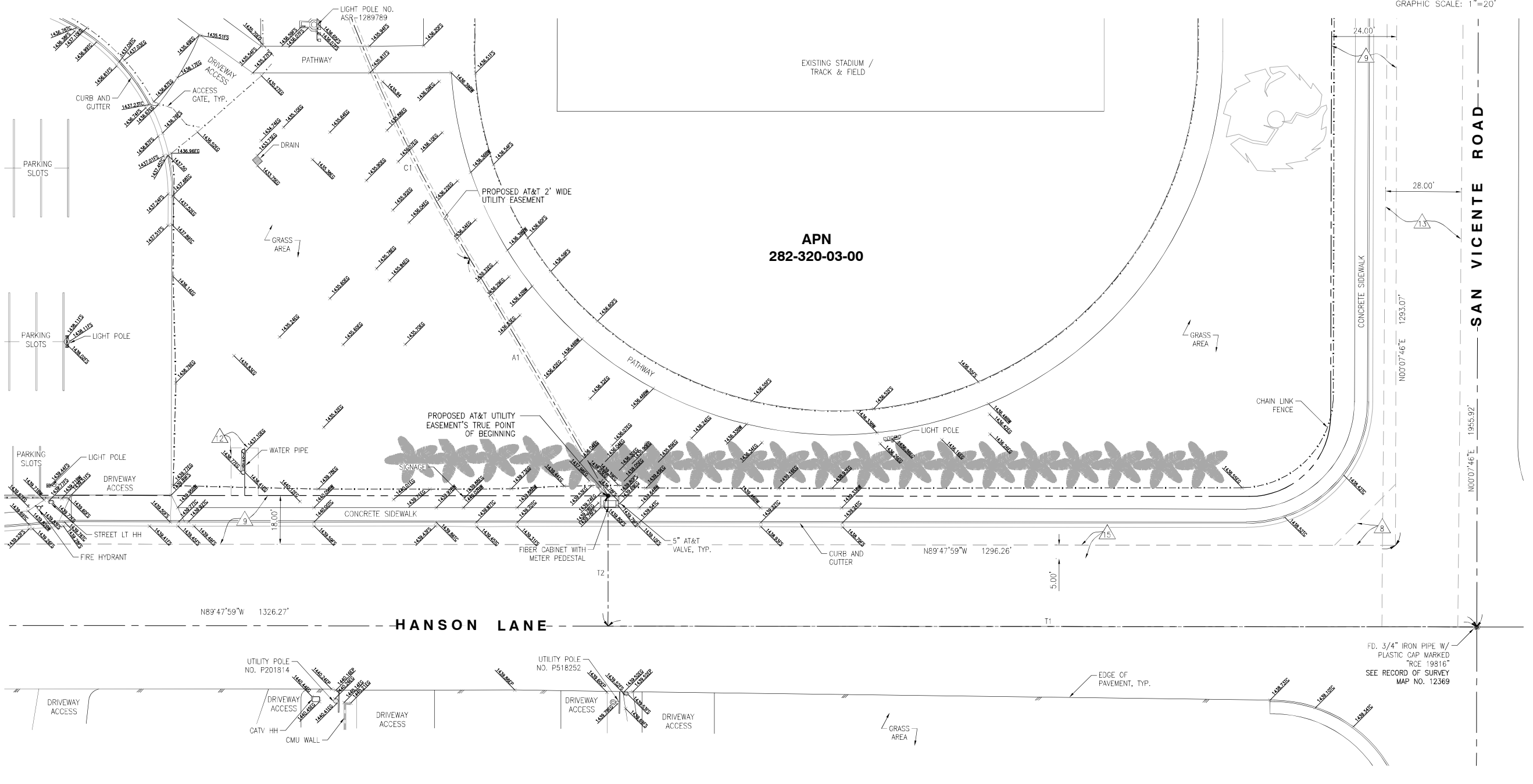
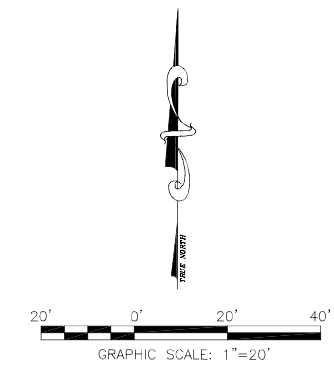
NO.	LENGTH	BEARING
T1	320.08'	N89°56'40"W
T2	48.00'	N00°03'20"E

UTILITY ROUTE LINE TABLE

NO.	LENGTH	BEARING
A1	101.29'	N30°16'16"W

UTILITY ROUTE CURVE TABLE

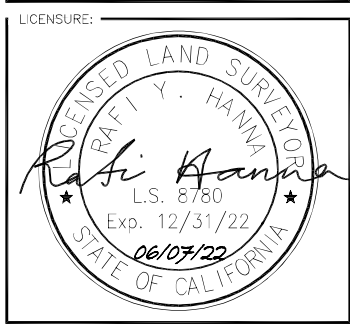
NO.	DELTA	RADIUS	ARC LENGTH
C1	27°35'54"	546.61'	263.29'



REV	DATE	DESCRIPTION
2	06/07/2022	FINAL SURVEY
1	04/24/2020	PRELIMINARY SURVEY

ISSUED DATE: **JUNE 07, 2022**

ISSUED FOR: **FINAL SURVEY**



PROJECT INFORMATION:

CAL01820

RAMONA HIGH SCHOOL
1401 HANSON LANE,
RAMONA, CA 92065

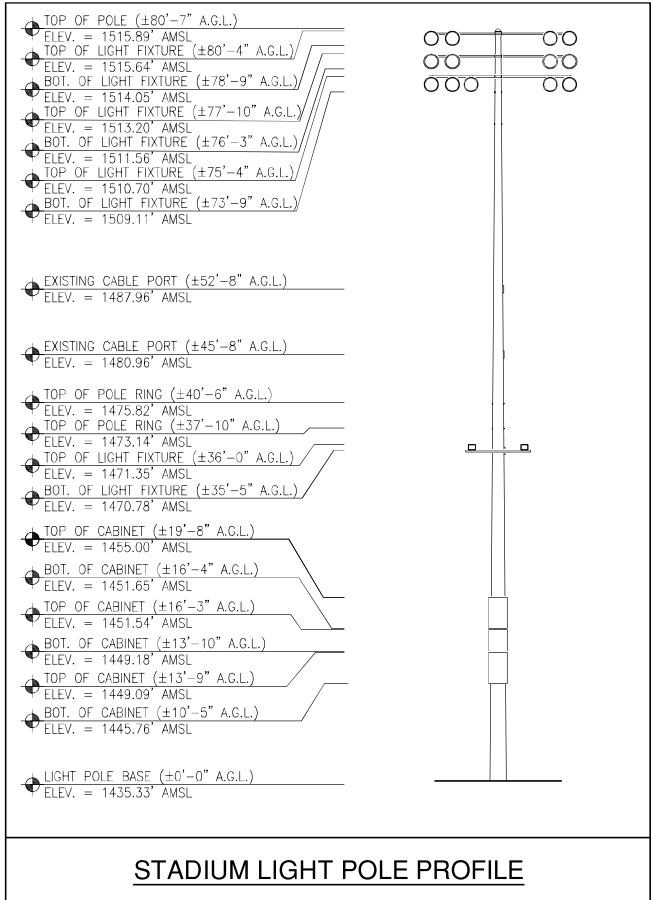
DRAWN BY: APL
CHECKED BY: RF

SHEET-TITLE: **TOPOGRAPHIC SURVEY**

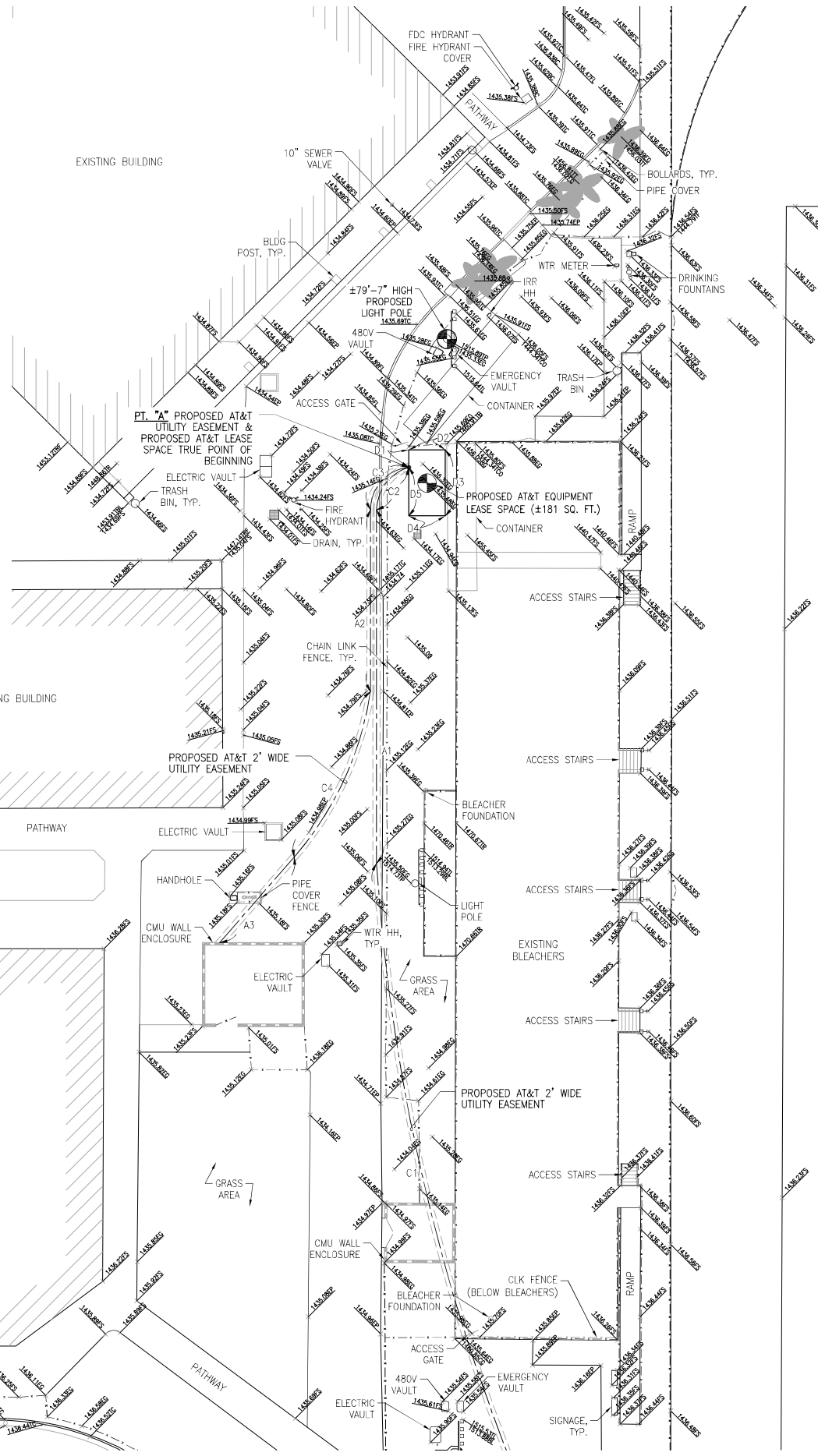
SHEET-NUMBER: **LS-2**

LEGEND table listing various symbols and their corresponding descriptions such as CENTER LINE, PROPERTY LINE, CHAIN-LINK FENCE, etc.

COORDINATES table providing latitude and longitude for PROPOSED LIGHT POLE and PROPOSED AT&T LEASE SPACE.



TWO (2.00) FEET WIDE UTILITY ROUTE EASEMENT DESCRIPTION (STRIP #2): PROPERTY LOCATED IN SAN DIEGO COUNTY, CALIFORNIA. BLOCK 411 OF THE TOWN OF RAMONA... AN EASEMENT FOR THE PURPOSES OF AT&T LEASE SPACE WITH STRIP OF LAND BEING DESCRIBED AS FOLLOWS TO WIT:



UTILITY ROUTE LINE TABLE with columns for NO., LENGTH, and BEARING.

UTILITY ROUTE CURVE TABLE with columns for NO., DELTA, RADIUS, and ARC LENGTH.

AT&T LEASE AREA LINE TABLE with columns for NO., LENGTH, and BEARING.

APN 282-320-03-00

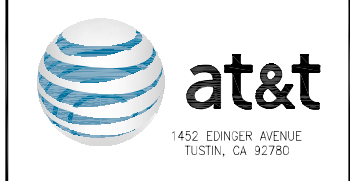


Table with columns for REV, DATE, and DESCRIPTION.

ISSUED DATE: JUNE 07, 2022

ISSUED FOR: FINAL SURVEY

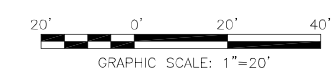


PROJECT INFORMATION: CAL01820 RAMONA HIGH SCHOOL 1401 HANSON LANE, RAMONA, CA 92065

DRAWN BY: APL CHECKED BY: RF

SHEET-TITLE: TOPOGRAPHIC SURVEY

SHEET-NUMBER: LS-3



**Attachment B – Form of Decision
Approving PDS2021-MUP-21-005**



DIRECTOR
DAHVIA LYNCH

COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
WWW.SDCPDS.ORG

COMMISSIONERS
YOLANDA CALVO (CHAIR)
DOUGLAS BARNHART (VICE CHAIR)
DAVID PALLINGER
GINGER HITZKE
RONALD ASHMAN
TOMMY HOUGH
MICHAEL EDWARDS

OCTOBER 20, 2023

PERMITTEE: AT&T (ATTN: MD7)
PROJECT NAME: RAMONA HIGH SCHOOL AT&T WIRELESS FACILITY CAL01820
MAJOR USE PERMIT: DS2021-MUP-21-005
E.R. NUMBER: PDS2021-ER-21-09-003
PROPERTY: 1401 HANSON LANE RAMONA, CA 92065
APN: 282-320-03-00

DECISION OF THE PLANNING COMMISSION

GRANT, as per plot plan, equipment plan, and elevations approved October 20, 2023, consisting of 19 sheets approved concurrently herewith, and photo simulations consisting of three sheets dated July 18, 2023, a Major Use Permit, for the construction, operation, and maintenance of a wireless telecommunication facility pursuant to Section 6985 of the Zoning Ordinance. This permit authorizes removing one stadium light pole, approximately 80 feet tall, and replacing it with a one 81-foot-tall stadium light pole; the new light pole will have six antennas. This permit also authorizes one new concrete masonry unit (CMU) equipment enclosure for associated equipment and a diesel powered 20 kW backup generator. 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 a light pole that is 46 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 one 81-foot-tall stadium light pole.

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 15 years (October 20, 2038). 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 October 20, 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

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

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–FILING OF NOE

INTENT: In order to comply with CEQA and State law, the permit NOE shall be filed at the County Recorder’s Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOE and required fees to the San Diego County Recorder’s Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOE form and required filing fees to the San Diego County Recorder’s Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOE was filed and that a copy of the document is on file at PDS.

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

4. PLN#1 -PHOTO SIMULATION

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 06/08/2023, to ensure that the wireless antennas and other was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [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.

5. NOISE#1-ON-GOING SOUND LEVEL COMPLIANCE

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4: https://codelibrary.amlegal.com/codes/san_diego/latest/sandiego_regs/0-0-0-76028 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

6. GEN#3-INSPECTION FEE

INTENT: In order to comply with Zoning Ordinance Section 7362.e, the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of 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.

7. PLN#2–SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any 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).*

8. PLN#3–SITE CONFORMANCE

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

9. PLN#4–SITE CONFORMANCE (WIRELESS)

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.

10. ROADS#1–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF**

REQUIREMENT: There shall be a minimum unobstructed sight distance of 460 feet in both directions along Hanson Lane from the project driveway opening for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

.....
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 proposed wireless telecommunication facility consists of the replacement of an existing 80-foot-tall stadium light pole at the Ramona High School football field with a new 81-foot-tall light pole with up to six (6) panel antennas, nine (9) Remote Radio Units (RRU), and three (3) DC-9 Surge Protectors. The antennas are proposed within a cylindrical concealment shroud that wraps around the antennas to camouflage them. Associated equipment would be enclosed within a 181-square foot 9-foot-tall Concrete Masonry Unit (CMU) equipment enclosure which will be painted to match the existing surrounding stadium façade. A 20kw emergency backup generator will be located within the equipment enclosure.

Photo simulations on file with Major Use Permit MUP-21005 illustrate that the proposed wireless telecommunication facility and associated equipment are unobtrusive to the surrounding viewshed. The view from the surrounding area would be minimized because the project is designed to be stealth (radome will be incorporated into a replacement light standard and painted to match) and would blend into the surrounding environment and topography. Surrounding land uses include single family residential uses and educational facilities.

The project is compatible with adjacent uses in terms of scale and bulk because of the stealth design, the existence of other vertical elements (six 80-foot-tall football stadium light standards and two goal posts, existing parking lot lighting, and existing eucalyptus trees along San Vicente Road), and the location of the facility. Additionally, the proposed location is set back from Hanson Lane by approximately 200 feet and set back from San Vicente Road by approximately 400 feet. Therefore, the project would not substantially increase the scale and bulk of the existing structure and result in negative impacts to the surrounding areas.

The subject parcel is 37.58-acres in area. Surrounding land uses consist of single-family residential uses and educational facilities with parcel sizes ranging from approximately 0.5 acres to over 4.8 acres in size. The project is located on a parcel that is developed with Ramona High School. The lease area for this wireless telecommunication facility would total 181 square-feet (less than 0.01% lot coverage). Due to the small footprint of the facility, the addition of the telecommunication facility would maintain similar coverage with surrounding parcels.

The project is a Major Use Permit for the authorization of a telecommunication facility and does not have a residential component subject to density.

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

The project is located within the Ramona Fire District. The Ramona Fire District has certified availability of fire protection. In addition, the project has been reviewed and found to be FP-2 compliant. The project will not require water or sewer services. Electrical and telephone services are available on-site, All required utilities are therefore available for the project.

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

The project is a Major Use Permit for the authorization of a wireless telecommunication facility. The project consists of the replacement of an existing 80-foot-tall stadium light pole at the Ramona High School football field with a new 81-foot-tall light pole with up to six (6) panel antennas, nine (9) Remote Radio Units (RRU), and three (3) DC-9 Surge Protectors. The antennas are proposed within a cylindrical concealment shroud that wraps around the antennas to camouflage them.

The project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged. The equipment enclosure will be located within an FP-2 compliant CMU enclosure to conceal it from the surrounding properties.

Photo simulations on file with Major Use Permit MUP-21-005 illustrate that the line, form, and color of the facility would be largely consistent with other elements that make up the visual setting of the area, such as the six existing 80-foot-tall stadium lights on the football field, two goal posts, a row of mature trees along San Vicente Road and the existing parking lot lighting. The provided photo simulations demonstrate that the project would be visually unobtrusive to the surrounding viewshed. Additionally, the proposed location is set back from Hanson Lane by approximately 200 feet and set back from San Vicente Road by approximately 400 feet.

Furthermore, the project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

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

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

The applicant proposes a Major Use Permit for the authorization of a wireless telecommunication facility. The subject property is 37.58-acres in area and is developed with

access and utility services adequate to serve the proposed use. The installation of the telecommunication facility would not require significant alteration to the landform. The project, as designed, would be camouflaged and would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

None identified.

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

The project is subject to the Village Regional Category, Public/Semi-Public facilities Land Use Designation and the Ramona Community Plan. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project would be consistent with the General Plan Land Use Element Goal LU-15 because the siting and design of the proposed facility would blend in with the visual setting in the vicinity, would be compatible with the existing community character and would not result in impacts to the natural environment. The project site is located along San Vicente Road which is designated as a County scenic highway per the General Plan. The project would be consistent with General Plan Goal COS-11 because the project has been sited and designed to minimize visual impacts by integrating the project into an existing structure and avoiding impacts to the natural environment.

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

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

WIRELESS TELECOMMUNICATION FINDINGS

The location and zoning, as described in Section 6986.B and 6986.C of the Wireless Telecommunication Facilities Ordinance, has been determined to be preferable due to aesthetic and community character compatibility.

The project is a preferred location in a non-preferred zone, pursuant to Section 6986.B of the Wireless Telecommunication Facilities Ordinance. Preferred locations in the area were discussed and why they were not technologically or legally feasible, and due to the camouflaging of the facility and the lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

.....

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

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

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall comply with the new Municipal Permit regulations.* The County has provided a Low Impact Development (LID) Handbook as a source for LID information to be utilized by County staff and outside consultants for implementing LID in our region. The LID Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link: https://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 the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016, and the 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 COMPLIANCE NOTICE: The project shall comply with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way. The Excavation Permit application form can be found at the following link: <https://www.sandiegocounty.gov/content/sdc/dpw/pfdlist.html>

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

EXCAVATION MORATORIUM NOTICE: 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.

JURISDICTIONAL WATERBODIES NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

- U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; <http://www.usace.army.mil/>
- Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; <http://www.waterboards.ca.gov/sandiego/>
- California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; <http://www.dfg.ca.gov/>

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

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property

owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

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

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

email cc:

Project Planning Division

Ashley Smith, Chief, Smith, Ashley.Smith2@sdcounty.ca.gov

Michael Johnson, Planning Manager, Michael.Johnson1@sdcounty.ca.gov

Alexandro Barrenechea, Project Manager, Alexandro.Barrenechea@sdcounty.ca.gov

Land Development Division

Ed Sinsay, PE, Land Development Manager, Edwin.Sinsay@sdcounty.ca.gov

Janalee Gonzaga, PE, Civil Engineer, Janalee.Gonzaga@sdcounty.ca.gov

Ramona Community Planning Group

Casey Lynch, Chair, capls8380@gmail.com

Applicant

Tara Carmichael, MD7, TCarmichael@md7.com

Property Owner

Ramona High School District, rseifts@ramonausd.net

Attachment C – Environmental Documentation

1 - 59 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: Ramona High School AT&T Wireless Telecommunication Facility CAL01820 Major Use Permit; PDS2021-MUP-21-005, PDS2021-ER-21-09-003

Project Location: 1401 Hanson Lane Ramona, CA 92065 in the Ramona Community Plan area, within unincorporated San Diego County. APN: 282-320-03-00

Project Applicant: MD7/AT&T; 10590 West Ocean Drive Suite 300, San Diego, CA 92130; (206) 310-1793

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 one existing 80-foot-tall stadium light pole and replacing it with one new 81-foot-tall stadium light pole with antennas. The proposed antennas will be directly mounted to the high side of the light pole and will be camouflaged with a concealment shroud to mitigate the visual impact. A new concrete masonry unit (CMU) equipment enclosure in compliance with County Policy FP-2 (Fire Code Compliance for Cellular Facilities) is also proposed and will be concealed from public views due to its hidden placement behind the existing stadium bleachers.

Agency Approving Project: County of San Diego

County Contact Person: Alexandro Barrenechea Telephone Number: (619) 323-8709

Date Form Completed: October 20, 2023

This is to advise that the County of San Diego Planning Commission has approved the above-described project on October 20, 2023, and found the project to be exempt from the CEQA under the following criteria:

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

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State CEQA Guidelines, the Project is exempt from CEQA because it consists of the conversion of existing small 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 one existing stadium light pole 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, and 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): Alexandro Barrenechea Title: Land Use/Environmental Planner I

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

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

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

FOR PURPOSES OF CONSIDERATION OF

RAMONA HIGH SCHOOL AT&T CAL01820
WIRELESS TELECOMMUNICATIONS FACILITY

PDS2021-MUP-21-005

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

YES NO NOT APPLICABLE/EXEMPT

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

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

YES NO NOT APPLICABLE/EXEMPT

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

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

YES NO NOT APPLICABLE/EXEMPT

project is for a wireless telecommunications facility and will not use any groundwater for any purpose, including irrigation or domestic supply.

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

The wetland and wetland buffer regulations (Section 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (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:

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 July 14, 2022, prepared by Becky Todd of MD7 for the proposed 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 site as well as surrounding parcels are zoned Rural Residential (RR) and Variable Family Residential (RV), which is subject to the most restrictive one-hour sound level requirement of 45 dBA at the project property line. The proposal includes the installation of noise generating equipment that will be located within the proposed the concrete masonry unit equipment enclosure. 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 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that 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

September 6, 2021

Torry Brean
Vice-Chair

Rachel Lindebrekke
Planning and Development Services
County of San Diego
5510 Overland Ave.
San Diego, CA 92123

Kristi Mansolf
Secretary

Scotty Ensign

RE: MUP 21-005, RAMONA HIGH SCHOOL CELL SITE

Debra Foster

The Ramona Community Planning Group reviewed the plans for MUP 21-005, the cell site on a light pole at Ramona High, at the meeting September 2, 2021.

Lynn Hopewell

Casey Lynch

The following motion was made:

Elio Noyas

MOTION: TO APPROVE THE CELL SITE AS PRESENTED.

Dawn Perfect

The motion **passed 9-1-0-1-4**, with 1 member voting no, 1 member stepping down and 4 members absent.

Matt Rains

Michelle Rains

Sincerely,

Andrew Simmons

Paul Stykel

Dan Summers

Kevin Wallace

ROBIN JOY MAXSON, Chair
Ramona Community Planning Group

**County of San Diego
Ramona Community Planning Group
MEETING MINUTES
May 4, 2023**

7:00 PM @ the Ramona Community Library, 1275 Main Street, Ramona

ITEM 1: Call to Order, Casey Lynch, Chair

ITEM 2: PLEDGE OF ALLEGIANCE

ITEM 3: ROLL CALL (Lynch, Chair)

In Attendance:	Torry Brean	Janelle Clark	Jonas Dyer
	Debbie Foster (Arr 8:15)	Holly Hamilton-Bleakley	Casey Lynch
	Kristi Mansolf	Robin Joy Maxson	Dawn Perfect
	Lauren Schulte	Paul Stykel	Dan Summers

Members absent: Matt Rains, Michelle Rains, Andrew Simmons

Casey Lynch, RCPG Chair, acted as Chair of the meeting, Lauren Schulte, RCPG Vice-Chair, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary acted as Secretary of the meeting.

ITEM 4: APPROVAL OF MINUTES 4-6-23 (Action)

MOTION: TO APPROVE THE MINUTES OF THE APRIL 6, 2023, MEETING AS PRESENTED.

Upon motion made by Torry Brean and seconded by Lauren Schulte, the motion **passed 11-0-0-0-4**, with Debbie Foster, Matt Rains, Michelle Rains and Andrew Simmons absent.

**ITEM 5: PUBLIC COMMUNICATION:
Opportunity for members of the public to speak to Group on any subject matter within the Group’s jurisdiction that is not on posted agenda. Speakers will submit speaker slip to the Vice Chair, each speaker is limited to 3 minutes, and the elected body of the RCPG cannot respond. (None)**

ITEM 6: APPROVAL OF ORDER OF THE AGENDA (Action)

MOTION: TO APPROVE THE ORDER OF THE AGENDA AS PRESENTED.

Upon motion made by Paul Stykel and seconded by Robin Joy Maxson, the motion **passed 11-0-0-0-4**, with Debbie Foster, Matt Rains, Michelle Rains and Andrew Simmons absent.

**ITEM 7: ACTION ITEMS:
7-A: INFORMATIONAL ITEM ONLY : Update from San Diego County Sheriff’s Department - Ramona Substation for the community of Ramona.**

Lieutenant Vengler was in attendance. He said he had nothing to report about the building of a new Sheriff's Substation.

Ms. Perfect asked if he was involved with an evacuation drill at James Dukes that the school recently had?

Lieutenant Vengler said he was in attendance for the drill. The drill involved evacuating James Dukes students from the campus with buses, so that in an evacuation, parents would not all be coming to the school to pick up their children. A similar drill had been done at Mt. Woodson in December.

James Dukes is somewhat unique as there are some special handling that needs to be done with some of the population.

The Chair said the school can communicate with parents via text messages.

Lieutenant Vengler said the parents trust the school with their students' welfare.

Ms. Perfect said the School District plans to do an evacuation drill with all Ramona schools. The rest of the schools will have their evacuation drills next year. Twenty five percent of the students at James Dukes are impaired. She asked if Mr. Summers had studied this?

Mr. Summers said there are 530 students at James Duke and 60 are disabled.

**7-B: ACTION ITEM: MUP 21-005. The proposed project is a new wireless telecommunications facility to be installed on an existing light pole near the athletic fields at Ramona High School, and the installation of an equipment area near the light pole. The AT&T antenna top height is 63'-9" on the 80'-7" light pole. The RCPG approved this project on 9-2-21. The County requested the applicant stealth the project, and it is coming back for RCPG review of the stealthed facility
Rains, Greater Ramona Subcommittee**

Harold Thomas was in attendance at the meeting to present the project. The new wireless telecommunications facility will be located on a light pole at the High School. The site is adjacent to the bleachers. Once the pole is functioning, it will serve first responders, who will get a dedicated frequency, and can be used for 911 calls. Coverage will improve. Nothing was stealthed in the original project, and so it was redesigned. The new design includes enclosing the new antennas.

Ms. Perfect asked what the other pole at the High School is used for?

Mr. Thomas said the other pole is a Verizon pole.

MOTION: TO APPROVE AS PRESENTED.

Upon motion made by Torry Brean and seconded by Jonas Dyer, the motion **passed 11-0-0-4**, with Debbie Foster, Matt Rains, Michelle Rains and Andrew Simmons absent.

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



1 - 70

CAL01820

RAMONA HIGH SCHOOL

1401 HANSON LANE, RAMONA, CA 92065

MD7 10590 WEST OCEAN AIR DRIVE, SUITE 250 SAN DIEGO, CA 92130



LOCATION



EXISTING



PROPOSED



SDC PDS RCVD 7-18-23
MUP-21-005



1-71

CAL01820

RAMONA HIGH SCHOOL

1401 HANSON LANE, RAMONA, CA 92065

MD7 10590 WEST OCEAN AIR DRIVE, SUITE 250 SAN DIEGO, CA 92130



LOCATION



EXISTING



(E) LIGHT POLE TO BE REMOVED AND REPLACED

PROPOSED



(P) PANEL ANTENNA AND RRU'S WITHIN RADOME

(P) LIGHT POLE

VIEW SOUTHEAST LOOKING NORTHWEST

SDC PDS RCVD 7-18-23
MUP-21-005



1-72

CAL01820

RAMONA HIGH SCHOOL

1401 HANSON LANE, RAMONA, CA 92065

MD7 10590 WEST OCEAN AIR DRIVE, SUITE 250 SAN DIEGO, CA 92130



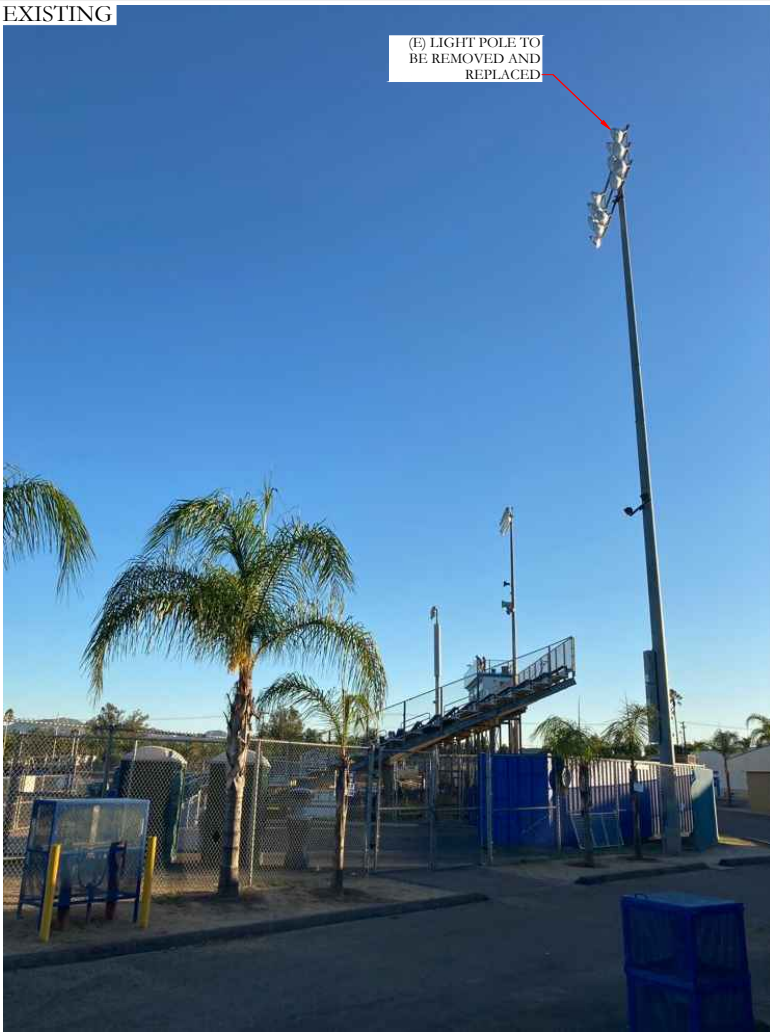
LOCATION



SDC PDS RCVD 7-18-23
MUP-21-005

EXISTING

(E) LIGHT POLE TO BE REMOVED AND REPLACED



PROPOSED

(P) LIGHT POLE

(P) PANEL ANTENNA AND RRU'S WITHIN RADOME



VIEW NORTH LOOKING SOUTH



1-73

CAL01820

RAMONA HIGH SCHOOL

1401 HANSON LANE, RAMONA, CA 92065

MD7 10590 WEST OCEAN AIR DRIVE, SUITE 250 SAN DIEGO, CA 92130

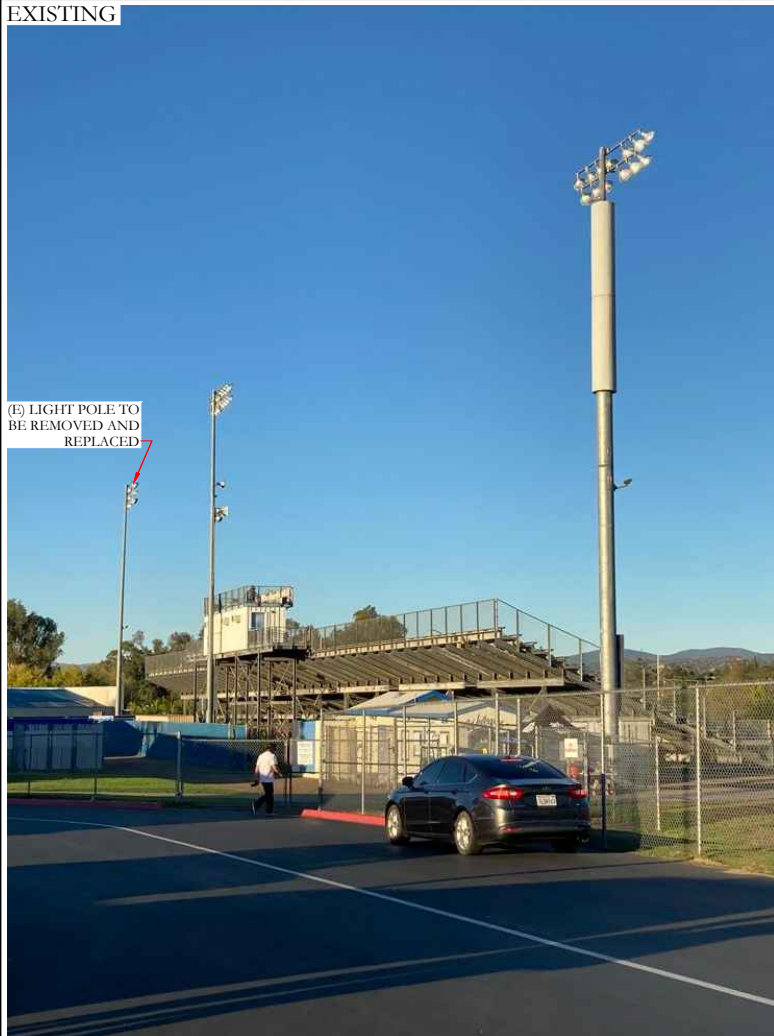


LOCATION

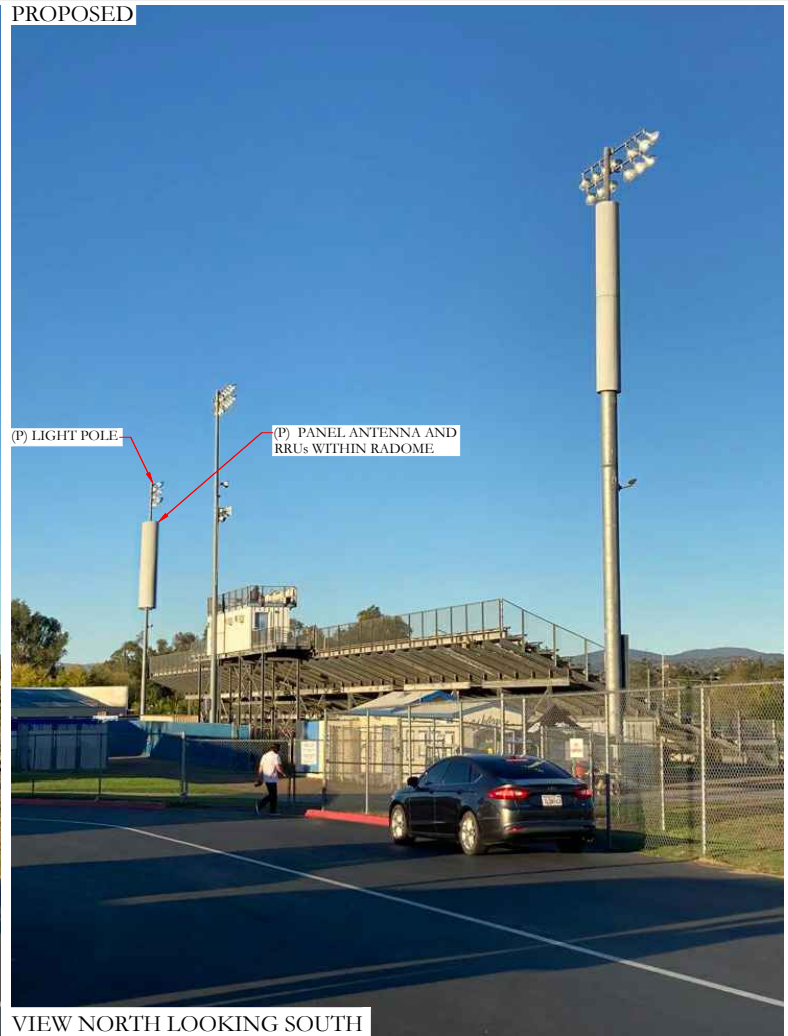


SDC PDS RCVD 7-18-23
MUP-21-005

EXISTING



PROPOSED



VIEW NORTH LOOKING SOUTH

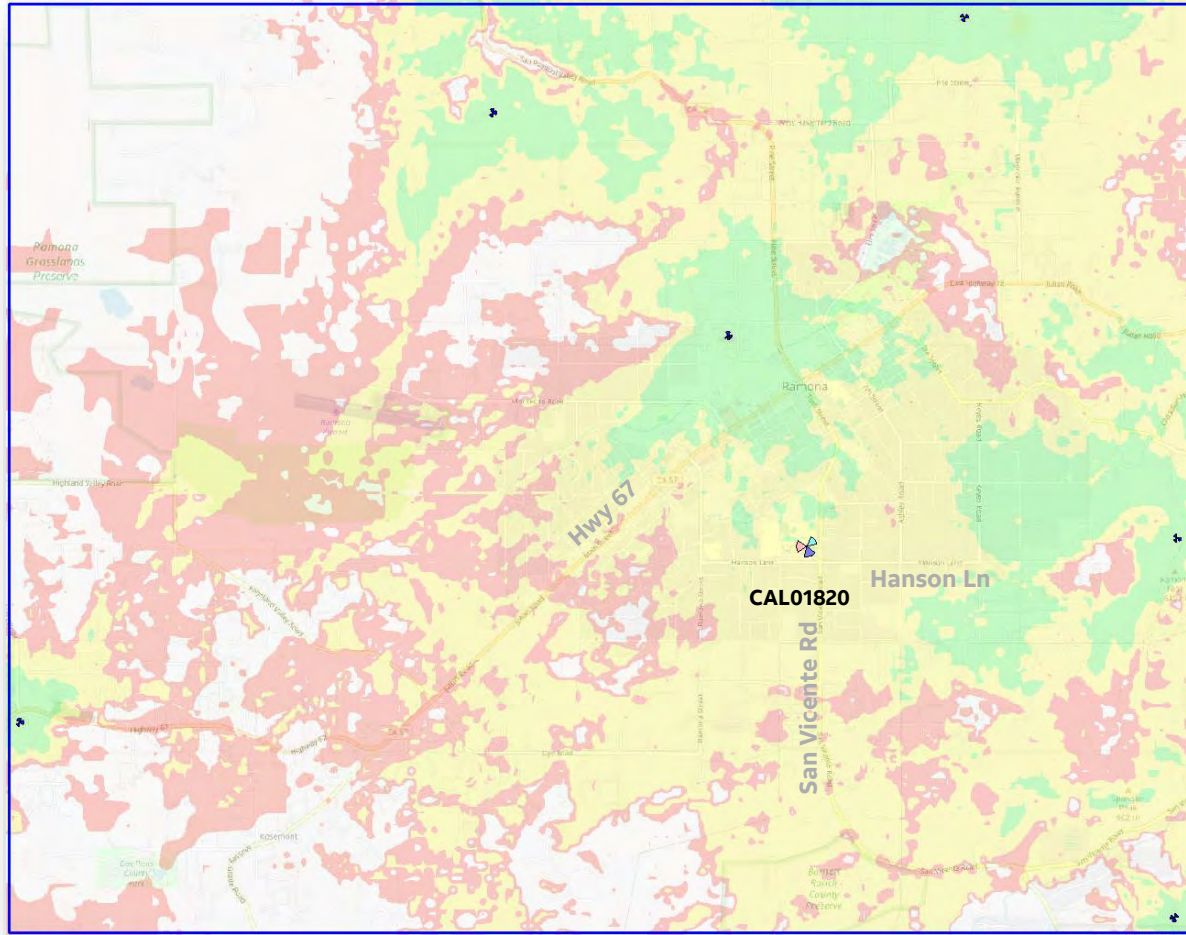
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Coverage Plots

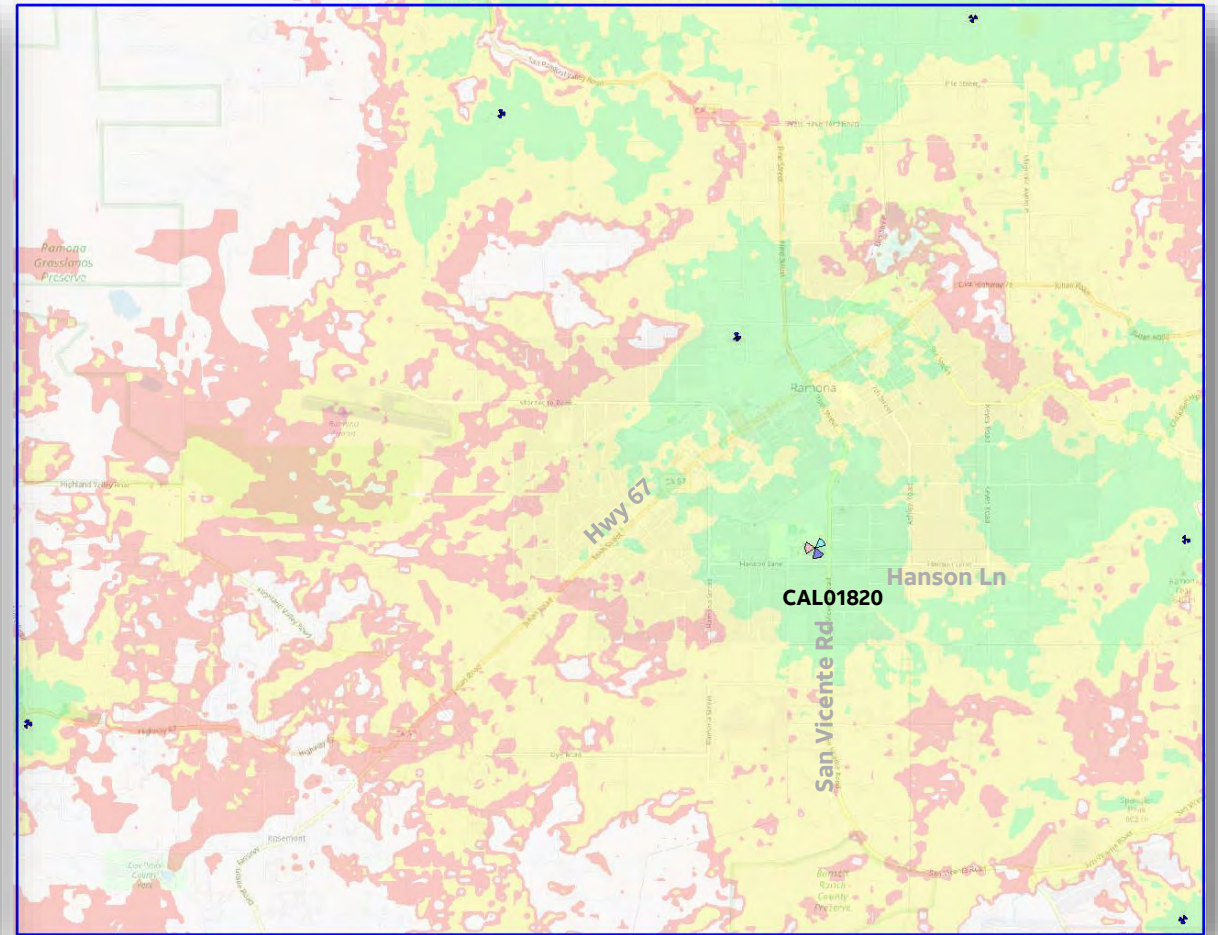
SDC PDS RCVD 7-18-23
MUP-21-005



Existing Coverage



Existing coverage and proposal site





AT&T Site #/name: CAL01820/Ramona High School
Applicant: Md7 on behalf of AT&T
Description: Installation of new wireless telecommunications facility on a replacement Stadium light pole, and installation of walled equipment area on ground
Address: 1401 Hanson Lane, Ramona, CA 92065
APN: 282-320-03-00

Project Description (per Sec. 6984 of Zoning Ordinance)

A. **Geographic Service Area.** Identify the geographic service area for the subject installation, including a map showing all the applicant's existing sites in the local service network associated with the gap the facility is meant to close. Describe how this service area fits into and is necessary for the company's service network.

Response: The intended service area centers on Ramona High School to close a gap in coverage that exists to the south of the Ramona Village Subarea along San Vicente Road. This site would cover the high school, surrounding residential areas, and improve continuous services for the traveling public heading south on San Vicente Road. Significant coverage improvements are expected within 1/3-1/2 of a mile from the site with a stacked antenna configuration of two flush-mounted arrays (two RAD centers). AT&T is proposing two RAD centers with two antennas per sector rather than stacking additional arrays, because stacking more than two RAD centers will impact the coverage overlap significantly between ATT spectrum (carriers) which is required to achieve the maximum speed efficiency (carrier aggregation); this also creates an imbalance of traffic loading to the top carriers creating an inefficient site. As proposed, this antenna configuration has the smallest vertical and horizontal antenna separation for the frequencies being deployed, which includes FirstNet.

B. **Visual Impact Analysis.** A visual impact analysis shall be provided showing the maximum silhouette, viewshed analysis, color and finish palette and proposed screening. The analysis shall include photo simulations and other information as necessary to determine visual impact of the facility. A map depicting where the photos were taken shall be included.

Response: AT&T is proposing two flush-mounted stacked antenna arrays, painted in a matte finish to match the metal finish of the stadium light to which they will attach. Below the arrays, there will be a canister containing RRU (radios), and all lines will be run on the inside of the replacement light standard. The stadium light fixtures will be relocated at the same height on the new pole. AT&T is proposing a shroud for the radio units, and paint-to-match for the antennas. Due to the technological need to have more antennas at each level rather than creating more stacks, shrouding the antennas would create larger, more solid bulk than the simple flush-mount configuration as proposed. Shrouds also increase the potential for signal reflections which leads to a less efficient site. The flush-mount configuration will be narrower than the stadium light fixture array above it and will be consistent with the utilitarian appearance of the stadium light as a whole. The light standard is set back to the rear of the northwest corner of the bleachers, approximately 130 yards from the closest property line

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along San Vicente Road and 160 yards from Hanson Lane. The San Vicente side of the property is landscaped with some significant tall trees that serve to buffer the entire sports stadium area from street view; the Hanson Lane side of the property also has landscaping, and buildings in the foreground. The placement of the site relative to the distance to the property lines and existing trees and buildings will contribute to lower site visibility. Photosims are included in this application.

C. Narrative.

1. Height

The proposed new AT&T facility will be mounted on a new 80'-7" stadium light standard, which will replace the existing light standard of the same height, in the same location. The antennas will be placed below the relocated stadium lights, and flush-mounted at two levels. The tip heights for the arrays will be 67'-6" and 59'-6". As demonstrated by the Geographic Service Area Map submitted with this application, the proposed facility has been designed to the minimum height required from a technological standpoint. AT&T is working with the current height of the established structures rather than proposing a height increase above what already exists in the area. By installing below the lights on a structure already in scale with the sports stadium also reduces visual impacts.

2. Maintenance

It is anticipated that general site maintenance will be performed approximately every six months. The site is monitored remotely for any issues related to site performance, and a contact number will be posted at the site in the event there are any issues that arise in between planned site maintenance visits. No landscaping is proposed, and no landscaping maintenance will be required.

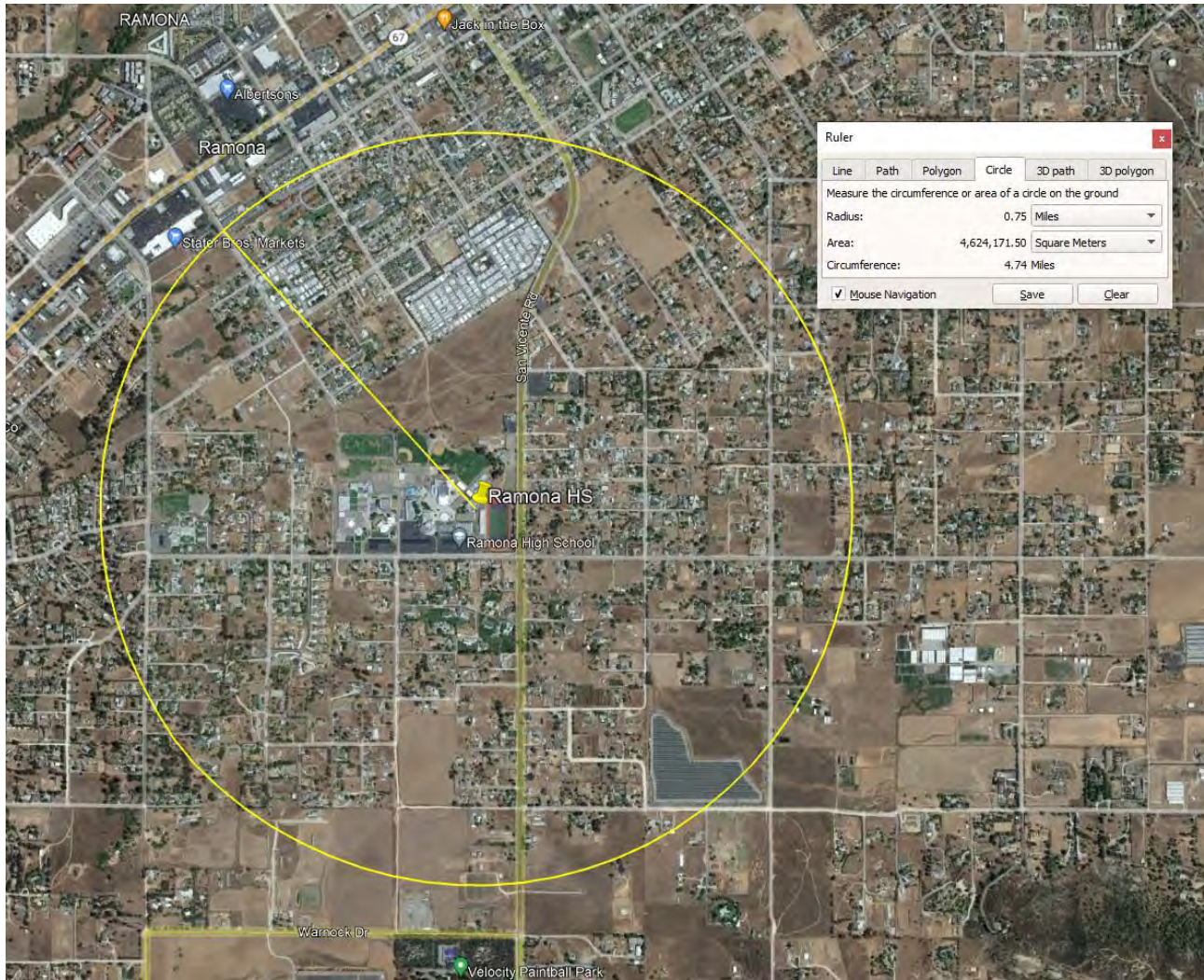
3. Noise/Acoustical Information

Please see manufacturer's specifications for the proposed 15kW diesel generator and the depiction of its location on the submitted plans. The generator is for emergency backup power and is enclosed within a CMU walled area. No air conditioning is proposed.

4. Preferred Site

The facility is located in RR (Rural Residential) which is a non-preferred zone. It is in a preferred location for wireless facilities (government facility). The subject property is a high school that already contains one carrier facility and does not contain residences.

Within the area that AT&T seeks to cover, there are no "preferred zones" to establish a facility within reasonable distance. The coverage objective is also entirely residential or agricultural zoned. The closest congregation of commercial uses is found approximately ¼ of a mile to the northeast, in the Ramona Village subarea.



5. Concept Landscape Plan

N/A – No new landscaping is proposed. The ground equipment will be under the stadium bleacher seating and surrounded by a CMU wall for security and to block the cabinets from view. This is a high-traffic paved area without space or conditions to sustain landscaping.

6. Fire Service

This facility will meet the requirements of FP-2, as it is proposed to be built in an already developed location. The facility will be constructed entirely of non-combustible material. The diesel-powered standby generator will meet the standards of the California Fire Code.

7. Hazardous Materials

See details on sheet D-1:

- A maximum of 54 gallons of diesel fuel for the standby generator.

- Eight (8) Marathon M12V180FTX batteries
8. N/A – the site is not in the public right-of-way.
 9. N/A – the stadium light structure is owned and operated by the school district. AT&T has placed no restrictions on the school district co-locating other carrier's facilities on the light pole, other than non-interference with AT&T's equipment and use of the facility.
 10. Lease Area: See plot plan, sheet Z-2.

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-21-005

Assessor's Parcel Number(s) 282-320-03-00

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

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

Ramona Unified High School District
[Blank lines for additional names]

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 names of 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 names of 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."

[Handwritten signature]
Signature of Applicant

Doug Toleno, Md7, LLC, o/b/o owner (see LOA)
Print Name

10/30/2020
Date

----- OFFICIAL USE ONLY -----
SDC PDS RCVD 8-4-21
MUP21-005





January 20, 2021


To:
Md7, LLC
Maureen Perreault
10590 W Ocean Air Drive, Suite 300
San Diego, CA 92130

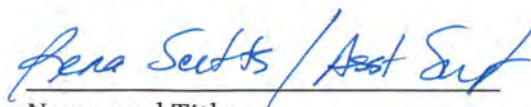
From:
Ramona Unified School District
720 Ninth St
Ramona, CA 92065

Re: Owner authorization for modification of potential new cell site
Site ID: CAL01820 / 15122154
Site Address: Near 1401 Hanson Lane, Ramona, CA 92065

To whom it may concern:

Ramona Unified School District hereby certifies that they are the legal owner of record, and hereby authorizes Md7, LLC, as agent for AT&T Mobility, to file for land use and building permit approvals for AT&T Mobility to construct a new Wireless Communications Facility (WCF) located at 1401 Hanson Lane, Ramona, CA 92065.

By: 
Signature


Name and Title

760-787-2023
Phone



INDIVIDUAL CAPACITY

STATE OF _____)
) SS.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that _____
is/are the person(s) who appeared before me, and said person(s) acknowledged that said
person(s) signed this instrument and acknowledged it to be their free and voluntary act for
the uses and purposes mentioned in the instrument.

DATED: _____.

Notary Seal

See Attached Notary Certificate
(Signature of Notary)

(Legibly Print or Stamp Name of Notary)
Notary Public in and for the State of _____
My appointment expires: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

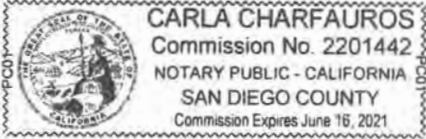
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Diego }

On 1/28/2021 before me, Carla Charfauros, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Rena Seifts
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Carla Charfauros
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.
Description of Attached Document: Owner Authorization for Modification of Potential New Cell Site
Title or Type of Document:
Document Date: 1-28-2021 Number of Pages: 2
Signer(s) Other Than Named Above:
Capacity(ies) Claimed by Signer(s)
Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer is Representing: