



*The County of San Diego*

# Planning Commission Hearing Report

---

<b>Date:</b>	February 8, 2019	<b>Case/File No.:</b>	AT&T Rice Canyon Wireless Telecommunication Facility Major Use Permit; PDS2018-MUP-18-010, PDS2018-ER-18-02-002
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Wireless Telecommunication Facility
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	6042 Rainbow Heights Road, Rainbow
<b>Agenda Item:</b>	#1	<b>General Plan:</b>	Semi Rural (SR-10)
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	Limited Agricultural (A70)
<b>Applicant/Owner:</b>	M&M Telecom, Inc. on behalf of AT&T Mobility and Richard and Gayle Marrocco	<b>Community:</b>	Rainbow Community Plan Area
<b>Environmental:</b>	CEQA §15303 Exemption	<b>APNs:</b>	109-270-35; 109-340-02, -03; 109-270-14; 109-320-05, -06

---

## A. EXECUTIVE SUMMARY

### 1. Requested Actions

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

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
- b. Grant MUP PDS2018-MUP-18-010, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

### 2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the Rainbow Community Plan?

- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the proposed project consistent with the County's Wireless Ordinance?
- e. Does the project comply with CEQA?

## B. DEVELOPMENT PROPOSAL

### 1. Project Description

The applicant requests a MUP to construct, operate, and maintain a wireless telecommunication facility on an existing residential property in the Rainbow Community Plan area.

The proposed wireless telecommunication facility will include a 35-foot tall faux mono-broadleaf tree with 12 panel antennas, two GPS antennas, 24 remote radio units (RRUs), three surge suppressors, and two radio frequency (RF) filters (Figure 1). Two equipment enclosures are proposed for the necessary equipment. An eight-foot tall concrete masonry unit (CMU) equipment enclosure will house a 30 kilowatt (kW) stand-by generator, and is required to meet Fire Code Compliance policy FP-2. A nine-foot four-inch tall fully-enclosed prefabricated equipment enclosure will accommodate all other equipment. The equipment enclosures will be an earth tone color to match the surrounding natural environment and existing structures on the property. The project will require a three-foot wide trench, approximately 50 feet in length, for cable (telco) and power lines. Access is provided by an existing private driveway connecting to Rainbow Crest Road, a public road.



*Figure 1: View of existing site (left) and proposed facility (right) looking east on the property.*



Figure 2: View of the existing site (left) and proposed facility (right) looking northeast from Rice Canyon Road.

## 2. Subject Property and Surrounding Land Uses

The subject property is comprised of six parcels totaling 110.5 acres, and is located at 6042 Rainbow Heights Road in the Rainbow Community Plan area (see Figure 4) and the proposed wireless telecommunication facility will be located in the southwestern corner of the property. The project site is east of Rice Canyon Road and east of Rainbow Crest Road. The site has one single-family residence, an avocado orchard, a small lake, and several agricultural buildings. The site is surrounded by hilly terrain with shrubs, trees, and agricultural operations. Surrounding land uses can be characterized as rural residential, agricultural, and vacant land. The proposed wireless telecommunication facility is located 51 feet from the nearest property line and approximately 400 feet southeast of the nearest neighboring residence. The neighboring residences will have very limited views of the proposed facility due to intervening vegetation and topography. See Figure 4 for the approximate location of the proposed 35-foot tall faux mono-broadleaf tree on the property, and the location of the existing single-family residence.

Table B-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Rural Lands (RS-20)	A70	Rainbow Heights Road	Residential, Agricultural, Undeveloped
East	Rural Lands (RL-20)	A70	Rainbow Crest Road	Residential, Agricultural, Undeveloped
South	Semi-Rural Residential (SR-10)	A70	None	Residential, Agricultural, Undeveloped
West	Semi-Rural Residential (SR-10)	A70	Rice Canyon Road	Residential, Agricultural, Undeveloped



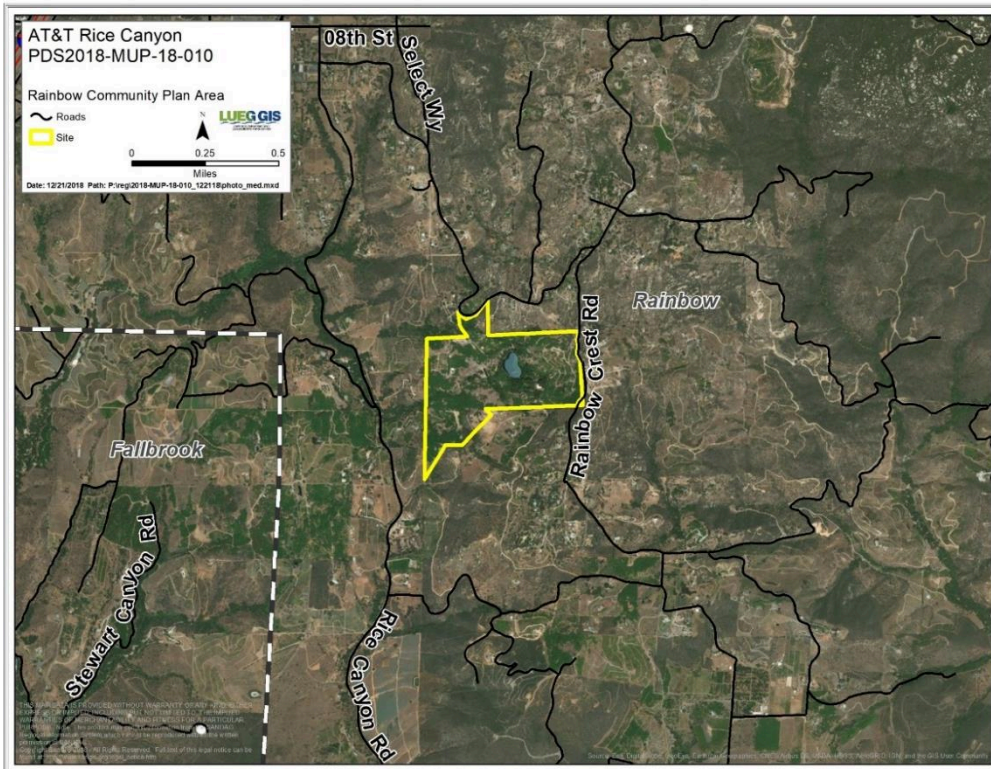


Figure 3: Aerial Photograph

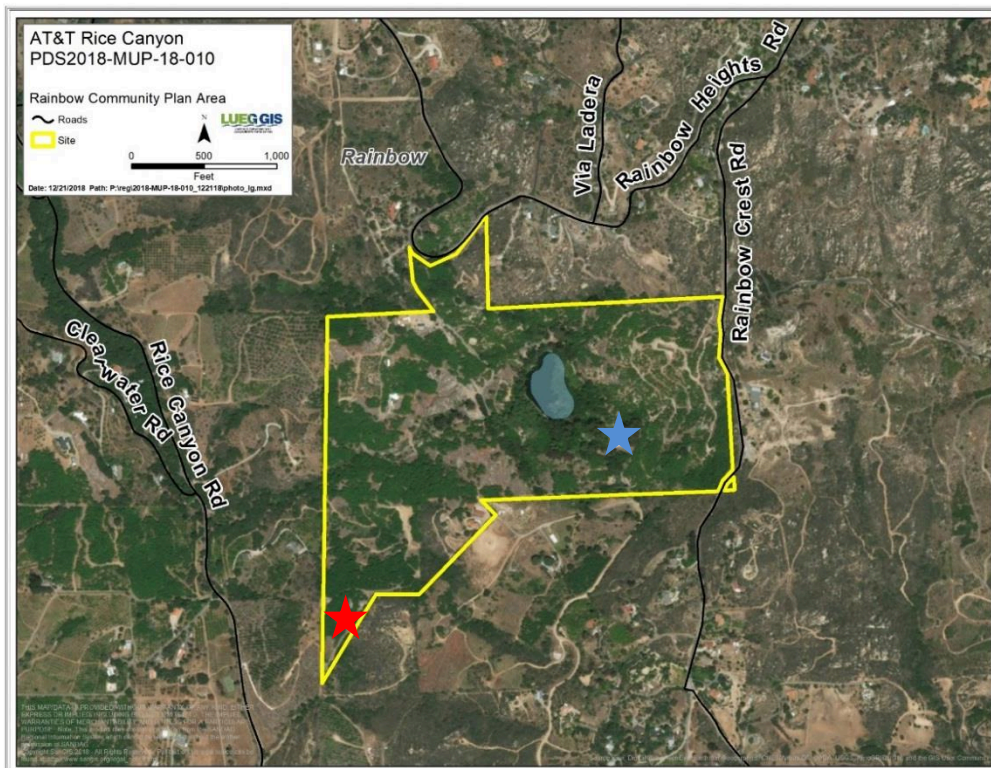


Figure 4: Aerial photograph showing the location of the proposed facility (red star). Existing residence shown as the blue star.



## C. ANALYSIS AND DISCUSSION

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

### 1. **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. The proposed 35-foot tall faux mono-broadleaf tree will be similar to the surrounding landscape which consists of an avocado orchard, and will provide service coverage to the surrounding road network including Rice Canyon Road and Interstate 15, and residential uses in the surrounding area.

#### Scenic Corridor

The proposed wireless telecommunication facility is located approximately 2.1 miles east of County General Plan Designated Scenic Corridor Interstate 15. The faux mono-broadleaf tree will not be visible from the scenic corridor due to distance and intervening topography. Motorists traveling along the nearest public road, Rice Canyon Road, approximately 615 feet south of the project site, will have very limited views of the faux tree (see Figure 2) due to intervening vegetation and hilly terrain. General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant scenic vistas and natural features. The project is designed to comply with this policy by having a faux tree design which is an expected element of the surrounding natural environment. The facility is proposed to be 35 feet tall, which is in harmony and consistent with the height and form of other existing nearby trees.

#### Community Compatibility

The on-site residence is located approximately 1,300 feet northeast of the proposed facility, and the closest neighbor is approximately 400 feet northwest of the facility. Nearby residents will have limited views of the proposed wireless telecommunication facility due to intervening topography and existing trees of similar height. The equipment enclosures, located at the base of the faux tree, will be buffered by the faux tree facility, existing trees and vegetation, and sloping topography, and will not be visible to the neighboring properties (see Figures 1 and 2). The proposed wireless telecommunication facility is compatible with adjacent uses in terms of scale, bulk, and community character because of the camouflaged design, consistency with existing trees, and the sloping intervening topography of the area. The project will not introduce a negative visual impact to the community.

#### Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide increased cellular service to area residents and to provide broader coverage to motorists. The site is zoned A70 (Limited Agricultural), which is a non-preferred zone pursuant to Section 6985 of the County Zoning Ordinance, and therefore requires an ASA. The applicant reviewed other potential sites within the area before deciding to pursue this location and submitted an ASA to demonstrate that coverage objectives could not be met in a preferred zone.

The nearest preferred zone, C36, is two miles west of the project site, and is not within the target coverage area for this facility. Properties immediately surrounding the project are zoned for agricultural and rural residential uses. Co-location opportunities on existing wireless telecommunication facilities were also explored; however, the ASA shows that nearby existing facilities are outside of the carrier's coverage objective. Other properties within the coverage objective area were analyzed, though due to a number of factors including low elevation and lack of property owner interest, those properties were ultimately not pursued. The proposed project could accommodate an additional wireless carrier on the same facility which could be accomplished through a subsequent discretionary permit process.

Due to the topography and distance from the desired coverage area, preferred locations and preferred zones were eliminated from consideration. Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps illustrate existing coverage in the area, and the projected area coverage with the proposed wireless telecommunication facility. The GSA maps shown in Figure 5 demonstrate that the proposed location is necessary for the carrier to close the coverage gap and provide adequate service to this area. The GSA maps can also be found in Attachment F.

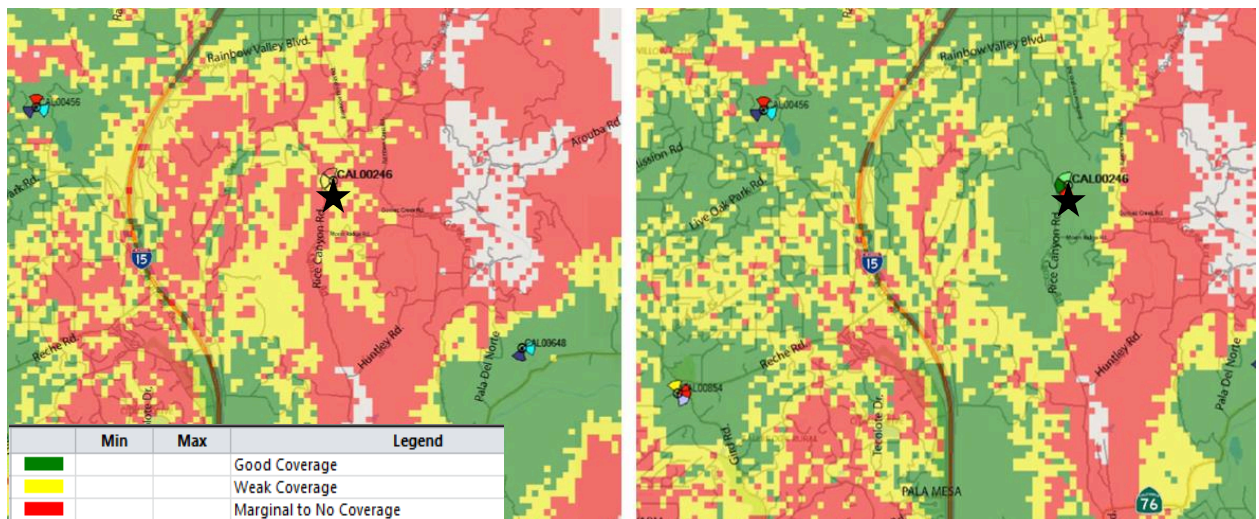


Figure 5: Existing AT&T coverage without proposed project (left) and AT&T coverage with the proposed project (right).

## 2. General Plan Consistency

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

Table C-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<b>GOAL S-1 – Public Safety.</b> Enhanced public safety and the protection of public and private property.	The proposed project will allow for increased coverage throughout the area, which is essential in the event of an emergency.

General Plan Policy	Explanation of Project Conformance
<p><b>GOAL S-2 – Emergency Response.</b> 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 proposed wireless telecommunication facility will minimize telecommunication interruptions by improving coverage in the area.</p>
<p><b>POLICY COS 4.1 – Water Conservation.</b> Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.</p>	<p>The proposed project is a wireless telecommunication facility which will not require water for any purpose, including irrigation or domestic supply. Therefore, the project will comply with San Diego County's Water Conservation Ordinance, which includes water conservation requirements.</p>
<p><b>POLICY COS 11.1 – Protection of Scenic Resources.</b> Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>	<p>The wireless telecommunication facility is approximately two miles away from the nearest County General Plan Designated Scenic Corridor, Interstate 15. The facility is not visible from the corridor due to distance, existing trees, and intervening topography. Therefore, the proposed wireless telecommunication facility and equipment enclosures will not adversely affect a scenic resource.</p>



General Plan Policy	Explanation of Project Conformance
<p><b>POLICY COS 11.3 – Development Siting and Design.</b> 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 proposed design of the 35-foot tall faux mono-broadleaf tree is compatible with the character of the area because it is surrounded by an avocado orchard consisting of several hundred trees of similar size. The equipment enclosures are designed with a low profile at eight feet and nine feet four inches tall so they are well below the existing tree line which is approximately 25 feet, and will be painted an earth tone color to match surrounding natural elements.</p>
<p><b>POLICY LU 15.1 – Telecommunication Facilities Compatibility with Setting.</b> Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The proposed project will be compatible with the existing community character because the 35-foot tall faux mono-broadleaf tree and equipment enclosures have been sited and designed to be compatible with the existing environment. The facility is surrounded by existing trees making it blend in to the existing landscape. As identified in the photo-simulations, the proposed equipment enclosures will have earth tone colors to blend in with the existing natural environment, and will be screened from view by existing trees. Intervening topography will also help screen the facility from surrounding residents and motorists. For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity, be compatible with community character, and will not result in impacts to the natural environment.</p>
<p><b>POLICY LU 15.2 – Co-Location of Telecommunication Facilities.</b> Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p>	<p>Pursuant to Section 6984 of the County Zoning Ordinance, the applicant indicated that they are willing to allow other carriers to co-locate on the proposed wireless telecommunication facility.</p>

### 3. Community Plan Consistency

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

Table C-2: Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
<b>Land Use Policy LU1.1.2</b> – Require cellular towers and antennas within the Rainbow CPA to be camouflaged from view and preferably placed near existing structures such as other cellular towers or water storage tanks.	The proposed project is a wireless telecommunication facility camouflaged as a broadleaf tree, and is surrounded by existing avocado trees. Due to the existing trees and sloping topography, the proposed facility is not visible from nearby roads or residences. The facility is sited away from scenic corridors and public roads, and does not introduce a significant visual impact to the Rainbow CPA.

#### 4. Zoning Ordinance Consistency

##### a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Limited Agricultural (A70) zone with the incorporation of conditions of approval (See Table C-3).

Table C-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, upon issuance of MUP.
Animal Regulation:	L	N/A
Density:	-	N/A
Lot Size:	4 Acres	N/A
Building Type:	C	N/A
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35-feet in height.	The applicant is proposing a 35-foot tall faux mono-broadleaf tree. The design of the proposed project is in conformance with the height requirement.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 4800 of the Zoning Ordinance requires that the project meet the "D" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed wireless telecommunication facility and equipment enclosures will be placed outside of required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

## b. Wireless Telecommunications Facilities

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

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

*Table C-4: Wireless Ordinance Development Regulations*

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The project includes two equipment enclosures with heights of eight feet and nine feet four inches, both under the 10-foot height limit. The proposed equipment enclosures will be below the height of existing trees surrounding the facility, and sloping topography limits off-site views.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.4 of the Wireless Telecommunications Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The project complies with the 50-foot setback requirement. The setback from the proposed facility to the nearest residential property line is 51 feet.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>



Development Standard	Proposed/Provided	Complies?
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed antennas and equipment enclosures will be placed outside of all required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The equipment located within the equipment enclosures will produce noise levels which will not exceed the 45 decibel (dBA) requirement at the property line and thereby comply with the County Noise Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6987.D of the Wireless Telecommunication Ordinance states that in cases where the facility site is visible from a Scenic Highway, as identified in the General Plan, the facility shall be designed and located in such a manner as to avoid adverse visual impacts using design methods such as type of facility, camouflaging, screening and landscaping.	The project is located approximately two miles away from the nearest County Designated Scenic Highway, Interstate 15. Due to distance from the corridor and the camouflaged design, the project will not result in a negative impact to surrounding scenic vistas.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

## 5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and it is recommended that the proposed project qualifies for a categorical exemption under CEQA Section 15303. Section 15303 exempts 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 substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

### D. COMMUNITY PLANNING GROUP

On June 20, 2018, the Rainbow Community Planning Group (CPG) voted to recommend approval of the project by a vote of 8-0-0-3 (Ayes – 8, Noes – 0, Abstain – 0, Absent – 0, Vacant – 3), with no recommended conditions. The Rainbow CPG meeting minutes are included in Attachment E.

### E. PUBLIC INPUT

No phone calls or written comments were received as a result of the public notices sent at the time of project application.

**F. 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 PDS2018-MUP-18-010, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

---

***Report Prepared By:***

Denise Russell, Project Manager  
858-694-2019  
[denise.russell@sdcounty.ca.gov](mailto:denise.russell@sdcounty.ca.gov)

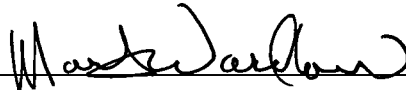
---

***Report Approved By:***

Mark Wardlaw, Director  
858-694-2962  
[mark.wardlaw@sdcounty.ca.gov](mailto:mark.wardlaw@sdcounty.ca.gov)

---

**AUTHORIZED REPRESENTATIVE:**



MARK WARDLAW, DIRECTOR

**ATTACHMENTS:**

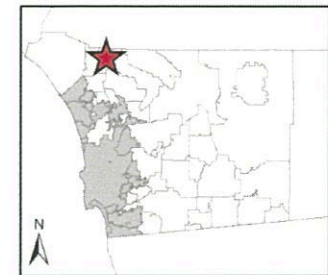
- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2018-MUP-18-010
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis
- Attachment G – Ownership Disclosure

## **Attachment A – Planning Documentation**

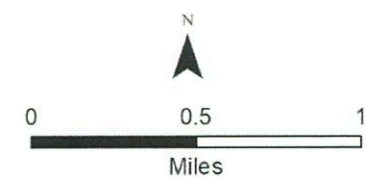
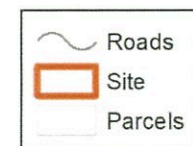


# AT&T Rice Canyon PDS2018-MUP-18-010 Vicinity Map

Rainbow  
Community Plan Area

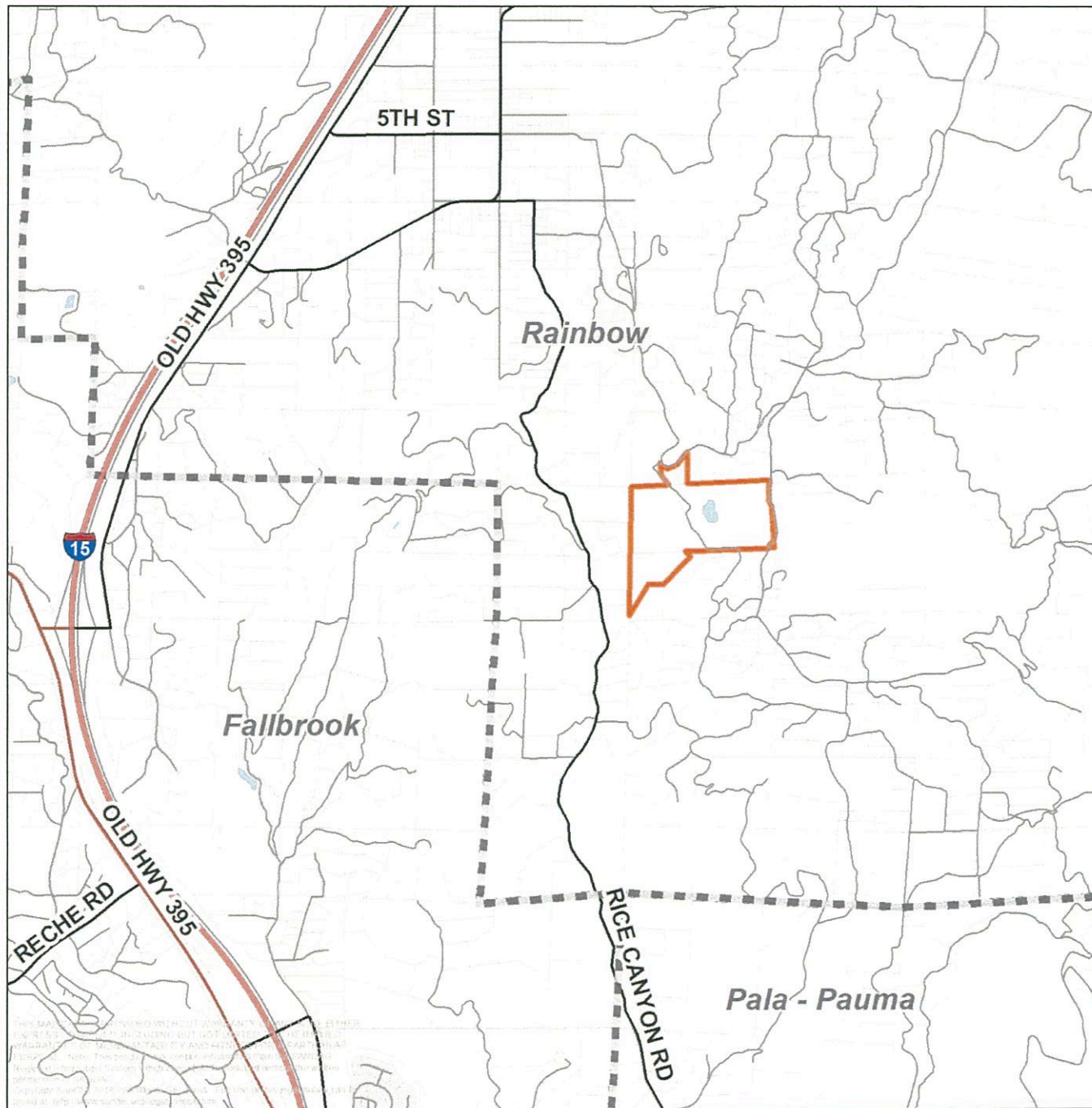


1:3,500,000



**LUEGGIS**  
Land Use & Environment Group  
Geographic Information Services

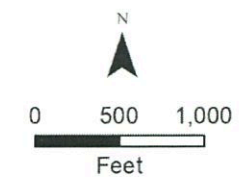
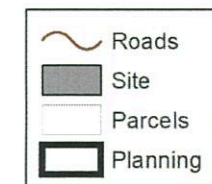
Date: 12/21/2018  
Path: P:\reg\2018-MUP-18-010\_122118\vicinity.mxd



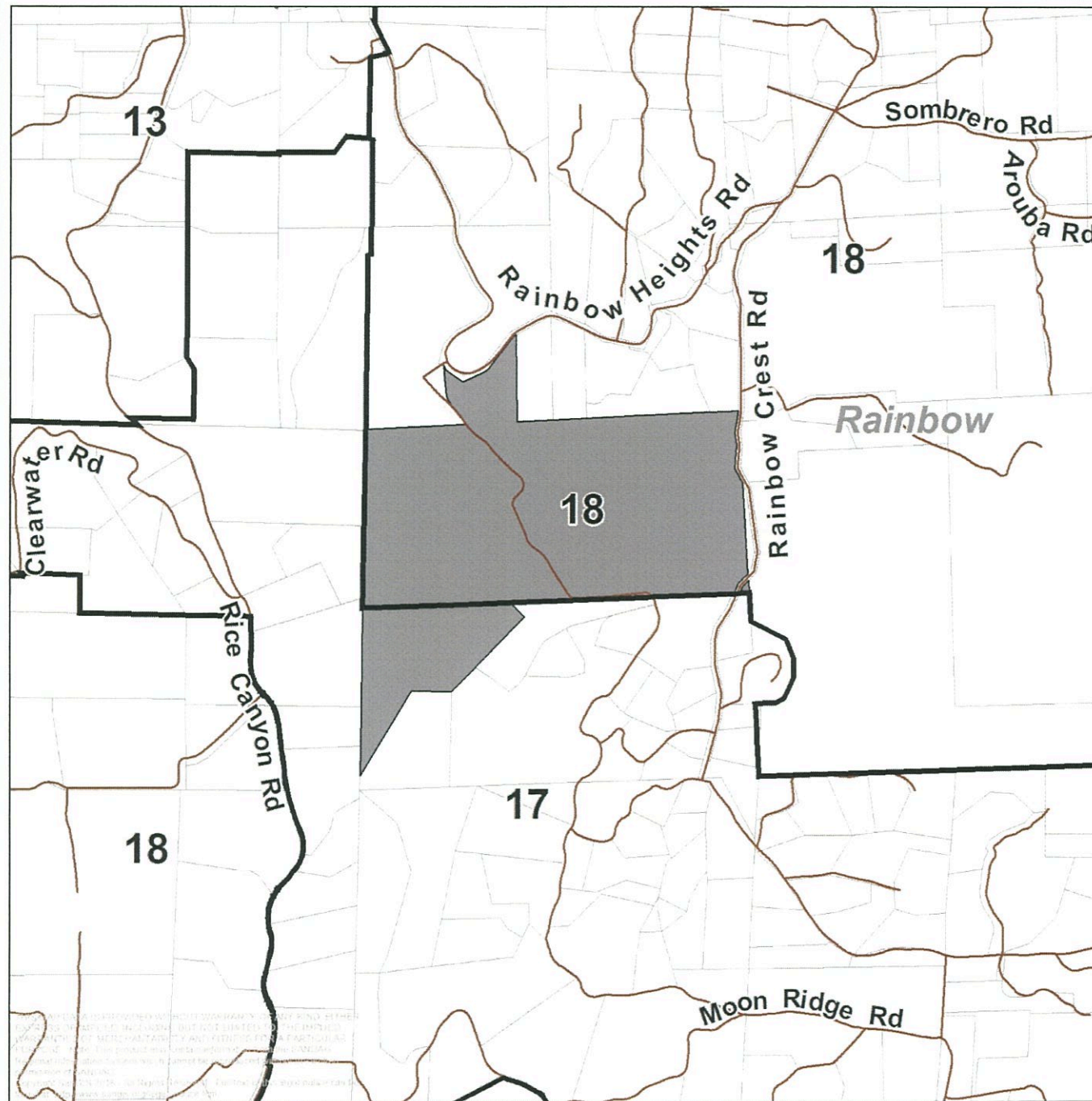
AT&T Rice Canyon  
PDS2018-MUP-18-010  
General Plan

*Rainbow  
Community Plan Area*

- (13) Semi-Rural Residential (SR-4)
- (17) Semi-Rural Residential (SR-10)
- (18) Rural Lands (RL-20)



Date: 12/21/2018  
Path: P:\reg\2018-MUP-18-010\_122118\plan.mxd

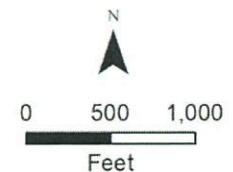
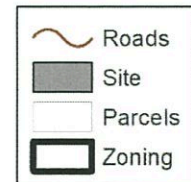
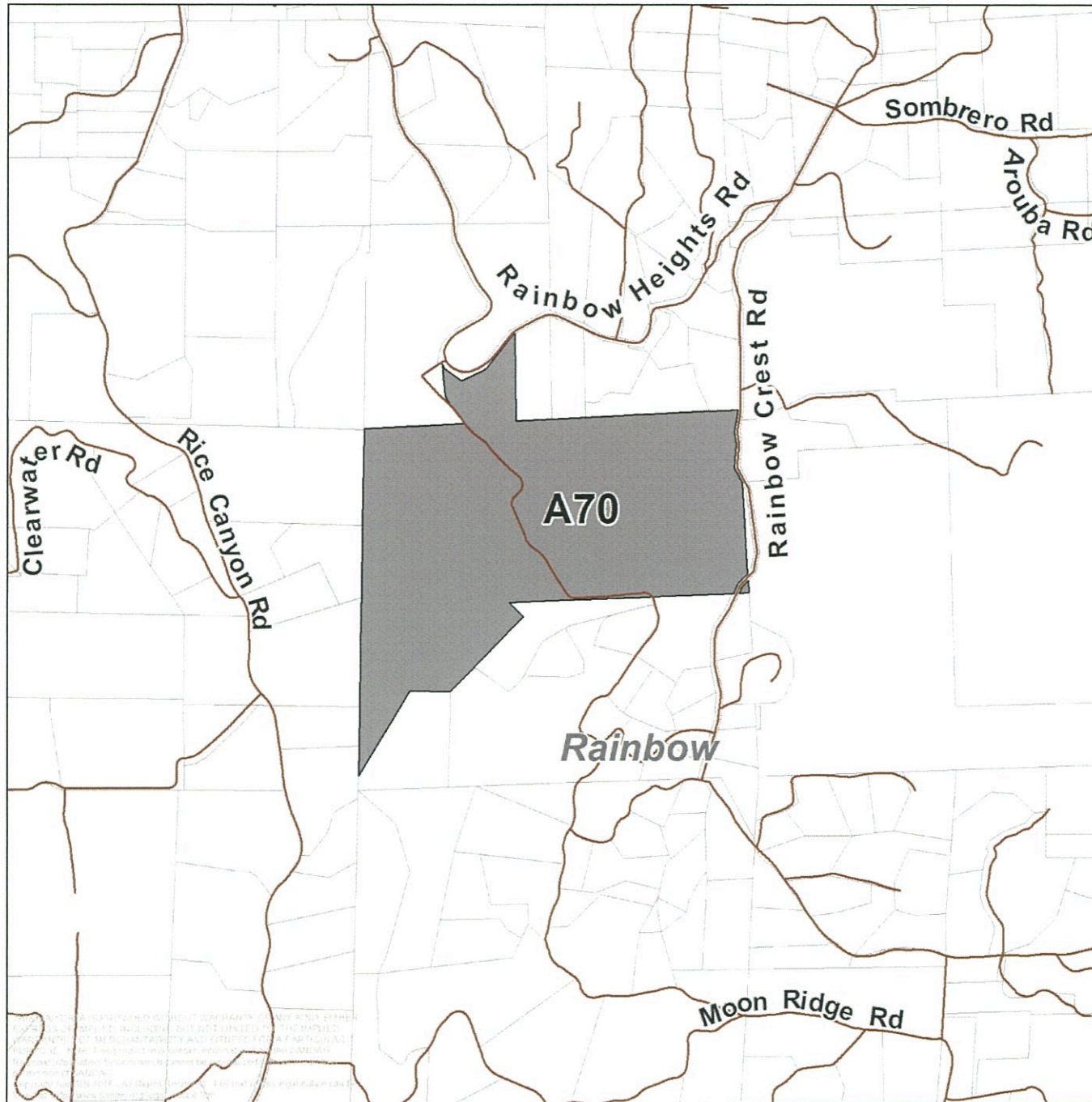




AT&T Rice Canyon  
PDS2018-MUP-18-010  
Zoning

*Rainbow  
Community Plan Area*

A70 - Limited Agricultural



Date: 12/21/2018  
Path: P:\reg\2018-MUP-18-010\_122118\zoning.mxd

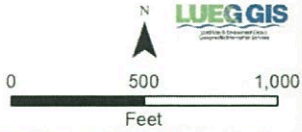


AT&T Rice Canyon  
PDS2018-MUP-18-010

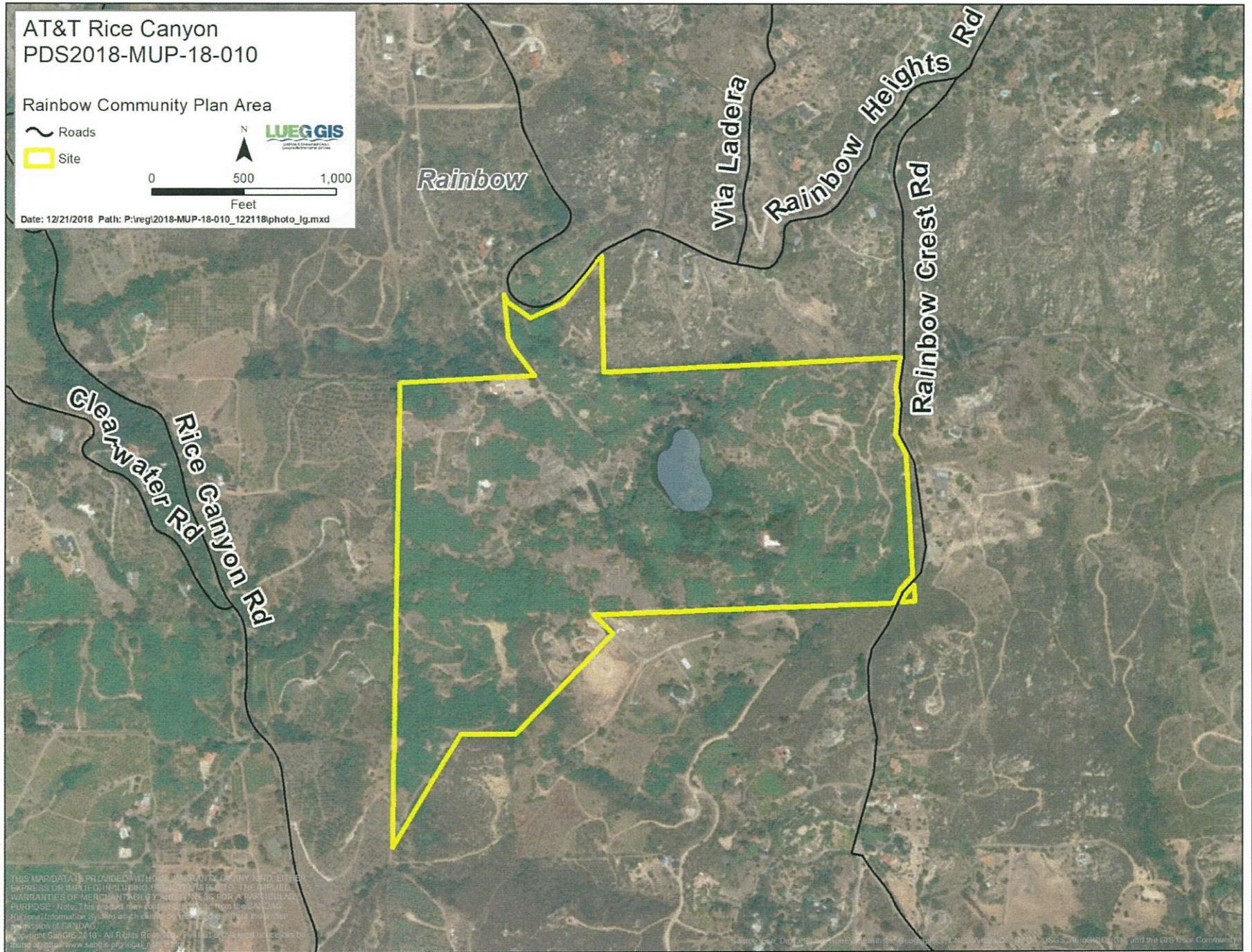
Rainbow Community Plan Area

~ Roads

Site



Date: 12/21/2018 Path: P:\regl2018-MUP-18-010\_122118\photo\_1g.mxd



THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product was created using data from the San Diego Regional Information Systems which cannot be held responsible for any errors or omissions in the data. Copyright LUEGGIS 2018. All Rights Reserved. For additional information, please contact LUEGGIS at [www.lueggis.com/legal](http://www.lueggis.com/legal).

Source: Esri, DigitalGlobe, GeoEye, AeroGRID, IGN, USGS, AeroGRID, IGN, and the GIS User Community



AT&T Rice Canyon  
PDS2018-MUP-18-010

Rainbow Community Plan Area

~ Roads

□ Site

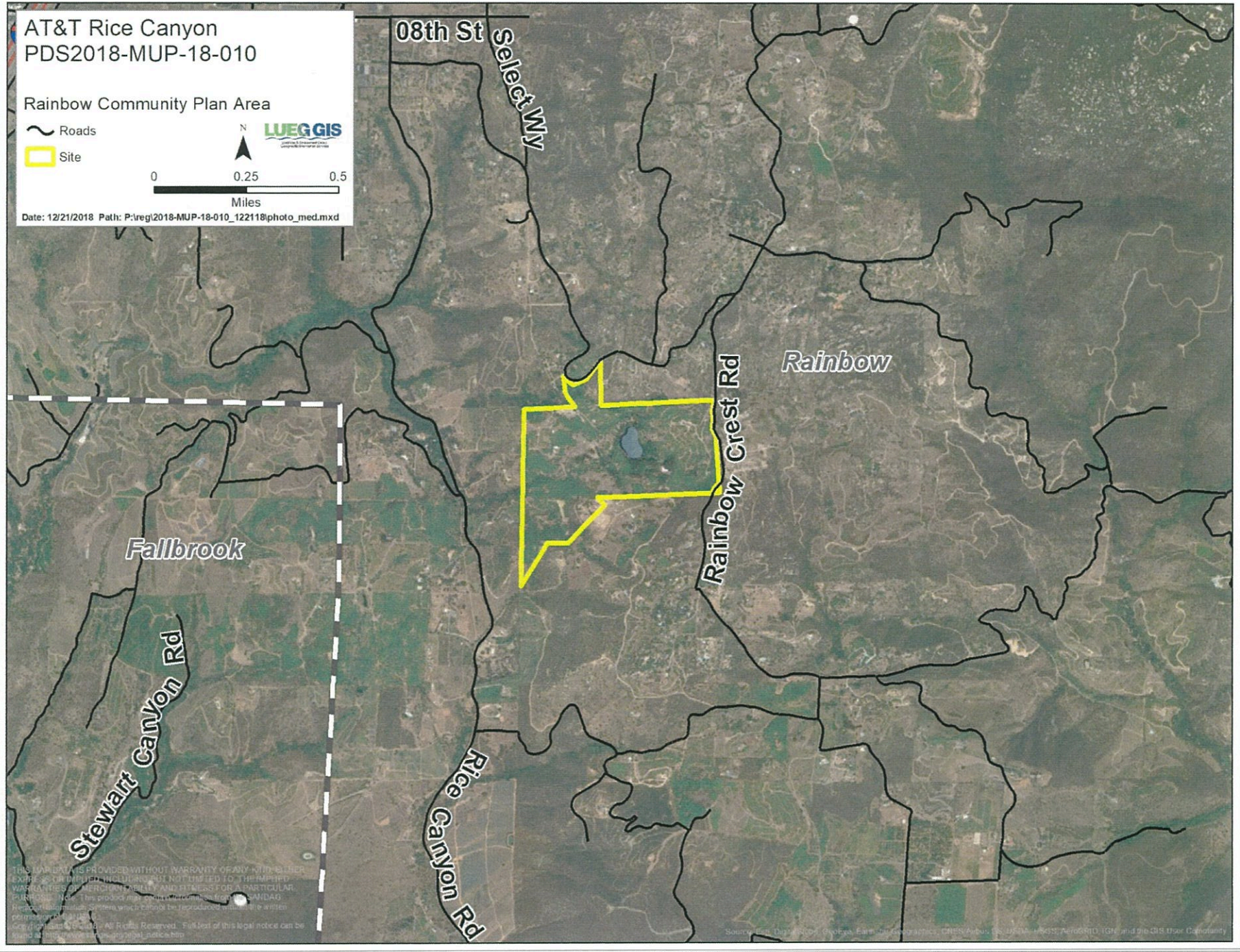
N

LUEGGIS  
Landscape Urban Ecological GIS

0 0.25 0.5

Miles

Date: 12/21/2018 Path: P:\regl2018-MUP-18-010\_122118\photo\_med.mxd



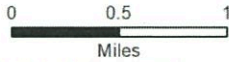


AT&T Rice Canyon  
PDS2018-MUP-18-010

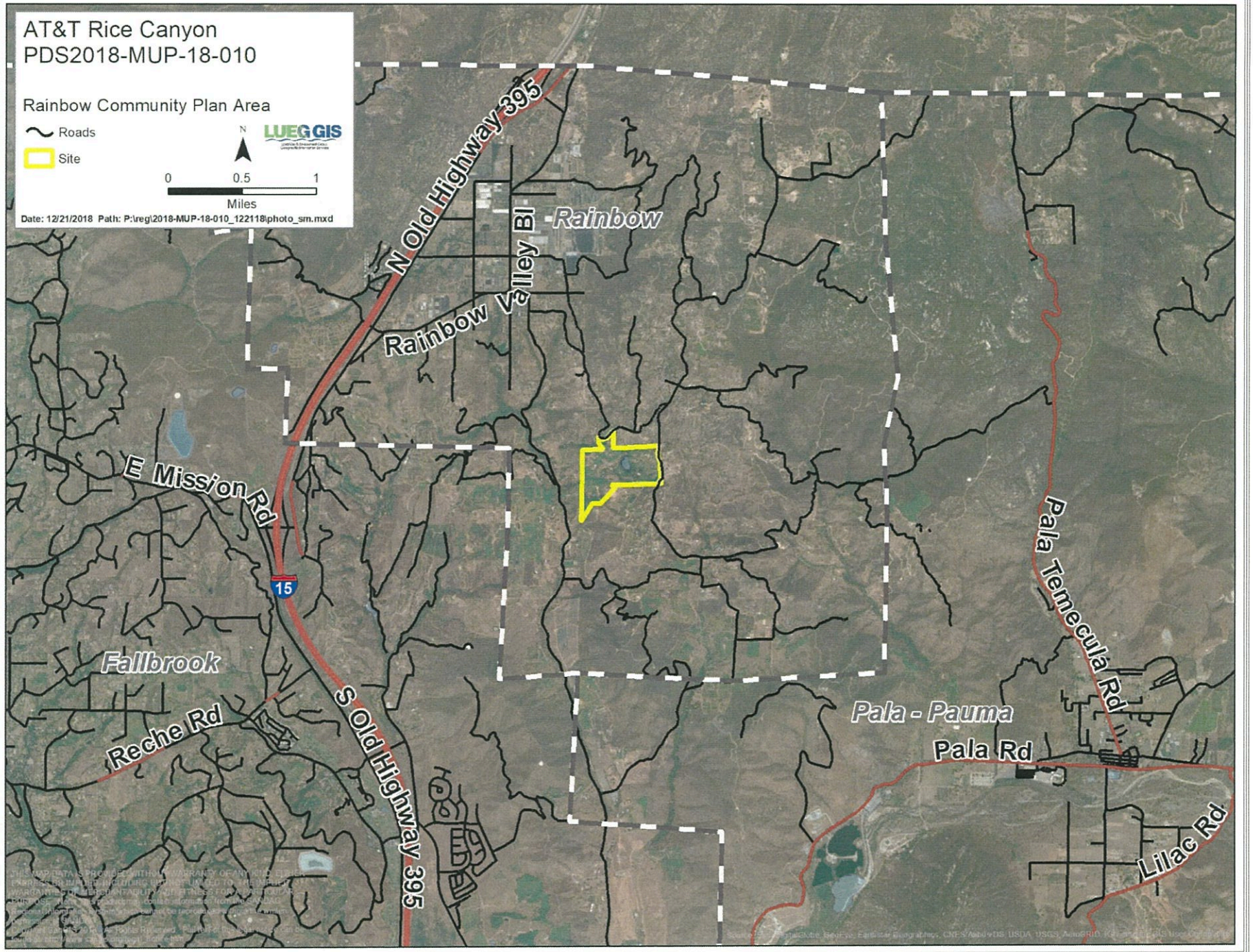
Rainbow Community Plan Area

~ Roads

Site



Date: 12/21/2018 Path: P:\regl2018-MUP-18-010\_122118\photo\_sm.mxd





AT&T Rice Canyon  
PDS2018-MUP-18-010

2 Mile Radius

Rainbow Community Plan Area

Cell Site

Site

2 Mile Radius

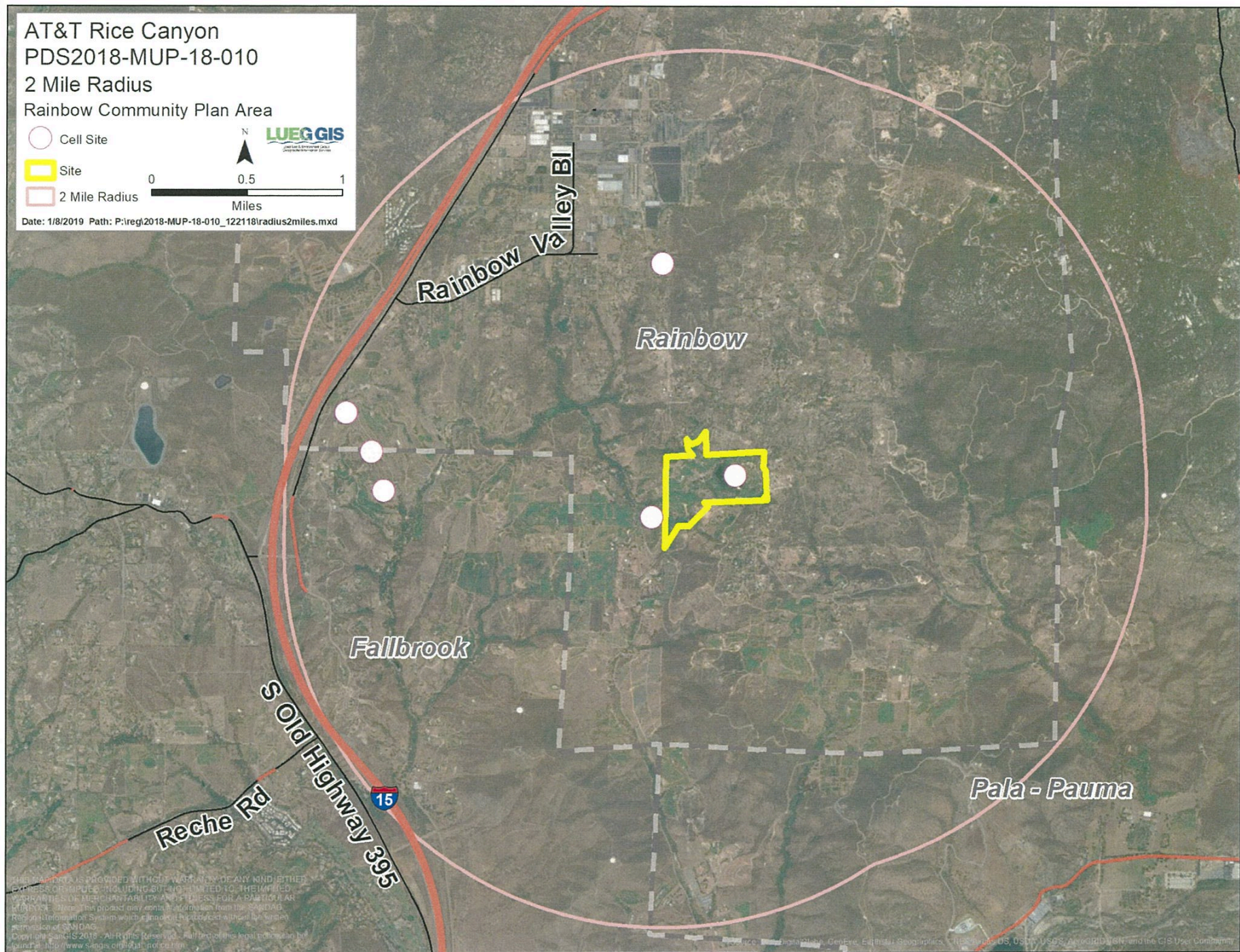
N

LUEGGIS

0 0.5 1

Miles

Date: 1/8/2019 Path: P:\regl\2018-MUP-18-010\_122118radius2miles.mxd





## CODE COMPLIANCE

2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA RESIDENTIAL CODE  
2016 CALIFORNIA TITLE 24  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
TIA-222-G CODE

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

## PROJECT DESCRIPTION

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

- CONSTRUCTION OF 8'-6" X 10'-2" X 8'-0" TALL SPLIT-FACE BLOCK ENCLOSURE (NOISE CONTROL FEATURE)
- CONSTRUCTION OF 35'-0" TALL MONO BROADLEAF TREE
- INSTALLATION OF STATE OF CALIFORNIA APPROVED EQUIPMENT SHELTER
- INSTALLATION OF AT&T 15 kW GENERATOR
- INSTALLATION OF (4) 8'-0" PANEL ANTENNAS PER SECTOR, TOTAL OF (12)
- INSTALLATION OF (1) GPS ANTENNAS
- INSTALLATION OF (24) REMOTE RADIO UNITS (RRU)
- INSTALLATION OF (4) MISC RF FILTER
- INSTALLATION OF (4) SURGE PROTECTOR BY THE ANTENNA AREA
- INSTALLATION OF (1) SURGE PROTECTOR BY EQUIPMENT AREA
- INSTALLATION OF (2) FIBER CABLE TRUNKS AND (8) DC POWER CABLE TRUNKS
- INSTALLATION OF (1) MW ANTENNA
- INSTALLATION OF TIE/D / FIBER SERVICE
- INSTALLATION OF A NEW 200A ELECTRICAL SERVICE

## SITE INFORMATION

PROPERTY OWNER: MARRICCO FAMILY TRUST  
RICHARD AND GAYLE MARRICCO  
4805 3TH STREET #204  
FALLBROOK, CA 92223  
PHONE: (760) 583-0958 / (760) 728-7223

APPLICANT: AT&T WIRELESS  
5738 PACIFIC CENTER BLVD.  
SAN DIEGO, CA 92121

APPLICANT REPRESENTATIVE: MWM TELECOM INC.  
6886 MIMOSA DRIVE  
CARLSBAD, CA 92011

ZONING JURISDICTION: COUNTY OF SAN DIEGO

ZONING DISTRICT: A70

LATITUDE (NAD 83): 33° 33' 22.5083" N

LONGITUDE (NAD 83): 117° 8' 19.8510" W

PARCEL #: 109-270-35-00

OCCUPANCY GROUP: U - UTILITY (UN-MANNED MCT)

CONSTRUCTION TYPE: 8-B

TOTAL LEASE AREA: 604.5 SQ. FT.

POWER COMPANY: SDG&E

TELEPHONE COMPANY: AT&T

LEGAL DESCRIPTION: THAT PORTION OF LOT 3 AND LOT 4 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 9 SOUTH, RANGE 2 WEST, SAN BERNARDINO COUNTY, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

## PROJECT TEAM

PROJECT MANAGER:  
REBECCA KAPONO  
MWM TELECOM INC.  
6886 MIMOSA DRIVE  
CARLSBAD, CA 92011  
PHONE: (858) 800-4221  
EMAIL: REBECCA.KAPONO@MWMTELECOMINC.COM

ENGINEERING:  
TELECOM MANAGEMENT GROUP  
14855 AVENIDA VENUSTO #8  
SAN DIEGO, CA 92128  
PHONE: (619) 248-7678  
EMAIL: TDG@TELECOMMG.COM

SITE ACQUISITION:  
NICOLE RUFF  
MWM TELECOM INC.  
6886 MIMOSA DRIVE  
CARLSBAD, CA 92011  
PHONE: (619) 602-5600  
EMAIL: NICOLE@MWMTELECOMINC.COM

ZONING:  
MORGAN NORVILLE  
MWM TELECOM INC.  
6886 MIMOSA DRIVE  
CARLSBAD, CA 92011  
PHONE: (619) 508-8392  
EMAIL: MORGAN.NORVILLE@MWMTELECOMINC.COM

RF ENGINEER:  
RAVI JHIAL  
AT&T  
5738 PACIFIC CENTER BLVD.  
SAN DIEGO, CA 92121  
EMAIL: RAJ960@ATT.COM

CONSTRUCTION:  
OURLAND CONTRACTING  
10089 WILLOW CREEK ROAD  
STE. 350, SAN DIEGO, CA 92131



# RICE CANYON SD0246

## NEW SITE BUILD

FA NUMBER: 10546496

6036 RAINBOW HEIGHTS ROAD  
RAINBOW, CA 92028

## VICINITY MAP



## DRIVING DIRECTIONS FROM 'AT&T' OFFICE

DIRECTIONS FROM AT&T OFFICE:

FOLLOW I-15 N TO OLD HWY 395 IN RAINBOW. TAKE EXIT 51 FROM I-15 N. FOLLOW OLD HWY 395 AND RAINBOW VALLEY BLVD TO RAINBOW HEIGHTS ROAD. PROPERTY IS GATED, SO ACCESS NEEDS TO BE ARRANGED.

## 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.

## APPROVALS

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

AT&T CONSTRUCTION: \_\_\_\_\_ DATE: \_\_\_\_\_

AT&T RF ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

AT&T OPERATIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

AT&T PM: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNER: \_\_\_\_\_ DATE: \_\_\_\_\_

SITE ACQUISITION: \_\_\_\_\_ DATE: \_\_\_\_\_

SITE OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

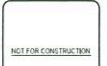
## DRAWING INDEX

SHEET NO.	SHEET TITLE
T1	TITLE SHEET
1-2	TOPOGRAPHIC SURVEY
2-2	TOPOGRAPHIC SURVEY
Z1	SITE PLAN
Z2	ENLARGED SITE PLAN
Z2.1	ACCESS ROUTE PLAN
Z2.2	STORM WATER QUALITY MANAGEMENT PLAN
Z2.3	SWQMP CONSTRUCTION DETAIL
Z3	ENLARGED EQUIPMENT PLAN
Z4	ENLARGED ANTENNA PLAN AND SCHEDULE
Z5	SITE ELEVATIONS
Z6	SITE ELEVATIONS
D1	SITE DETAILS



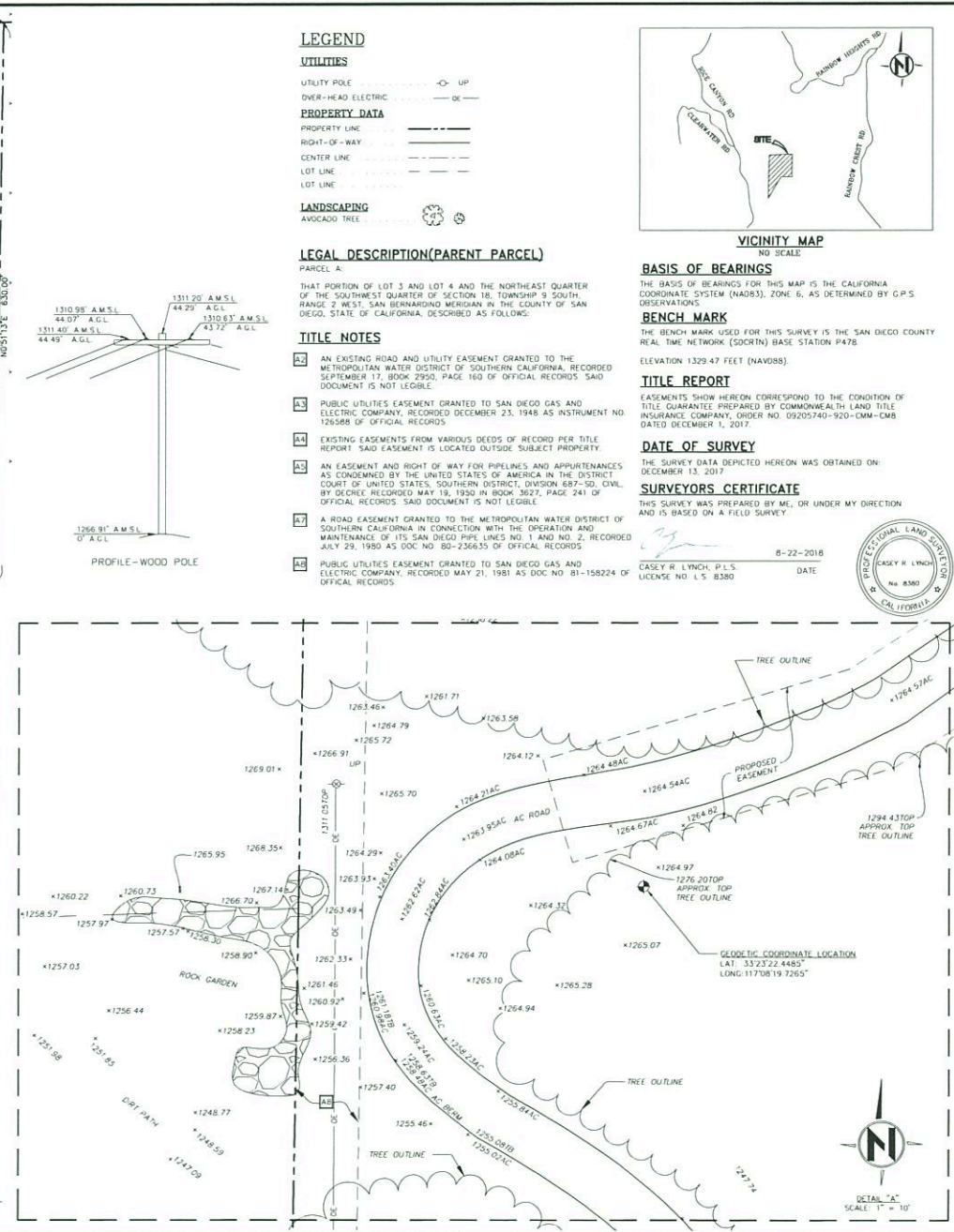
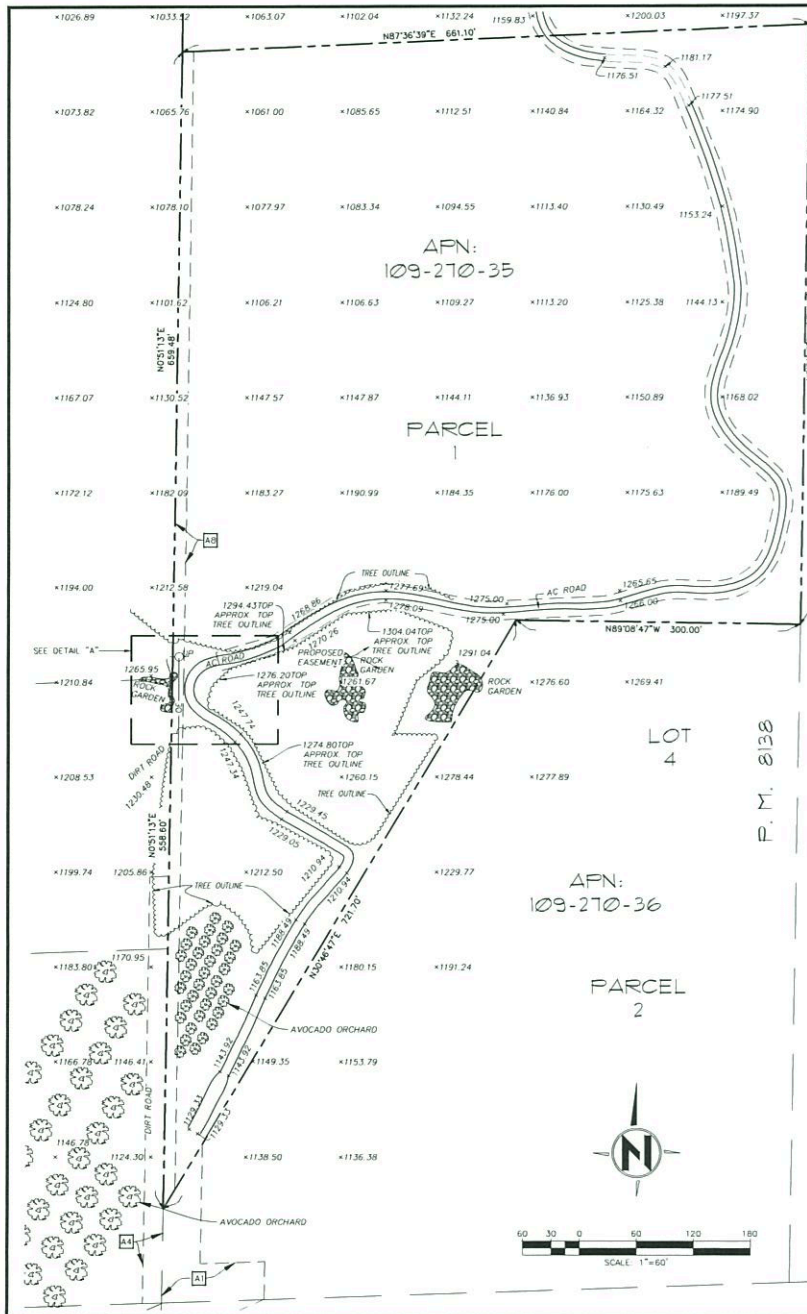
NOTE:  
48 HOURS PRIOR TO DIGGING,  
CONTRACTOR TO NOTIFY ALL  
UTILITY COMPANIES TO LOCATE  
ALL UNDERGROUND UTILITIES.

Rev	Description	Date
4	100% CD NEW DESIGN	10-03-19
3	100% CD ANT-CHG	05-03-19
2	100% CD	04-29-19
1	100% CD	04-26-19
0	90% CD	01-24-19



Project Number	
Drawn by	ERO/RP
Checked by	ERO
Sheet No	T1





## LEGEND

### UTILITIES

UTILITY POLE UP  
OVER-HEAD ELECTRIC OK

### PROPERTY DATA

PROPERTY LINE   
RIGHT-OF-WAY   
CENTER LINE   
LOT LINE   
LOT LINE

### LANDSCAPING

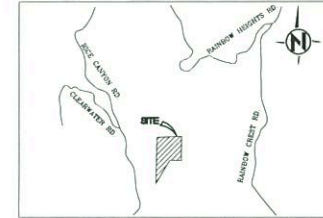
AVOCADO TREE

## LEGAL DESCRIPTION(PARENT PARCEL)

PARCEL A:  
THAT PORTION OF LOT 3 AND LOT 4 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

## TITLE NOTES

- A-1 AN EXISTING ROAD AND UTILITY EASEMENT GRANTED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, RECORDED SEPTEMBER 17, 1900 IN BOOK 2950, PAGE 160 OF OFFICIAL RECORDS, SAID DOCUMENT IS NOT LEGIBLE.
- A-2 PUBLIC UTILITIES EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED DECEMBER 23, 1948 AS INSTRUMENT NO. 126588 OF OFFICIAL RECORDS.
- A-3 EXISTING EASEMENTS FROM VARIOUS DEEDS OF RECORD PER TITLE REPORT, SAID EASEMENT IS LOCATED OUTSIDE SUBJECT PROPERTY.
- A-4 AN EASEMENT AND RIGHT OF WAY FOR PIPELINES AND APPURTENANCES AS CONDEMNED BY THE UNITED STATES OF AMERICA IN THE DISTRICT COURT OF UNITED STATES, SOUTHERN DISTRICT, DIVISION 687-50, CIVIL, BY DECREE, RECORDED MAY 19, 1950 IN BOOK 3627, PAGE 241 OF OFFICIAL RECORDS, SAID DOCUMENT IS NOT LEGIBLE.
- A-5 A ROAD EASEMENT GRANTED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA IN CONNECTION WITH THE OPERATION AND MAINTENANCE OF ITS SAN DIEGO PIPE LINES NO. 1 AND NO. 2, RECORDED JULY 29, 1980 AS DOC NO. 80-236635 OF OFFICIAL RECORDS.
- A-6 PUBLIC UTILITIES EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED MAY 21, 1981 AS DOC NO. 81-158224 OF OFFICIAL RECORDS.



## VICINITY MAP

NO SCALE  
THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM (NAD83), ZONE 6, AS DETERMINED BY G.P.S. OBSERVATIONS.

## BENCH MARK

THE BENCH MARK USED FOR THIS SURVEY IS THE SAN DIEGO COUNTY REAL TIME NETWORK (SDCRTN) BASE STATION P478.  
ELEVATION 1329.47 FEET (NAVD83).

## TITLE REPORT

EASEMENTS SHOWN HEREON CORRESPOND TO THE CONDITION OF TITLE GUARANTEE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 09205740-920-CMM-CMB DATED DECEMBER 1, 2017.

## DATE OF SURVEY

THE SURVEY DATA DEPICTED HEREON WAS OBTAINED ON: DECEMBER 13, 2017.

## SURVEYORS CERTIFICATE

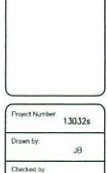
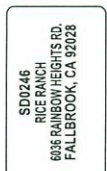
THIS SURVEY WAS PREPARED BY ME, OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY.

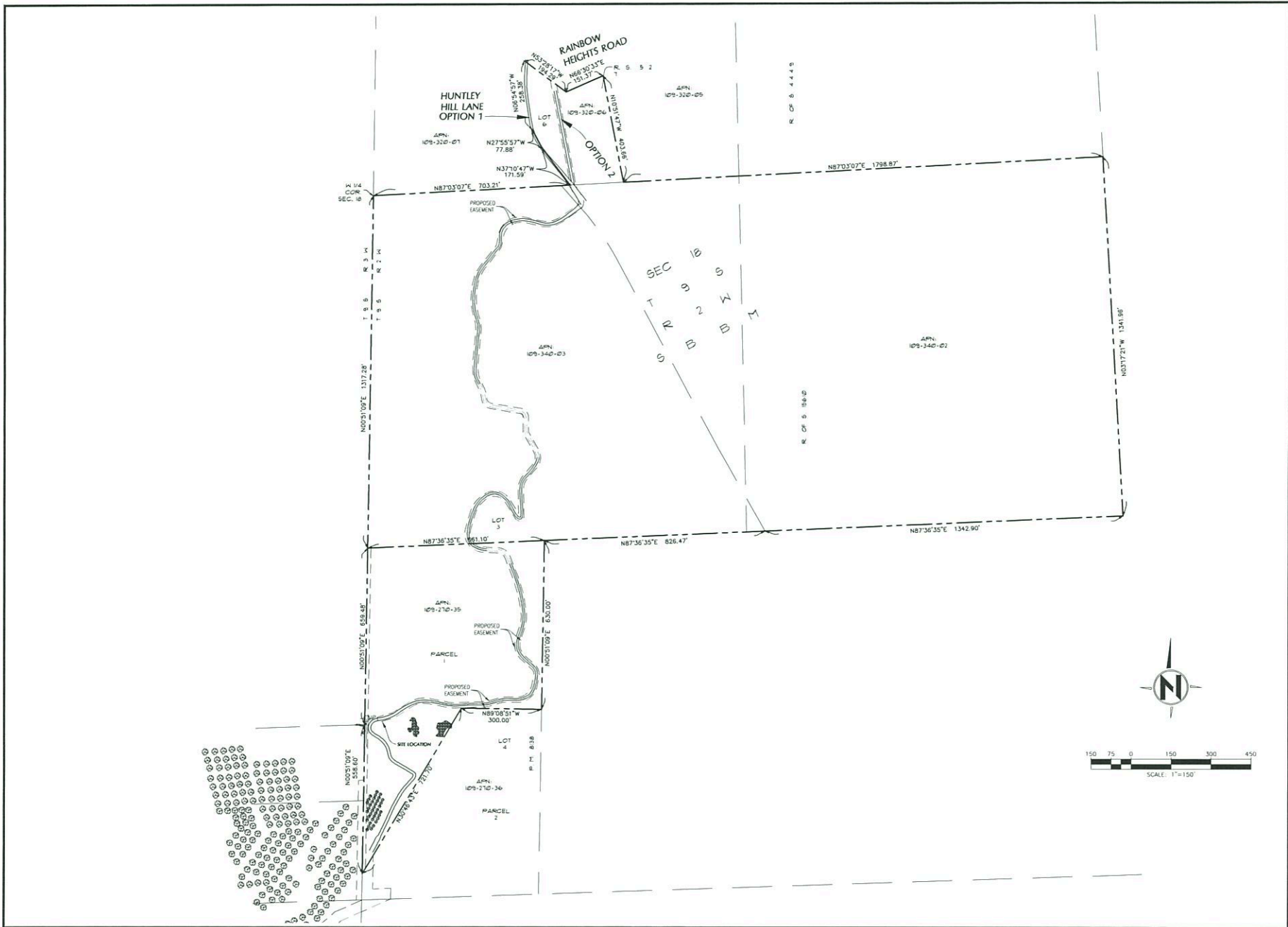
CASEY R. LYNCH, P.L.S.  
LICENSE NO. L.S. 8380

8-22-2018



Sheet No.	Description	Date
1	XXX	XX-XX-XX





Rev.	Description	Date
1	XXX	XXXXXX



Sheet Title:  
**TOPOGRAPHIC SURVEY**

SD0246  
RICE RANCH  
6835 RAINBOW HEIGHTS RD.  
FALLBROOK, CA 92028



Project Number: 130328

Drawn by: JBI

Checked by: CL

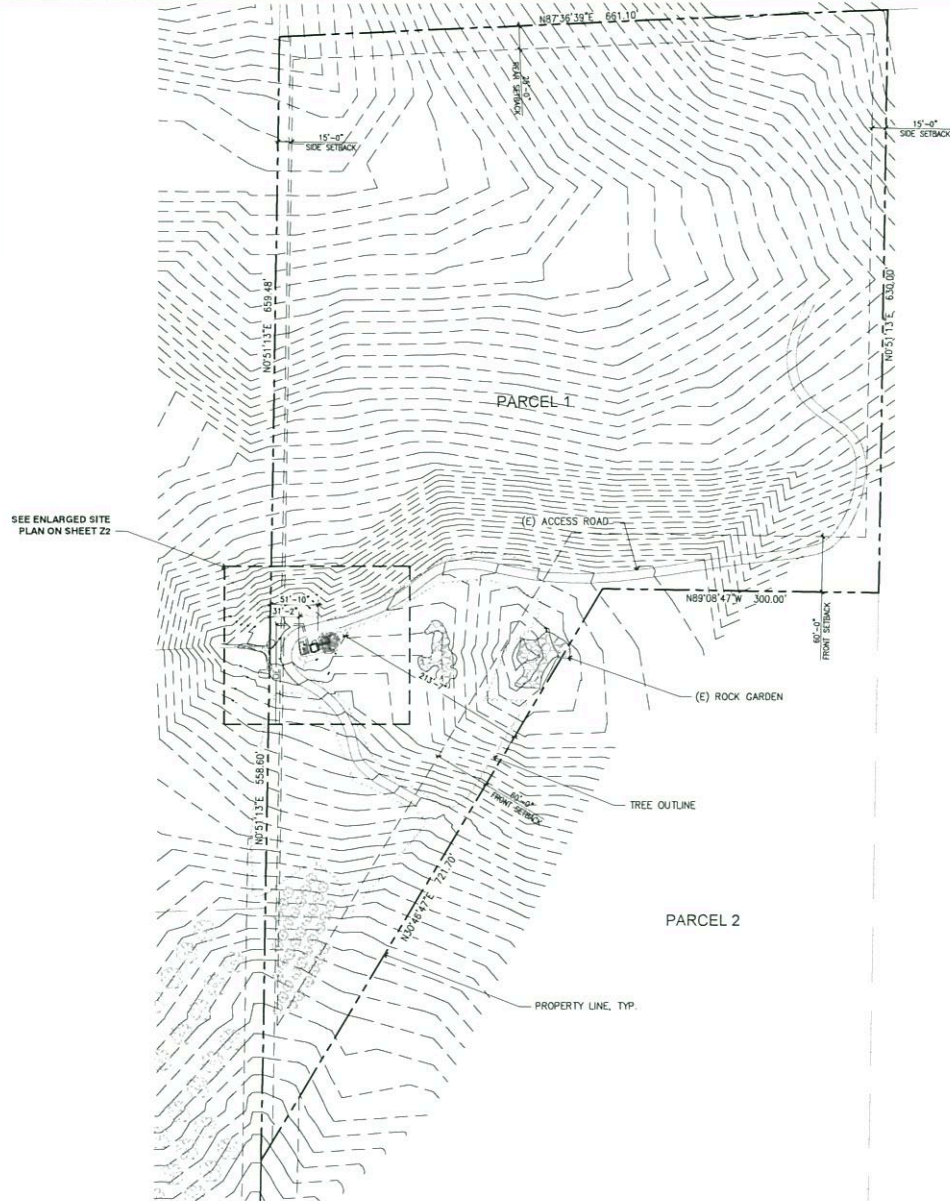
Sheet No:

2-2

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

- CONSTRUCTION OF 8'-8" x 10'-2" x 8'-0" TALL SPLIT-FACE BLOCK ENCLOSURE (NOISE CONTROL FEATURE)
- CONSTRUCTION OF 35'-0" TALL WIND BROWNEED TREE
- INSTALLATION OF STATE OF CALIFORNIA APPROVED EQUIPMENT SHELTER
- INSTALLATION OF AT&T 15 KW GENERATOR
- INSTALLATION OF 4 6'-0" PANEL ANTENNAS PER SECTOR. TOTAL OF (12)
- INSTALLATION OF 1 GPS ANTENNAS
- INSTALLATION OF 12 4-WIRE RADIO SECTORS (RRU)
- INSTALLATION OF 4 WCS RF FILTER
- INSTALLATION OF 4 SURGE PROTECTOR BY THE ANTENNA AREA
- INSTALLATION OF 3 SURGE PROTECTOR BY EQUIPMENT AREA
- INSTALLATION OF 2 FIBER CORD TRUNKS AND (6) DC POWER CABLE TRUNKS.
- INSTALLATION OF 1 MW ANTENNA
- INSTALLATION OF TELE2 / FIBER SERVICE
- INSTALLATION OF A NEW ZONE ELECTRICAL SERVICE

NO LANDSCAPING IS PROPOSED OR  
WILL BE REMOVED ON THIS PROJECT.



SITE PLAN	1" = 60'-0"
-----------	-------------

4	100% ZD NEW DESIGN	08-03-18
3	100% ZD ANT. CHG.	05-03-18
2	100% ZD	04-29-18
1	100% ZD	04-29-18
0	99% ZD	01-24-18
Rev.	Description	Date



## SITE PLAN

SD0246  
RICE CANYON  
16 RAINBOW HEIGHTS RD  
RAINBOW, CA 92028  
NEW SITE BUILD



NOT FOR CONSTRUCTION

Project Number:

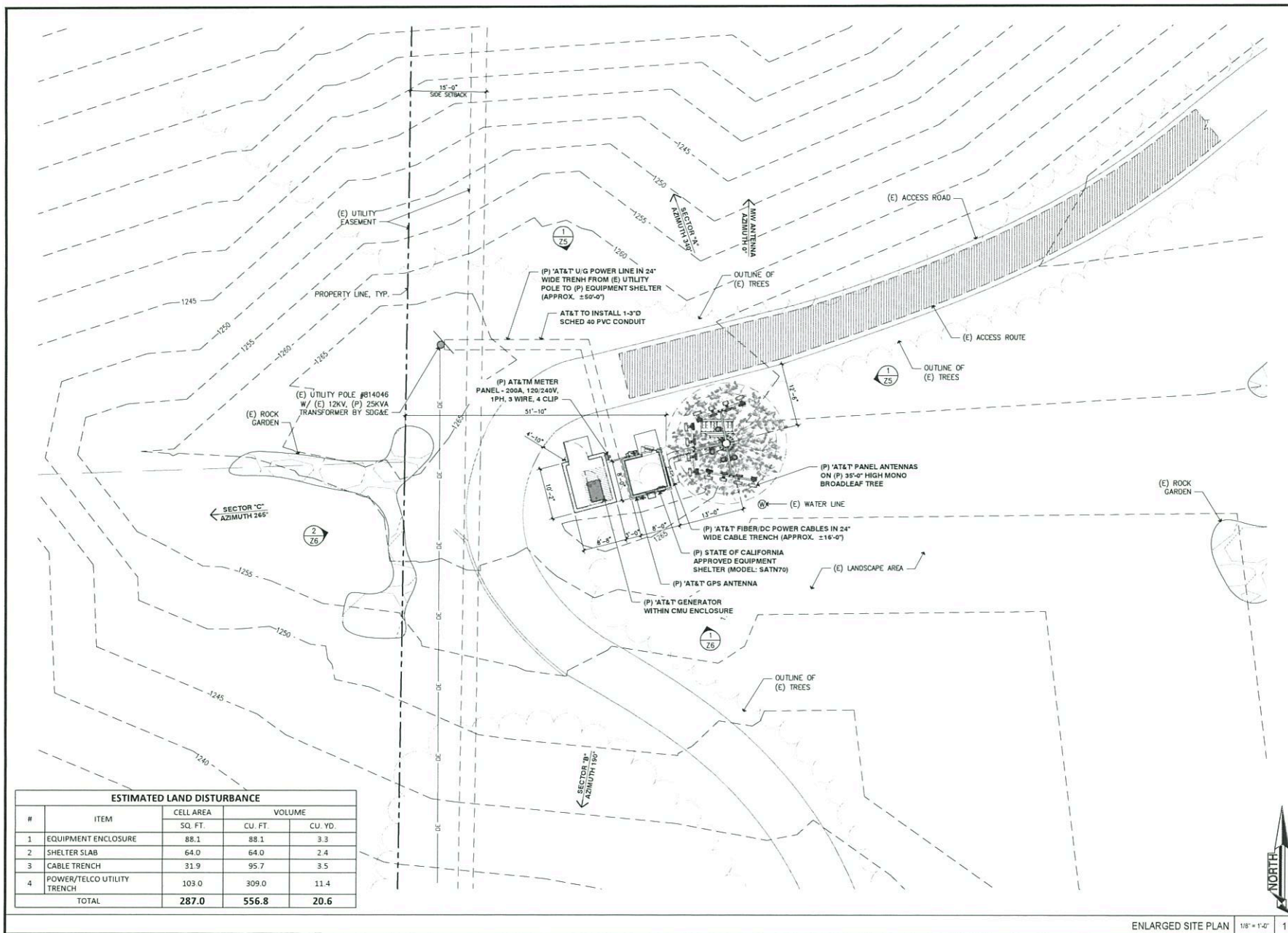
Drawn by: ERO/RP

Checked by: ERO

Sheet No.

Z1





#	Description	Date
4	100% CD	06-03-10
3	100% EIR	06-03-10
2	100% EIR	04-28-10
1	100% CD	04-28-10
0	90% CD	03-24-10



ENLARGED  
SITE PLAN

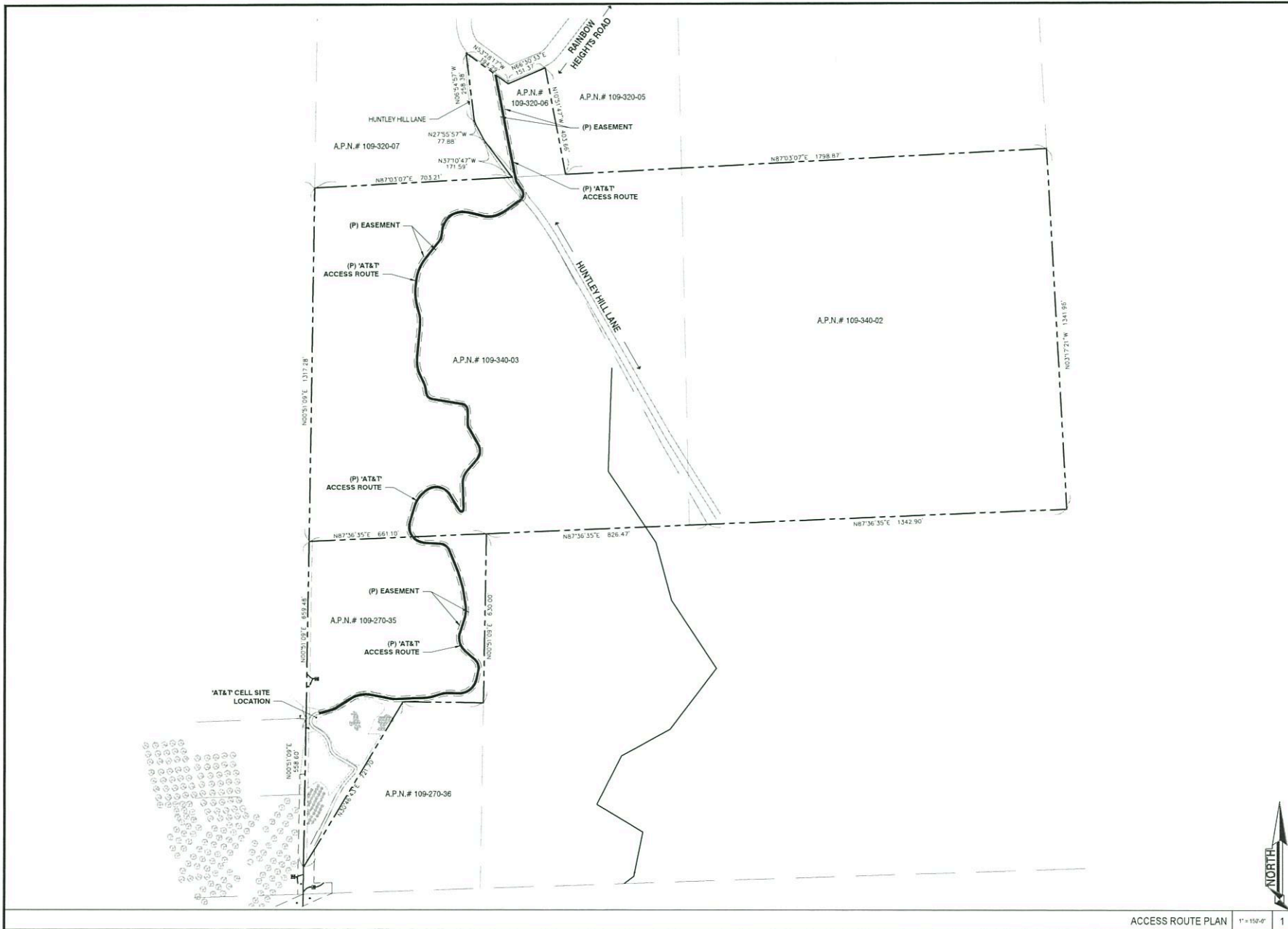
SD0245  
RICE CANYON  
8036 RAINBOW HEIGHTS RD  
RAINBOW, CA 92028  
NEW SITE BUILD



NOT FOR CONSTRUCTION

Project Number  
Drawn by  
ERO/RP  
Checked by  
ERO

Sheet No  
**22**



Rev	Description	Date
4	100% ZD	06-03-19
3	100% ZD	05-03-19
2	100% ZD	04-25-19
1	100% ZD	04-25-19
0	90% ZD	03-26-19



SD0246  
RICE CANYON  
6036 RAINBOW HEIGHTS RD  
RAINBOW, CA 92028  
NEW SITE BUILD



NOT FOR CONSTRUCTION

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

22.1



# BMP SYMBOLS & LEGEND:

## MATERIALS & WASTE MANAGEMENT CONTROL BMP's

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

## TEMPORARY RUNOFF CONTROL BMP's

	DIRECTION OF LOT DRAINAGE	→
SS-2	PRESERVATION OF EXISTING VEGETATION	~PEV~PEV~
SS-7	PHYSICAL STABILIZATION (WINTER)	~EBM~EBM~
SC-5	FIBER ROLLS	FR FR
SC-7	STREET SWEEPING AND VACUUMING	
SC-8	SANDBAG BARRIER	
TC-1	STABILIZED CONSTRUCTION ENTRANCE	
NS-12	CONCRETE CURING	CC

## POST CONSTRUCTION SITE DESIGN BMP's

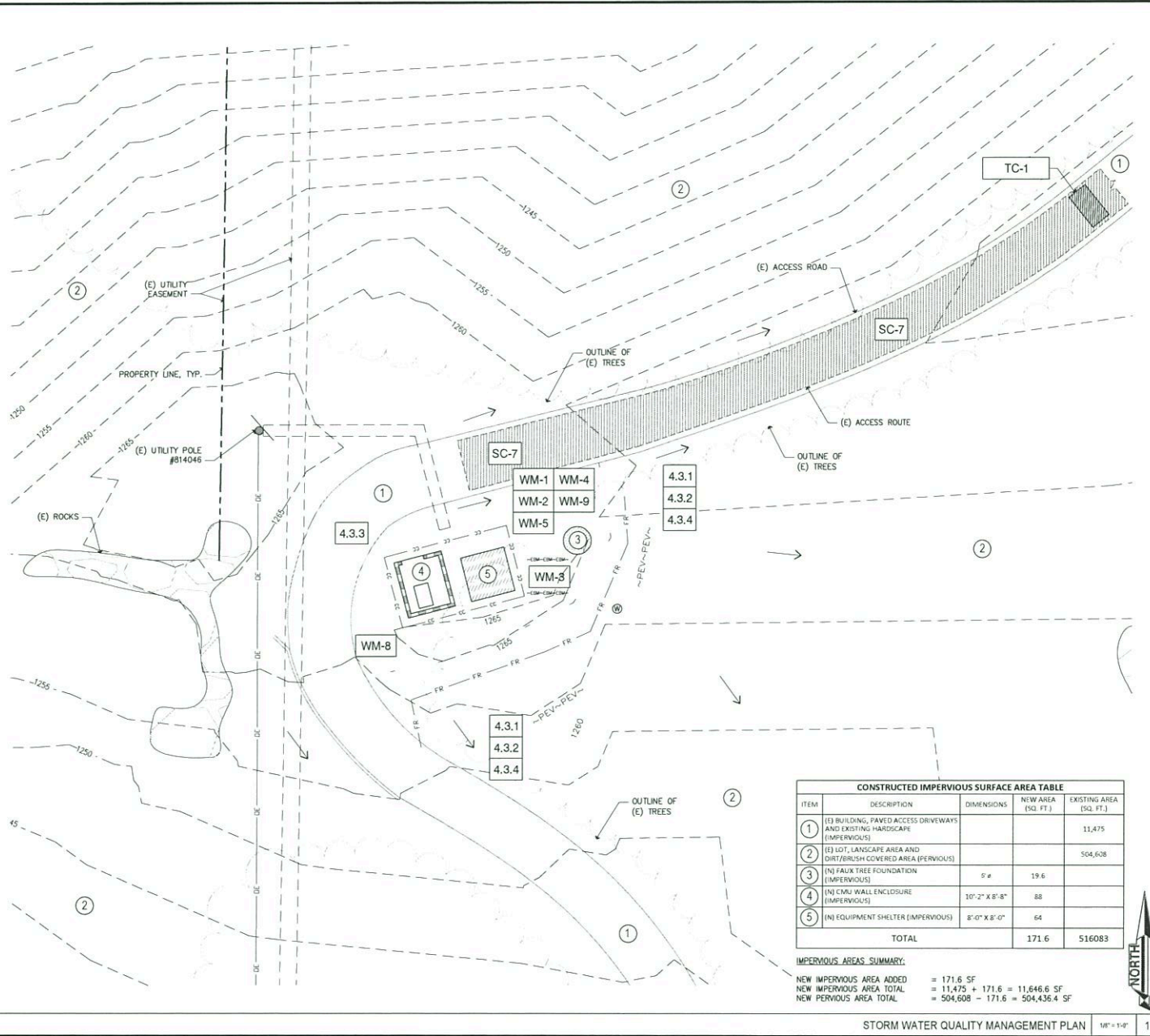
4.3.1	MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
4.3.2	CONSERVE NATURAL AREAS, SOILS AND VEGETATION
4.3.3	MINIMIZE IMPERVIOUS AREA
4.3.4	MINIMIZE SOIL COMPACTION

## STORM WATER QUALITY NOTES - CONSTRUCTION BMP's

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO. CAS010075 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

### MINIMUM REQUIREMENTS:

1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACK INTO THE ADJACENT STREETS OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
2. ALL STOCK PILES OF UNCOMPACTED SOIL & OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN (7) CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION & SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSED THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENTS TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS & EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.



CONSTRUCTED IMPERVIOUS SURFACE AREA TABLE				
ITEM	DESCRIPTION	DIMENSIONS	NEW AREA (SQ. FT.)	EXISTING AREA (SQ. FT.)
1	(E) BUILDING, PAVED ACCESS DRIVEWAYS AND EXISTING HARDSCAPE (IMPERVIOUS)			11,475
2	(E) LOT, LANDSCAPE AREA AND DIRT/BRUSH COVERED AREA (PERVIOUS)			504,608
3	(N) FAUX TREE FOUNDATION (IMPERVIOUS)	5' x	19.6	
4	(N) CMU WALL ENCLOSURE (IMPERVIOUS)	10'-2" X 8'-8"	88	
5	(N) EQUIPMENT SHELTER (IMPERVIOUS)	8'-0" X 8'-0"	64	
TOTAL			171.6	516083

### IMPERVIOUS AREAS SUMMARY:

NEW IMPERVIOUS AREA ADDED	= 171.6 SF
NEW IMPERVIOUS AREA TOTAL	= 11,475 + 171.6 = 11,646.6 SF
NEW PERVIOUS AREA TOTAL	= 504,608 - 171.6 = 504,436.4 SF

STORM WATER QUALITY MANAGEMENT PLAN 1/1" = 1'-0"

Rev.	Description	Date
4	100% CD NEW DESIGN	04/03/18
3	100% CD ANT. CHG.	06/04/18
2	100% CD	06/25/18
1	100% CD	06/29/18
0	90% CD	07/24/18



NOT FOR CONSTRUCTION

Project Number

Drawn by: ERO/RP

Checked by: ERO

Sheet No.

Z2.2

4	100% ZD	08-03-18
3	100% ZD	06-03-18
2	100% ZD	04-29-18
1	100% ZD	04-29-18
0	90% ZD	03-24-18
Rev.	Description	Date



SD0245  
RICE CANYON  
6035 RAINBOW HEIGHTS RD  
RAINBOW, CA 92028  
NEW SITE BUILD

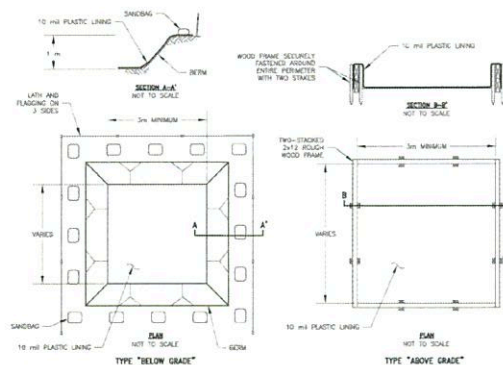


NOT FOR CONSTRUCTION

Project Number
Drawn by
Checked by
Sheet No

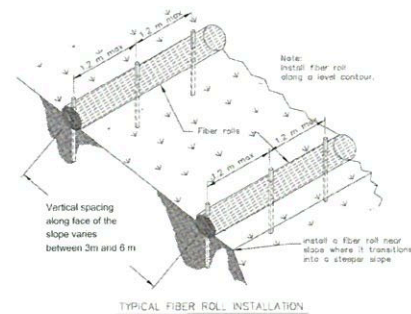
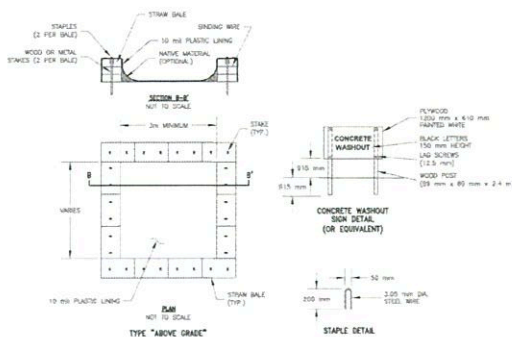
Z2.3

1 - 28

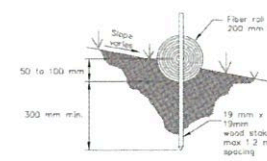


- NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
  2. THE CONCRETE WASHOUT SIGN (SEE PAGE 6) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

WM-8 CONCRETE WASTE MANAGEMENT - DETAIL

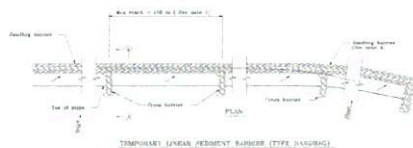


TYPICAL FIBER ROLL INSTALLATION



ENTRENCHMENT DETAIL

SC-5 FIBER ROLLS - DETAILS



TEMPORARY LINEAR SEDIMENT BARRIER (TYPE SANDBAG)

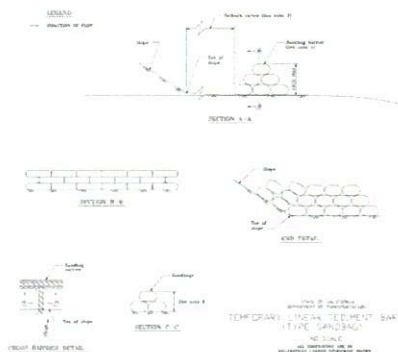


TEMPORARY LINEAR SEDIMENT BARRIER (TYPE SANDBAG)

NOTES:

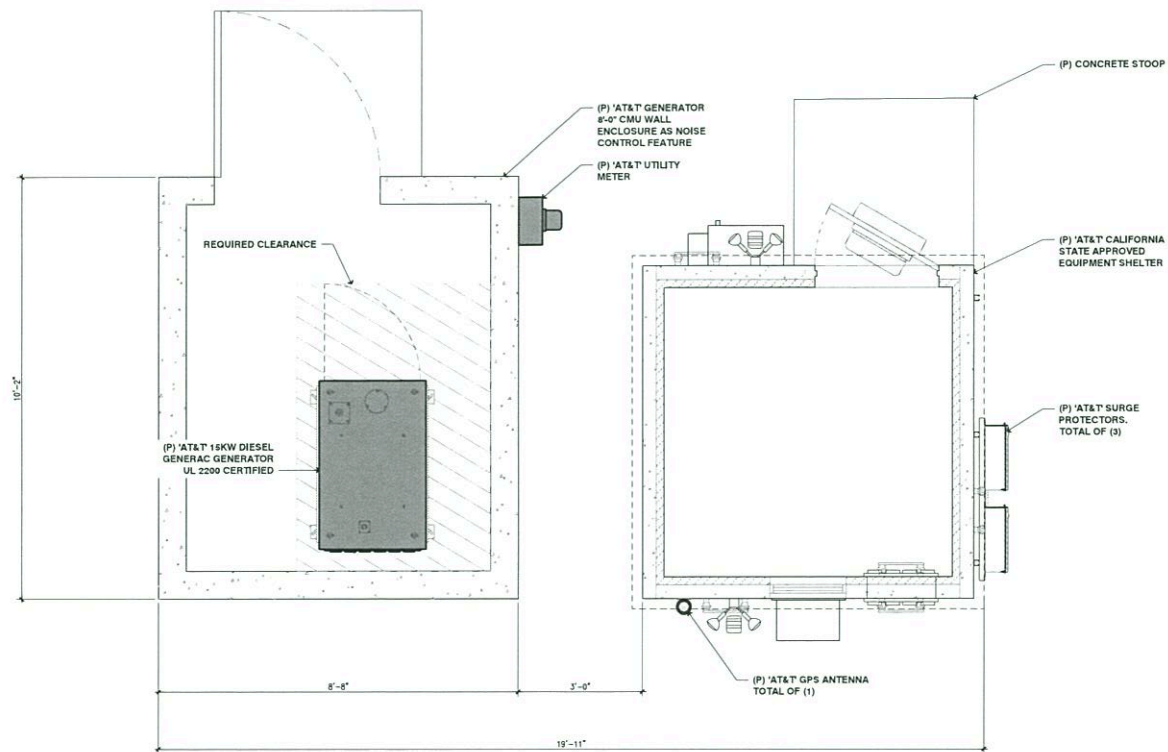
1. Establish the length of each row so that the change in line direction along the line does not exceed 15 degrees.
2. The top of the barrier shall be no higher than 1.2m.
3. The bottom of the barrier shall be no lower than 0.3m.
4. The barrier shall be no wider than 1.2m.
5. The barrier shall be no more than 1.2m high.
6. The barrier shall be no more than 1.2m wide.
7. The barrier shall be no more than 1.2m high.

SC-8 SANDBAG BARRIER - DETAIL



TEMPORARY LINEAR SEDIMENT BARRIER (TYPE SANDBAG)

- NOTES:  
 1. THE CMU WALL ENCLOSURE IS CONSIDERED A NOISE CONTROL DESIGN FEATURE.  
 2. STRUCTURES SHALL HAVE FIRE RESISTIVE CONSTRUCTION.



ENLARGED EQUIPMENT PLAN

3/4" = 1'-0"

1



Rev	Description	Date
4	100% ZD NEW DESIGN	06/03/18
3	100% ZD ANT CHG	05/03/18
2	100% ZD	04/25/18
1	100% ZD	04/25/18
0	90% ZD	03/24/18



ENLARGED  
EQUIPMENT PLAN

SD0246  
RICE CANYON  
6035 RAINBOW HEIGHTS RD  
RAINBOW, CA 92028  
NEW SITE BUILD



NOT FOR CONSTRUCTION

Project Number	
Drawn By	ERO/RP
Checked By	ERO
Sheet No.	Z3

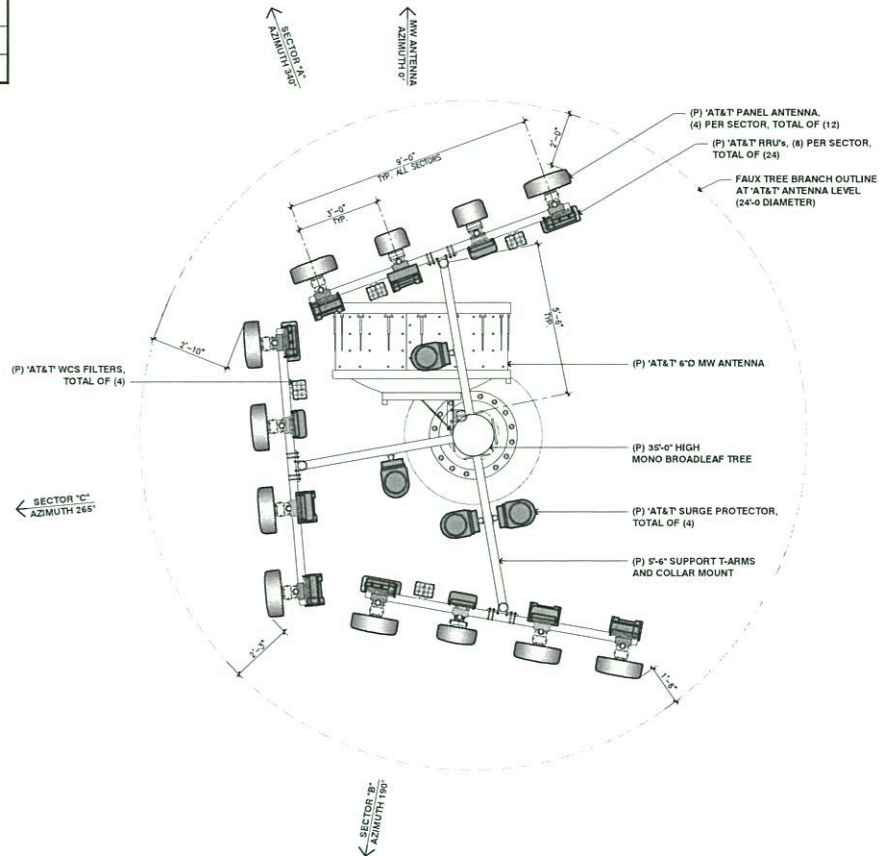


# PROPOSED ANTENNA / RRU SCHEDULE

SECTOR	TECHNOLOGY	ANTENNA				RRU MODEL / QTY.	TMA / FILTER MODEL / QTY.	TRANSMISSION LINES	
		MODEL	AZMUTH	RAD CENTER	TIP HEIGHT			FIBER / POWER (LENGTH FT +/- 5')	
ALPHA SECTOR	A1	LTE 700 / LTE 1900	80010965	340°	26'-9"	30'-0"	RRU-11 E B12 / 4415 B25	-	FIBER
	A2	FWLL / LTE	HBSA-M65R-KU-H6	340°	27'-2"	30'-0"	RRU-32 (2)	WCS-IMFG-AMT-43 (1)	FIBER
	A3	FWLL / FIRSTNET	HBSA-M65R-KU-H6	340°	27'-2"	30'-0"	RRU-32 (1) / B14 4478 (1)	WCS-IMFG-AMT-43 (1)	FIBER
	A4	LTE 850 / LTE AWS	80010965	340°	26'-9"	30'-0"	4478 B5 (1) / 4426 B66 (1)	-	FIBER
BETA SECTOR	B1	LTE 700 / LTE 1900	80010965	190°	26'-9"	30'-0"	RRU-11 E B12 / 4415 B25	-	FIBER
	B2	FWLL / LTE	SBNNH-1D45C	190°	26'-0"	30'-0"	RRU-32 (2)	WCS-IMFG-AMT-43 (1)	FIBER
	B3	LTE / FIRSTNET	80010965	190°	26'-9"	30'-0"	RRU-32 (1) / B14 4478 (1)	-	FIBER
	B4	LTE 850 / LTE AWS	80010965	190°	26'-9"	30'-0"	4478 B5 (1) / 4426 B66 (1)	-	FIBER
GAMMA SECTOR	C1	LTE 700 / LTE 1900	80010965	265°	26'-9"	30'-0"	RRU-11 E B12 / 4415 B25	-	FIBER
	C2	FWLL / LTE	80010965	265°	26'-9"	30'-0"	RRU-32 (2)	WCS-IMFG-AMT-43 (1)	FIBER
	C3	FIRSTNET / LTE	80010965	265°	26'-9"	30'-0"	RRU-32 (1) / B14 4478 (1)	-	FIBER
	C4	LTE 850 / LTE AWS	80010965	265°	26'-9"	30'-0"	4478 B5 (1) / 4426 B66 (1)	-	FIBER

## PROPOSED MW ANTENNA SCHEDULE

MW ANTENNA				TRANSMISSION LINES
MAKE / MODEL	DIAMETER	AZIMUTH	ANTENNA TIP HEIGHT	
COMMScope UHX6-69.L	6"	0°	23'-0"	FIBER 90±



NOTE:  
PROPOSED ANTENNAS, RRU's AND OTHER EQUIPMENTS ARE TO BE PAINTED DARK GREEN TO MATCH NEW MONO BROADLEAF TREE AND ADD SOCK TO EACH ANTENNA.

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

2

Rev	Description	Date
4	100% ZD NEW DESIGN	09-03-19
3	100% ZD ASB (25)	05-03-19
2	100% ZD	04-25-19
1	100% ZD	04-25-19
0	90% ZD	01-26-18



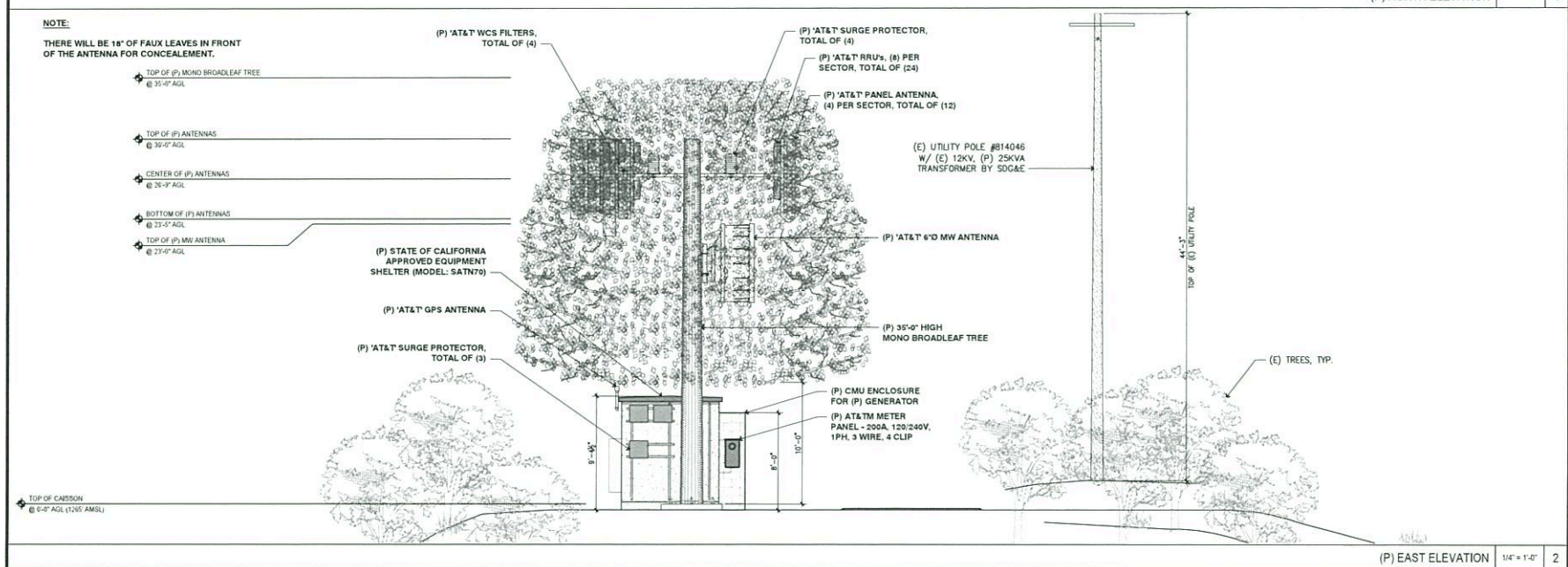
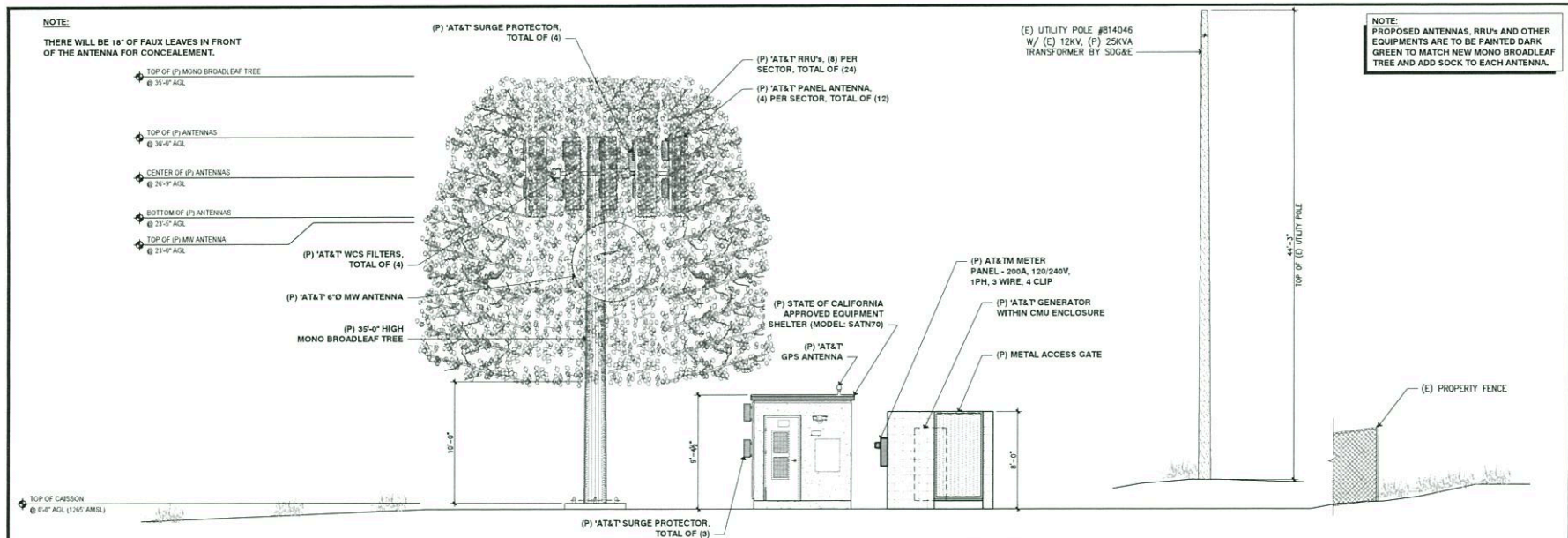
Drawn by  
**ANTENNA PLAN AND SCHEDULE**

SD0246  
RICE CANYON  
6035 RAINBOW HEIGHTS RD  
RAINBOW, CA 92028  
NEW SITE BUILD



NOT FOR CONSTRUCTION

Project Number  
Drawn by ERO/RP  
Checked by ERO  
Sheet No.  
**Z4**



Rev	Description	Date
4	100% ZD NEW ELEVATIONS	05-03-18
3	100% ZD ANTENNA	05-03-18
2	100% ZD	04-29-18
1	100% ZD	04-29-18
0	90% ZD	03-24-18



**SITE ELEVATIONS**

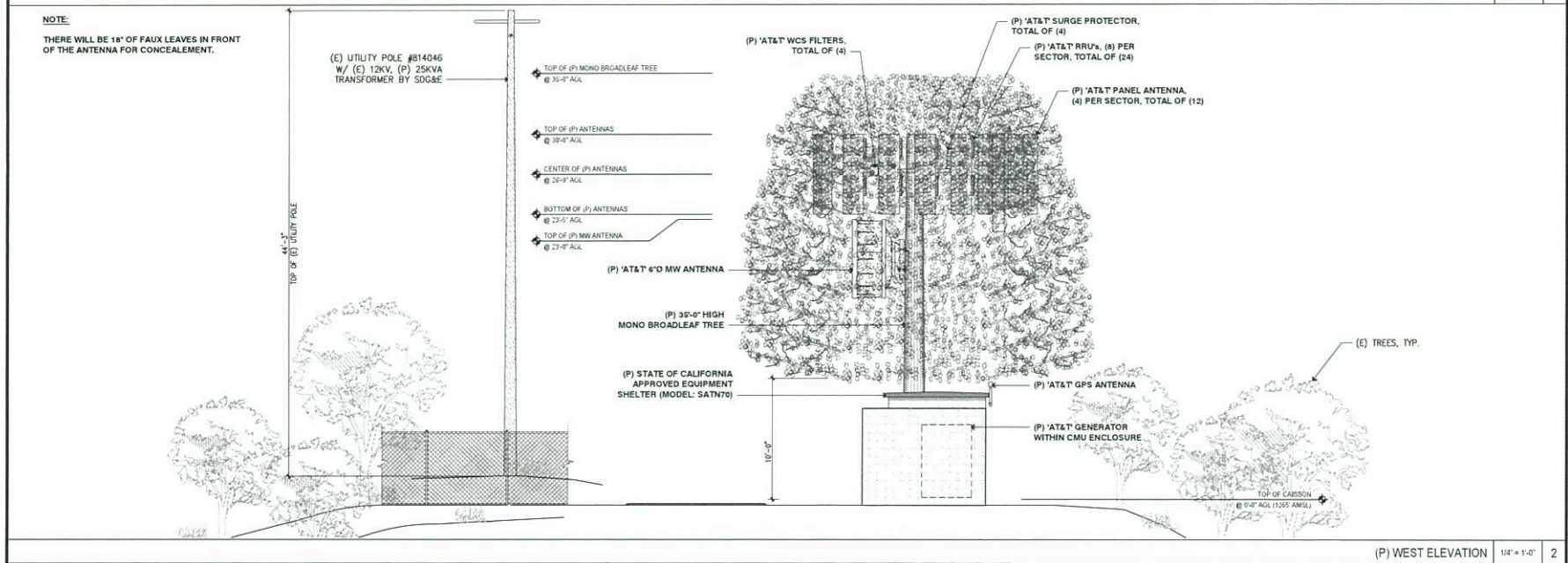
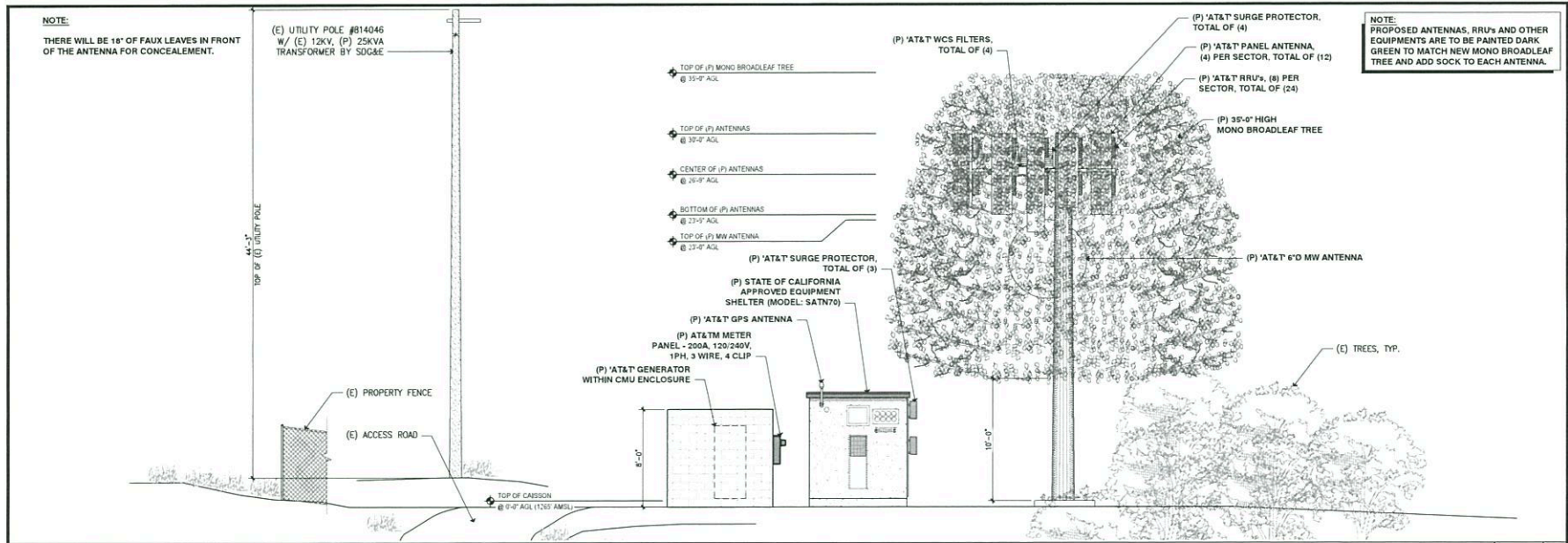
SD0246  
RICE CANYON  
6036 RAINBOW HEIGHTS RD  
RAINBOW, CA 92028  
NEW SITE BUILD



NOT FOR CONSTRUCTION

Project Number  
Drawn by: ERO/RP  
Checked by: ERO  
Sheet No: **Z5**





Rev.	Description	Date
1	100% ZD NEWWORK	06/03/18
2	100% ZD REVISED	06/03/18
3	100% ZD REVISED	06/03/18
4	100% ZD REVISED	06/03/18
5	100% ZD REVISED	06/03/18
6	100% ZD REVISED	06/03/18
7	100% ZD REVISED	06/03/18
8	100% ZD REVISED	06/03/18
9	100% ZD REVISED	06/03/18
10	100% ZD REVISED	06/03/18



SD0246  
RICE CANYON  
RAINBOW HEIGHTS RD  
RAINBOW, CA 92028  
NEW SITE BUILD

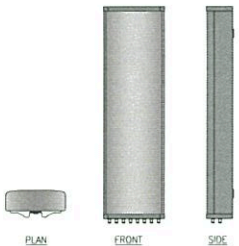
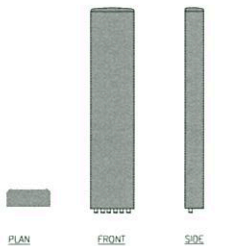
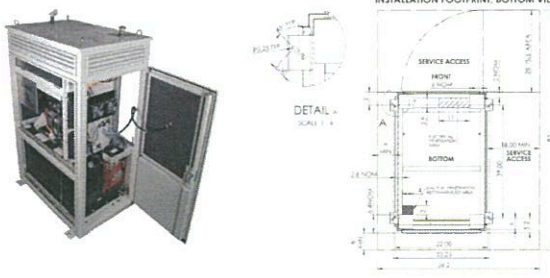
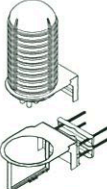
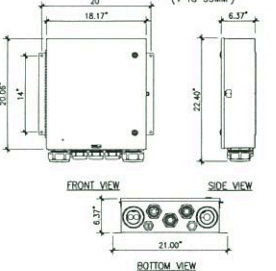
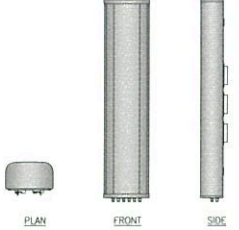
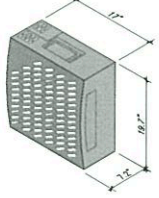
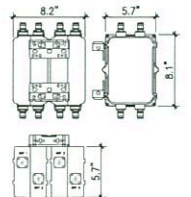

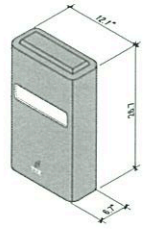
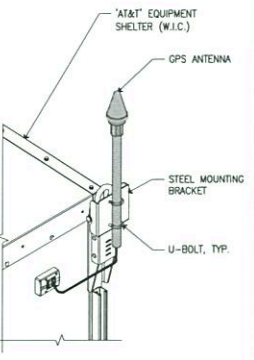
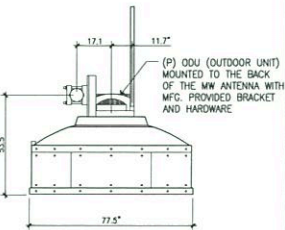


NOT FOR CONSTRUCTION

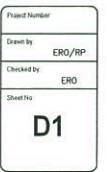
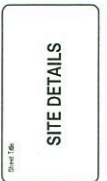
Project Number  
Drawn by  
Checked by  
Shed No.

Z6



<b>KATHREIN 80010964K</b> DIMENSIONS, LxWxD: 1499 x 508 x 175mm (59" x 20" x 6.9") WEIGHT (W/OUT CLAMP): 38 kg (83.8 lbs) CONNECTOR: 8 x 4.3-10 FEMALE 	<b>COMMSCOPE SBNHH-1D45 C</b> DIMENSIONS, LxWxD: 2437x301x181mm (95.9"x18"x7") WEIGHT: 36.1 kg (79.5 lbs) CONNECTOR: (6) 7/16 DIN FEMALE 	<b>POLAR POWER INC.</b> Back-up Diesel DC Generator Set MODEL NUMBER: 8220-15K-0-603 - DIESEL 15KW -48 VDC DRY WEIGHT (lb/kg): 1248 / 566 DIMENSION (LxWxH) (in/cm): 32 x 50 x 72 / 81.3 x 127 x 183 	<b>RAYCAP DC6-48-60-18-8F</b> DIMENSIONS, WxDxH: 280x470x794mm (11"x18.5"x31.25") NOMINAL OPERATING VOLTAGE: 48 VDC NOM. DISCHARGE CURRENT: 20 kA 8/20s MAX. CONTINUOUS DISCHARGE CURRENT: 60 kA 8/20s OPERATING VOLTAGE: 75 VDC VOLTAGE PROTECTION RATING: 400 V 150 MPH SUSTAINED (105.7 lbs) 195 MPH GUST (213.6 lbs) WIND LOADING: 32.8 lbs TOTAL WEIGHT:  <b>DC12-48-60-0-25E</b> DIMENSIONS, WxDxH: 18.17"x6.37"x20.06" WEIGHT: 56.3 lbs CONN. TERMINAL METHOD: COMPRESSION LUG CONN. TERMINAL HARDWARE: COPPER #14 TO 2# AWG (2.5 TO 35MM <sup>2</sup> ) ALUMINUM #12 TO 2# AWG (4 TO 35MM <sup>2</sup> ) 
(P) ANTENNA SPECIFICATIONS NTS 1 <b>CCI HBSA-M65R-KU-H6</b> DIMENSIONS, LxWxD: 68.1x13.7x8.5 in (1730x348x216 mm) FRONT WIND LOAD: 217 LBS @ 100 MPH SIDE WIND LOAD: 147 LBS @ 100 MPH WEIGHT: 44.5 LBS (20.2 KG) CONNECTOR: 6 x 7-16 DIN FEMALE LONG NECK 	(P) ANTENNA SPECIFICATIONS NTS 2 <b>ERICSSON RRU-11 E2 B12</b> DIMENSIONS, WxDxH: (17"x7.2"x19.7") POWER CONSUMPTION: 200 WATTS TOTAL WEIGHT: 55 lb (25 kg) TEMPERATURE: -40° TO 55° C 	(P) GENERATOR SPECIFICATIONS NTS 7 <b>QUAD WCS IMFQ</b> FOR 2360-2395 MHz AMT BAND CO-LOCATION MODEL NUMBER: WCS-IMFQ-AMT-43 PART NUMBER: E15V87P73 DIMENSIONS, HxDxW: 206x144x209 mm (8.1x 5.7 x 8.2 in) WEIGHT: W/O MOUNTING 8 kg (17.6 lbs) W/ MOUNTING 9.3 kg (20.4 lbs) FINISH: GRAY PAINT CONNECTORS, RF: 4.3-10 FEMALE GROUND TERMINAL DIAMETER, MM (IN): 5 (0.20) 	(P) SURGE PROTECTOR SPECIFICATIONS NTS 12 NOT USED NTS 13
(P) ANTENNA SPECIFICATIONS NTS 3 <b>ERICSSON 4478 B14 &amp; B5</b> DIMENSIONS, WxDxH: 13.4"x8.26"x18.1" WEIGHT: 59.4 lbs (27 Kg) MAX WIND LOAD: 50M/SEC = 260N BREAKER SIZE: 25A <b>ERICSSON 4426 B66</b> DIMENSIONS, WxDxH: 13.19"x5.8"x14.96" WEIGHT: 48.4 lbs (22 Kg) MAX WIND LOAD: 50M/SEC = 260N BREAKER SIZE: 25A <b>ERICSSON 4415 B25</b> DIMENSIONS, WxDxH: 13.4"x5.9"x16.5" WEIGHT: 46 lbs (21 Kg) MAX WIND LOAD: 50M/SEC = 260N BREAKER SIZE: 25A 	(P) RRU SPECIFICATIONS NTS 4 <b>ERICSSON RRU-32</b> DIMENSIONS, WxDxH: 12.1"x6.7"x26.7" WEIGHT: 24 Kg/53 lbs (W/O MOUNTING HARDWARE) OUTPUT POWER: CPRI 2 PORTS x 10 Gbps PORTS: 830 FREQUENCY: 20A BREAKER: 800 	(P) GPS ANTENNA DETAIL NTS 8 	(P) WCS FILTER SPECIFICATIONS NTS 9 NOT USED NTS 11 NOT USED NTS 14
(P) RRU SPECIFICATIONS NTS 5	(P) RRU SPECIFICATIONS NTS 6	(P) MW ANTENNA SPECS NTS 10 	NOT USED NTS 11 NOT USED NTS 14

Rev	Description	Date
4	100% ZD NEW DESIGN	10/03/19
3	100% ZD ANT. CHG	10/03/19
2	100% ZD	10/29/19
1	100% ZD	10/29/19
0	90% ZD	10/24/19



**Attachment B – Form of Decision  
Approving PDS2018-MUP-18-010**



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

MARK WARDLAW  
*Director*  
 KATHLEEN FLANNERY  
*Assistant Director*

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

**COMMISSIONERS**

Michael Seiler (Chair)  
 Douglas Barnhart (Vice Chair)  
 Michael Beck  
 Leon Brooks  
 Michael Edwards  
 Bryan Woods  
 David Pallinger

February 8, 2019

**PERMITEE:** AT&T MOBILITY  
**MAJOR USE PERMIT:** PDS2018-MUP-18-010  
**E.R. NUMBER:** PDS2018-ER-18-02-002  
**PROPERTY:** RAINBOW CREST ROAD, RAINBOW  
**APN(S):** 109-270-35; 109-340-02, -03; 109-270-14; 109-320-05, -06

**DECISION OF THE PLANNING COMMISSION**

This Major Use Permit for MUP-18-010 consists of 13 sheets including plot plan, equipment layout and elevations dated August 3, 2018. This permit authorizes the construction, operation and maintenance of a wireless telecommunication facility, which includes a 35-foot tall faux mono-broadleaf tree with up to 12 panel antennas, two GPS antennas, 24 remote radio unit (RRUs), three surge suppressors, and two radiofrequency (RF) filters. The associated equipment will be located within an eight-foot concrete masonry unit (CMU) block wall enclosure, and a nine-foot four-inch tall prefabricated equipment enclosure just west of the faux mono-broadleaf tree pursuant to Sections 6985, 6986, and 7358 of the Zoning Ordinance.

The wireless telecommunication facility is considered a "high visibility" facility; therefore pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 15 years (February 8, 2034). This may be extended for an additional period of time by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

**MAJOR USE PERMIT EXPIRATION:** This Major Use Permit shall expire on **February 8, 2021** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

.....  
**SPECIFIC CONDITIONS:** Compliance with the following Specific Conditions 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.

**BUILDING PERMIT:** *(Prior to approval of any building plan and the issuance of any building permit).*

3. **NOISE#1-NOISE REQUIREMENT [PDS, FEE X2]**  
**INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

1. The proposed generator unit shall be located within an eight foot high CMU block wall enclosure.

**DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to *[PDS, BPPR]* for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The *[PDS,*

*BPPR*] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

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

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

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

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

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

**6. NOISE#2–NOISE CONTROL DESIGN MEASURES [PDS FEE X2]**

**INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans:



1. The proposed generator unit shall be located within an eight foot high CMU block wall enclosure.

**TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational.

**MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

## 7. 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@sdcounty.ca.gov](mailto:joan.swanson@sdcounty.ca.gov). **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

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

## 8. PLN#3–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, and all lighting and 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. ROADS#1–PRIVATE ROAD MAINTENANCE**

**INTENT:** In order to ensure that the on- and off-site private easement roads are maintained and repaired if damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on- and off-site private easement roads that serve the Project. During the term of the permit, the owner(s) of the private road easement(s) shall share proportionately to the use made of the easement(s) that serve the Project, pursuant to California Civil Code Section 845. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

**10. PLN#4–SITE CONFORMANCE: [PDS, PCO] [OG].**

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

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations dated 08/21/2018. 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.

#### **11.NOISE#3–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:

- a. 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.
- b. The operations of any mechanical equipment associated with this Major Use Permit shall conform to the daytime and nighttime sound level limits for uses zoned as S92 pursuant to Section 36.404.

**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.

#### **MAJOR USE PERMIT FINDINGS**

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

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

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

The project is a Major Use Permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunication facility. The facility consists of a 35-foot tall faux mono-broadleaf tree and associated equipment within one eight-foot tall concrete masonry unit (CMU) equipment enclosure and one nine-foot four-inch tall prefabricated equipment enclosure. The equipment enclosures, located to the west of the faux mono-broadleaf tree, are designed to

blend with the surrounding landscape by utilizing earth-tone colors. Due to topography, height of the enclosures, and existing vegetation, the enclosures are not visible to nearby residents or motorists. The faux mono-broadleaf tree will be somewhat visible to nearby residents and motorists, however the existing vegetation in the surrounding area and distance from public roads 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 semi-rural residential and agricultural. The area surrounding the project site consists of residential use types, vacant land, and agricultural operations. The proposed wireless telecommunication facility would be located approximately 400 feet southeast of the nearest neighboring residential structure.

The photo simulations illustrate that the proposed wireless telecommunication facility and equipment enclosures would be unobtrusive to the surrounding residential and road viewshed. The view of the wireless facility would be minimized due to the distance from surrounding residences and the camouflaged design. The equipment enclosures would be an earth-tone color to match the surrounding landscape and have a low profile as it is located at the base of the faux tree. The wireless telecommunication facility is located over two miles from any scenic corridors, separated by residences, vacant land, and sloping topography. The faux mono-broadleaf tree is designed to fit in with the rural and agricultural community character of the area. Hilly terrain and vegetation separates the proposed facility from nearby residences, helping minimize the scale and bulk of the proposed facility. Considering the distance between the proposed wireless facility and the nearest public roadways and residences, and the existing avocado grove surrounding the facility, the design of the facility, the topography, and that the proposed facility would blend in with the surrounding area; the project would be in harmony with surrounding land uses in terms of scale and bulk and would not result in a negative impact to the surrounding area.

*Coverage:*

The project would not result in coverage that is out of character with the surroundings. The subject property is approximately 110 acres and contains a single-family residence with accessory structures, and agricultural buildings. The surrounding area is characterized as rural residential and agricultural. Surrounding land uses include residential and agricultural uses on larger lots. Coverage of the surrounding properties ranges from zero percent for undeveloped lots to approximately 2 percent for smaller residential lots. The pre-project coverage of the site is less than one percent. With the addition of the new facility, the coverage of the site would increase by 605 square feet, approximately 0.01 percent of the total property. This addition of coverage will be compatible with the existing coverage of the property and will help maintain the rural character of the surrounding community.



*Density:*

No residential structures are proposed. The project is a MUP for the authorization of a 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 within the jurisdiction of the North County Fire Protection District. The project is in compliance with all fire protection requirements. The project does not require sewer service. Electrical and telephone services are available on-site. Therefore, all required services are available for the project.

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

The project is an unmanned wireless telecommunication facility which would consist of a 35-foot tall faux mono-broadleaf tree with two equipment enclosures. The equipment enclosures would be colored an earth tone to help blend with the surrounding landscape. The enclosures would be hidden from view of residents and motorists in the surrounding area due to distance, vegetation, and hilly terrain. The nearest neighboring residence is approximately 400 feet north of the proposed facility.

The photo simulations illustrate that the line, form, and color of the new facility would be largely consistent with existing rural community character elements, including other water tanks and agricultural buildings, in the surrounding area.

The facility would be located on a 110-acre parcel over two miles north and east of Interstate 15. Considering the camouflaged faux tree design of the facility, and its location away from other residences, the siting of the facility, as designed, would not cause an adverse aesthetic effect to the surrounding land uses or roadways. For the reasons stated above, the project would not have a harmful effect on the desirable neighborhood character.

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

The traffic generated from the project is expected to be one maintenance trip per month. 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 MUP for the authorization of an unmanned wireless telecommunication facility. The subject property is developed with access and utility services adequate to serve the proposed use. The installation of the telecommunication facility would not require significant alteration to the land form. The project, as designed, would blend into the existing structure, and would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

No relevant impacts were identified.

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

The project is subject to the Regional Category Semi Rural, Land Use Designation Semi Rural (SR-10). The project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project complies with General Plan Policy LU 15.1 – telecommunication facilities compatibility with setting because it would support the surrounding community, has been designed and sited to minimize visual impacts, would not result in adverse impacts to the natural environment and would be compatible with existing nearby development and community character. The project also complies with General Plan Policy LU 15.2 because the project is able to support multiple carriers if necessary. Lastly, the project complies with General Plan Policy COS 11.3 because the project has been designed to minimize visual impacts by camouflaging the facility so as not to impact the viewshed of neighboring uses or detract from the visual settings of nearby roads. Therefore, the project is consistent with the San Diego County General Plan.

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

Pursuant to CEQA Guidelines Section 15303, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the installation of small, new equipment and facilities and structures. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause a substantial change in the significance of historical resources and would not result in negative visual impacts to a scenic highway.

.....

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

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

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

**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (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 be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION PROGRAM/susmppdf/lid\\_handbook\\_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

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

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

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

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

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

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

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

**NOTICE:** The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding



migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 6010 Hidden Valley Rd, Carlsbad, CA 92011-4219, (760) 431- 9440, <http://www.fws.gov/>.

<b>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</b>			
<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 (DEH)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
Real Property Division	RP		

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

MUP-18-010

February 8, 2018

COUNTY OF SAN DIEGO PLANNING COMMISSION  
MARK WARDLAW, SECRETARY

BY:

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

cc: Richard and Gayle Marrocco, 6036 Rainbow Heights Road, Fallbrook, CA 92028  
M&M Telecom, Morgan Norville, 6886 Mimosa Drive, Carlsbad, CA 92011

email cc:

Ed Sinsay, Team Leader, Land Development/Engineering, PDS  
Ashley Smith, Planning Manager, Project Planning, PDS

## **Attachment C – Environmental Documentation**

## NOTICE OF EXEMPTION

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

FROM: County of San Diego  
Planning & Development Services, M.S. 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: AT&T Rice Canyon Wireless Telecommunication Facility Major Use Permit; PDS2018-MUP-18-010, PDS2018-ER-18-02-002

Project Location: The project is located at 6036 Rainbow Crest Road within the Rainbow Community in the unincorporated area of San Diego County. APNs: 109-270-35; 109-340-02, -03; 109-270-14; 109-320-05, -06.

Project Applicant: M&M Telecom, for AT&T Mobility, 6886 Mimosa Drive, Carlsbad, CA 92011; 501-508-9392

Project Description: The project is a proposed wireless telecommunication facility including a 35-foot tall faux mono-broadleaf tree with associated equipment within one eight-foot tall concrete masonry unit (CMU) wall equipment enclosure and one nine-foot four-inch tall prefabricated equipment enclosure.

Agency Approving Project: County of San Diego

County Contact Person: Denise Russell; 858-694-2019

Date Form Completed: February 8, 2019

This is to advise that the County of San Diego Planning Commission has approved the above described project on February 8, 2019 and found the project to be exempt from the CEQA under the following criteria:

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

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it is 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 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: (858) 694-2019

Name (Print): Denise Russell 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  
AT&T Rice Canyon Wireless Telecommunication Facility Major Use Permit,  
PDS2018-MUP-18-010; PDS2018-ER-18-02-002**

**February 8, 2019**

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

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

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

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

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

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

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

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

The project is an unmanned wireless telecommunication facility and does not propose the addition of any landscaping. Therefore, the project will not rely on groundwater.

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

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☐

The Floodways and Floodplain Fringe section

YES

NO

NOT APPLICABLE/EXEMPT

(Sections 86.604(c) and (d)) of the Resource Protection Ordinance?

☐☐☒

The Steep Slope section (Section 86.604(e))?

YES

NO

NOT APPLICABLE/EXEMPT

☒☐☐

The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?

YES

NO

NOT APPLICABLE/EXEMPT

☒☐☐

The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?

YES

NO

NOT APPLICABLE/EXEMPT

☒☐☐

### ***Wetland and Wetland Buffers:***

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

### ***Floodways and Floodplain Fringe:***

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

### ***Steep Slopes:***

The average slope for the property is less than 25 percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). It has been found that the proposed project complies with Sections 86.604(e) of the RPO.

### ***Sensitive Habitats:***

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

### ***Significant Prehistoric and Historic Sites:***

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

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

YES

☒

NO

☐

NOT APPLICABLE

☐

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

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

YES

☒

NO

☐

NOT APPLICABLE

☐

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

The project site is zoned A70 and is subject to the most restrict one-hour average nighttime sound level limit of 45 dBA at the project property lines. Primary noise sources associated with the project consists of the 30 kw diesel generator. The proposed generator unit would be enclosed within an eight-foot high CMU block wall enclosure. The nearest worst-case property line is located approximately 34'-5" feet from the western property line. Based on noise attenuation by distance, incorporation of project design features consisting of the generator enclosure screened by an eight-foot high wall enclosure, the project is not anticipated to exceed the sound level requirements pursuant to County Noise Ordinance, Section 36.404.



## **Attachment D – Environmental Findings**

**AT&T RICE CANYON WIRELESS TELECOMMUNICATIONS FACILITY  
MAJOR USE PERMIT  
PDS2018-MUP-18-010,  
ENVIRONMENTAL LOG NO. PDS2018-ER-18-02-002**

**ENVIRONMENTAL FINDINGS**

February 8, 2019

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

## **Attachment E – Public Documentation**



County of San Diego

# Rainbow Community Planning Group

Advising the Board of Supervisors ~ San Diego County

Wednesday, June 20, 2018 at 6:30 PM at Vallecitos Elementary School, Room 7, 5211 5<sup>th</sup> St, Rainbow CA 92028

- I. Open Provisions**
  - A. The meeting was called to order by Chair Paul Georgantas at 6:32 PM
  - B. Pledge of Allegiance
  - C. Attendance : Jerri Arganda, William Crocker, Mark DiVecchio, Martin Kurland, Paul Georgantas, Ron Trotter, Michael Darnley, Fred Rasp. 8 members being present, a quorum is declared.
- II. Motion to approve the agenda by Mr. Crocker, second Mr. Rasp, approved unanimously.**
- III. Public Comments**
  - A. None
- IV. Consolidated Motion**
  - A. Motion to approve prior meeting minutes from 16 May 2018 made by Mr. Crocker, second Mr. Kurland, approved unanimously.
- V. Continued Items, Discretionary Projects and County Action Items**
  - A. PDS2018-MUP-18-010 Major Use Permit – Proposal presented by Morgan Norville of M&M Telecom regarding the new cell site along Rice Canyon Road. No issues raised. Motion to approve the Major Use Permit by Mr. Kurland, second Mr. Darnley, approved unanimously.
  - B. Ashley Jenkins and Michael Heu from the San Diego County Water Authority presented the plan for the “Pipeline 5 Relining Project” expected to run from Sept 2018 to Summer 2019.
- VI. Old Business and Reports**
  - A. Announcements and Correspondence Received
    - i. Secretary DiVecchio relayed an email from the County reminding all CPG members that Form 700, CPG Training and Ethics Training must be completed.
  - B. Roads and traffic status – Mr. Kurland updated his report on a traffic mitigation petition being distributed around Rainbow.
  - C. Water and Environmental Issues – no report.
  - D. ARC Update & Community News – Mr. Georgantas reported that ARC, with the help of Maneri Traffic Control, has posted green “No Littering” signs around Rainbow.
- VII. New Business**
  - A. None
- VIII. Call for Agenda Items for next meeting**
  - A. None
- IX. Adjournment at 7:20 PM**

Respectfully submitted,    Mark DiVecchio                      Secretary, RCPG

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



VICINITY MAP

# AT&T SD0246

RICE CANYON

6036 Rainbow Heights Road

Rainbow, CA 92028

APN: 109-270-35



LOOKING NORTHEAST TOWARD SITE



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION

M&M TELECOM, INC.  
(858) 429-9585







VICINITY MAP

# AT&T SD0246

RICE CANYON

6036 Rainbow Heights Road

Rainbow, CA 92028

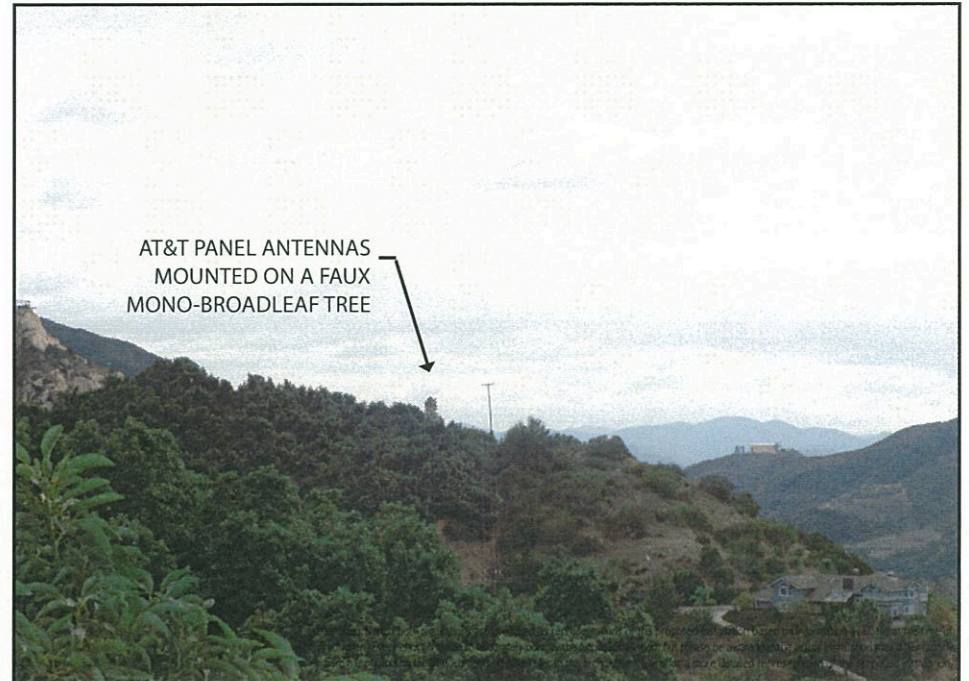
APN: 109-270-35



LOOKING SOUTH TOWARD SITE



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION

M&M TELECOM, INC.  
(858) 429-9585







VICINITY MAP

# AT&T SD0246

RICE CANYON

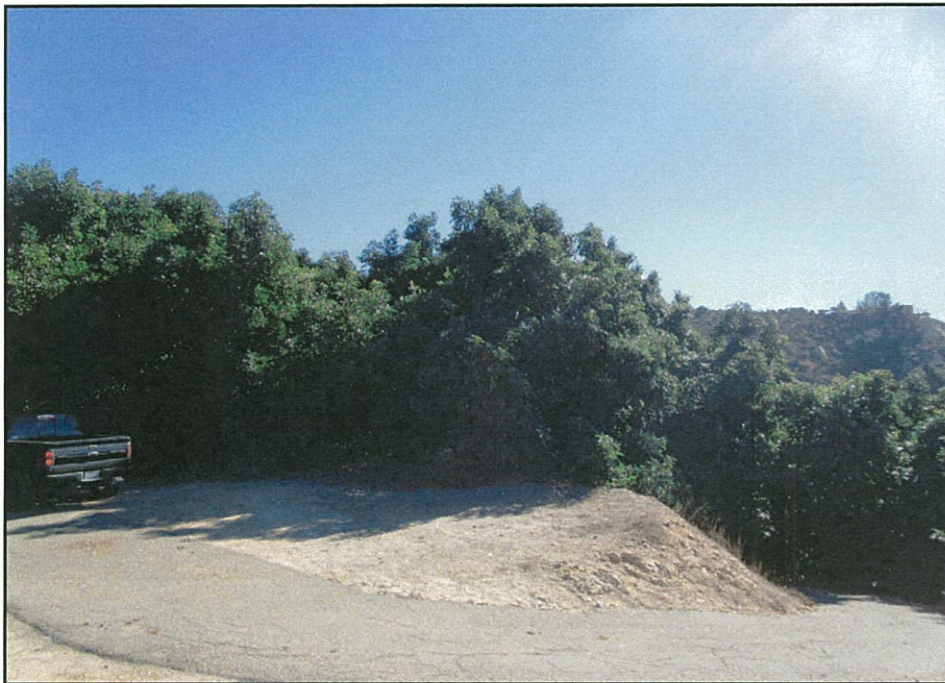
6036 Rainbow Heights Road

Rainbow, CA 92028

APN: 109-270-35



LOOKING EAST TOWARD SITE



SITE PRIOR TO INSTALLATION



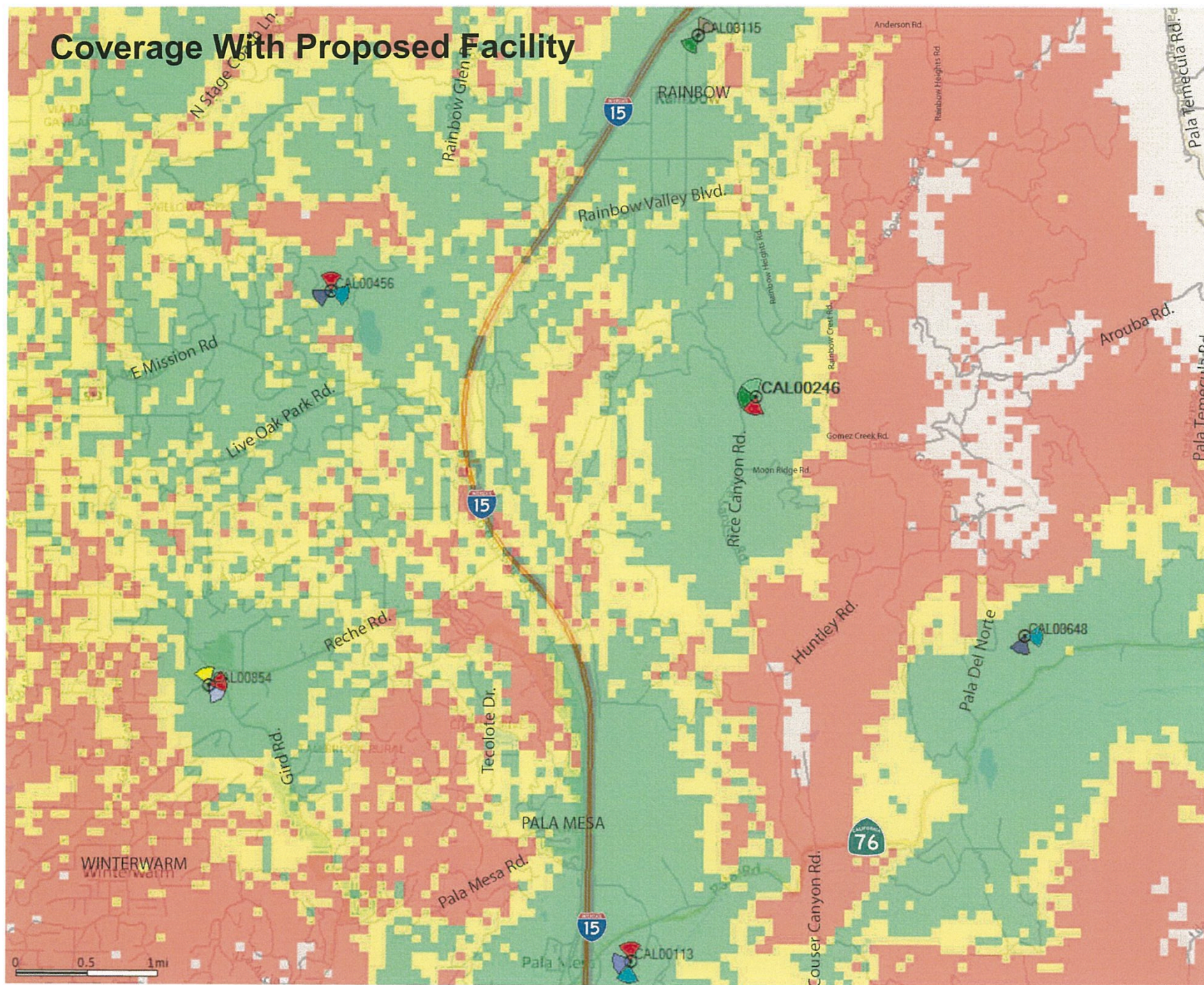
SITE AFTER INSTALLATION

M&M TELECOM, INC.  
(858) 429-9585



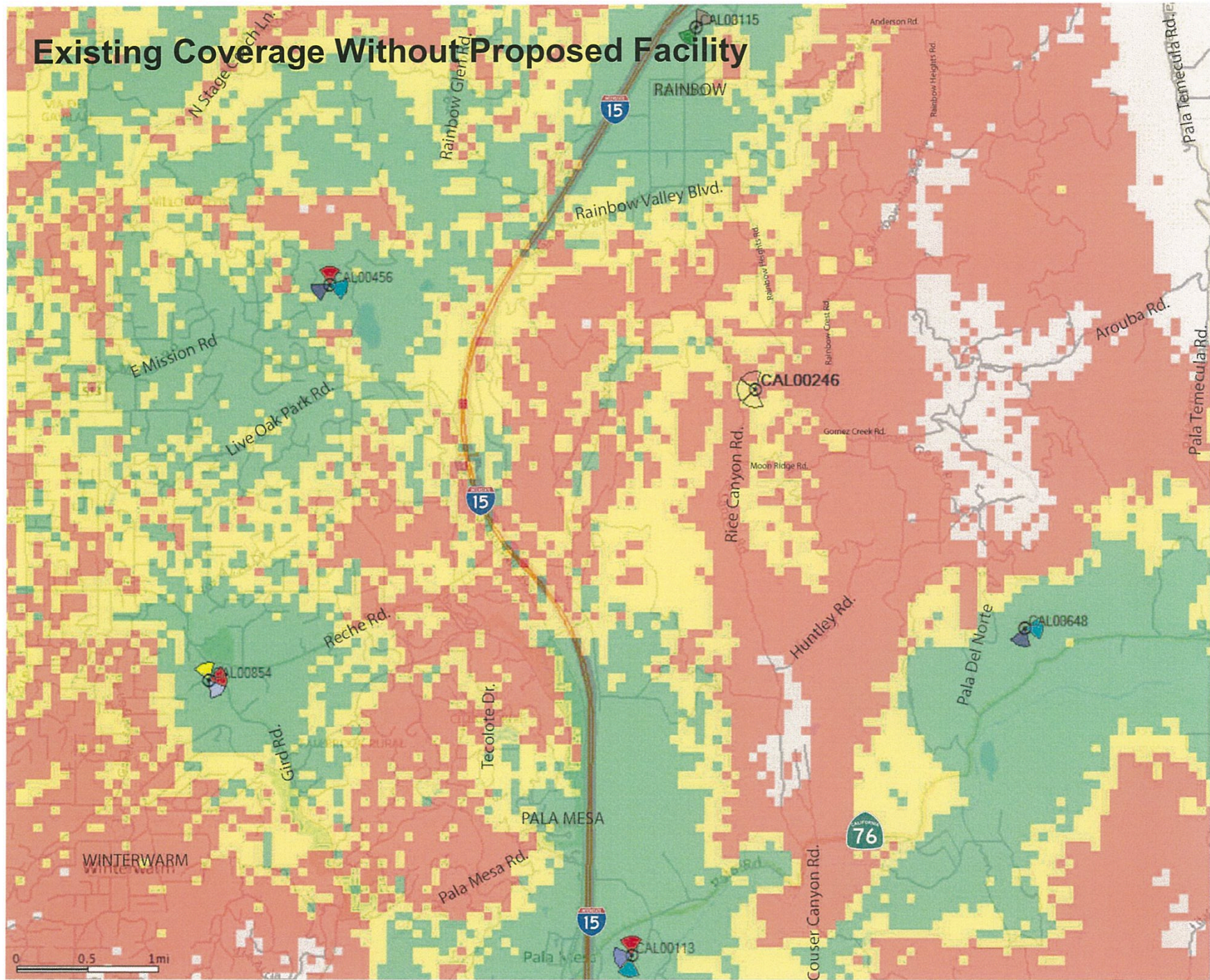


## Coverage With Proposed Facility



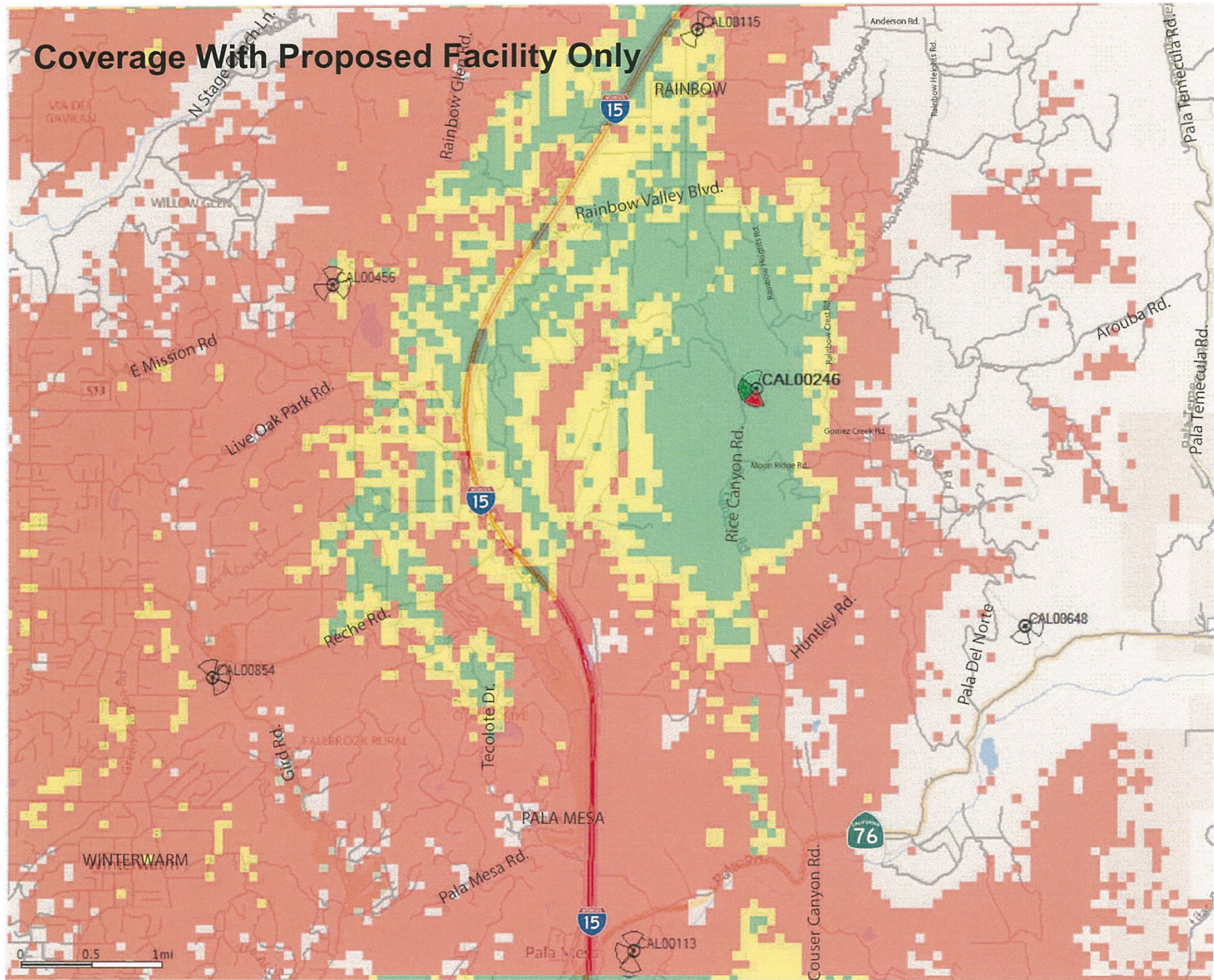


## Existing Coverage Without Proposed Facility





# Coverage With Proposed Facility Only





**SD0246 – RICE CANYON**

RAINBOW CREST ROAD, FALLBROOK, CA 92028

**ALTERNATE SITE ANALYSIS****SITE / PROJECT DESCRIPTION**

The proposed site is located at 6036 Rainbow Heights Road, east of Rice Canyon Road in Fallbrook, CA. The 11.85-acre parcel is accessed via private roads at the termination of Huntley Hill Lane. The subject site is along a private road at toward the southwest corner of the existing avocado grove. The depth of the site within the property boundaries makes it secluded and inconspicuous to surrounding properties.

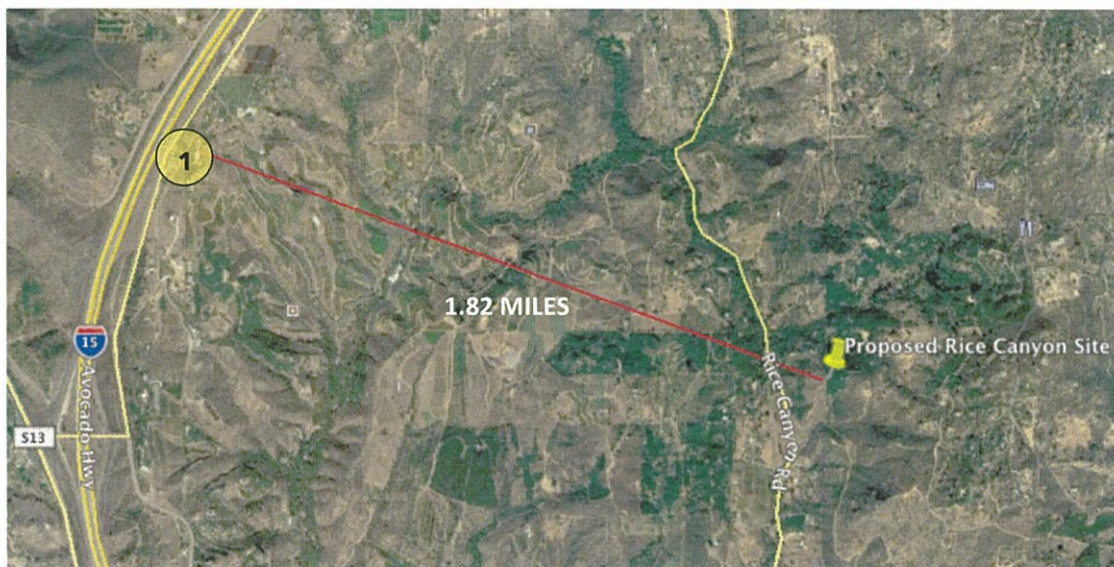
The project consists of a new telecommunication facility with 12 antennas, 24 RRUs, 1 microwave dish antenna and 6 surge suppressors concealed within a 35-foot tall faux mono-broadleaf tree. Associated equipment is proposed to be located underneath the faux tree. The proposed site will provide telephone (voice and data) coverage and capacity along Rice Canyon Road and to the surrounding rural residential area.

The site is zoned A70, limited agriculture. Per the County of San Diego Zoning Ordinance Section 6983 R, this zone is considered residential and is therefore non-preferred for citing of a wireless facility. As most of the County is compromised of non-preferred zones for wireless facilities, what follows is a justification of the proposed project location.

**COLLOCATION OPPORTUNITIES**

*Evaluation of existing and previously approved wireless facilities in the area*

There are no existing facilities located in the immediate area around the proposed site. In fact, no telecommunication facilities are located along Rice Canyon, which is the main coverage objective for the proposed site. The closest neighboring sites are along Interstate 15 west of Rainbow Valley Boulevard, over 2 miles northwest of the proposed site and just under 2 miles west of the proposed site. Other telecommunication sites have been approved along Pala Temecula Road, which is over 3 miles east of the proposed site. AT&T has proposed several sites in this area throughout the past ten years; however as the network has grown, funding has fluctuated, interest has waned and other sites have filled in some of the gaps creating a different need and an evolved coverage objective for the proposed site.



1. Sites along Interstate 15
  - a. APN 108-340-25 (ZAP-02-015/ZAP-00-112): Nextel Communications and Verizon Wireless site located at 4230 While Lilac Road. This site is approximately two miles from the subject parcel and too far from the coverage objective to squarely meet AT&T's needs for the proposed site.
  - b. 102-230-68, 69, 70 (ZAP-94-002/ZAP-96-005): Radio dispatch communication facility. The site currently has Verizon and AT&T sites collocated at the same location. Therefore, AT&T does not need an additional site at this location.
2. Sites along Pala Temecula Road
  - a. 109-280-11 (MUP-05-039): AT&T proposed a site at this location in 2005 only to withdraw the application in 2007. This site is over 3 miles from the proposed site location and would address a different coverage objective.
3. AT&T Telecommunications Tower, Neighboring Property
 

An application for the site located at APN 108-320-51 was submitted in 2014 under the project number MUP-14-025. The project was later withdrawn due to a loss of funding and the property was no longer interested when the site development team reached out again three years later.

#### Preference Categories

Section 6986 of the Telecommunications Ordinance (Preferred Sites) identifies the preference categories assigned to proposed zones and locations. The project site is zoned A-70 (Limited Agricultural), which is not a preferred zone for telecommunications facilities. The project location is on a site developed with a residence on a partially cleared

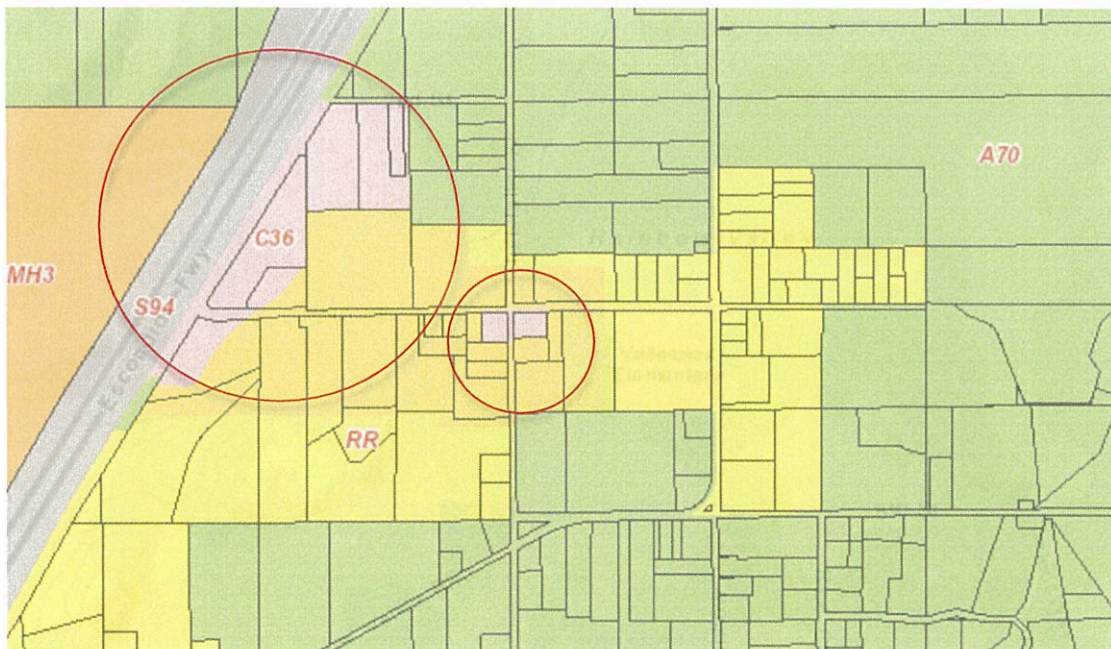


property. The design of the proposed site defined as "high visibility" according to the County's Wireless Ordinance; however, it is the most appropriate design for the subject site. The proposed 35-foot tall monobroadleaf tree will appear as natural elements that would disappear from public view as an accepted feature of the community.

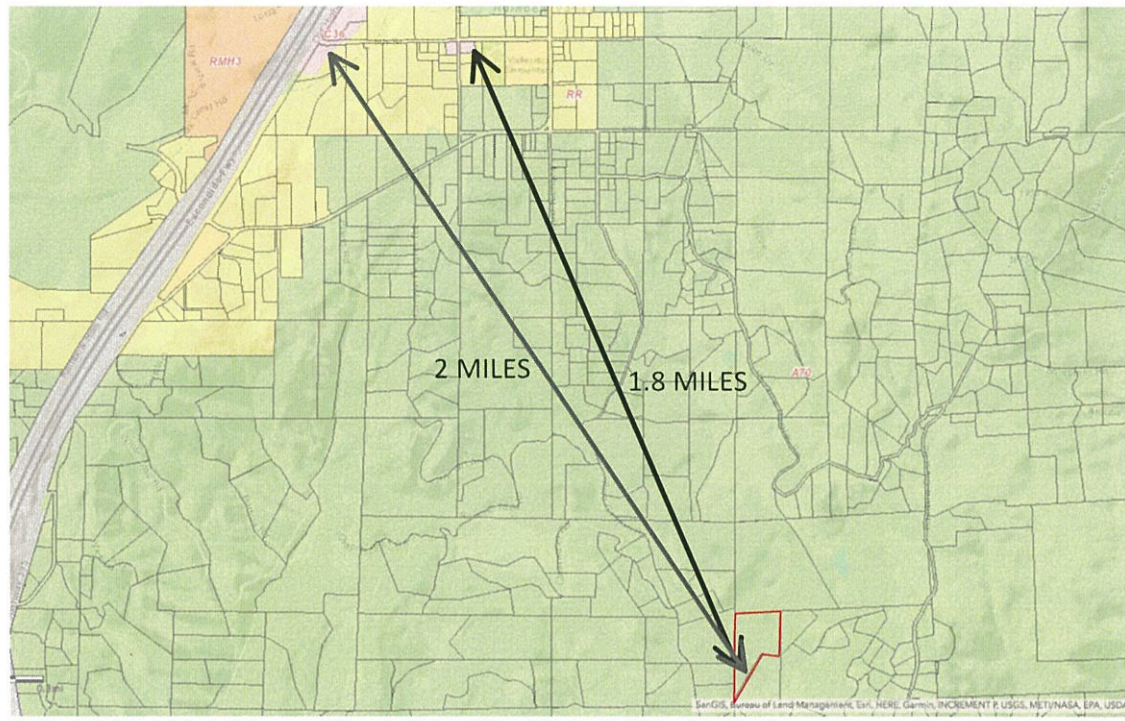
Below is a list categories that the site development team explored prior to arriving at the proposed location.

- Preferred Zones: Industrial and Commercial  
Within and around the project search ring there are no industrial zones. Due to the topographical variations within the area and the coverage needs, this particular search ring was extremely narrow. The surrounding area is solidly agricultural and rural zoning (A70, S80 and RR). There are no industrial or commercial sites within the search ring area.

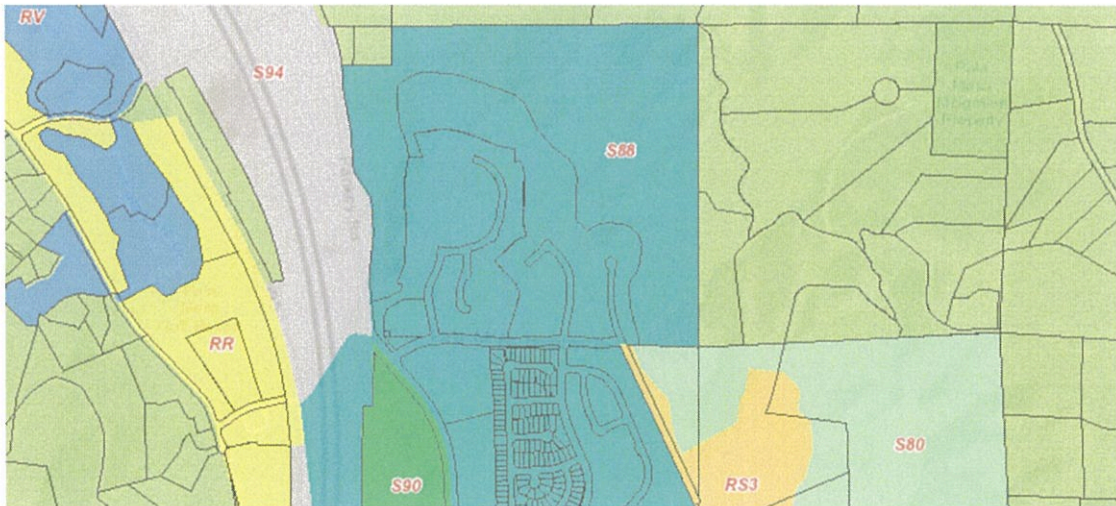
There are commercially-zoned properties (C-36) approximately two miles northwest along Interstate 15 between 5<sup>th</sup> and 2<sup>nd</sup> Streets (see image below). There are also two C-36, commercially zoned properties adjacent to Vallecitos Elementary School just under 2 miles away from the project site. These commercial sites are not only outside of the coverage objective, they are also about 200 feet lower in elevation than the proposed site, requiring the facility to be substantially taller to be able to "see" the same roads and residences within the coverage area. A taller site in the commercial district would cause the coverage to be less focused and inefficiently bleed into the other network coverage areas.







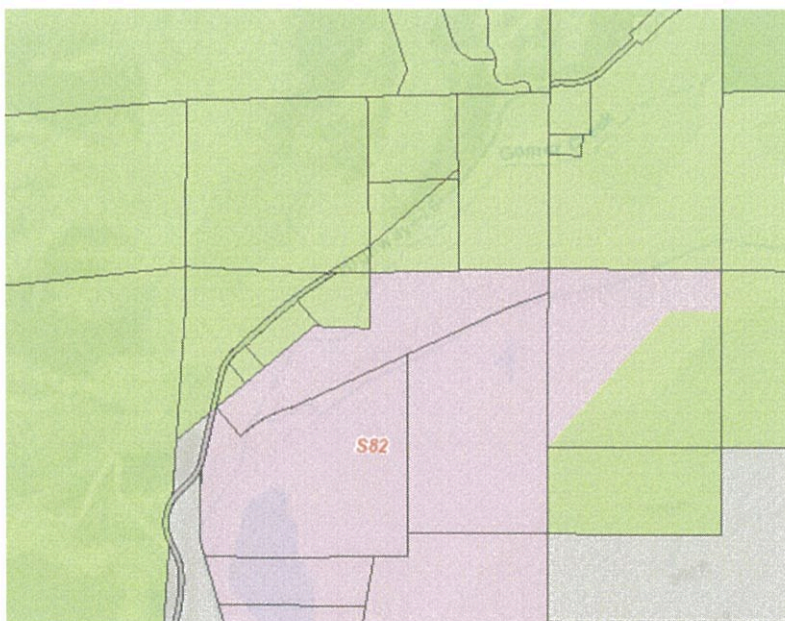
The nearest S88 zone is approximately 1.6 miles away from the subject parcel (see images below). There are no industrial zones, preferred zones, preferred locations, or co-locatable facilities (planned or existing) within a one-mile radius that meets the coverage objective.



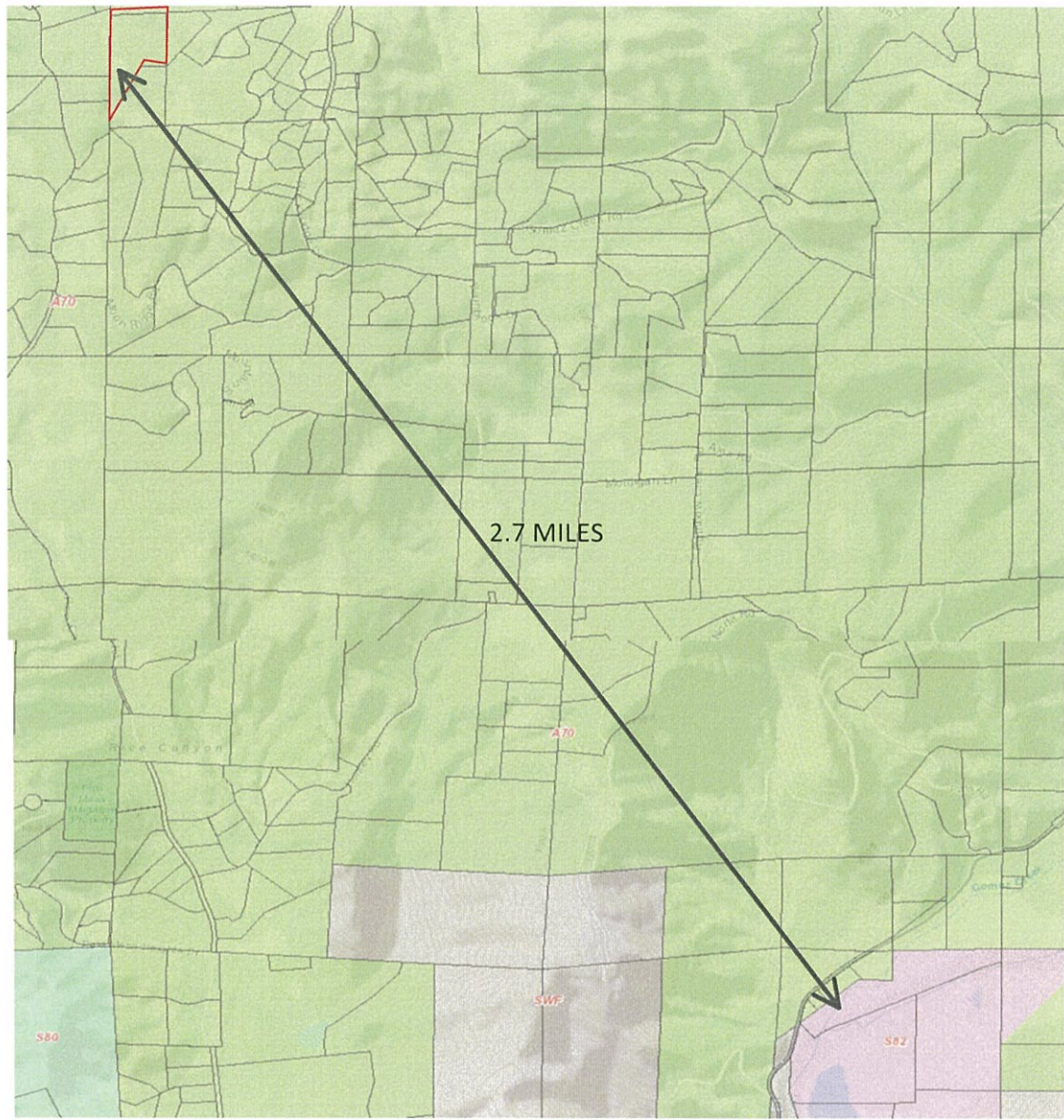




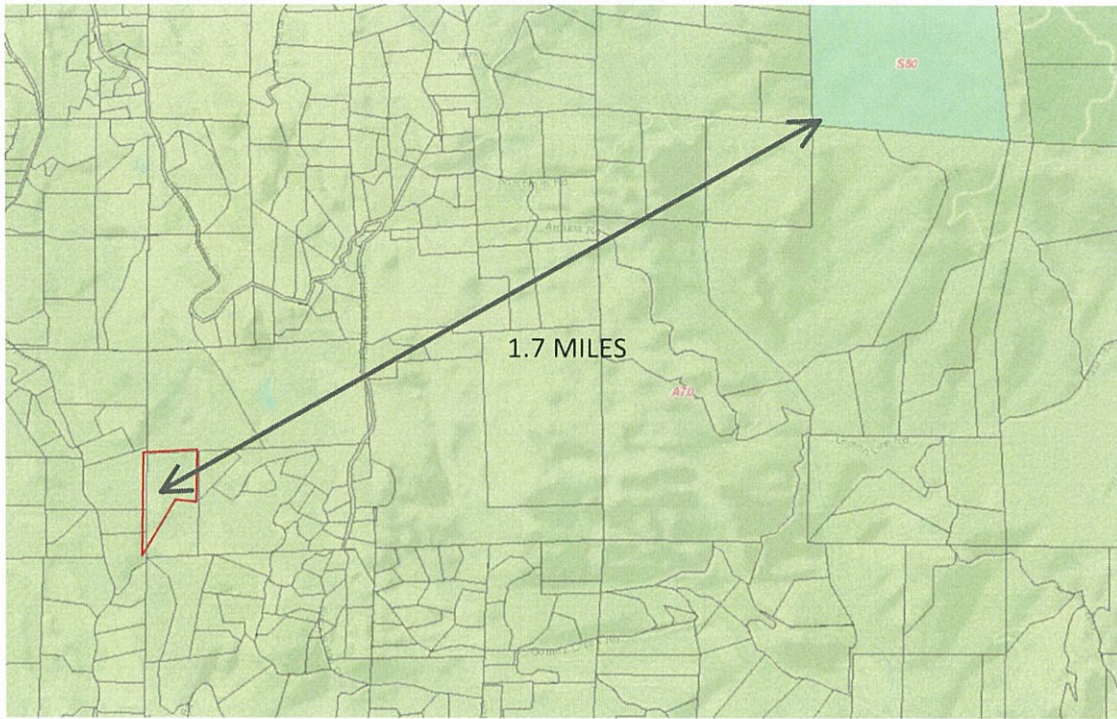
The nearest S82 zone is 2.7 miles southeast of the proposed site by Hwy 76 and the nearest S80 zones are located 2 miles south and 1.7 miles to the northeast (Mt. Olympus Preserve). All of these areas are too far outside of the coverage area to meet the required objective.











Preferred Locations: The site is proposed at a non-preferred location. However, an agriculturally zoned property is appropriate for a telecommunications facility in this area as there are no other preferred locations within the immediate area.

○ Public Right of Way / Utility Poles / Traffic Signals / Street Lights

Public right-of-way solutions were sometimes relied upon with earlier generation wireless facilities when the requirements for data capacities were less and quick voice-only coverage solutions were acceptable. The current generation of AT&T broadband installation requires a minimum of 240-square-feet of base station area and the capacity to carry 12 panel antennas. No public right-of-way location was identified that could accommodate the AT&T facility required to provide adequate coverage and service level to the target area. Again, the significant topographical constraints and the amount of right-of-way installations that would be required make utilities poles obsolete and infeasible in this area. Furthermore, there are no traffic signals or street lights in this rural neighborhood to even examine for structural capacity.

○ Water Tanks

Water tank sites are preferred solutions for wireless sites since they represent a non-residential land use, frequently located within residential areas and located on high ground. The nearest water tank is off Pala Mesa Mountain Drive west of Rice Canyon Road. This is too close to another search ring providing coverage further west of the proposed site.

## O Non-Residential Land Uses

This parcel is a large property and is not currently used for residential uses. The site is large enough that the telecommunications site would only occupy a small portion of the lot and there would still be ample room for a residence in the future. Opportunities for any non-residential land uses were examined. Our search for non-residential land uses included commercial sites, parks, fire stations, schools, churches, community centers and open space areas. However, we were unable to identify any viable, non-residential land uses in the search area.

## O Co-location Opportunities

There were no known collocation opportunities within the search ring. Due to the specific needs of the area and the scarcity of telecommunication sites within the Jamul community, collocation was infeasible. There were no viable collocation facilities in the search ring.

## O County or Government Facilities

There are no identified county buildings or government facilities in this area that can satisfy the coverage objective. In addition, a site on a county or government facility would still require the same elevation, accessibility and either two structures or one taller structure to achieve the same coverage.

## • Agricultural/Residential Parcels

The coverage objective was very specific for this ring because of the Federally-mandated Fixed Wireless Local Loop objectives to deliver broadband internet to the nearby residents. Due to the topography, the subject site offers the most potential for a complete coverage answer. Although this site is zoned agricultural, its general plan designation is Semi-Rural Lands and the site provides topographical screening opportunities making it the ideal location for citing a wireless facility.

- o GEMMILL, WILLIAM D; GEMMILL, AVIS E  
1042 RICE CANYON RD

FALLBROOK, CA 92028

APN: 108-320-13-00

AT&T RF determined the hill to the north blocked too much of the signal from Rice Canyon.

- CEOLLA, RAYMOND J (06-03-94)  
1047 RICE CANYON RD

FALLBROOK, CA 92028

APN: 108-320-51-00

AT&T RF liked this location and submitted an application for processing at this site however, owner had several code violations and terms of an agreement could not be worked out.

- CRAWFORD INVESTMENT CO INC PROFIT SHARING PLAN; BREZA TRUST (11-20-90)  
980 RAINBOW CREST RD

FALLBROOK, CA 92028

APN: 110-200-48-00

The owner was willing to lease to AT&T. However, the RF engineers determined that the site was too high and could see too much of I-15; this location would eat-up capacity and be counterproductive to the network.

- MOCILER MICHAEL E  
AQUEDUCT RD

FALLBROOK, CA 92028

APN: 110-200-09-00

The owner was willing to lease to AT&T. However, the RF engineers determined that the site was too high and could see too much of I-15; this location would eat-up capacity and be counterproductive to the network.



- o VEROUGSTRAETE FAMILY TRUST (09-17-10)  
8729 CLEARWATER RD

FALLBROOK, CA 92028

APN: 108-320-44-00

Owner was not interested in leasing to AT&T.

The subject facility is located in a non-preferred zone (A70), and it is not within a preferred location. However the site has been designed to be in harmony with the aesthetics of the surrounding neighborhood. Furthermore, the antenna location and design, with the water tank and faux utility pole as "screening" mechanisms, helps the AT&T facility blend with the surrounding community character and appear as a natural element for views up the hillside. The low heights of the two structures make them disappear amongst rolling hills so they will not be visible from any public roads off-site. Furthermore, antennas and radios will be painted to match the faux tree and therefore will disappear into the existing view corridor as the installations will not introduce any new structures on the hillside.

- Open Space (S80)  
This is the only other non-residential or agriculturally zoned area surrounding the subject parcel. It is not a preferred zone and would require much more biological and environmental impact if the proposed facility was cited within the Mount Olympus Preserve northeast of the site. Not to mention that the preserve is too far outside the coverage area for the site to be located.

#### Public Benefit

The serious lack of coverage in and around the project area has significant public safety considerations. The majority of 911 calls are now placed by wireless telephone, and many of the emergency responders now rely upon the wireless networks to a large degree for their communications. The proposed wireless facility would be E-911 compliant, meaning that emergency calls placed from the wireless phones of other carriers would connect through the proposed AT&T site. In such hilly areas, regular radio communications may not be reliable, but the cellular networks provide secure communications for areas having network coverage. Also, the wireless systems have the ability to locate lost, injured or stranded persons with the GPS aspect of the cellular networks. These rural communities of the County are vulnerable to isolation in the event of wildfires, earthquakes or other public emergencies if regular landline communications become severed. The installation of the proposed AT&T facility would greatly enhance personal, business and emergency communications for this rural community San Diego County.

## **Attachment G – Ownership Disclosure**



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

Record ID(s)

pds 2018 - MUP-18-010

Assessor's Parcel Number(s) 109-270-35; 109-340-02; 109-340-03; 109-270-14; 109-320-05; 109-320-06

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.

Richard Marrocco

Gayle Marrocco

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

Morgan Norville

Print Name

01/18/2018

Date

--- OFFICIAL USE ONLY ---

SDC PDS RCVD 05-10-18

**MUP18-010**

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcountry.ca.gov/pds>