



*The County of San Diego*

# Planning Commission Hearing Report

Date:	February 28, 2025	Case/File No.:	Paradise Valley Road Wireless Telecommunication Facility Major Use Permit Appeal; PDS2022-MUP-22-012; PDS2022-ER-22- 18-004
Place:	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	8555 Paradise Valley Road, Spring Valley, CA 91977
Agenda Item:	#3	General Plan:	Public/Semi-Public Facilities (P/SP)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Office-Professional (C30)
Applicant/Owner:	MD7, LLC OBO AT&T Wireless / San Diego County Water Authority	Community:	Spring Valley Community Plan Area
Environmental:	CEQA §15303 Exemption	APN:	586-170-15-00

## A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider the resubmittal of a revised application following an appeal of the April 19, 2024, Planning Commission's denial of a Major Use Permit (MUP) for the Paradise Valley Road Wireless Telecommunication Facility (Project) in the Spring Valley Community Plan area.

On April 19, 2024, the Planning Commission denied the original application for the proposed wireless telecommunications facility, initiating the 10-day appeal period. Following this decision, the applicant submitted an appeal application and a revised plot plan on April 29, 2024. In accordance with Section 7366(b) of the County Zoning Ordinance, the appeal process to the Board of Supervisors is terminated, and the revised application is referred back to the Planning Commission for a decision on the updated proposal, which may then be appealed to the Board of Supervisors.

The initial proposal did not reach quorum, falling short of the required minimum of four votes for approval, and was therefore denied. In response, the application provided a revised plan that relocates

the wireless tower 11.5 feet to the east within the same project site. The appeal application requests approval for the updated location, emphasizing that it will address critical network coverage gaps and significantly enhance capacity to support the growing demands of the Paradise Valley/Spring Valley area. The appeal application, (Attachment F), provides a summary of the appeal, detailing how the proposed project complies with the California Environmental Quality Act (CEQA), the Spring Valley Community Plan, the General Plan, the County Zoning Ordinance, and meets the necessary findings for the MUP. This report contains information associated with the Project including the following: the project description, analysis and discussion of the project and points of appeal, community and public input, the CEQA analysis, and the PDS recommendation.

The Planning Commission can: (1) deny the appeal and uphold the Planning Commission's denial of the Project; or (2) grant the appeal and approve the MUP for the Project, conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The decision of the Planning Commission on the appeal of the revised application may be appealed to the Board of Supervisors. Regardless of the Planning Commission's decision, pursuant to County Zoning Ordinance Section 7366, the CEQA Exemption environmental determination of the Project is appealable to the Board of Supervisors. An appeal would be required to be filed within 10 days of the Planning Commission MUP appeal decision.

B. REQUESTED ACTIONS

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

1. 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 Appeal PDS2022-MUP-22-012, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. DEVELOPMENT PROPOSAL

1. Project Description

The revised application submitted April 29, 2024, is a request for MD7, LLC, on behalf of AT&T (Applicant), to construct, maintain, and operate a new wireless telecommunication facility. The facility would include 12 panel antennas and nine remote radio units (RRU's) mounted upon a new 35-foot tall faux mono-eucalyptus tree. Each panel antenna would be covered by "socks" which are faux leaves to help conceal the antennas. The equipment would be contained within a 300-square foot (eight-foot tall) concrete masonry unit (CMU) enclosure. A 20-kilowatt (kW) emergency generator, one Global Positioning System (GPS) antenna, three equipment cabinets, and other supporting equipment would be located within the equipment enclosure. Minimal grading is proposed to install the equipment enclosure. Additionally, trenching is proposed to install underground electrical and fiber conduit. The 3.04-acre project site is located at 8555 Paradise Valley Road in the Spring Valley Community Plan Area, is zoned Office-Professional (C30) and contains an existing San Diego County Water Authority building.



Figure 1: Photosim of proposed mono-eucalyptus tower from Paradise Valley Road (north of project site)



Figure 2: Photosim of proposed mono-eucalyptus tower and proposed AT&T equipment enclosure (north of project site)

## 2. Project Background

A Major Use Permit (MUP) application for a telecommunication facility was submitted in December 2022. The MUP was submitted to allow the construction, maintenance, and operation of a new wireless telecommunication facility.

A notice of the application was sent to property owners within a radius of 500 feet of the

Project site on December 21, 2022. Records of written comments and phone calls were received from community members as a result of the public notices sent at the time of application. Seven community members shared their concerns in a written and signed letter opposing the Project, citing concerns with the tower's effect on health, safety, and property values.

On April 19, 2024, the Planning Commission heard MUP for the Paradise Valley Road Wireless Telecommunication Facility (Project) as regular agenda item. During the hearing, three community members voiced their concerns about the facility's potential impacts on health, safety, property values, and its proximity to an adjacent residential property and nearby daycare. Staff confirmed that the facility's distance from adjacent residential properties meets the requirements of Section 6985.C.4, which mandates a minimum 50-foot setback for telecommunication towers. Additionally, the Commissioners informed the residents that, by federal law, the County is prohibited from regulating the location, construction, or modification of personal wireless service facilities based on the environmental effects of radio frequency (RF) emissions, provided these facilities comply with the Federal Communications Commission's (FCC) standards for RF emissions. Therefore, County decision makers do not consider comments or information concerning potential health effects when determining whether to approve permits for cellular facilities. The Commission did not address the neighbor's concerns regarding the potential impact on property values, as property values are not within the County's purview when processing discretionary projects. The General Plan and Zoning Ordinance focus on land use compatibility and public welfare, rather than regulating property values, which are influenced by broader market conditions outside the scope of the planning process. Additionally, the proximity to the daycare was not discussed, as the cited code section applies to small cell wireless facilities.

After public comment, a motion to approve the Project was made. Out of the six seated commissioners, one abstained due to a conflict of interest, and another was absent. Ultimately, the vote concluded with three commissioners voting in favor, one against, and one abstaining. Due to the lack of a required quorum of four affirmative votes, the application was denied.

### 3. Subject Property and Surrounding Land Uses

The Project is located on a 3.04-acre parcel within the Spring Valley Community Plan Area (Figure 5). The project site is zoned Office-Professional (C30) and the General Plan Land Use Designation is Public/Semi-Public Facilities (P/SP). The site contains an existing San Diego County Water Authority building. The subject property is surrounded by residential uses, an industrial use, and a transportation corridor (State Route 54). The view of the proposed facility would be minimized since the project is screened by existing mature trees and an existing slope and would blend into the surrounding vegetation and topography (Figure 3 and 4 and Table C-1).



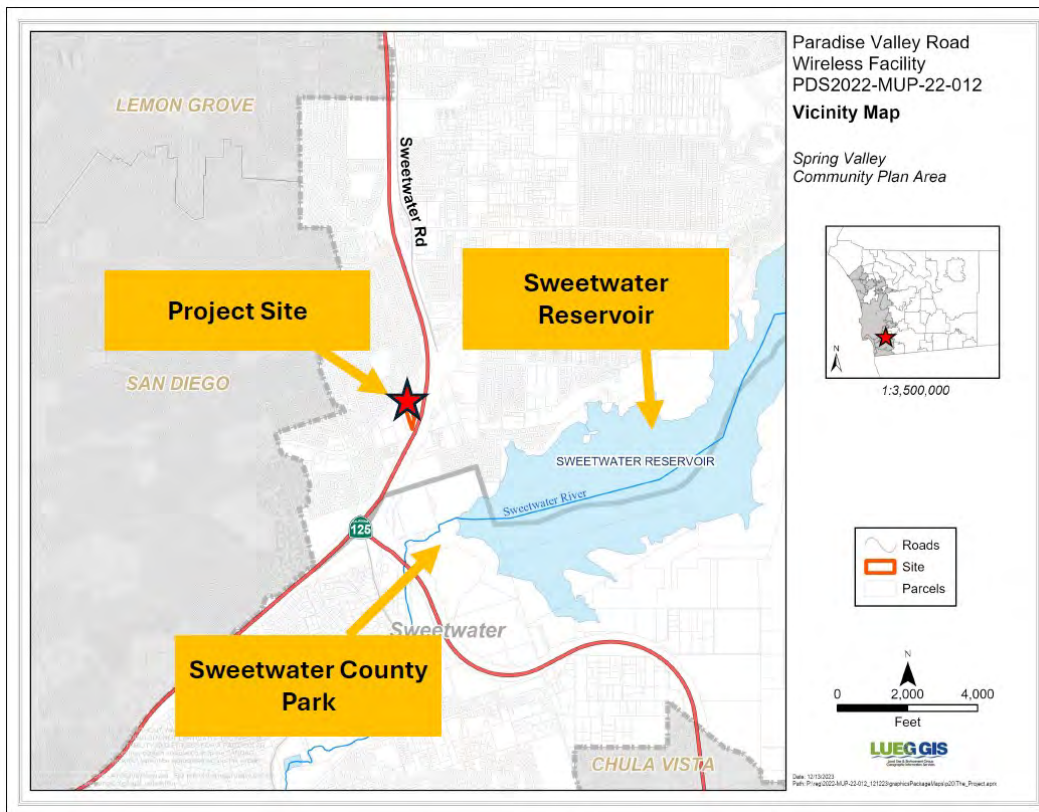


Figure 3: Vicinity map

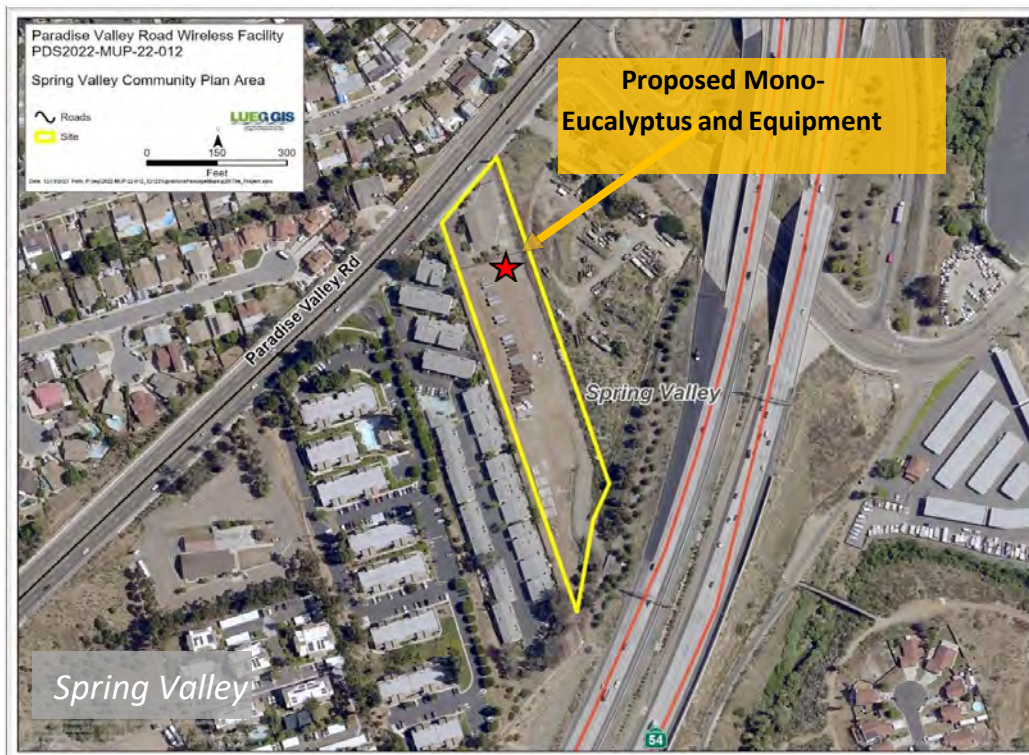


Figure 4: Aerial photograph of project site. Location of proposed facility identified with red star.

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Public/Semi-Public Facilities (P/SP)	Rural Residential (RR)	Paradise Valley Road	Residential
	Village Residential (VR-7.3)	Single-Family Residential (RS)	Broadview Street	
East	Medium Impact Industrial	Limited Impact Industrial (M52)	Elkelton Place	Industrial
	Public/Semi-Public Facilities (P/SP)	General Impact Industrial (M54)		
South	Public/Semi-Public Facilities (P/SP)	Transportation/Utility Corridor (S94)	State Route 54 State Route 125	Transportation Corridor (State Route 54)
West	Village Residential (VR-15)	Variable Family Residential (RV)	South Worthington Street	Residential

D. ANALYSIS AND DISCUSSION

Following the denial of the original proposal, the applicant submitted an appeal application with a revised site plan to relocate the tower 11.5 feet east within the project site. The San Diego Aqueduct easement restricted the placement of the tower further to the east and the San Diego County Water Authority's active use of the property for storage constrained the relocation options on the southern portion of the property. The appeal application includes a justification of the appeal, included as Attachment F to this report, stating the proposal would bolster telecommunications infrastructure that benefits the community by providing adequate and reliable infrastructure to support public health, safety, and welfare. The applicant emphasizes that the revised tower location is critical to fill existing network coverage gaps and to support increasing connectivity demands in the Paradise Valley/Spring Valley community.

PDS staff reviewed and analyzed the justification of appeal detailed in the appeal application (Attachment C). Additionally, to address the community members concerns voiced at the April 19, 2024, Planning Commission hearing, with this Hearing Report, staff provides a focused response to the three primary concerns:

1. Health and Safety
  - o *County's Role Limited by Federal Standards:* The County is prohibited by federal law from

regulating the location, construction, or modification of personal wireless service facilities based on the environmental effects of RF emissions, provided the facility complies with FCC standards. County decision-makers are not allowed to consider potential health effects of RF emissions when evaluating permits for cellular facilities.

## 2. Property Values

- *Not a Consideration in Discretionary Review:* Property values are not a factor in the discretionary review process for wireless facilities, as they are influenced by broader market conditions rather than directly by land-use decisions. The General Plan and Zoning Code prioritize land-use compatibility and public welfare, without regulation on effects on property values within the scope of planning review.

## 3. Proximity to Adjacent Residential Property and Nearby Daycare

- *Compliance with Required Setbacks:* Staff confirmed that the facility's new location meets the requirements of Section 6985.C.4, which mandates a minimum 50-foot setback for telecommunication towers from adjacent residential properties. In response to community concerns, the applicant moved the tower an additional 11.5 feet to the east, further increasing the distance from the residential property line. This adjustment was implemented in attempt to address concerns raised by neighboring residents regarding the proximity of the facility to adjacent homes. The applicant is constrained in relocating the facility due to the lease agreement for the site, which requires approval from the San Diego County Water Authority. The property is actively utilized by the Water Authority for storage purposes, and the presence of the San Diego Aqueduct easement further restricts flexibility in positioning the tower. While the original placement adhered to all setback requirements, the modification was made in response to community feedback. Despite these efforts, the neighboring residents remain opposed to the project and have expressed that they do not support the establishment of a facility at this location.
- *No Provisions Specific to Daycare Proximity for Non-Small Cell Facilities:* The concern regarding the nearby daycare, located within 300 feet of the project site, is not applicable in this case, as the proposed project is not a small cell wireless facility. Section 6992.A.3 of the Zoning Ordinance applies specifically to small cell wireless facilities, imposing a 300-foot minimum distance from daycare facilities to reduce clutter and maintain the aesthetic quality and preserve community character. However, since this is not a small cell wireless facility, no such proximity restriction is required under current regulations, making this concern outside the scope of the project's review criteria.

Furthermore, the application outlines how the proposal aligns with the General Plan and Spring Valley Community Plan, is compliant with County Zoning Ordinance, and demonstrates that it meets the necessary findings for the Major Use Permit. Staff found no significant impacts that would necessitate additional environmental review. The revised Project, with the tower relocation, is in full compliance with applicable regulations. PDS staff recommends that the Planning Commission grant the appeal and approve the Major Use Permit (MUP) for the Paradise Valley Road Wireless Telecommunication Facility (Project), conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

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

Plan Analysis, Community Compatibility/Visual Impacts, and Alternative Site Analysis (ASA).

1. Key Requirements for Requested Actions

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

2. Project 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 and amortization of the wireless facility for a 10-year period. If approved, this MUP will set an expiration of February 28, 2035 in accordance with the amortization schedule.

Amortization

The Project is subject to amortization because a faux tree is defined as a "high visibility" facility and the site is within a residential zone, which is a non-preferred zone, as stated in Section 6991 of the Zoning Ordinance. It also has a term limit pursuant to Zoning Ordinance Section 6985.C.11, which states that projects that are considered high visibility and require use permits are given a maximum term limit based on the valuation of the facility. This Project is considered a high visibility structure and requires a MUP for operation and maintenance. The Project subject to this MUP is valued at approximately \$475,000 and will therefore have a maximum term of 10 years. This time may be extended by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.

Site Planning Analysis

The Project is located on an approximately 3.04-acre site that is characterized as developed with a San Diego County Water Authority building and storage of equipment such as concrete dividers and pipe. The proposed 35-foot-tall mono-eucalyptus is designed to be compatible with the existing mature trees and vegetation. The equipment shelter is a CMU block wall enclosure and will be screened from public views by existing vegetation and slopes. By blending in with the existing landscape of the surrounding environment, the facility is sited within a location that will not impact surrounding community character.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. General Plan Policy COS 11.3 requires development within visually sensitive areas to minimize visual impacts and to preserve unique or special features. In addition, Policy LU 15.1 requires that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and to be compatible with existing development and community character. The wireless telecommunication facility is designed in a manner of appropriate scale and design that complements the natural landscape. The wireless



telecommunication facility is located approximately 0.85 miles north of Sweetwater Road, a Scenic Highway as identified in the County's General Plan. Drivers utilizing Sweetwater Road do not have a view of the facility due to distance and intervening topography and vegetation. The facility will appear as a mature tree, which is an expected visual element within the project vicinity.

Furthermore, the facility will not have any adverse visual impacts on the surrounding community. The camouflaged antennas sufficiently blend in with the mature trees and vegetation that surround the site. The equipment enclosure is designed to match the existing San Diego County Water Authority building for architectural compatibility and will be screened from public views by vegetation and slopes. Therefore, the proposed wireless telecommunication facility will not stand out from the existing visual setting, will be compatible with the existing community character, and will not result in impacts to the natural environment or a scenic highway.

Alternative Site Analysis

The site is zoned Office-Professional (C30), a non-preferred zone for wireless facilities. Section 6986.C. of the Zoning Ordinance states that wireless facilities shall not be approved in non-preferred zones when siting in a preferred zone or preferred location is feasible unless the proposed site is preferable due to aesthetic and community character compatibility. The Applicant provided an Alternative Site Analysis (ASA) to demonstrate the feasibility of co-location opportunities on existing wireless telecommunication facilities in the Project vicinity. The Applicant demonstrated in the ASA that there are no feasible co-location opportunities, and that the facility would close a gap in area coverage (Figure 5). The Applicant pursued an alternative site located within a County preferred zone, Limited Impact Industrial (M52), however the property owner withdrew their interest during negotiations. All other wireless telecommunication facilities are located outside the Applicant's target coverage area and other existing sites are not capable of supporting an additional carrier. Further information detailing the ASA analysis can be found in Attachment F. The Geographic Service Area (GSA) maps shown in the below figure illustrate coverage in the area, with and without the wireless telecommunication facility. The GSA maps demonstrate that the existing location is necessary to provide continued coverage and adequate service to motorists and residents in the area (Figure 6). The 35-foot height of the facility is necessary to allow the antennas to provide coverage due to the surrounding topography. These GSA maps can also be found in Attachment F.

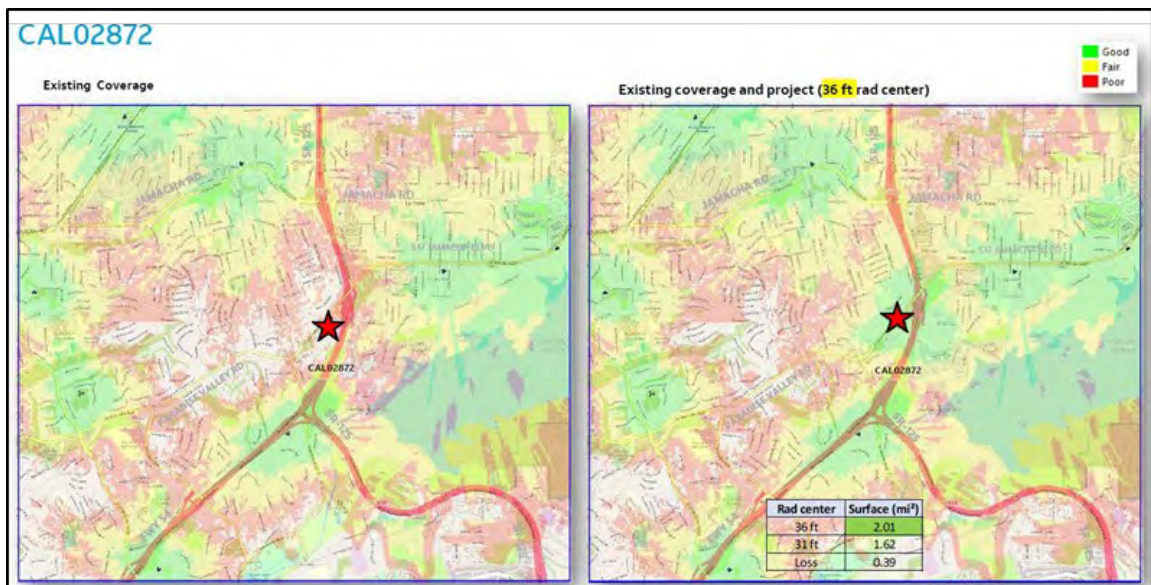


Figure 5: Coverage without Project (left) and coverage with Project (right).

3. General Plan Consistency

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

*Table D-1: General Plan Conformance*

General Plan Policy	Explanation of Project Conformance
<p>GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.</p> <p>GOAL S-3 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The Project will provide coverage throughout the area, which is essential in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by providing service and coverage in the area.</p>
<p>POLICY COS-11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p> <p>POLICY COS-11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p>	<p>The wireless telecommunication facility is approximately 0.85-mile north of Sweetwater Road, a Scenic Highway identified in the County of San Diego General Plan. However, the faux mono-eucalyptus will be compatible with the natural features and community character within the project vicinity. Drivers utilizing Sweetwater Road will not have a view of the facility due to distance and intervening topography and vegetation. The facility has been designed to be visually compatible with the community in order to prevent adverse impacts to scenic views and historic structures in the surrounding project area.</p>
<p>POLICY LU-15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The facility has been sited and designed to minimize visual impacts and be compatible with the existing development and community character. The proposed camouflaged antennas and equipment enclosure will sufficiently blend in with existing environment as trees are expected visually features in the visual landscape of the community.</p>
<p>POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p>	<p>The facility is available to provide co-location opportunities for other carriers as feasible.</p>



4. Zoning Ordinance Consistency

a. Development Regulations

The Project complies with all applicable zoning requirements of the Office-Professional (C30) zone with the incorporation of conditions of approval (See Table D-2).

*Table D-2: Zoning Ordinance Development Regulations*

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	C30	Yes, upon approval of a MUP
Animal Regulation:	A	N/A
Density:	-	N/A
Lot Size:	-	N/A
Building Type:	W	N/A
Maximum Floor Area:	-	N/A
Floor Area Ratio:	-	N/A
Height:	E	Yes, upon approval of a MUP
Lot Coverage:	-	N/A
Setback:	H	Yes
Open Space:	-	N/A
Special Area Regulations:	B, C	Yes, upon approval of a MUP with Section 5900 Site Plan Findings and the project is not located within an airspace protection boundary.

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "E" which requires structures to be no more than 30 feet in height.	The proposed mono-eucalyptus tree is 35 feet in height. The design and height of the Project will be in conformance with the maximum height requirement upon approval of a MUP.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "H" setback requirements for a 50-foot front yard setback, 10-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed location of the mono-eucalyptus tree and associated CMU equipment enclosure are located outside all required setbacks including front, rear, and side yard setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Ordinance Consistency

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

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

Table D-3: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The proposed CMU equipment enclosure associated with the telecommunication facility is a maximum height of eight-feet-tall. The equipment enclosure is screened from private and public views by mature vegetation and overall distance from structures and roadways.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The 35-foot-tall mono-eucalyptus is setback from the nearest residential property line by approximately 66'-8".	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The mono-eucalyptus and equipment enclosure are located outside all required building setbacks including front, rear, and side yard.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<p>Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.</p>	<p>The project site is zoned C30 and is subject to Zone 3 one-hour average sound level limit of 60 dBA at the property lines during day time hours and 55 dBA at the property lines during night time hours, according to Section 36.404 of the County Noise Ordinance. The Project proposes noise-generating equipment including a stand-by generator and a heat exchanger on the pre-manufactured equipment cabinet that is located within an eight foot CMU enclosure. Therefore, the Project will comply with the County Noise Ordinance.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.</p>	<p>The Project is considered a "high visibility" facility because the facility is a faux tree (mono-eucalyptus). High visibility facilities with a valuation of \$10,000 to \$500,000 are required by the Zoning Ordinance to have a maximum term of 10 years. Since the Project has a valuation of approximately \$475,000, the MUP has been conditioned to have a maximum term of 10 years. This time may be extended for an additional period of time by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>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.</p>	<p>The proposed Project consists of a faux mono-eucalyptus that is designed to avoid adverse visual impacts.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

## 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.

## E. COMMUNITY PLANNING GROUP RECOMMENDATION

On February 14, 2023, the Spring Valley Community Planning Group (CPG) reviewed the Project. The CPG recommended denial of the MUP by a vote of 6-6-1-2 (6-Yes, 6-No, 1-Abstain, 2-Vacant/Absent). This motion did not carry. Comments made by the group on the proposed project include public concerns on health risks and lack of outreach. The group was asked if they would want to discuss and vote on this item at a future date. Staff provided clarification that there were no revisions to the proposed wireless facility since their previous consideration of the project on February 14, 2023. The group declined to reevaluate the project. Staff notified the CPG of the appeal application and project changes on October 29, 2023.

The group was asked if they would want to discuss and vote on the appeal and project revisions at a future date. The group declined to reevaluate the project. The Spring Valley Community Planning Group Recommendation Form can be found in Attachment E.

## F. PUBLIC INPUT

The Project was first submitted to PDS in December 2022. At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to the required minimum of 20 property owners within a radius of 500 feet of the project site. Records of written comments and phone calls were received from community members as a result of the public notices sent at the time of application. Seven community members shared their concerns in a written and signed letter opposing the Project, citing concerns with the tower's effect on health, safety, and property values. Six community members shared concerns over the phone and over email regarding the tower's effects on health, safety, and property value, and concerns regarding the proposed location of the tower. Two community members had questions regarding the project, specifically the proposed location of the tower and shared potential concerns about the tower's effect on residents' property views.

Public notices for the April 19, 2024 Planning Commission hearing were sent to the required minimum of 20 property owners, within a radius of 500 feet from the project site. During the hearing, four community members voiced concerns regarding the tower's potential effects on health, safety, and property values, as well as its proximity to adjacent properties and a nearby daycare.

Individuals who provided comments during the public comment period were notified of the appeal filing. In addition, public notices for the Planning Commission Appeal hearing were sent to the required minimum of 20 property owners, for a radius of 500 feet from the project site. A public comment opportunity will be available at the appeal hearing.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP Appeal PDS2022-MUP-22-012, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

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AUTHORIZED REPRESENTATIVE: \_\_\_\_\_



VINCE NICOLETTI, DIRECTOR

ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2022-MUP-22-012
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Photos, Geographic Service Area Maps, Alternative Site Analysis
- Attachment G – Ownership Disclosure

Attachment A – Planning Documentation





**GENERAL NOTES**

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

**PROJECT DESCRIPTION**

AT&T WIRELESS PROPOSES TO CONSTRUCT NEW WIRELESS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

**AT ANTENNA LEVEL:**

- INSTALL (1) 35'-0" HIGH MONO EUCALYPTUS TOWER
- INSTALL (3) SITE PRO VFA-10HD MOUNTS
- INSTALL (1) SITE PRO MSFAA SECTOR FRAME MOUNT
- INSTALL (12) 2SCH40, 8'-0" LONG PIPE MOUNTS
- INSTALL (6) 2SCH40, 6'-0" LONG PIPE MOUNTS
- INSTALL (6) PANEL ANTENNAS
- INSTALL (3) AIR6419 B77D ANTENNAS
- INSTALL (3) AIR6449 B77G ANTENNAS
- INSTALL (3) DC9 SURGE SUPPRESSORS
- INSTALL (9) RRUS
- INSTALL (3) FIBER CABLE TRUNKS
- INSTALL (9) DC CABLES

**AT EQUIPMENT LEVEL:**

- INSTALL (1) 15'-0"x20'-0"x8'-0" HIGH CMU WALL
- INSTALL (1) VERTIV 512 DCPD CABINET
- INSTALL (2) PURCELL FLX21 CABINETS
- INSTALL (1) NEW GENERAC SDC020 2.2L 20KW GENERATOR DIESEL GENERATOR
- INSTALL (1) 3'-6" WIDE ACCESS GATE
- INSTALL (1) 7'-0" WIDE UTILITY H-FRAME
- INSTALL (1) CIENA BOX
- INSTALL (2) DC12 SURGE SUPPRESSORS
- INSTALL (1) TELCO BOX
- INSTALL (1) PTLC W/ CAM LOK
- INSTALL (1) 200AMP METER PEDESTAL
- INSTALL (1) DISCONNECT SWITCH
- INSTALL (1) GPS ANTENNA
- INSTALL (1) FIRE EXTINGUISHER
- INSTALL (1) FIRE EXTINGUISHER CABINET
- INSTALL (1) EMERGENCY SHUTOFF SWITCH

**SITE INFORMATION**

PROPERTY OWNER: SAN DIEGO COUNTY WATER AUTHORITY  
 LATITUDE: 32° 42' 4.41" N  
 LONGITUDE: -117° 0' 47.43" W  
 GROUND ELEVATION: 332.22± AMSL  
 JURISDICTION: SAN DIEGO COUNTY  
 ZONING: C30  
 PARCEL #: 5861701500  
 COUNTY: SAN DIEGO  
 OCCUPANCY GROUP: U-UNMANNED  
 CONSTRUCTION TYPE: II-B  
 POWER COMPANY: -  
 TELEPHONE COMPANY: -

**PROJECT TEAM**

**APPLICANT:** AT&T WIRELESS  
 7337 TRADE STREET  
 SAN DIEGO, CA 92121  
**PROJECT MANAGER:** MD7  
 10590 W. OCEAN AIR DR., STE 250  
 SAN DIEGO, CA 92130  
 PHONE: (858) 799-7850  
**CONSTRUCTION:** AT&T WIRELESS  
 7337 TRADE STREET  
 SAN DIEGO, CA 92121  
**A&E CONTACT:** MORRISON HERSHFIELD CORP  
 JOSH REYNOLDS  
 1455 LINCOLN PKWY, SUITE 500  
 ATLANTA, GA 30346  
 770-379-8500  
 JReynolds@morrisonhershfield.com  
**ZONING / SITE ACQUISITION:** MD7  
 10590 W. OCEAN AIR DE., STE 250  
 SAN DIEGO, CA 92130  
 PHONE: (858) 799-7850  
**RF ENGINEER:** AT&T WIRELESS  
 CRISTIAN SOTO  
 cs450g@att.com

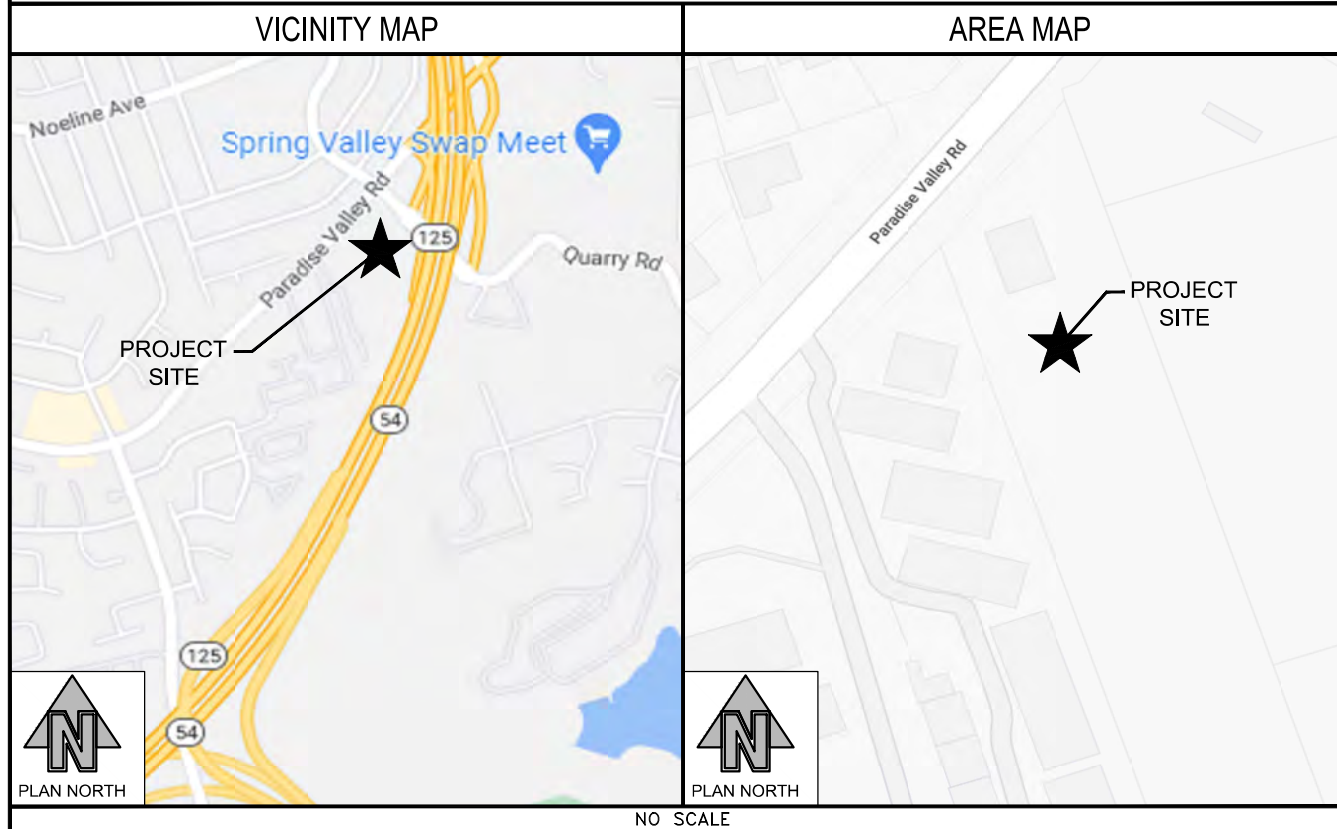


**CAL02872**  
**USID: 322191 FA# 15558384**  
**SITE ID: CAL02872**

**8555 PARADISE VALLEY ROAD**  
**SPRING VALLEY, CA 91977**  
**5G NSB**

MRSDL042318/ MRSDL044649/ MRSDL044554/ MRSDL044529/  
 MRSDL044606/ MRSDL044648/ MRSDL044592

**LOCATION MAPS**



**DRIVING DIRECTIONS**

FROM SAN DIEGO INTERNATIONAL AIRPORT:  
 HEAD EAST ON N HARBOR DR TOWARD MCCAIN RD. USE THE LEFT 3 LANES TO TURN LEFT ONTO W GRAPE ST. USE THE RIGHT 2 LANES TO TAKE THE RAMP ONTO I-5 S. MERGE WITH I-5 S. USE THE RIGHT 2 LANES TO TAKE EXIT 15B FOR CA-94 E/M L KING JR FWY. CONTINUE ONTO CA-94 E. TAKE EXIT 9A TO MERGE WITH CA-125 S. TAKE EXIT 12 TOWARD PARADISE VALLEY RD/JAMACHA BLVD. TURN RIGHT ONTO ELKELTON PL. USE THE LEFT LANE TO TURN LEFT ONTO PARADISE VALLEY RD. TURN LEFT. DESTINATION WILL BE ON THE LEFT.

**ENGINEERING**

1. 2022 EDITION OF THE CALIFORNIA BUILDING CODE VOLUME 1
2. 2022 EDITION OF THE CALIFORNIA BUILDING CODE VOLUME 2
3. 2022 EDITION OF THE CALIFORNIA MECHANICAL CODE
4. 2022 EDITION OF THE CALIFORNIA PLUMBING CODE
5. 2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE
6. 2022 EDITION OF THE EXISTING BUILDING CODE
7. 2022 EDITION OF THE CALIFORNIA FIRE CODE
8. 2022 EDITION OF THE CALIFORNIA ENERGY CODE
9. 2022 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE
10. 2021 INTERNATIONAL PROPERTY MANAGEMENT CODE

**APPROVALS**

AT&T RF ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 AT&T OPERATIONS: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SITE ACQUISITION: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CONSTRUCTION MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PROPERTY OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ZONING: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PROJECT MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

**DRAWING INDEX**

SHT NO.	DESCRIPTION
ATS01	AT&T TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
B01.0	BMP PLAN
B01.1	BMP DETAILS
B01.2	BMP DETAILS
A01.0	SITE PLAN
A01.1	ENLARGED SITE PLAN
A02.0	EQUIPMENT PLAN
A03.0	ELEVATIONS
A03.1	ELEVATIONS
A04.0	ANTENNA PLAN & SCHEDULE
L0.0	COVER SHEET
L1.0	PLANTING PLAN
L1.1	PLANTING DETAILS
L1.2	PLANTING SPECIFICATIONS
L2.0	IRRIGATION PLAN
L2.1	WATER CONSERVATION PLAN
L2.2	IRRIGATION DETAILS
L2.3	IRRIGATION SPECIFICATIONS

**11"X17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED**

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME



Know what's below.  
Call before you dig.

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

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

6	10/08/24	SURVEY UPDATE
5	08/22/24	CLIENT COMMENTS
4	07/30/24	RELOCATED ENCLOSURE WEST & TOWER 80' FROM WEST PL
3	09/29/23	JX 3RD COMMENTS
2	07/24/23	JX 2ND COMMENTS
No.	Date	Action

Plans Prepared For:  
  
 10590 WEST OCEAN AIR DRIVE  
 SUITE 250  
 SAN DIEGO, CA 92130

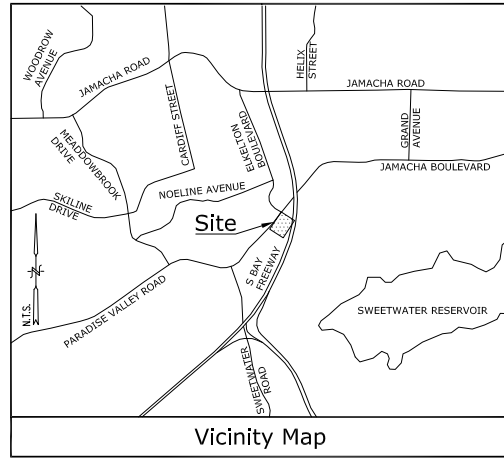
Applicant:  
  
 Your world. Delivered.

Plans Prepared By:  
  
 5100 S MACADAM AVE., UNIT 500  
 PORTLAND, OR 97239  
 Tel: 503-595-9128 Fax: 503-595-9136  
 www.morrisonhershfield.com

Project:  
**CAL02872**  
**SITE ID: CAL02872**  
 8555 PARADISE VALLEY ROAD  
 SPRING VALLEY, CA 91977  
**FA: 15558384**

Drawing Title:  
**AT&T TITLE SHEET**

Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: SV	Checked By: -
PM Review: JR	Client Approval
Issue No.: 6	Drawing No.: ATS01



Title Report

PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 ORDER NO: 3777088  
 DATED: SEPTEMBER 29, 2022

Legal Description

PROPERTY LOCATED IN SAN DIEGO COUNTY, CALIFORNIA  
 ALL THAT PORTION OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF QUARTER SECTION 2 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 MADE BY MORRILL AND ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID QUARTER SECTION 2 WITH THE EASTERLY RIGHT-OF-WAY OF ROAD SURVEY NO. 609-3 (PARADISE VALLEY ROAD); THENCE ALONG SAID EASTERLY LINE SOUTH 17°45'56" EAST 999.27 FEET TO THE WESTERLY RIGHT-OF-WAY OF COUNTY HIGHWAY 54 (SOUTH BAY FREEWAY); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 21°09'42" WEST (RECORD SOUTH 21°11'32" WEST) 64.02 FEET, AND SOUTH 48°49'10" WEST (RECORD SOUTH 48°48'54" WEST) 128.69 FEET TO THE SOUTHEASTERN CORNER OF COUNTY OF SAN DIEGO TRACT NO. 3922, MAP THEREOF NO. 9995 AS FILED IN SAID COUNTY RECORDER'S OFFICE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID MAP NO. 9995 NORTH 17°45'28" WEST 999.38 FEET (RECORD NORTH 17°45'44" WEST 999.28 FEET) TO SAID EASTERLY RIGHT-OF-WAY OF ROAD SURVEY NO. 609-3; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 39°43'11" EAST (RECORD NORTH 39°43'55" EAST 187.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.67 ACRES MORE OR LESS.

LESS AND EXCEPT THAT PORTION OF PROPERTY CONVEYED TO STATE OF CALIFORNIA FROM THE SAN DIEGO COUNTY WATER AUTHORITY BY GRANT DEED RECORDED ON OCTOBER 27, 1998 IN INSTRUMENT NO. 1998-069549.

AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SAN DIEGO COUNTY WATER AUTHORITY FROM HAROLD E. NIEDERMAYER, TRUSTEE OF THE HAROLD E. NIEDERMAYER TRUST AND ARLINE G. NIEDERMAYER, TRUSTEE OF THE ARLINE G. NIEDERMAYER TRUST; AND DOES 1 THROUGH 20, INCLUSIVE BY FINAL ORDER OF CONDEMNATION DATED JULY 31, 1992 AND RECORDED AUGUST 25, 1992 IN INSTRUMENT NO. 1992-053908.

Assessor's Parcel No.

586-170-15

Easements

⑤ EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION SET FORTH IN INSTRUMENT RECORDED ON OCTOBER 4, 1996 IN INSTRUMENT NO. 1996-055298 OFFICIAL RECORDS (PLOTTED HEREON).

Access & Utility Route/Lease Area

AS SHOWN

Geographic Coordinates at Mono-Eucalyptus Tower

1983 DATUM: LATITUDE 32° 42' 04.43" N LONGITUDE 117° 00' 47.51" W  
 ELEVATION = 324.7 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:  
 THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (2022.25) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING LEICA SMARTNET NORTH AMERICA (S.N.A.) CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.):

S.N.A. CAS: NORTHING = 1851857.32' EASTING = 6348332.57'

S.N.A. CASO: NORTHING = 1877183.42' EASTING = 6293621.88'

Benchmark

THE SMARTNET NORTH AMERICA C.O.R.S. CASJ, ELEVATION 453.07 FEET (NAVD 88).

Date of Survey

SEPTEMBER 23, 2022



A&E DEVELOPMENT:



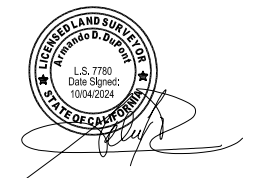
CONSULTANT:

CAL VADA SURVEYING, INC.

411 Jenks Cir., Suite 205, Corona, CA 92878  
 Phone: 951-280-9960 Fax: 951-280-9746  
 Toll Free: 800-CALVADA www.calvada.com

JOB NO. 22720

LICENSURE:



REVISION:

REVISION	DATE: /BY:	DESCRIPTION:
	10/07/22	SUBMITTAL
	JT	
1	11/14/22	FINAL
	HP	
2	09/26/24	ADDITIONAL TOPOGRAPHY
	GV	
3	10/04/24	UPDATED DESIGN/FINAL
	GBM	

SITE INFORMATION:

CAL02872

PARADISE VALLEY ROAD  
 LA PRESA, CA 91977  
 SAN DIEGO COUNTY

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER:

LS-1

SHEET 1 OF 2

Boundary Detail

SCALE: 1"=80'

See Lease Area Detail  
 See on This Sheet

LINE #	DIRECTION	LENGTH
LI	S19°27'47"W	101.39'

FD 2" BRASS DISK STAMPED  
 "SAN DIEGO ENG. DEPT. SUR.  
 MONUMENT", PER R.O.S. 20895

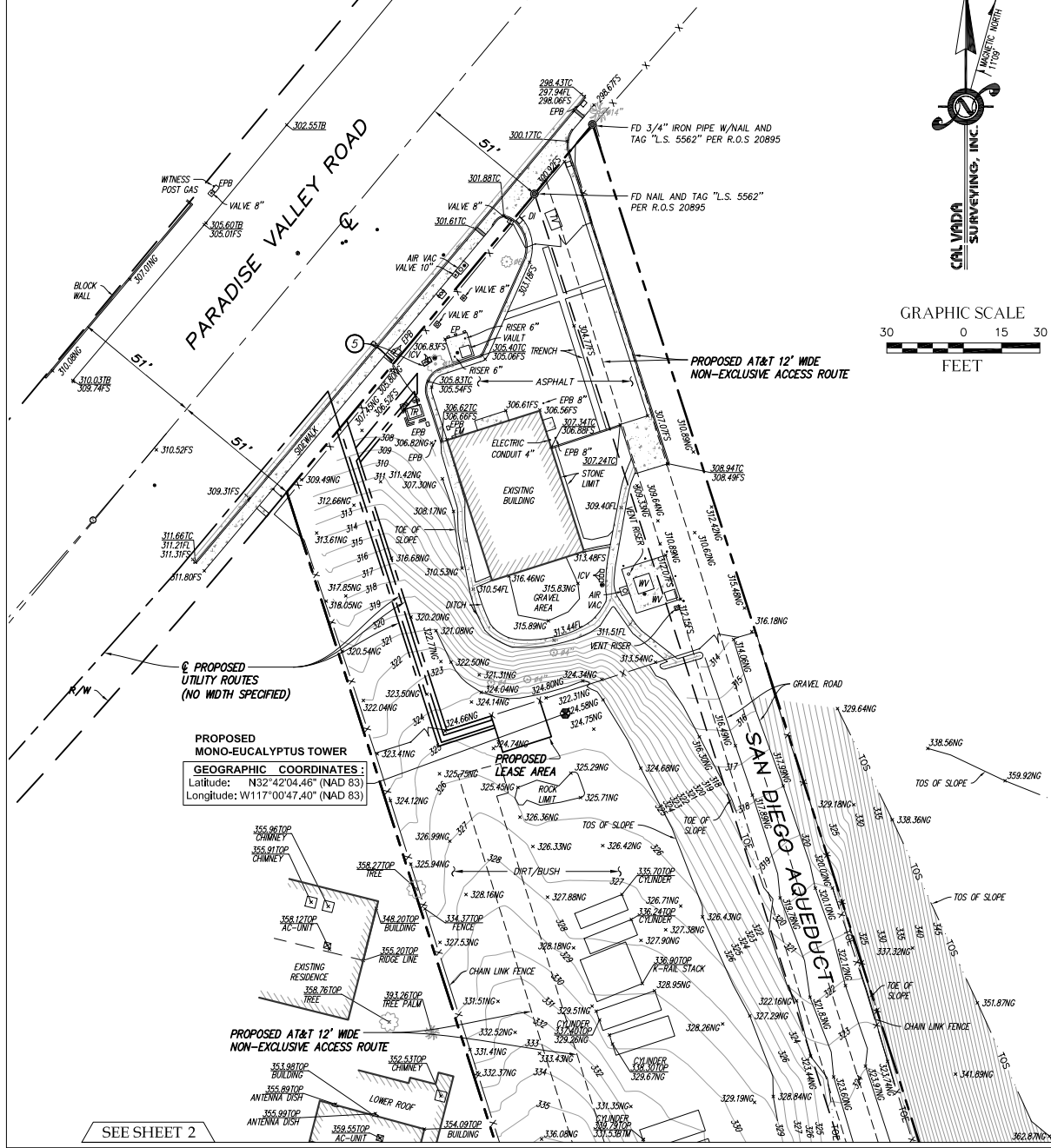
See Lease Area Detail  
 on Sheet LS-2

Legend

	CONCRETE PAVEMENT		IRRIGATION CONTROL VALVE
	FIRE HYDRANT		NATURAL GROUND
	FOUND MONUMENT AS NOTED		PROPERTY LINE
	GAS VALVE		RIGHT OF WAY
	GATE		TELECOM VAULT
	GUARD POST		TOP OF BEAM
	IRRIGATION CONTROL VALVE		TOP OF CURB
	LATITUDE-LONGITUDE COORDINATE		TOP OF STRUCTURE
	SEWER MANHOLE		TOP OF WALL
	SIGN		TRANSFORMER
	STREET LIGHT		VAULT
	TREE (TYPICAL)		WATER VAULT
	WATER VALVE		BLOCK WALL
	ASSESSOR'S PARCEL NUMBER		CENTERLINE
	BOTTOM OF STRUCTURE		CHAIN LINK FENCE
	CENTERLINE		FLOW LINE
	DRAIN INLET		INTERIOR LOT LINE
	ELECTRIC METER		PROPERTY LINE
	ELECTRIC PANEL		RIGHT-OF-WAY
	ELECTRIC PULL BOX		TOE OF SLOPE
	FINISH SURFACE		TOP OF SLOPE
	FLOW LINE		WOOD FENCE

Lease Area Detail

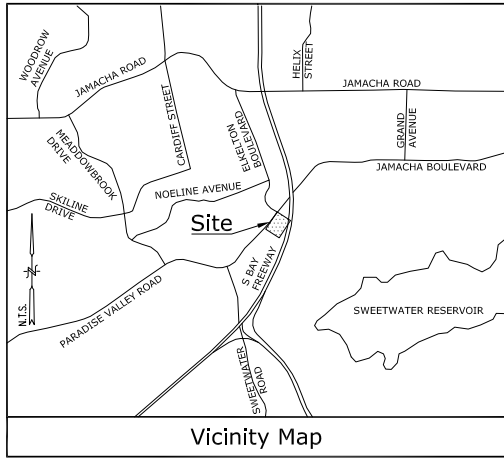
SCALE: 1"=30'



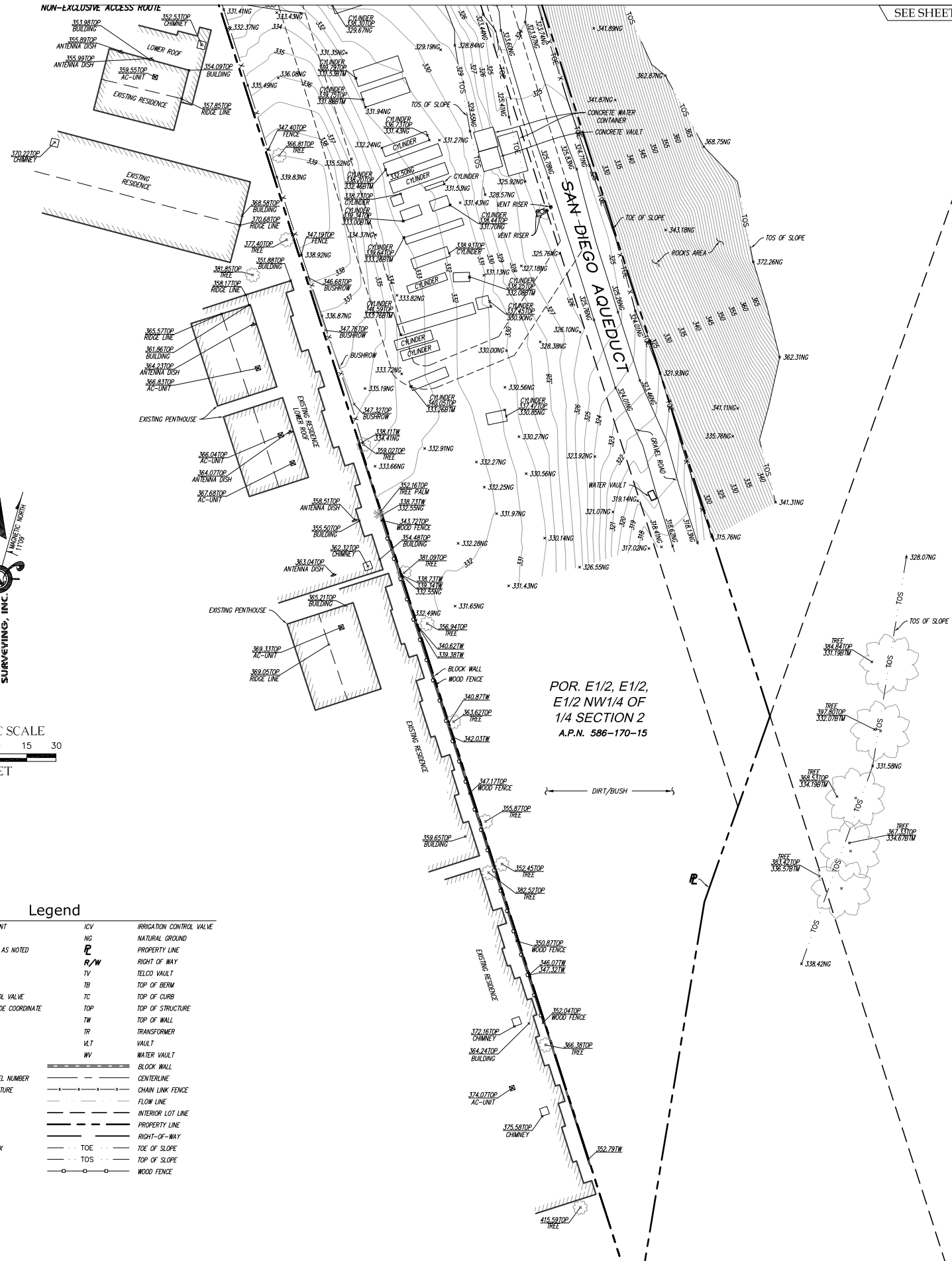
PROPOSED MONO-EUCALYPTUS TOWER  
 GEOGRAPHIC COORDINATES:  
 Latitude: N32°42'04.46" (NAD 83)  
 Longitude: W117°00'47.40" (NAD 83)

SEE SHEET 2





Lease Area Detail  
SCALE: 1"=30'



Title Report

PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY  
ORDER NO.: 3777988  
DATED: SEPTEMBER 29, 2022

Legal Description

PROPERTY LOCATED IN SAN DIEGO COUNTY, CALIFORNIA ALL THAT PORTION OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF QUARTER SECTION 2 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 MADE BY MORRILL AND ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID QUARTER SECTION 2 WITH THE EASTERLY RIGHT-OF-WAY OF ROAD SURVEY NO. 609-3 (PARADISE VALLEY ROAD); THENCE ALONG SAID EASTERLY LINE SOUTH 17°45'56" EAST 999.27 FEET TO THE WESTERLY RIGHT-OF-WAY OF COUNTY HIGHWAY 54 (SOUTH BAY FREDWAY); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 21°09'42" WEST (RECORD SOUTH 21°11'32" WEST) 84.02 FEET, AND SOUTH 48°49'10" WEST (RECORD SOUTH 48°48'54" WEST) 128.60 FEET TO THE SOUTHEASTLY CORNER OF COUNTY OF SAN DIEGO TRACT NO. 3922, MAP THEREOF NO. 9995 AS FILED IN SAID COUNTY RECORDER'S OFFICE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID MAP NO. 9995 NORTH 17°45'28" WEST 999.38 FEET (RECORD NORTH 17°45'44" WEST 999.28 FEET) TO SAID EASTERLY RIGHT-OF-WAY OF ROAD SURVEY NO. 609-3; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 39°43'11" EAST (RECORD NORTH 39°43'55" EAST 187.59 FEET TO THE POINT OF BEGINNING.

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AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SAN DIEGO COUNTY WATER AUTHORITY FROM HAROLD E. NIEDERMAYER, TRUSTEE OF THE HAROLD E. NIEDERMAYER TRUST AND ARLINE G. NIEDERMAYER, TRUSTEE OF THE ARLINE G. NIEDERMAYER TRUST; AND DISS 1 THROUGH 20, INCLUSIVE BY FINAL ORDER OF CONDEMNATION DATED JULY 31, 1992 AND RECORDED AUGUST 25, 1992 IN INSTRUMENT NO. 1992-0539108.

Assessor's Parcel No.  
586-170-15

Easements

EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION SET FORTH IN INSTRUMENT RECORDED ON OCTOBER 4, 1996 IN INSTRUMENT NO. 1996-0505298 OFFICIAL RECORDS (PLOTTED HEREON).

Access & Utility Route/Lease Area  
AS SHOWN

Geographic Coordinates at Mono-Eucalyptus Tower

1983 DATUM: LATITUDE: 32° 42' 04.43" N LONGITUDE: 117° 00' 47.51" W  
ELEVATION = 324.7 FEET ABOVE MEAN SEA LEVEL.

CERTIFICATION: THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

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S.N.A. CASJ  
NORTHING = 1851857.32' EASTING = 6348332.537

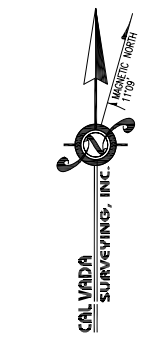
S.N.A. CASO  
NORTHING = 1877183.42' EASTING = 6293621.68'

Benchmark

THE SMARTNET NORTH AMERICA C.O.R.S. CASJ, ELEVATION 453.07 FEET (NAVD 88).

Date of Survey

SEPTEMBER 23, 2022



Legend

CONCRETE PAVEMENT	ICV	IRRIGATION CONTROL VALVE
FIRE HYDRANT	NG	NATURAL GROUND
FOUND MONUMENT AS NOTED	P	PROPERTY LINE
GAS VALVE	R/W	RIGHT OF WAY
GATE	TV	TELO VAULT
GUARD POST	TB	TOP OF BEAM
IRRIGATION CONTROL VALVE	TC	TOP OF CURB
LATITUDE-LONGITUDE COORDINATE	TOP	TOP OF STRUCTURE
SEWER MANHOLE	TW	TOP OF WALL
SIGN	TR	TRANSFORMER
STREET LIGHT	VT	VAULT
TREE (TYPICAL)	WV	WATER VAULT
WATER VALVE		BLOCK WALL
ASSESSOR'S PARCEL NUMBER		CENTERLINE
BTM		CHAIN LINK FENCE
BOTTOM OF STRUCTURE		FLOW LINE
C		INTERIOR LOT LINE
CENTERLINE		PROPERTY LINE
DI		RIGHT-OF-WAY
DRAIN INLET		TOE OF SLOPE
EM		TOS
ELECTRIC METER		TOP OF SLOPE
EP		WOOD FENCE
ELECTRIC PANEL		
EPB		
ELECTRIC PULL BOX		
FS		
FINISH SURFACE		
FL		
FLOW LINE		



A&E DEVELOPMENT:



CONSULTANT:



411 Jenks Cir., Suite 205, Corona, CA 92878  
Phone: 951-280-9960 Fax: 951-280-9746  
Toll Free: 800-CALVADA www.calvada.com

JOB NO. 22720

LICENSURE:



REVISION:

REVISION	DATE / BY:	DESCRIPTION:
	10/07/22	SUBMITTAL
	JT	
1	11/14/22	FINAL
	HP	
2	09/26/24	ADDITIONAL TOPOGRAPHY
	GV	
3	10/04/24	UPDATED DESIGN/FINAL
	GBM	

SITE INFORMATION:

CAL02872

PARADISE VALLEY ROAD  
LA PRESA, CA 91977  
SAN DIEGO COUNTY

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER:

LS-2

SHEET 2 OF 2

**BMP LEGEND**

- SOURCE CONTROL BMP'S:**  
 SS-6 STRAW MULCH  
 WM-1 MATERIAL DELIVERY AND STORAGE  
 WM-4 SPILL PREVENTION AND CONTROL
- SITE DESIGN BMP'S:**  
 SC-1 TEMPORARY SILT FENCE  
 TC-1 TEMPORARY CONSTRUCTION ENTRANCE/EXIT  
 TC-2 TEMPORARY CONSTRUCTION ROADWAY  
 WM-8 TEMPORARY CONCRETE WASTE MANAGEMENT



**TEMPORARY ENTRANCE / EXIT DETAIL**

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

6	10/08/24	SURVEY UPDATE
5	08/22/24	CLIENT COMMENTS
4	07/30/24	RELOCATED ENCLOSURE WEST & TOWER 80' FROM WEST PL
3	09/29/23	JX 3RD COMMENTS
2	07/24/23	JX 2ND COMMENTS
No.	Date	Action

Plans Prepared For:  
**MD7**  
 10590 WEST OCEAN AIR DRIVE  
 SUITE 250  
 SAN DIEGO, CA 92130

Applicant:  
 at&t  
 Your world. Delivered.

Plans Prepared By:  
  
**MORRISON HERSHFIELD Stantec**  
 5100 S MACADAM AVE., UNIT 500  
 PORTLAND, OR 97239  
 Tel: 503-595-9128 Fax: 503-595-9136  
 www.morrisonhershfield.com

Project:  
 CAL02872  
 SITE ID: CAL02872  
 8555 PARADISE VALLEY ROAD  
 SPRING VALLEY, CA 91977  
 FA: 15558384

Drawing Title:  
**BMP PLAN**

Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: SV	Checked By: -
PM Review: JR	Client Approval
Issue No.: 6	Drawing No.: B01.0

SCALE  
N.T.S. 1

C:\Users\RBROWN-1\AppData\Local\Temp\AcPublish\_44176\MD7-727-15558384-CAL02872\_NSB\_F7D\_Rev\_6\_10.08.24.dwg 10/08/2024 9:53am rbrowning









**THIS IS NOT A SURVEY**

ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND ARE APPROXIMATE.

**LEGAL DESCRIPTION:**

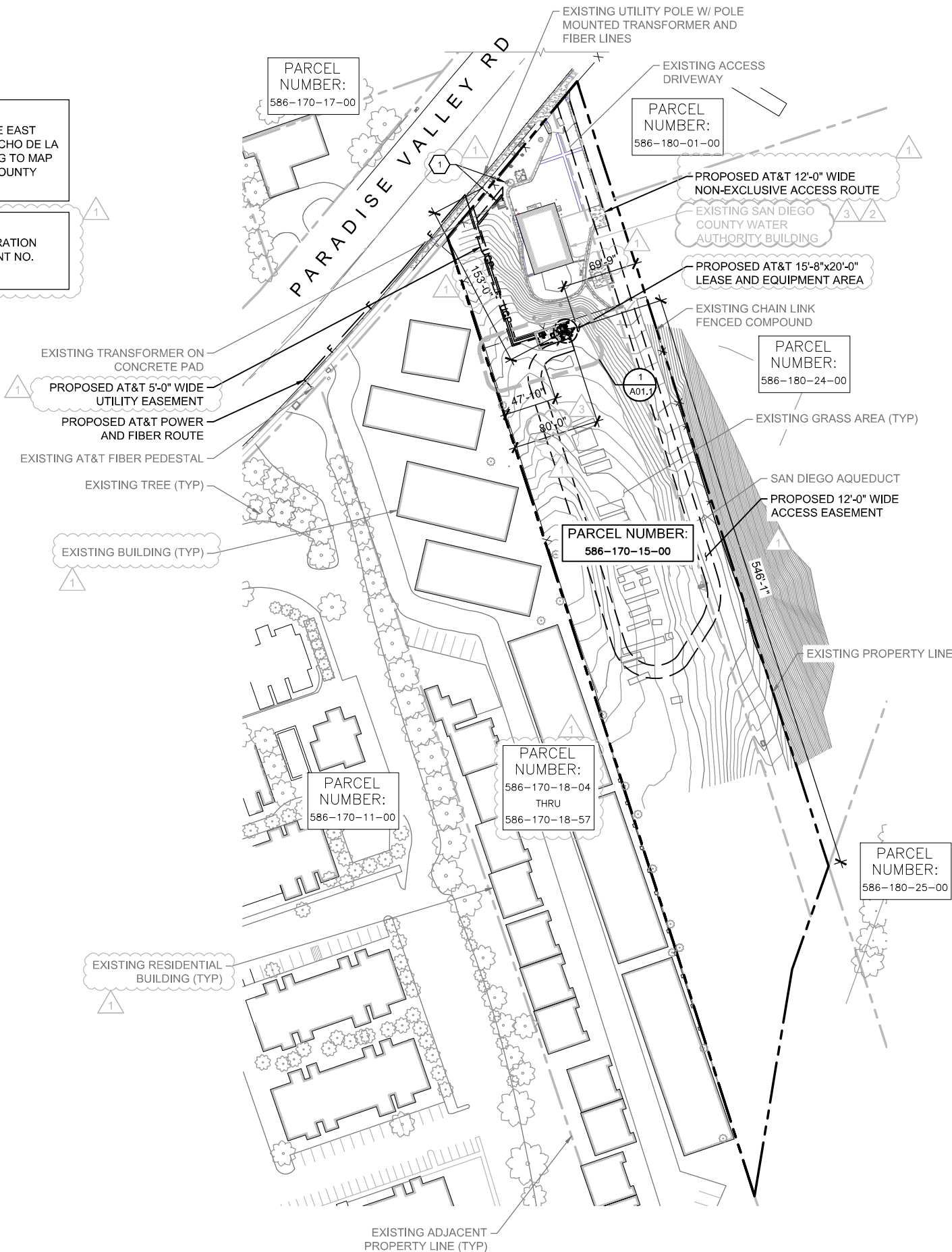
ALL THAT PORTION OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF QUARTER SECTION 2 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 MADE BY MORRILL AND ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

**EASEMENTS:**

EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION SET FORTH IN INSTRUMENT RECORDED ON OCTOBER 4, 1996 IN INSTRUMENT NO. 1996-0505298 OFFICIAL RECORDS (PLOTTED HEREON).

**REQUIREMENTS**

SETBACKS :	
HEIGHT:	35'-0"
FRONT YARD:	50'-0"
INTERIOR YARD :	10'-0"
EXTERIOR YARD :	35'-0"
REAR YARD :	25'-0"



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

6	10/08/24	SURVEY UPDATE
5	08/22/24	CLIENT COMMENTS
4	07/30/24	RELOCATED ENCLOSURE WEST & TOWER 80' FROM WEST PL
3	09/29/23	JX 3RD COMMENTS
2	07/24/23	JX 2ND COMMENTS
No.	Date	Action

Plans Prepared For:  
**MD7**  
 10590 WEST OCEAN AIR DRIVE  
 SUITE 250  
 SAN DIEGO, CA 92130

Applicant:  

 Your world. Delivered.

Plans Prepared By:  
  
 5100 S MACADAM AVE., UNIT 500  
 PORTLAND, OR 97239  
 Tel: 503-595-9128 Fax: 503-595-9136  
 www.morrisonhershfield.com

Project:  
 CAL02872  
 SITE ID: CAL02872  
 8555 PARADISE VALLEY ROAD  
 SPRING VALLEY, CA 91977  
 FA: 15558384

Drawing Title:  
**SITE PLAN**

Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: SV	Checked By: -
PM Review: JR	Client Approval
Issue No.: 6	Drawing No.: A01.0

**811**  
 Know what's below.  
 Call before you dig.  
 TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN UTAH  
 TOLL FREE: (800) 662-4111 OR  
 CALL 3 WORKING DAYS BEFORE YOU DIG



PLAN NORTH

60' 0 30' 60' SCALE: 1"=60'-0" (22x34)  
 (OR) 1/2"=60'-0" (11x17)

C:\Users\RBROWN\1\AppData\Local\Temp\AcPublish\44176\MD7-727-15558384-CAL02872\_NSB\_F7D\_Rev\_6\_10.08.24.dwg 10/08/2024 9:53am rbrowning

**SITE PLAN**







DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

6	10/08/24	SURVEY UPDATE
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3	09/29/23	JX 3RD COMMENTS
2	07/24/23	JX 2ND COMMENTS

No. Date Action

Plans Prepared For:

**MD7**

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

Applicant:

**at&t**  
Your world. Delivered.

Plans Prepared By:

**MORRISON HERSHFIELD Stantec**

5100 S MACADAM AVE., UNIT 500  
PORTLAND, OR 97239  
Tel: 503-595-9128 Fax: 503-595-9136  
www.morrisonhershfield.com

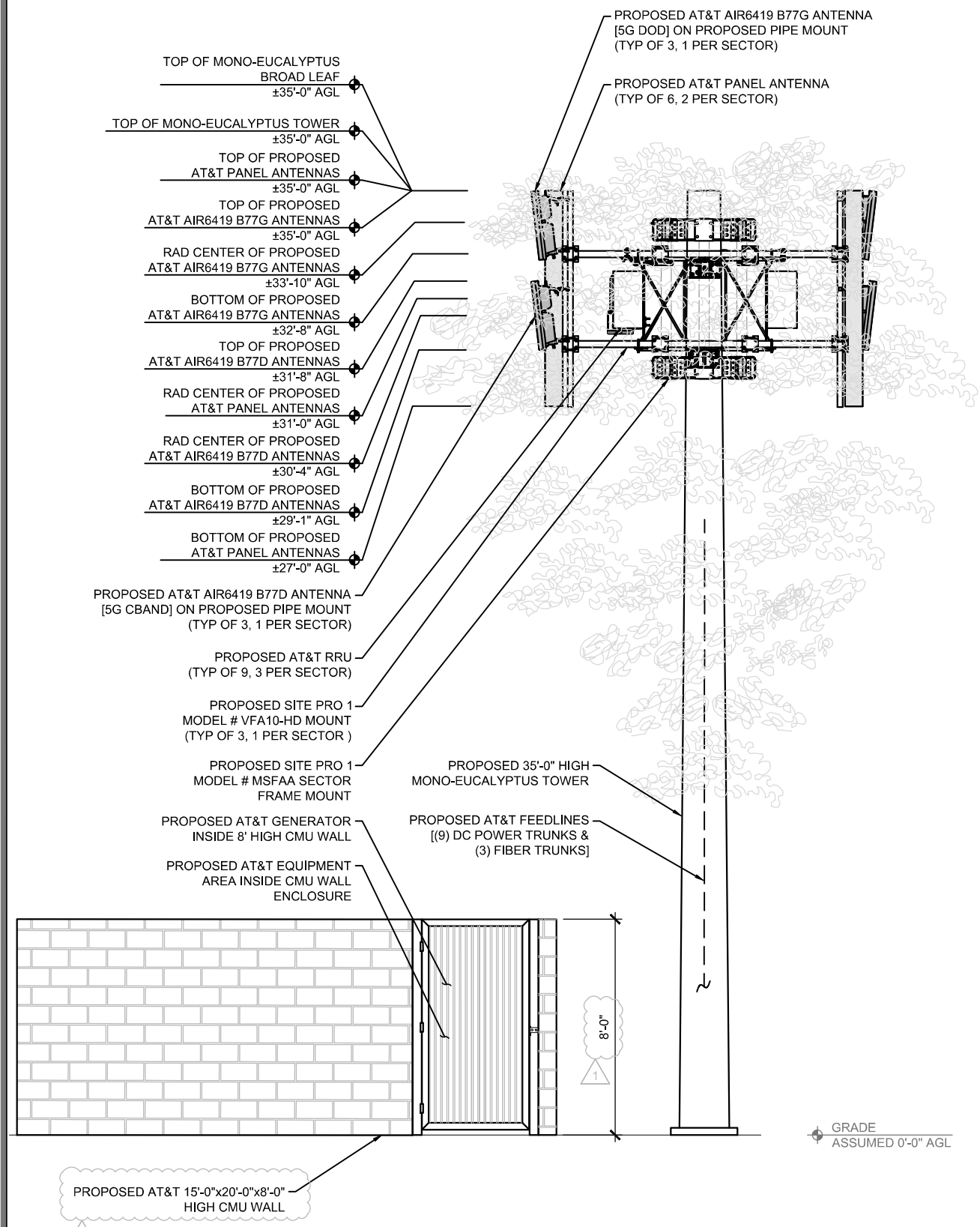
Project:

CAL02872  
SITE ID: CAL02872  
8555 PARADISE VALLEY ROAD  
SPRING VALLEY, CA 91977  
FA: 15558384

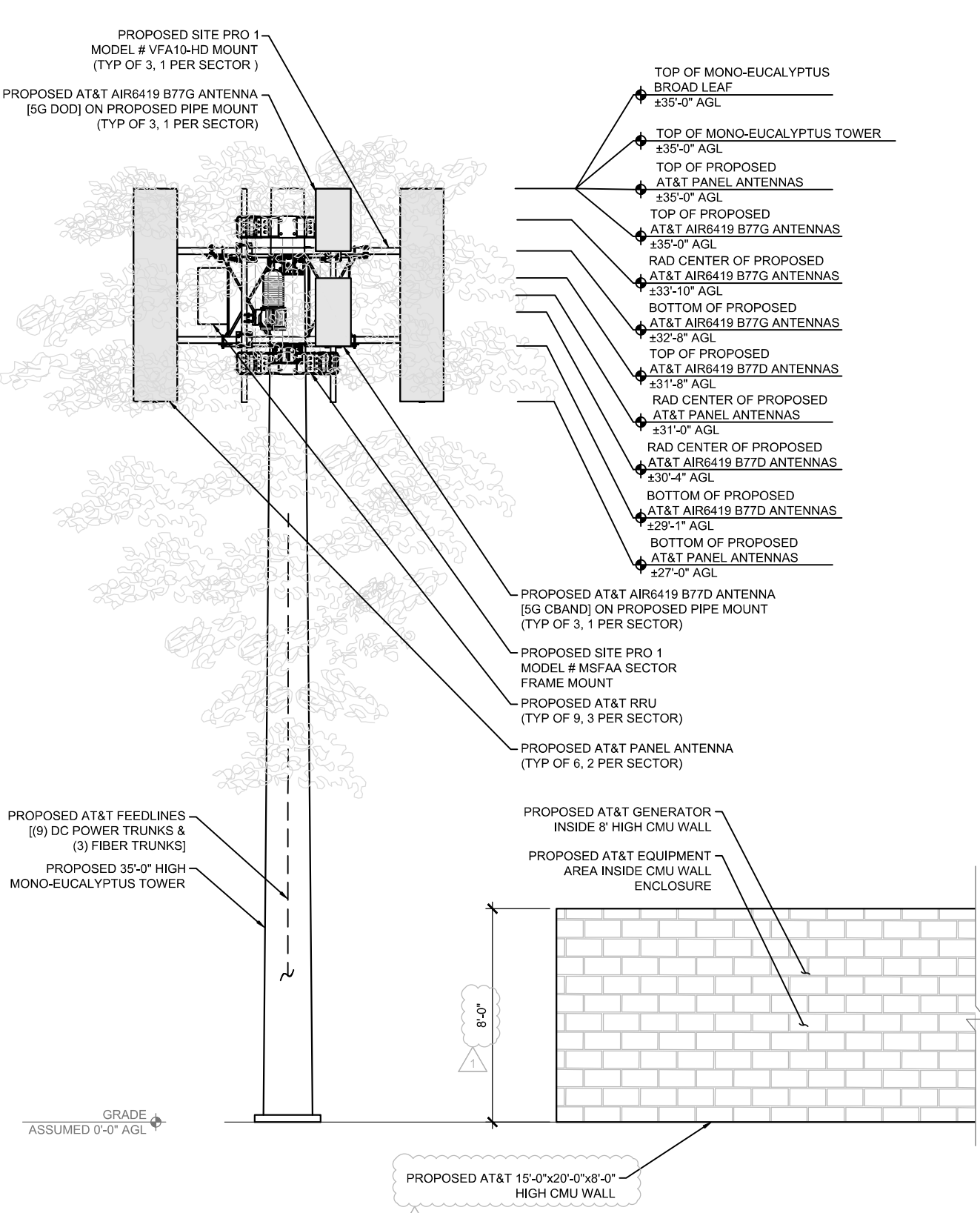
Drawing Title:

**ELEVATIONS**

Project No.:	
Designer:	Date:
Drawn By:	Checked By:
PM Review:	Client Approval
Issue No.:	Drawing No.:
6	A03.0



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

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PROPOSED ANTENNA CONFIGURATION AND SCHEDULE - PER RFDS VERSION 1.0 - DATED 07-28-2022

	CARRIER / SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	FEEDER JUMPER	FEEDER LENGTH
SECTOR A	5G 850/ LTE 700/1900/AWS	A1	330°	31'-0"	NNH4-65C-R6-V3	-	(1) 4490 B5/B12 (1) 4890 B25/B66	(1) DC9	(3) DC	-
	-	A2	-	-	-	-	-		-	-
	5G DOD	A3	330°	33'-10"	AIR6419 B77G	-	-		-	-
	5G CBAND		30'-4"	AIR6419 B77D	-	-	-		-	
LTE 700 FNET	A4	330°	31'-0"	NNH4-65C-R6-V3	-	(1) 4478 B14	(1) FIBER	-		
SECTOR B	LTE 700 FNET	B1	110°	31'-0"	NNH4-65C-R6-V3	-	(1) 4478 B14	(1) DC9	(1) FIBER	-
	5G DOD	B2	110°	33'-10"	AIR6419 B77G	-	-		-	-
	5G CBAND		30'-4"	AIR6419 B77D	-	-	-		-	
	-	B3	-	-	-	-	-		-	-
5G 850/ LTE 700/1900/AWS	B4	110°	31'-0"	NNH4-65C-R6-V3	-	(1) 4490 B5/B12 (1) 4890 B25/B66	(3) DC	-		
SECTOR C	LTE 700 FNET	C1	230°	31'-0"	NNH4-65C-R6-V3	-	(1) 4478 B14	(1) DC9	(1) FIBER	-
	-	C2	-	-	-	-	-		-	-
	5G 850/ LTE 700/1900/AWS	C3	230°	31'-0"	NNH4-65C-R6-V3	-	(1) 4490 B5/B12 (1) 4890 B25/B66		(3) DC	-
	5G DOD	C4	230°	33'-10"	AIR6419 B77G	-	-		-	-
5G CBAND	30'-4"		AIR6419 B77D	-	-	-	-			

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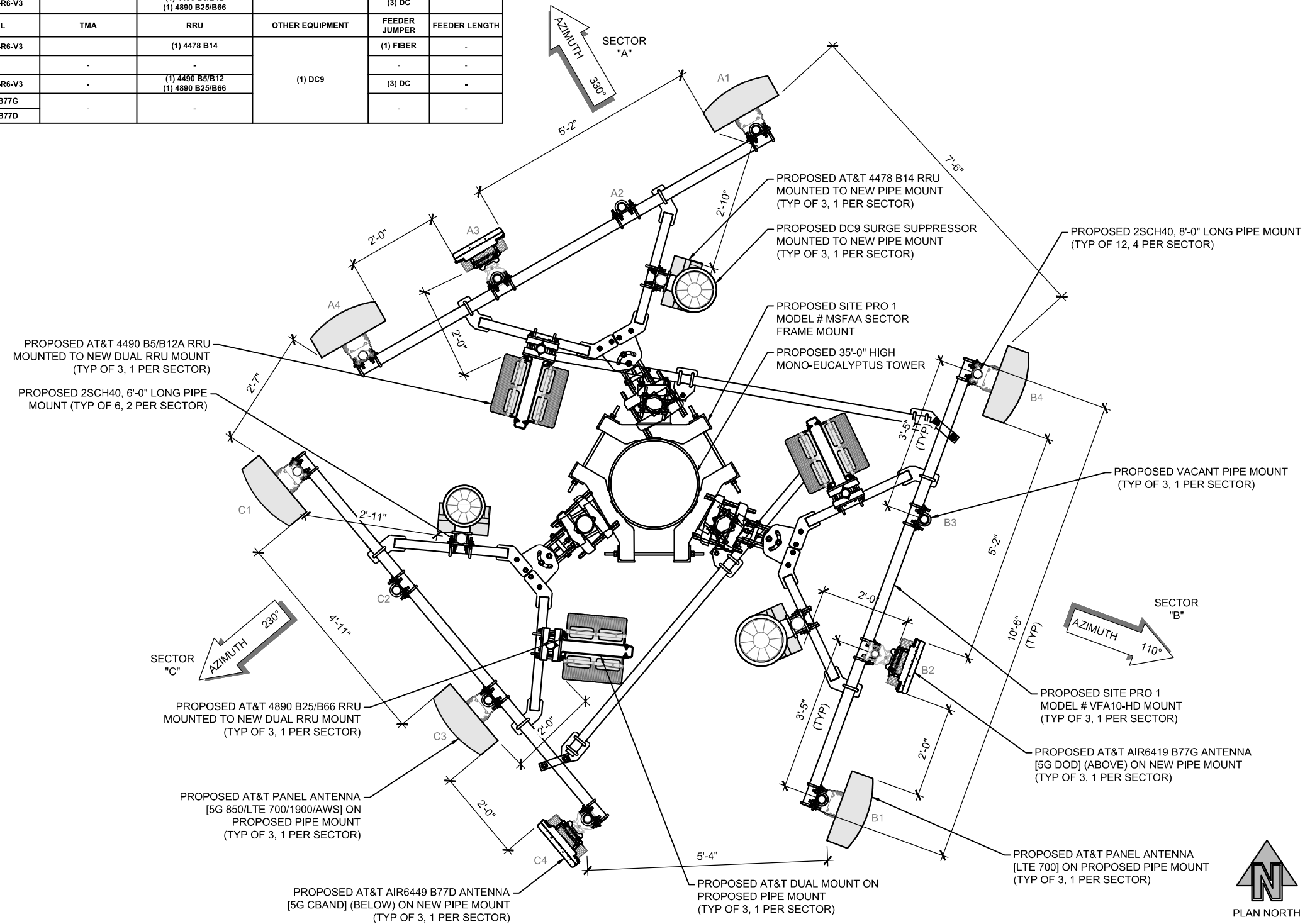
Project:  
 CAL02872  
 SITE ID: CAL02872  
 8555 PARADISE VALLEY ROAD  
 SPRING VALLEY, CA 91977  
 FA: 15558384

Drawing Title:  
**ANTENNA PLAN & SCHEDULE**

Project No.:  
 220348700

Designer: RB	Date: 10/17/22
Drawn By: SV	Checked By: -
PM Review: JR	Client Approval

Issue No.: 6	Drawing No.: A04.0
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ANTENNA PLAN & SCHEDULE

SCALE: 3/4"=1'-0" (22x34)  
 (OR) 3/8"=1'-0" (11x17)



SCALE IS BASE ON 22" X 34" D SIZE





# CAL02872

## USID: 322191 FA# 15558384

### SITE ID: CAL02872

8555 PARADISE VALLEY ROAD  
 SPRING VALLEY, CA 91977

5G NSB

MRSDL042318/ MRSDL044649/ MRSDL044554/ MRSDL044529/  
 MRSDL044606/ MRSDL044648/ MRSDL044592

#### PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO CONSTRUCT NEW WIRELESS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

##### AT ANTENNA LEVEL:

- INSTALL (1) 35'-0" HIGH MONO EUCALYPTUS TOWER
- INSTALL (3) SITE PRO VFA-10HD MOUNTS
- INSTALL (1) SITE PRO MSFAA SECTOR FRAME MOUNT
- INSTALL (12) 2SCH40, 8'-0" LONG PIPE MOUNTS
- INSTALL (6) 2SCH40, 6'-0" LONG PIPE MOUNTS
- INSTALL (6) PANEL ANTENNAS
- INSTALL (3) AIR6419 B77D ANTENNAS
- INSTALL (3) AIR6449 B77G ANTENNAS
- INSTALL (3) DC9 SURGE SUPPRESSORS
- INSTALL (9) RRU'S
- INSTALL (3) FIBER CABLE TRUNKS
- INSTALL (9) DC CABLES

##### AT EQUIPMENT LEVEL:

- INSTALL (1) 15'-0"x20'-0"x8'-0" HIGH CMU WALL
- INSTALL (1) VERTIV 512 DCPD CABINET
- INSTALL (2) PURCELL FLX21 CABINETS
- INSTALL (1) NEW GENERAC SDC020 2.2L 20KW GENERATOR DIESEL GENERATOR
- INSTALL (1) 3'-6" WIDE ACCESS GATE
- INSTALL (1) 7'-0" WIDE UTILITY H-FRAME
- INSTALL (1) CIENA BOX
- INSTALL (2) DC12 SURGE SUPPRESSORS
- INSTALL (1) TELCO BOX
- INSTALL (1) PTLIC W/ CAM LOK
- INSTALL (1) 200AMP METER PEDESTAL
- INSTALL (1) DISCONNECT SWITCH
- INSTALL (1) GPS ANTENNA
- INSTALL (1) FIRE EXTINGUISHER
- INSTALL (1) FIRE EXTINGUISHER CABINET
- INSTALL (1) EMERGENCY SHUTOFF SWITCH

#### SITE INFORMATION

PROPERTY OWNER:	SAN DIEGO COUNTY WATER AUTHORITY
LATITUDE:	32° 42' 4.41" N
LONGITUDE:	-117° 0' 47.43" W
GROUND ELEVATION:	332.22± AMSL
JURISDICTION:	SAN DIEGO COUNTY
ZONING:	C30
PARCEL #:	5861701500
COUNTY:	SAN DIEGO
OCCUPANCY GROUP:	U-UNMANNED
CONSTRUCTION TYPE:	II-B
POWER COMPANY:	-
TELEPHONE COMPANY:	-

#### PROJECT TEAM

<b>APPLICANT:</b> AT&T WIRELESS 7337 TRADE STREET SAN DIEGO, CA 92121	<b>ZONING / SITE ACQUISITION:</b> MD7 10590 W. OCEAN AIR DR., STE 250 SAN DIEGO, CA 92130 PHONE: (858) 799-7850
<b>PROJECT MANAGER:</b> MD7 10590 W. OCEAN AIR DR., STE 250 SAN DIEGO, CA 92130 PHONE: (858) 799-7850	<b>CONSTRUCTION:</b> AT&T WIRELESS 7337 TRADE STREET SAN DIEGO, CA 92121
<b>A&amp;E CONTACT:</b> MORRISON HERSHFELD CORP JOSH REYNOLDS 1455 LINCOLN PKWY, SUITE 500 ATLANTA, GA 30346 770-379-8500 JReynolds@morrisonhershfield.com	<b>RF ENGINEER:</b> AT&T WIRELESS CRISTIAN SOTO cs450g@att.com

#### ENGINEERING

THE FOLLOWING CODES W/ CALIFORNIA STATE AMENDMENTS

1. 2022 INTERNATIONAL BUILDING CODE
2. 2022 NATIONAL ELECTRICAL CODE
3. TIA-222-H OR LATEST EDITION
4. 2022 INTERNATIONAL MECHANICAL CODE
5. 2022 INTERNATIONAL FIRE CODE

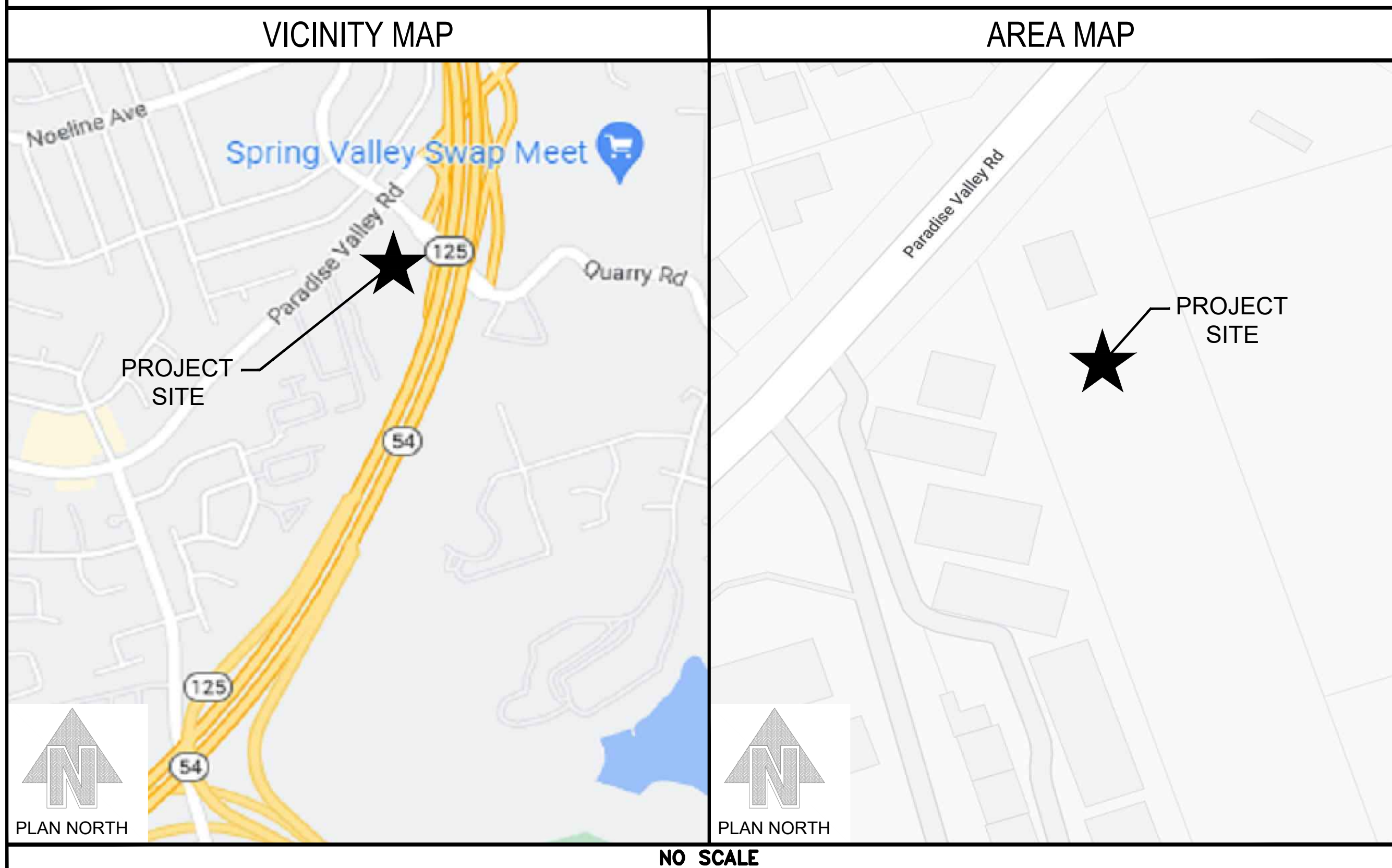
#### GENERAL NOTES

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



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

#### LOCATION MAPS



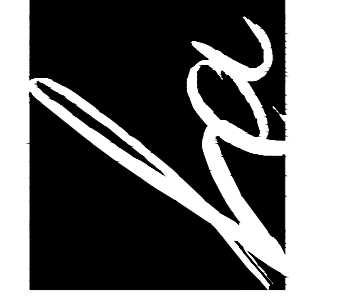
#### DRIVING DIRECTIONS

FROM SAN DIEGO INTERNATIONAL AIRPORT:  
 HEAD EAST ON N HARBOR DR TOWARD MCCAIN RD. USE THE LEFT 3 LANES TO TURN LEFT ONTO W GRAPE ST. USE THE RIGHT 2 LANES TO TAKE THE RAMP ONTO I-5 S. MERGE WITH I-5 S. USE THE RIGHT 2 LANES TO TAKE EXIT 15B FOR CA-94 E/M L KING JR FWY. CONTINUE ONTO CA-94 E. TAKE EXIT 9A TO MERGE WITH CA-125 S. TAKE EXIT 12 TOWARD PARADISE VALLEY RD/JAMACHA BLVD. TURN RIGHT ONTO ELKELTON PL. USE THE LEFT LANE TO TURN LEFT ONTO PARADISE VALLEY RD. TURN LEFT. DESTINATION WILL BE ON THE LEFT.

#### Drawing Index

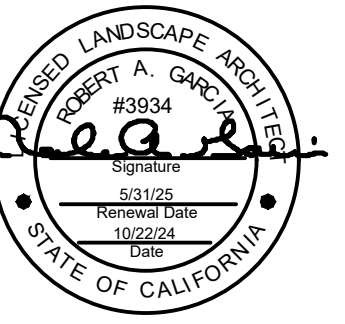
L.O.0	COVER SHEET
L.I.0	PLANTING PLAN
L.I.1	PLANTING DETAILS
L.I.2	PLANTING SPECIFICATIONS
L.2.0	IRRIGATION PLAN
L.2.1	WATER CONSERVATION PLAN
L.2.2	IRRIGATION DETAILS
L.2.3	IRRIGATION SPECIFICATIONS

hourian associates, inc.  
 landscape architecture + design  
 san clemente • santa barbara, ca  
 p: 949.489.5623 e: team@hourianassociates.com



revisions:

- △
- △
- △
- △
- △



AT&T CELL SITE TOWER  
 CAL02872  
 8555 PARADISE VALLEY ROAD  
 SPRING VALLEY, CA 91977

project

project no:  
 date: 10/22/24

sheet name:  
**COVER SHEET**

sheet no:

**L-0.0**

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ADDITIONAL LANDSCAPE NOTES

1. TREE MAINTENANCE NOTE: PROVIDE THE FOLLOWING NOTE ON THE PLANS: "ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED."
2. EXISTING TREES TO REMAIN ONSITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
  - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
  - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
  - ROOT SYSTEMS OF EXISTING TREES WILL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE WETTING AND DRYING DURING DE-WATERING.
  - THE EXISTING GRADE WILL BE MAINTAINED WITHIN THE DRIP LINE OF EXISTING TREES.
  - ROOTS OF EXISTING TREES WILL BE CUT APPROXIMATELY 6 INCHES BACK FROM NEW CONSTRUCTION.
  - A CERTIFIED CONSULTING ARBORIST SHALL OVERSEE PRUNING OF ANY ROOTS 4-IN OR GREATER IN DIAMETER.
  - MAINTAIN AND DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION.
  - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
3. MAINTENANCE NOTE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE CITY. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY-GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
4. IRRIGATION NOTE: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PRO PER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALSO, INDICATE THE TYPE(S) OF IRRIGATION SYSTEM(S) PROPOSED, I.E. SPRAY, DRIP, ETC.
5. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
6. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
7. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

COMPLIANCE STATEMENT:

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE COUNTY'S WATER-EFFICIENT LANDSCAPE ORDINANCE (ORDINANCE NO. 859), THE COUNTY GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING & COUNTY'S CALIFORNIA FRIENDLY PLANT LIST.

INSTALL ALL IRRIGATION EQUIPMENT & IRRIGATION DESIGN IN COMPLIANCE WITH THE CITY STANDARD UNIFORM BUILDING CODE.

DATE 10-22-2024 *Robert A. Garcia*  
ROBERT A. GARCIA

PLANTING LEGEND

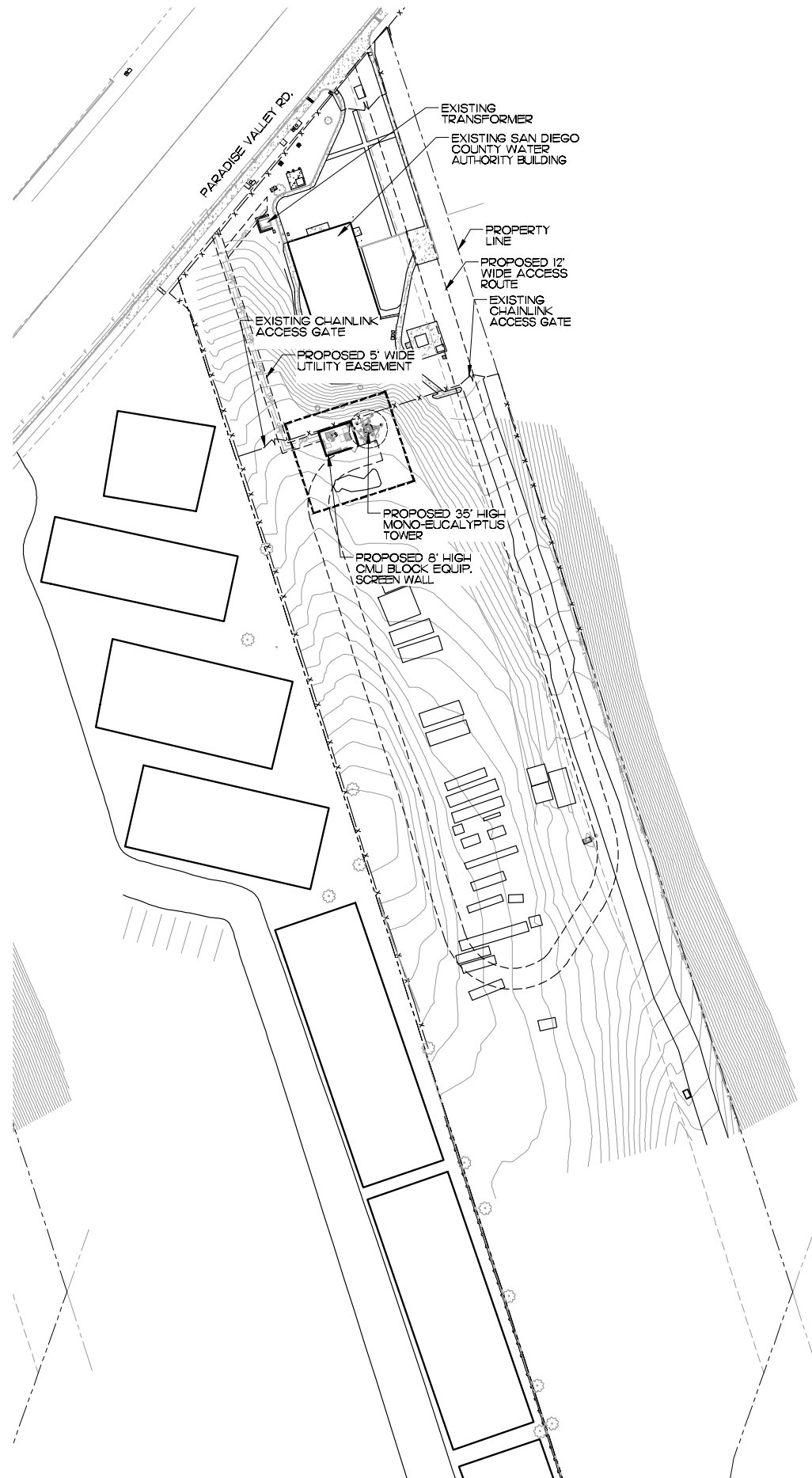
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	MULCHS #2
	ARCOSTAPHYLOS MANZANITA	COMMON MANZANITA	15 GAL.	10	AS SHOWN	L

PLANTING NOTES

1. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
2. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION" STANDARDS. WWW.ANLA.ORG
3. LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
4. CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
5. ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE TO HAVE A ROOT BARRIER TO REDIRECT ROOT GROWTH PER MANUFACTURER'S SPECIFICATIONS.
6. FINISH GRADE TO BE 2' BELOW TOP OF CURB OR SIDEWALK FOR PLANTING AREAS.
7. FERTILIZER FOR ALL PLANTING AREAS SHALL BE AS SPECIFIED WITHIN THE SOILS REPORT.
8. ALL PLANTING AND IRRIGATION ON THIS PROJECT TO MEET OR EXCEED CITY LANDSCAPE GUIDELINES, STANDARDS AND AGENCY REQUIREMENTS.
9. ALL PLANTER AREAS SHALL BE TOP DRESSED WITH 3" MINIMUM MULCH COVER TO BE "FOREST FLOOR SHREDDED BARK MULCH. AVAIL. THRU: AGUINAGA FERTILIZERS (949) 786-9558. KEEP MULCH 3" AWAY FROM TREE TRUNKS AND SHRUB STEMS
10. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, WEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS. ALL PLANTER BEDS TO BE AMENDED WITH SOIL PREPARATION PER SPECIFICATIONS. NO DEVIATIONS ARE ALLOWED.
11. ALL PLANTING SHALL BE IRRIGATED WITH LOW VOLUME SPRAY HEADS, BUBBLERS AND/OR DRIP EMITTERS CONNECTED TO AUTOMATIC REMOTE CONTROL VALVES AND AND TIED INTO AN AUTOMATIC IRRIGATION CONTROLLER.

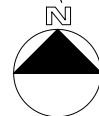
LANDSCAPE AREAS

SHRUBS - LOW WATER USE - 570 S.F.  
IRRIGATION - HIGH EFFICIENCY POP-UP BUBBLERS  
PERCENTAGE OF LANDSCAPED AREA - 100.0%  
TOTAL LANDSCAPED AREA = 570 S.F.

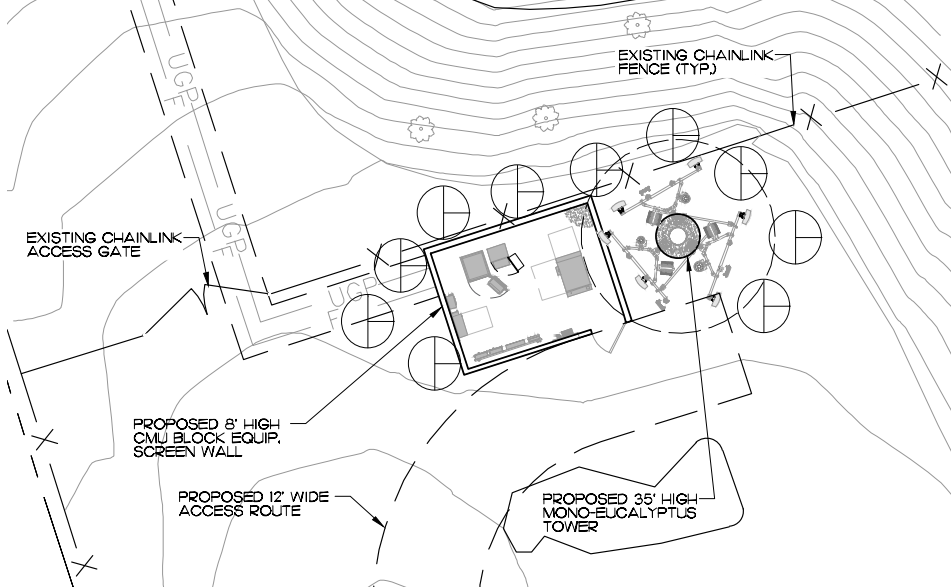
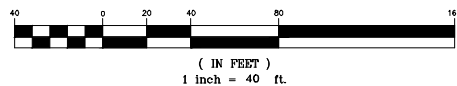


1 OVERALL SITE PLAN

1" = 40'

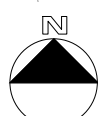


GRAPHIC SCALE

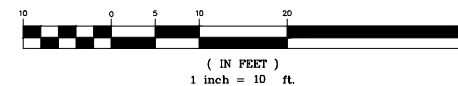


2 PLANTING PLAN ENLARGEMENT

1" = 10'



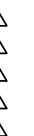
GRAPHIC SCALE



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revisions:



AT&T CELL SITE TOWER  
CAL02872  
8555 PARADISE VALLEY ROAD  
SPRING VALLEY, CA 91977

project

project no:  
date: 10/22/24

PLANTING PLAN

sheet no:

L-10

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**NEW SITE SOIL PREPARATION**

\*\* NOTE: Sample specifications are general recommendations, not specific to any project site. It is usually suggested a soil analysis be completed so specific recommendations can be made for each individual project site (soil and/or plant material).

**PART I - PRODUCTS**

**1.1 SOIL AMENDMENTS / FERTILIZER / MYCORRHIZAE**

- Bulk organic material, e.g. wood residual or rice hulls, pH of 5.5 to 6.5; salinity of 3.0; organic matter more than 90% (dry weight basis); nitrified with nitrogen content of 0.5 to 0.8.
- Gypsum shall be commercially processed and packaged with a minimum 99% grade containing 14% combined sulfur.
- Soil Conditioner: **Tri-C Humate or Premium Humate**, shall contain 40% organic matter, 40% carbon and 40% humic acids.
- Soil conditioner / fertilizer shall be granular Tri-C 6-2-4, 5% Sulfur w/20% Humic Acids. It shall be free flowing, suitable for application with approved equipment, and shall contain the minimum available percentages:  
Nitrogen 6.00% Potassium 4.00%  
Sulfur 5.00% Phosphorus 2.00%  
Humic Acids 20.00%
- Soil Conditioner, granular, **Tri-C Humate Plus**, shall contain 1.5% Humic Acids. It shall be free flowing, suitable for application with approved equipment, and shall contain the minimum available percentages:  
Calcium 7.00% Sulfur 5.00%  
Fertilizer (commercial) shall be a granular, free flowing, suitable for application with approved equipment, and shall contain the following minimum available percentages by weight of plant food:  
Nitrogen 6.00% Minimum  
Phosphorus 20.00% Minimum  
Potassium 20.00% Minimum
- Mycorrhizal inoculum granular, Tri-C Endo 120**, shall contain one or more species of vesicular-arbuscular Mycorrhizal fungi to ensure rapid root colonization when used as recommended. It will contain the minimum species as follows:  
1 lb. (454 grams) contains approximately 60,000 living propagules
- Mycorrhizal inoculum paks, Tri-C Myco Paks**, shall contain a suite of endo and ecto mycorrhizae with the minimum species/ingredients as follows:  
Endomycorrhizal inoculum: vesicular-arbuscular Mycorrhizal fungus Glomus intraradices; G. mosseae; G. aggregatum; G. etunicatum in clay carrier: 33 propagules/gm. Each.  
Ectomycorrhizal inoculum: Pisolithus tinctorius 200,000 propagules/gm. 4 species of Rhizopogon 5500 propagules/gm each; 2 species Sclerotinia 11,000 propagules/gm. Each on a clay based carrier.
- Mycorrhizal inoculum blend, Tri-C Myco Drench**, shall contain a suite of 13 species of endo and ecto mycorrhizae that has been micronized, therefore allowing topical application to existing plants/trees/grasses with the minimum species as follows:

Beneficial Fungus	Propagules per CC
<b>Endomycorrhiza:</b>	
Glomus intraradices	4 per cc
Glomus aggregatum	4 per cc
Glomus mosseae	4 per cc
Glomus brasilianum	4 per cc
Glomus monospororum	4 per cc
Glomus deserticola	4 per cc
Glomus clarum	4 per cc
Gigaspora margarita	4 per cc
<b>Ectomycorrhiza:</b>	
Pisolithus tinctorius	1,100,000 per cc
Rhizopogon villosus	220,000 per cc
Rhizopogon luteolus	220,000 per cc
Rhizopogon amyloporus	220,000 per cc
Rhizopogon fulvigleba	220,000 per cc

**USE TRI-C ENDO 120 ON SOD APPLICATIONS:**

SOD application: 60 lbs. per acre (88 kg/Ha)  
Apply on soil surface AFTER soil preparation is complete and PRIOR to placement of sod. (Rate equals 1.5 lbs. per 1,000 sq. ft.)

**HYDROSEEDING: Per Acre Choose one**

Tri-C Humate: 500 lbs.  
Tri-C Humate Plus: 600 lbs.  
Tri-C 6-2-4 w/Humate: 600 lbs.  
\*\*\* Additional amendments per soil analysis.  
Hydroseeding / Seed Drilling: 60 lbs. per acre (68 kg/Ha) Tri-C Endo 120

**2.2 MAINTENANCE POST CONSTRUCTION**

Apply Tri-C 6-2-4 w/Humate at 10 lbs. per 1,000 sq. ft. 50-60 days after initial application.

**2.3 QUANTITY ESTIMATES: SOIL PREP**

Tri-C Humate & Premium Humate 2200 lbs./ACRE == 44 Bags (50 lb. bag)  
Tri-C Humate Plus 3300 lbs./ACRE == 66 Bags (50 lb. bag)  
Tri-C 6-2-4 3080 lbs./ACRE == 62 Bags (50 lb. bag)

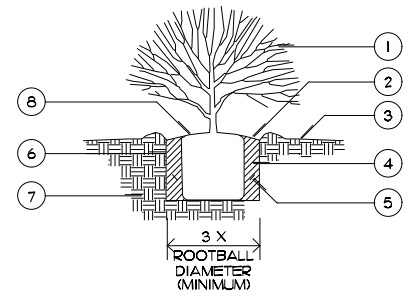
**2.4 QUANTITY ESTIMATES OF MYCORRHIZAE FOR HYDROSEEDING PURPOSES:**

Tri-C Endo 120 == 60 lbs. per acre  
Tri-C Myco Drench == 21 lbs. per acre



P.O. BOX 1367, CHINO, CA USA 91708-1367  
(909) 590-1790 1-800-927-3311 FAX (909) 590-3301  
www.naturalsoilutions.com  
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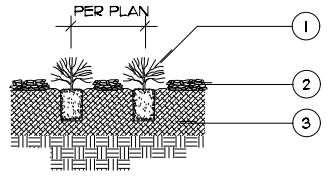
MANUFACTURER OF TRI-C ORGANIC AND MYCORRHIZAL SOIL AMENDMENTS



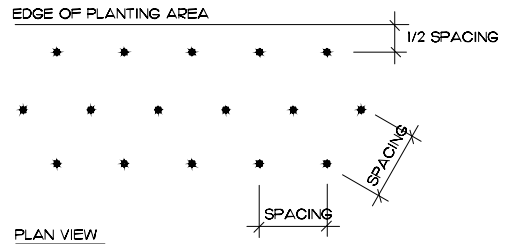
**LEGEND:**

- SHRUB - CENTER IN PIT.
- 2' DEEP WATERING BASIN
- FINISH GRADE
- AMENDED NATIVE BACKFILL - REFER TO SPECIFICATIONS
- PLANTING TABLETS - REFER TO SPECIFICATIONS FOR QUANTITY AND PLACEMENT
- SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
- NATIVE UNDISTURBED SOIL.
- SET TOP OF ROOTBALL 2' ABOVE SURROUNDING GRADE AND SLOPE FOR DRAINAGE.

**A SHRUB PLANTING**



SECTION



PLAN VIEW

**LEGEND:**

- GROUNDCOVER FROM FLAT, CUTTING, LINER, OR ONE GALLON CONTAINER
- LAYER OF MULCH, INSTALLED BEFORE PLANTING (DEPTH PER SPECIFICATIONS)
- PLANTING BED PER SPECIFICATIONS

**B GROUNDCOVER**

**1.2 PLANTING BACKFILL Choose one**

Planting backfill shall be a thoroughly blended mixture of existing site soil and soil amendments at the following rates:

OPTION A: Humate (Soil Conditioner)		
Site Soil	80%	per cubic yard mix
Bulk Organic	20%	per cubic yard mix
Tri-C Humate	5 lbs. (2.27 kg)	per cubic yard mix
Fertilizer 6-20-20	2 lbs. (.91 kg)	per cubic yard mix

OPTION B: Humate Plus (GRANULAR Soil Conditioner)		
Site Soil	80%	per cubic yard mix
Bulk Organic	20%	per cubic yard mix
Tri-C Humate Plus	8 lbs. (3.60 kg)	per cubic yard mix
Fertilizer 6-20-20	2 lbs. (.91 kg)	per cubic yard mix

OPTION C: 6-2-4 w/5% (FERTILIZER & Soil Conditioner)		
Site Soil	80%	per cubic yard mix
Bulk Organic	20%	per cubic yard mix
Tri-C 6-2-4 w/5% Sulfur	8 lbs. (3.60 kg)	per cubic yard mix

\*\*\* Additional elements may be needed depending on the results of soil analysis.

All options use either Tri-C Endo 120 in backfill or Tri-C Myco Paks for individual planting:  
Backfill Incorporation: 5 lbs per cubic yard (3 kg per m³)  
For use in Bulk Mixed Media.

Individual Planting:  
PAK APPLICATIONS RATES:

1 Gallon	5 gallon	15 gallon	24" Box	36" Box
1 pak	2-3 paks	6-8 paks	10-12 paks	16-18 paks
48" Box	60" Box	72" Box	84" Box	96" Box
20-22 paks	26-28 paks	32-34 paks	40-42 paks	46-48 paks

**PART II - SITE PREPARATION / SPECIFICATION EXECUTION**

**2.1 SOIL CONDITIONING, FERTILIZING AND ROTOTILLING:**

**MYCORRHIZAL INOCULUM APPLICATION: Choose one**

OPTION A: Humate (Soil Conditioner)		
Tri-C Humate	50 lbs. (22.68 kg)	per 1,000 sq. ft.
Bulk Organic Material	2-3 cubic yards	per 1,000 sq. ft.
6-20-20 Fertilizer	20 lbs. (18.2 kg)	per 1,000 sq. ft.

OPTION B: Humate Plus (GRANULAR Soil Conditioner & GYPSUM)		
Tri-C Humate Plus	75 lbs. (33.75 kg)	per 1,000 sq. ft.
Bulk Organic Material	2-3 cubic yards	per 1,000 sq. ft.
6-20-20 Fertilizer	20 lbs. (18.2 kg)	per 1,000 sq. ft.

OPTION C: 6-2-4 w/5% Sulfur (FERTILIZER & Soil Conditioner)		
Tri-C 6-2-4 w/5% Sulfur	70 lbs. (31.5 kg)	per 1,000 sq. ft.
Bulk Organic Material	2-3 cubic yards	per 1,000 sq. ft.

\*\*\* Additional elements may be needed depending on the results of soil analysis.

**DIRECTIONS:**

- Thoroughly incorporate amendments into the top 4-6 inches of soil by rototilling in two (2) directions. After application of amendments, irrigate thoroughly.
- The thoroughness of the rototilling and incorporation of the soil conditioners/amendments shall be acceptable to the Architect.
- Note: Rate of application is for bidding purposes only - soil test may reduce or increase total soil amendment yardage. Adjustments (plus or minus) may be necessary. Contractor shall obtain at least two soil tests of final grade at site and submit results to Architect for interpretation and recommendation. TRI-C SOIL TESTING KITS MAY BE OBTAINED BY CALLING 1-800-927-3311.

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DETAILS

sheet no:



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IRRIGATION SPECIFICATIONS (continued)

3.09 FINAL SITE OBSERVATION PRIOR TO ACCEPTANCE

- A. The Contractor shall operate each system in its entirety for the CITY at time of final observation. Any items deemed not acceptable by the CITY shall be reworked to the complete satisfaction of the CITY.

3.10 SITE OBSERVATION SCHEDULE

- A. The Contractor shall be responsible for notifying the CITY in advance for the following observation meetings, (verify with CITY) according to the time indicated: 1. Pre-Job Conference - 7 days 2. Pressure supply line installation - 24 hours 3. Lateral line and sprinkler installation - 24 hours 4. Automatic controller installation - 24 hours 5. Control wire installation - 24 hours 6. Pressure supply line and lateral line testing - 48 hours 7. Coverage test - 48 hours 8. Final observation - 7 days

PLANTING SPECIFICATIONS

PART 1 - GENERAL

1.01 Scope of Work:

Contractor shall provide all materials, labor and equipment incidental to and necessary for completing all work, as indicated on the drawings, as reasonably implied, or as delineated in the Specifications as follows.

1.02 Standards:

All work and materials shall comply with governing codes, safety orders, standards, and regulations, and meet the minimum requirements of the governing agencies.

1.03 Quality Assurance:

- A. All Contractors performing Site Development work must be licensed in accordance with the laws of the State
B. Contractor shall provide the Landscape Architect and the Owner's Representative with a list of Subcontractors and Material Suppliers expected to be employed during the course of construction.
C. Contractor shall obtain and keep in force Public Liability and Property Damage Insurance during entire course of the Construction Contract. The amount of insurance shall be determined by CITY or Owner.
D. Prior to start of site development work, the Contractor shall notify the Landscape Architect and Owner to give starting and completion dates. Contractor shall also supply the Landscape Architect and Owner with the name and telephone number of the person in charge of the work.

1.04 Responsibilities and Coordination:

- A. Permits: The Contractor shall obtain and pay for all permits and inspections required by governing authorities for the work to be performed.
B. Existing Conditions: The Contractor shall verify all conditions and dimensions shown on the plans at the site prior to commencement of any work under this contract. The Contractor shall verify the location and depth of all underground utilities prior to start of work.
C. Temporary Utilities: The Contractor shall apply for and pay all costs incurred for all temporary utilities such as water, electrical power and gas as required by him for the construction of the project. Temporary services shall be coordinated with the Owner and other contractors on the job site.
D. Survey, Reference Points, and Elevations: The Contractor is responsible for establishing all surveys, reference points and elevations required by him, and shown on plans for proper execution of site construction.
E. Traffic: The Contractor is responsible for all temporary traffic barriers and detours required by him for the construction of the project. All temporary traffic barriers and detours shall conform to all conditions required by the CITY or governing authorities.

1.05 Defective and Unauthorized Work:

All work which is determined by inspection to be defective in its construction or deficient in any of the requirements of the plans and specifications, shall be remedied or removed and replaced by the Contractor at his own expense in a manner acceptable to the Landscape Architect and Owner's representative.

1.06 Inspections:

The Contractor shall arrange for inspections by notifying the Landscape Architect, CITY and governing authorities, 24 hours prior to time of inspection, unless otherwise noted. Inspections shall be as listed below, but not necessarily in this order. Only the inspection pertaining to the project scope of work will apply:

- Rough Grading, Drain Lines and Catch Basins, Irrigations (main line pressure, coverage & system operations test), Soil Preparation and Finish Grading, Plant Material (delivery & placement), Substantial Completion Inspection (at completion of landscape improvements) - 7 Days, Final Inspection (after maintenance period) - 7 days.

The Contractor shall arrange a Preconstruction job conference with the Landscape Architect, Owner & CITY a minimum of seven (7) days prior to the beginning work.

1.07 Guarantees:

- A. Plant Materials: All trees, shrubs, ground covers bedding plants and lawn shall be guaranteed from date of final acceptance of landscape construction for periods as follows: Trees 24" box & larger = 1 year, Trees 15 gal. & smaller = 1 year, Shrubs - All sizes = 120 days, Ground Cover = 120 days, Bedding Plant = 120 days, Lawn (seed) = 120 days, Lawn (sod) = 120 days from first mowing. Guarantees begin after the project acceptance by Owner and at the end of the 180-day maintenance period. Landscape Contractor shall replace and plant all materials which have died within the time span stated above, at no cost and within 5 days from receiving written notice from the Landscape Architect, Owner's Representative or CITY. If dead material is not replaced and planted within the 5 day period, Owner may replace dead material with new material and charge the Landscape Contractor for all expenses incurred.

- B. Construction Materials: The contractor shall guarantee all workmanship and materials for all site developments, for a period of one year from date of final acceptance of project.

1.08 Material and Labor Releases:

Upon completion of the work, the Contractor shall present to the Owner's Representative, signed copies of all labor and materials releases for all work performed under Site Development.

1.09 Disposal and Clean-up:

Remove all waste materials (including excavated material classified as unacceptable soil material), trash and debris generated or encountered during the course of landscape construction, and legally dispose of it. During the course of the work, remove surplus materials from the site and leave premises in a neat and clean condition. Clean up and remove all remaining debris and surplus materials upon completion of work, leaving the premises neat and clean. The site shall be cleaned upon the request of the Inspector.

PART 2 - EXECUTION

2.01 Protection:

Keep all plant material delivered to site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and headed-in, in most earth or other suitable material until planting. Balled and burlapped plants shall have root ball covered with moist sawdust, wood chips or other suitable material until planting.

2.02 Installation:

- Detailed layout of plants within the planting areas shall be performed by Contractor and approved by the Landscape Architect and Owner prior to planting.
Soil excavated from planting holes shall be amended to backfill around trees and shrubs using the following mixture: Native, On-Site Soil with rock no greater than 3" in diameter, Gro Power Plus, 5-3-1 @ 15 lbs/cy, Iron Sulfate @ 2 lbs/cy.
(To be used for bidding purposes only, verify with Agronomic Soils Test.)
After backfilling, construct a 3" earthen berm to form watering basin around each plant, to allow thorough water-in and establishment.
Prior to installation of turf and ground cover, remove water basins from around trees and shrubs. Berms in turf areas to be removed prior to Owner acceptance.

PART 3 - SOIL PREPARATION AND FINISH GRADING

3.01 Scope of Work:

- A. Provide all materials and equipment, and perform all work necessary for and incidental to the soil preparation and finish grading of all planting and lawn areas as shown on plans, as reasonably implied, or as delineated in the specifications.
B. Furnishing, placement and grading, of topsoil for backfilling of planters if required.
C. Cleaning and finish grading of planters areas and planting areas.

3.02 Topsoil:

- A. Existing on-site soils listed as 'acceptable' under 'Site Grading' specification.
B. Topsoil imported to site for use as fill, backfill in planters and mounding, shall be sandy textured, 8% plus clay content of this soil shall be no greater than 15% by weight. The boron content of this soil shall be no greater than 1 part per million as measured on the saturation extract. The sodium absorption ratio (SAR) shall not exceed 3.0 millimhos per centimeter at 25 C. In order to ensure conformance, samples of the imported soil shall be submitted to an agronomic soils testing laboratory approved by the project Landscape Architect for analysis prior to use. Result of testing to be delivered to Owner's Representative for approval. Soil test to include analysis and recommendations.

3.03 Soil Amendments:

All soil amendments shall be as specified in the Agronomic Suitability/Fertility/soils report furnished by the Contractor

3.04 Soil Preparation:

All work on irrigation system shall be complete and inspected for recommended approval and, fine grading completed, prior to rototilling and prior to soil amendment work.

After rough grades have been established, prepare all lawn and planting areas by tilling or cross ripping to a depth of 12". All rock and debris more than 2" in diameter shall be removed from the site, except for areas that are to be sodded, in which all rock and debris more than 1" in diameter shall be removed.

Apply, spread, and rototill in all soil amendments as recommended to a depth of 6". Water area thoroughly after rototilling is complete. Incorporate evenly into the top 4" to 6" the following for each 10000 square feet of planting area:

- 4 cubic yards of nitrified Redwood or Fir shaving or equal, 200 lbs. of Gro-Power or approved equal.

The above soil conditioning are minimal qualities only and should be used only for bidding purposes, because soil conditions may change drastically from the time these specifications were developed to the time the actual soil conditioning take place. Therefore, the Contractor shall obtain his own soils analysis at a rate of one per every 25,000 square feet of planted area. These soil tests shall be conducted by an approved Agronomic soils testing laboratory approved by the project Landscape Architect and Owner. Copies of the soil test to be provided during the Pre-construction job conference.

3.05 Finish Grading:

After rototilling operations are complete, grade areas to establish finish grades for planting. All flow lines shall be maintained and proper tolerances shall be met after settlement at the end of the project maintenance period.

Finish grading shall leave surface of the ground uniformly smooth and free of abrupt grade change.

3.06 Coordination:

Weed abatement work shall be coordinated with the installation of the irrigation system rototilling and soil amendment work, and planting. (See Weed Abatement section).

PART 4 - TREES AND SHRUBS

4.01 Scope of Work:

Provide all material, equipment, and labor necessary to install all trees and shrubs as shown on plans, as reasonably implied and as delineated in the specification.

4.02 Products:

- A. Nomenclature - Plant names indicated on the drawings conform to the 'Standard Plant Names' established by the American Joint Committee on Horticulture. Except for names covered therein, the established custom of the nursery is followed.
B. Condition - Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, free from plant diseases, insect pests, or their eggs, and shall have healthy, normal root systems, well-filling their container, but not to the point of being root bound. Plants shall not be pruned at anytime, and in no case shall trees be topped.
C. Trees and shrubs shall be growing at a recognized nursery in accordance with good horticulture practices and shall be of the size and caliper normally associated with the container size specified on plans. Removal of all tags, labels, nursery stakes and ties from all plant material prohibited until the approval of the Landscape Architect or CITY.
D. All plant material delivered to the site showing signs of damage or disease or is insufficient in size to carry out the intent of the planting plan will not be accepted and will be replaced at Contractor's expense.
E. Size of Plants - Shall be as stated on the Plan. Container stock (1-gallon, 3-gallon, and 15-gallon) shall have been grown in containers for at least one (1) year, but not over two (2) years.
F. Substitutions - Substitutions for indicated plant material will be permitted provided the substitute materials are approved in advance by the CITY, and are made at no additional cost to the Owner. Except for authorized variations, all substitute plant materials shall conform to the requirements of these specifications.
G. Plants Not Approved - Plants not approved are to be removed from site immediately and replaced with suitable plants. The Owner's representative reserves the right to reject entire lots of plants represented by defective samples.
H. Stake all trees, as per details immediately after planting to prevent wind damage.

- I. Plant trees that are to be located in lawn or ground cover areas after finish grades are first established and allow at least 7 calendar days prior to installation of solid lawn or ground cover to provide for thorough watering of trees. All planting holes shall be excavated as defined on appropriate details.

4.03 Soil Amendments:

Soil amendments shall be as recommended in the Agronomic soils report

4.04 Tree Stakes:

Tree stakes shall be lodge pole pine tree stakes. See tree staking detail on plans for further information.

PART 5 - GROUND COVER AND BEDDING PLANTS

5.01 Scope of Work:

Provide all materials and equipment and perform all work necessary for and incidental to installing all ground cover and bedding plants, as shown on plans, as reasonably implied, or delineated in the specifications.

5.02 Bedding Plants:

Perennials and Annuals: Provide healthy container grown plants from a recognized nursery, and of the species and variety shown on plans.

5.03 Ground Cover:

Ground Cover: Provide ground cover of the species shown on plans. Ground cover shall be established and well rooted in flat or similar containers.

5.04 Mulch:

Mulch: Shall be of compacted wood chip fiber.

5.05 Coordination:

- A. Do not have plants delivered to the job site until site conditions are ready for planting. If planting is delayed, keep plant roots moist and place in a sheltered location protected from the sun, wind and other damaging elements.
B. Soil preparation and fine grading shall be completed and trees and shrubs installed prior to bedding plants and ground cover planting.

5.06 Installation:

Plant ground cover and bedding plants in moist soil and space as indicated on plans.

Each plant shall be planted with its proportionate amount of soil so as to minimize root disturbance. Soil moisture shall be such that soil does not crumble when removing plants from container.

Regrade planter areas after planting, to restore smooth finish grade and to insure proper surface drainage. A 4" layer of mulch material shall be spread over the entire planter area after grade is established. Watering shall begin immediately after mulching. (Grading shall accommodate the mulch)

5.07 Protection:

Erect temporary fencing or barriers to protect planted areas from damage prior to final acceptance.

PART 6 - WEED ABATEMENT

6.01 Scope of Work:

Provide all material, equipment, and labor necessary to perform all work as indicated on plans, as reasonably implied, and as delineated in the specifications.

6.02 Quality Assurance:

- A. The Applicator of all weed control materials shall be licensed by the State of Utah as a Pest Control Operator and a Pest Control Advisor in addition to any subcontractor licenses that are required.
B. All materials and methods must conform to Federal, State, and Local Regulations.

6.03 Submittals:

Prior to the installation of any weed control materials, the Landscape Contractor shall submit to the Owner a list of the weed control materials and quantities per acre intended for use in controlling the weed types prevalent and expected on the site, as supplied by the Pest Control Advisor. Pest Control Advisor shall furnish the Landscape Contractor, Landscape Architect and Owner data to demonstrate the compatibility of the weed control materials and methods with the intended planting and weed varieties present.

6.04 Responsibility and Coordination:

- A. Landscape Contractor is responsible for the erection of all signs and barriers required to prevent intrusion into the treated areas and to notify the public.
B. No material or methods shall affect the landscape planting or hydroseed germination. No material or method shall render the job site unusable for more than 10 days from date of application.

6.05 Non-Selective Herbicides:

Non-selective contact herbicide and/or non-selective systemic herbicides (as recommended by the Pest Control Advisor)

6.06 Selective Herbicides:

Selective pre-emergent herbicides compatible with seed mixtures (as recommended by the Pest Control Advisor)

6.07 Weed Eradication:

- If in the opinion of the Pest Control Advisor, perennial grasses and weeds existing in the planting areas will require control prior to removal, spray these areas per Pest Control Advisor's recommendations.
A. Prior to the installation of the irrigation system remove and clear all weeds and deleterious materials from planting areas.
Allow herbicide to kill all weeds. Rake or hoe off all dead weeds to a depth of 1" - 2" below the surface of the soil. Physically remove all weeds from the site.

PART 7 - LANDSCAPE MAINTENANCE

7.01 Scope of Work:

Provide all materials, labor and equipment necessary for, or incidental to, performing all maintenance requirements as reasonably implied or as delineated in the specifications including, but not limited to the following:

- Maintain all plants and planted areas.
Keep planted areas free of weeds and debris.
Prune trees and shrubs.
Fertilized all plants and planted areas.
Irrigation.
Insecticide spraying.

7.02 Fertilizers:

- A. Commercial fertilizers with an analysis of 5-3-1-Gro-Power Plus, and 10-8-8 Gro-Power Controlled Release Nitrogen, as designated herein, or approved substitute as required by the Agronomic soils report. Available from Gro Power (309) 393-3744.
B. Ammonium Sulfate: Granular form containing not less than 21% nitrogen and 24% sulfur and shall be registered as an agricultural mixer, with the State Department of Agriculture in compliance with Article 2 - "Fertilizer Materials," Section 1030 of the Agricultural Code.

7.03 General:

Maintenance shall start immediately after landscape irrigation and planting.

Maintain all plants and planted areas on a continuous basis as they are installed during the progress of the work, and continue to maintain them until final acceptance of total project. Replace any dead or dying plants as directed by the Landscape Architect and Owner's representative.

- A. Irrigation: Operate irrigation system on an established program to maintain all plants and planted areas in a healthy condition. Irrigation system run-off shall be kept to a minimum. Damage to irrigation system resulting from maintenance and equipment and/or maintenance personnel, shall be restored to its original condition at no cost to the Owner. Failure of any part of the irrigation system shall be brought to the attention of the Owner. No repairs other than emergency repairs shall be accomplished without written permission from the Owner.
B. Weed Control: Keep all planted areas free of weeds and debris by cultivating areas at intervals not to exceed 10 calendar days.

The Contractor may elect to remove such concentrations of weeds manually or by an approved herbicide program.

- C. Pest Control: Spray all plants and planted areas at beginning of maintenance program and as may become necessary thereafter by an approved method of pest control to keep all plants and planted areas free of insects and diseases. Method shall be reviewed by the Owner's Representative prior to any applications. Pest Control shall include Gopher control.
D. Pruning: Prune all plants as designated and directed by Landscape Architect, at start of maintenance program and continue to prune plants as directed or as may become necessary until the end of the maintenance program.

Remove trash weekly. Edge ground cover to keep in bounds and trim top growth as necessary to achieve and overall even appearance. Exterminate gophers and noisest repair damage.

PART 8 - ACCEPTANCE OF PROJECT

8.01 General:

Upon completion of installation, a maintenance period of a minimum of 90 days for all landscaped areas is required prior to final acceptance of the work by the Owner. The Commencement date for the maintenance period shall commence upon written approval for all phases of planting installation by the Owner's Representative. Maintenance period shall be adequate to verify plant characteristics and establishment.

- A. Two inspections shall be made that affect the establishment period: The first after all plantings have been completely installed in order to approve the beginning of the establishment period, and the second at the end of the establishment period. If plantings are not acceptable at the end of the 180 day period, due to defective maintenance, then continue establishment until all work meets with the Specifications and can be approved.
B. At termination of establishment period all plant material shall be live, healthy, undamaged, and free of infestation. Inferior plantings shall be replaced and brought to a satisfactory condition before final acceptance of work will be made. All areas shall be neatly raked and free of weeds.

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AT&T CELL SITE TOWER CAL02872 8555 PARADISE VALLEY ROAD SPRING VALLEY, CA 91977

project: AT&T CELL SITE TOWER CAL02872 date: 10/22/24

PLANTING SPECIFICATIONS

sheet no:



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IRRIGATION LEGEND

SYMBOL	MFG.	DESCRIPTION	PSI	GPM	RAD	PATTERN
+	RAIN BIRD	1800-SAM-06-140I - POP-UP BUBBLER HEAD	30	0.25	--	FLOOD
●	RAIN BIRD	100-PEB 1" IRRIGATION REMOTE CONTROL VALVE				
NO SYMBOL	RAIN BIRD	FLUSH VALVE. INSTALL 1/2" BALL VALVE AT THE END OF EACH SCH. PVC RUN				
NO SYMBOL	RAIN BIRD	AIR/VACUUM RELIEF VALVE. INSTALL AT HIGH POINT OF SYSTEM				
---	RAIN BIRD	XFS-06-12 SUB-SURFACE DRILLINE (0.60 GPH EMITTERS SPACED AT 12" O.C.). LATERALS SPACED AT 18". BURY 3" DEEP (PRIOR TO MULCH).				
---	AS APPROVED	PRESSURE MAINLINE PVC SCH 40 1/2". SOLVENT WELD, BURY MIN. 24" BELOW GRADE.				
---	AS APPROVED	NON-PRESSURE LATERAL SCHEDULE 40, BURY MIN. 18". SIZE AS INDICATED ON PLANS.				
---	AS APPROVED	PIPE SLEEVING PVC SCH 40, EXTEND MIN. 12" BEYOND EDGE OF PAVING (2 X DIAMETER OF PIPE - TYPICAL).				
---	AS APPROVED	WIRE SLEEVING PVC SCH 40, EXTEND MIN. 12" BEYOND EDGE OF PAVING, BURY MINIMUM 12" BELOW GRADE.				

EQUIPMENT NOTES:  
 CONTRACTOR TO VERIFY EXISTING IRRIGATION SYSTEM IN-FIELD. IF EXISTING IRRIGATION UTILIZES RESIDENTIAL ANTI-SIPHON TYPE VALVES AND EQUIPMENT, USE THE FOLLOWING IRRIGATION CONTROL VALVES INSTEAD OF WHAT IS SHOWN IN LEGEND: RAIN BIRD 100-ASV# & INSTALL 12" ABOVE HIGHEST HEAD ON SYSTEM. INSTALL PER MANUF. SPECS. & DETAILS.

- VALVE SEQUENCE NUMBER
- FLOW IN GPM
- HYDROZONE
- VALVE SIZE

PIPE SIZING CHART

PIPE SIZE	FLOW (GPM)
3/4"	0-9
1"	9-14
1-1/4"	14-24
1-1/2"	24-35
2"	35 +

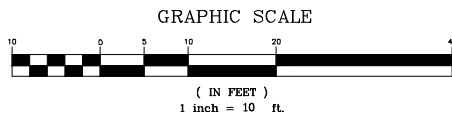
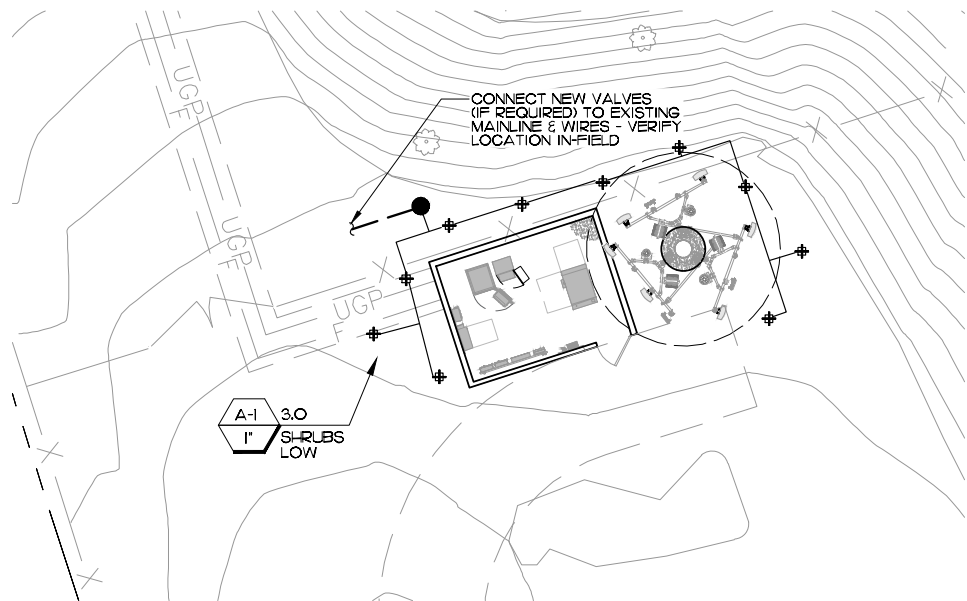
IRRIGATION NOTES

- ALL MAIN LINE PIPING, NON-PRESSURE PIPING AND CONTROL WIRE SLEEVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
- ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCH. 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGES AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY GENERAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITH-IN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.

NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING IN ORDER TO AVOID OBJECTS LIKE LIGHT STANDARDS, TRANSFORMER PADS, EQUIPMENT VALVES, SLB-SURFACE ROCK TOO LARGE TO REMOVE, ETC. AS LONG AS ALL PLANTS RECEIVE THE THE PROPER NUMBER OF EMITTERS PER SCHEDULE. CONNECT ANY EXISTING IRRIGATION VALVES TO NEW AUTOMATIC CONTROLLER. PROTECT IN PLACE ANY EXISTING IRRIGATION AND REPAIR ANY EXISTING IRRIGATION THAT IS DAMAGED OR REMOVED DURING CONSTRUCTION.

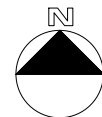
ADDITIONAL LANDSCAPE NOTES

- MAINTENANCE NOTE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE CITY. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- IRRIGATION NOTE: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PRO PER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALSO, INDICATE THE TYPE(S) OF IRRIGATION SYSTEM(S) PROPOSED, I.E. SPRAY, DRIP, ETC.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.



IRRIGATION PLAN

1" = 10'



IRRIGATION WATERING SCHEDULE

SHRUB DRIP												
Moderate Water Use   Loam   Drip, 60 Gal/Hour												
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum Minutes per start time	15	15	15	15	15	15	15	15	15	15	15	15
Start times per week*	2	2	4	5	5	6	6	6	5	4	2	2
Total minutes per week	30	30	60	75	75	90	90	90	75	60	30	30

\*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.

TREE BUBBLER												
Moderate Water Use   Loam   Drip, 60 Gal/Hour												
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum Minutes per start time	5	5	5	5	5	5	5	5	5	5	5	5
Start times per week*	2	2	3	4	4	5	5	5	4	3	2	2
Total minutes per week	10	10	15	20	20	25	25	25	20	15	10	10

\*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.

POINT OF CONNECTION

CONNECT INTO EXISTING IRRIGATION SYSTEM AS SHOWN ON PLANS. VERIFY LOCATION OF EXISTING MAINLINE & CONTROL WIRES IN-FIELD.

STATIC WATER PRESSURE...65 PSI  
 HIGHEST FLOW (GPM)...3.0 GPM  
 DESIGN PRESSURE...56.2 PSI

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY EXISTING STATIC WATER PRESSURE AND TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY. FAILURE TO DO SO MAY RESULT IN CHANGES TO THE IRRIGATION SYSTEM AT NO ADDITIONAL COST TO THE OWNER.

CONSTRUCTION NOTE

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR THE PLACEMENT OF SLEEVING AND LATERAL LINES UNDER PAVING PRIOR TO POURING OF CONCRETE OR ASPHALT.

PRESSURE LOSS CALCULATIONS

VALVE #A-1 3.0 GPM	
3/4" WATER METER	1.0
3/4" BACK-FLOW PREVENTER	11.00
MISCELLANEOUS	4.00
MAINLINE	1.50
LATERALS	3.00
FITTINGS	0.50
REMOTE CONTROL VALVE	3.90
PRESSURE REQUIRED AT HEAD	30.00
ELEVATION LOSS	0.00
TOTAL PRESSURE LOSS	54.9
EXISTING STATIC WATER PRESSURE	65.00
RESIDUAL WATER PRESSURE	10.1

COMPLIANCE STATEMENT

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE COUNTY'S WATER-EFFICIENT LANDSCAPE ORDINANCE (ORDINANCE NO. 859), THE COUNTY GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING & COUNTY'S CALIFORNIA FRIENDLY PLANT LIST.

INSTALL ALL IRRIGATION EQUIPMENT & IRRIGATION DESIGN IN COMPLIANCE WITH THE CITY STANDARD UNIFORM BUILDING CODE.

DATE

10-22-2024 *Robert A. Garcia*  
 ROBERT A. GARCIA

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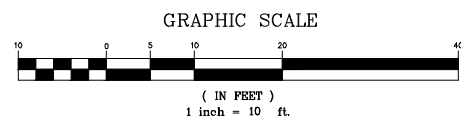
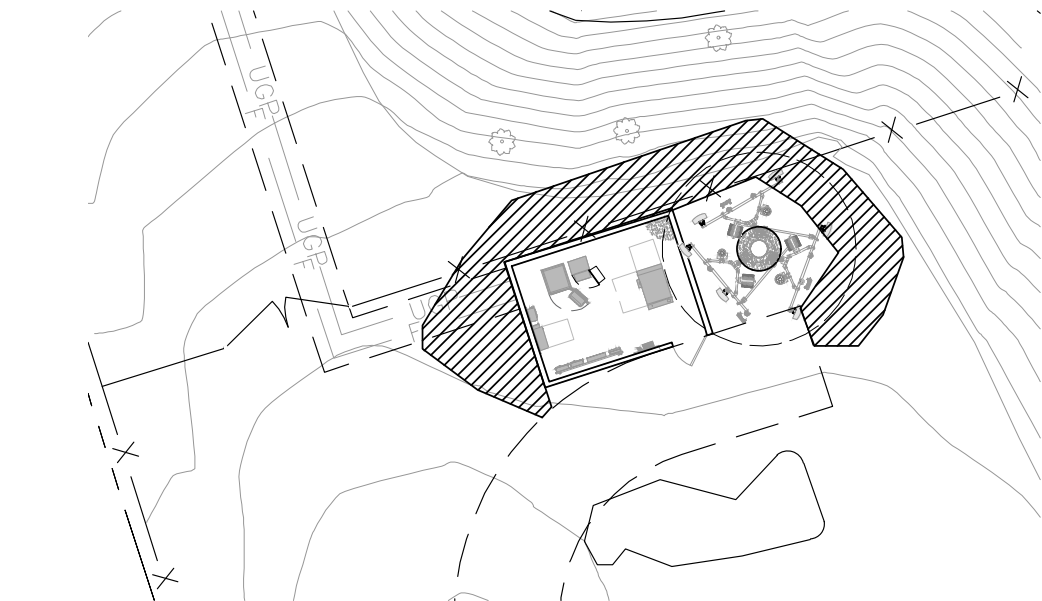
IRRIGATION PLAN

sheet no:

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**HYDROZONE MAP**  
1" = 10'

**Maximum Applied Water Allowance (M.A.W.A.)**

Calculate the project's Maximum Applied Water Allowance using the following formula:  
MAWA (Annual Gallons Allowed) = (ETo) (0.62) [ (ETAF x LA) + ((1 - ETAF) x SLA) ]

Where:  
MAWA = Maximum Applied Water Allowance (gallons per year)  
0.62 = Conversion Factor  
0.7 = ET Adjustment Factor  
ETAF = 0.55 for Residential Areas & 0.45 for Non-residential Areas  
LA = Landscape Area includes Special Landscape Area (sq. ft.)  
SLA = Special Landscape Area (sq. ft.)  
ETo = Reference Evapotranspiration (inches per year)

Total Landscape Area (including SLA) (LA) = 570 square feet  
Special Landscape Area (SLA) = 0 square feet

Please Show Calculation:

60.7 X 0.62 (0.45 X 570)  
37.63 (256.5)  
MAWA = 9,652 GALLONS

**Estimated Total Water Use (E.T.W.U.)**

Calculate the project's Estimated Total Water Use using the formula below. (A worksheet for calculating the ETWU is included on page 5.) The sum of Estimated Total Water Use calculated for all hydrozones should not exceed the project's MAWA (MAWA > ETWU).

ETWU (Annual Gallons Required) = ETo x 0.62 x ETAF x Area

Where:  
ETo = Reference Evapotranspiration (inches per year)  
0.62 = Conversion Factor  
ETAF = 0.55 for Residential Areas & 0.45 for Non-residential Areas  
Area = Landscape Area includes Special Landscape Area (sq. ft.)

Project ETWU Calculation (Attach Additional Sheets for Additional Zones, If Needed)  
Total Landscape Area (including SLA) (LA) = 570 Sq. Feet  
Special Landscape Area (SLA) = 0 Sq. Feet

Hydrozone <sup>1</sup>	Plant Factor (PF)	Irrigation Method <sup>2</sup>	Irrigation Efficiency (IE) <sup>3</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	ETWU
<b>Regular Landscape Areas</b>							
SHRUB	0.3	BUBBLER	0.81	0.37	570	210.9	7,936
<b>Special Landscape Areas</b>							
				1			
				1			
				1			
				1			
<b>ETWU Total</b>							<b>7,936</b>

<sup>1</sup> Hydrozone  
E.g.  
low water use planting  
medium water use planting

<sup>2</sup> Irrigation Method  
overhead spray  
or drip

<sup>3</sup> Irrigation Efficiency  
0.75 for spray head  
0.81 for drip

HYDROZONE MAP		
SYMBOL	DESCRIPTION	AREA
	LOW WATER USE PLANTING - LOW WATER USE TREES (SEPARATE HYDROZONES)	570 S.F.

LANDSCAPE AREAS	
SHRUBS - LOW WATER USE	= 570 S.F.
IRRIGATION - HIGH EFFICIENCY POP-UP BUBBLERS	PERCENTAGE OF LANDSCAPED AREA - 100.0%
<b>TOTAL LANDSCAPED AREA = 570 S.F.</b>	

NOTE:  
PROPERTY OWNER SHALL BE RESPONSIBLE FOR ON-SITE MAINTENANCE OF PLANTING AND IRRIGATION

**COMPLIANCE STATEMENT:**

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE COUNTY'S WATER-EFFICIENT LANDSCAPE ORDINANCE (ORDINANCE NO. 859), THE COUNTY GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING & COUNTY'S CALIFORNIA FRIENDLY PLANT LIST.

INSTALL ALL IRRIGATION EQUIPMENT & IRRIGATION DESIGN IN COMPLIANCE WITH THE CITY STANDARD UNIFORM BUILDING CODE.

DATE: 10-22-2024  
Robert A. Garcia  
ROBERT A. GARCIA

**MAINTENANCE MANUAL**

THIS MANUAL TO BE KEPT AT THE CONTROLLER LOCATION AT ALL TIMES.

**IRRIGATION SYSTEMS**

1. AUTOMATIC CONTROLLER TO BE CHECKED MONTHLY BY LANDSCAPE MAINTENANCE FOREMAN AND CHECKED WEEKLY BY MAINTENANCE CREW LEADER, TO PROVIDE OPTIMUM PLANT GROWTH AND WATER CONSERVATION. (IF SMART CONTROLLER IS IN USE, CHECK ELECTRICAL POWER ONLY).
2. LANDSCAPE MAINTENANCE CONTRACTOR TO CHECK ALL SYSTEMS ONCE PER MONTH BY TURNING ON EACH SYSTEM MANUALLY.
3. LANDSCAPE MAINTENANCE CONTRACTOR TO VISUALLY CHECK ALL SYSTEMS EVERY WEEK DURING MAINTENANCE OF LANDSCAPE.
4. ALL IRRIGATION FILTERS AT THE WYE STRAINER (AT THE BACKFLOW DEVICE) AND ALL FILTERS AT THE DRIP IRRIGATION VALVES TO BE CLEANED MONTHLY OR AS NEEDED.
5. CHECK RAIN SHUT OFF DEVICE AT THE BEGINNING OF THE RAINY SEASON AND RE-CALIBRATE AS NEEDED. MAKE SURE DEVICE IS CLEAN, FREE OF ANY DEBRIS, AND IN GOOD WORKING ORDER.
6. BACKFLOW DEVICE TO BE VISUALLY CHECKED ON A MONTHLY BASIS. TEST AND RE-CERTIFY ANNUALLY AS PER ALL CODES AND ORDINANCES.
7. SCHEDULE ALL SPRAY SYSTEMS TO RUN ONLY BETWEEN THE HOURS OF 2:00 AM AND 9:00 AM.
8. ON A MONTHLY BASIS, FLUSH ALL DRIP SYSTEM LINES AND CHECK VALVE BOXES TO SEE THAT THEY DRAIN PROPERLY. CLEAN OUT ANY DEBRIS, MUD OR PLANT GROWTH ANNUALLY.
9. TWICE A YEAR CHECK ALL QUICK COUPLERS AND MAKE ALL REPAIRS AS NECESSARY. REPLACE PEA GRAVEL IN VALVE BOXES AS NEEDED.
10. COVER OR PROTECT ALL BACKFLOW DEVICES DURING FREEZING WEATHER.
11. OWNER TO PROVIDE FOR A WATER AUDIT EVERY FIVE YEARS FROM OPENING OF STORE.

**WATER CONSERVATION STATEMENT**

WATER CONSERVATION IS ACHIEVED IN THIS LANDSCAPE CONSTRUCTION DOCUMENT AS DESCRIBED BELOW:

1. ALL PLANT MATERIALS SELECTED FOR THIS SITE ARE APPROPRIATE FOR THE GEOGRAPHICAL LOCATION AND LOCAL CLIMATE, AND THEIR ADAPTABILITY TO DROUGHT. DATA FROM WUCOLS 5 HAS BEEN USED FOR DETERMINING THE SPECIES' PLANT FACTOR FOR THE WATER USE CALCULATIONS.
2. PLANTS WITH SIMILAR WATER USE REQUIREMENTS ARE GROUPED TOGETHER.
3. THE MAJORITY OF LANDSCAPE AREAS ARE PLANTED WITH LOW WATER USE PLANTS, WITH THE BALANCE IN MODERATE WATER USE PLANTS. NO HIGH WATER USE PLANTS ARE USED.
4. IRRIGATION SECTIONS: HYDROZONES ARE SEPARATED BY CONSIDERING PLANT SPECIES FACTOR, PLANT DENSITY AND MICROCLIMATE. IF LOW WATER USE PLANTS ARE MIXED WITH MODERATE WATER USE PLANTS IN THE SAME HYDROZONE, THE MODERATE WATER USE FACTOR IS USED FOR WATER USE CALCULATIONS. SEE HYDROZONE EXHIBIT.
5. THE IRRIGATION SYSTEM UTILIZES A LOW-VOLUME DISTRIBUTION SYSTEM WITH A MASTER VALVE, FLOW SENSOR, CHECK VALVES, ET BASED AUTOMATIC CONTROLLERS WITH CYCLE PLUS SOAK AND WATER BUDGETING CAPABILITY, WEATHER STATION, AND RAIN SHUT-OFF.
6. THE USE OF TURF IS ELIMINATED. ALL TREE, SHRUB AND GROUND COVER AREAS WILL BE DRESSED WITH A 3" LAYER OF MULCH FOR MOISTURE RETENTION AND TO DISCOURAGE WEEDS.
7. THERE ARE NO SPECIAL LANDSCAPE AREAS IN THIS PROJECT.

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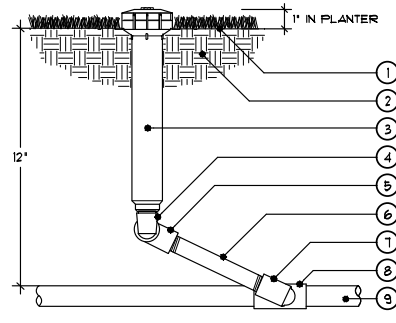
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date: 10/22/24

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**WATER CONSERVATION PLAN**

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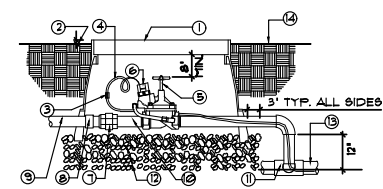


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- SECTION / ELEVATION
1. FINISH GRADE
  2. NATIVE SOIL / BACKFILL PER SPECIFICATIONS
  3. 6" POP-UP SPRAY HEAD & NOZZLE PER LEGEND
  4. 1/2" MARLEX STREET ELL
  5. 1/2" SCH 40 PVC STREET ELL TXT
  6. 1/2" x 1/2" MIN. SCH 80 PVC THREADED NIPPLE
  7. 1/2" MARLEX STREET ELL
  8. SCH 40 PVC LATERAL LINE FITTING WITH 1/2" FEMALE THREADED OUTLET
  9. LATERAL LINE PIPING PER LEGEND

NOTES:  
 USE TEFLON TAPE ON ALL PVC TO PVC CONNECTIONS. NO PIPE DOPE ALLOWED. SET PERMETER HEADS 4'-6" FROM CURBS AND WALKS AND 6'-12" FROM VERTICAL OBJECTS SUCH AS FENCES AND WALLS, ETC. ONLY USE BOTTOM INLET OF HEAD.

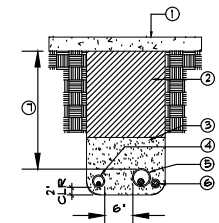


- LEGEND KEY
- |   |  |
|---|--|
| 1 GREEN PLASTIC VALVE BOX WITH LOCKING COVER MARKED 'RCV'   | 7 PVC SCH 80 UNION   |
| 2 1/2" IN TURF AREAS, 1" IN SHRUB AREAS.  | 8 PVC SCH 40 FEMALE ADAPTER  |
| 3 CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR APPROVAL, PRIOR TO PURCHASE. TYPE OF WATERPROOF CONNECTION THAT WILL BE USED. | 9 PVC NON-PRESSURE PIPE.   |
| 4 PROVIDE TWO FOOT COIL EXPANSION AT EACH WIRE CONNECTOR IN VALVE BOX AND COIL WIRES.                                       | 10 PVC SCH 80 NIPPLE/LENGTH AS REQUIRED.                                   |
| 5 REMOTE CONTROL VALVE.   | 11 PVC SCH 40 TEE (8x8x8) OR ELL (8x8) ON MAINLINE.                        |
| 6 SOLENOID.   | 12 CRUSHED ROCK SHALL COVER VALVE BOX PIPE OPENINGS TO PREVENT SOIL ENTRY. |
|   | 13 PVC PRESSURE PIPE.  |
|   | 14 FINISHED GRADE  |

NOTE:  
 USE CLASS 315 PVC PIPE AND SCH 80 PVC FITTINGS FOR SIZE 2" AND GREATER. USE SCH 40 PVC PIPE AND FITTINGS FOR SIZE 1 1/2" OR LESS.  
 PROVIDE ONE CONTROLLER/VALVE ID TAG PER VALVE. ID TAGS SHALL BE POLYURETHANE 2 1/4" X 2 1/4" MIN. WITH 1/4" BLACK LETTER ON CONTRASTING BACKGROUND (BY CHRISTY OR EQUAL). CLOSE NIPPLES SHALL NOT BE USED

**D POP-UP BUBBLER**

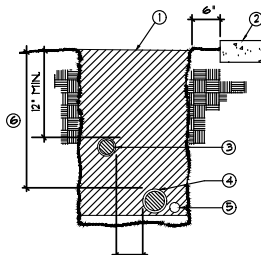
**A REMOTE CONTROL VALVE**



- LEGEND KEY
- 1 HARDSCAPE SURFACE.
  - 2 CLEAN BACKFILL AS REQUIRED, TO BE SET IN 6" LIFTS. REFER TO SPECIFICATIONS FOR SPECIFIC MATERIAL AND COMPACTION REQUIREMENTS.
  - 3 CLEAN SAND.
  - 4 LATERAL LINE W/ SLEEVE.
  - 5 PRESSURE MAIN LINE W/ SLEEVE.
  - 6 CONTROL WIRES & COMPUTER HARD WIRE SLEEVE.
  - 7 MIN. DEPTH.

ALL SLEEVES TO BE PVC, SCH. 80 AND TWICE THE DIA. OF THE WORKING PIPE.  
 ALL SLEEVES TO RUN A MIN. OF 12" BEYOND HARDSCAPE EDGES.  
 CLEAN BACKFILL MAY BE SUBSTITUTED FOR SAND UNDER WALKS AND DRIVES.

**B SLEEVING**



- LEGEND KEY
- 1 SATURATE AND COMPACT BACKFILL TO 90%.
  - 2 FINISH SURFACE.
  - 3 NON-PRESSURE LATERAL LINE.
  - 4 PRESSURE MAIN LINE.
  - 5 DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES, BUNDLE CONTROL WIRE AND TAPE AT 18" O.C. HARDWARE AT CONTROLLER. PROVIDE SLEEVES PER SLEEVING DETAIL.
  - 6 2'-0" FOR LINES 2-1/2" AND LESS IN DIAMETER

NOTE: SEE SLEEVING DETAIL FOR TRENCHING IN PAVED AREAS.  
 MINIMUM BACKFILL RELATIVE COMPACTION SHALL BE 90%.  
 TRENCHING AND BACKFILLING SHALL BE PER STANDARD SPECIFICATIONS.

**E**

**C TRENCHING**

**F**

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**IRRIGATION  
 DETAILS**

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IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.01 DESCRIPTION
A. Scope of Work: Provide all labor, materials, transportation, and services necessary to furnish and install the Irrigation System as shown on the Drawings and described herein.

1.02 QUALITY ASSURANCE REQUIREMENTS

A. Permits and Fees: The Contractor shall obtain and pay for any and all permits and all observations as required.
B. Manufacturer's Directions: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this Contract furnish directions covering points not shown in the Drawings and Specifications.

D. Explanation of Drawings:
1. Due to the Scale of the Drawings, it is not possible to fitting all offsets, fitting sleeves, etc., which may be required. The Contractor shall carefully investigate the structural and finish conditions affecting all of his work and plan his work accordingly, furnished such fittings, etc. as may be required to meet such conditions. Drawings are general in character and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between the irrigation system, planting and architectural features.

1.03 SUBMITTALS

A. Material List:
1. The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the Drawings and Specifications. No substitution will be allowed without prior written approval by the CITY.

Table with 4 columns: Item No., Description, Manufacturer, Model No.
1. Backflow Preventer, Fobco, 827Y
2. Automatic Controller, Calsonic, ETI-DTR2
3. Meter Valve, Cleyval, B6AC8KC-24V
4. Etc., Etc., Etc.

Irrigation submittal must be specific and complete. All items must be listed and should include solvent, primer, wire connectors, valve boxes, etc. No copies of manufacturer's literature (catalog cuts) are required as submittal information.

3. The Contractor may submit substitutions for equipment and materials listed on the Drawings by following procedures as outlined in Section 1.03 of the Irrigation Specifications.
4. Equipment or materials installed or furnished without prior approval of the City shall be rejected and the Contractor may be required to remove such materials from the site at his own expense.

B. RECORD DRAWINGS:

1. The Contractor shall provide and keep up-to-date a complete record set of baseline original prints which shall be corrected daily showing every change from the original Drawings and Specifications and the exact installed locations, sizes, and kinds of equipment. Prints for this purpose may be obtained from the CITY at cost. The set of drawings shall be kept on the site and shall be used only as a record set.
2. The Contractor shall make neat and legible notations on the record drawing progress sheets daily as the work proceeds, showing the work as actually installed. For example, should a piece of equipment be installed in a location that does not match the plan, the Contractor must indicate that equipment and be re-located in a graphic manner so as to match the original symbols as indicated in the Irrigation legend. The re-located equipment and dimensions shall be indicated on the original record drawing plan at the proper time.
3. Before the date of the final observation, the Contractor shall transfer all information from the "record drawing" prints to a single nylon or similar nylon material. Arrangements shall be made through the CITY for obtaining said single nylon or similar nylon material. All work shall be in waterproof India ink and applied to the nylon by a technical pen made expressly for use on nylon material. Such pen shall be similar to those manufactured by Rapidograph, Kuffel & Esser, or Faber Castell. The dimensions shall be made as to be easily readable even on the final controller chart (see Section C). The original nylon "record drawing" plan shall be submitted to the CITY for approval prior to the completion of the controller chart.

4. The Contractor shall dimension from two (2) permanent points of reference, such as building corners, sidewalk edges, road intersections, etc., the location of the following items:
a. Connection to existing water lines.
b. Connection to existing electrical power.
c. Gate valves.
d. Routing of sprinkler pressure lines (dimension max. 100' along routing).
e. Sprinkler control valves.
f. Routing of control wiring and locations of all splice boxes.
g. Quick coupling valves.
h. Shut-outs for future connections.
i. Other related equipment as directed by the CITY.

B. On or before the date of the final field observation, the Contractor shall deliver the corrected and completed copies to the CITY. Delivery of the copies will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints.

C. Controller Charts:

1. As-built drawings shall be approved by the CITY before controller charts are prepared.
2. Provide one controller chart for each controller sequence.
3. The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.
4. The chart is to be a reduced drawing of the actual installed system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced.
5. The chart shall be a black line or blue-line ink print and a different color shall be used to indicate the area of coverage for each station.
6. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 20 mils.
7. These charts shall be completed and approved prior to the final field observation of the irrigation system.

D. Operation and Maintenance Manuals:

1. Prepare and deliver to the Owner's representative within ten calendar days prior to completion of construction, two hard-cover, three ring binders containing the following information:
a. Index sheet which states Contractor's name, address, and telephone number, and which lists each installed equipment and material item including names and addresses of manufacturers local representatives.
b. Catalog and parts sheets on every material and equipment item installed under this Contract.
c. Guarantee statement.
d. Complete operating and maintenance instructions on all major equipment.
2. In addition to the above mentioned maintenance manuals, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the CITY at the conclusion of the project that this service has been rendered.

E. Equipment to be Furnished:

1. Supply as a part of this contract the following tools:
a. Two (2) sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.
b. Two (2) four-foot valve keys for operation of gate valves.
c. Two (2) keys for each automatic controller.
d. One (1) quick-coupler key and matching hose nipple for every five (5) or fraction thereof of each type of quick-coupling valve installed.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Handling of PVC pipe and fittings: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or to concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded, and if installed, shall be replaced with new piping.

1.05 SUBSTITUTIONS

A. If the Contractor wishes to substitute any equipment or materials for the equipment or materials listed on the Drawings and Specifications, he may do so by providing the following information to the CITY for approval:
1. Provide a statement indicating the reason for making the substitution. Use a separate sheet of paper for each item to be submitted.
2. Provide descriptive catalog literature, performance charts and flow charts for each item to be substituted.
3. Provide the amount of cost savings if the substituted item is approved.
B. The CITY shall have the sole responsibility in accepting or rejecting any submittal item as an approved equal to the equipment and materials listed on the Drawings and Specifications.

1.06 GUARANTEE

A. The guarantee for the irrigation system shall be made in accordance with the attached form. The General Conditions and Supplementary Conditions of these Specifications shall be filed with the CITY prior to acceptance of the irrigation system.
B. A copy of the guarantee form shall be included in the operations and maintenance manual.
C. The guarantee form shall be re-typed onto the Contractor's letterhead and shall contain the following information:

GUARANTEE FOR IRRIGATION SYSTEM

We hereby guarantee that the irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the Drawings and Specifications, ordinary wear and tear, unusual abuse, or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time, as determined by the CITY, after receipt of written notice. In the event of our failure to

make such repairs or replacements within a reasonable time after receipt of written notice from the CITY, we authorize the CITY to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

PROJECT: \_\_\_\_\_
LOCATION: \_\_\_\_\_
SIGNED: \_\_\_\_\_
ADDRESS: \_\_\_\_\_
PHONE: \_\_\_\_\_ DATE OF ACCEPTANCE: \_\_\_\_\_

PART 2 - PRODUCTS

2.01 MATERIALS

A. General: Use only new materials of brands and types noted on drawings, specified herein, or approved equal.
B. PVC Pressure Main Line Pipe and Fittings:

- 1. Pressure main line piping for sizes 2" and larger shall be PVC Class 315.
2. Class 315 pipe shall be made from an NSF approved Type I, Gardel PVC compound conforming to ASTM rain specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-10 with an appropriate standard dimension (SDRJ (Solvent-weld Pipe).
3. Pressure main line piping for sizes 1-1/2" and smaller shall be PVC Schedule 40 with solvent welded joints.
4. Schedule 40 pipe shall be made from NSF approved Type I, Grade I PVC compound conforming to ASTM rain specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-10.

6. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.

7. All PVC pipe must bear the following markings:
a. Manufacturer's name
b. Nominal pipe size
c. Schedule or class
d. Pressure rating in P.S.I.
e. NSF (National Sanitation Foundation) approval
f. Date of extrusion

8. All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.

C. PVC Non-Pressure Lateral Line Piping:

- 1. Non-pressure buried lateral line piping shall be PVC Schedule 40 with solvent-weld joints when installed in planting areas.
2. Non-pressure lateral line piping installed under paved areas shall be PVC Schedule 40 with solvent-welded joints.
3. Pipe shall be made from NSF approved, Type I Grade II PVC compound conforming to ASTM rain specification D1784. All pipe must meet requirements set forth in Federal Specification PS-22-10 with an appropriate standard dimension ratio.
4. Except as noted in paragraphs 1, 2, and 3 of this section (2.01B), all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in section 2.01B of the Specifications.

D. Brass Pipe and Fittings:

1. Where indicated on the Drawings, use red brass screwed pipe conforming to Federal Specification WW-P-35L.
2. Fittings shall be red brass conforming to Federal Specification WW-P-46D.

E. Copper Pipe and Fittings:

- 1. Pipe: Type K, hard tempered.
2. Fittings: wrought copper, solder joint type.
3. Joints shall be soldered with silver solder, 45% silver, 15% copper, 16% zinc, 24% cadmium, solidus at 1291 F, and liquidus at 1481 F.

F. Valves:

- 1. Ball Valves (1-1/2" and smaller)
a. Ball valves shall be a 125 lb S&W bronze valve with screw-in bonnet, nonrising stem, and solid wedge disc, with a stainless steel handle.
b. Ball valves shall be similar to those manufactured by Nibco or approved equal.
c. All Ball valves shall be installed per detail.
2. Resilient Wedge Gate Valve (2" and larger)
a. Resilient Wedge Gate valves shall be epoxy coated cast iron and equipped with a 2" operating nut.
b. Resilient Wedge Gate valves shall be No. 423 RT-RW as supplied by Watts or approved equal.
c. All Resilient Wedge Gate valves shall be installed per detail.

G. Quick Coupling Valves:

- 1. Quick coupling valves shall have a brass, two-piece body designed for working pressure of 150 P.S.I.
2. Quick coupling valve shall be operable with a quick-coupler key. Key size and type shall be as shown on the Drawings.

H. Backflow Prevention Units:

- 1. Backflow prevention unit shall be of size and type indicated on the irrigation drawings. Install backflow prevention units in accordance with the Drawings.
2. Use strainers at backflow prevention units shall have a bronze screened body with 60 mesh nonal screen and shall be similar to Bailey M92S or approved equal.
3. All pressure main line piping between the point of connection and the backflow preventer shall be installed as required by local code. The Contractor shall verify with the local governing body as to material type and installation procedure prior to start of construction. Submit shop drawing for approval.

I. Check Valves:

- 1. Being check valves 2" and smaller shall be 200 pound W.G.A. bronze construction with replaceable composition, neoprene, or nitrile disc and shall meet or exceed Federal Specification WW-V-51D, Class A, Type IV.

2. Anti-drain valves shall be of heavy duty virgin PVC construction with F.I.P. thread inlet and outlet. Internals shall be stainless steel and neoprene. Anti-drain valve shall be field adjustable against draught from 5 to 40 feet of head. Anti-drain valve shall be similar to the Valcon "ADV" or approved equal.

J. Control Wiring:

1. Except as noted otherwise, connections between the automatic controllers and the electric control valves shall be made with direct buried copper wire AWG-14F, 600 volt. Control wiring installed in control wire conduit within structure shall be made with AWG-14 solid copper wire. Pilot wires shall be a different color wire for each automatic controller. Common wires shall be white with a different color stripe for each automatic controller. Install in accordance with valve manufacturer's specifications and wire chart. In no case shall wire size be less than #4.

2. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.
3. Where more than one (1) wire is placed in a trench, the wires shall be taped together at intervals of fifteen (15) feet.

4. An expansion curl shall be provided within three (3) feet of each wire connection. Expansion curl shall be of sufficient length at each splice connection at each electric control valve so that in case of repair, the valve bonnet may be brought to the surface without disconnecting the control wires. Control wires shall be laid locally in trench without stress or straining wire conductors.

5. All splices shall be made with Scotch-Lok 19576 Connector Sealing Packs, Rainbird Snap-Tite wire connectors, or approved equal. Make only one splice with each connector sealing pack.
6. Field splices between the automatic controller and electric control valves will not be allowed without prior approval of the CITY.

K. Automatic Controller:

- 1. Automatic controller's shall be of size and type shown on the Drawings.
2. Final location of automatic controller's shall be approved by the CITY.
3. Unless otherwise noted on the Drawings, the 120 volt electrical power to each automatic controller location is to be furnished by others. The final electrical hook-up shall be the responsibility of the Contractor.

L. Electric Control Valves:

- 1. All electric control valves shall be the same size and type shown on the Drawings.
2. All electric control valves shall have a manual flow adjustment.
3. Provide and install one control valve box for each electric control valve.

M. Control Valve Boxes:

- 1. Use 10" x 10-3/4" round box for all gate valves. Carson Industries #30-12B with green bolt-down cover or approved equal. Extension elbows shall be PVC with minimum size of six (6) inches.
2. Use 9-1/2" x 16" x 11" rectangular box for all electric control valves. Carson Industries #14B-12B with green bolt-down cover or approved equal.
3. Use 6" diameter x 8-3/4" deep round plastic valve box for all quick coupling valves. Carson Industries # 608-12 with green flex-lock cover or approved equal.
4. Use 9-1/2" x 16" x 11" rectangular box for all electric control valves installed under on-grade landscaped areas. Carson Industries #14B-12B with green bolt-down cover or approved equal.
5. Use 10" x 10-1/4" round box for all quick coupling valves installed under on-structure landscaped areas. Carson Industries No. 30P-12B with green bolt-down cover or approved equal.

N. Sprinkler Heads:

- 1. All sprinkler heads shall be of the same size, type, and deliver the same rate of precipitation with the diameter (or radius) of throw, pressure, and discharge as shown on the Drawings and/or specified in these special provisions.
2. Spray heads shall have a screw adjustment.
3. Riser units shall be fabricated in accordance with the details shown on the drawings.
4. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.
5. All sprinkler heads of the same type shall be the same manufacturer.

O. Bleeding:

- 1. Bleeding under handicaps or paved areas for mainline, lateral lines or control wiring shall be Schedule 40 PVC, or approved equal.

P. Vandal Resistant Controller Enclosure:

- 1. Controller enclosure shall be of size and type shown on the Irrigation Drawings and Irrigation Detail sheet.
2. A backboard shall be secured to the controller enclosure housing to provide a base for mounting the automatic sprinkler controller and terminal strip.
3. A 117 volt duplex box shall be provided with an On/Off switch and a 117 volt receptacle. Metal conduit shall run from the 117 volt supply to the controller housing. All power within the housing shall be properly phased.
4. A terminal strip shall be provided, clearly indicating the proper points of connection of all appropriate wiring (station valves, master valve, common control).

Q. Miscellaneous Irrigation Equipment:

- 1. Refer to the Irrigation Plans for sizes and types of miscellaneous irrigation equipment.
2. All miscellaneous irrigation equipment shall be as specified or approved equal.

PART 3 - EXECUTION

3.01 OBSERVATION OF SITE CONDITIONS

A. All scaled dimensions are approximate. The Contractor shall check and verify all site dimensions and receive approval from the CITY prior to proceeding with work under this section.
B. Exercise extreme care in excavating and working near existing utilities. The Contractor shall be responsible for damages to utilities which are caused by its operations or neglect. Check existing utilities drawings for existing utility locations.

C. Coordinate installation of sprinkler materials including pipe, so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, and ground covers.
D. The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the irrigation system.

3.02 PREPARATION

A. Physical layout:
1. Prior to installation, the Contractor shall stake out all pressure supply lines, routing and location of sprinkler heads.
2. All layout shall be approved by the CITY prior to installation.
B. Water Supply:
1. The irrigation system shall be connected to water supply point(s) of connection as indicated on the Drawings.
2. Connections shall be made at the approximate location(s) shown on the Drawings. The Contractor is responsible for minor changes caused by actual site conditions.
C. Electrical Supply:
1. Electrical connections for any and all automatic controllers shall be made to electrical point(s) of connection as indicated on the Drawings.
2. Connections shall be made at the approximate location(s) shown on the Drawings. The Contractor is responsible for minor changes caused by actual site conditions.

3.03 INSTALLATION

A. Trenching:
1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on the Drawings and as noted.
2. Provide for a minimum of twenty-four (24) inches cover for all irrigation lines installed under paving or handicapping.
3. Provide for a minimum of twenty-four (24) inches cover for all pressure supply lines of three (3) inches or larger in diameter.
4. Provide for a minimum of eighteen (18) inches cover for all pressure supply lines of two and one half (2 1/2) inches or smaller.
5. Provide for a minimum of twelve (12) inches for all non-pressure lines.
6. Provide for a minimum cover of eighteen (18) inches for all control wiring.
7. Refer to CITY Standard details when within CITY streets susceptible to traffic loads.

B. Backfilling:

- 1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from large clumps of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, swank areas, humps or other surface irregularities.
2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than one-half (1/2) inch in size will be permitted in the initial backfill.
3. Flooding of trenches will be permitted only with approval of the CITY.
4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn planting or other construction are necessary, the Contractor shall make all required adjustments without cost to the Owner.

C. Trenching and Backfill Under Paving:

- 1. Trenches located under areas where paving, asphaltic concrete or concrete will be installed, shall be pipe and six (6) inches above the pipe) and compacted in backfill with sand (4 layer four (4) inches below the layers to 95% compaction using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil. The trench shall be left in a firm undisturbed condition. All trenches shall be left flush with the adjoining grade. The Contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.
2. Generally, piping under existing walks is done by jacking, boring, or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and replaced by the Contractor as a part of the Contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the CITY.
3. Refer to CITY Standard details when within CITY streets susceptible to traffic loads.

D. Assemblies:

- 1. Routing of sprinkler irrigation lines as indicated on the Drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details in the Drawings.
2. Install NO multiple assemblies in plastic lines. Provide each assembly with its own outlet.
3. Install all assemblies specified herein in accordance with respective details. In absence of detail drawings or Specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice with prior approval of CITY.
4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation. Teflon tapes or approved equal shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be solvent welded.
5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tapes or approved equal shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be solvent welded.

E. Line Clearance:

- 1. All lines shall have a minimum clearance of six (6) inches from both other and twelve (12) inches from lines of other trades, with the exception of the control wire sleeve(s) which shall be installed adjacent to pressure supply lines. Parallel lines shall not be installed directly over one another.

F. Automatic Controller Assembly:
Install as per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the Drawings.
G. High Voltage Wiring for Automatic Controller:
1. 120 volt power connection to the automatic controller shall be provided by the Contractor.
2. All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

H. Remote Control Valves:
1. Install where shown on the Drawings, where grouped together, allow at least twelve (12) inches between adjacent valve boxes. Install each remote control valve in a separate valve box.
I. Flushing of System:
1. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and full head of water used to flush out the system.
2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the CITY.

J. Sprinkler Heads:
1. Install the sprinkler heads as designated on the Drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized.
2. Spacing of heads shall not exceed the maximum indicated on the Drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

3.04 TEMPORARY REPAIRS

The CITY reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the CITY shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

3.05 EXISTING TREES

where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where two (2) inch and larger roots occur shall be done by hand. All roots two (2) inches and larger in diameter, except directly in the path of pipe or conduit, shall be uncut and shall be heavily wrapped with burlap to prevent scorching or excessive drying. Where a ditching machine is run close to trees having roots smaller than two (2) inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts with a tree shearer or equal. Trenches adjacent to trees should be closed within twenty-four (24) hours and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.06 FIELD QUALITY CONTROL

A. Adjustment of the System:
1. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.
2. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arc as required.
3. Lowering raised sprinkler heads by the Contractor shall be accomplished within ten (10) days after notification by the Owner's representative.
4. All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the Drawings.
5. Rain Bird DV valves will be set per manufacturer at design pressure.

B. Testing of Irrigation System:

- 1. The Contractor shall request the presence of the CITY in writing at least 48 hours in advance of testing.
2. Test all pressure lines under hydrostatic pressure of 150 pounds per square inch and prove watertight. Note: Testing of pressure lines shall occur prior to installation of the electric control valves.
3. All piping under paved areas shall be tested under hydrostatic pressure of 150 pounds per square inch and proven watertight prior to paving.
4. Sustain pressure in lines for not less than six (6) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.
5. All hydrostatic tests shall be made only in the presence of the General Contractor and the CITY. No pipe shall be backfilled until it has been observed, tested, and approved in writing.
6. Furnish necessary force pump and all other test equipment.
7. When the irrigation system is completed, perform a coverage test in the presence of the Owner's Representative to determine if the water coverage for planting areas is complete and adequate. Furnish materials and perform all work required to correct any inadequacies of coverage due to deviations from the Drawings, or where the system has been fully installed as indicated on the Drawings when it is obviously inadequate, without bringing this to the attention of the Owner's Representative. This test shall be accomplished before any ground cover is planted.
8. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

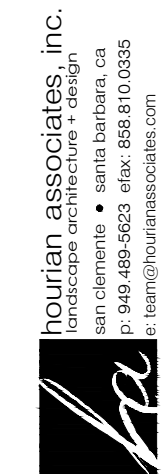
3.07 MAINTENANCE

A. The entire irrigation system shall be under full automatic operation for a period of seven (7) days prior to any planting.
B. The Owner reserves the right to waive or shorten the operation period.

3.08 CLEAN-UP

Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be cleaned or washed down, and any damage sustained on the work of others shall be repaired to its original condition.

SEE SPECS. SHEET L-12 FOR CONTINUATION



revisions:



AT&T CELL SITE TOWER
CAL02872
8555 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977

project:
date: 10/22/24

sheet name:
sheet no:
L-23

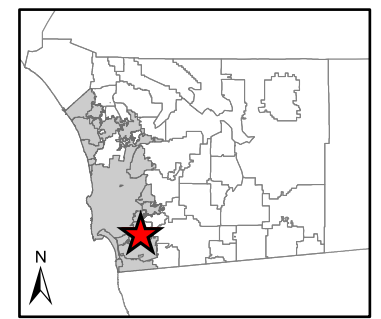
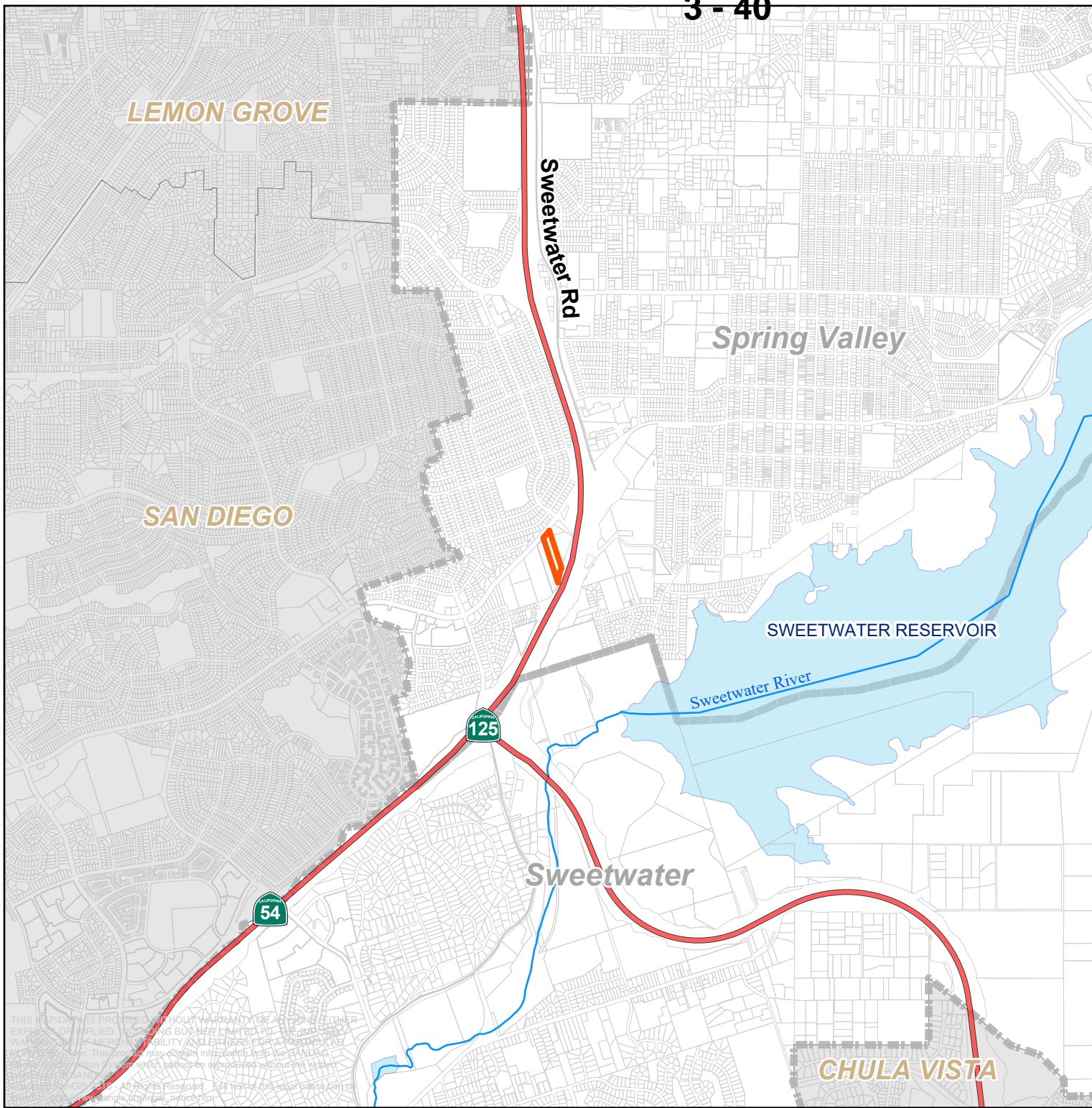
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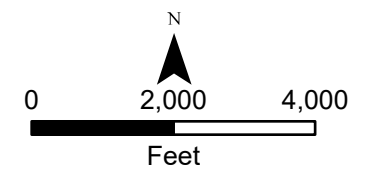
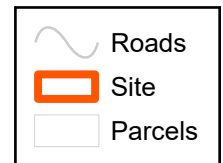


Vicinity Map

Spring Valley  
Community Plan Area

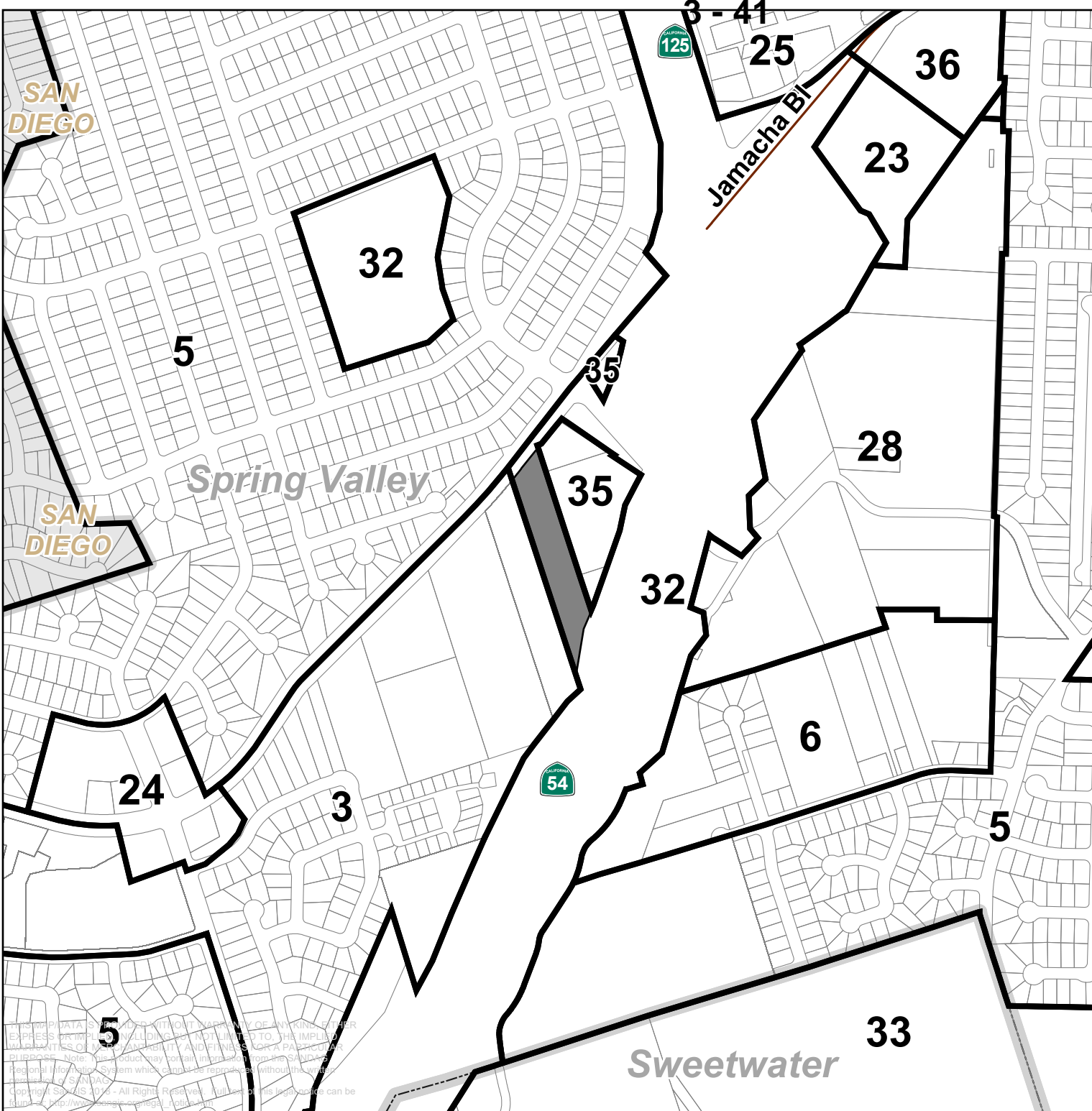


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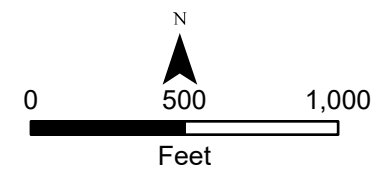


Paradise Valley Road  
Wireless Facility  
PDS2022-MUP-22-012  
**General Plan**

Spring Valley  
Community Plan Area

- (3) Village Residential (VR-15)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (23) Office Professional
- (24) Neighborhood Commercial
- (25) General Commercial
- (28) Limited Impact Industrial
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands
- (35) Medium Impact Industrial
- (36) Open Space (Recreation)

	Roads
	Site
	Parcels
	Planning







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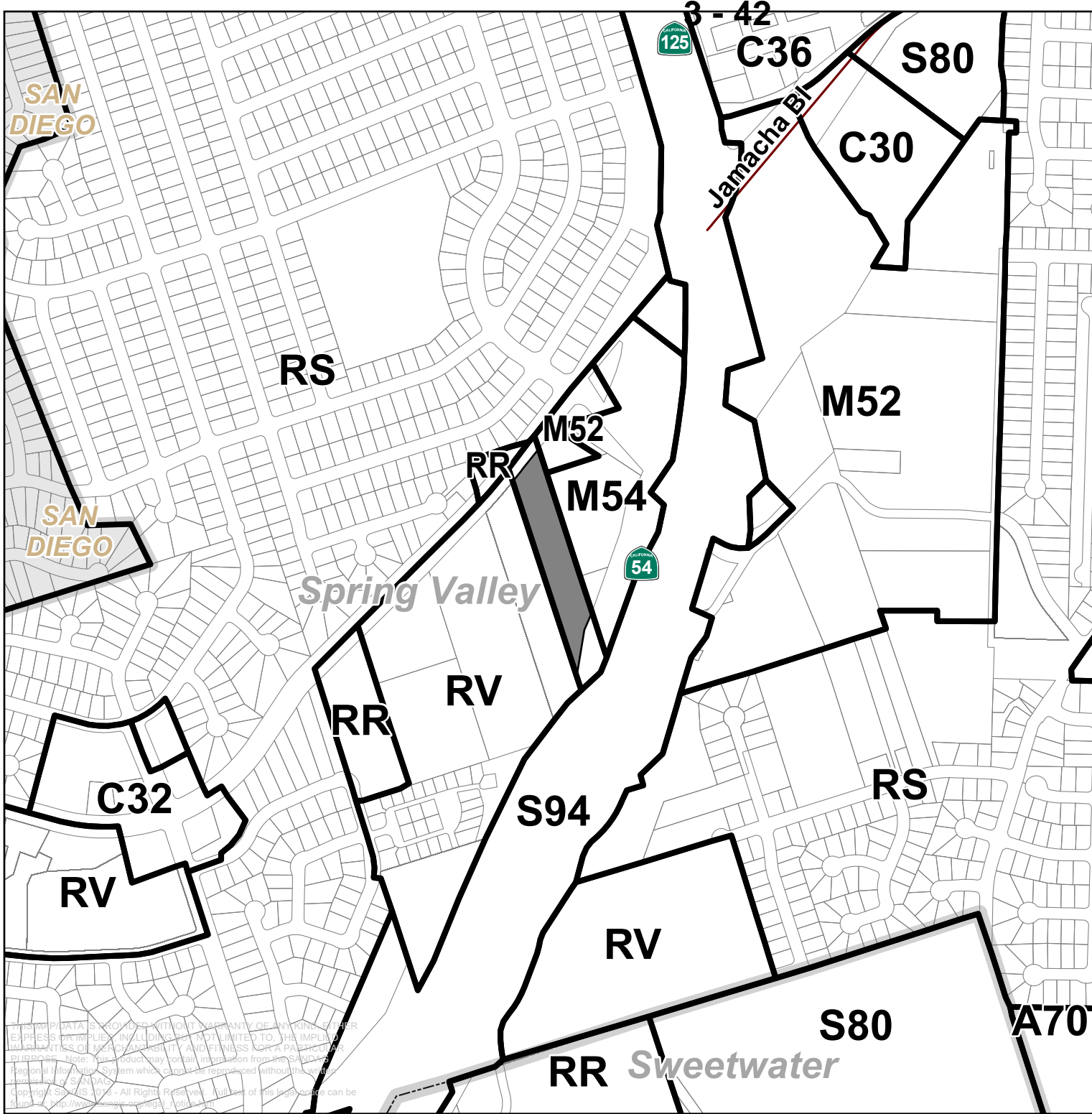
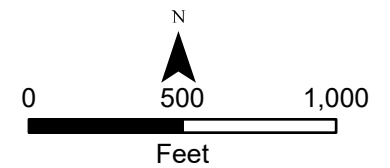
Paradise Valley Road  
Wireless Facility  
PDS2022-MUP-22-012

**Zoning**

*Spring Valley  
Community Plan Area*

- A70 - Limited Agricultural
- C30 - Office Professional
- C31 - Residential-Office Professional
- C32 - Convenience Commercial
- C36 - General Commercial
- M52 - Limited Impact Industrial
- M54 - General Impact Industrial
- RR - Rural Residential
- RS - Single Family Residential
- RV - Variable Family Residential
- S80 - Open Space
- S94 - Transportation/Utility Corridor

	Roads
	Site
	Parcels
	Zoning



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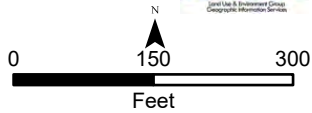
3 - 43

Paradise Valley Road Wireless Facility  
PDS2022-MUP-22-012

Spring Valley Community Plan Area

 Roads

 Site



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Paradise Valley Rd

Spring Valley

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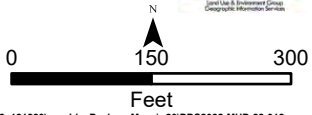
3 - 44

Paradise Valley Road Wireless Facility  
PDS2022-MUP-22-012

Spring Valley Community Plan Area

Roads

Site



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Paradise Valley Rd

Spring Valley



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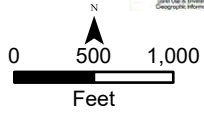


Paradise Valley Road Wireless Facility  
PDS2022-MUP-22-012

Spring Valley Community Plan Area

 Roads

 Site



Date: 12/12/2023 Path: P:\reg\2022-MUP-22-012\_121223\graphicsPackage\Maps\p20\pds2022-MUP-22-012.aprx

3 - 45

Sweetwater Rd

Spring Valley

SAN DIEGO

SWEETWATER RESERVOIR

Sweetwater



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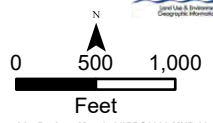


Paradise Valley Road Wireless Facility  
PDS2022-MUP-22-012

Spring Valley Community Plan Area

Roads

Site



Date: 12/12/2023 Path: P:\reg\2022-MUP-22-012\_121223\graphicsPackage\Maps\p20\PDS2022-MUP-22-012.aprx

3 - 46

Sweetwater Rd

Spring Valley

SAN DIEGO



SWEETWATER RESERVOIR

Sweetwater



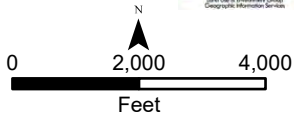


Paradise Valley Road Wireless Facility  
PDS2022-MUP-22-012

Spring Valley Community Plan Area

 Roads

 Site



Date: 12/12/2023 Path: P:\reg\2022-MUP-22-012\_121223\graphicsPackage\Map\p20\pds2022-MUP-22-012.aprx

3 - 47

GROVE

HANSEN  
RESERVOIR

Spring Valley

SAN DIEGO

SWEETWATER  
RESERVOIR

Sweetwater

Sweetwater Rd



CHULA VISTA

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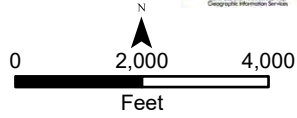


Paradise Valley Road Wireless Facility  
PDS2022-MUP-22-012

Spring Valley Community Plan Area

 Roads

 Site



Date: 12/12/2023 Path: P:\reg\2022-MUP-22-012\_121223\graphicsPackage\Map\p20\PDS2022-MUP-22-012.aprx

3 - 48

GROVE

HANSEN RESERVOIR

Spring Valley

SAN DIEGO

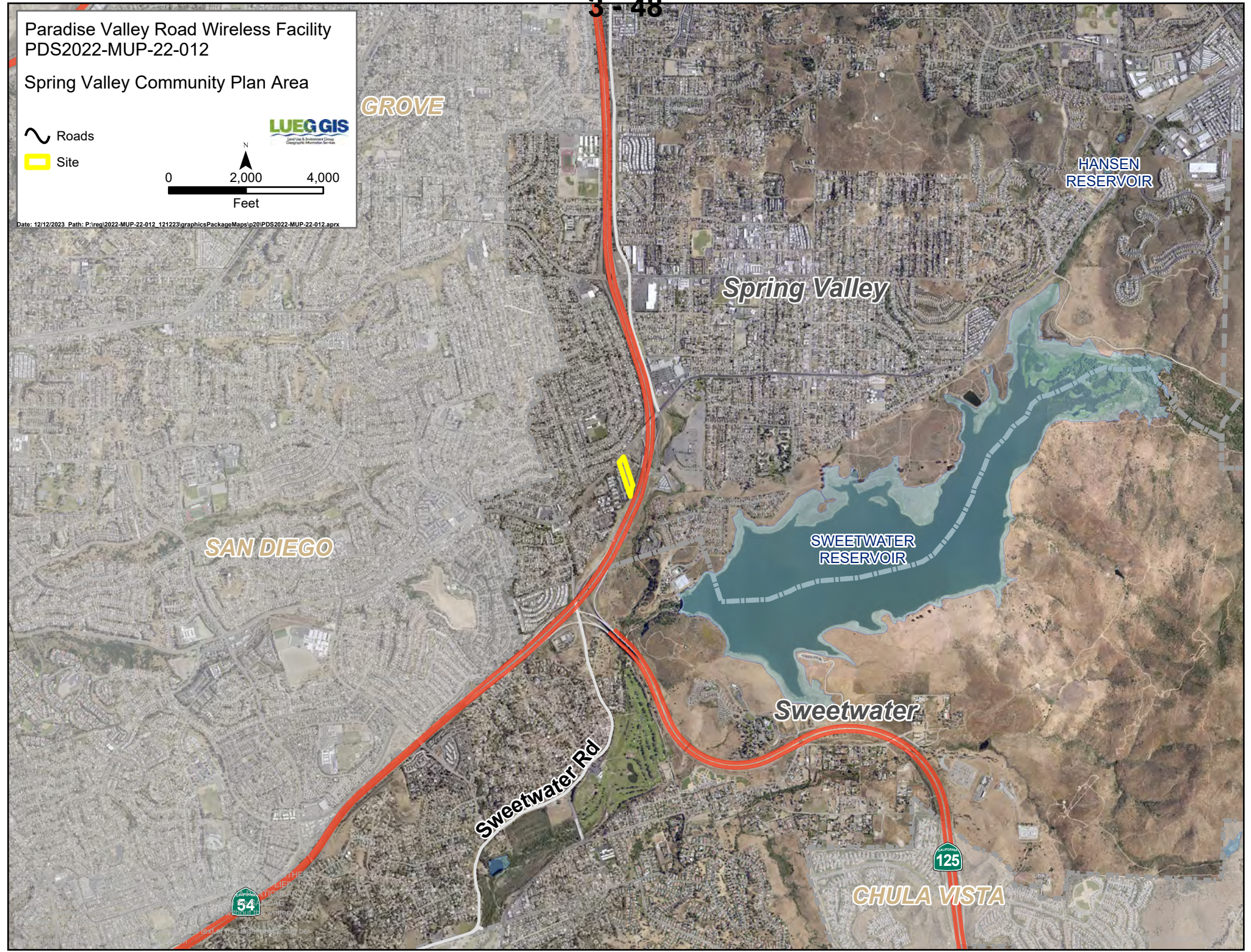
SWEETWATER RESERVOIR

Sweetwater

Sweetwater Rd



CHULA VISTA



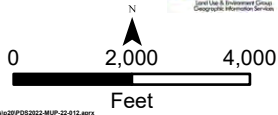


Paradise Valley Road Wireless Facility  
PDS2022-MUP-22-012

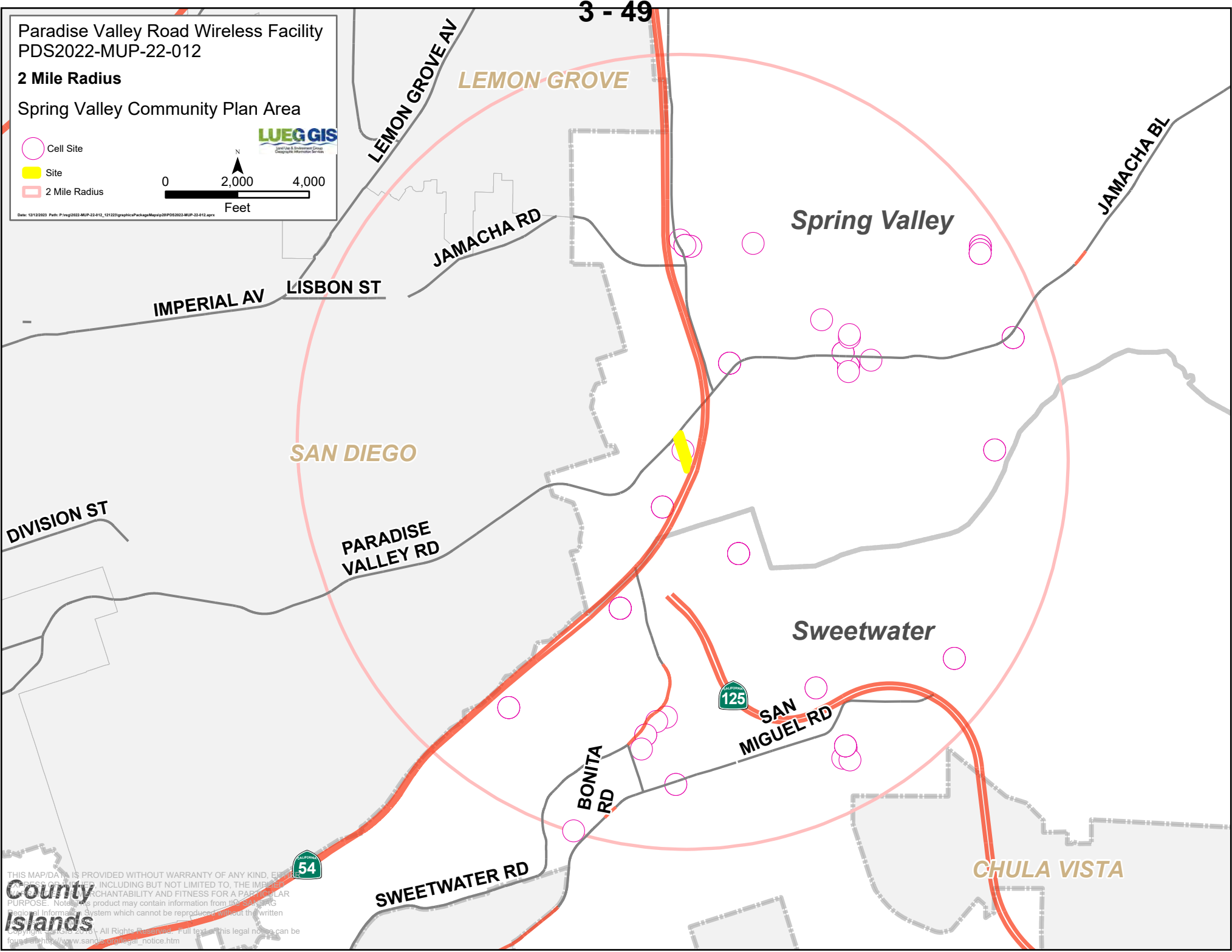
2 Mile Radius

Spring Valley Community Plan Area

- Cell Site
- Site
- 2 Mile Radius



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County  
Islands

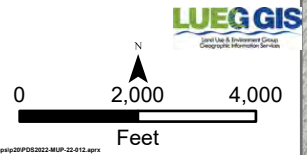


Paradise Valley Road Wireless Facility  
PDS2022-MUP-22-012

2 Mile Radius

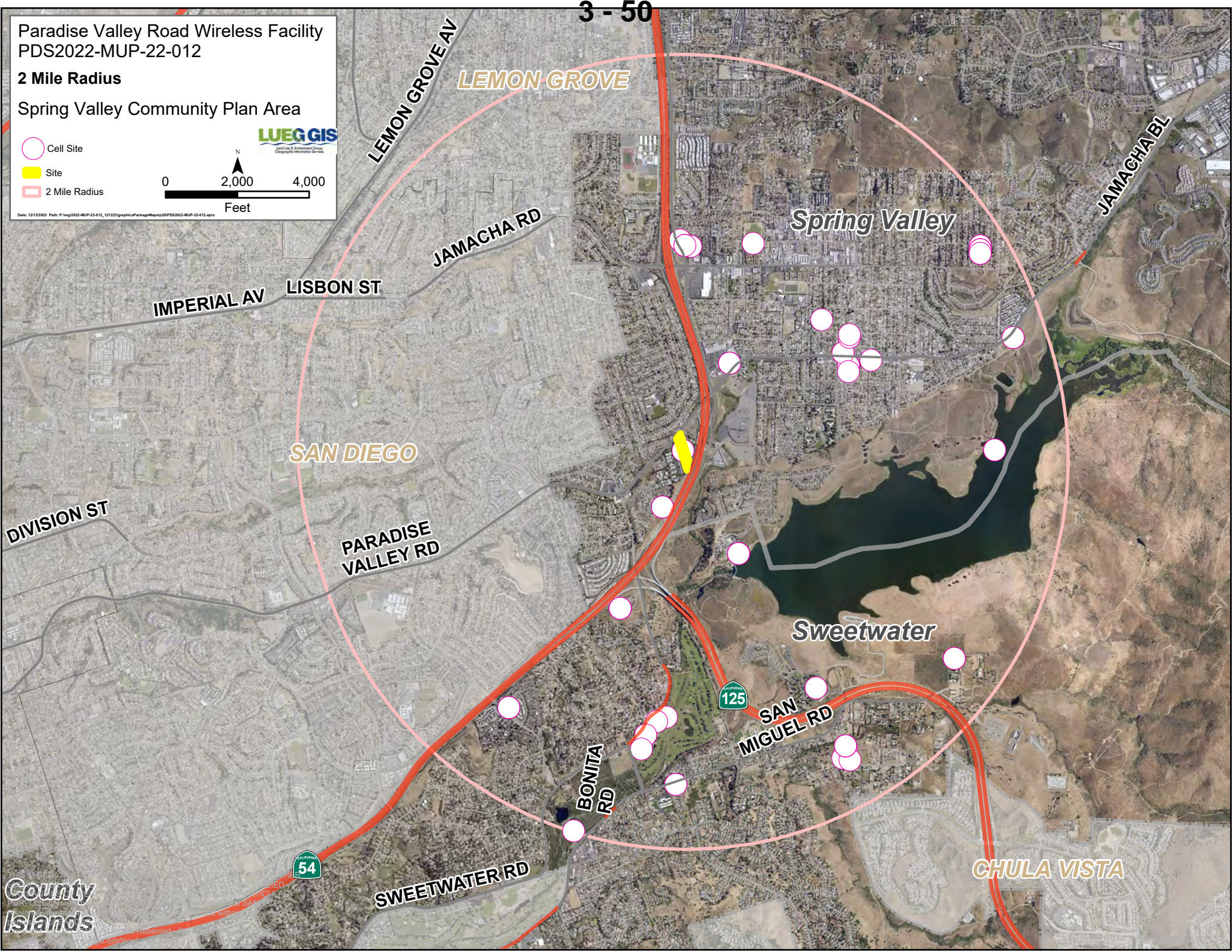
Spring Valley Community Plan Area

- Cell Site
- Site
- 2 Mile Radius



Date: 12/13/2023 Path: P:\reg2022-MUP-22-012\_121223\graphics\PackageMap\Map20\PD2022-MUP-22-012.aprx

3 - 50



County  
Islands

CHULA VISTA

LEMON GROVE

SAN DIEGO

Spring Valley

Sweetwater

SAN MIGUEL RD

BONITA RD

SWEETWATER RD

IMPERIAL AV

LISBON ST

JAMACHA RD

JAMACHA BL

DIVISION ST

PARADISE VALLEY RD

SAN DIEGO

125

54





Attachment B – Form of Decision  
Approving PDS2022-MUP-22-012





County of San Diego
PLANNING & DEVELOPMENT SERVICES

VINCE NICOLETTI
Director

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

COMMISSIONERS

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

February 28, 2025

PERMITTEE: MD7, LLC ON BEHALF OF AT&T WIRELESS
MAJOR USE PERMIT: PDS2022-MUP-22-012
E.R. NUMBER: PDS2022-ER-22-18-004
PROPERTY: 8555 PARADISE VALLEY ROAD WITHIN THE SPRING VALLEY COMMUNITY
PLAN AREA WITHIN THE UNINCORPORATED COUNTY OF SAN DIEGO
APN(S): 586-170-15-00

DECISION OF THE PLANNING COMMISSION

MAJOR USE PERMIT DECISION

Grant, as per plot plan dated October 8, 2024, consisting of twenty sheets, as amended and approved concurrently herewith, a Major Use Permit for a new unmanned wireless telecommunication facility. The project would include 12 panel antennas and 9 remote radio units (RRU's) mounted upon a new 35-foot tall faux mono-eucalyptus tree. Each panel antenna would be covered by "socks" which are faux leaves to help conceal the antennas. The equipment would be contained within a 300 square foot (8-foot tall) concrete masonry unit (CMU). A 20kW emergency generator enclosure would be located within the equipment enclosure. One Global Positioning System (GPS) antenna would be located within the equipment enclosure. Minimal grading is proposed to install the equipment enclosure. The project proposes trenching to install underground electrical and fiber conduit. This permit authorizes the proposed unmanned wireless telecommunication facility pursuant to Section 6980 et. al and 7350 et.al of the Zoning Ordinance.

Also granted is an exemption pursuant to Section 4620(g) of the Zoning Ordinance to allow the telecommunication facility to be 35 feet in height where 30 feet is the maximum height allowed.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on February 28, 2027 at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit Modification has commenced prior to said expiration date.

CONDITIONS FOR MAJOR USE PERMIT (PDS2022-MUP-22-012)

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval

of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

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

1. **GEN#1–COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.
  
2. **GEN#2–RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**  
**INTENT:** In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an ‘all-purpose acknowledgement’ and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder’s Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.
  
3. **LNDSCP#1 – LANDSCAPE DOCUMENTATION PACKAGE**  
**INTENT:** In order to provide adequate Landscaping that addresses screening and to comply with the Spring Valley Design Guidelines, and to comply with the B Designator Regulations as well as Section 6984 of the Zoning Ordinance, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the [COSD Water Efficient Landscape Design Manual](#) and the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Off-Street Parking Design Manual](#), the COSD Grading Ordinance, the Spring Valley Design Guidelines, and the requirements of the B Designator. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:
  - a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within

- the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
  - c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
  - d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
  - e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
  - f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
  - g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
  - h. Parking areas shall be landscaped and designed pursuant to the [Off-street Parking Design Manual](#) and the County Zoning Ordinance Section 6793.b

**DOCUMENTATION:** The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

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

### 3. GEN#3-INSPECTION FEE

**INTENT:** In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt



showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

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

**INTENT:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated **11/4/2024** to ensure that the site was built to be screened from public view. The landscaping identified on the approved photo-simulations shall be installed as well. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations including the installation of landscaping. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] and Landscape Architect for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

**5. 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, installing and planting landscaping, 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.

**6. HAZ#1–HEALTH AND SAFETY PLAN**

**INTENT:** In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **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]. The Hazardous Materials

Division, Plan Check section contact is Joan Swanson, (858) 505-6880 or by email at [joan.swanson@sdcountry.ca.gov](mailto:joan.swanson@sdcountry.ca.gov). **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

#### 7. **LNDSCP#2–CERTIFICATION OF INSTALLATION**

**INTENT:** In order to provide adequate Landscaping that addresses screening, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Off-Street Parking Design Manual](#), the COSD Grading ordinance, the Spring Valley Community Design Guidelines, and the requirements of the B designator, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS, LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

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

#### 8. **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(s). This includes, but is not limited to maintaining the following: painting all necessary aesthetics design features, landscaping and all lighting wall/fencing. Failure to conform to the approved plot plan(s) is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. 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.

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

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

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations dated **11/4/2024**. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

**DOCUMENTATION:** The property owner and applicant shall conform to the ongoing requirements of this condition. Failure to conform to the approved plot 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.



**10. NOISE#1–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]**  
**INTENT:** In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 ([County of San Diego Noise Ordinance](#)), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person’s right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

**11. ROADS#1–SIGHT DISTANCE**  
**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of 550 feet in both directions along **Paradise Valley Road (SA 1050)** 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.

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**SITE PLAN FINDINGS FOR PDS2022-MUP-22-012**

Pursuant to Section 5750 and 7160 of the Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

*Section 7160 of the Zoning Ordinance Site Plan Findings/Criteria:*

- (a) The proposed development meets the intent and specific standards and criteria prescribed in pertinent sections of the Zoning Ordinance

The proposed project meets the intent and specific standards and criteria prescribed in Section 5250, 5750, 6980, and 7150 of the Zoning Ordinance. The scope of the project is permitted in the Office-Professional Zoning Use Regulation upon approval of a Major Use Permit. The scope of the Major Use Permit is in accordance with the amortization schedule of the Zoning Ordinance for reviewing the term of permits associated with previously approved wireless telecommunication facilities.

- (b) That the proposed development is compatible with the San Diego County General Plan

The proposed project is compatible with the San Diego General Plan. The project has been designed to conform to the goals and policies set forth in the General Plan. The project is within the Public/Semi-Public Facilities General Plan Land Use Designation, and is within the Spring Valley Planning Area. The project complies with the General Plan because the project is consistent with Goal S-1 (Public Safety) and S-3 (Emergency Response) of the 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 Conservation and Open Space Element Policy 11.1 (Protection of Scenic Resources) and Policy 11.3 (Development Siting and Design) because the proposed project has been designed to be visually compatible with the community in order to prevent adverse impacts to scenic views and historic structures in the surrounding project area. The project would be consistent with the General Plan Land Use Element Policy 15.1 (Telecommunication Facilities Compatibility with Setting) because the proposed project has been sited and designed to minimize visual impacts and be compatible with the existing development and community character, and the project would blend in with the existing environment. The project would be consistent with the General Plan Land Use Element Policy 15.2 (Co-Location of Telecommunication Facilities) because the facility is available to provide co-location opportunities for other carriers as feasible. On February 14, 2023, the Spring Valley Community Planning Group (CPG) reviewed the Project. The CPG recommended denial of the MUP by a vote of 6-6-1-2 (6-Yes, 6-No, 1-Abstain, 2-Vacant/Absent). The motion did not carry. Comments made by the group on the proposed project include public concerns on health risks and lack of outreach. The group was asked if they would want to discuss and vote on this item at a future date. Staff provided clarification that there were no revisions to the proposed wireless facility since their previous consideration of the project on February 14, 2023. The group declined to reevaluate the project.

- (c) That any applicable standards or criteria waived by the Director pursuant to Section 7158 d. have been fulfilled by the condition or conditions of a Use Permit or Variance.

No standards or criteria has been waived.

### **MAJOR USE PERMIT FINDINGS FOR PDS2022-MUP-22-012**

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 would be compatible with adjacent uses, residents, buildings, or structures with consideration given to:

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

*Harmony*

The project is a Major Use permit for the construction, maintenance, and operation of a new unmanned telecommunication facility. The facility would include 12 panel antennas and 9 remote radio units (RRU's) mounted upon a new 35-foot tall faux mono-eucalyptus tree. Each panel antenna would be covered by "socks" which are faux leaves to help conceal the antennas. The equipment would be contained within a 300 square foot (8-foot tall) concrete masonry unit (CMU). The view of motorists and residents in the surrounding area would be minimized due to distance and existing vegetation. The equipment enclosure, located directly adjacent to the mono-eucalyptus tree, is designed to match the existing building and will be screened from views of residents or motorists due to the existing vegetation and topography. The faux mono-eucalyptus would have no visibility from Sweetwater Road, a Scenic Highway identified in the County of San Diego General Plan. The view of the proposed facility would be minimized from the surrounding residences because the mono-eucalyptus tree and equipment shelter are screened by existing vegetation and existing slope. Landscaping is proposed to further screen the proposed equipment enclosure. The intervening topography and existing vegetation help buffer views of the facility and contribute to the harmony in scale, bulk, and coverage.

*Scale and Bulk:*

The project area is characterized as residential and limited use industrial. The area surrounding the project site consists of residential, industrial, and a transportation corridor. The faux mono-eucalyptus is located approximately 73 feet away from the nearest existing residence.

The photo simulations illustrate that the wireless telecommunication facility and equipment enclosure are designed to minimize impacts to adjacent roadways and residences. The views of the wireless facility would be minimized from surrounding residences due to the existing vegetation and intervening topography. The wireless telecommunication equipment includes a 35-foot-tall faux eucalyptus and an 8-foot-tall equipment enclosure. The faux mono-eucalyptus tree is designed to fit in with the existing environment of the area. The project site contains mature vegetation and other vertical elements (existing structure) which makes the facility appear as an expected visual feature to public views in the project vicinity. The CMU enclosure is designed to match the existing building for architectural compatibility. As a result, the components of the surrounding environment will be consistent with the scale of the surrounding environment.

*Coverage:*

The subject parcel is approximately 3.04 acres in size. Surrounding land uses consist of residential land uses, industrial land uses, and a transportation corridor with parcel sizes ranging in size from 0.50 acres to 3 acres. The site contains an existing San Diego County Water Authority building and storage of equipment such as concrete dividers and pipe. 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 proposed facility



will maintain similar coverage with surrounding parcels. Considering the size of the subject lot compared with the size and location of the proposed 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.

*Density:*

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

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

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

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

The project is a Major Use Permit for the construction, maintenance, and operation of a new unmanned telecommunication facility. The Major Use Permit has been submitted in conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in sections 6985 and 6991. The project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged. The equipment is located within a CMU enclosure to conceal it from surrounding properties. The facility is designed as a faux mono-eucalyptus tree and would appear as an expected visual feature without the project vicinity, as the project vicinity contains mature trees and vegetation. The line, form, and color of the facility would be largely consistent with other elements that make up the visual setting of the area.

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

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

The traffic generated from the project is expected to be three maintenance trips per year. Existing parking is available on the property. The use associated with this MUP would be compatible with the existing nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and would be compatible with adjacent uses.

Therefore, the number of maintenance trips would not substantially increase or alter the physical character of surrounding streets.

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

The applicant proposes a Major Use Permit for the construction, maintenance, and operation of a new unmanned telecommunication facility. The telecommunication facility would not require significant alteration to the land form. The project, as designed, would blend into the intervening topography and existing vegetation 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*

No relevant impacts were identified.

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

The project is within the Public/Semi-Public Facilities General Plan Land Use Designation and is within the Spring Valley Planning Area. The project complies with the General Plan because the project is consistent with Goal S-1 (Public Safety) and S-3 (Emergency Response) of the 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 Conservation and Open Space Element Policy 11.1 (Protection of Scenic Resources) and Policy 11.3 (Development Siting and Design) because the proposed project has been designed to be visually compatible with the community in order to prevent adverse impacts to scenic views and historic structures in the surrounding project area. The project would be consistent with the General Plan Land Use Element Policy 15.1 (Telecommunication Facilities Compatibility with Setting) because the proposed project has been sited and designed to minimize visual impacts and be compatible with the existing development and community character, and the project would blend in with the existing environment. The project would be consistent with the General Plan Land Use Element Policy 15.2 (Co-Location of Telecommunication Facilities) because the facility is available to provide co-location opportunities for other carriers as feasible.

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

Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the installation of Small, New Equipment and Facilities in Small Structures. Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it involves operation, maintenance, permitting, leasing, licensing, and minor alteration to

an unmanned wireless telecommunication facility involving no expansion of use beyond that existing at the time of the lead agency’s determination. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway.

**WIRELESS TELECOMMUNICATION FINDINGS**

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

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

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

**LOW IMPACT DEVELOPMENT NOTICE:** The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall comply with the new Municipal Permit regulations.* The County has provided a Low Impact Development (LID) Handbook as a source for LID information to be utilized by County staff and outside consultants for implementing LID in our region. The LID Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:  
[https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROGRAM/susmppdf/lid\\_handbook\\_2014sm.pdf](https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

**STORMWATER COMPLIANCE NOTICE:** Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of



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

**DRAINAGE COMPLIANCE NOTICE:** The project shall comply with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

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

**CONSTRUCTION PERMIT REQUIRED:** A Construction Permit (and possibly an Encroachment Permit) are required for any and all work within the County right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-2055, 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. The Construction Permit application form can be found at the following link: <https://www.sandiegocounty.gov/content/sdc/dpw/pfdlist.html>

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

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

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
<b>Planning &amp; Development Services (PDS)</b>			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		

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

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

COUNTY OF SAN DIEGO PLANNING COMMISSION  
VINCE NICOLETTI, DIRECTOR

BY:

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

email cc:

Harold Thomas, Jr., Applicant  
Spring Valley CPG  
Angelica Truong, Planning Manager, Planning & Development Services

Attachment C – Environmental Documentation



# NOTICE OF EXEMPTION

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

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

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

Project Name: Paradise Valley Road Wireless Facility, PDS2022-MUP-22-012, PDS2022-ER-22-18-004.

Project Location: 8555 Paradise Valley Road, Spring Valley, CA 91977 in the Spring Valley Community Plan area, within unincorporated San Diego County. APN: 586-170-15-00.

Project Applicant: MD7, LLC OBO AT&T Wireless; 10590 West Ocean Air Drive, Suite 250, San Diego, CA 92130.

Project Description: The applicant requests a Major Use Permit to construct, maintain, and operate a new wireless telecommunication facility. The facility would include 12 panel antennas and 9 remote radio units (RRU's) mounted upon a new 35-foot tall faux mono-eucalyptus tree. Each panel antenna would be covered by "socks" which are faux leaves to help conceal the antennas. The equipment would be contained within a 300 square foot (8-foot tall) concrete masonry unit (CMU). A 20kW emergency generator enclosure would be located within the equipment enclosure. One Global Positioning System (GPS) antenna would be located within the equipment enclosure. Minimal grading is proposed to install the equipment enclosure. In addition, trenching is proposed to install underground electrical and fiber conduit.

Agency Approving Project: County of San Diego

County Contact Person: Cathleen Phan Phone Number: (619) 756-5903

Date Form Completed: February 28, 2025

This is to advise that the County of San Diego Planning Commission has approved the above-described project on February 28, 2025 and found the project to be exempt from the CEQA under the following criteria:

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

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State of California Environmental Quality Act Guidelines, the project is exempt from CEQA because it involves 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.

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

Signature:  Telephone: (619) 756-5903

Name (Print): Cathleen Phan Title: Land Use/Environmental Planner

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

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

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

**FOR PURPOSES OF CONSIDERATION OF  
PARADISE VALLEY ROAD TELECOMMUNICATION FACILITY  
MAJOR USE PERMIT APPEAL  
PDS2022-MUP-22-012, PDS2022-ER-22-18-004**

February 28, 2025

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

YES                      NO                      NOT APPLICABLE/EXEMPT  
                                           

While proposed project is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program, the project site does not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, a finding of conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance is not required.

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

YES                      NO                      NOT APPLICABLE/EXEMPT  
                                           

The proposed project is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program.

Staff has determined the proposed project is exempt from the California Environmental Quality Act pursuant to CEQA Section 15303. Projects found to be exempt from CEQA are also exempt from the County's Biological Mitigation Ordinance (Section 86.503 (a)(1)). Therefore, the project is not subject to the requirements of the Biological Mitigation Ordinance. However, no project within the MSCP County Subarea Plan, regardless of exemption status, may conflict or otherwise hinder the MSCP preserve system.

The project is consistent with the MSCP Subarea Plan due to the following:

- The site does not support sensitive habitat or wildlife.
- Surrounding land uses include dense development.
- There are other conditions that would restrict wildlife use of the area for nesting, foraging or dispersal.
- The development area is not within a core, linkage, Pre-Approved Mitigation Area, Preserve Area, or other highly sensitive area as designated by the MSCP.

- The site does not support any features that might encourage wildlife movement, such as a well-vegetated drainage, stream, or creek.

Based on the above facts, staff has determined that the proposed project will not hinder or conflict with the County Subarea Plan. No take authorization for incidental or deliberate impacts to state or federally listed species is granted with this determination. While no impacts to listed species are anticipated based on staff's review of the project, the applicant is responsible for ensuring that none occur and/or appropriate authorization has been obtained.

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

YES                      NO                      NOT APPLICABLE/EXEMPT  
                                           

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

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

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

**Wetland and Wetland Buffers:** The project is not located near wetlands and/or wetland buffer areas were not identified on the project site.

**Floodways and Floodplain Fringe:** The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map.



**Steep Slopes:** The project site contains steep slopes greater than 25%. However, according to Section 86.604(e)(2)(bb)(iii), public and private utility systems are exempt from RPO provided that findings are made that the least environmentally damaging alignment has been selected. Moreover, the proposed facility has a small lease area (approximately 300 square feet), and no portion of the proposed facility would be located within the previously disturbed portion of the property that is slightly sloped.

**Sensitive Habitats:** Sensitive habitat lands were identified on the site. However, the property has been previously disturbed and built out with an existing structure. No portion of the proposed facility would be located within the sensitive habitat lands.

**Significant Prehistoric and Historic Sites:**

The project is exempt from CEQA; therefore, the RPO does not apply.

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

YES

NO

NOT APPLICABLE

The Department of Planning and Development Services (PDS) staff have reviewed the project's Stormwater Management Plan (SWMP) and has found it to be complete and in compliance with the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO, Section 67.817).

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

YES

NO

NOT APPLICABLE

The project would not expose people to nor generate potentially significant noise levels during construction or operation 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.

Attachment D – Environmental Findings

**PARADISE VALLEY ROAD TELECOMMUNICATION FACILITY  
MAJOR USE PERMIT APPEAL  
PERMIT NO.: PDS2022-MUP-22-012  
ENVIRONMENTAL LOG: PDS2022-ER-22-18-004**

**ENVIRONMENTAL FINDINGS**

February 28, 2025

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



County of San Diego, Planning & Development Services  
**COMMUNITY PLANNING OR SPONSOR  
 GROUP PROJECT REVIEW**  
 ZONING DIVISION

Record ID(s): PDS2022-MUP-22-012

Project Name: CAL02871 paradise Valley Road

Project Manager: Polina Mitcheom

Project Manager's Phone: 619-942-1376

Scope of Review:

Board Policy I-1 states; "groups may advise the appropriate boards and commissions on discretionary projects as well as on planning and land use matters important to the community." Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests that your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager at your earliest convenience.

Planning Group review and advisory vote:

- A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.
- B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be notified when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.



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

Record ID(s): PDS2022-MUP-22-012

Project Name: CAL02872 Paradise Valley Road

Planning/Sponsor Group: Spring Valley

Results of Planning/Sponsor Group Review

Meeting Date: 2nd and 4th Tuesday of the Month

**A. Comments made by the group on the proposed project.**

Public concerns on health risks and lack of outreach. Does County have the study and verifies? County says they rely on third party report. Group members: can the project be moved? American Cancer Society says no strong evidence from RF waves from cell towers causes any noticeable health effects. Does the County deny if study shows health effects?

**B. Advisory Vote:** The Group  **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:** 6 Yes 6 No 1 Abstain 2 Vacant / Absent

**C. Recommended conditions of approval:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reported by: Tim Snyder Position: Group Member Date: 2/23/2023

**Please email recommendations to BOTH EMAILS;**  
Project Manager listed in email (in this format): [Firstname.Lastname@sdcounty.ca.gov](mailto:Firstname.Lastname@sdcounty.ca.gov) and to [CommunityGroups.LUEG@sdcounty.ca.gov](mailto:CommunityGroups.LUEG@sdcounty.ca.gov)

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 694-8985 • (888) 267-8770  
<http://www.sdcounty.ca.gov/pds>





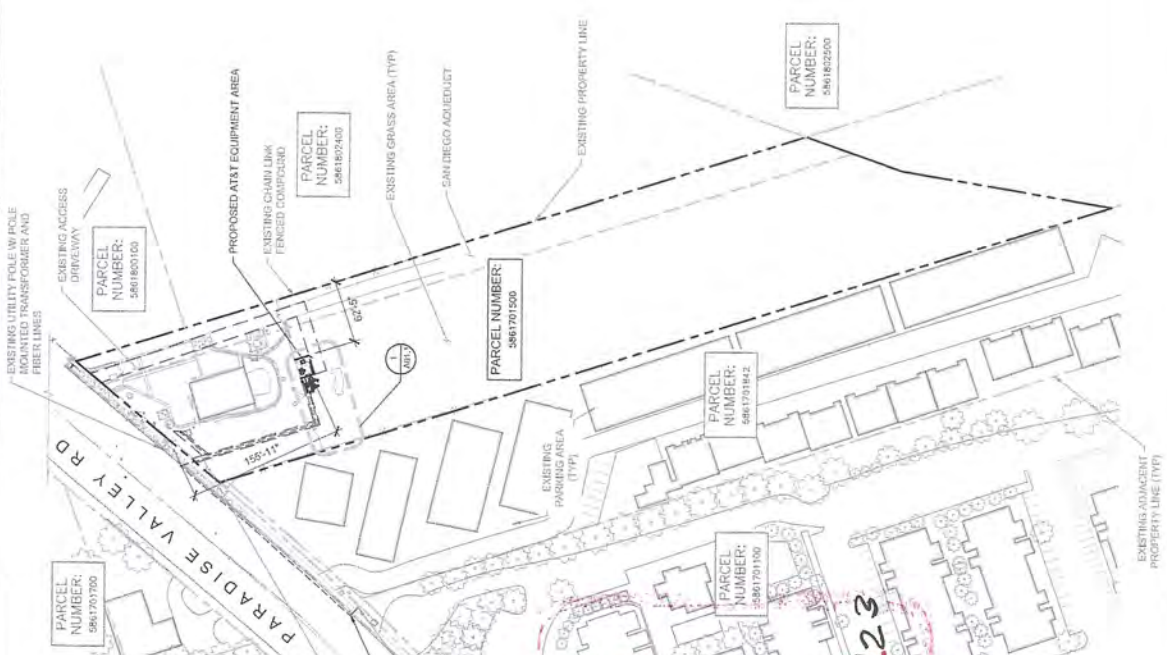




**THIS IS NOT A SURVEY**

ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM THE RECORD DRAWINGS AND ARE APPROXIMATE.

**LEGAL DESCRIPTION:**  
 ALL THAT PORTION OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF QUARTER SECTION 2 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 MADE BY MORRILL AND ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.



**Spring Valley Community Planning Group**

Reviewed: 2/14/23

**Motion was to Recommend:**

- Approval without conditions
- Approval with conditions
- Disapproval with concerns

Vote: 6 Aye, 6 No, 2 Abstention, 0 Vacant

Signature: Jim Snyder Date: 2/23/23



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN UTILITY CALL 811 OR CALL 3 WORKING DAYS BEFORE YOU DIG

Know what's below. Call before you dig.

**SITE PLAN**

FOR YOUR PROTECTION, CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LOCATIONS OF WORKING CONDITIONS TO BE SHOWN ON THIS DRAWING. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF WORKING CONDITIONS TO BE SHOWN ON THIS DRAWING. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF WORKING CONDITIONS TO BE SHOWN ON THIS DRAWING. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF WORKING CONDITIONS TO BE SHOWN ON THIS DRAWING.

No.	Date	Action
D	11/16/22	FINAL ZONING DRAWINGS
B	11/03/22	PRELIMINARY ZONING DRAWINGS
A	10/17/22	PRELIMINARY ZONING DRAWINGS

Client: **MD7**  
 10590 WEST DODD AIR DRIVE  
 SUITE 250  
 SAN DIEGO, CA 92130



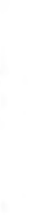
Prepared By: **MORRISON-MERRIFIELD**  
 5000 SULLY AVENUE, SUITE 200  
 PORTLAND, OR 97209  
 TEL: 503.555.4128 FAX: 503.555.5138  
 www.morrisonmerrifield.com

Project: CAL02872  
 SITE ID: CAL02872  
 8600 SPRING VALLEY ROAD  
 SPRING VALLEY, CA 91977  
 FA: 15556384

Drawing Title: **SITE PLAN**

Project No.: Z20348700	Date: 10/17/22
Drawn By: [Blank]	Checked By: [Blank]
TW Review: [Blank]	Client Approval: [Blank]
Issue No.: 0	Drawing No.: A01.0

SCALE: 1"=80'-0" (20:34) (OR) 1/2"=80'-0" (11:17)





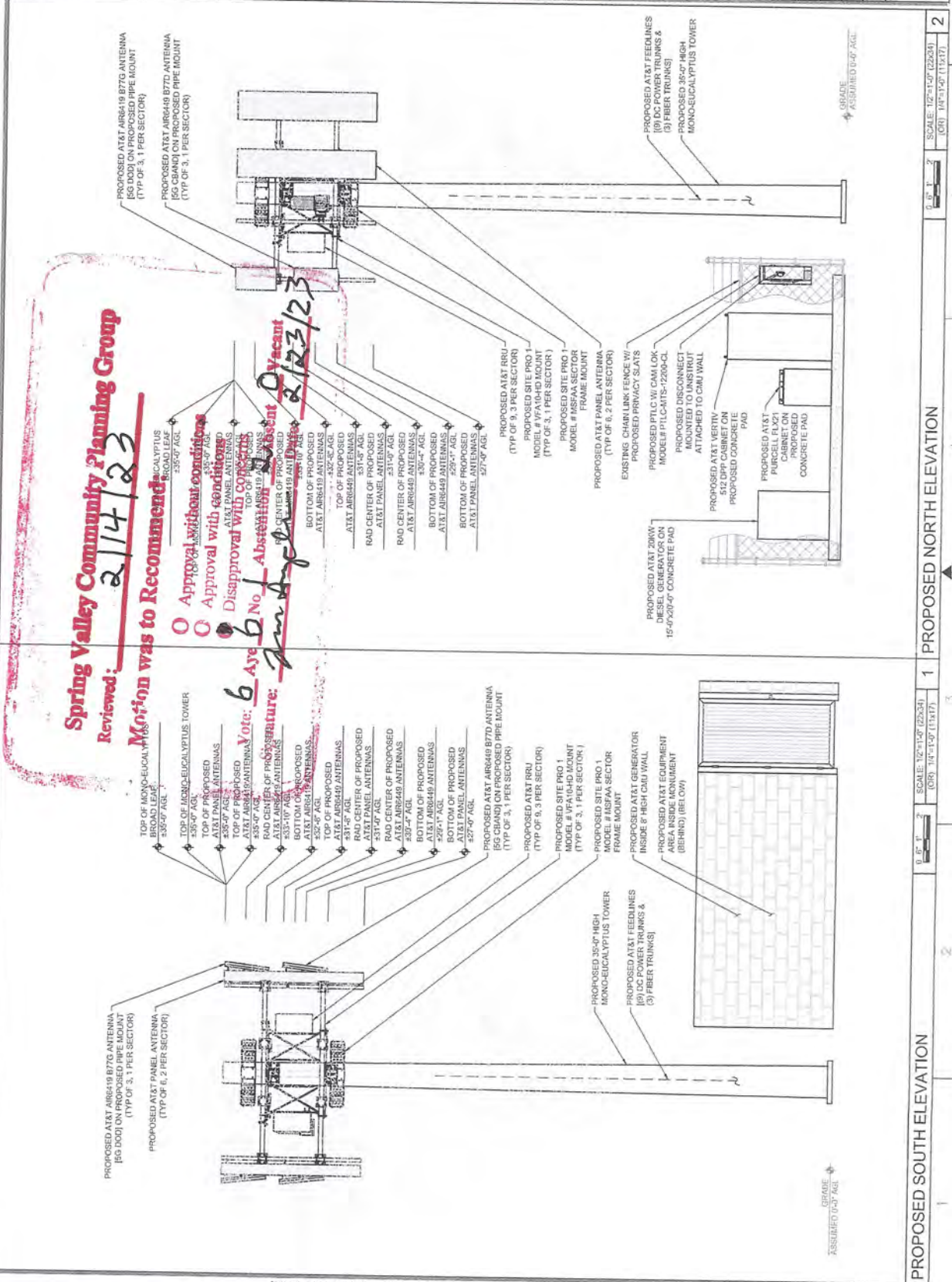






FOR THE LOCAL JURISDICTION, CONSULTATION WITH THE APPLICANT'S ARCHITECT AND ENGINEER IS REQUIRED TO VERIFY THE ACCURACY OF ALL DIMENSIONS AND MATERIALS. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. ALL DIMENSIONS AND MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

Project:	CAL02872 SITE ID: CAL02872 8538 PARADISE VALLEY ROAD SPRING VALLEY, CA 91977 FA: 155568384
Client:	at&t Your world. Delivered.
Prepared By:	MORRISCA HERSHFIELD 5109 S MACADAM AVE., UNIT 590 MESA, AZ 85205 Tel: 480-556-1410 www.morriscahershfield.com
Drawn By:	
Checked By:	
PI Review:	
Client Approval:	
Issue No.:	0
Issuing Rev.:	A03.0



**Spring Valley Community Planning Group**  
 Reviewed: 2/14/23  
 Motion was to Recommend - Assistant Director  
 2/23/23

- Approval without conditions
- Approval with conditions
- Disapproval with conditions
- No Action
- Vacant

Scale:	1/2" = 1'-0" (25:1) (OR) 1/4" = 1'-0" (12.5:1)
Scale:	1/2" = 1'-0" (25:1) (OR) 1/4" = 1'-0" (12.5:1)
Section:	1 PROPOSED SOUTH ELEVATION
Section:	2 PROPOSED NORTH ELEVATION









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



County of San Diego, Planning & Development Services  
**APPEAL APPLICATION**  
ZONING DIVISION

RECEIVED  
APR 29 2023  
Planning and  
Development Services

**APPEAL TO:**

- Board of Supervisors
- Planning Commission
- Administrative Appeal  
(Requires Deposit & [PDS-346](#))

1291 9			FOR OFFICIAL USE ONLY		
Thomas Guide Map	Code	Fee	Record ID	PDS 2022-MUP-22-012	
Spring Valley			Community Plan Area		
Public Semi-public Facilities			Zone C 30		

**APPELLANT FILL IN BELOW THIS LINE, THIS SIDE ONLY – PLEASE PRINT OR TYPE**

8555	Paradise Valley Rd	Spring Valley	91977	586-170-15-00
Site Address	Number	Street	City	Zip
Assessor's Parcel Number				
Thomas Jr	Harold	A		
Appellant's Name	Last	First	Middle	
10590	W. Ocean Air Drive Suite 250			
Mailing Address	Number	Street		
San Diego	92130			
	City	Zip		
(858) 750-1798	Telephone			
San Diego	County Water	Authority		
Owner's Name	Last	First	Middle	
4677	Overland Ave			
Mailing Address	Number	Street		
San Diego	92123			
	City	Zip		
(858) 522-6910	Telephone			

**REQUEST:** Clearly define all items requested in the appeal. Submit plans if necessary, to illustrate request.

AT&T is requesting an appeal to a Planning Commission denial that took place on 4/19/24 for PDS2022-MUP-22-012. The opportunity to present and explain our project was not granted even though speaker slips were provided. We did not have the ability to counter any of the false claims given by the public, including, but not limited to, false claims of construction starting prior to zoning approval, lack of an alternative site analysis, and claims of tower not abiding by the county setbacks. The motion to approve was denied by one Commissioner out of the total of 4 that were in attendance, and we did not get a reason for the denial or why the motion did not pass. We are requesting an appeal to the hasty denial decision made by the Planning Commission and are requesting this appeal to be approved.

**JUSTIFICATION:** Attach additional sheets if necessary. The proposed wireless communication facility not only bridges the gap in network coverage, but brings more capacity to the ever growing Paradise Valley / Spring Valley area. Please see additional sheets attached including project narrative, General Plan conformance, MUP findings, alternative site analysis and coverage maps providing justification to the necessity of this wireless communications facility.

*Harold Thomas Jr*  
Signature of Appellant

MD7 LLC - Planning Department  
If Company Officer – indicate Company Name and function  
(Please print)

----- OFFICIAL USE ONLY -----  
**SDC PDS RCVD 04-29-24**  
**MUP22-012**







## Project Narrative

AT&T Site ID: CAL02872

Site Address: 8555 Paradise Valley Road., Spring Valley, CA 91977

## Project Description:

AT&T is proposing to install a new wireless facility at 8555 Paradise Valley Rd., in a Commercial zoning district (C30). The subject property is an open space with numerous shrubby, small plants, and small trees. AT&T is proposing to install their facility towards the middle of the parcel. The project will consist of the installation of: (1) 35'-0" High Mono Eucalyptus Tower, (3) Site Pro VFA-10HD Mounts, (1) Site Pro MSFAA Sector Frame Mount, (12) 2SCH40, 8'-0" Long Pipe Mounts, (6) 2SCH40, 6'-0" Long Pipe Mounts, (6) Panel Antennas, (3) AIR6419 B77D Antennas, (3) AIR6449 B77G Antennas, (3) DC9 Surge Suppressors, (9) RRUS, (3) Fiber Cable Trunks, (9) DC Cables. At the equipment level there will be the installation of (1) 15'-0" x 20'-0" Tall CMU Wall, (1) Chain link fence with privacy slats, (1) WUC #model ESOF020-HCV02, (1) New generac SDC020 2.2 L 20kW Generator Diesel Generator, (1) Chain Link Fence with privacy slats, (1) 3'-6" wide access gate, (1) ciena box, (2) DC12 Surge Suppressors, (1) Telco Box, (1) PTLC with Cam Lok, (1) 200AMP meter pedestal, (1) disconnect switch, (1) GPS antenna, (1) fire extinguisher, (1) fire extinguisher cabinet, (1) emergency shutoff switch. The site is anticipated to provide dependable coverage to the Spring Valley Swap meet, Hwy 125, Paradise Valley Rd., Rancho Elementary School, and the neighboring residences.

## General Regulations

1. Non-camouflaged monopoles, lattice towers and guyed towers are prohibited in Residential and Rural zones.

Response: Proposed structure is an 35-foot high mono-eucalyptus tower, and located within a Commercial Zone (C30).

2. All buildings and structures containing equipment accessory to a facility may not exceed 10 feet in height measured from the base of the foundation unless a greater height is necessary to maximize architectural integration and shall be screened by landscaping.

Response: The equipment area will **concealed by an 8' Tall CMU wall enclosure.**

3. No more than three facilities are allowed on any parcel or site in a Residential zone. This requirement may be waived by the Director if a finding is made that co-location of more facilities is consistent with community character.

Response: Not applicable to the site, as the site is located within a Commercial Zone.



# MD7

4. Telecommunication towers located adjacent to a residential use shall be set back from the nearest residential lot line by a distance at least equal to its total height or 50 feet, whichever is greater. The setback shall be measured from that part of the tower that is the closest to the neighboring property (i.e., the setback for a faux tree would be measured from the end of the branch closest to the neighboring property).

Response: Provision acknowledged, the site will be located toward the middle of the parcel and will abide by the setbacks as stated above. The height will be well within the allotted limit as stated above, the tower will be 35'-0" tall.

5. No tower or equipment shall be in a front, rear or side yard setback in any zone and no portion of any antenna array shall extend beyond the property lines.

Response: Not applicable to the site, the structure will be placed in the middle of the parcel.

6. Noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.

Response: A CMU Wall enclosure will be on-site and is designed to house and limit the noise of the generator. **We have also presented a Acoustical Report validating the noise levels are within guidelines**

7. The Director of Planning and Land Use may waive the requirements for a Site Plan pursuant to Section 7156 of this Ordinance if he finds that all of the purposes and requirements of the Site Plan have been or will be fulfilled by another discretionary permit, or where the Director finds the proposed development or improvement is minor in nature and the public purpose for which the Site Plan would normally be required will not be harmed by waiver and said requirement. Director's decisions may be appealed pursuant to Section 7201 of the Zoning Ordinance.

Response: Provision acknowledged

8. 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 undergrounded.

Response: Provision acknowledged.

9. Maintenance vehicles servicing facilities located in the public or private right of way shall not park on the traveled way or in a manner that would obstruct traffic.

Response: Provision acknowledged. Structure will be placed in the middle to allow access to the site and avoid obstruction.

10. Equipment cabinets and antenna structures shall be secure to disallow unauthorized access.

Response: Site will be protected by an 8' high CMU wall enclosure and fenced off to restrict public access.

11. Use Permits for high visibility facilities shall have a maximum term of 6 years for facilities valued at less than \$10,000, 10 years for facilities valued from over \$10,000 to \$500,000; and 15 years for facilities valued at \$500,000 or more. This may be extended for an additional period of time by modifying the permit if it is found that no smaller less visible technology is available or feasible to replace the facility. As a condition of approval, prior to use of the facility, submit

# MD7

evidence, such as photos, to the satisfaction of the Director of Planning and Land Use to show proof that the facility is in conformance with photo simulations provided pursuant to section 6984 (B) of this ordinance.

## 6986 Preferred Sites

6986 A. The County has determined that certain zones and locations are preferable to others for siting wireless facilities due to aesthetics and land use compatibility.

Response: AT&T acknowledges the provision and has sought to ensure that the proposed site would be within the County's desire for preferred zones. An alternative site analysis has been provided outlining various locations that were considered.

6986 B. Each application shall identify the zone and location preference that the proposed facility is meeting. If the proposed facility is not in a preferred zone identified in 6986 A (1) or if it is not in a preferred location identified in 6986 A (2), the applicant shall provide a map of the geographical area and a discussion of preferred sites that could potentially serve the same area as the proposed site and describe why each preferred site was not technologically or logically feasible.

Response: Provision acknowledged; site will be located within a Commercial Zone (C30). This zone is within the preferred zone as stated in 6986 A.

6986 C. Projects in a non-preferred zone or non-preferred location shall not be approved when siting in a preferred zone or preferred location is feasible unless a finding is made that the proposed site is preferable due to aesthetic and community character compatibility.

Response: Provision is acknowledged, site is within a Commercial Zone (C30). This zone is within the preferred zone as stated in 6986 A.

## 6987 Design Regulations

6987 A. All application at sites subject to a "H", "J", "B", or "D" design review designator shall also meet all requirements pursuant to Zoning Ordinance Sections 5700 – 5747 for "H" designators, 5749 for "J" designators, 5750 – 5799 for "B" designators or 5900 -5910 for "D" designators.

Response: Provision is acknowledged.

6987.B. All camouflaged facilities shall be designed to visually and operationally blend into the surrounding area in a manner consistent with community character and existing development. The facility shall be appropriate for the specific site (i.e., it should not "stand out" from its surrounding environment, such as a faux tree standing alone in a field or standing at a greater height (five feet or more) than other trees on the site.

Response: AT&T is proposing a stealth 35-foot mono-eucalyptis tree the proposed height is necessary to provide the area with a dependable quality of coverage. The added height to the facility will allow the site to be able to not only accommodate the wireless needs of the immediate area but also to provide an extended coverage to nearby businesses and sites. This in turn will lead to the construction of less towers needing to be constructed in order to accommodate for potential gaps that would have otherwise been avoided had an additional height limit been permissible.



# MD7

6987 C: No facility shall be allowed on any building or structure, or in any district, that is listed or eligible for listing on any Federal, State or local historical register unless it is determined by the Historic Site Board that the facility will have no adverse effect to the appearance of the building or structure or its eligibility for historic designation. No change in architecture nor High Visibility facility is permitted on any such building, and such site or in any such district.

Response: Provision acknowledged, however, this is not applicable to the site.

6987 D. In cases where the facility site is visible from "Official", "First", "Second", or "Third" Priority Scenic Highways, as identified in the General Plan, the facility shall be designed and located in such a manner as to avoid adverse visual impacts. Such locations shall use design methods such as, but not limited to, type of facility, camouflaging, screening, and landscaping. No monopoles, lattice towers or guyed towers are permitted.

Response: Not applicable to the site.

6987 E. Façade-mounted antennas shall be architecturally integrated into the building design and otherwise made as unobtrusive as possible. If possible, antennas should be located entirely within an existing or newly created architectural feature so as to be completely screened from view. Façade-mounted antennas shall not extend more than 24 inches out from the building face.

Response: Provision acknowledged; antennas will be screened by the mono-eucalyptus structure.

6987.F. All facilities shall be designed to minimize the visual impact to the greatest extent feasible by means of placement, screening, landscaping with native species, whenever feasible, and camouflage, and to be compatible with existing architectural elements, building materials and other site characteristics. The applicant shall use the least visible antennas possible to accomplish the coverage objectives.

Response: The facility will be placed toward the center of the property, and as previously mentioned the site would be a mono-eucalyptus tree along with its enclosure. AT&T has proposed to camouflage the structure to reflect the color of the surrounding landscape. **Additional landscaping is also proposed for this project in order to screen from public view.**

6987.G. Colors and materials for facilities shall be non-reflective and chosen to minimize visibility. Facilities, including support equipment and buildings, shall be painted or textured using colors to match or blend with the primary background. All cabinets visible to the public shall be treated with a graffiti-resistant coating.

Response: AT&T has proposed to color the structure to blend in with the surrounding landscape to avoid as much impairment as possible.

6987 H. Beacon lights shall not be included in the design of facilities unless required by the Federal Aviation Administration and shall be included when calculating the height of the facility.

Response: Not applicable to the site.

6987.K. All high visibility facilities shall be sited in such a manner as to cause the least detriment to the viewshed of adjoining properties.





Response: The proposed site will be located towards the middle of the Parcel and be designed to avoid disruption.

6987 L. Roof mounted antennas shall be constructed at the minimum height possible to serve the operator's service area and shall be set back as far from the edge of the building as possible or otherwise screened to minimize their visibility.

Response: Provision acknowledged, however it is not applicable to the site.

6987 M. No net loss in required parking spaces shall occur as a result of the installation of any wireless telecommunications facility.

Response: Provision acknowledged, however it is not applicable to the site.

6987 N. Cabinets and other equipment shall not impair pedestrian use of sidewalks or other pedestrian pathways, nor inhibit equestrian activities on designated public or private trail systems and shall be screened from the sidewalk by landscaping, undergrounding or other means, excluding walls and fences.

Responses: Provision acknowledged, however site is located within the center of the parcel.

6987 O. In cases where the facility site is visible from a County park or is proposed to be located in a County Park, the facility shall be designed and located in such a manner as to avoid adverse visual impacts. Such locations shall use design methods such as, but not limited to, type of facility, camouflaging, screening and landscaping. No monopoles, lattice towers or guyed towers are permitted.

Response: Not applicable to the site

6987 P. The use of chain link fences for security of equipment is permitted if the fence is fully screened by landscaping. No razor wire or barbed wire is permitted. Slats do not satisfy the requirement or screening.

Response: Site will be screened and protected by a fence to limit outdoor access. The site will not be implementing razor nor barbed wire.

6987 Q. Site lighting shall be kept to a minimum in every instance, shall be shielded to direct the light downward, shall be controlled by a manual switch or timed switch of no greater than one hour's duration and shall not be used except when nighttime maintenance is necessary.

Response: Not applicable to the site.

6987 R. No facility sited on a ridgeline or hilltop shall be approved unless the facility blends with the surrounding existing and man-made environment to the maximum extent possible and a finding is made that no location is feasible

Response: Not applicable to the site.

6988 Maintenance.

6988 A. 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.



Response: Provision is acknowledged, the site will implement a security gate to prohibit unauthorized access.

6988.B. All landscaping shall be maintained at all times and shall be promptly replaced if not successful.

Response: Public access to the facility will be prohibited. The facility will be secured by an 8-foot High CMU wall enclosure and locked by a security gate.

6988 C. If a flagpole is used for camouflaging a facility, flags must be flown and must be properly maintained at all times.

Response: Not applicable to the site.

6988.E. All equipment cabinets shall display a legible operator's contact number for reporting maintenance problems.

Response: The facility will provide signs for a contact number, as well as the safety warning zx required by the FCC and other site conditions.

#### 6989 Abandonment or Discontinuation of Use

6989 A. All operators who intend to abandon or discontinue the use fo any wireless telecommunications facility shall notify the County of such intentions no less than 60 days prior to the final day of use<sup>3</sup>

Response: Provision acknowledged

6989 B. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use.

Response: Provision acknowledged

6989 C. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or of determination that the facility has been abandoned, whichever occurs first

Response: Provision acknowledged

6989 D. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner.

Response: Provision acknowledged

6989 E. Any abandoned site shall be restored to its natural or former condition. Grading ad landscaping in good condition may remain.

Response: Provision acknowledged

#### 6990 Abandonment or Discontinuation of Use

# MD7

6990 A. All operators who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intentions no less than 60 days prior to the final day of issuance.

Response: Provision acknowledged

6990 B. Wireless telecommunication facilities with use discontinued shall be considered abandoned 90 days following the final day of use.

Response: Provision acknowledged

6990 C. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day for use or of determination that the facility has been abandoned, whichever comes first.

Response: Provision acknowledged

6990 D. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner.

Response: Provision acknowledged

6990 E. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

Response: Provision acknowledged

6991 Amortization of High visibility facilities in residential and rural zones

Notwithstanding any other sections regulating wireless facilities, all facilities defined as "high visibility" by this ordinance, and located in a Residential or Rural Zone shall be brought into conformance with this ordinance under the following schedule. The Time allowed shall be measured from the effective date of this ordinance The Director may extend the amortization period upon a showing of economic hardship to the owner.

Response: Provision acknowledged



# MD7

Search Area:





July 6, 2023

**To:**  
County of San Diego  
Planning and Development Services  
5510 Overland Ave.,  
San Diego, CA 92130

**From:**  
MD7 LLC  
Harold Thomas Jr, Land Use I  
San Diego, CA 92130  
(858) 750-1798  
[hthomasjr@md7.com](mailto:hthomasjr@md7.com)

**General Plan Conformance**

The project will be required to demonstrate conformance with the following General Plan Goals and policies.

1. **GOAL S-1: Public Safety. Enhanced public safety, and the protection of public and private property from hazards and disaster events.**

The conditions of the conditions of approval will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare to include concealment requirements and electromagnetic fields controls. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes. The Telecommunication Act of 1996 preempts local governments from regulating the placement, construction, and modification of wireless communication facilities based on the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

2. **GOAL S-3: Emergency Response. Effective emergency response to natural or human-caused disaster that minimize the loss of life and damage to property while also reducing disruptions in the delivery of vital and private services and following a disaster.**

When we created our coverage map, our priority was to ensure that the height and location we chose, will be following the existing standards governing health, safety, and welfare. We were able to gather a few key details. Most notably, the lack of strong dependable coverage in the area. Emergencies happen all the time, and a phone



# MD7

connection can be the difference between life and death. According to FirstNet over 81% of 911 calls made in California were made on a wireless device. As stressful as the situation is, a fast and responsive connection, will be able to provide some relief. The facility will be engineered and constructed in accordance the standards in effect at the time of building permit application, including current building, fire, energy, mechanical and structural codes. The county will have the opportunity to review plans and verify the correct standards are applied. The emissions from the facility will be well within the FCC limits, as shown in the EME report included with this application.

3. GOALS S-4: Minimized Fire Hazards. Minimize injury, loss of life, and damage to property resulting from structural or wildlife hazards.

The proposed cell tower has been equipped with surge protectors to prevent any power surge that could spark a fire. The project will also include an emergency backup generator which will ensure that in the even of a power outage, the tower will stay operational. Surge suppressors are included in the design of the tower to also prevent any electricity spikes.

4. GOAL LU-12: Infrastructure and Services Supporting Development. Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development.

The proposed tower will be beneficial to the greater Paradise Valley area. The cell tower is equipped with FirstNet Technology. FirstNet aids first responders in their communication in the event of an emergency. First responders are provided with a clean line of communication that only they can access, to ensure that they won't have to interfere with any communication traffic. This in turn will be beneficial to the community, because first responders will be able to effectively meet their needs and emergency calls.

5. GOAL LU-15: Adequate Wireless Communication Facilities. Wireless telecommunication facilities that utilize state-of-the-art techniques to minimize impacts to communities and the environment.

The project has been designed using stealth aesthetics, as currently present in current technological development. The site is designed to be a mono-eucalyptus tower, with branches to help conceal the antennas. The equipment enclosure will be painted to match the color and aesthetic of the existing building that is onsite.

6. 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.

The project has been designed using current stealth aesthetics. The site has been designed to be a mono-eucalyptus tower, with branches to help conceal the antennas.



# MD7

The branches of the tower will help conceal the towers antennas. The site is also located **within the interior of the parcel and behind the existing building.**

7. **POLICY LU-15.2: Co-location of Telecommunication Facilities. Encourage wireless telecommunication service providers to co-locate their faculties whenever appropriate, consistent with the Zoning Ordinance.**  
The proposed site will allow for future **co-location** for future carriers. An opportunity for **colocation letter has been provided with the submittal.**
  
8. **POLICY COS-11.1: Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.**  
The proposed site **will be located within the interior of the parcel behind the existing, building and will avoid disrupting and damaging the scenic portion.**

## Community Plan Area (Spring Valley)

1. **Policy CM 10.1.1 Require cell phone siting and installation to conform to County of San Diego and Spring Valley Guidelines for installation of wireless sites (see Appendix A, Spring Valley Wireless Guidelines).**  
**Spring Valley Community Plan has been reviewed; site abides by site selection as outlined in community plan. The parcel is a county property owned by the San Diego County Water Authority. The site has considered the surrounding landscape and has been designed to be a stealth mono-eucalyptus tree. As stated in the Spring Valley Community plan, the proposed tower meets Spring Valley's preference of camouflaged antennas. Thereby ensuring that the tower will best be able to blend in with the existing surroundings and avoid visual disruptions as would be noticeable by Lattice Tower or monopole. An EME has been provided within the submission package to demonstrate that the proposed tower will be within regulations and has taken health and safety into consideration. As previously mentioned, the tower will implement FirstNet to help aid in the safety and well-being of the Paradise Valley area. A coverage map has also been provided within the submission depicting the added benefit of the tower to the paradise valley area.**



July 7, 2023

**To:**  
San Diego County  
Planning and Development Services  
5510 Overland Ave.,  
San Diego, CA 92123

**From:**  
MD7 LLC  
Harold Thomas Jr Land Use I  
10590 W. Ocean Air Drive. Suite 250.,  
San Diego, CA 92130  
(858) 750-1798  
[hthomasjr@md7.com](mailto:hthomasjr@md7.com)

### USE Permit Findings

Section 7358A 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;
  - a. The proposed site has been designed to reflect a mono-tree. This design was chosen in accordance with the County of San Diego's preferred wireless facility design. The mono tree will be able to provide coverage to the greater Paradise Valley area. The facility is located behind the existing building on site. The manner of concealment was chosen to best ensure blending into the community while maintaining its unique character as defined for low visibility facilities in Section 6983(L)(3) of the San Diego County Zoning Ordinance. Existing landscaping on the parcel will help best block facility from neighboring parcels, causing minimal visual impact as desired in Section 6987(F).
2. The availability of public facilities, services, and utilities
  - a. With the implementation of FirstNet, the wireless facility will be able to provide a public service to first responders in an event of an emergency. As outlined in the General Plan and Conformance Documentation, and Narrative Documentation, FirstNet will give first responders a clean line of communication in the event of an emergency. To ensure that key resources and needs are met in a timely manner without interference from other cellphone users. With San Miguel District Fire Station 16 being 0.7 miles away, FirstNet would be of great use in their servicing of the area.
3. The harmful effect, if any, upon desirable neighborhood character;
  - a. There will be minimal harmful effects upon neighborhood character with the proposed project as additional development is proposed which will block previously unobstructed views for neighboring parcels. However, the facility will provide quality coverage to the Paradise Valley Area as evidenced in the coverage maps provided with this application. The National Institute of Health's Wireless Substitution Report for the second half of 2020 estimates that 65.3% of adults and 75.5% of children live in wireless-only homes (<https://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless202108-508.pdf>), and it is estimated that in many areas of the US, 80% or more of 911 calls are made from a wireless device (<https://www.nena.org/page/911Statistics>). Enhanced wireless also



# MD7

allows businesses to flourish, from being able to have a media presence to person-to-person sales and banking apps that are common on smartphones. This benefits small businesses, craftspeople, artisans, locally owned shops and restaurants and more. With an enhanced wireless footprint and more reliable service, people can run their businesses more effectively. It also allows people to work remotely from home because it can enhance connectivity through phone hotspots if the service is reliable. This means less time on the road, and more flexibility.

4. The generation of traffic and the capacity and physical character of surrounding streets;
  - a. No additional roadways, either public or private, are proposed for this facility to impact the physical character of surrounding streets. Traffic will be minimally impacted, with only maintenance vehicles visiting the wireless facility 3-4 times a year unless instances of emergency outages. No additional capacity or parking is proposed.
5. The suitability of the site for the type and intensity of use or development which is proposed; and to
  - a. The selected site is along the northern entrance of the parcel which has higher elevation than elsewhere on the parcel for the construction of a 35-foot-high mono-eucalyptus tree.
6. Any other relevant impact of the proposed use; and
  - a. The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare to include but not limited to height limitation, concealment requirements, and electromagnetic fields controls. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes. The Telecommunication Act of 1996 preempts local governments from regulating the placement, construction, and modification of wireless communication facilities based on the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.
  - b. That the impacts, as described in paragraph "a" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.

**Response:** The proposed project is at 8555 Paradise Valley Rd. AT&T Mobility is proposing to construct a 35-foot high monotree wireless communication facility with efficient, high-quality coverage that reflects the unique character of the area. This facility is subject to The Spring Valley General Plan. One of the main aspects of this land use plan is to analyze visual impacts of projects as they are developed in the area, and how these developments will support the goals of the community. AT&T has chosen this location to best serve the surrounding community while seamlessly integrating and being invisible to the surrounding public. Maintaining this design and



# MD7

location is a key element to why this project will provide the community with a benefit without visually intruding on the area. This project will have integration into the community character and remain compliant with all WCF guidelines laid out by San Diego County.

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

**Response:** The project was determined to be exempt from CEQA pursuant to Section 15303 (New Construction of Small Structures). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare to include but not limited to height limitation, concealment requirements, and electromagnetic fields controls. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes. The Telecommunication Act of 1996 preempts local governments from regulating the placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

## Site Plan Findings

Please note the following findings need to be made for Site Plan Permits. Please provide draft findings for the following information below: • Required Findings (Section 7160 of the Zoning Ordinance)

- a. Standards and Criteria. That the proposed development meets the intent and specific standards and criteria prescribed in pertinent sections of the Zoning Ordinance.  
As stated in the submitted Narrative, the site has been designed to meet the criteria and standards as outlined by the County Ordinance.
- b. General Plan. That the proposed development is compatible with the San Diego County General Plan; and  
General Plan and Conformance document has been provided outlining how the site will be compatible with the San Diego County General plan.
- c. Waiver of Standards or Criteria. That any applicable standards or criteria waived by the Director pursuant to Section 7158.d have been or will be fulfilled by the condition or conditions of a Use Permit or Variance.  
Provision acknowledged.



March 8, 2023

**To:**  
San Diego County  
Planning and Development Services  
5510 Overland Avenue  
San Diego, CA 92123

**From:**  
MD7, LLC  
Harold Thomas Jr, Land Use I  
10590 W Ocean Air Drive, Suite  
300 San Diego, CA 92130  
(858) 750-1798  
hthomasjr@md7.com

**Re:** Alternative Site Analysis  
**Site ID:** CAL02872\_NSB - 15558384\_A  
**Site Address:** 8555 Paradise Valley Road, Spring Valley, CA 91977

**Alternative Site Analysis**

**Background**

AT&T is seeking approval of a MUP to begin operation of a new monopole mounted wireless telecommunication facility located at 8555 Paradise Valley Road in a variable commercial zone, C30-E (Office Professional). This facility would necessitate the construction of a 35-foot mono eucalyptus tower as well as a 8' CMU wall enclosure. As part of San Diego County's MUP requirements, AT&T has also looked for viable alternatives in both design and location to ensure that the facility best supports the community.

As demonstrated on the coverage maps provided in Exhibit A, this site is intended to close a gap in coverage through La Lomita. La Lomita includes a section of highway 125 and Paradise Valley Road that is heavily traveled and where there is a confluence of primarily residential and commercial uses and the highways that serve them. It is important for public safety to have continuous coverage through this corridor. This is also to cover Rancho elementary school and provide students and teachers with better coverage for better result in more modern, tech-centric education.

**Alternative Site #1**

The first alternative site that AT&T considered is the county owned property of the Department of Animal Services located at 5821 Sweetwater Road. This location is zoned as rural residential, RR. The location being near highway 125 was appealing for coverage. However, with additional review the site became less feasible. **This is in a non-preferred zone of RR and there was little feasibility as the site is located outside of the search ring and would not allow us to be able to meet our coverage objective.** With these considerations in mind, the chosen facility remains the best location.



**Alternative Site #2**

The second alternative site that AT&T considered is a portion of the parking lot of the Spring Valley Shopping Center, located at 487 Sweetwater Road. This location is within a Commercial C36. The location would keep the facility close to the target area of CAL02872. This location would be a colocation facility run by Crown Castle. This site meets the requirements for AT&T's coverage; however, upon reaching out to landlord, the existing facilities were filled and could not accommodate AT&T. In addition, any expansion of facility would require extending the mono tree higher compared to existing tree line (the existing tree is roughly around 35-feet high). This lowers any existing concealment and cause higher visibility against Section 6987 Design Regulations of camouflaged facilities blending into surrounding area. Overall, the existing facility remains the best location when considering all factors.

**Alternative Site #3**

The third alternative site that AT&T considered was located at 6377 Quarry Road., Spring Valley, CA 91977. The site would have been located within a county preferred zone (RV). The location of the site would have been located towards the outer regions of the target area. However, we noticed that the site would have been located within one of the county's preferred zones, therefore we sought to begin negotiations with the property owner. As we approached the property owner, we shared our proposal of a cell tower at their location and shared the benefits that having the tower would bring. However, despite our best efforts we were unable to move forward with proceeding with the site, as the property owner withdrew their interest. Another aspect that became apparent through our analysis of the site was the stark differences in elevation that this location had over our proposed location. At the proposed location we would have an elevational advantage of 333ft. Whereas this location would have had an elevation of 260ft. When compounded with the fact that the coverage maps depicted these areas as having a fair amount of coverage compared to the proposed area. As a result, we were unable to progress with establishing our site at this location.

**Alternative Site #4**

There was a site located at 8475 Avenida Anguilla that was located 0.3 miles away from the target area. While this site would be located within our target area, one of the reasons why it was not chosen was because the site is located in a residential zone. Per the Wireless Telecommunications code section 6986, locating a wireless facility in a residential zone is not a preferred zone for a facility. Additionally, there would not have been enough space to accommodate our equipment onto the rooftop. When compared to the location we are proposing, we it would allow us the ground space to locate our equipment. The proposed location is also located within a zone that is preferred as outlined in Section 6986.

**Conclusion**

AT&T wishes to be the best possible servant to the community and compliant with all jurisdictional concerns. In our pursuit of a site location, we sought to ensure that wherever the site would be placed that it would be within a county preferred zone and be beneficial to the community. After consideration of multiple factors, AT&T chose the site at 8555 Paradise Valley Road for expansion of coverage. The expansion of coverage will result in more efficient commerce at the Spring Valley swap meet and increased satisfaction of nearby residents, Rancho Elementary School, and San Miguel Fire District 16.



The sites would also be situated within a county preferred zone (C-30 – Office Professional). Even more importantly, the site will be able to service the pressing need for coverage in the area. As the coverage maps below will depict, the Paradise Valley Area, needs a strong and dependable coverage. AT&T looks to expand its commitment and partnership with the County of San Diego and continue to provide its residents with a reliable source of connectivity.

Sincerely,

Harold Thomas Land Use I  
MD7, LLC  
(858) 750-1798  
[hthomasjr@md7.com](mailto:hthomasjr@md7.com)

**Location Map**

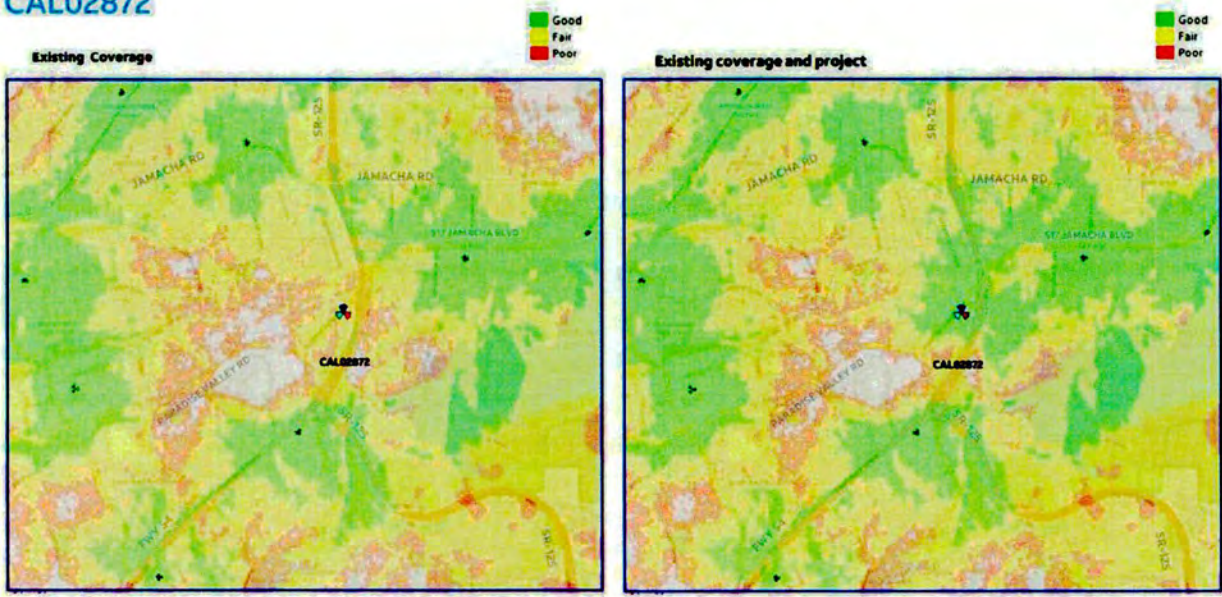
Existing Facility:  
"Proposed Facility  
Alternate 1:  
Alternate 2:  
Alternate 3:



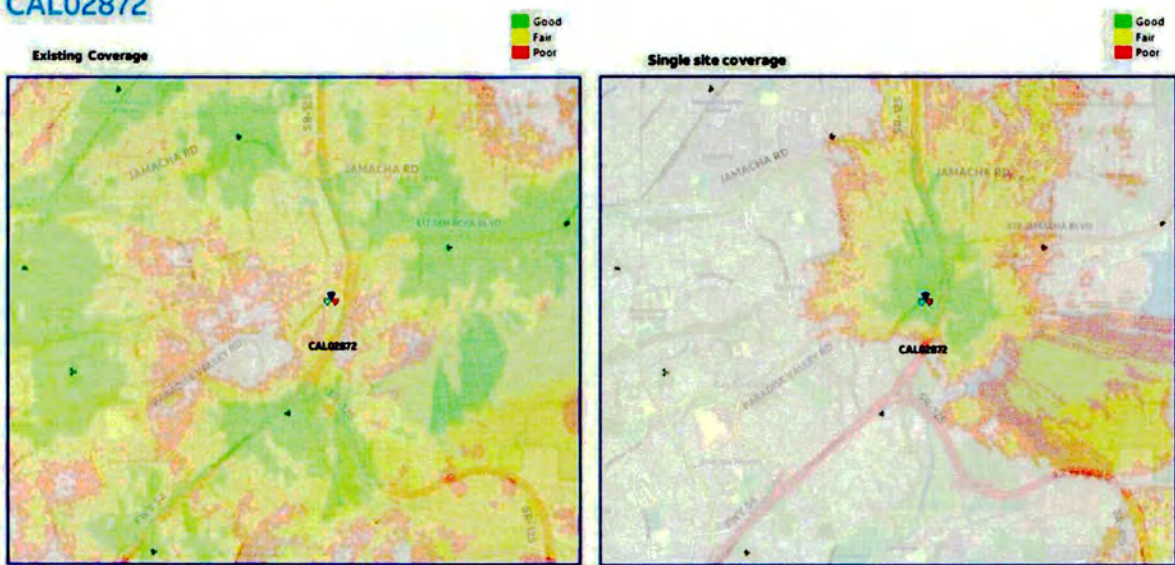


Coverage Map 1

CAL02872



CAL02872

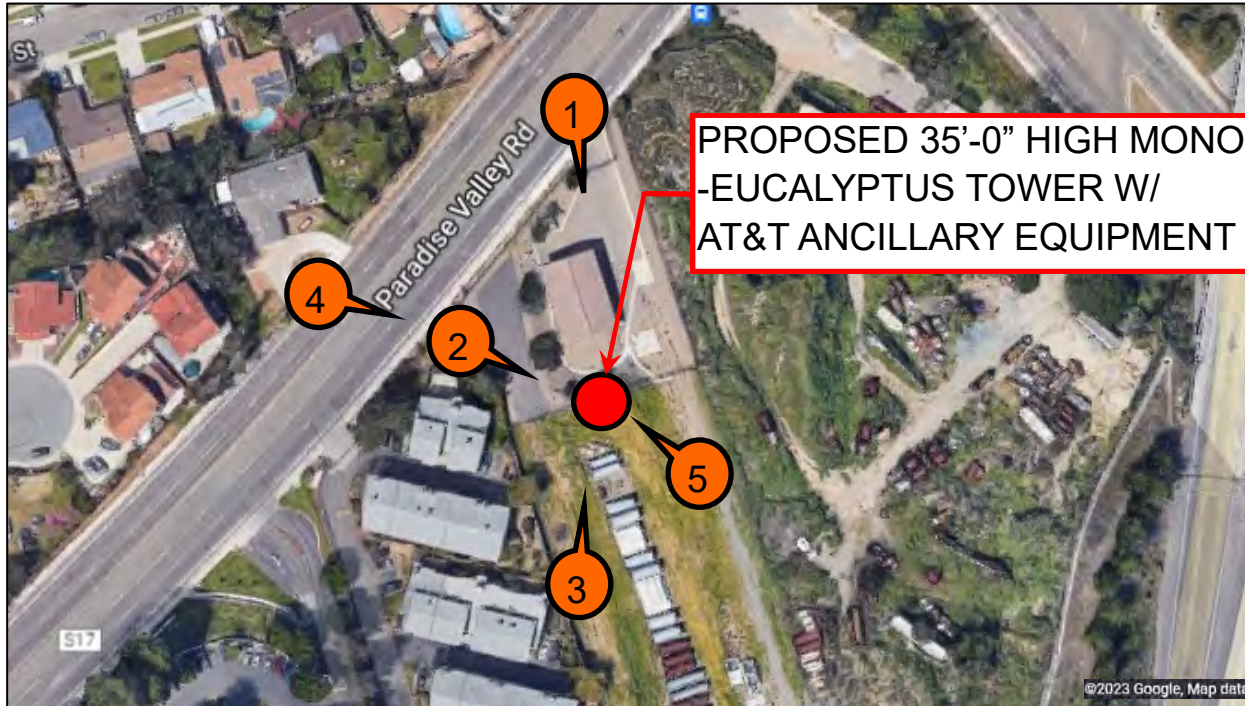




NEW SITE BUILD

8555 PARADISE VALLEY ROAD, SPRING VALLEY, CA 91977  
CAL02872

32.701231, -117.013197



LEGEND

 SITE LOCATION

 VIEW DIRECTION



NEW SITE BUILD

VIEW 1

8555 PARADISE VALLEY ROAD, SPRING VALLEY, CA 91977  
CAL02872

32.701231, -117.013197



VIEW: BEFORE



VIEW: AFTER



NEW SITE BUILD

VIEW 2

8555 PARADISE VALLEY ROAD, SPRING VALLEY, CA 91977  
CAL02872

32.701231, -117.013197



VIEW: BEFORE



PROPOSED 35'-0" HIGH  
MONO-EUCALYPTUS TOWER  
W/ ANCILLARY EQUIPMENT

PROPOSED AT&T  
EQUIPMENT AREA

VIEW: AFTER



NEW SITE BUILD

VIEW 3

8555 PARADISE VALLEY ROAD, SPRING VALLEY, CA 91977  
CAL02872

32.701231, -117.013197



VIEW: BEFORE



VIEW: AFTER



NEW SITE BUILD

VIEW 4

8555 PARADISE VALLEY ROAD, SPRING VALLEY, CA 91977  
CAL02872

32.701231, -117.013197



VIEW: BEFORE



VIEW: AFTER

NEW SITE BUILD

VIEW 5

8555 PARADISE VALLEY ROAD, SPRING VALLEY, CA 91977  
CAL02872

32.701231, -117.013197



VIEW: BEFORE



VIEW: AFTER





October 24, 2024

**To:**  
San Diego County  
Planning and Development Services  
5510 Overland Avenue.,  
San Diego, CA 92123

**From:**  
MD7 LLC  
Harold Thomas Jr, Land Use Planner  
10590 W. Ocean Air Drive Suite 250.,  
San Diego, CA 92130  
[hthomasjr@md7.com](mailto:hthomasjr@md7.com)  
(858) 750-1798

**Re:** Alternative Site Analysis  
**Site ID:** CAL02872\_NSB - 15558384\_A  
**Site Address:** 8555 Paradise Valley Road., Spring Valley, CA 91977

### **Alternative Site Analysis**

#### **Background**

AT&T is seeking approval of a MUP to begin operation of a new monopole mounted wireless telecommunication facility located at 8555 Paradise Valley Road in a variable commercial zone, C30-E (Office Professional). This facility would necessitate the construction of a 35-foot mono eucalyptus tower as well as a 15-foot by 20-foot CMU wall enclosure. As part of San Diego County's MUP requirements, AT&T has also looked for viable alternatives in both design and location to ensure that the facility best supports the community.

As demonstrated on the coverage maps provided in Exhibit A, this site is intended to close a gap in coverage through La Lomita. La Lomita includes a section of highway 125 and Paradise Valley Road that is heavily traveled and where there is a comprised of primarily residential and commercial uses and the highways that serve them. It is important for public safety to have continuous coverage through this corridor. This is also to cover Rancho elementary school and provide students and teachers with better coverage for better result in more modern, tech-centric education.

#### **Alternative Site Analysis #1**

The first alternative site that AT&T considered is the county owned property of the Department of Animal Services located at 5821 Sweetwater Road. This location is zoned as rural residential, RR. The location being near highway 125 was appealing for coverage. However, with additional review the site became less feasible. There was little feasibility as the site is located outside of the search ring and would not allow us to be able to meet our coverage objective. With these considerations in mind, the chosen facility remains the best location.



### **Alternative Site #2**

The second alternative site that AT&T considered is a portion of the parking lot of the Spring Valley Shopping Center, located at 487 Sweetwater Road. This location is within a Commercial C36. The location would keep the facility close to the target area of CAL02872. This location would be a colocation facility run by Crown Castle. This site meets the requirements for AT&T's coverage; however, upon reaching out to landlord, the existing facilities were filled and could not accommodate AT&T. In addition, any expansion of facility would require extending the mono tree higher compared to existing tree line (the existing tree is roughly around 35-feet high). This lowers any existing concealment and cause higher visibility against Section 6987 Design Regulations of camouflaged facilities blending into surrounding area. Overall, the existing facility remains the best location when considering all factors.

### **Alternative Site #3**

The third alternative site that AT&T considered was located at 6377 Quarry Road., Spring Valley, CA 91977. The site would have been located within a county preferred zone (M52). The location of the site would have been located towards the outer regions of the target area. However, we noticed that the site would have been located within one of the county's preferred zones, therefore we sought to begin negotiations with the property owner. As we approached the property owner, we shared our proposal of a cell tower at their location and shared the benefits that having the tower would bring. However, despite our best efforts we were unable to move forward with proceeding with the site, as the property owner withdrew their interest. Another aspect that became apparent through our analysis of the site was the stark differences in elevation that this location had over our proposed location. At the proposed location we would have an elevational advantage of 333ft. Whereas this location would have had an elevation of 260ft. When compounded with the fact that the coverage maps depicted these areas as having a fair amount of coverage compared to the proposed area. As a result, we were unable to progress with establishing our site at this location.

### **Alternative Site #4**

There was a site located at 8475 Avenida Anguilla that was located 0.3 miles away from the target area. While this site would be located within our target area, one of the reasons why it was not chosen was because the site is located in a residential zone. Per the Wireless Telecommunications code section 6986, locating a wireless facility in a residential zone is not a preferred zone for a facility. Additionally, there would not have been enough space to accommodate our equipment onto the rooftop. When compared to the location we are proposing, we it would allow us the ground space to locate our equipment. The proposed location is also located within a zone that is preferred as outlined in Section 6986.

### **Alternative Site #5**

There was a potential site located at 8715 Ranza Rd. This site is located 1.2 miles away from the proposed location. We were unable to locate a facility at this location due a facility was not feasible as there is a difference in elevation. As this location would have an elevation of 272 while the

proposed location is at 332 feet in elevation. Leading to a difference of 60-feet. The other factor that 3 prevented a site being located at this property is that this location is outside of the target area that AT&T was seeking to achieve.

### **Conclusion**

AT&T wishes to be the best possible servant to the community and compliant with all jurisdictional concerns. After consideration of multiple factors, AT&T chose the site at 8555 Paradise Valley Road for expansion of coverage. The expansion of coverage will result in more efficient commerce at the Spring Valley swap meet and increased satisfaction of nearby residents, Rancho Elementary School, and San Miguel Fire District 16.

The site also had the possibility of stealth design that would ensure blending into the background environment in a residential area. Even more importantly, the site will be able to service the pressing need for coverage in the area. As the coverage maps below will depict, the Paradise Valley Area, needs a strong and dependable coverage. AT&T looks to expand its commitment and partnership with the County of San Diego and continue to provide its residents with a reliable source of connectivity.





# CAL02872<sup>3 - 116</sup>

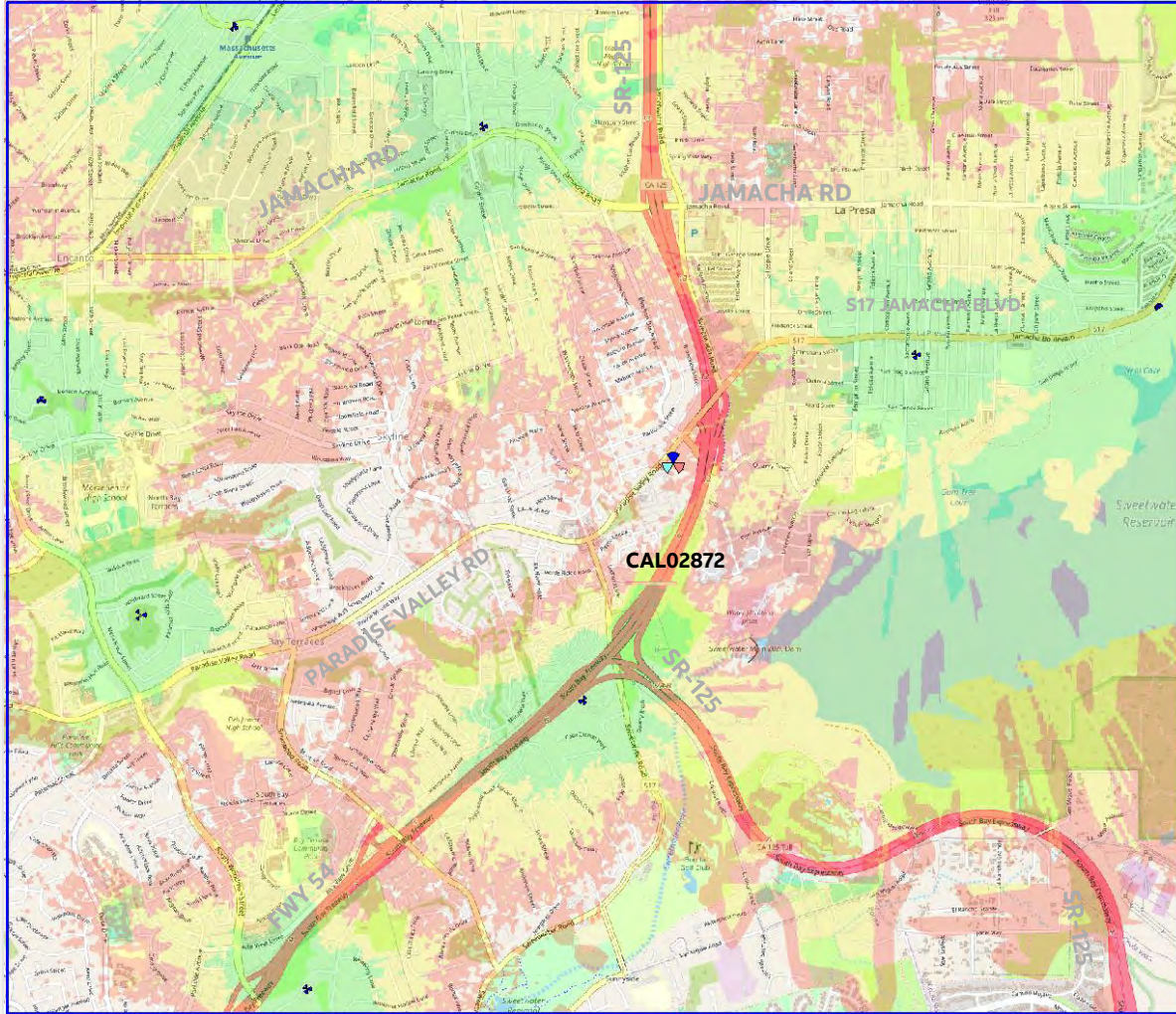
## Coverage Plots:

A comparison is shown on the following slides with a 31 vs 36 ft rad center resulting in a loss of 0.39 square miles.

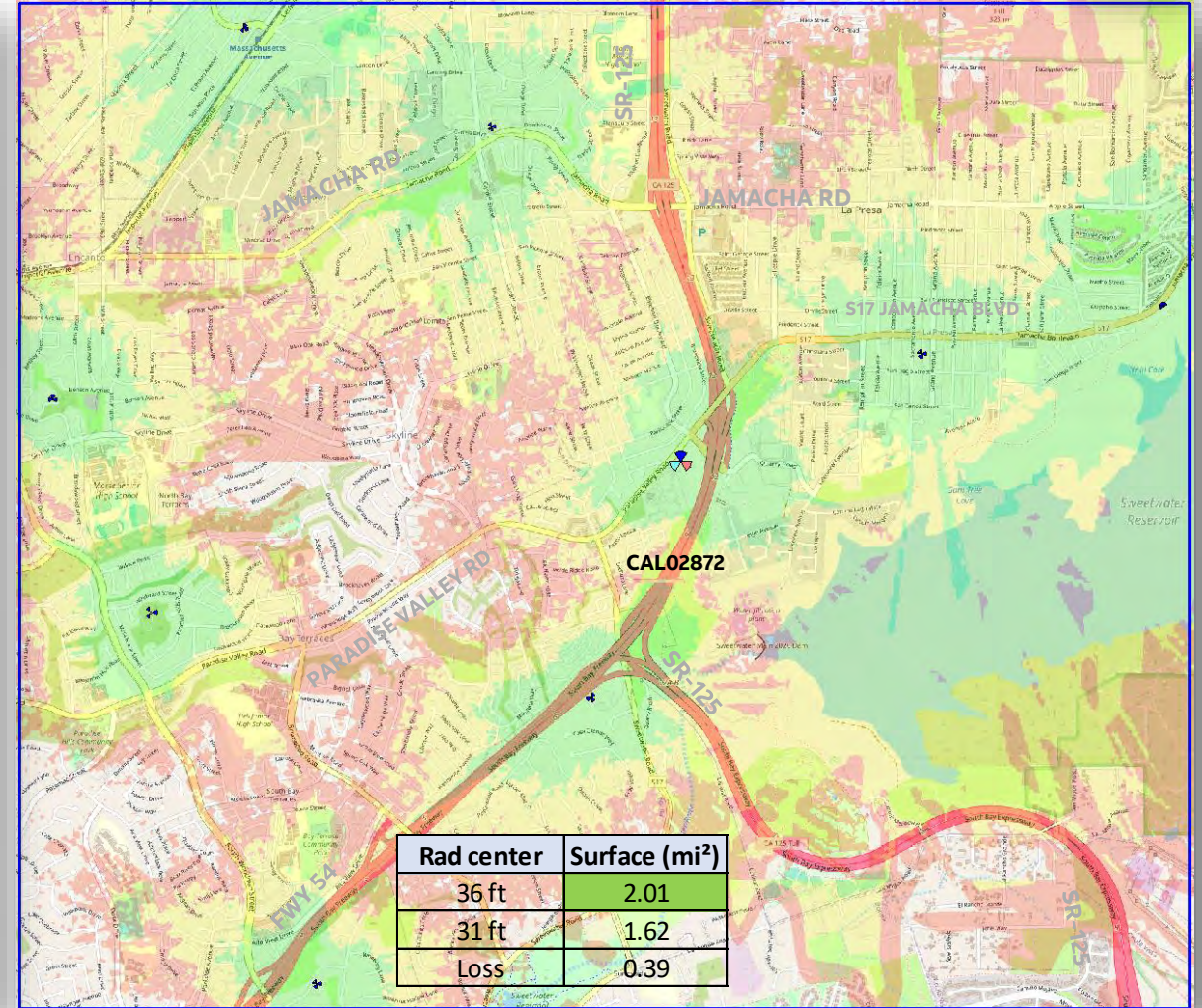




Existing Coverage



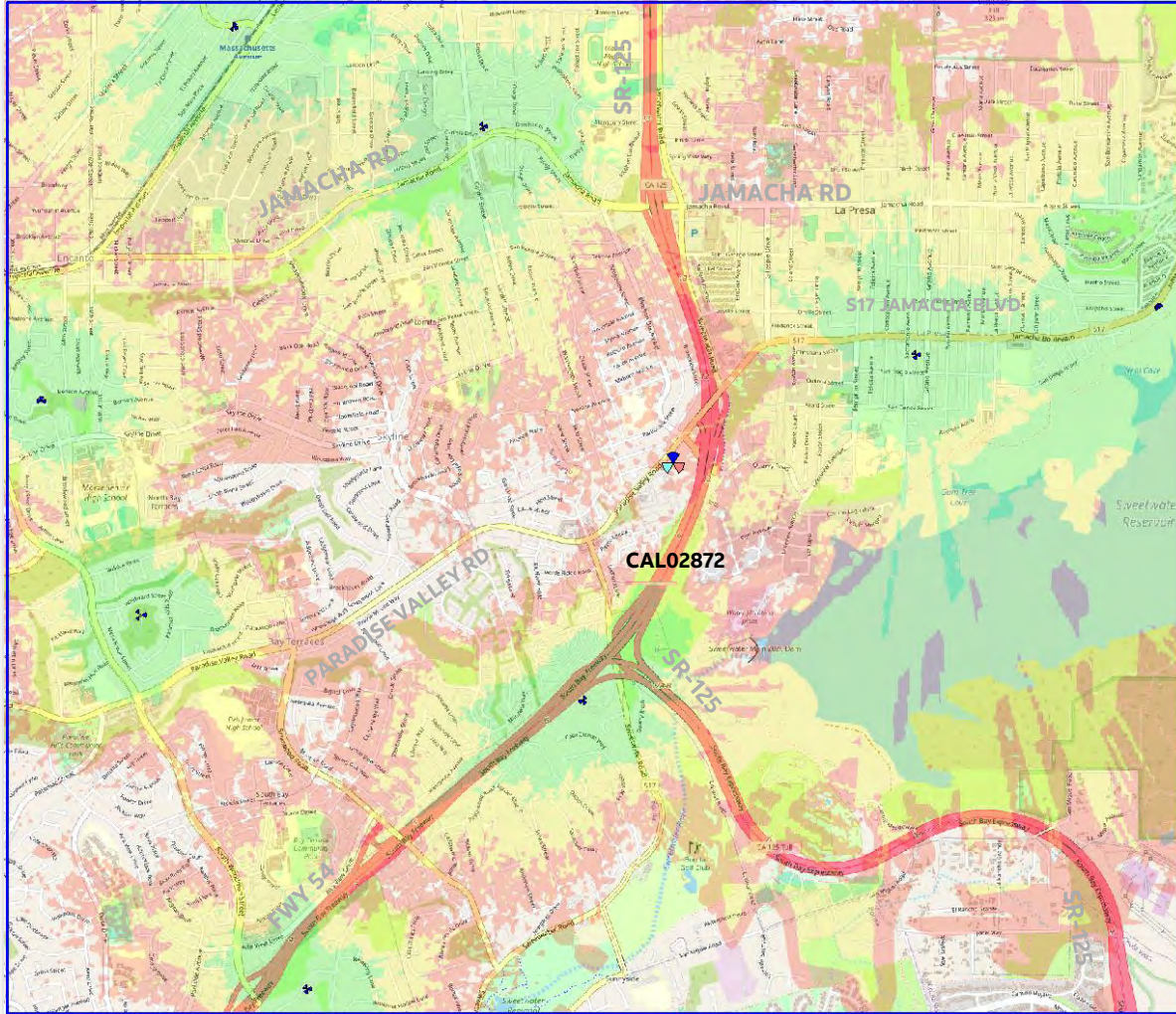
Existing coverage and project (36 ft rad center)



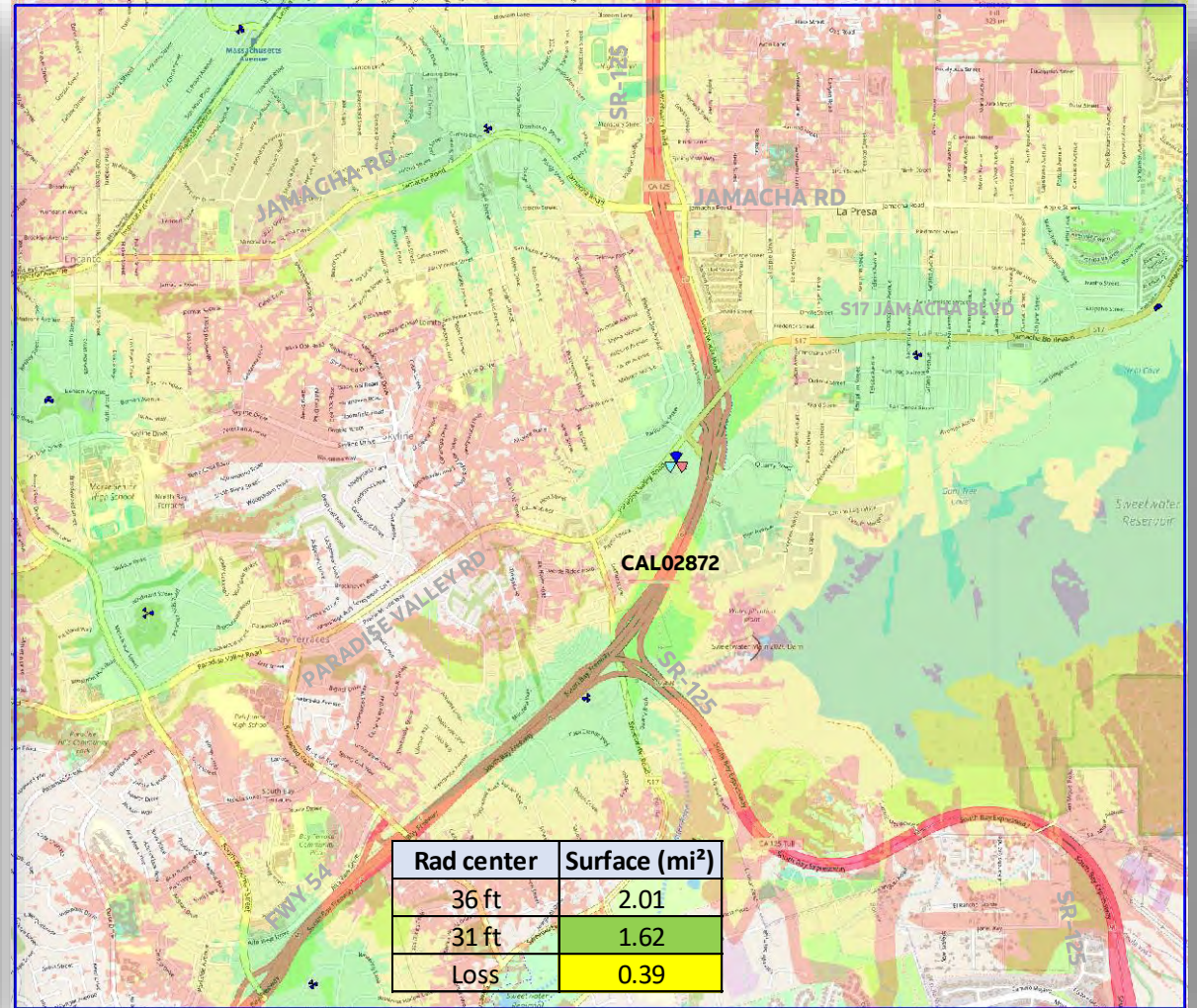




Existing Coverage



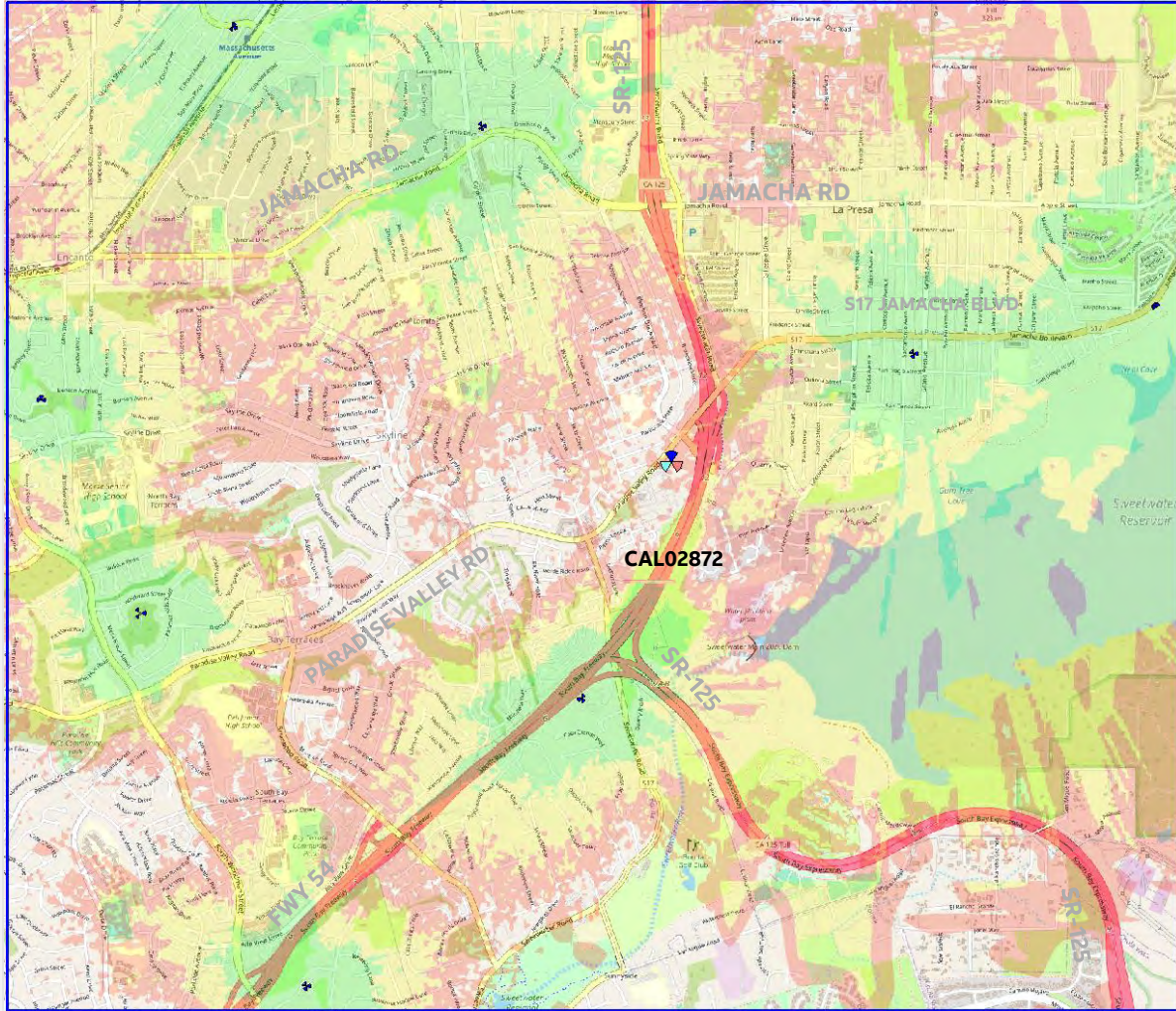
Existing coverage and project (31 ft rad center)



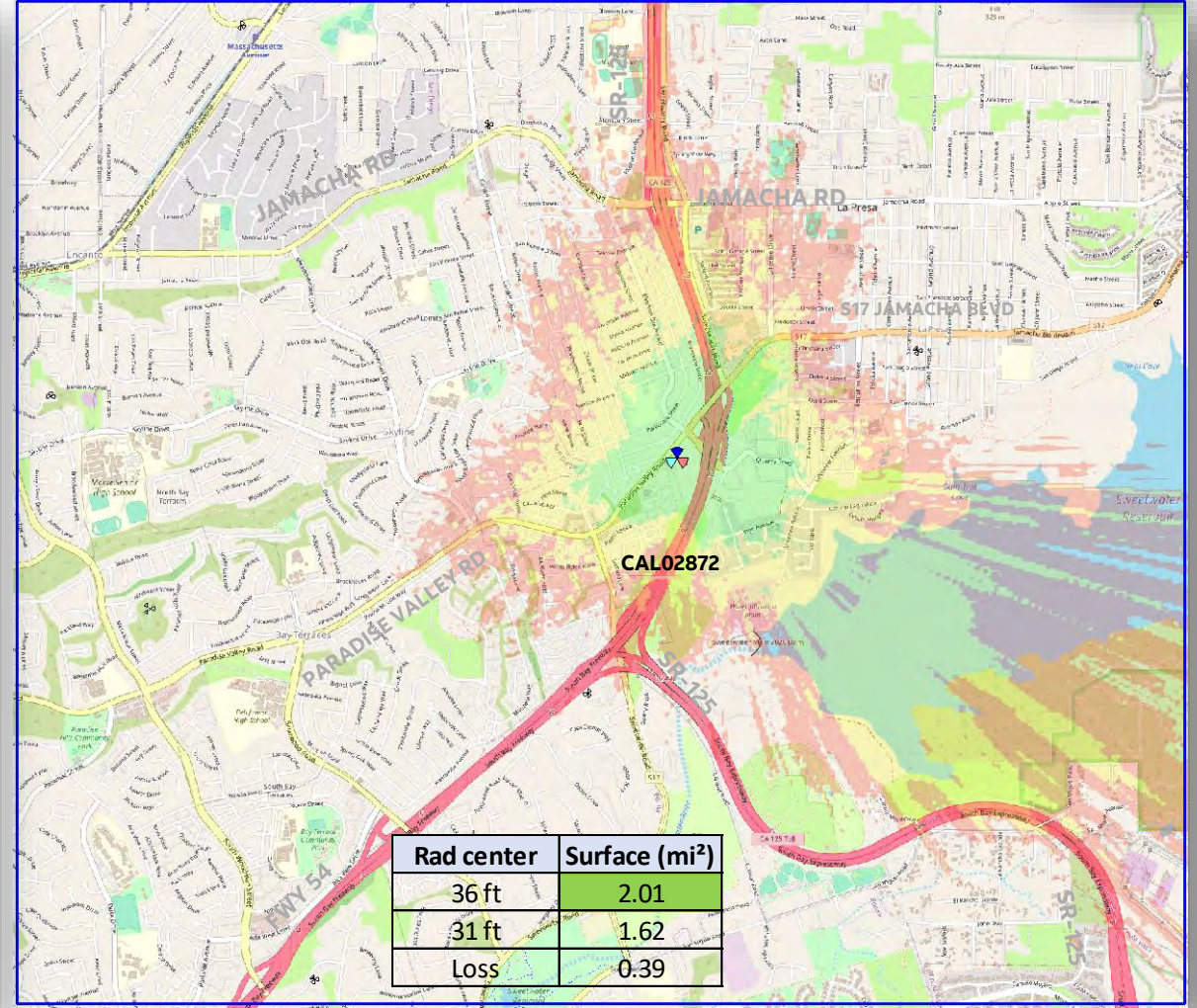




Existing Coverage



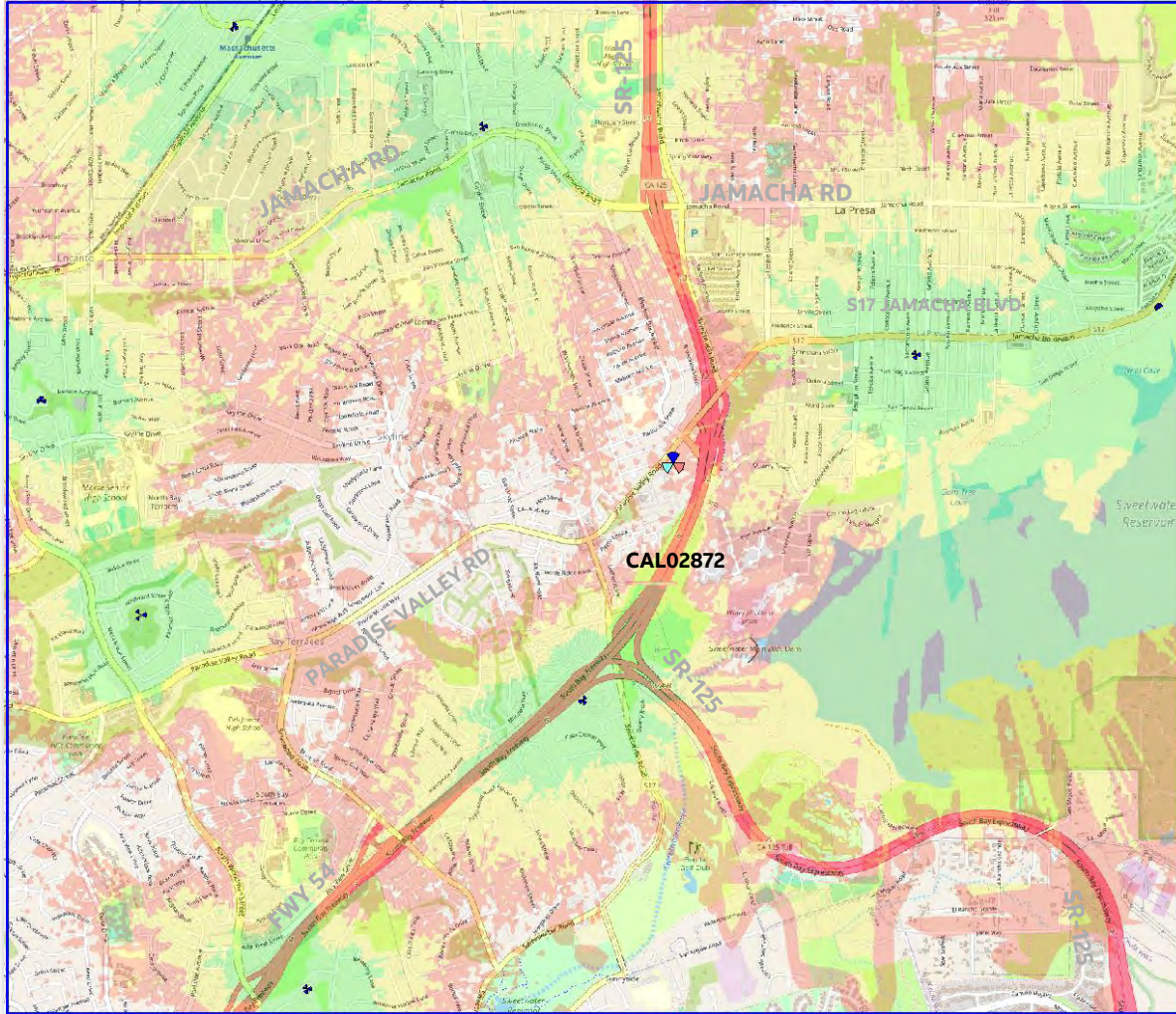
Single site coverage (36 ft rad center)



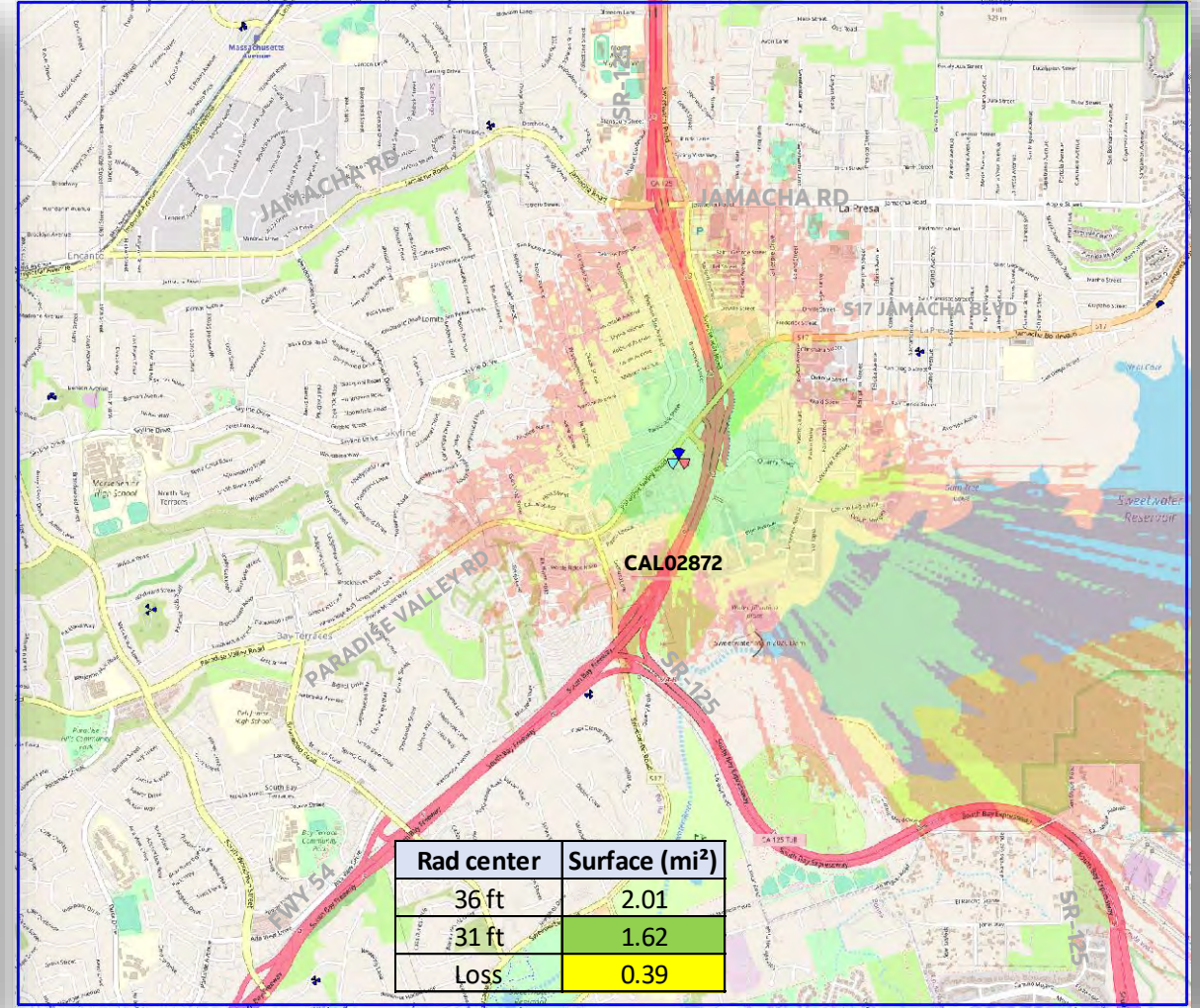




Existing Coverage



Single site coverage (31 ft rad center)







Attachment G – Ownership Disclosure



3 123  
**County of San Diego, Planning & Development Services**  
**APPLICANT'S DISCLOSURE OF OWNERSHIP**  
**INTERESTS ON APPLICATION FOR ZONING**  
**PERMITS/ APPROVALS**  
**ZONING DIVISION**

Record ID(s) \_\_\_\_\_

Assessor's Parcel Number(s) \_\_\_\_\_

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.


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


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


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

\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
*Print Name*

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

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







September 22, 2022

**To:**

MD7, LLC  
Tara Carmichael, Land Use II  
10590 W Ocean Air Drive, Suite 250  
San Diego, CA 92130  
(858) 952-1936  
[tcarmichael@md7.com](mailto:tcarmichael@md7.com)

**From:**

San Diego County Water  
Authority  
Attn: John Kross  
4677 Overland Ave  
San Diego, CA 92123  
(858) 522-6910

**Re:** Property Owner Letter of Authorization - Potential New Cell Site  
**Site ID:** 15558384 / CAL02872  
**Site Address:** Paradise Valley Rd. Spring Valley, CA 91977  
**Parcel ID:** 586-170-15-00

Dear MD7:

This is to certify that the San Diego County Water Authority is the legal property owner of record at Paradise Valley Rd Spring Valley, CA 91977, Parcel ID 586-170-15-00, and hereby authorize MD7, LLC, as agent for AT&T Mobility, to file for necessary jurisdiction permits and the FAA required EMI evaluation to obtain the permit approvals for AT&T Mobility to construct a potential new Wireless Communications Facility (WCF) located at Paradise Valley Rd Spring Valley, CA 91977. However, any such actual facility would be subject to an ultimate agreement still to be negotiated between the Water Authority and AT&T Mobility, and this consent shall not be construed in any manner as approval or agreement that such facility may be constructed.

By:   
Property Owner Signature  
  
John Kross  
Name and Title  
  
9/22/2022  
Date  
  
8585226904  
Phone Number / Email Address