



# The County of San Diego Planning Commission Hearing Report

`Date:	July 26, 2024	Case/File No.:	Dish Wireless Questhaven Road Telecommunication Facility Major Use Permit Modification; PDS2023-MUP-06-008W1, PDS2023-ER-06-08-005A
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	21247 Questhaven Road
Agenda Item:	#2	General Plan:	Semi-Rural Residential (SR-2)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Rural Residential (RR)
Applicant/Owner:	MD7 on behalf of Dish Wireless	Community:	San Dieguito Planning Area
Environmental:	CEQA § 15303 Exemption	APN:	679-040-06-00

# A. <u>OVERVIEW</u>

The purpose of this report is to provide the Planning Commission with the information necessary to consider a proposed Major Use Permit (MUP)Modification for the Dish Wireless Questhaven Road 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 Modification, with the conditions noted in the attached MUP Modification decision (Attachment B).

A MUP (Record ID: PDS2006-3300-06-008) was approved in October of 2007 which authorized the location and use of an unmanned telecommunications facility. The facility included twelve (12) antennas mounted to the top of a block wall stucco equipment building and associated equipment. The new MUP Modification (Record ID: PDS2023-MUP-06-008W1) proposes to install Dish Wireless equipment to the facility. The existing wireless facility has been abandoned by Sprint, the prior wireless telecommunication facility carrier and a MUP Modification is required in order to authorize operation of the facility.

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

# B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the proposed Major Use Permit (MUP) Modification for a wireless telecommunication facility, determine if the required findings can be made and, if so, take the following actions:

- 1. Find the MUP Modification 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 Modification PDS2023-MUP-06-008W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

# C. PROJECT BACKGROUND

On October 19, 2007, the Planning Commission approved a Major Use Permit (MUP) (Record ID: 3300-06-008) to authorize the location and use of an unmanned wireless telecommunications facility. The facility included twelve (12) panel antennas mounted to the top of a block wall stucco equipment building and concealed with RF transparent material, texture and painted, and lined with trim to match the existing on-site single-family residence. The equipment building measures 19 feet in height. Associated equipment included a power switch, emergency generator, electrical meter, and HVAC air conditioning units located outside the equipment building. Two GPS antenna were to be located on top of the structure. Pursuant to Section 6985(A) of the Zoning Ordinance, a MUP was required because the project site is located in an area zoned Rural Residential (RR).

On March 8, 2019, the Director approved a MUP Minor Deviation (Record ID: PDS2019-MUP-06-008M1) for the removal of nine panel antennas and construction of additional supporting equipment for the existing wireless facility for Sprint, a wireless telecommunication facility carrier.

Since the original MUP and subsequent MUP Minor Deviation, the project site has been abandoned by Sprint, the previous carrier, and will now require a MUP Modification to re-establish use of the facility. The Project will use the existing vacant wireless facility by swapping all the existing equipment for Dish Wireless equipment. The existing wireless facility has been vacant and consists of 12 antennas mounted to the top of a block wall stucco equipment building designed to be a faux accessory structure to the existing on-site residence. The antennas are to be mounted behind the concealment screen on top of the faux accessory structure (Figure 2). The faux accessory structure is 19 feet in height. The facility will also be equipped with back up batteries in the event of an emergency. Dish wireless will continue the operation and use of the existing vacant wireless facility that was abandoned by the previous carrier.

# D. <u>DEVELOPMENT PROPOSAL</u>

# 1. Project Description

The applicant requests a MUP Modification to an existing vacant wireless facility on the subject property within the San Dieguito Community. The applicant is proposing to swap out all equipment from an existing wireless facility to install Dish Wireless equipment. The existing wireless facility has been vacant and consists of 12 antennas mounted to the top of a block wall stucco equipment building designed to be a faux accessory structure to the existing on-site residence. The antennas are to be mounted behind the concealment screen on top of the faux accessory structure (Figure 2). The project will result in repair the exterior stucco material of the faux accessory structure in order to ensure that it is in good visual standing. The project also consists of installing backup batteries in case of an emergency. The maximum height of the facility is 19 feet and will be in conformance with the "G" height designator, which allow for up to 35-feet in height. No trenching or grading is proposed or required for the project as all construction will occur within the same footprint of the existing lease area and equipment enclosure. The project site is located at 21247 Questhaven Road in the San Dieguito Community Plan Area. The site is subject to the General Plan Regional Category Semi-Rural. Land Use Designation Semi-Rural Residential (SR-2). Zoning for the site is Rural Residential (RR). Access to the site is provided by an existing private road that ultimately connects to Questhaven Road, a County-maintained road. The project is not proposing any water or sewer facilities as it is unmanned.



Figure 1: View looking north from private access road. Proposed Dish Wireless Equipment is not visible from this view.



Figure 2: View looking southeast towards site

# 2. Subject Property and Surrounding Land Uses

The project site is comprised of an approximately 8.9-acre site and is located approximately a quarter of a mile north of the County-maintained portion of Questhaven Road (Figure 3). The existing vacant wireless telecommunication facility is located approximately a mile and a quarter northeast of Elfin Forest Road, a Scenic Highway identified in the County of San Diego General Plan and a mile and a half northwest of Harmony Grove Road, a Scenic Highway identified in the County of San Diego General Plan. The surrounding area is categorized as rural/suburban and comprised of single-family residential developments, agriculture, and unoccupied lands occupied by native vegetation. Surrounding land uses are rural residential, agricultural, and undeveloped with parcel sizes ranging from 1.1 to 16.43 acres. Lands within the City of San Marcos are located immediately north of the project site.



Figure 3: Aerial photograph showing proposed project site and project vicinity



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

Location	General Zoning Adjacent Streets						-	Description
North	N/A, City of San Marcos	N/A, City of San Marcos	San Elijo Road	Vacant Land, Residential, City of San Marcos				
East	N/A, City of San Marcos	N/A, City of San Marcos	Attebury Road	Residential, Agricultural, City of San Marcos				
South	Semi-Rural (SR-2)	Rural Residential (RR)	Questhaven Road	Vacant Land, Residential				
West	N/A, City of San Marcos	N/A, City of San Marcos	Golden Eagle Trail	Vacant Land, Residential, City of San Marcos				

Table D-1: Surrounding Zoning and Land Uses

# E. ANALYSIS AND DISCUSSION

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

- 1. Key Requirements for Requested Actions
  - a. Is the proposed project consistent with the vision, goals, and polices of the General Plan?
  - b. Does the project comply with the policies set forth under the San Dieguito Community Planning Area?
  - c. Is the proposed project consistent with the County's Zoning Ordinance?
  - d. Is the project consistent with the County's Wireless Ordinance?
  - e. Does the project comply with CEQA?
- 2. Analysis

The project is located in a non-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 a MUP Modification.

# Site Planning Analysis

The existing 19-foot-tall block stucco equipment building designed as a faux accessory structure is compatible with the surrounding land uses and the topography in the vicinity of the project because

the facility will appear as a detached accessory structure to the existing single-family residence which matches the residential and agricultural character of the project vicinity. The existing faux accessory structure is located at the southern portion of the property approximately 140 feet south of the single-family residence. The project site also has an existing pool and gazebo associated with the single-family residence. The equipment enclosure will continue to be screened from public views by existing vegetation and intervening hills. In addition, the facility will be of comparable height to the existing detached structures and vertical elements on the subject property such as the existing gazebo and single-family residence.

## Scenic Highway/Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas and natural features. The existing vacant wireless telecommunication facility is located approximately a mile and a quarter northeast of Elfin Forest Road, a Scenic Highway identified in the County of San Diego General Plan and a mile and a half northwest of Harmony Grove Road, a Scenic Highway identified in the County of San Diego General Plan. The existing facility is not visible from Elfin Forest Road or from Harmoney Grove Road due to the overall distance from the road to the facility. Drivers utilizing Elfin Forest Road and Harmony Grove Road will have limited views of the facility due to intervening hills and vegetation between the wireless facility and the highway and the overall distance between the facility and the highways. The facility will appear as a faux accessory structure which is an expected visual element within the project vicinity to motorists traveling along public roads in the area as the surrounding visual landscape consists of residential and agricultural uses. The project will result in repair the exterior stucco material of the faux accessory structure in order to ensure that it is in good visual standing. For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity, be compatible with the existing community character, and will not result in impacts to the natural environment.

# Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide increased cellular service coverage to motorists traveling along Questhaven Road, a County-maintained Road, and to residents within the City of San Marcos and the San Dieguito Community. The site is zoned RR (Rural Residential), which is a non-preferred zone, 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. However, it was found that collocating onto the existing vacant facility would provide the required coverage area and allow for the use of an existing wireless facility. The Project will not result in the need for construction of a brand new wireless facility. 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 wireless telecommunication facility with the antennas of the facility located at a height of approximately 19 feet. The GSA maps demonstrate that the proposed location is necessary for the carrier to maintain coverage in the surrounding area and provide adequate service to motorists in the area (Figure 5). The height at which the existing antennas are placed is necessary to allow the antennas to continue to provide coverage The maximum height of the faux accessory structure with the concealment screen will be 19-feet which is in conformance with the "G" height designator which allows a maximum height of 35 feet. The antennas are to be mounted above the faux accessory

structure and will be behind a concealment screen. The GSA maps can also be found in Attachment F.

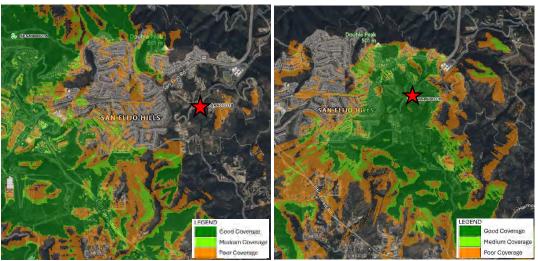


Figure 5: Current coverage without site (left) and the proposed project coverage with Dish Wireless equipment only (right).

3. General Plan Consistency

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

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and	The proposed changes to the wireless telecommunication facility will allow the abandoned
private property.	site to re-establish coverage throughout the area, which is essential in the event of an emergency. In
GOAL S-2 – Emergency Response. Effective emergency response to disasters	addition, the facility will be equipped with back up batteries in the event of a power outage or other
that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private	emergency situation.
services during and following a disaster.	

General Plan Policy	Explanation of Project Conformance
POLICY COS 11.1 – Protection of Scenic	The wireless telecommunication facility is
Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes. POLICY COS 11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special	approximately a mile and a quarter northeast of Elfin Forest Road, a Scenic Highway identified in the County of San Diego General Plan and a mile and a half northwest of Harmony Grove Road, a Scenic Highway identified in the County of San Diego General Plan. The proposed faux accessory structure will be compatible with the natural features and community character within the project vicinity and on the subject property. Drivers utilizing Elfin
visual features, particularly in rural areas.	Forest Road or Harmony Grove Road will have a limited view of the facility due to the overall distance
POLICY LU 15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.	from the highway and intervening hills between the highway and the wireless facility. The faux accessory structure and associated equipment are screened from views by existing mature vegetation and trees as well as rolling hills. Views of the facility from Questhaven Road, the nearest public road south of the facility, will be screened by slopes and vegetation located along the road. The wireless facility will appear as an accessory structure of a residential property which is an expected visual feature of the project site as there is an existing single-family residence currently on the property. The project will result in repair the exterior stucco material of the faux accessory structure in order to ensure that it is in good visual standing. In addition, the facility will continue to be of comparable height to existing accessory structures such as the gazebo on the project site. For these reasons, the faux accessory structure wireless telecommunication facility will blend with the visual setting in the vicinity, will be sited and designed to be compatible with the existing community character, and will not result in impacts to the natural environment or a scenic resource.
POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.	

- 4. 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-2).

CURRENT ZON		CONSISTENT?		
REGULATIONS				
Use Regulation:	RR	Yes, upon approval of a MUP.		
Animal Regulation:	V	N/A		
Density:	-	N/A		
Lot Size:	2AC	N/A		
Building Type:	С	N/A		
Height:	G	Yes		
Lot Coverage:	-	N/A		
Setback:	В	Yes		
Open Space:	-	N/A		
Special Area Regulations:	-	N/A		

 Table E-2 Zoning Ordinance Development Regulations

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning	The proposal is for a faux	Yes 🛛 No 🗌
Ordinance sets the maximum	accessory equipment enclosure	
height requirements. This parcel	with a screen wall on top	
has a designated height of "G"	measuring 19 feet tall. The	
which requires structures to be	design and height of the project	
no more than 35 feet in height.	will be in conformance with the	
	"G" height designator.	
Section 4800 of the Zoning	The original MUP for the site	Yes 🛛 No 🗌
Ordinance requires that the	authorized the location of the	
project meet the "B" setback	wireless facility that met the "B"	
requirements of a 60-foot front	setback requirements. The	
yard setback, 15-foot interior	location of the wireless facility	
side yard setback, 35-foot	will continue to be in	
exterior side yard setback, and a	conformance with the "B"	
50-foot rear yard setback.	Designator setback.	

# b. Wireless Ordinance Consistency

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

from RF emissions associated with the project. Information regarding potential health effects is available from the cellular providers upon request as it is also required from the Federal Communication Commission.

The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular facilities. Therefore, staff does not require information from the applicant on potential health effects from EMR associated with the project. Generally, this information is available from the cellular providers upon request as it is also required from the Federal Communication Commission.

Development Standard	Proposed/Provided	Complies?
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The 19-foot-tall faux accessory structure is setback from the nearest residential property line by approximately 520 feet.	Yes 🛛 No 🗌
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 original MUP authorized the placement of the telecommunications facility in a location that met the "B" setback designator. The location of the wireless facility is in conformance with the designated setback schedule and will not encroach in the front, rear, or side yard setbacks.	Yes 🛛 No 🗌
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The project site is zoned RR and is subject to the most restrictive one- hour average sound level limit of 45 dBA at the property lines according to Section 36.404 of the County Noise Ordinance. The current project does not propose additional noise generating equipment. Therefore, the project will comply with the County Noise Ordinance.	Yes 🛛 No 🗌

Table E-3: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The proposed project consists of swapping out all equipment from an existing wireless facility to install Dish Wireless equipment. The existing wireless facility has been vacant and consists of 12 antennas mounted to the top of a block wall	

# 5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and it is determined that the proposed project qualifies for a categorical exemption under CEQA Section 15303. Section 15303 exempts minor construction to an unmanned wireless telecommunications facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause a substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

# F. COMMUNITY PLANNING GROUP

On June 8, 2023, the MUP Modification application was presented at the San Dieguito Community Planning Group (CPG) meeting. The San Dieguito CPG voted to recommend approval of the MUP Modification with conditions by a vote of (9-yes, 0-no, 1-Abstain, 3-Vacant/Absent). The recommended conditions included maintenance of the facility and removal of equipment if the equipment is no longer in use. The recommended conditions have been included in the conditions of approval for the Project.

# G. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 500 feet of the project site until at least 20 different property owners were noticed. Staff received general questions regarding the Project following the public notices sent at the time of the MUP Modification application submittal and during processing of the permit. Staff received one comment in opposition expressing concerns of radiation exposure and the facility's proximity to nearby schools. As previously stated, the County is preempted by the Federal Telecommunication Act from considering radiation exposure when reviewing the proposed location of cellular facilities. The Project will reuse an existing vacant wireless facility site and will not result in the construction of a brand-new facility.

# H. <u>RECOMMENDATIONS</u>

Staff recommends that the Planning Commission take the following actions:

- a. Find the MUP Modification 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).
- b. Grant MUP Modification PDS2023-MUP-06-008W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

Report Prepared By:Report Approved By:Patricia Calderon, Project ManagerDahvia Lynch, Director619-629-7535858-694-2962Patricia.Calderon@sdcounty.ca.govDahvia.Lynch@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:

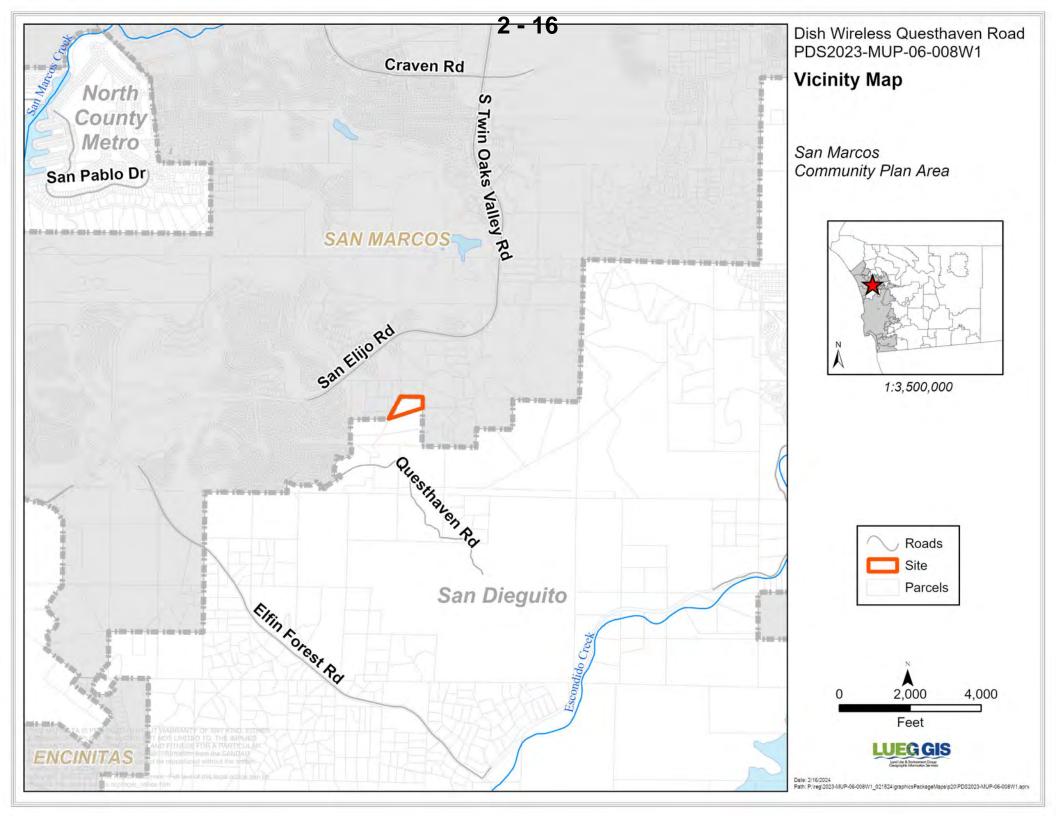
DAHVIA LYNCH, DIRECTOR

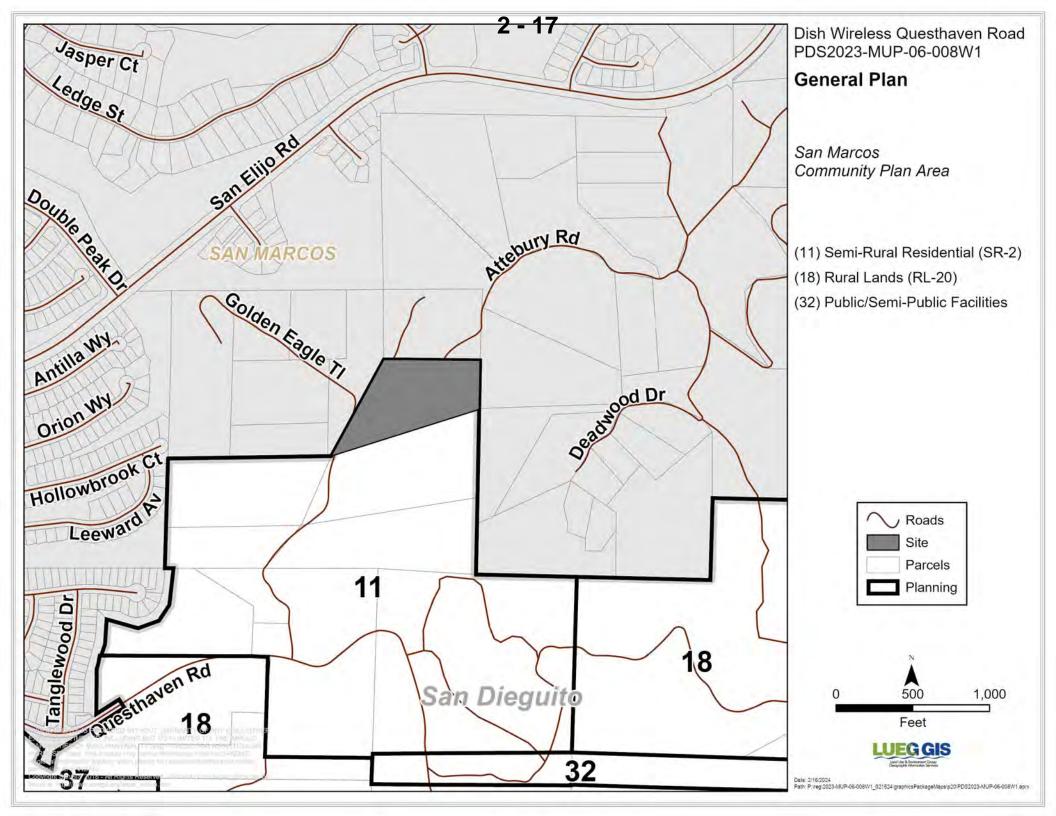
# ATTACHMENTS:

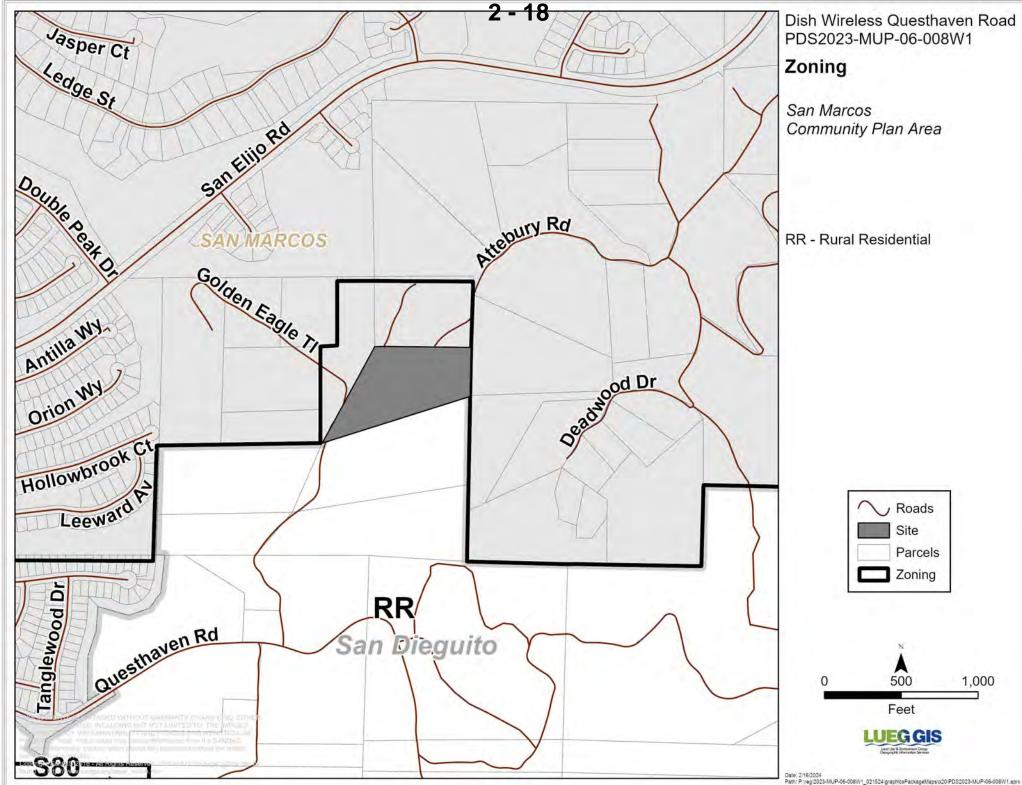
- Attachment A Planning Documentation
- Attachment B Form of Decision Approving PDS2023-MUP-06-008W1
- Attachment C Environmental Documentation
- Attachment D Environmental Findings
- Attachment E Public Documentation
- Attachment F Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis
- Attachment G Ownership Disclosure

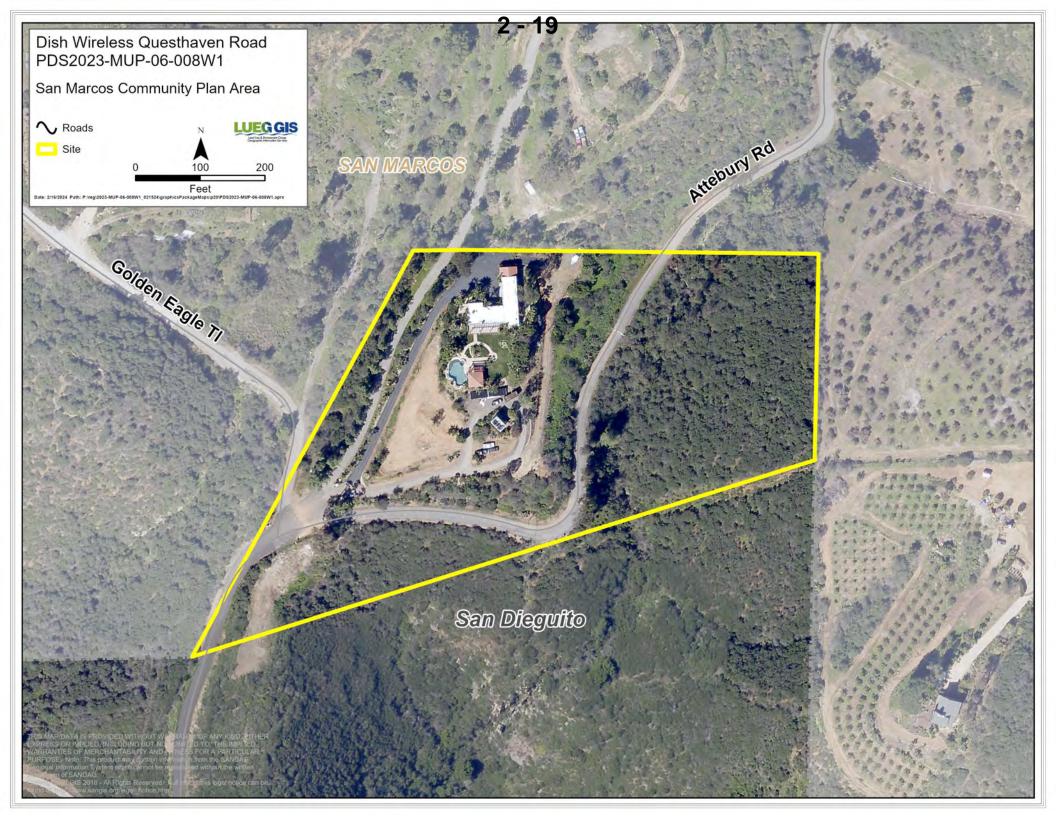
# Attachment A – Planning Documentation

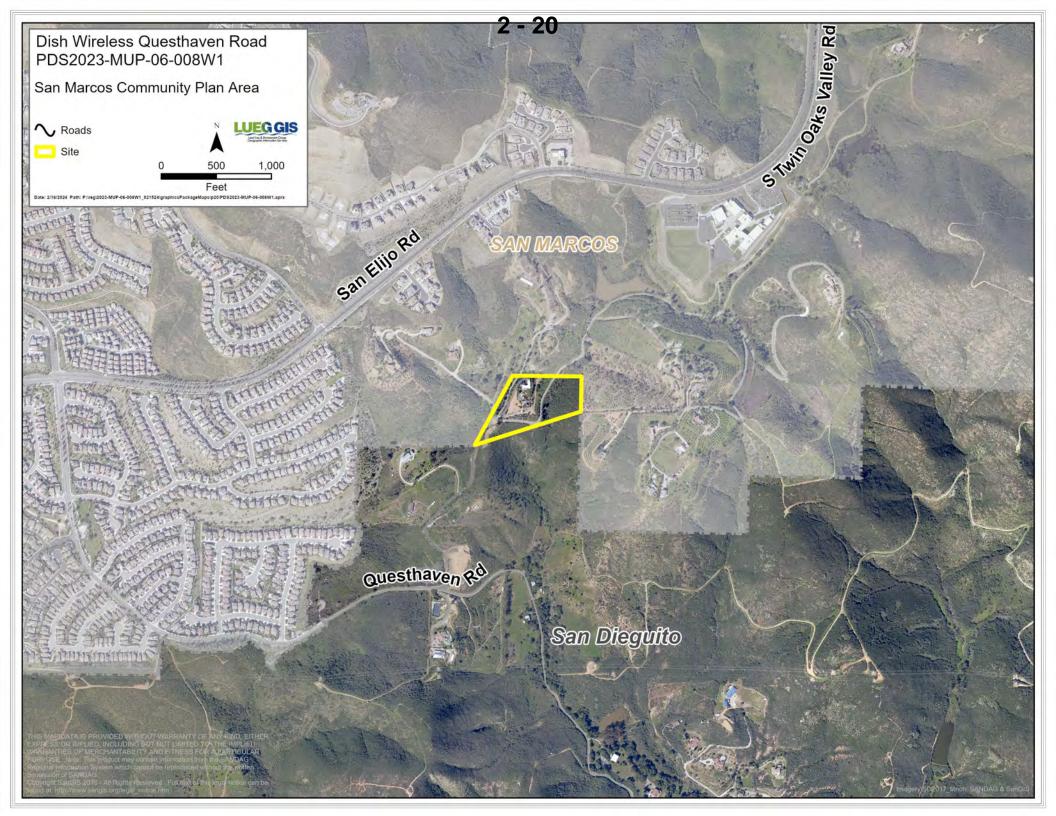


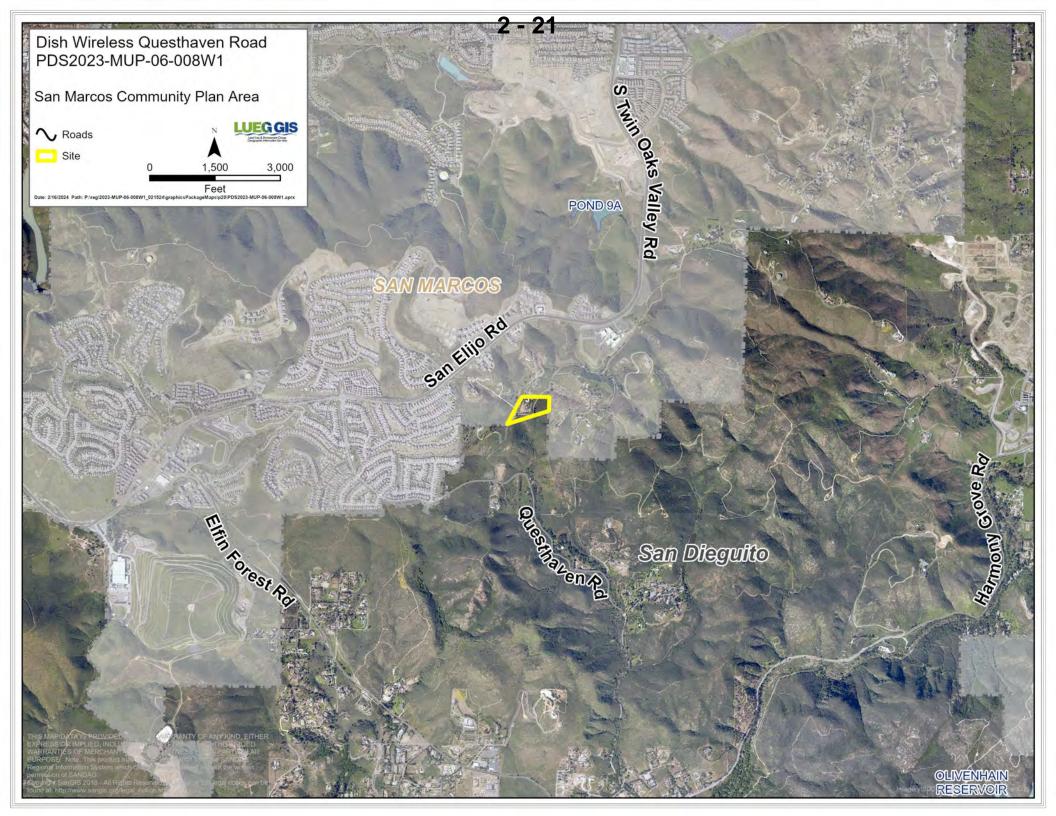


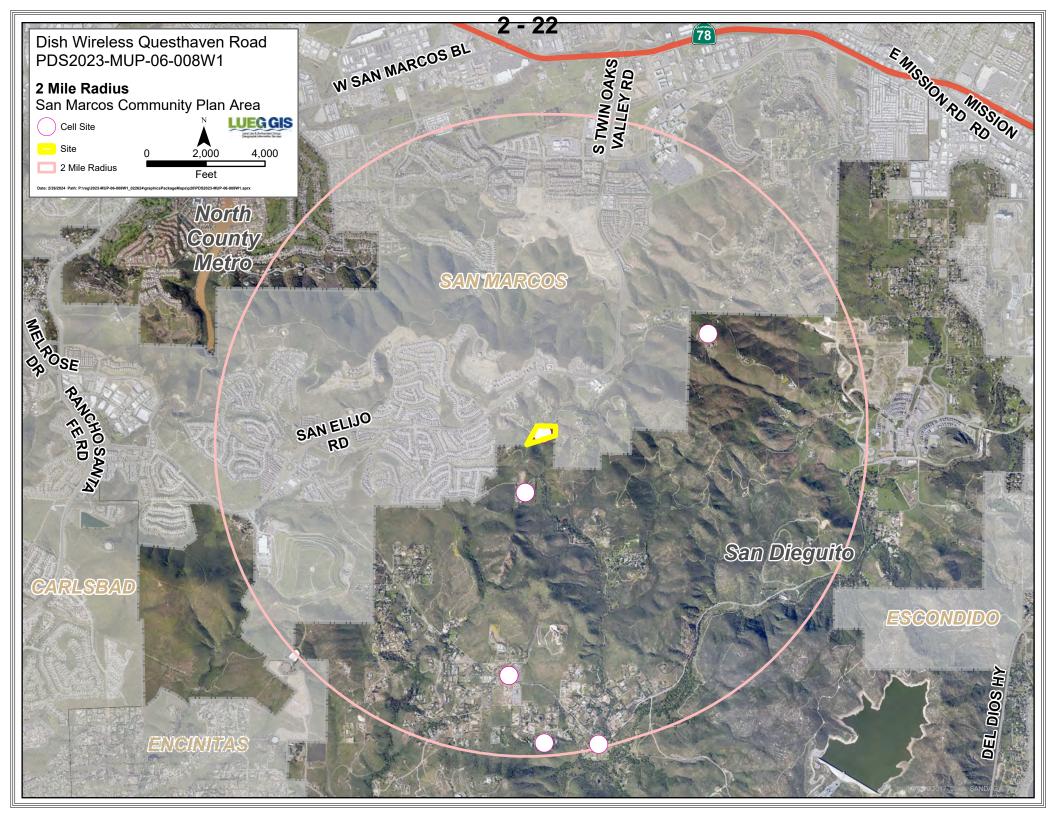


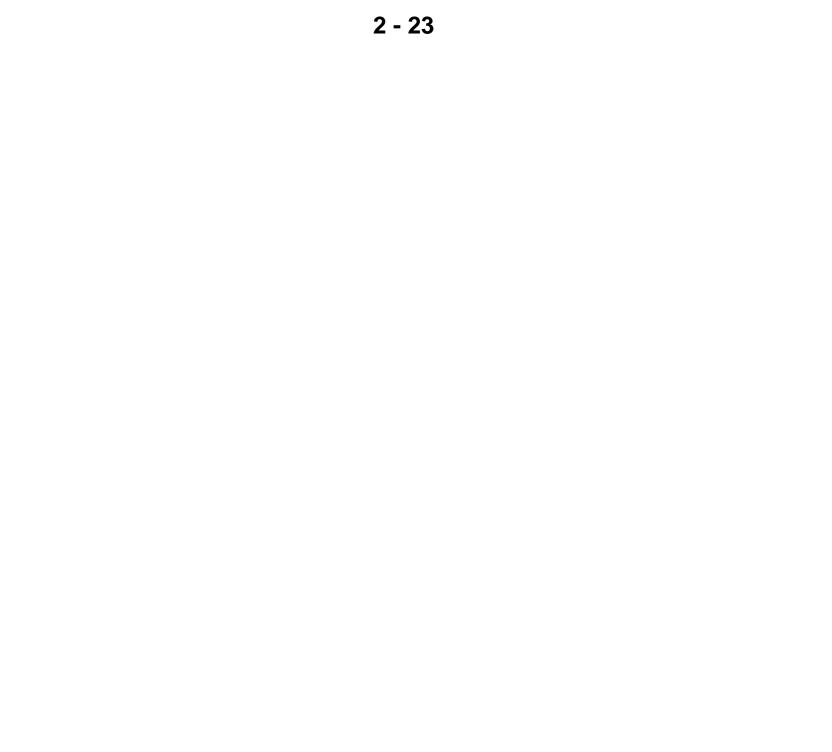












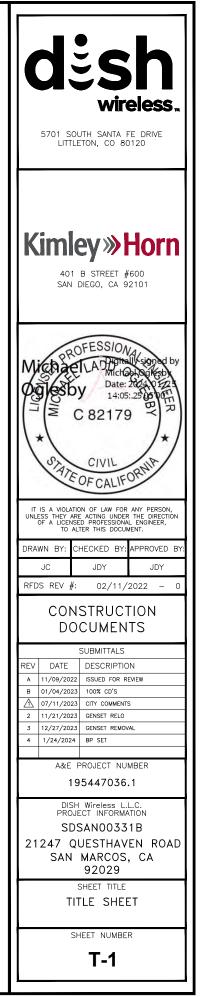
		SITE INFORMATION	PROJECT DIRECTORY
	SPECIAL INSPECTION REQUIRED, SEE FORM ON SHEET A-3	DIVE STEDUEN & SALLY	
	ITEM MATERIAL REQUIRED 2022 CBC STANDARDS REF	PROPERTY OWNER: REVOCABLE TRUST	APPLICANT: DISH Wireless L.L.C. 5701 SOUTH SANTA FE DRIVE
<b>džsn</b>	EQUIPMENT CAB HILTI KWIK BOLT TZ STAINLESS STEEL PERIODIC BASIS 1705.3 ITEM 4 ICC ESR-1917 SECTION 4.4 ACI 318: 17.8.2.4, 17.8.2	ADDRESS: 21247 QUESTHAVEN ROAD	LITTLETON, CO 80120
	STAINLESS STEEL PERIODIC BASIS 1705.3 TIEM 4 SECTION 4.4 ACT 2/A-9, 4/A-9	SAN MARCOS, CA 92029	SITE DESIGNER: KIMLEY-HORN & ASSOCIATES
		STRUCTURE TYPE: RF STEALTH ROOFTOP	401 B STREET #600 SAN DIEGO, CA 92101
	SCOPE OF WORK	COUNTY: SAN DIEGO COUNTY	SAN DIEGO, CA SZTUT
	THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE.	LATITUDE (NAD 83): 33° 6' 6.22" N	SITE ACQUISITION: WHITNEY RUGG WHITNEY.RUGG@DISH.COM
wireless	THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:	33.101727	CONSTRUCTION MGR: ANTHONY WOODARD
VVII CIC33 ™	TOWER SCOPE OF WORK: • REMOVE (3) EXISTING SPRINT PANEL ANTENNAS (1 PER SECTOR) • REMOVE (12) EXISTING SPRINT RADIOS (4 PER SECTOR)	LONGITUDE (NAD 83): 117 10' 20.21" W	ANTHONY WOODARD
DISH Wireless L.L.C. SITE ID:	REMOVE (12) EASTING SERIEL RADIUS (4 FER SECTOR)     INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)     INSTALL PROPOSED JUMPERS	-117.172280	RF ENGINEER: ALEJANDRO VELAZQUEZ
	INSTALL (6) PROPOSED RRUS (2 PER SECTOR)     INSTALL PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP)	ZONING JURISDICTION: RANCHO SANTA FE ASSOCIATION	
SDSAN00331B	INSTALL (1) PROPOSED HYBRID CABLE     INSTALL (1) PROPOSED GPS UNIT	RANCHO SANTA FE FIRE PROTECTION DISTRICT	
	GROUND SCOPE OF WORK:	ZONING DISTRICT: -	
DISH Wireless L.L.C. SITE ADDRESS:	REMOVE (1) EXISTING GENERATOR PLUG     REMOVE (1) EXISTING AC/PANEL/TRANSFER SWITCH     REMOVE (1) EXISTING AC/PANEL/TRANSFER SWITCH	PARCEL NUMBER: 679-040-06-00	
	REMOVE (1) EXISTING TELCO BOARD     REMOVE (1) EXISTING D-BOX     REMOVE (1) EXISTING EQUIPMENT CABINET	OCCUPANCY GROUP: UNMANNED	
21247 QUESTHAVEN ROAD	REMOVE (1) EXISTING EQUIPMENT CABINET     REMOVE (1) EXISTING EQUIPMENT RACK     REMOVE (1) EXISTING CIENA BOX		
SAN MARCOS, CA 92029	INSTALL (1) PROPOSED PPC CABINET     INSTALL (1) PROPOSED FIF RACK	CONSTRUCTION TYPE: II-B	
OAN MAILOOD, OA JEUEJ	<ul> <li>INSTALL (1) PROPOSED TELCO-FIBER BOX</li> <li>INSTALL (1) PROPOSED SAFETY SWITCH (IF REQUIRED)</li> </ul>	POWER COMPANY: SDG&E	
CALIFORNIA CODE OF COMPLIANCE	INSTALL (1) PROPOSED FIBER NID (IF RÈQUIRED)	TELEPHONE COMPANY: AT&T	
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF			
THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING IO THESE CODES	SITE PHOTO	DIREC	CTIONS
CODE TYPE CODE BUILDING 2022 CALIFORNIA BUILDING CODE (CBC)/2021 IBC		DIRECTIONS FROM AIRPORT:	
MECHANICAL 2022 CALIFORNIA MECHANICAL CODE (CMC)/2021 UMC ELECTRICAL 2022 CALIFORNIA ELECTRICAL CODE (CEC)/2020 NEC		HEAD EAST ON N HARBOR DR TOWARD MCCAIN RD     MAKE A U-TURN AT MCCAIN RD	
FIRE 2022 CALIFORNIA FIRE CODE (CFC)/2021 IFC)		TURN RIGHT ONTO LANING RD     TURN RIGHT ONTO ROSECRANS ST     CONTINUE STRAIGHT ONTO CAMINO DEL RIO W	
(FIRE DEPARTMENT FINAL INSPECTION IS REQUIRED		SLIGHT RIGHT TO MERGE ONTO I-5 N TOWARD LOS     MERGE ONTO I-5 N	S ANGELES
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SHEET INDEX		TURN RIGHT ONTO QUESTHAVEN RD     DESTINATION WILL BE ON THE LEFT	
SHEET NO. SHEET TITLE			
T-1 TITLE SHEET			
T-2         PHOTOSIMS           T-3         PHOTOSIMS		VICINI	TY MAP
T-4 PHOTOSIMS		The Home Depot Connors Park San Marcos DMV	the the
LS-1         SURVEY           LS-2         SURVEY		My Yard Live	Costro Windesale
LS-3         SURVEY           LS-4         SURVEY		WinCo Foods Call CSUSM 544	Contract Con
LS-5 SURVEY		Raiphs 👽 💈 CSUSM Kellogg Library	
A-1         OVERALL SITE PLAN           A-2         ENLARGED SITE PLAN	a second s		Goodwill Dudiet Center Q
A-3         ANTENNA LAYOUT, MOUNT AND SCHEDULE           A-4         NORTHEAST ELEVATION		Committy Kaiser San Marcos Pharmacy	La Morent The American Re-
A-5 NORTHWEST ELEVATION	UNDERGROUND SERVICE ALERT	Discovery Lake	Palomar Medical
A-6         EQUIPMENT LAYOUT PLAN           A-7         EQUIPMENT DETAILS	UTILITY NOTIFICATION CENTER OF CALIFORNIA (800) 422-4133		
A-8 EQUIPMENT DETAILS	WWW.CALIFORNIA811.ORG		VINEYARD
A-9         EQUIPMENT DETAILS           E-1         ELECTRICAL/FIBER ROUTE PLAN AND NOTES	CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION	The loss	a de la companya de
E-2         ELECTRICAL DETAILS           E-3         ELECTRICAL ONE-LINE & PANEL SCHEDULE		Double Peak Park	The Home Depot
G-1 GROUNDING PLANS AND NOTES	GENERAL NOTES		LOCATION
G-2         GROUNDING DETAILS           G-3         GROUNDING DETAILS	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		
RF-1 RF CABLE COLOR CODE	DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.	- ser contra	Harmony gene years and and
GN-1         LEGEND AND ABBREVIATIONS           GN-2         RF SIGNAGE			
GN-3         GENERAL NOTES           GN-4         GENERAL NOTES	11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED		
GN-5 GENERAL NOTES	CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON		a week
	THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.	NO SCALE	Google Weet sugge

DISH Wireless LL.C. TEMPLATE VERSION 49 - 5/05/2022 K:\NTL\_TELECOM\WORKFLOW\DISH\SDSAN00331B\01 - TMO DECOMM - PROJECT [ACTIVE]\TMO DECOMM - CONSTRUCTION DRAWINGS\SDSAN00331B\_PCD\_REVA\_2024-01-24.DWG - 25/01/2024 - DENNIS.YOSHI

PROJECT DIRECTORY
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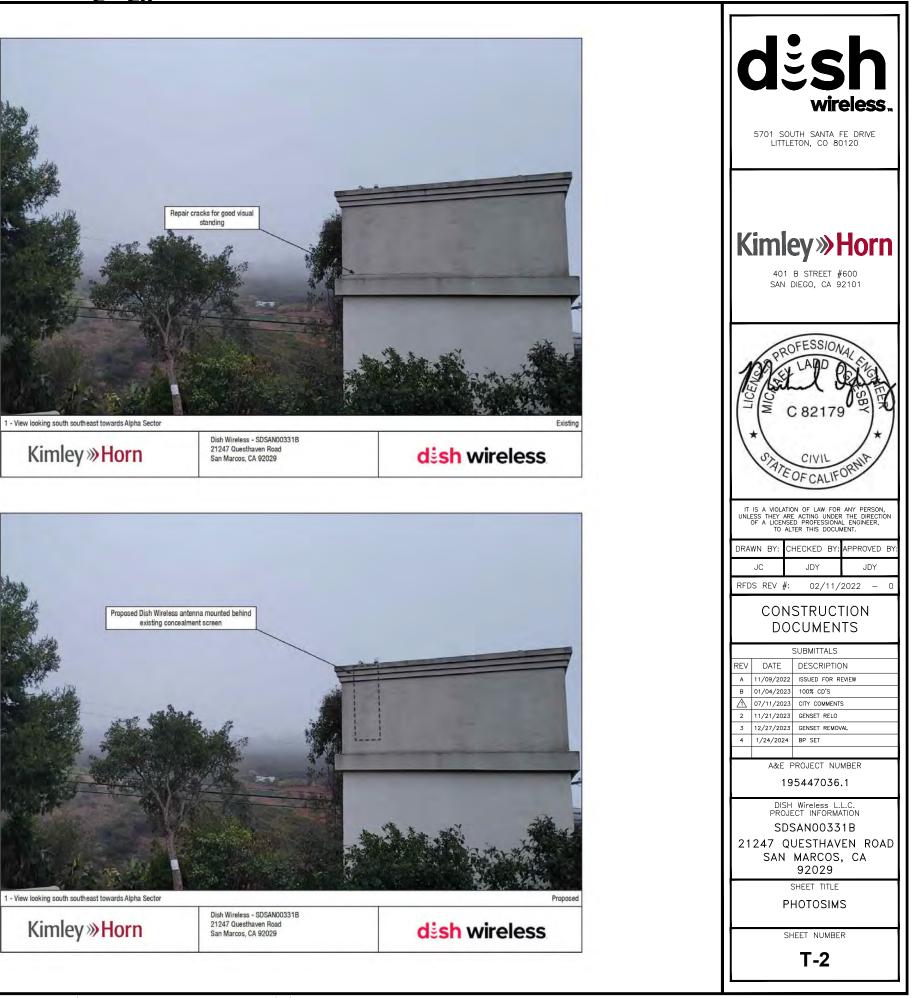








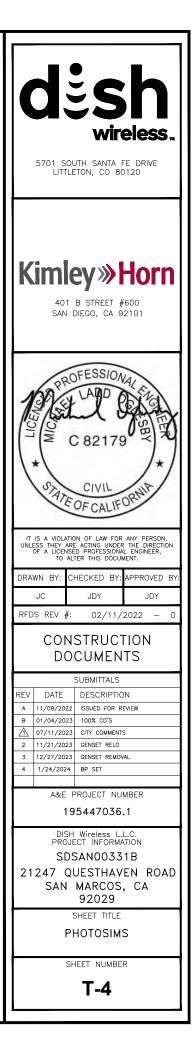


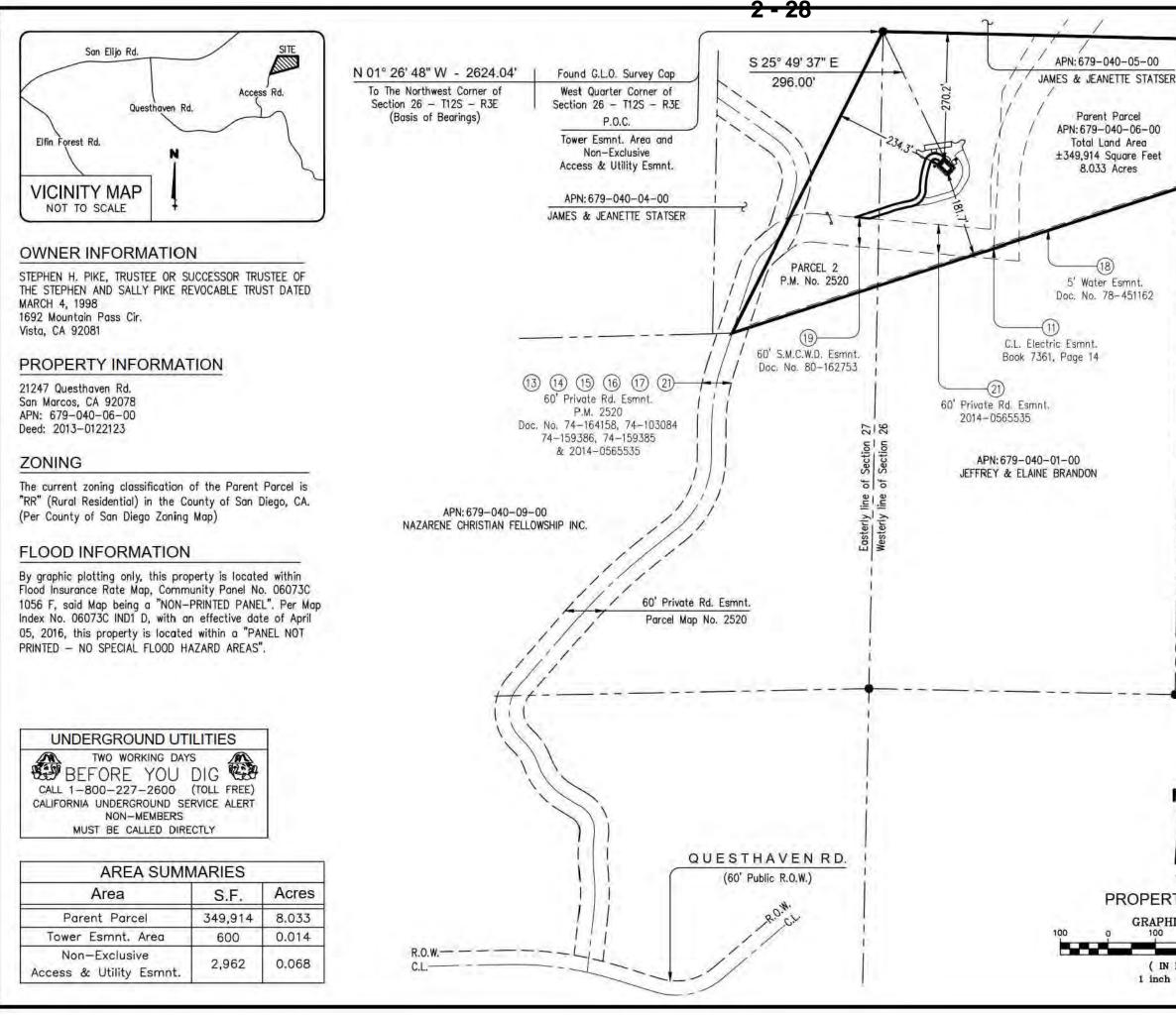




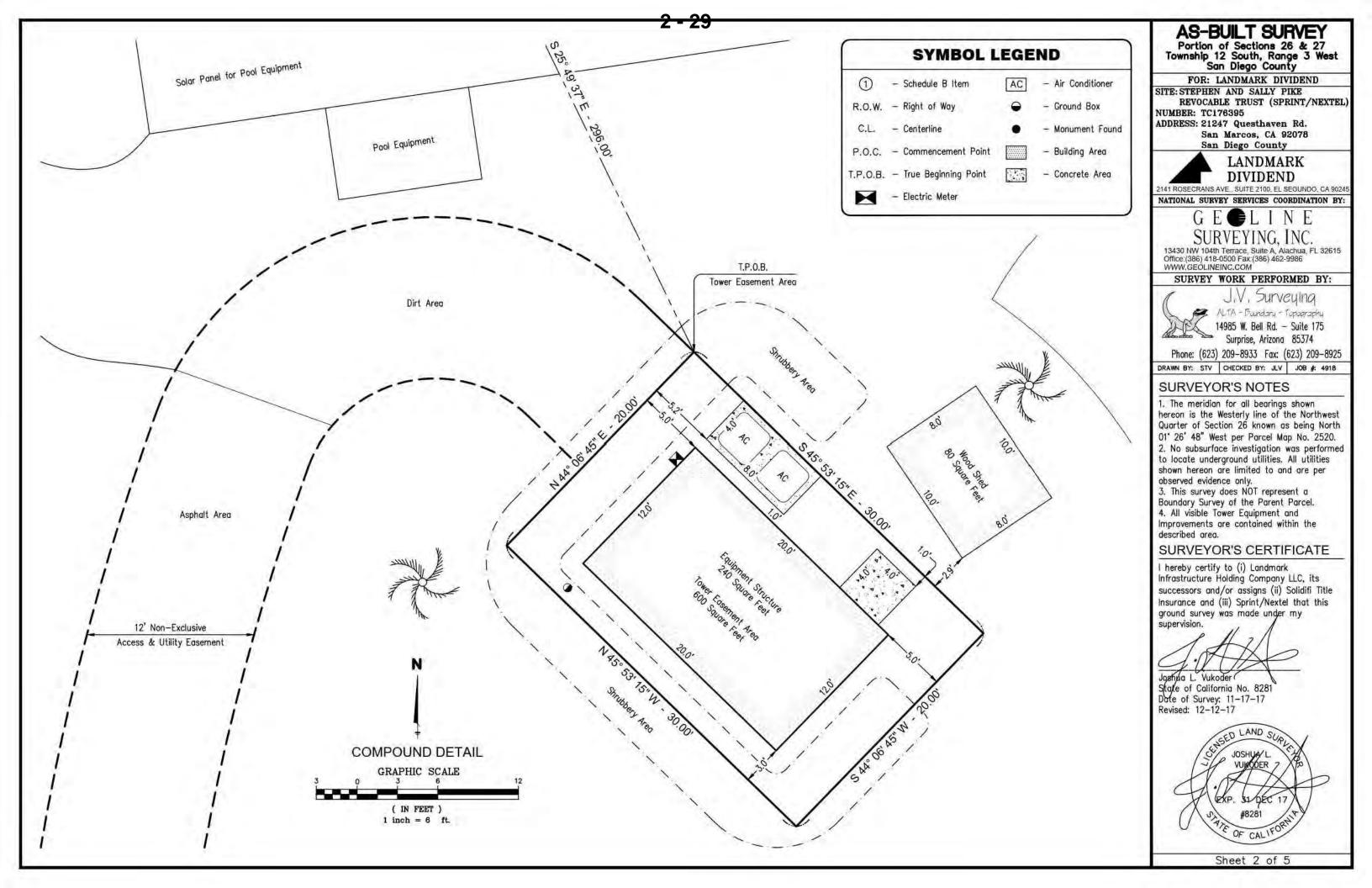
DISH Wireless L.L.C. TEMPLATE VERSION 49 - 5/05/2022 K:\NTL\_TELECOM\WORKFLOW\DISH\SDSAN00331B\01 - TM0 DECOMM - PROJECT [ACTIVE]\TM0 DECOMM - CONSTRUCTION DRAWINGS\SDSAN00331B\_PCD\_REVA\_2024-01-24.DWG - 25/01/2024 - DENNIS.YOSHII

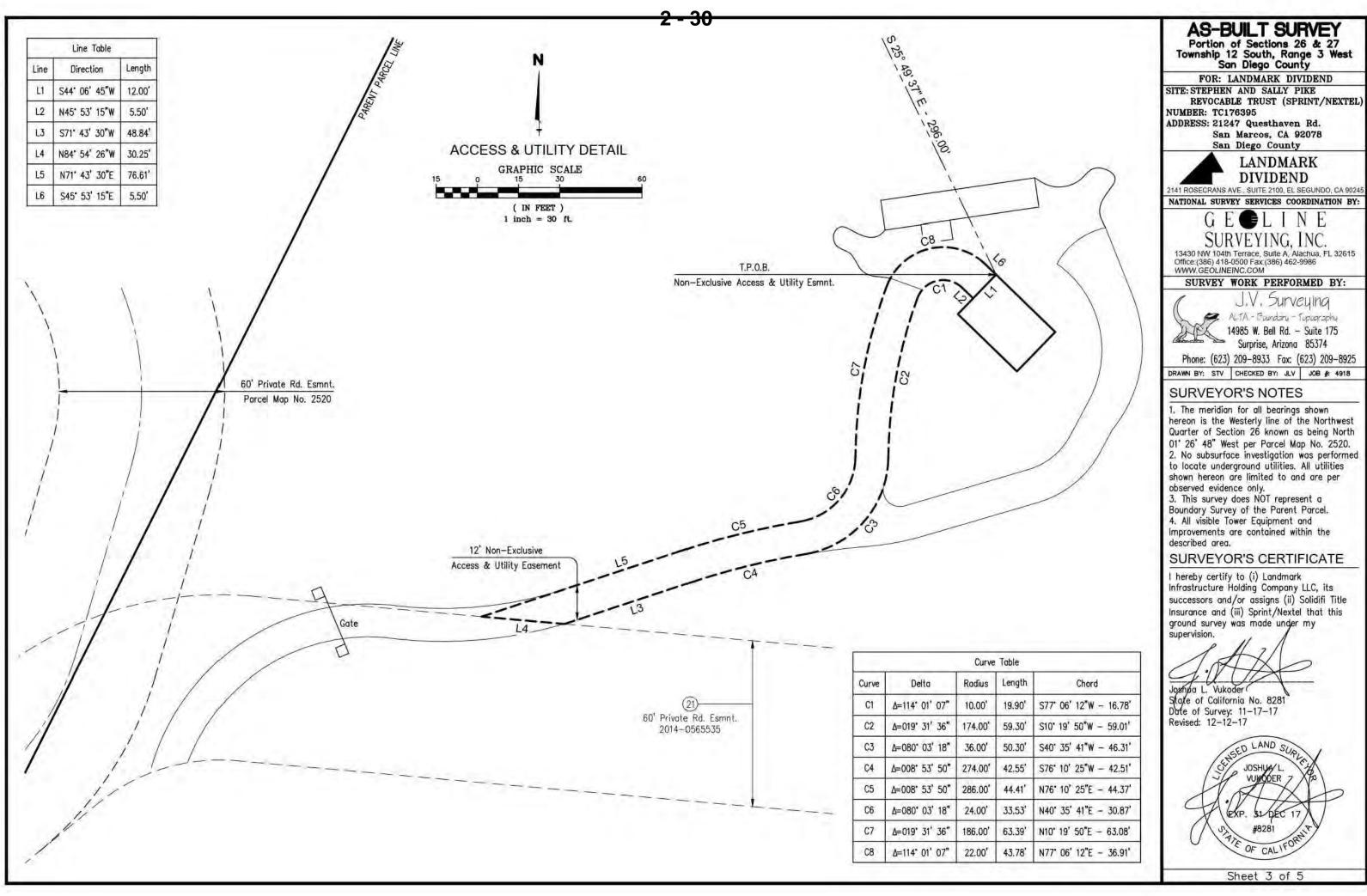






AS-BUILT SURVEY Portion of Sections 26 & 27 Township 12 South, Range 3 West San Diego County FOR: LANDMARK DIVIDEND APN: 222-121-15-00 SITE: STEPHEN AND SALLY PIKE JAMES F. BARTHOLET **REVOCABLE TRUST (SPRINT/NEXTEL)** NUMBER: TC176395 ADDRESS: 21247 Questhaven Rd. San Marcos, CA 92078 San Diego County LANDMARK DIVIDEND 141 ROSECRANS AVE., SUITE 2100, EL SEGUNDO, CA 9024 NATIONAL SURVEY SERVICES COORDINATION BY: SURVEYING, INC. 13430 NW 104th Terrace, Suite A, Alachua, FL 32615 Office:(386) 418-0500 Fax:(386) 462-9986 WWW.GEOLINEINC.COM SURVEY WORK PERFORMED BY: J.V. Surveying 😂 ALTA - Frundary - Tupographu 14985 W. Bell Rd. - Suite 175 Surprise, Arizona 85374 Phone: (623) 209-8933 Fax: (623) 209-8925 DRAWN BY: STV CHECKED BY: JLV JOB #: 4918 SURVEYOR'S NOTES 1. The meridian for all bearings shown hereon is the Westerly line of the Northwest Quarter of Section 26 known as being North 01° 26′ 48″ West per Parcel Map No. 2520. 2. No subsurface investigation was performed to locate underground utilities. All utilities shown hereon are limited to and are per observed evidence only. 3. This survey does NOT represent a Boundary Survey of the Parent Parcel. 4. All visible Tower Equipment and Improvements are contained within the described area. SURVEYOR'S CERTIFICATE I hereby certify to (i) Landmark Infrastructure Holding Company LLC, its successors and/or assigns (ii) Solidifi Title Insurance and (iii) Sprint/Nextel that this ground survey was made under my supervision. Joshua L. Vukoder State of California No. 8281 Date of Survey: 11-17-17 Revised: 12-12-17 LAND JOSH PROPERTY DETAIL GRAPHIC SCALE 400 200 #828 ( IN FEET ) OF CALIF 1 inch = 200 ft.Sheet 1 of 5





e	
gth	Chord
90'	S77" 06' 12"W - 16.78'
30'	S10' 19' 50"W - 59.01'
30'	S40' 35' 41"W - 46.31'
55'	S76" 10' 25"W - 42.51"
41'	N76° 10' 25"E - 44.37'
53'	N40° 35' 41"E - 30.87'
39'	N10' 19' 50"E - 63.08'
78'	N77" 06' 12"E - 36.91'

# PARENT PARCEL LEGAL DESCRIPTION

#### (Provided by Fidelity National Title Insurance Company)

#### (Title Commitment No. LMD-712565-C - Date: November 06, 2017)

The land referred to herein below is situated in the County of San Diego, City of San Marcos, State of California and is described as follows:

#### Parcel A:

Parcel Two of Parcel Map No. 2520, in the County of San Diego, State of California, according to map on file in the Office of the San Diego County Recorder, being a division of portions of the Southwest guarter of the Northeast guarter, in the Northeast guarter of the Southeast guarter of Section 27 and the Southwest guarter of the Northwest guarter, in the Northwest guarter of the Southwest guarter of Section 26, all in the Township 12 South, Range 3 West, San Bernardino Meridian, according to official plat thereof.

#### Parcel B:

An easement for road purposes over a strip of land 60 feet in width, in the South half of the Southwest guarter of Section 27, Township 12 South, Range 3 West, San Bernardino Meridian, in the County of San Diego, State of California, according to official plat thereof, the centerline of said 60.00 foot easement being described as follows:

Beginning at a point in the North line of said South half of the Southeast quarter. distant South 88' 51' 14" West 748.17 feet from the Northeast corner thereof being the intersection of said North line with the centerline of the proposed private road easement as shown on Parcel Map No. 2520, filed in the Office of the San Diego County Recorder, being also a point in the arc of an 80 foot radius curve, concave Easterly a radius bears North 65' 43' 12" West to said point; thence along said centerline Southerly along said curve through an angle of 72' 19' 22" a distance of 100.98 feet to a reverse 120.00 foot radius curve; thence Southeasterly along said curve through an angle of 28' 00' distance, a distance of 58.64 feet to a reverse 140.00 foot radius curve; thence southeasterly along said curve through an angle of 38' 30' a distance of 94.07 feet; thence tangent to said curve South 58" 32' 34" East 37.00 feet to a tangent of 60.00 foot radius curve, concave Southwesterly; thence Southeasterly along said curve through an angle of 65' 15', a distance of 68.33 feet to a reverse 380.00 foot radius curve: thence Southerly along said curve through an angle of 12° 30' a distance of 82.90 feet to a reverse 400.00 foot radius curve: thence Southerly along said curve through an angle of 12' 10' a distance of 84.94 feet; thence tangent to said curve 6' 22' 26" West 124.39 feet to the Southerly line of the land described in deed to William H. McGrath, recorded November 30, 1965 as Instrument No. 215572 of Official Records.

#### Parcel C:

An easement for road purposes over a strip of land 60.00 feet in width, lying within Parcel 1 of Parcel Map No. 2520, delineated and designated as "Proposed Private Road, Easement."

#### Parcel ID #679-040-06-00

This being the same property conveyed to Stephen H. Pike, Trustee or Successor Trustee of the Stephen and Sally Pike Revocable Trust dated March 4, 1998 from Stephen H. Pike, a single man in a deed dated February 14, 2013 and recorded February 25, 2013, as Instrument No. 2013-0122123.

## SCHEDULE B ITEMS

(Provided by Fidelity National Title Insurance Company)

(Title Commitment No. LMD-712565-C - Date: November 06, 2017)

Exception Items 1 through 10

#### (NOT A SURVEY MATTER)

11, Right of Way between Clarence C. Peterson and Laura L. Peterson, and The San Diego Gas & Electric Company, a corporation, dated March 15, 1948 recorded February 03, 1949, in Book 3101 Page 47, in San Diego County, California.

#### (ITEM CENTERLINE IS PLOTTED AND SHOWN HEREON - NO WIDTH PROVIDED)

12. Road Easement between Clarence C. Peterson and Laura L. Peterson, and The San Diego Gas & Electric Company, a corporation, dated November 7, 1958 recorded November 29, 1958, in Book 7364 Page 14, in San Diego County, California.

#### (ITEM IS BLANKET IN NATURE OVER THE SURVEYED PROPERTY)

13. Any and all matters disclosed on Parcel Map No. 2520, completed by Owen C. Lemons Lic No. 17109, dated October 3, 1973 and recorded April 4, 1974 as Document No. 74-085346 in San Diego County, California.

#### (ITEM IS PLOTTED AND SHOWN HEREON)

14. Easement contained in Grant Deed between Laura L. Peterson and Earl D. Annis, Daniel H. Lyman, Richard C. Lyman and Katherine W. Lyman, dated May 14, 1974 and recorded June 20, 1974 as Document No. 74-164158 in San Diego County, California.

#### (ITEM IS PLOTTED AND SHOWN HEREON)

15. Easement Deed between Laura L. Peterson, a widow and Glenn G. Walters and Mildred E. Walters, husband and wife, Johannes S. Koot and Hilda E. Koot, husband and wife, Albert B. Campbell and Mary Winifred Campbell, husband and wife, Bennita B. Gray, a widow, Margaret R. Armstrong, a widow, Robert K. Tuller, a married man, as his sole and separate property, dated April 18, 1974 recorded April 23, 1974, as Document No. 74-103084, in San Diego County, California,

#### (ITEM IS PLOTTED AND SHOWN HEREON)

16. Easement contained in Grant Deed between Laura L. Peterson and Robert C. Peterson, a married man as his sole and separate property, dated June 6, 1974 and recorded June 14, 1974 as Document No. 1974-159386 in San Diego County. California

#### (ITEM IS PLOTTED AND SHOWN HEREON)

17. Easement contained in Grant Deed between Laura L. Peterson and Marvin Carroll and Wanda Carroll, husband and wife, James M. Coggeshall and Lucinda Coggeshall, husband and wife, Bonnie J. Underwood, a single woman, Marianne Morgan, a single woman, and James M. de Pitahaya and Cindy de Pitahaya, husband and wife, dated June 6, 1974 and recorded June 14, 1974 as Document No. 74-159385 in San Diego County, California.

#### (ITEM IS PLOTTED AND SHOWN HEREON)

18. Easement Deed between Dennis Michael Wolfe and Davorin D. Kapich and Katarina Kapich, husband and wife, as joint tenants, dated October 20, 1978 recorded October 23, 1978, as Instrument No. 78-451162, in San Diego County, California.

#### (ITEM IS PLOTTED AND SHOWN HEREON)

19. Grant of Right of Way between Vitomir B. Jevremov and Anna Jevremov and San Marcos County Water District, a county water district, dated April 21, 1980 recorded May 16, 1980, as Instrument No. 80-162753, in San Diego County, California.

#### (ITEM IS PLOTTED AND SHOWN HEREON)

20. Notice of Permission To Use Real Property, dated January 12, 1984 recorded January 18, 1984, as Instrument No. 84-020294, in San Diego County, California.

#### (ITEM IS BLANKET IN NATURE OVER THE SURVEYED PROPERTY)

21. Private Road Easement between Stephen H. Pike, Trustee of Successor Trustee of the Stephen and Sally Pike Revocable Trust dated March 4, 1998, and Eric Clifton and Tanya Clifton, husband and wife, and John P. Signorino and Constance P. Signorino, Trustees of the Signorino Family Living Trust, dated December 10, 2014 recorded December 23, 2014, as Instrument No. 2014-0565535, in San Diego County, California.

#### (ITEM IS PLOTTED AND SHOWN HEREON)

22. Terms and conditions of unrecorded Communications Site Lease between Stephen H. Pike and Debbie Wood Pike, husband and wife, and Nextel of California, a Delaware corporation, d/b/a Nextel Communications, dated July 14, 2005

(ITEM IS BLANKET IN NATURE OVER THE SURVEYED PROPERTY)

Exception Item 23

#### (NOT A SURVEY MATTER)



# TOWER EASEMENT AREA

## (As-Surveyed)

SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, AND BEING A PORTION OF PARCEL 2 OF PARCEL MAP NO. 2520, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND G.L.O. SURVEY CAP AT THE WEST QUARTER CORNER OF SECTION 26;

THENCE SOUTH 25' 49' 37" EAST, A DISTANCE OF 296.00' TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 45' 53' 15" EAST, A DISTANCE OF 30.00' TO A POINT; THENCE SOUTH 44' 06' 45" WEST, A DISTANCE OF 20.00' TO A POINT; THENCE NORTH 45' 53' 15" WEST, A DISTANCE OF 30.00' TO A POINT; THENCE NORTH 44" 06' 45" EAST, A DISTANCE OF 20.00' TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.014 ACRES (600 SQUARE FEET) OF LAND MORE OR LESS.

# NON-EXCLUSIVE ACCESS & UTILITY EASEMENT

(As-Surveyed)

SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTIONS 26 AND 27, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, AND BEING A PORTION OF PARCEL 2 OF PARCEL MAP NO. 2520, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND G.L.O. SURVEY CAP AT THE WEST QUARTER CORNER OF SECTION 26;

THENCE SOUTH 25' 49' 37" EAST, A DISTANCE OF 296.00' TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 44\* 06' 45" WEST, A DISTANCE OF 12.00' TO A POINT; THENCE NORTH 45\* 53' 15" WEST, A DISTANCE OF 5.50' TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 10.00'; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 114\* 01' 07", AN ARC LENGTH OF 19.90' (CHORD: SOUTH 77' 06' 12" WEST – 16.78') TO THE BEGINNING OF A TANGENT COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 174.00'; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19\* 31' 36", AN ARC LENGTH OF 59.30' (CHORD: SOUTH 10\* 19' 50" WEST – 59.01') TO THE BEGINNING OF

A TANGENT REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 36.00'; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 80' 03' 18",

AN ARC LENGTH OF 50.30' (CHORD: SOUTH 40' 35' 41" WEST - 46.31') TO THE BEGINNING OF A TANGENT REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 274.00';

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08' 53' 50", AN ARC LENGTH OF 42.55' (CHORD: SOUTH 76' 10' 25" WEST - 42.51') TO A POINT OF TANGENCY:

THENCE SOUTH 71" 43" 30" WEST, A DISTANCE OF 48.84" TO A POINT ON THE NORTHERLY LINE OF AN EXISTING 60" "PRIVATE ROAD EASEMENT" RECORDED DECEMBER 23, 2014, AS INSTRUMENT NO. 2014-0565535;

THENCE NORTH 84' 54' 26" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 30.25' TO A POINT;

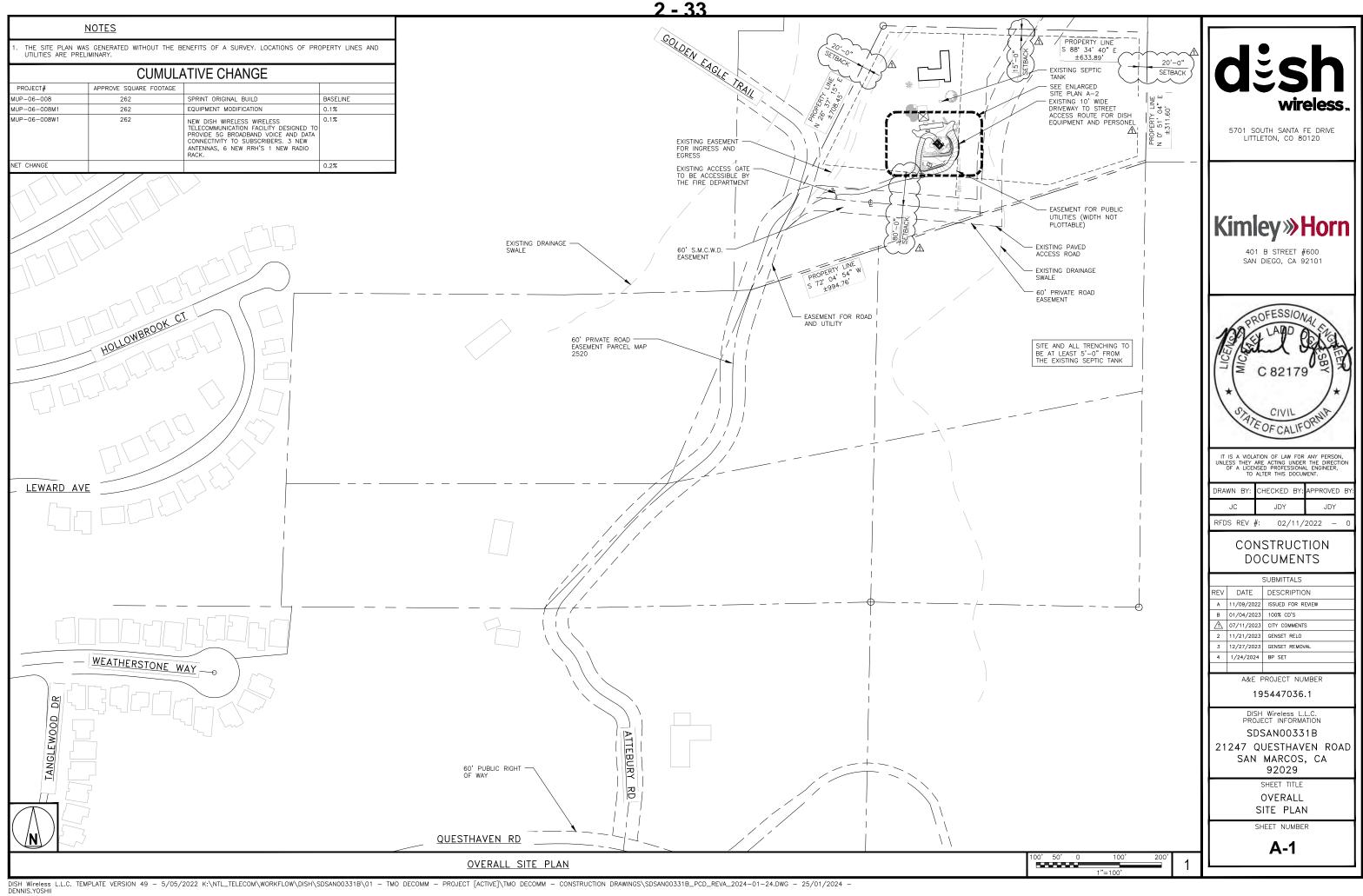
THENCE NORTH 71' 43' 30" EAST, LEAVING SAID NORTHERLY LINE, A DISTANCE OF 76.61' TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 286.00'; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08' 53' 50", AN ARC LENGTH OF 44.41' (CHORD: NORTH 76' 10' 25" EAST - 44.37') TO THE BEGINNING OF A TANGENT REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 24.00'; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 80' 03' 18", AN ARC LENGTH OF 33.53' (CHORD: NORTH 40' 35' 41" EAST - 30.87') TO THE BEGINNING OF A TANGENT REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 186.00'; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 186.00'; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19' 31' 36", AN ARC LENGTH OF 63.39' (CHORD: NORTH 10' 19' 50" EAST - 63.08') TO THE BEGINNING OF A TANGENT COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 22.00';

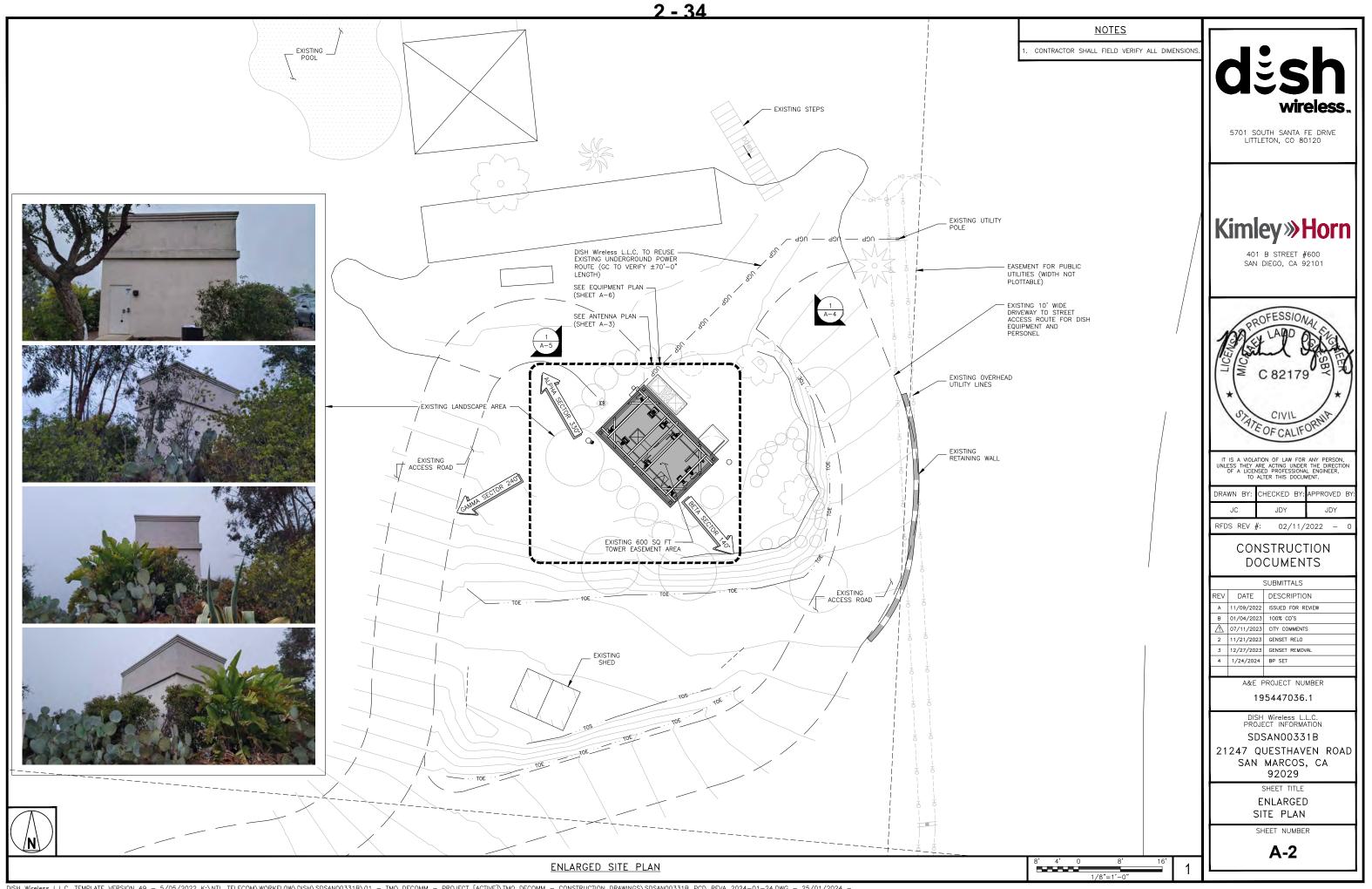
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 114" 01" 07", AN ARC LENGTH OF 43.78' (CHORD: NORTH 77" 06' 12" EAST - 36.91') TO A POINT OF TANGENCY;

THENCE SOUTH 45' 53' 15" EAST, A DISTANCE OF 5.50' TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.068 ACRES (2,962 SQUARE FEET) OF LAND MORE OR LESS.

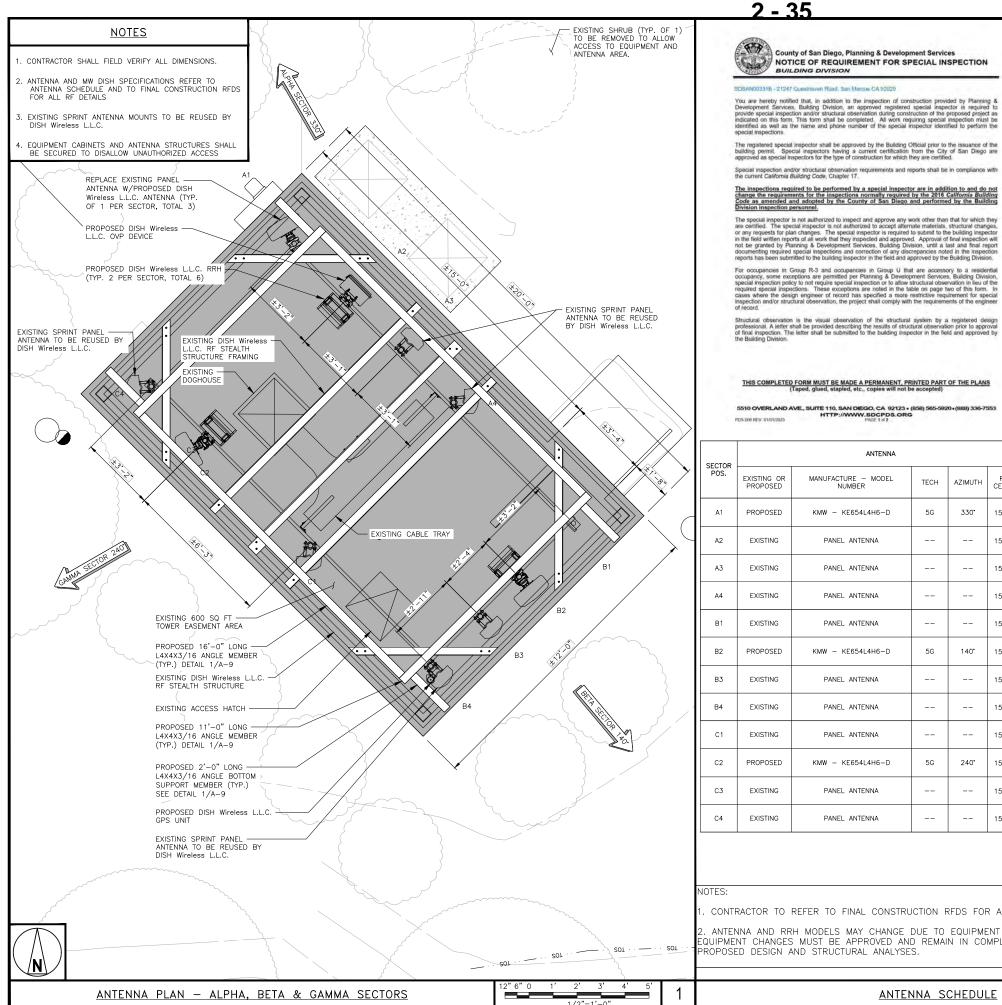
TOGETHER WITH A PRIVATE ROAD EASEMENT BETWEEN STEPHEN H. PIKE, TRUSTEE OF SUCCESSOR TRUSTEE OF THE STEPHEN AND SALLY PIKE REVOCABLE TRUST DATED MARCH 4, 1998, AND ERIC CLIFTON AND TANYA CLIFTON, HUSBAND AND WIFE, AND JOHN P. SIGNORINO AND CONSTANCE P. SIGNORINO, TRUSTEES OF THE SIGNORINO FAMILY LIVING TRUST, DATED DECEMBER 10, 2014 RECORDED DECEMBER 23, 2014, AS INSTRUMENT NO. 2014–0565535, IN SAN DIEGO COUNTY, CALIFORNIA.

AS-BUILT SURVEY Portion of Sections 26 & 27 Township 12 South, Range 3 West San Diego County FOR: LANDMARK DIVIDEND SITE: STEPHEN AND SALLY PIKE **REVOCABLE TRUST (SPRINT/NEXTEL)** NUMBER: TC176395 ADDRESS: 21247 Questhaven Rd. San Marcos, CA 92078 San Diego County LANDMARK DIVIDEND 2141 ROSECRANS AVE., SUITE 2100, EL SEGUNDO, CA 90245 NATIONAL SURVEY SERVICES COORDINATION BY: NE SURVEYING, INC. 13430 NW 104th Terrace, Suite A, Alachua, FL 32615 Office:(386) 418-0500 Fax:(386) 462-9986 WWW.GEOLINEINC.COM SURVEY WORK PERFORMED BY: J.V. Surveying 😂 N.T.A. - Foundary - Tupography 14985 W. Bell Rd. - Suite 175 Surprise, Arizona 85374 Phone: (623) 209-8933 Fax: (623) 209-8925 DRAWN BY: STV CHECKED BY: JLV JOB #: 4918 SURVEYOR'S NOTES 1. The meridian for all bearings shown hereon is the Westerly line of the Northwest Quarter of Section 26 known as being North 01' 26' 48" West per Parcel Map No. 2520. 2. No subsurface investigation was performed to locate underground utilities. All utilities shown hereon are limited to and are per observed evidence only. 3. This survey does NOT represent a Boundary Survey of the Parent Parcel. 4. All visible Tower Equipment and Improvements are contained within the described area. SURVEYOR'S CERTIFICATE I hereby certify to (i) Landmark Infrastructure Holding Company LLC, its successors and/or assigns (ii) Solidifi Title Insurance and (iii) Sprint/Nextel that this ground survey was made under my supervision. Joshua L. Vukoder State of California No. 8281 Date of Survey: 11-17-17 Revised: 12-12-17 LAND JOSH #8281 OF CALIF Sheet 5 of 5





DISH Wireless L.L.C. TEMPLATE VERSION 49 - 5/05/2022 K:\NTL\_TELECOM\WORKFLOW\DISH\SDSAN00331B\01 - TMO DECOMM - PROJECT [ACTIVE]\TMO DECOMM - CONSTRUCTION DRAWINGS\SDSAN00331B\_PCD\_REVA\_2024-01-24.DWG - 25/01/2024 - DENNIS.YOSHII



# WORK REQUIRING SPECIAL INSPECTION SPECIAL INSPECTI FOR R-3 AND U OCCUPAN SPECIAL P TEMS 1b. 2a (WHEN Fc ± 3.000 psi). 2c, 3 STRUCTURAL OBSERVATION ITEMS 1d, 3a, 3b ( Steel C High-strength bolt. Cold-formed steel a L > 2.500 pai Structural slabs\* Pre-stressed / post a. Masonry walts\* b. Site walts other than County Standard plans\* Wood Construction vibid consudation a. High-load diaphragms\* b. Structural wood: Nalling, bolting, anchoring and other tastening of components within the lateral-force-rasisting system where tastener spaci-of sheathing is 4 inches to c. or less\* Erundations Driven deep fo Cast-in-place deep foundations Helical pile foundation Mastic and intumescent fire-resistant coatings Exterior insulation and finish systems (EIFS) Fire-resistant penetrations and joints in Risk Category III or IV buildings

ITEM C

As a control systems. Installation and anchorage of mechanical and electrical components a. Electrical equipment for emergency a. Electrical equipment for emergency standby power systems
 b. Other electrical equipment in structures in Seismic Design Category E or F
 c. Piping systems or ductwork designed to zardous materials n isolation systems with 1/4 inch Vibration isolation systems with 1/4 in or tess clearance required between support frame and restraint torage racks

PDS 000 REV. 01/01/2023

# THIS COMPLETED FORM MUST BE MADE A PERMANENT, PRINTED PART OF THE PLANS (Taped, glued, stapled, etc., copies will not be accepted)

10 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5920 • (888) 336-7553 HTTP://WWW.SDCPDS.ORG HARE 1 of 2

SECTOR		ANTENNA			TRANSMISSION CABLE	RHH			OVP	
POS.	EXISTING OR PROPOSED	MANUFACTURE – MODEL NUMBER	TECH	AZIMUTH	RAD CENTER	FEED LINE TYPE AND LENGTH	MANUFACTURE – MODEL NUMBER	TECH	POS.	MANUFACTURE MODEL
A1	PROPOSED	KMW - KE654L4H6-D	5G	330*	15'-0"	(1) NWS - DC - D06C08-XXXFT - 8AWG (±45')	(1) SAMSUNG – RF4450T–71A (1) SAMSUNG – RF4451D–70A	5G	A1	(1) RAYCAP – RDIDC-9181-PF-48
A2	EXISTING	PANEL ANTENNA			15'-0"					
A3	EXISTING	PANEL ANTENNA			15'-0"					
A4	EXISTING	PANEL ANTENNA			15'-0"					
B1	EXISTING	PANEL ANTENNA			15'-0"					
B2	PROPOSED	KMW - KE654L4H6-D	5G	140*	15'-0"	(1) SHARED W/ ALPHA	(1) SAMSUNG - RF4450T-71A (1) SAMSUNG - RF4451D-70A	5G	B1	SHARED W/ ALPHA
B3	EXISTING	PANEL ANTENNA			15'-0"					
B4	EXISTING	PANEL ANTENNA			15'-0"					
C1	EXISTING	PANEL ANTENNA			15'-0"					
C2	PROPOSED	KMW - KE654L4H6-D	5G	240*	15'-0"	SHARED W/ ALPHA	(1) SAMSUNG - RF4450T-71A (1) SAMSUNG - RF4451D-70A	5G	C1	SHARED W/ ALPHA
C3	EXISTING	PANEL ANTENNA			15'-0"					
C4	EXISTING	PANEL ANTENNA			15'–0"					
	ł						,			

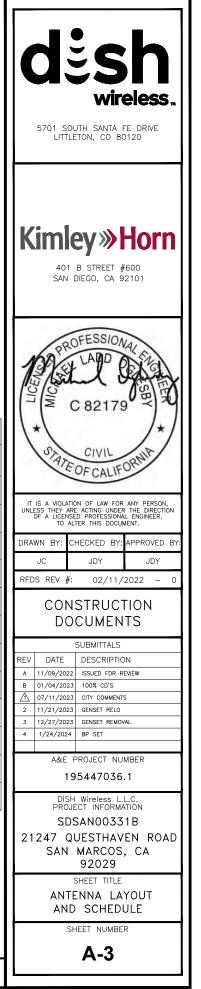
CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.

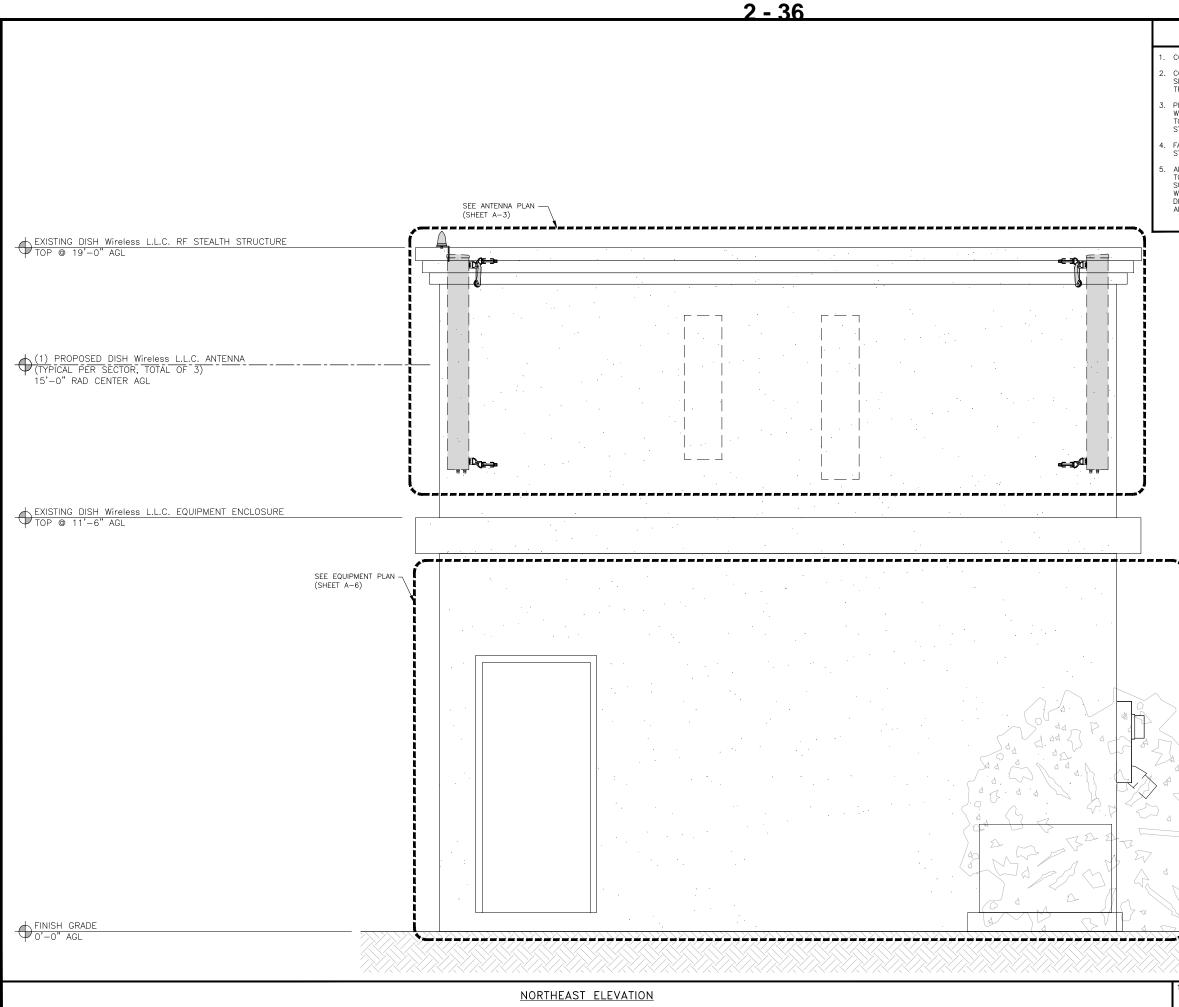
2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.

ANTENNA SCHEDULE

LOCATION	DESIGN	NAME OF SPECIAL INSPECTOR	PHONE NUMBER OF SPECIAL INSPECTOR
ONS REQU	IRED BY C	BC SECTION 1705	
CIES ACCESS	ORY TO RES	DENTIAL OCCUPANCIES	
	1,500 psi), and	3b (WHEN WALL HEIGHT	
WHEN WALL H	EIGHT IS > 10	SPECIAL INSPECTION FOI FT), 4a, AND 4b.	R:
2/A-9, 4/A-9	5,426	Man inspections LLC	949-616-6287
		10	
_			
			1

PAGE 2 of 2





DISH Wireless L.L.C. TEMPLATE VERSION 49 - 5/05/2022 K:\NTL\_TELECOM\WORKFLOW\DISH\SDSAN00331B\01 - TMO DECOMM - PROJECT [ACTIVE]\TMO DECOMM - CONSTRUCTION DRAWINGS\SDSAN00331B\_PCD\_REVA\_2024-01-24.DWG - 25/01/2024 - DENNIS.YOSHII

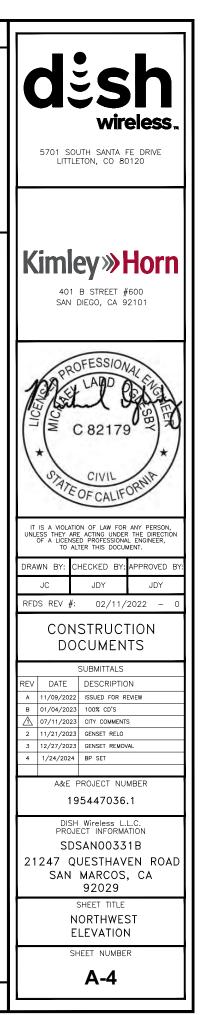
#### <u>NOTES</u>

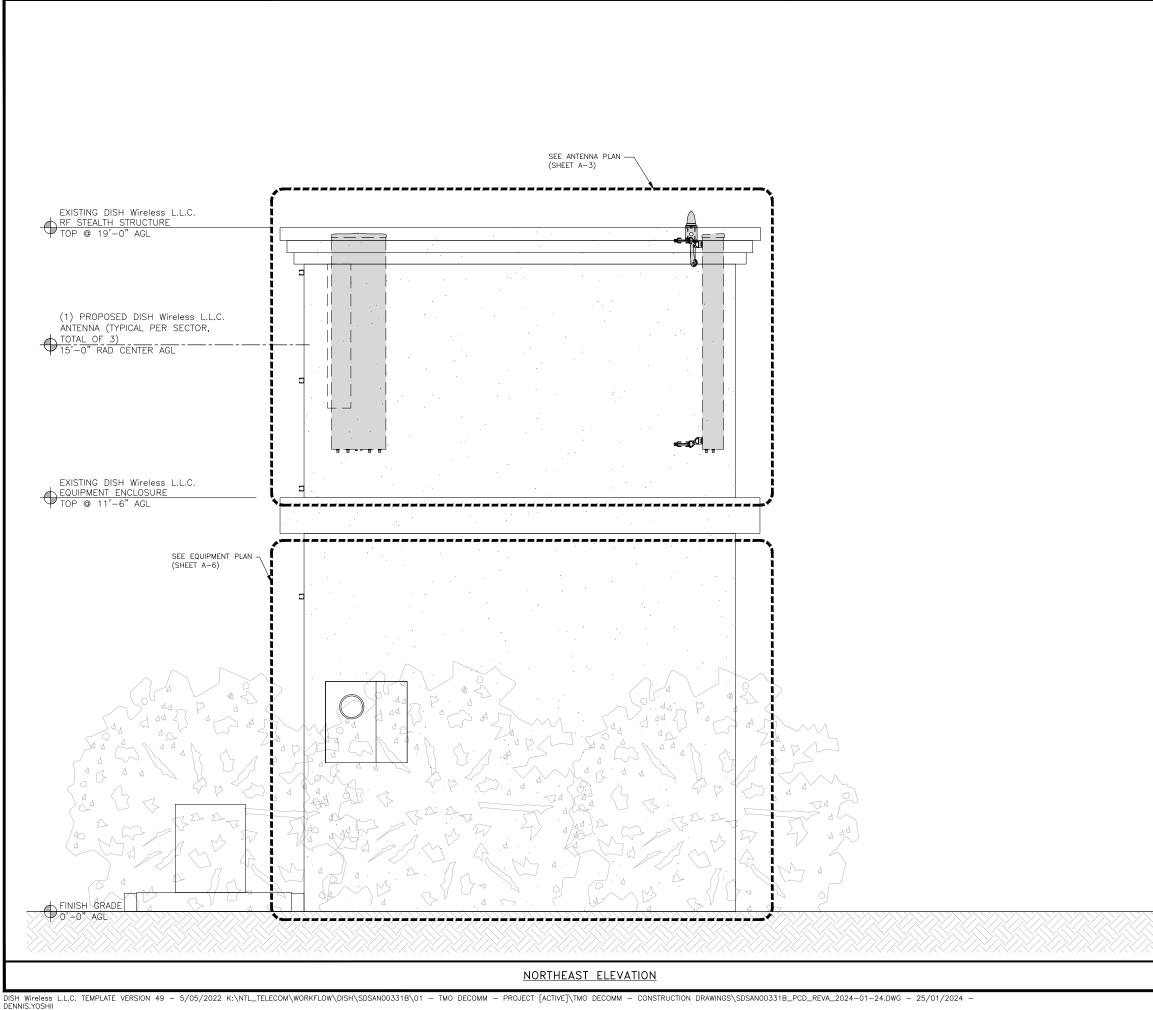
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS
- CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
- PROPOSED DISH Wireless L.L.C. 6'-0" HIGH CMU WALL ENCLOSURE TO BE TEXTURED AND PAINTED TO MATCH EXISTING FACILITY ACCESSORY STRUCTURE. 3
- 4. FACILITY TO BE MAINTAINED IN GOOD VISUAL STANDING.

3/4" = 1

1

ALL CAMOUFLAGED FACILITIES SHALL BE DESIGNED TO VISUALLY AND OPERATIONALLY BLEND INTO THE SURROUNDING AREA IN A MANNER OCNSISTENT WITH COMMUNITY CHARACTER AND EXISITNG DEVELOPMENT. THE FACILITY SHOULD ALSO BE APPROPRIATE FOR THE SPECIFIC SITE.





#### <u>NOTES</u>

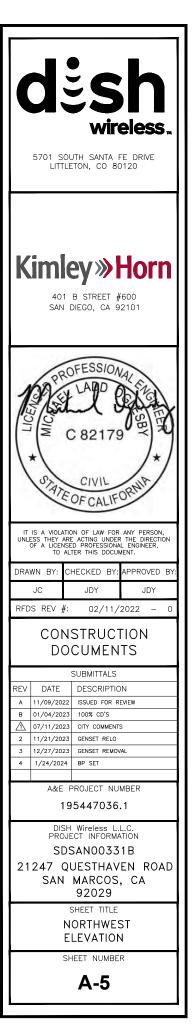
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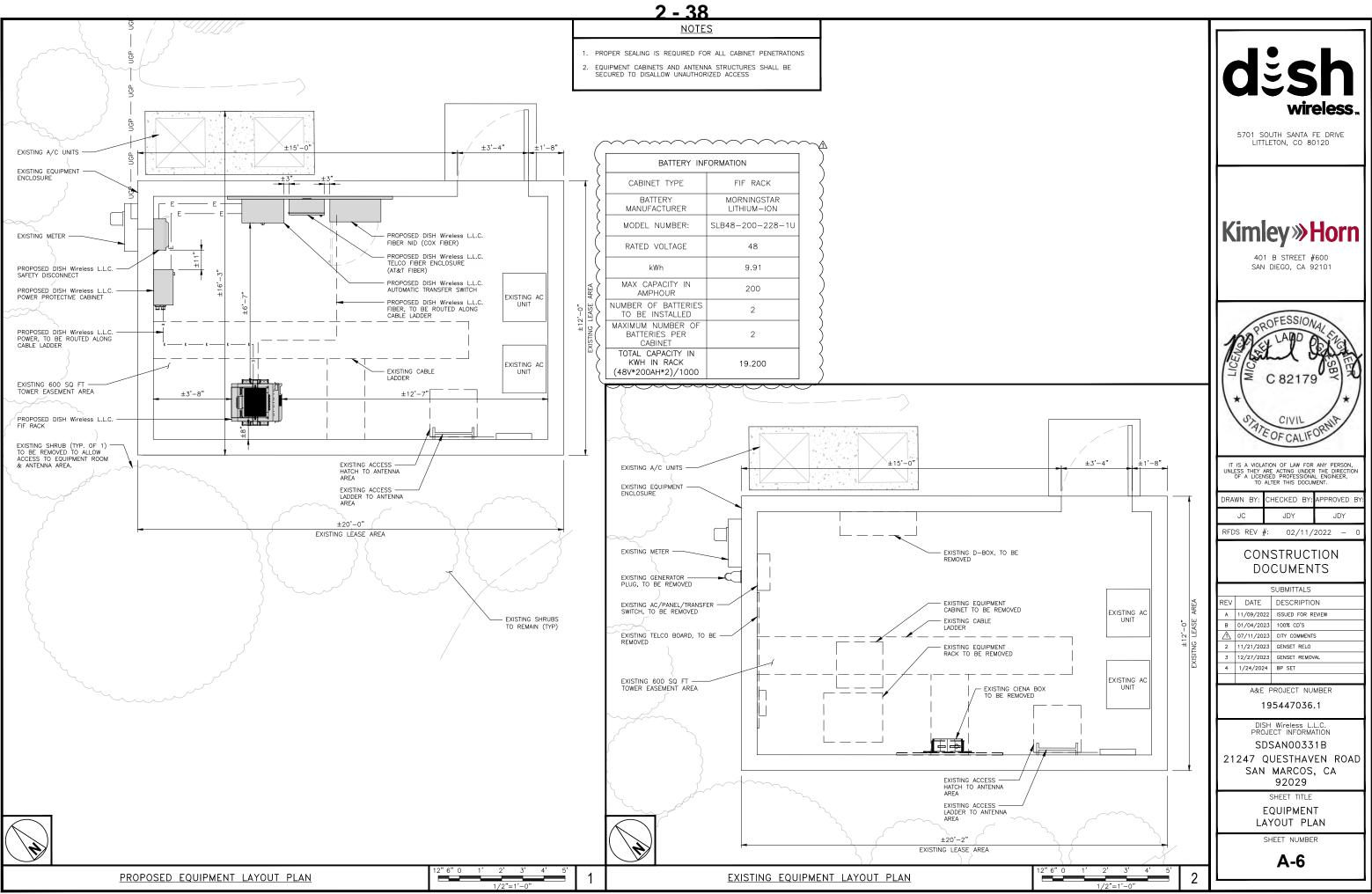
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3/4" = 1

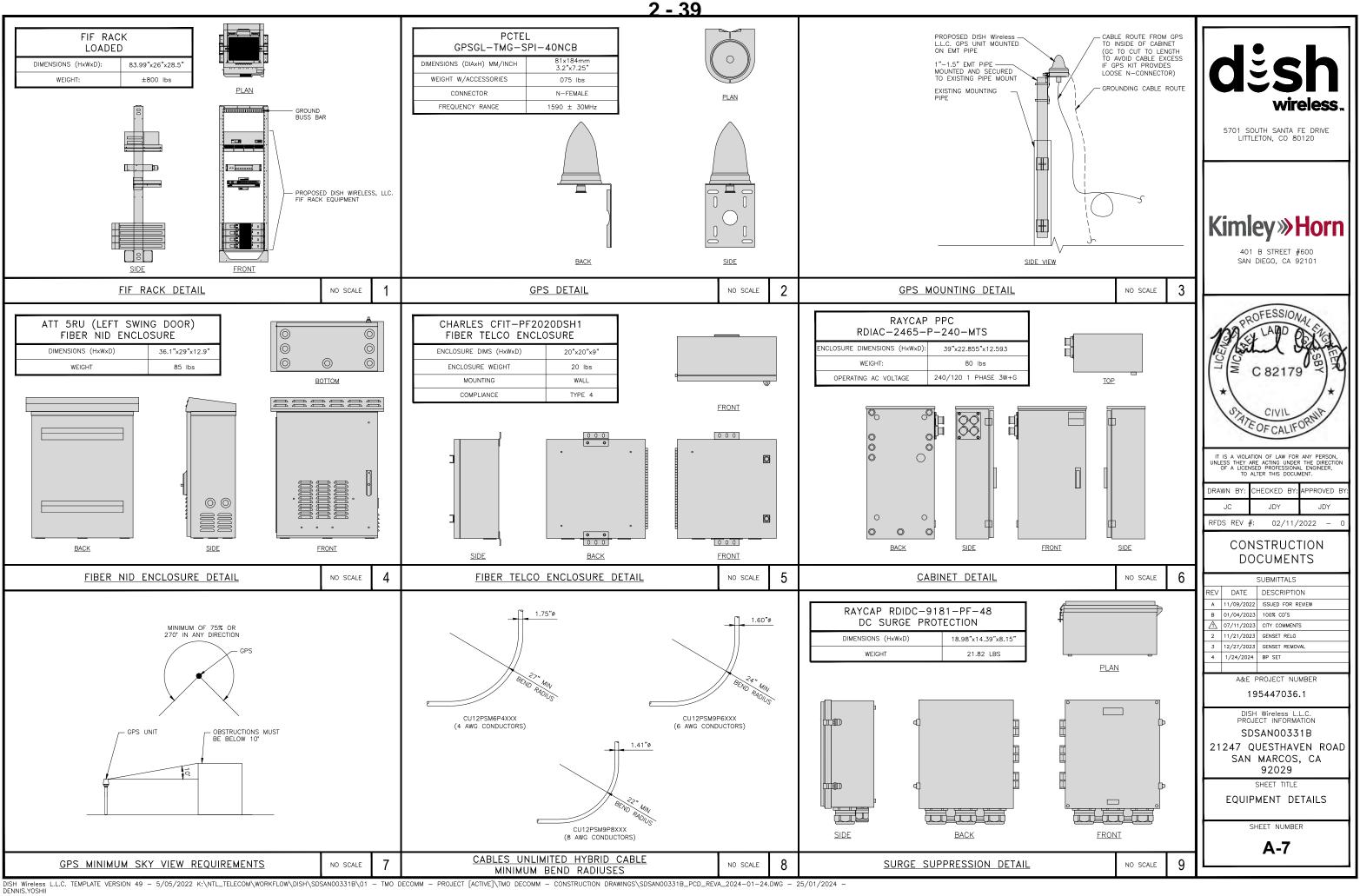
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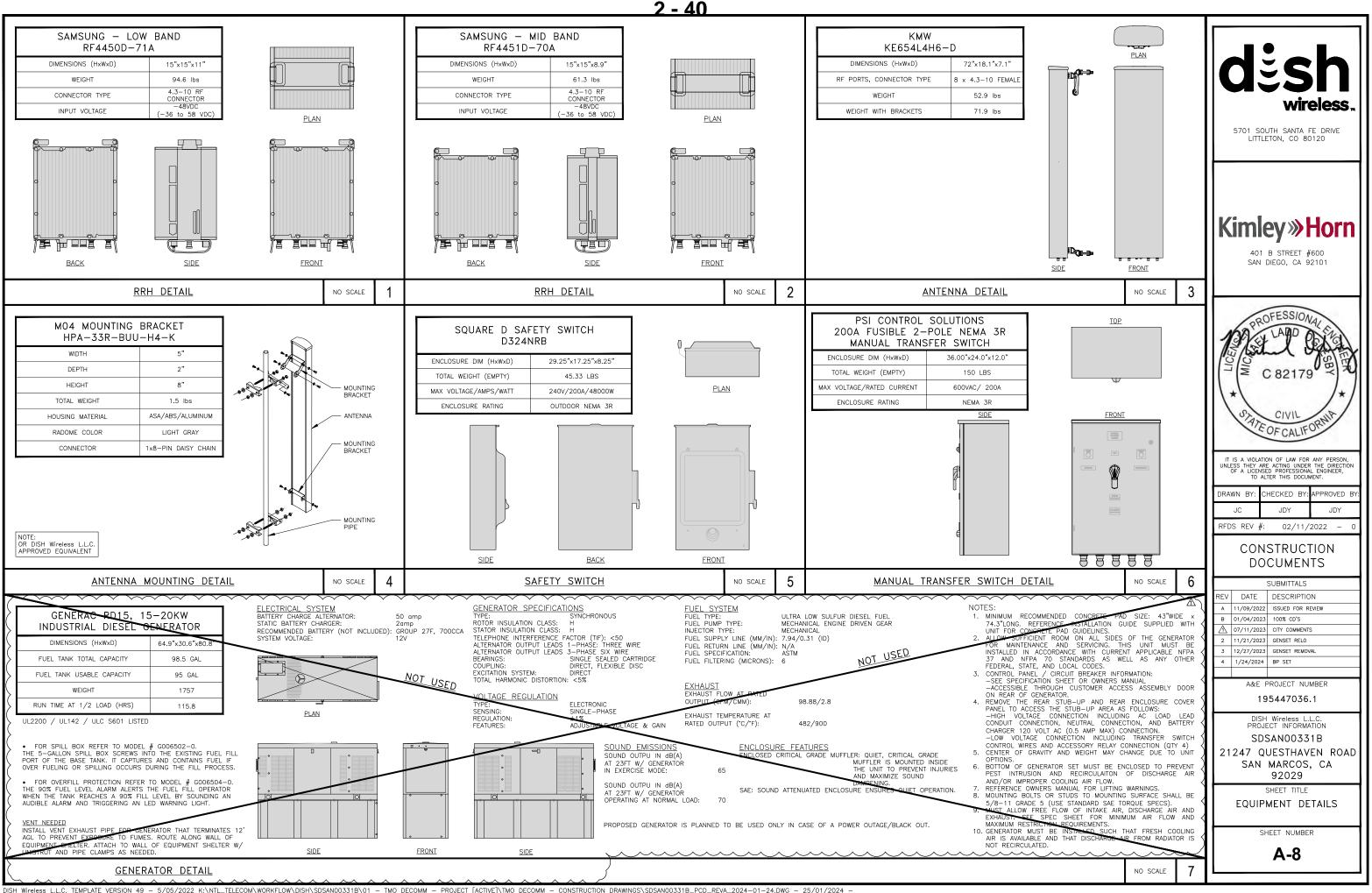
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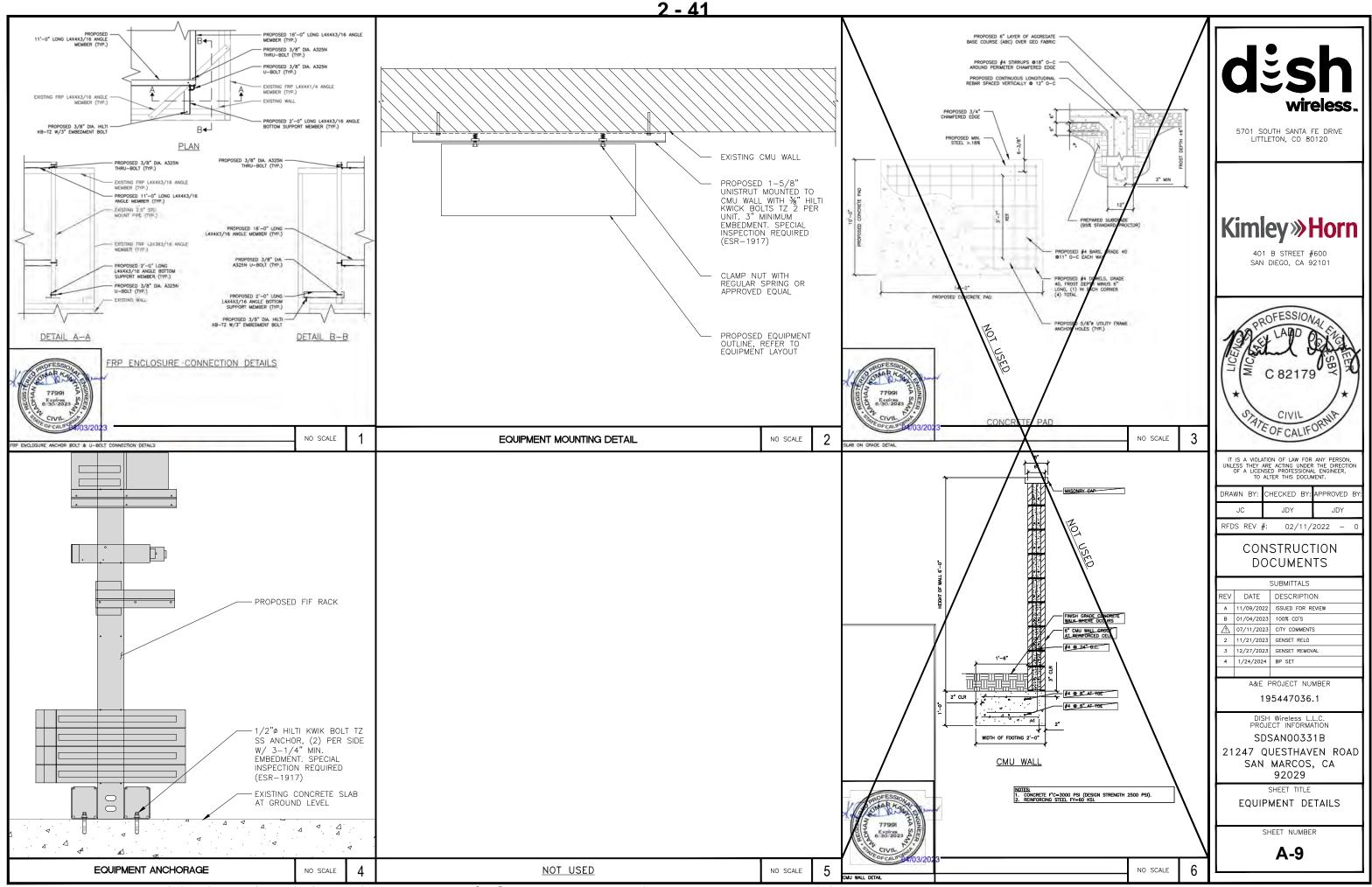


DISH WIREless L.L.C. TEMPLATE VERSION 49 - 5/05/2022 K:\NTL\_TELECOM\WORKFLOW\DISH\SDSAN00331B\01 - TMO DECOMM - PROJECT [ACTIVE]\TMO DECOMM - CONSTRUCTION DRAWINGS\SDSAN00331B\_PCD\_REVA\_2024-01-24.DWG - 25/01/2024 - DENNIS.YOSHII

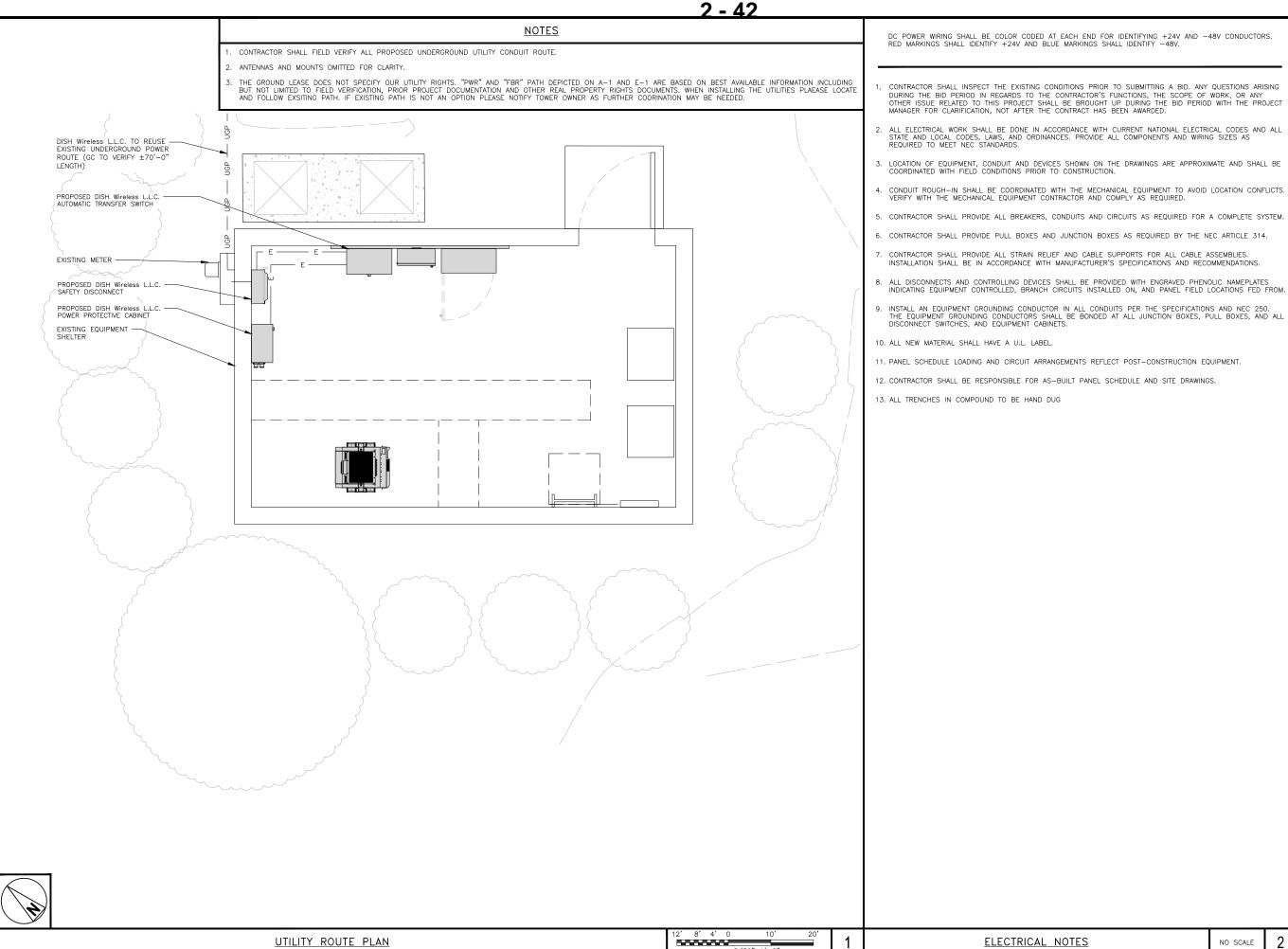




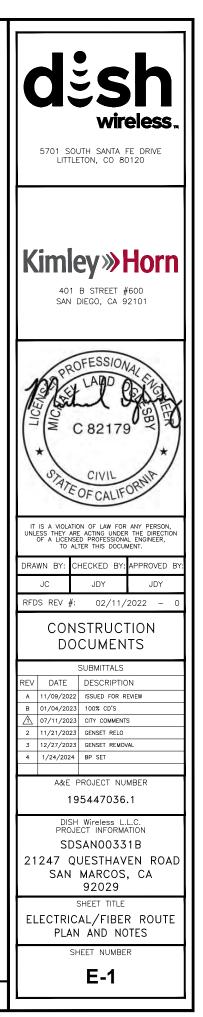
DISH Wireless L.L.C. TEMPLATE VERSION 49 - 5/05/2022 K:\NTL\_TELECOM\WORKFLOW\DISH\SDSAN00331B\01 - TMO DECOMM - PROJECT [ACTIVE]\TMO DECOMM - CONSTRUCTION DRAWINGS\SDSAN00331B\_PCD\_REVA\_2024-01-24.DWG - 25/01/2024 - DENNIS.YOSHI



DISH Wireless L.L.C. TEMPLATE VERSION 49 - 5/05/2022 K:\NTL\_TELECOM\WORKFLOW\DISH\SDSAN00331B\01 - TMO DECOMM - PROJECT [ACTIVE]\TMO DECOMM - CONSTRUCTION DRAWINGS\SDSAN00331B\_PCD\_REVA\_2024-01-24.DWG - 25/01/2024 - DENNIS.YOSHII

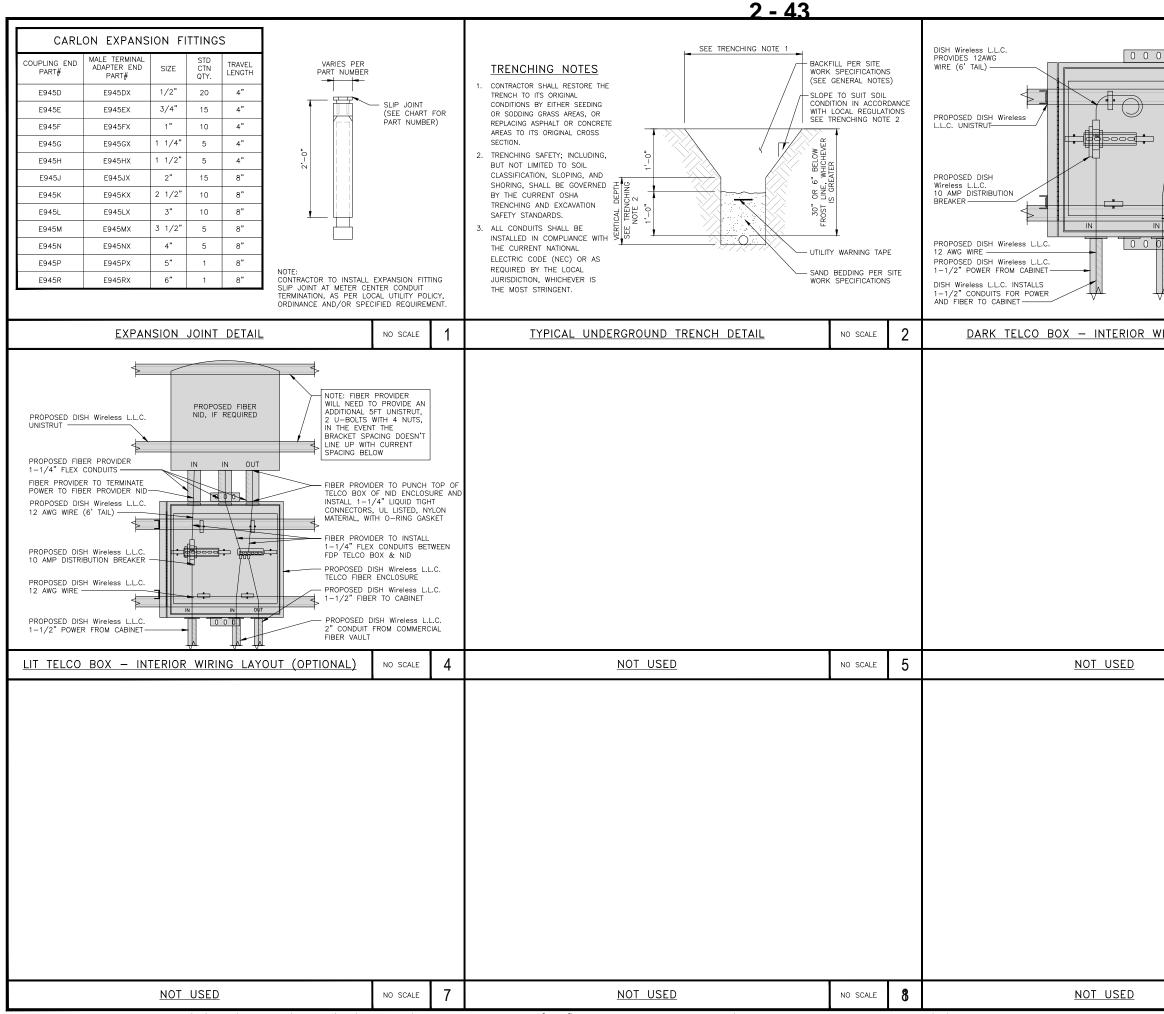


DISH Wireless L.L.C. TEMPLATE VERSION 49 - 5/05/2022 K:\NTL\_TELECOM\WORKFLOW\DISH\SDSAN00331B\01 - TMO DECOMM - PROJECT [ACTIVE]\TMO DECOMM - CONSTRUCTION DRAWINGS\SDSAN00331B\_PCD\_REVA\_2024-01-24.DWG - 25/01/2024 - DENNIS.YOSHII

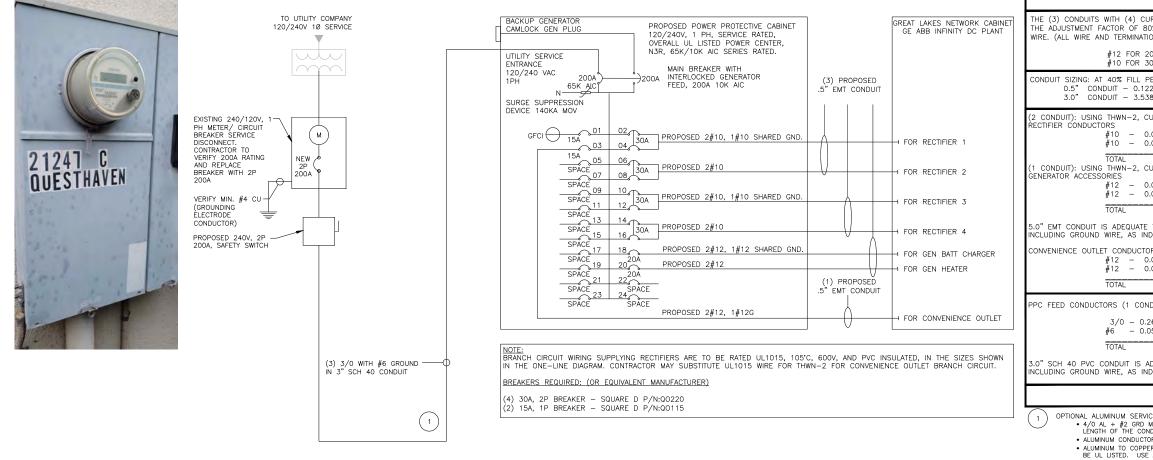


2

NO SCALE



DISTRIBUT PROPOSE TELCO FI JUMPE DISH Wire JUMPE NEED TO FIBER PR SUBL OF CONNECT IS TERMIN	eless L.L.C. FIBE TION PANEL. D DISH Wireless BER ENCLOSURE TO CABINET WIL BE TERMINATEL COVIDER ON OTH BULKHEAD/LC OR WHERE CIRC NATED.	L.L.C. R L D BY IER FO LC	<b>dissip</b> wireless. 5701 SOUTH SANTA FE DRIVE LITTLETON, CO 80120
FIBER LA OF WAY TERMINAT PROPOSE 1-1/2" I PROPOSE		SHT ELL.C. ET ELL.C. ERCIAL	Kimley » Horn 401 b street #600 san diego, ca 92101
	NO SCALE	3	IT IS A VOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED POPESSIONAL HORINEER, TO ALTER THIS DOCUMENT. DRAWN BY: CHECKED BY: APPROVED BY: JC JDY JDY RFDS REV #: 02/11/2022 - 0 CONSTRUCTION DOCUMENTS
	NO SCALE	6	SUBMITTALS           REV         DATE         DESCRIPTION           A         11/09/2022         ISSUED FOR REVIEW           B         01/04/2023         100% CD'S           A         07/11/2023         CITY COMMENTS           2         11/21/2023         GENSET RELO           3         12/27/2023         GENSET REMOVAL           4         1/24/2024         BP SET           A&E         PROJECT NUMBER           195447036.1           DISH         Wireless           LLC.         PROJECT INFORMATION           SDSAN00331B         212447
	NO SCALE	9	21247 QUESTHAVEN ROAD SAN MARCOS, CA 92029 SHEET TITLE ELECTRICAL DETAILS SHEET NUMBER E-2



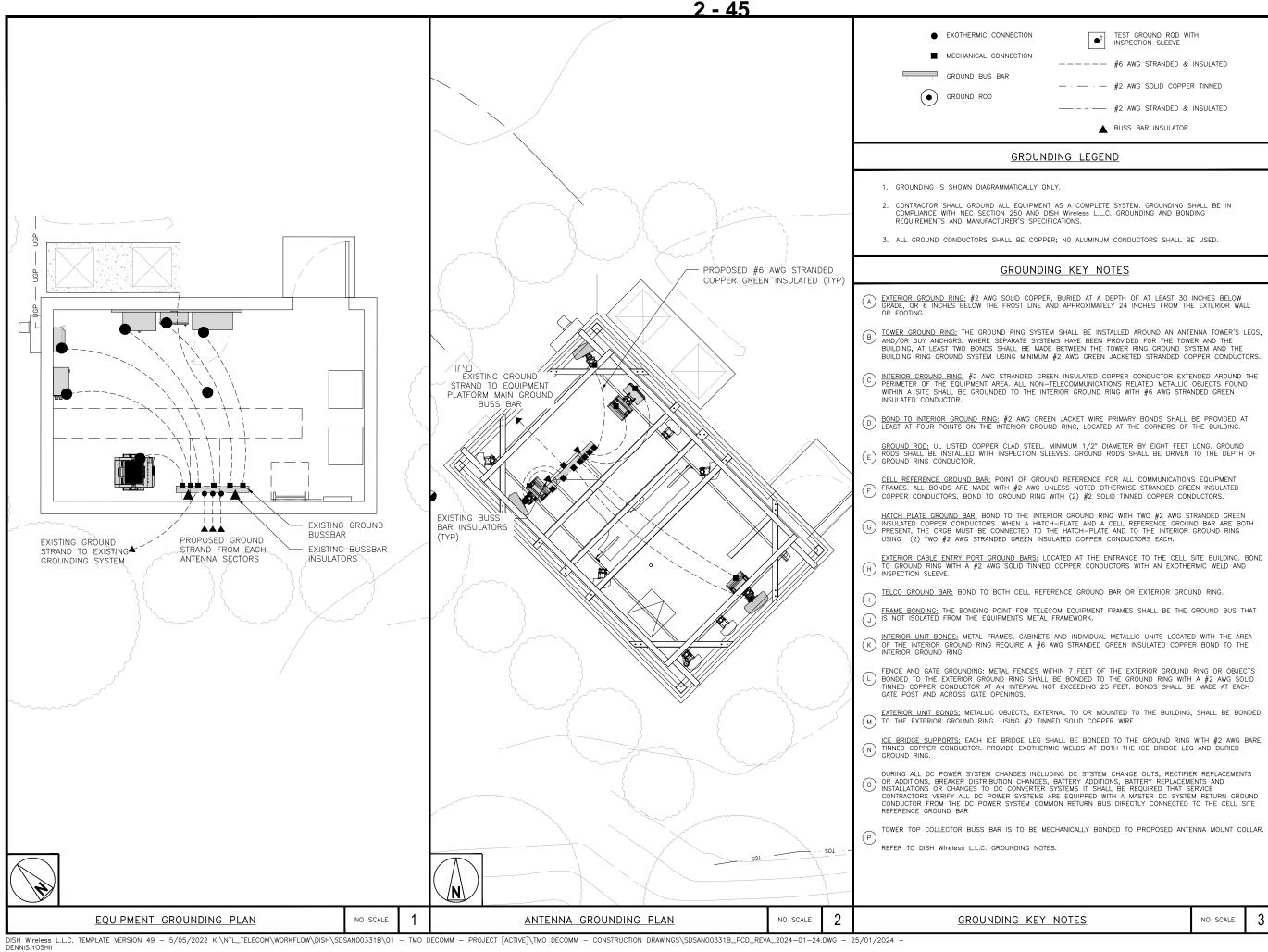
PA	ANEL NAME	LOC	ATION				VOLTAG	E- 240	120 10			MOUNTING/EN	CLOSURE:	SURFACE/NEMA 3R		7	
							MAIN C					AVAIL. FAULT O	CURRENT:			1	
GR	REAT LAKES	METAL	PLATFORM	1			BUS RAT					SHORT CIRCUI	T RATING:	65,000 / 10,000 SERIES R	ATED		
AMPS POLES	WIRE & CONDUIT	TYPE	DE	SCRIPTION	KVA	скт	A		в	скт	KVA	DESCRIPTION	TYPE	WIRE & CONDUIT	AMPS POLES		
15/1	2 #12, 1 #12G	R	INT	RNAL GFCI	0.18	1	2.18	t		2	2.00	RECTIFIER	EQ	SEE ONE LINE	30/2	-1	
15/1	SEE ONE LINE	R		NIENCE OUTLET	0.18	3		[	2.18	4	2.00		EQ				1
$\rightarrow$				SPACE		5	2.00	ļ		6	2.00	RECTIFIER	EQ	SEE ONE LINE	30/2	4	
		-		SPACE	<u> </u>	7	0.00	ł	2.00	8	2.00	DEOTIFIED	EQ		00/5	-11	1
-+				SPACE SPACE	<u> </u>	9	2.00	ł	2.00	10 12	2.00	RECTIFIER	EQ EQ	SEE ONE LINE	30/2	-11	1
-+		+		SPACE	<u> </u>	13	2.00	ł	2.00	14	2.00	RECTIFIER	EQ	SEE ONE LINE	30/2	-11	1
				SPACE		15	2.00	t	2.00	16	2.00		EQ		00/2		
				SPACE		17		t		18		SPACE					
				SPACE		19		[		20		SPACE				4	1
		+		SPACE		21		ļ		22		SPACE				-11	1
				SPACE		23 D LOAD	8.2		8.2	24 KVA		SPACE				-1	1
					TASEL	LOAD	0.2		0.2			TOTAL CONNECT	ED LOAD	20.4 kVA	85 A		1
												TOTAL DEMA		20.4 kVA	85 A	1	
LOAD	DESCRIPTION	CONN	LOAD	DEMAND	DESIGN		]									-1	1
TYPE		KVA	AMPS	FACTOR	KVA	AMPS											1
LI	LIGHTING	0.0	0.0	1.25	0.0	0.0	4										1
		0.4	1.5	NEC	0.4	1.5											
R	RECEPTACLE		~ ~				1										
R M	MOTOR	0.0	0.0	1 00	0.0		1										
R M H	MOTOR HEATING	0.0	0.0	1.00	0.0	0.0	1										
R M	MOTOR	0.0					-										

PPC ONE-LINE DIACRAM

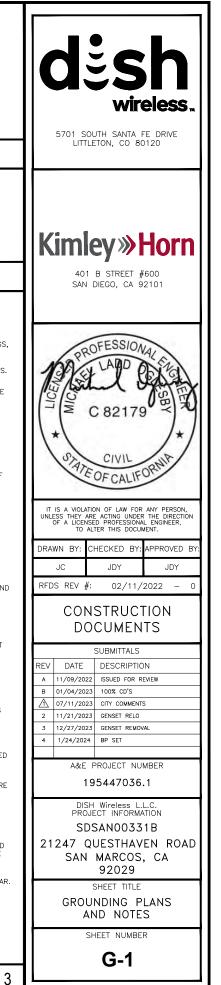
NOT USED

DISH Wireless L.L.C. TEMPLATE VERSION 49 - 5/05/2022 K:\NTL\_TELECOM\WORKFLOW\DISH\SDSAN00331B\01 - TMO DECOMM - PROJECT [ACTIVE]\TMO DECOMM - CONSTRUCTION DRAWINGS\SDSAN00331B\_PCD\_REVA\_2024-01-24.DWG - 25/01/2024 - DENNIS.YOSHII

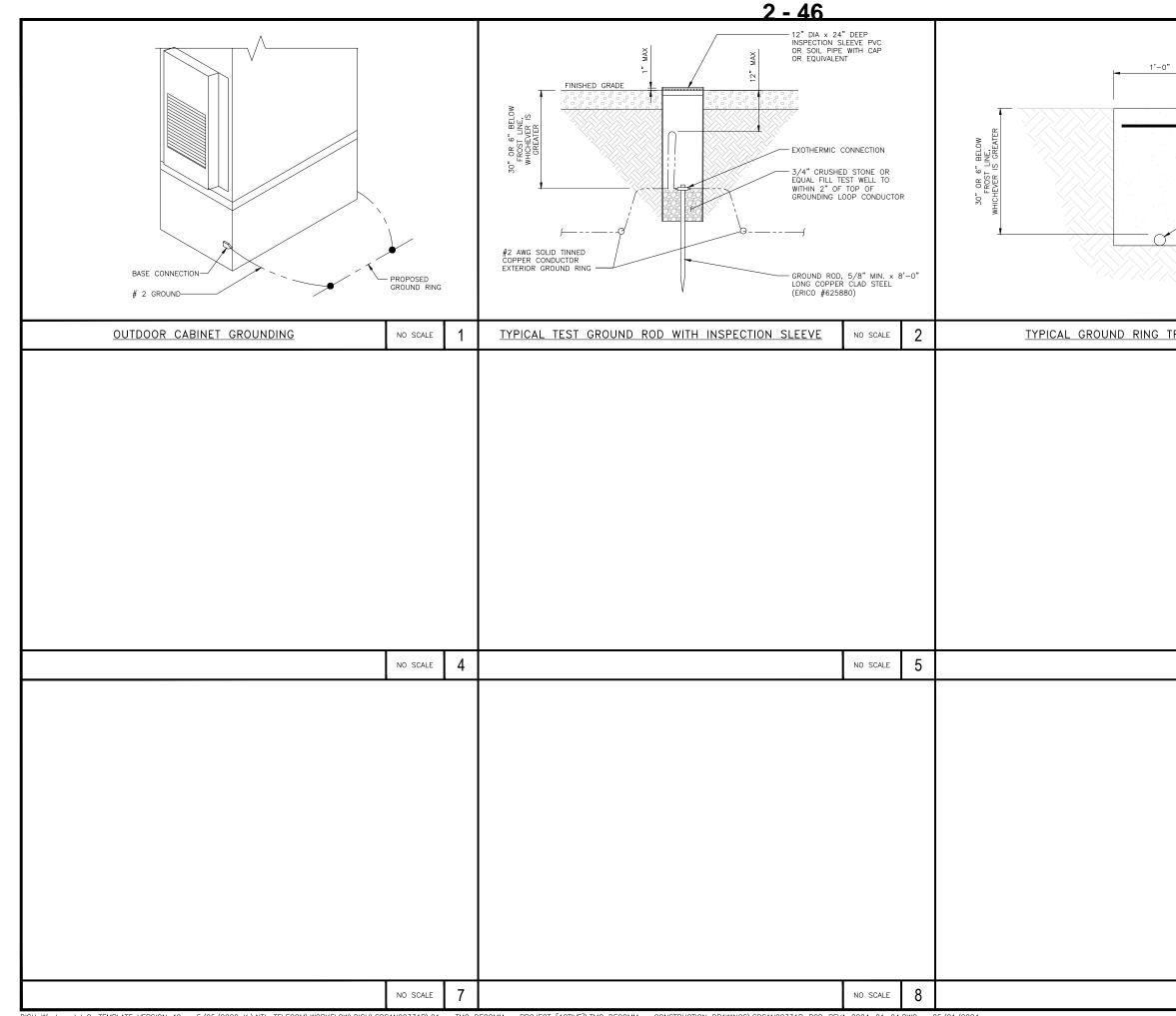
NOTES			
JRRENT CARRYING CONDUCTORS E 0% PER 2020 NEC TABLE 310.15 ION HARDWARE TO BE RATED 75*(	5(C)(1) FOR UL10		dish
20A OCPD WIRE DERATING: 0.8 30A OCPD WIRE DERATING: 0.8			
PER NEC CHAPTER 9, TABLE 4, A 22 SQ. IN AREA 38 SQ. IN AREA	RTICLE 358.		<b>WITELESS *</b>
cu.			LITTLETON, CO 80120
0.0211 SQ. IN X 4 = 0.844 SQ. 0.0211 SQ. IN X 1 = 0.0211 SQ. = 0.1055 SQ. II	. IN <ground< td=""><td></td><td>  </td></ground<>		
CU. 0.0133 SQ. IN X 4 = 0.0532 SQ.			
0.0133 SQ. IN X 1 = 0.0133 SQ. = 0.0665 SQ. II	_		Kimlov»Horn
TO HANDLE THE TOTAL OF (5) VIDICATED ABOVE.	NIRES,		Kimley »Horn
DRS 0.0133 SQ. IN X 2 = 0.0266 SQ 0.0133 SQ. IN X 1 = 0.0133 SQ = 0.0399 SQ. II	. IN <ground< td=""><td></td><td>SAN DIEGO, CA 92101</td></ground<>		SAN DIEGO, CA 92101
NDUIT): USING THWN, CU.			
2679 SQ. IN X 3 = 0.8037 SQ. 0507 SQ. IN X 1 = 0.0507 SQ.	IN <ground< td=""><td></td><td>PROFESSIONAL STA</td></ground<>		PROFESSIONAL STA
= 0.8544 SQ. ADEQUATE TO HANDLE THE TOTAL IDICATED ABOVE.			find off
KEYNOTES			- S C 82179 × 4
ICE CONDUCTOR: MAY BE USED INSTEAD OF 3/0 CU + DUCTOR IS LESS THAN 300 FT FROM ORS MUST BE 90°C TO CARRY THE FU ER BUSS CONNECTIONS MUST MEET AN ANTI CORROSION CONDUCTIVE LUBRIC	LL 200A LOAD REQU	UIRED SI AND	OF CIVIL ORNIN
			IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.
	1		DRAWN BY: CHECKED BY: APPROVED BY:
	NO SCALE	1	JC JDY JDY RFDS REV #: 02/11/2022 - 0
			CONSTRUCTION DOCUMENTS
			SUBMITTALS
			REV DATE DESCRIPTION A 11/09/2022 ISSUED FOR REVIEW
			B 01/04/2023 100% CD'S
			A         07/11/2023         CITY COMMENTS           2         11/21/2023         GENSET RELO
			3         12/27/2023         GENSET         REMOVAL           4         1/24/2024         BP         SET
			A&E PROJECT NUMBER
			195447036.1
			DISH Wireless L.L.C. PROJECT INFORMATION SDSAN00331B
			21247 QUESTHAVEN ROAD
			SAN MARCOS, CA 92029
			SHEET TITLE ELECTRICAL ONE-LINE & PANEL SCHEDULE
			SHEET NUMBER
	NO SCALE	3	E-3
		v	



$\bullet^{T}$	TEST GROUND ROD WITH INSPECTION SLEEVE
	#6 AWG STRANDED & INSULATED
·	#2 AWG SOLID COPPER TINNED
	#2 AWG STRANDED & INSULATED
	BUSS BAR INSULATOR



NO SCALE



DISH Wireless LL.C. TEMPLATE VERSION 49 - 5/05/2022 K:\NTL\_TELECOM\WORKFLOW\DISH\SDSAN00331B\01 - TMO DECOMM - PROJECT [ACTIVE]\TMO DECOMM - CONSTRUCTION DRAWINGS\SDSAN00331B\_PCD\_REVA\_2024-01-24.DWG - 25/01/2024 - DENNIS.YOSHII

INCLUDE WARNIN BACKFILL PER S			discharges and the second seco
GROUND RING, SOLID BARE TIN COPPER CONDU	NED		Kimley »Horn 401 b street #600 SAN DIEGO, CA 92101
RENCH	NO SCALE	3	TI IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, DRAWN BY: CHECKED BY: APPROVED BY: JC JDY JDY RFDS REV #: 02/11/2022 - 0 CONSTRUCTION DOCUMENTS
	NO SCALE	6	SUBMITTALS           REV         DATE         DESCRIPTION           A         11/09/2022         ISSUED FOR REVIEW           B         01/04/2023         100% CD'S           A         07/11/2023         CITY COMMENTS           2         11/21/2023         GENSET RELIO           3         12/27/2023         GENSET REMOVAL           4         1/24/2024         BP SET           A         195447036.1           DISH Wireless         L.L.C.           PROJECT INFORMATION         SDSAN00331B           21247         QUESTHAVEN ROAD           SAN MARCOS, CA         92029           SHEET TITLE         GROUNDING DETAILS           SHEET NUMBER         G-2
	NO SCALE	9	

			2 - 47						
<ol> <li>EXOTHERMIC WELD (2) TWO, #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO O BAR. ROUTE CONDUCTORS TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHER WELD.</li> <li>ALL EXTERIOR GROUNDING HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFAC AN ANTI-OXIDANT COMPOUND BEFORE MATING.</li> <li>FOR GROUND BOND TO STEEL ONLY: COAT ALL SURFACES WITH AN ANTI-OXIDANT CO BEFORE MATING.</li> <li>DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUND CO DOWN TO GROUNDING BUS.</li> <li>NUT &amp; WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND E THE BACK SIDE.</li> <li>ALL GROUNDING PARTS AND EQUIPMENT TO BE SUPPLIED AND INSTALLED BY CONTRA' 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUND BAR REQUIRED.</li> <li>ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHII</li> </ol>	RMIC LARGER. CES WITH MPOUND MDUCTOR BOLTED ON CTOR. AS		EXTERNAL CLOSED BARREL, FOR ALL BLACK HEAT CONDUC TOOTHED CLOSED BARREL, FOR ALL BLACK HEAT CONDUC SHRINK UV RATED CONNECTORS	CTOR INSULATIC P AGAINST THE CTOR BARREL		TOOTHED     BARREL, REQUIRED FOR ALL INTERIOR TWO-HOLE     SHRINK     BUTT O CONNECTORS       3/8" DIA x1 1/2"     S/S NUT     S/S LOCK	CTOR INSULATION JP AGAINST THE CTOR BARREL		<b>Gish</b> wireless. 5701 SOUTH SANTA FE DRIVE LITTLETON, CO 80120 Kimley » Horn A01 B STREET #600 SAN DIEGO, CA 92101
TYPICAL GROUNDING NOTES	NO SCALE		TYPICAL EXTERIOR TWO HOLE LUG	NO SCALE	2	TYPICAL INTERIOR TWO HOLE LUG	NO SCALE	3	
	WASHER (TYP) WASHER (TYP)								PROFESSIONAL PROFESSIONAL C 82179 C 927 C
LUG DETAIL	NO SCALE	4	NOT USED	NO SCALE	5	NOT USED	NO SCALE	6	SUBMITTALS
									REV         DATE         DESCRIPTION           A         11/09/2022         ISSUED FOR REVIEW           B         01/04/2023         100% CD'S           A         07/11/2023         CITY COMMENTS           2         11/21/2023         GENSET RELO           3         12/27/2023         GENSET REMOVAL           4         1/24/2024         BP SET           A&E         PROJECT NUMBER           195447036.1           DISH Wireless         L.L.C.           PROJECT INFORMATION           SDSAN00331B           21247         QUESTHAVEN           SAN <marcos, ca<="" td="">           92029           SHEET TITLE           GROUNDING DETAILS           SHEET NUMBER           GR-3</marcos,>
<u>NOT_USED</u>	NO SCALE	7	<u>NOT_USED</u>	NO SCALE	8	<u>NOT_USED</u>	NO SCALE	9	
DISH Wireless I.I.C. TEMPLATE VERSION 49 - 5/05/2022 K:\NTL TELECOM\WORKELOW\DISH\SI									

	HYBRID/DISCREET CABLES		3/4" TAPE WIDTHS WITH 3/4	SPACING			OPTIONAL - (N29) ORANGE
MU-24-00 1994       MU-24-00 1994<	(600 MHz N71 BASEBAND) + (850 MHz N26 BAND) + (700 MHz N29 BAND) - OPTIONAL PER MARKET ADD FREQUENCY COLOR TO SECTOR BAND	PORT 1     PORT 2     PORT 3     POI       + SLANT     - SLANT     + SLANT     - S       RED     RED     RED     R       ORANGE     ORANGE     RED     R	RT 4     PORT 1     PORT 2     PORT 3       SLANT     + SLANT     - SLANT     + SLANT       RED     BLUE     BLUE     BLUE       ORANGE     ORANGE     BLUE	PORT 4 - SLANT     PORT 1 + SLANT     PORT 2 - SLANT       BLUE     GREEN     GREEN       BLUE     ORANGE     ORANGE	2 PORT 3 PORT 4 + SLANT SLANT SLANT GREEN GREEN GREEN GREEN RT ORANGE ORANGE		(3 GHz)
Generation (Generation				(-) PORT	·		ALPHA SECTOR B
(c) des Full LIST FULCE FULCE)         (D) des f         (des f       )         (des f         (des f		RED RED F	ED BLUE BLUE BLUE	BLUE GREEN GREEN	GREEN GREEN		RED
WBBC/01SCRET CABLS       EXAMPL 1       DOMPL 2       FUNDED 2		PURPLE PURPLE RED F	ED PURPLE PURPLE BLUE	BLUE PURPLE PURPLI	E GREEN GREEN		
MURRIC/DISCRET LOBUES       DWINE 1       DWINE 2       COUNT 2				WHITE			<u>COLOR IDENTIFIER</u>
	HYBRID/DISCREET CABLES		EXAMPLE 3 CANISTER				
AL SCETCRE BOTH LOB-GAMES AND ME AND	INCLUDE SECTOR BANDS BEING SUPPORTED						
EARSE DAILS, ALL SECTIONS.       COMMACE       VELOPIC	ALL SECTORS, BOTH LOW-BANDS AND		RED RED				
MAINTED RRH:       PURPLE       VID       PURPLE		GREEN GREEN	RED				
LOW-BAND HAR FIBER CARLES HAVE SECTOR STRPE OK.Y. POWER CABLES TO REH OPWER CABLES TO REH DUBBLE DOWNER STRPE OK.Y. POWER CABLES TO REH DUBBLE DOWNER STRPE OK.Y. POWER CABLES TO REH DUBBLE DOWNER RED DUBBLE DOWNER RED DUBBLE DOWNER RED DUBBLE DOWNER RED DUBBLE DOWNER RED DUBBLE DOWNER RED DUBBLE DOWNER RED DUBBLE DOWNER RET MOTORS AT ANTENNAS RET MOTORS AT ANTEN							
STREF CRAX. RED POWER CABLES TO RRH LOW BAND RRH RED	FIBER JUMPERS TO RRHs	LOW BAND RRH MID BAND RRH	LOW BAND RRH MID BAND RR	H LOW BAND RRH	MID BAND RRH		
LOW-BAND RRH POWER CABLES HAVE SECTOR     RED DORINCE     RED PURPLE     RE	LOW-BAND HHR FIBER CABLES HAVE SECTOR STRIPE ONLY.						
SINCE RED RED BLUE BLUE BLUE OREANCE PURPLE OREANCE OREANCE PURPLE OREANCE OR	POWER CABLES TO RRHs	LOW BAND RRH MID BAND RRH	LOW BAND RRH MID BAND RR	H LOW BAND RRH	MID BAND RRH		
RET_MOTORS AT ANTENNAS       ANTENNA 1 ANTENNA	LOW-BAND RRH POWER CABLES HAVE SECTOR STRIPE ONLY						
MID EAND     LOW BAND       REF     CONTROL IS HANDLED BY THE MEDBARD     IN     IN     IN     IN     IN     IN     IN       ANTENNA.     SEPARATE RET CABLES ARE USED WHEN ANTENNA PORTS PROVDE INPUTS FOR BOTH     RED     RED     RED     BLUE     BLUE     BLUE     ORANGE     GREEN       NICROWAVE RADIO LINKS     FORWARD     AZIMUTH OF 0-120 DEGREES     FORWARD     FORWARD     FORWARD     FORWARD     AZIMUTH OF 120-240 DEGREES     FORWARD AZIMUTH OF 240-359 DEGREES       NICROWAVE RADIO LINKS     FORWARD AZIMUTH OF 0-120 DEGREES     FORWARD AZIMUTH OF 120-240 DEGREES     FORWARD AZIMUTH OF 240-359 DEGREES     FORWARD AZIMUTH OF 240-359 DEGREES       NIDDLE.     MITE     WHITE     WHITE     WHITE     WHITE     WHITE     WHITE       ADDITIONAL SECTOR COLOR BANDS FOR     RED     WHITE     WHITE     WHITE     WHITE     WHITE       LAGELS INSIDE THE CABINET TO IDENTIFY THE     WHITE     WHITE     WHITE     WHITE     WHITE     WHITE       LOCAL AND RENOTE STOT IOS     FOR     RED     WHITE     WHITE     WHITE     WHITE     WHITE       LOCAL AND RENOTE TO IDENTIFY THE     IDENT     RED     WHITE     IDENT </td <td></td> <td>ORANGE PURPLE</td> <td>ORANGE PURPLE</td> <td>ORANGE</td> <td>PURPLE</td> <td></td> <td><u>NOT USED</u></td>		ORANGE PURPLE	ORANGE PURPLE	ORANGE	PURPLE		<u>NOT USED</u>
RRH WHEN ONE SET OF RET PORTS EXIST ON IN	RET MOTORS AT ANTENNAS	ANTENNA 1 ANTENNA 1 MID BAND LOW BAND	ANTENNA 1 ANTENNA 1 MID BAND LOW BAND	ANTENNA 1 ANTENNA MID BAND LOW BAI	، ۱ ND		
SEPARATE RET CABLES ARE USED WHEN AND MID BANDS.       RED       RED       RED       BLUE       BLUE       BLUE       BLUE       CREEN       CREEN       CREEN         MICROWAVE RADIO LINKS       FORWARD AZIMUTH OF 0-120 DEGREES       FORWARD AZIMUTH OF 0-120 DEGREES       FORWARD AZIMUTH OF 120-240 DEGREES       FORWARD AZIMUTH OF 240-359 DEGREES         MICROWAVE RADIO LINKS       FORWARD AZIMUTH OF 0-120 DEGREES       FORWARD AZIMUTH OF 120-240 DEGREES       FORWARD AZIMUTH OF 240-359 DEGREES         MICROWAVE RADIO LINKS       FORWARD AZIMUTH OF 0-120 DEGREES       FORWARD AZIMUTH OF 120-240 DEGREES       FORWARD AZIMUTH OF 240-359 DEGREES         MICROWAVE CABLES WILL RAVE A 1.5-2 INCH WHITE       WHITE       WHITE       WHITE       WHITE         MICROWAVE CABLES WILL REQUIRE P-TOUCH       WHITE       WHITE       WHITE       WHITE         MICROWAVE CABLES WILL REQUIRE P-TOUCH       WHITE       WHITE       WHITE       WHITE       WHITE         LAGELS INSIDE THE CABINET TO IDENTFY THE       WHITE       WHITE       WHITE       WHITE       WHITE       WHITE         LAGELS INSIDE THE CABINET TO IDENTFY THE       WHITE       WHITE       WHITE       WHITE       WHITE       WHITE       WHITE         LAGELS INSIDE THE CABINET TO IDENTFY THE       WHITE       WHITE       WHITE       GREEN       GREEN <td>RRH WHEN ONE SET OF RET PORTS EXIST ON</td> <td>IN IN</td> <td>IN IN</td> <td>IN IN</td> <td></td> <td></td> <td></td>	RRH WHEN ONE SET OF RET PORTS EXIST ON	IN IN	IN IN	IN IN			
PRIMARY     SECONDARY     PRIMARY     SECONDARY       WITH THE AZIMUTH COLOR OVERLAPPING IN THE MIDDLE. ADD ADDITIONAL SECTOR COLOR BANDS FOR     WHITE     WHITE     WHITE       WHITE     WHITE     WHITE     WHITE     WHITE     WHITE       RED     BLUE     BLUE     GREEN       MICROWAVE CABLES WILL REQUIRE P-TOUCH     WHITE     WHITE     WHITE       RED     RED     BLUE     WHITE     WHITE       BLUE     BLUE     GREEN	ANTENNA PORTS PROVIDE INPUTS FOR BOTH			GREEN GREEN	Ε		
LINKS WILL HAVE A 1.5–2 INCH WHITE WRAP WTH THE AZIMUTH COLOR OVERLAPPING IN THE MIDDLE.WHITEWHITEWHITEWHITEADD ADDITIONAL SECTOR COLOR BANDS FOR EACH ADDITIONAL MW RADIO.WHITEWHITEWHITEWHITEWHITEADD ADDITIONAL MW RADIO.REDREDBLUEGREENGREENMICROWAVE CABLES WILL REQUIRE P-TOUCH LABELS INSIDE THE CABINET TO IDENTIFY THE LOCAL AND REMOTE SITE ID'S.REDWHITEWHITEWHITEREDBLUEGREENGREEN	MICROWAVE RADIO LINKS						
ADD ADDITIONAL SECTOR COLOR BANDS FOR     WHIE     WHIE     WHIE     WHIE     WHIE       EACH ADDITIONAL MW RADO.     RED     RED     BLUE     GREEN     GREEN       MICROWAVE CABLES WILL REQUIRE P-TOUCH     WHIE     WHIE     WHIE     WHIE     WHIE       LABELS INSIDE THE CABINET TO IDENTIFY THE LOCAL AND REMOTE SITE ID'S.     RED     BLUE     GREEN     GREEN	WITH THE AZIMUTH COLOR OVERLAPPING IN THE	PRIMARY SECONDARY	PRIMARY SECONDARY	PRIMARY SECONDA	RY		
MICROWAVE CABLES WILL REQUIRE P-TOUCH MHTE WHITE WHITE WHITE WHITE LABELS INSIDE THE CABINET TO IDENTIFY THE RED RED BLUE BLUE GREEN	ADD ADDITIONAL SECTOR COLOR BANDS FOR				_		
	LABELS INSIDE THE CABINET TO IDENTIFY THE	WHITE WHITE RED	WHITE WHITE BLUE	WHITE WHITE GREEN	1		
						]	
	DE	CABLE COLOR CODES			NO SC/		NOT USED

NO SCALE 2 NO SCA	AWS (N66+N70+H-BLOCK) PURPLE NEGATIVE SLANT PORT ON ANT/RRH WHITE TOR GAMMA SECTOR	_	<b>Gigsh</b> wireless. 5701 SOUTH SANTA FE DRIVE 5701 SOUTH SANTA FE DRIVE DITTLETON, CO 80120
NO SCALE 3 NO SCA	NO SCALE	2	OFFSSION
NO SCALE       3         SUBMITTALS         REV       DATE       DESCRIPTION         A       11/09/2022       ISSUED FOR REVIEW         B       01/04/2023       100% CD'S         A       11/21/2023       GENSET RELO         3       12/27/2023       GENSET REMOVAL         4       1/24/2024       BP SET         A&E       PROJECT NUMBER         195447036.1       DISH Wireless L.L.C.         PROJECT NUMBER       195447036.1         DISH Wireless L.L.C.       PROMOVAL         A       1/24/2024       BP SET         A&E       PROJECT NUMBER         195447036.1       DISH Wireless L.L.C.         PROJECT NUMBER       NOAD         SAN MARCOS, CA       92029         SHEET TITLE       RF         CABLE COLOR CODES       SHEET NUMBER         RF-1       RF-1			IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT. DRAWN BY: CHECKED BY: APPROVED BY: JC JDY JDY RFDS REV #: 02/11/2022 - 0
REV       DATE       DESCRIPTION         A       11/09/2022       ISSUED FOR REVIEW         B       01/04/2023       100% CD'S         ▲       07/11/2023       CITY COMMENTS         2       11/21/2023       GENSET RELO         3       12/27/2023       GENSET REMOVAL         4       1/24/2024       BP SET         A&E       PROJECT NUMBER         195447036.1         DISH Wireless       L.L.C.         PROJECT INFORMATION         SDSAN00331B         21247       QUESTHAVEN         SAN <marcos, ca<="" td="">         92029         SHEET TITLE         RF         CABLE       COLOR         SHEET       NUMBER         RF-1</marcos,>	NO SCALE	3	DOCUMENTS
		5	REV     DATE     DESCRIPTION       A     11/09/2022     ISSUED FOR REVIEW       B     01/04/2023     IO0% CO'S       △     07/11/2023     CITY COMMENTS       2     11/21/2023     GENSET RELO       3     12/27/2023     GENSET REMOVAL       4     1/24/2024     BP SET       A&E     PROJECT NUMBER       195447036.1       DISH     Wireless       DISH     Wireless       LLC.     PROJECT INFORMATION       SDSAN00331B       21247     QUESTHAVEN       SAN     MARCOS,       CA     92029       SHEET     TITLE       RF     CABLE       COLOR     CODES
	NO SCALE	4	KF-1

BUSS BAR INSULATOR		ADDL	ADDITIONAL	LF	LINEAR FEET
CHEMICAL ELECTROLYTIC GROUNDING SYSTEM	•	AFF AFG	ABOVE FINISHED FLOOR ABOVE FINISHED GRADE	LTE MAS	LONG TERM EVOLUTION MASONRY
TEST CHEMICAL ELECTROLYTIC GROUNDING SYSTEM	ΩT	AGL	ABOVE GROUND LEVEL	MAX	MASUNT
EXOTHERMIC WITH INSPECTION SLEEVE		AIC	AMPERAGE INTERRUPTION CAPACITY	MB	MACHINE BOLT
GROUNDING BAR		ALUM ALT	ALUMINUM ALTERNATE	MECH	MECHANICAL
GROUND ROD	—●	ALT	ANTENNA	MFR MGB	MANUFACTURER MASTER GROUND BAR
TEST GROUND ROD WITH INSPECTION SLEEVE	I - T	APPROX	APPROXIMATE	MIN	MINIMUM
		ARCH	ARCHITECTURAL	MISC	MISCELLANEOUS
SINGLE POLE SWITCH	\$	ATS AWG	AUTOMATIC TRANSFER SWITCH AMERICAN WIRE GAUGE	MTL MTS	METAL MANUAL TRANSFER SWITCH
DUPLEX RECEPTACLE	$\square$	BATT	BATTERY	MW	MINOAL HANSPER SWITCH
	$\bigcup_{i=1}^{i}$	BLDG	BUILDING	NEC	NATIONAL ELECTRIC CODE
DUPLEX GFCI RECEPTACLE	(FD)	BLK BLKG	BLOCK BLOCKING	NM	NEWTON METERS
FLUORESCENT LIGHTING FIXTURE (2) TWO LAMPS 4		BM	BEAM	NO. #	NUMBER NUMBER
		BTC	BARE TINNED COPPER CONDUCTOR	" NTS	NOT TO SCALE
SMOKE DETECTION (DC)	(SD)	BOF CAB	BOTTOM OF FOOTING CABINET	OC	ON-CENTER
ENERGENCY LIGHTING (DC)		CANT	CADINET	OSHA OPNG	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION OPENING
EMERGENCY LIGHTING (DC)	<u>z</u>	CHG	CHARGING	P/C	PRECAST CONCRETE
SECURITY LIGHT W/PHOTOCELL LITHONIA ALXW		CLG	CEILING	PCS	PERSONAL COMMUNICATION SERVICES
LED-1-25A400/51K-SR4-120-PE-DDBTXD		CLR COL	CLEAR COLUMN	PCU	PRIMARY CONTROL UNIT
CHAIN LINK FENCE	x x x x	СОММ	COMMON	PRC PP	PRIMARY RADIO CABINET POLARIZING PRESERVING
WOOD/WROUGHT IRON FENCE		CONC	CONCRETE	PSF	POLARIZING PRESERVING POUNDS PER SQUARE FOOT
WALL STRUCTURE	/////////////////////////////////////</td <td>CONSTR DBL</td> <td>CONSTRUCTION DOUBLE</td> <td>PSI</td> <td>POUNDS PER SQUARE INCH</td>	CONSTR DBL	CONSTRUCTION DOUBLE	PSI	POUNDS PER SQUARE INCH
LEASE AREA		DC	DIRECT CURRENT	PT PWR	PRESSURE TREATED POWER CABINET
PROPERTY LINE (PL)		DEPT	DEPARTMENT	QTY	QUANTITY
SETBACKS		DF DIA	DOUGLAS FIR DIAMETER	RAD	RADIUS
ICE BRIDGE		DIAG	DIAGONAL	RECT	RECTIFIER
CABLE TRAY		DIM	DIMENSION	REF REINF	REFERENCE REINFORCEMENT
WATER LINE	w w w w	DWG DWL	DRAWING DOWEL	REQ'D	REQUIRED
UNDERGROUND POWER	UGP UGP UGP UGP	EA	EACH	RET	REMOTE ELECTRIC TILT
UNDERGROUND TELCO	UGT UGT UGT UGT	EC	ELECTRICAL CONDUCTOR	RF RMC	RADIO FREQUENCY RIGID METALLIC CONDUIT
OVERHEAD POWER	OHP OHP OHP OHP OHP	EL.	ELEVATION	RRH	REMOTE RADIO HEAD
OVERHEAD TELCO	ОНТ ОНТ ОНТ ОНТ	ELEC EMT	ELECTRICAL ELECTRICAL METALLIC TUBING	RRU	REMOTE RADIO UNIT
UNDERGROUND TELCO/POWER	UGT/P UGT/P UGT/P	ENG	ENGINEER	RWY	RACEWAY
ABOVE GROUND POWER	AGP AGP AGP AGP	EQ	EQUAL	SCH SHT	SCHEDULE SHEET
ABOVE GROUND TELCO	AGT AGT AGT AGT	EXP EXT	EXPANSION EXTERIOR	SIAD	SMART INTEGRATED ACCESS DEVICE
ABOVE GROUND TELCO/POWER	AGT/P AGT/P AGT/P	EW	EACH WAY	SIM	SIMILAR
, WORKPOINT	, , , , , , , , , , , , , , , , , , ,	FAB	FABRICATION	SPEC SQ	SPECIFICATION SQUARE
		FF FG	FINISH FLOOR FINISH GRADE	SS	STAINLESS STEEL
SECTION REFERENCE		FIF	FACILITY INTERFACE FRAME	STD	STANDARD
		FIN	FINISH(ED)	STL TEMP	STEEL TEMPORARY
		FLR	FLOOR	ТНК	THICKNESS
DETAIL REFERENCE	$\left(\begin{array}{c} xx\\ \overline{x-x} \end{array}\right)$	FDN FOC	FOUNDATION FACE OF CONCRETE	TMA	TOWER MOUNTED AMPLIFIER
	$\smile$	FOM	FACE OF MASONRY	TN TOA	TOE NAIL TOP OF ANTENNA
		FOS	FACE OF STUD	TOA	TOP OF CURB
		FOW FS	FACE OF WALL FINISH SURFACE	TOF	TOP OF FOUNDATION
		FT	FOOT	TOP	TOP OF PLATE (PARAPET)
		FTG	FOOTING	TOS TOW	TOP OF STEEL TOP OF WALL
		GA	GAUGE	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
		GEN GFCI	GENERATOR GROUND FAULT CIRCUIT INTERRUPTER	TYP	TYPICAL
		GLB	GLUE LAMINATED BEAM	UG	
		GLV	GALVANIZED	UL UNO	UNDERWRITERS LABORATORY UNLESS NOTED OTHERWISE
		GPS GND	GLOBAL POSITIONING SYSTEM GROUND	UMTS	UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM
		GND	GLOBAL SYSTEM FOR MOBILE	UPS	UNITERRUPTIBLE POWER SYSTEM (DC POWER PLANT)
		HDG	HOT DIPPED GALVANIZED	VIF	VERIFIED IN FIELD
		HDR	HEADER	w w/	WIDE WITH
		HGR HVAC	HANGER HEAT/VENTILATION/AIR CONDITIONING	w/ WD	WOOD
		HT	HEIGHT	WP	WEATHERPROOF
		IGR	INTERIOR GROUND RING	WT	WEIGHT
	LEGEND				ABBREVIATIONS
		1			

ANCHOR BOLT

ALTERNATING CURRENT

ABOVE

ADDITIONAL

AB

ABV

AC

ADDL

•

2 - 49

IN

INT

LF

LB(S)

INCH

INTERIOR

POUND(S)

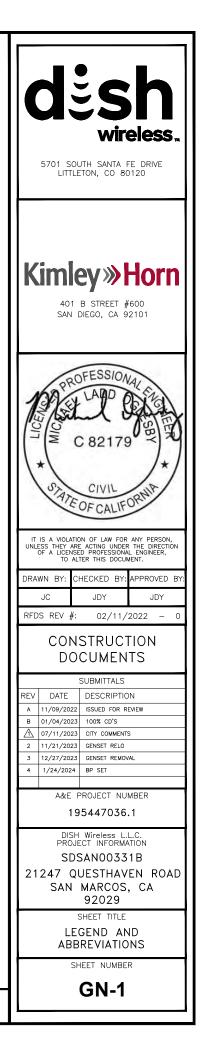
LINEAR FEET

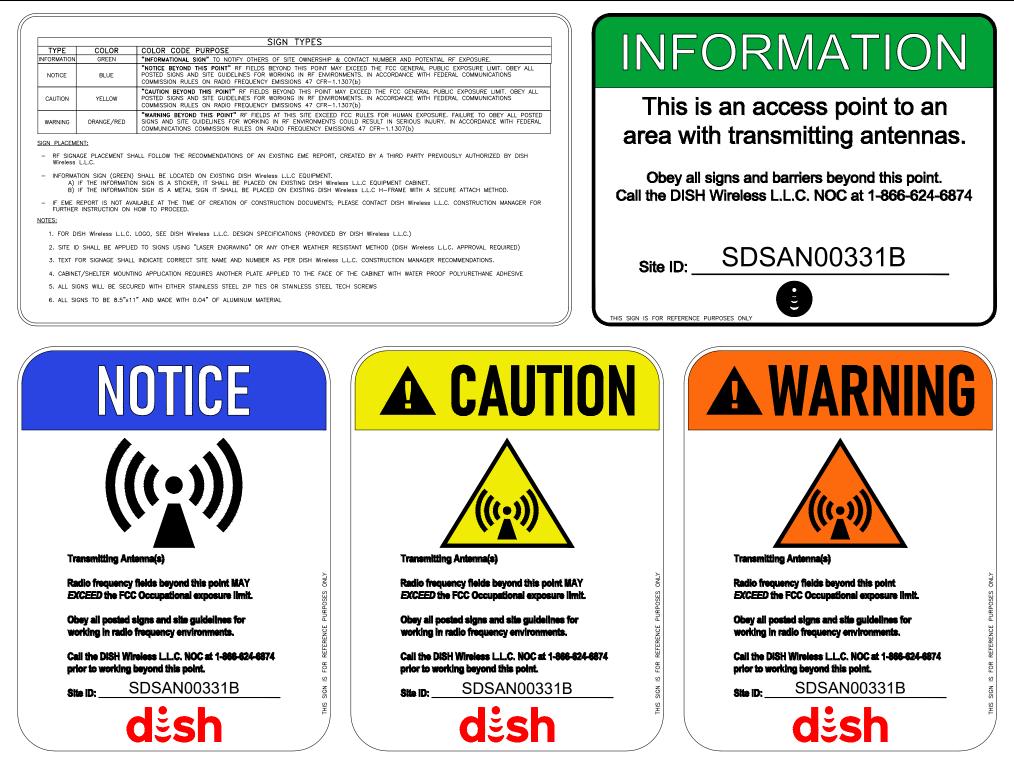
## DISH Wireless LI.C. TEMPLATE VERSION 49 - 5/05/2022 K:\NTL\_TELECOM\WORKFLOW\DISH\SDSAN00331B\01 - TMO DECOMM - PROJECT [ACTIVE]\TMO DECOMM - CONSTRUCTION DRAWINGS\SDSAN00331B\_PCD\_REVA\_2024-01-24.DWG - 25/01/2024 - DENNIS.YOSHII

EXOTHERMIC CONNECTION

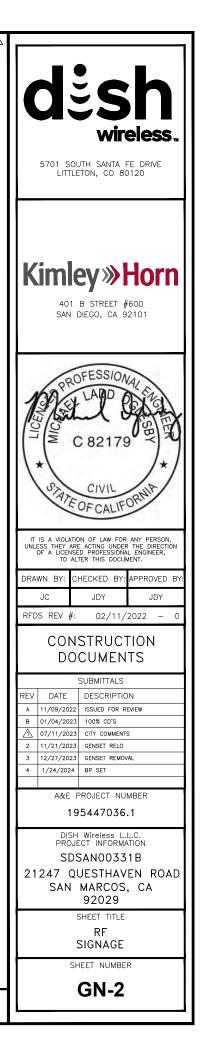
MECHANICAL CONNECTION

BUSS BAR INSULATOR





RF SIGNAGE



#### SITE ACTIVITY REQUIREMENTS:

1. NOTICE TO PROCEED - NO WORK SHALL COMMENCE PRIOR TO CONTRACTOR RECEIVING A WRITTEN NOTICE TO PROCEED (NTP) AND THE ISSUANCE OF A PURCHASE ORDER. PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE DISH Wireless L.L.C. AND TOWER OWNER NOC & THE DISH Wireless L.L.C. AND TOWER OWNER CONSTRUCTION MANAGER.

2. "LOOK UP" - DISH Wireless L.L.C. AND TOWER OWNER SAFETY CLIMB REQUIREMENT:

THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR DISH WIRELESS L.L.C. AND DISH WIRELSS L.L.C. AND TOWER OWNER POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.

3. PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL, AND ZONING. AFTER ONSITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AND CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.

4. ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN, AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND DISH WIRELESS L.L.C. AND TOWER OWNER STANDARDS, INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA-322 (LATEST EDITION).

5. ALL SITE WORK TO COMPLY WITH DISH Wireless L.L.C. AND TOWER OWNER INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON DISH Wireless L.L.C. AND TOWER OWNER TOWER SITE AND LATEST VERSION OF ANSI/TIA-1019-A-2012 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."

6. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY DISH Wireless L.L.C. AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.

7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

9. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES INCLUDING PRIVATE LOCATES SERVICES PRIOR TO THE START OF CONSTRUCTION.

10. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.

11. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND DISH PROJECT SPECIFICATIONS, LATEST APPROVED REVISION.

12. CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

13. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF DISH WIRELESS LL.C. AND TOWER OWNER, AND/OR LOCAL UTILITIES.

14. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PIECES OF EQUIPMENT, ROOMS, AND SHELTERS.

15. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER'S EQUIPMENT AND TOWER AREAS.

16. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.

17. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.

18. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

19. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.

20. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS AND RADIOS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

21. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

22. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

#### <u>2 - 51</u>

#### GENERAL NOTES:

1.FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR: GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION

CARRIER:DISH Wireless L.L.C.

TOWER OWNER: TOWER OWNER

2. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.

3. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.

4. NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.

5. SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.

6. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CARRIER POC AND TOWER OWNER.

7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

8. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

9. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

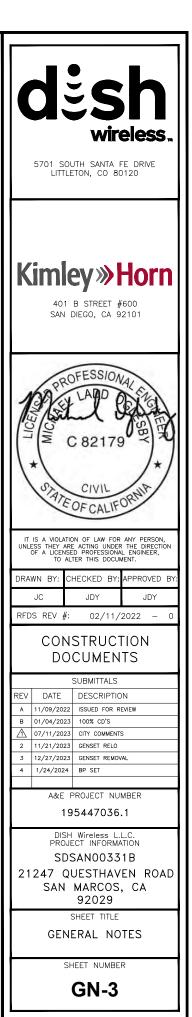
10. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.

11. CONTRACTOR IS TO PERFORM A SITE INVESTIGATION, BEFORE SUBMITTING BIDS, TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.

12. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF DISH Wireless L.L.C. AND TOWER OWNER

13. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

14. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.



#### CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:

ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.

UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.

ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°F AT TIME OF PLACEMENT.

CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.

ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (Fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:

#### #4 BARS AND SMALLER 40 ksi

#### #5 BARS AND LARGER 60 ksi

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON 6 DRAWINGS

- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
- CONCRETE EXPOSED TO EARTH OR WEATHER
- #6 BARS AND LARGER 2"
- #5 BARS AND SMALLER 1-1/2"
- CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
- SLAB AND WALLS 3/4"
- BEAMS AND COLUMNS 1-1/2"

A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

#### ELECTRICAL INSTALLATION NOTES:

ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.

CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE FLIMINATED.

- WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC. 3
- ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.

4 1 ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.

ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 22,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PRE THE GOVERNING JURISDICTION.

5 EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.

ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE 6 CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).

7 PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.

8 TIE WRAPS ARE NOT ALLOWED

ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.

SUPPLEMENTAL FOURPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#6 OR LARGER) WITH 10 TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.

POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.

POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH 12 TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.

ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND 13 BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).

RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.

ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR 15 EXPOSED INDOOR LOCATIONS.

### 2 - 52

ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS. 16.

17 SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.

18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR ELEXIBILITY IS NEEDED.

CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.

CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE 20 NEC.

21 WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER. DESIGNED TO SWING OPEN DOWNWARDS (WIREMOLD SPECMATE WIREWAY).

22. SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).

23. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES, CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE

EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET 24 STEEL, SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3 (OR BETTER) FOR EXTERIOR LOCATIONS.

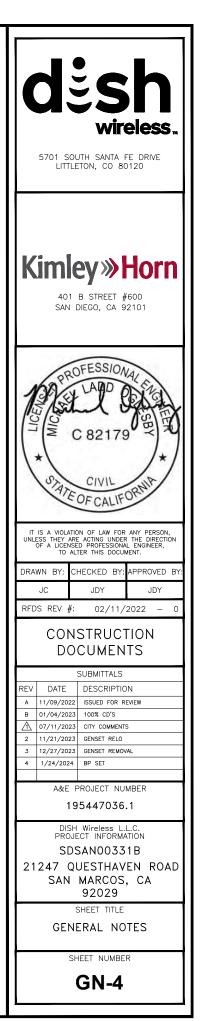
25. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.

NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED 26. NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.

THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR DISH Wireless L.L.C. AND 27 TOWER OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.

28. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.

- 29. INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "DISH Wireless L.L.C.".
- ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED. 30.



#### GROUNDING NOTES:

ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC. THE CONTRACTOR SHALL PERFORM IFFE FALL-OF-POTENTIAL RESISTANCE TO FARTH TESTING (PER IFFE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION. SIZED IN ACCORDANCE WITH THE NEC. SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTS. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED. 9 ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS. 10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED. 11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS. 12. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS. 13. 14 ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR

15. APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.

16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.

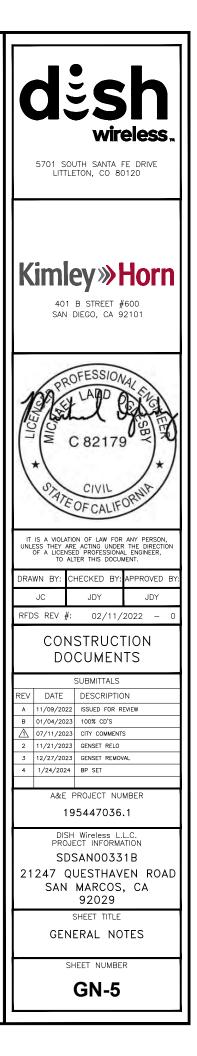
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.

18. BOND ALL METALLIC OBJECTS WITHIN 6 ft OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.

19. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 3/4" NON-METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).

21. BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY). DO NOT ATTACH GROUNDING TO FIRE SPRINKLER SYSTEM PIPES.



# Attachment B – Form of Decision Approving PDS2023-MUP-06-008W1



### County of San Diego PLANNING & DEVELOPMENT SERVICES

DAHVIA LYNCH Director

VINCE NICOLLETI Assistant Director

5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CALIFORNIA 92123 INFORMATION (858) 694-2960 TOLL FREE (800) 411-0017 www.sdcounty.ca.gov/pds



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

July 26, 2024

PERMITTEE: MAJOR USE PERMIT: E.R. NUMBER: PROPERTY: DISH WIRELESS AND MD7 (ATTN: TARA CARMICHAEL) PDS2023-MUP-06-008W1 PDS2023-ER-06-08-005A 21247 QUESTHAVEN ROAD WITHIN THE SAN DIEGUITO COMMUNITY PLANNING AREA 679-040-06-00

#### APN:

#### DECISION OF THE PLANNING COMMISSION

#### ORIGINAL MAJOR USE PERMIT DECISION (3300-06-008)

GRANT, as per plot plan and elevations dated July 12, 2007, consisting of eleven (11) sheets, as amended and approved concurrently herewith, a Major Use Permit, pursuant to Sections 6985, 6986, and 7358 of the Zoning Ordinance to authorize the location and use of an unmanned wireless telecommunications facility. The facility includes twelve (12) antennas mounted to the top of a block wall stucco equipment building and associated equipment. Pursuant to section 6985(A) of the Zoning Ordinance, a Major Use Permit is required because the project site is located in an area zoned Rural Residential (RR.25).

#### MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-06-008W1)

This Major Use Permit Modification for MUP-06-008W1 consists of several sheets including plot plan, equipment layout, and elevations dated July 26, 2024. This permit authorizes the use and modification of the existing wireless facility that was abandoned by the previous carrier. The Project will use the existing vacant wireless facility by swapping all the existing equipment for Dish Wireless equipment. The facility consists of 12 antennas mounted to the top of a block wall stucco equipmentbuilding that was designed to be a faux accessory structure to the existing onsite residence pursuant to Sections 6985, 6986 and 7358 of the Zoning Ordinance. The antennas are to be mounted behind the concealment screen on top of the faux accessory structure. The facility will also be equipped with back up batteries in the event of an emergency. In addition, the exterior materials/stucco of the faux accessory building will be repaired and restored. All subsequent minor deviations and modifications previously tied to 3300-06-008 shall be processed and tied to MUP-06-008W1.

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**MAJOR USE PERMIT EXPIRATION:** This Major Use Permit shall expire on **July 26, 2026** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

.....

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

#### SPECIFIC CONDITIONS FOR MAJOR USE PERMIT (3300-06-008):

The following conditions are imposed with the granting of this Major Use Permit:

All building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.

- A. Prior to obtaining any building or other permit pursuant to this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:
  - 1. Payoff all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use (DPLU) and the Department of Public Works (DPW).
  - 2. Building permit plans must show existing on-site landscaping that will be removed.
  - 3. Building permit plans must be updated to show matching landscaping on the southeast and southwest outside walls of the block stucco equipment shelter, causing the landscaping to surround the entire structure.
  - 4. Pay the Transportation Impact Fee (TIF) in accordance with County Ordinance # 9712.
  - 5. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of **DPLU** Fire and the Director of DPW.
  - 6. Provide for the maintenance of the on-site and off-site private road that serves the property.
  - 7. Obtain a grading permit prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of Section 87.201 of the County Code.

- 8. Furnish the Director of Planning and Land Use, along with his request for final inspection, a letter from the Director of Public Works, stating Conditions A.4 through A.7 have been completed to the department's satisfaction.
- B. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:
  - 1. Certify that there is a physically adequate, unobstructed sight distance along Questhaven Road from Attebury Drive in both directions per Section 6.1.E of the County Public Road Standards (approved July 14, 1999) to the satisfaction of the Director of Public Works.
  - 2. Transfer the property subject to Major Use Permit. P06-008, into Zone A of the San Diego County Street Lighting District without notice or hearing and pay the cost to process such transfer.
  - 3. Furnish the Director of Planning and Land Use, along with his request for final inspection, a letter from the Director of Public Works, stating Conditions B.1 through B.2 have been completed to the Department's satisfaction.
  - 4. Submit to the satisfaction of the Director of Planning and Land Use, digital photo to provide evidence that the facility is in conformance with photo simulation provided pursuant to Section 6984(B) of the Zoning Ordinance and located in file P06-008.
- C. The following conditions shall apply during the term of the Major Use Permit
  - 1. Comply with all applicable Stormwater regulations at all times. 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 (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas of one (1) acre or greater require that the property owner keep additional and updated information on-site concerning Stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
  - 2. The contractor shall maintain a minimum 5-foot setback from the electrical trench to the existing septic tank location.
  - 3. The applicant shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every 12 months, to determine if the applicant is complying with all terms and conditions of the Major Use Permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every 12 months until the County determines the applicant is in compliance.

- 4. The applicant shall maintain the appearance of the facility and associated equipmentshelter, as depicted in photo simulations in file P06-008, for the duration of the facility's operation.
- 5. 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.
- 6. All landscaping shall be maintained at all times and shall be promptly replaced if not successful.
- 7. All wireless telecommunications sites shall be kept clean and free of litter.
- 8. All equipment cabinets shall display a legible operator's contact number for reporting maintenance problems.
- 9. 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 prior to the final day of use.
- 10. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use.
- 11. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use.
- 12. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner.
- 13. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
- 14. DEFENSE OF LAWSUITS AND INDEMNITY: The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County, its agents, officers and employees to attack, set aside, void or annul this approval or any of the proceedings, acts or determinations taken, done or made prior to this approval; and (2) reimburse the County, its agents, officers or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.
- 15. Noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.
- 16. All facilities located on a utility pole shall be promptly removed at the operator's expense at the time a utility is scheduled to be under grounded.

- 17. Equipment cabinets and antenna structures shall be secured to prohibit unauthorized access.
- D. This Major Use Permit shall expire on October 19, 2009 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.

<u>SPECIFIC CONDITIONS FOR MAJOR USE PERMIT MODIFICATION MUP-06-008W1:</u> Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Please note that all applicable ongoing conditions associated with the original Major Use Permit (MUP-06-008) and subsequent Modifications approval shall apply. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

**ANY PERMIT:** (Within 180 days of approval or prior to the approval of any plan, issuance of any permit, prior to occupancy or use of the premises in reliance of this permit, whichever occurs <u>first.</u>)

1. <u>GEN#1-COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] INTENT: In</u> 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. <u>GEN#2-RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]</u>

**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.

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### 3. ROADS#1-SIGHT DISTANCE

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. DESCRIPTION OF REQUIREMENT: A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is feet of unobstructed intersectional sight distance in both directions along Questhaven Road from the existing private road easement serving the project in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of as described in Table 5 based on a speed which I have verified to be the higher of the prevailing speed or the minimum of design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

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

**DOCUMENTATION:** The applicant shall complete the certifications and submit them to the [*PDS*, *LDR*] for review. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, the sight distance shall be verified. **MONITORING:** The [*PDS*, *LDR*] shall verify the sight distance certifications.

**OCCUPANCY:** (Within 270 days or prior to any occupancy, final grading release, or use of the premises in reliance of this permit, whichever occurs first.)

### 4. <u>GEN#3–INSPECTION FEE</u>

**INTENT:** In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQIREMENT:** Pay the inspection fee at the *[PDS, ZC]* to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information *[PDS, PCC]*. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The *[PDS, ZC]* shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

### 5. PLN#1-PHOTO SIMULATION (WIRELESS): [PDS, PCC] [UO, FG] [PDS, FEE]

**INTENT:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations and photo surveys dated **11/11/2022** to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the *[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] and DPR [TC, PP] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

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

**INTENT:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plan and photo simulation. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved plot plan and photo simulation. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plan and photo simulation. 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] and DPR [TC, PP] shall review the provided photos for compliance with this condition and compliance with the approved plot plans.

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

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

### 8. <u>HAZ#1–HEALTH AND SAFETY PLAN</u>

**INTENT:** In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

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

#### 9. PLN#4–SITE CONFORMANCE: [PDS, PCO] [OG] [DPR, TC, PP].

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. DESCRIPTION OF REQUIREMENT: The project shall conform to the approved building plans, and plot plan. This includes, but is not limited to maintaining the following: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. Failure to conform to the approved plot plan(s) is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). TIMING: Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

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

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

- a. <u>Maintain the appearance of the facility and associated equipment shelter, as</u> depicted in the approved photo simulations and photo surveys dated *XX/XX/XXXX*. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. <u>All graffiti on any components of the facility shall be removed promptly in</u> <u>accordance with County regulations. Graffiti on any facility in the public right-of-</u> <u>way must be removed within 48 hours of notification.</u>
- c. <u>All wireless telecommunications sites including antennae and cabinets shall be</u> 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. This period can be extended based on provided documentation to the satisfaction of the Director of DPR and the Director of PDS.

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

#### 11. NOISE#1-ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]

**INTENT:** In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIRMENT:** The project shall conform to the following requirements: Minor Use Permit associated activities shall comply with the onehour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

#### 12. ROADS#2-SIGHT DISTANCE

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the 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 offeet in thenorthbound (NB) direction andfeet in the southbound (SB) direction alongQuesthaven Road from the project driveway openings for the life of this permit.

**DOCUMENTATION**: A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING**: Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING**: The [*PDS, Code Compliance Division*] is responsible for compliance of this permit.

#### 13. ROADS#3-PRIVATE ROAD MAINTENANCE

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

### MAJOR USE PERMIT FINDINGS FOR PDS2023-MUP-06-008W1

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

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

#### Scale and Bulk:

The project area can primarily be characterized as rural and residential. Mature trees and a single-family residence are located within the project vicinity. The 19-foot-tall faux accessory structure is of comparable height to the existing accessory structures and single-family residence, and other vertical elements within the project vicinity.

Photo simulations on file with this Major Use Permit illustrate that the existing 19foot accessory structure with antennas and associated equipment would be in harmony with the scale and bulk of the surrounding area and therefore would be unobtrusive to the surrounding viewshed. The existing vacant wireless telecommunication facility is located approximately a mile and a quarter northeast of Elfin Forest Road, a Scenic Highway identified in the County of San Diego General Plan and a mile and a half northwest of Harmony Grove Road, a Scenic Highway identified in the County of San Diego General Plan. Motorists traveling along the highway will have limited views of the facility due to intervening slopes located between Elfin Forest Road or Harmony Grove Road and the project site. The facility designed as a faux accessory structure would appear as an expected visual feature within the project vicinity as the visual landscape within the project vicinity contains single-family residences and associated accessory structures. The wireless telecommunication facility has been sited away from nearby residences in the area.

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#### Coverage:

The subject parcel is approximately 8.9 acres in size. Surrounding land uses consist of vacant land, residential and agricultural land uses with parcel sizes ranging in size from 3 acres to over 15 acres. The project is located on a parcel that is developed with a single-family residence and associated accessory structures such as a pool and gazebo. The existing wireless facility has been vacant but consists of a 19-foot-tall stucco equipment building designed to be a faux accessory structure to the on-site residence. All construction associated with the project will be within the same footprint of the existing wireless telecommunication facility. Due to the small scale of the facility, the project will not contribute significantly to the existing site coverage, nor will it substantially increase the scale and bulk of the subject property. As such, the modifications of the existing telecommunications facility will maintain similar coverage with surrounding parcels. Considering the size of the subject lot compared with the size and location of the existing structure, and the coverage characteristics of surrounding properties, the modification of the telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

#### <u>Density</u>:

The project is a Major Use Permit Modification to authorize the operation 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 jurisdiction of the Rancho Santa Fe Fire Protection District. The project has been reviewed and found to be FP-2 compliant. The project would not require water or sewer services. Electrical and telephone services are available on-site. The proposed project involves construction to an existing wireless telecommunication facility with existing access to adequate utilities. The project does not propose a generator within an enclosure. All required utilities are therefore available for the project.

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

The project is a Major Use Permit Modification to authorize the use and modification to an existing wireless telecommunication facility. The subject project will result in the reuse of the existing faux accessory structure that was abandoned by the previous carrier. The equipment will be swapped out for Dish Wireless equipment. The antennas will be mounted behind the concealment screen on top of the faux accessory structure. The stucco and other exterior materials of the faux accessory structure will be repaired. Photo-simulations on file with the Major Use Permit Modification demonstrate that the faux accessory structure and associated equipment will be in harmony with the existing neighborhood character. No trenching or grading is proposed or required for the project as all construction will occur within the same footprint of the existing lease area.

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While the wireless telecommunications facility and faux accessory structure are visible from Questhaven Road, motorists traveling along the highway will have limited views of the facility for short durations due to intervening slopes and hills located along Questhaven Road. The facility designed as an accessory structure would be appear as an expected visual feature within the project vicinity as the visual landscape within the project vicinity contains mature trees and residential homes located on rolling hills.

The project has been reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The current proposed project does not contain additional noise generating equipment. The existing wireless telecommunication facility will have back up batteries in case of an emergency. 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 result in approximately one trip per month and will utilize a private road connecting to Questhaven Road for access. The use associated with this Major Use Permit Modification is compatible with the existing rural nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and will be compatible with adjacent uses. Therefore, the number of maintenance trips will not substantially increase or alter the physical character of Questhaven Road.

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

The applicant proposes a Major Use Permit Modification for the authorization of alterations to an existing unmanned wireless telecommunication facility. The subject property is approximately 8.9 acres in size and has access and utility services adequate to serve the proposed use. The swapping of equipment on the existing wireless telecommunication facility to Dish Wireless equipment will be within the same development footprint and would not result in significant alterations to the landform or grading. The project, as designed, would be camouflaged, would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

6. Any other relevant impact of the proposed use:

None identified.

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

The project is within the Semi-Rural Residential (SR-2) General Plan Land Use Designation, and it is within the San Dieguito Community Planning Area. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location. Lastly, the project would result in the use of a previously existing wireless facility designed as a faux accessory structure. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

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

A Notice of Exemption dated July 26, 2024 was prepared and is on file with Planning & Development Services. It has been determined that the project, as designed, would not cause any significant impacts on the environment and would be found in conformance with CEQA in accordance with Section 15303.

#### WIRELESS TELECOMMUNICATION FINDINGS

The project is in a non-preferred location in a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a MUP Modification. Pursuant of Section 6986.B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternate site analysis and discussed preferred locations in the area and why they were not technologically or legally feasible. Pursuant to Section 6986.C of the Ordinance, the applicant has provided a well-designed facility as that of a faux accessory structure. Due to the camouflaging of the facility and lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

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

**LIGHTING ORDINANCE COMPLIANCE**: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to

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

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

**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the <u>San Diego Regional Water Quality Control Board (RWQCB)</u> and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control <u>Ordinance No. 10410</u> and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

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http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\_PROTECTION\_ PROGRAM/susmppdf/lid\_handbook\_2014sm.pdf

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

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

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

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

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

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

**TRANSPORTATION IMPACT FEE:** The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to <u>County TIF Ordinance number 77.201 – 77.223</u>. 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.

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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	РМ				
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	PDCI	Environmental Services Unit Division	ESU				
Department of Environmental Hea	Ith and	Quality (DEHQ)					
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA				
Vector Control	VCT	Hazmat Division	HMD				
Department of Parks and Recreati	on (DPF	<u></u> ()					
Trails Coordinator	TC	Group Program Manager	GPM				
Parks Planner	PP						
Department of General Service (DGS)							
Real Property Division	RP						

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**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 <u>Section 7366 of the County Zoning Ordinance</u>. 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:

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

email cc:

Sean Oberbauer, Planning Manager, PDS Patricia Calderon, Project Manager, PDS Jennilyn Gonzalez, Land Development, PDS Taylor Ryan, Land Development, PDS Tara Carmichael, Applicant Team

# Attachment C – Environmental Documentation

## NOTICE OF EXEMPTION

- Recorder/County Clerk TO: 1600 Pacific Highway, M.S. A33 San Diego, CA 92101
- FROM: County of San Diego Planning & Development Services, M.S. 0650 Attn: Project Planning Division Section Secretary

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

Project Name: Dish Wireless Questhaven Road Telecommunications Facility Major Use Permit Modification; PDS2023-MUP-06-008W1; PDS2023-ER-06-08-005A

Project Location: 21247 Questhaven Road, San Marcos, CA 92078 in the San Dieguito Community Planning Area within unincorporated San Diego County (APN: 679-040-06-00)

Project Applicant: Dish Wireless (Attn: Tara Carmichael of MD7), 10590 West Ocean Air Drive, Suite 250, San Diego, CA 92130

Project Description: The applicant requests to install Dish Wireless equipment to an abandoned wireless telecommunication facility. The existing wireless facility has been vacant and was previously permitted for 12 antennas mounted to the top of a block wall stucco equipment building designed to be a faux accessory structure to the existing on-site residence. The property is located at 21247 Questhaven Road, in the San Dieguito Community Planning Area and in the Semi-Rural Residential (SR-2) Land Use Regulation.

Agency Approving Project: County of San Diego County Contact Person: Patricia Calderon

Date Form Completed: July 26, 2024

This is to advise that the County of San Diego Director of Planning and Development Services has approved the abovedescribed project on July 26, 2024 and found the project to be exempt from the CEQA under the following criteria:

Telephone Number: (619) 629-7535

- 1 Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
  - Declared Emergency [C 21080(b)(3); G 15269(a)]
  - Emergency Project [C 21080(b)(4); G 15269(b)(c)]
  - □ Statutory Exemption. C Section:
  - ☑ Categorical Exemption. G Section: 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.
- 2. Mitigation measures is were in were were not made a condition of the approval of the project.
- 3. A Mitigation reporting or monitoring plan □ was ⊠ was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State of California Environmental Quality Act Guidelines, the project is exempt from CEQA because it consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

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

\_\_\_\_ Telephone: (619) 629-7535 Signature:

Name (Print): Patricia Calderon Title: Jr. Land Use/Environmental Planner

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

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

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

#### FOR PURPOSES OF CONSIDERATION OF

#### Dish Wireless Questhaven Road Telecommunication Facility, PDS2023-MUP-06-008W1; PDS2023-ER-06-08-005A

#### July 26, 2024

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

YES	NO	NOT

NOT APPLICABLE/EXEMPT

The proposed project is not located within an adopted subarea of the Multiple Species Conservation Program. However, the scope of the project involves construction within the development footprint of a previously approved wireless facility and will not result in impacts to Coastal Sage Scrub. 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 (MSCP) and Biological Mitigation Ordinance (BMO)?

YES	NO	NOT APPLICABLE/EXEMPT
		$\boxtimes$

The proposed project and any off-site improvements related to the proposed project are not located inside an adopted subarea of the MSCP.

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



NOT APPLICABLE/EXEMPT

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

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

- 2 -

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

## Wetland and Wetland Buffers:

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

## Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

### Steep Slopes:

The property contains slopes with a gradient over 25 percent. However, the scope of the project involves construction within the development footprint of a previously approved wireless facility. No construction is proposed in slopes of 25 percent or greater gradient. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

## Sensitive Habitats:

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

- 3 -

#### Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project site does not contain any archaeological resources. The current project application will be located within the same developed footprint of a wireless telecommunication facility. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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



The project Storm Water Quality Management Plan has been reviewed and is found to be complete and in compliance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?



The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

The project site is zoned Rural Residential (RR) and is subject to a restrictive sound level requirement of a one-hour average 45 dBA limit at the project property line. The current project does not propose any additional noise generating equipment. Primary noise sources from the existing site consist of equipment within the existing equipment enclosure. The project does not propose the use of an emergency backup generator. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required.

## Attachment D – Environmental Findings

#### Dish Wireless Questhaven Road Telecommunication Facility MAJOR USE PERMIT MODIFICATION PERMIT NO.: PDS2023-MUP-06-008W1 ENVIRONMENTAL LOG: PDS2023-ER-06-08-005A

#### **ENVIRONMENTAL FINDINGS** July 26, 2024

- 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 (RPO) (County Code, Section 86.601 et seq.).
- 3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management and Discharge Control Ordinance (County Code, section 67.801 et seq.).

## Attachment E – Public Documentation

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## 2 - 80 County of San Diego, Planning & Development Services COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION **ZONING DIVISION**

Reco	rd ID(s): PDS2023-MUP-06-008W1
Proje	ct Name: SDSAN00331B / Questhaven (EMAIL)
Planr	ning/Sponsor Group: San Dieguito Community Planning Group
	Its of Planning/Sponsor Group Review ing Date: 2nd Thursday of the Month (6/8/2023)
A. 	Comments made by the group on the proposed project.
- - B.	Advisory Vote: The Group Did Did Did Not make a formal recommendation, approval or denial on the project at this time.
	If a formal recommendation was made, please check the appropriate box below: MOTION: Approve without conditions Approve with recommended conditions Deny Continue VOTE: 7 Yes No Abstain 3 Vacant / Absent
C.	<ul> <li>Recommended conditions of approval:</li> <li>1) Install, water and maintain landscaping round the main building and the new enclosure for the generator to help hid the site from view.</li> <li>2) Add a sunset clause so equipment is removed if it is no longer needed or being utilized.</li> <li>3) Review and maintain entre site annually to keep the site looking fresh and natural.</li> </ul>
Plea Projo Com 551	orted by: <u>JONALQ WILLIS</u> Position: <u>MKMBER</u> Date: <u>6/9/2023</u> se email recommendations to BOTH EMAILS; ect Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to munityGroups.LUEG@sdcounty.ca.gov to OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 694-8985 • (888) 267-8770 http://www.sdcounty.ca.gov/pds *PDS-PLN-534*

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



Site Map

Kimley **»Horn** 

Dish Wireless - SDSAN00331B 21247 Questhaven Road San Marcos, CA 92029





1 - View looking south southeast towards Alpha Sector

Kimley **»Horn** 

Dish Wireless - SDSAN00331B 21247 Questhaven Road San Marcos, CA 92029





1 - View looking south southeast towards Alpha Sector

Kimley **»Horn** 

Dish Wireless - SDSAN00331B 21247 Questhaven Road San Marcos, CA 92029



Proposed



2 - View looking northwest towards Beta Sector

Kimley **»Horn** 

Dish Wireless - SDSAN00331B 21247 Questhaven Road San Marcos, CA 92029



Existing



2 - View looking northwest towards Beta Sector

Kimley **»Horn** 

Dish Wireless - SDSAN00331B 21247 Questhaven Road San Marcos, CA 92029



Proposed



3 - View looking north northwest towards Gamma Sector

Kimley **»Horn** 

Dish Wireless - SDSAN00331B 21247 Questhaven Road San Marcos, CA 92029



Existing



3 - View looking north northwest towards Gamma Sector

Kimley **»Horn** 

Dish Wireless - SDSAN00331B 21247 Questhaven Road San Marcos, CA 92029



Proposed



4 - View looking south towards equipment enclosure

Kimley **»Horn** 

Dish Wireless - SDSAN00331B 21247 Questhaven Road San Marcos, CA 92029



Existing



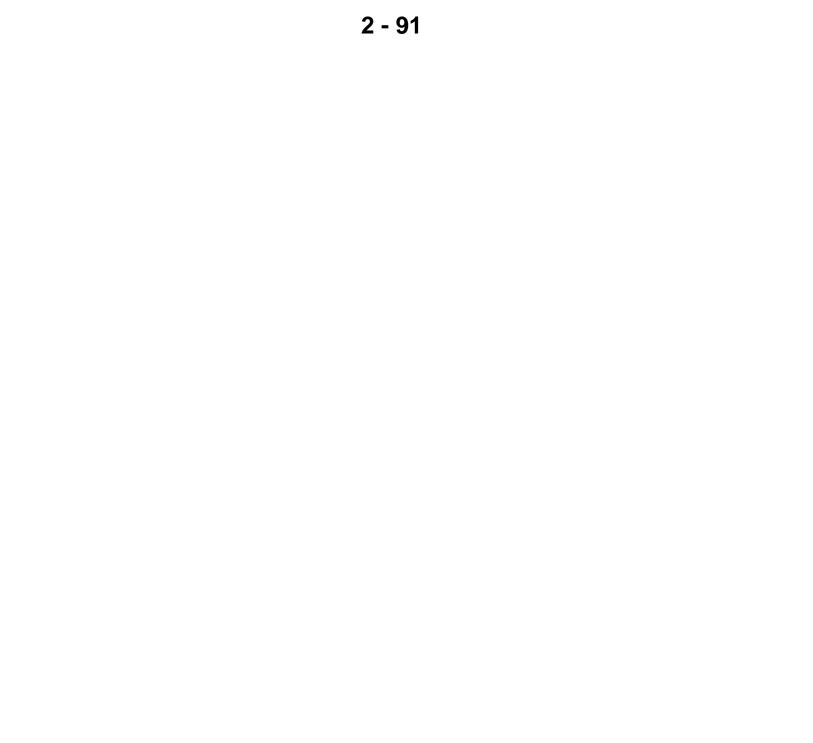
5 - View looking north from Attebury Road

Kimley **»Horn** 

Dish Wireless - SDSAN00331B 21247 Questhaven Road San Marcos, CA 92029



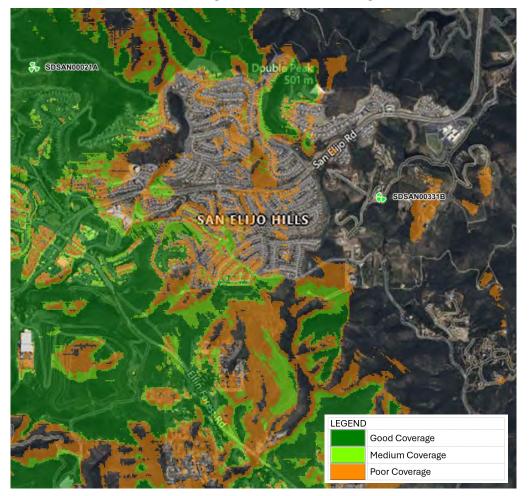
Existing





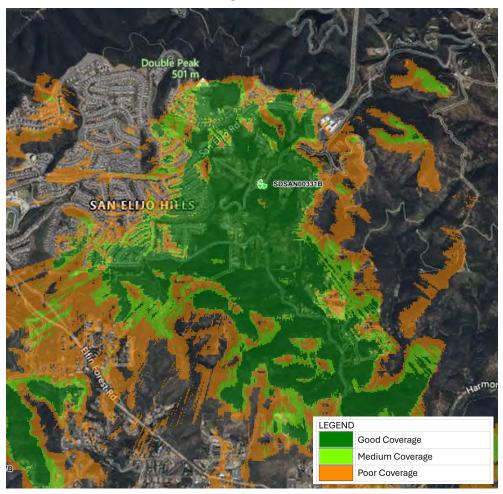
# SDSAN00331B

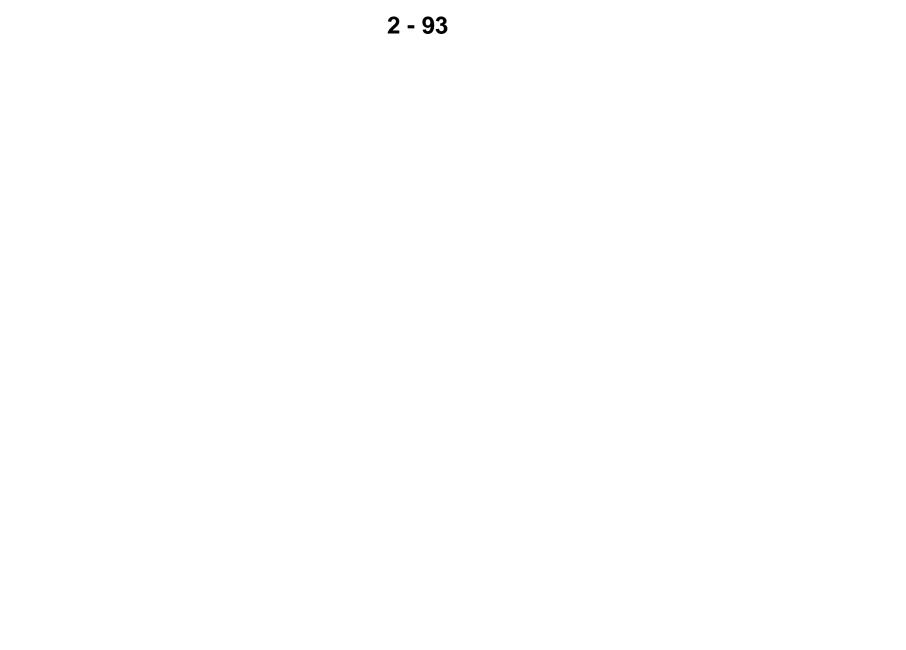
Current coverage without including the site



PROJECT NAME: Dish Wireless Questhaven Road RECORD ID: PDS2023-MUP-06-008W1 ENVIRONMENTAL LOG NO.: PDS2023-ER-06-08-005A PROJECT ADDRESS: 21247 Questhaven Road, San Marcos, CA in the San Dieguito Community Plan Area APN: 679-040-06-00 TRUST ACCOUNT NO.: 2227723-D-09943

Coverage of the site





### Dish Wireless Questhaven Road 21247 Questhaven Road, San Marcos APN: 679-040-06-00

#### **ALTERNATE SITE ANALYSIS**

#### SITE SELECTION/PREFERRED SITES PER SECTION 6986

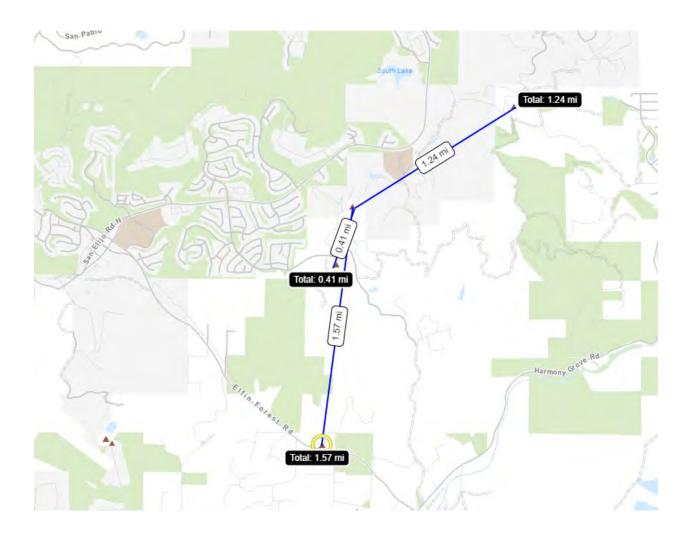
The proposed modification of the Major Use Permit is located in the RR (Rural Residential) zone, on an approximately 8.9-acre parcel. The site consists of a residence and accessory structures. The existing wireless facility is located within a detached stealth structure south of the existing single-family residence. The property is owned by the Pike Stephen and Sally Revocable Trust. The original Major Use Permit was approved October 19<sup>th</sup>, 2007. The proposed project is to reuse an existing facility and not require the construction of additional wireless facility.

#### ALTERNATE SITE EVALUATION

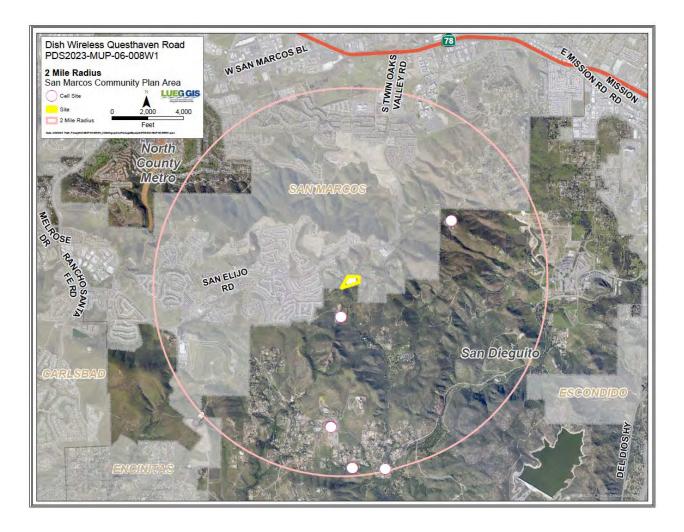
Adjacent sites within two miles of the subject site are noted below.

- 1. Verizon Double Peak (MUP-14-030) 21230 Questhaven Rd., Escondido The project was withdrawn and never approved.
- 2. ATT&T (PDS2023-MUP-05-008) 20223 Elfin Forest Rd., Escondido The site is located outside of the intended coverage area.
- 3. Verizon (MUP-82-050) 21851 Washingtonia Dr., San Marcos The site is located outside of the intended coverage area.

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# Attachment G – Ownership Disclosure



Record ID(s) \_\_\_\_\_\_PDS2023-MUP-06-008W1

Assessor's Parcel Number(s) \_\_\_\_679-040-06-00

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.

Stephen H. Pike

Stephen & Sally Pike Revocable Trust

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.

NA

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.

NA

*NOTE:* Section 1127 of The Zoning Ordinance defines <u>Person</u> 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."

Tara Carmichael

Signature of Applicant

Tara Carmichael, MD7 LLC, obo DISH

Print Name

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

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

