



The County of San Diego

Planning Commission Hearing Report

Date:	May 31, 2019	Case/File No.:	AT&T De Luz Wireless Telecommunication Facility Major Use Permit; PDS2018- MUP-18-018, PDS2018-ER-18- 01-001
Place:	County Administration Center, 1600 Pacific Highway, Room 310 San Diego, CA 92101	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	2559 Donnil Lane, Fallbrook
Agenda Item:	#1	General Plan:	Rural Lands (RL-20)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Limited Agricultural (A70)
Applicant/Owner:	M&M Telecom Inc. on behalf of AT&T Mobility	Community:	Pendleton-De Luz Community Plan Area
Environmental:	CEQA §15303 Exemption	APNs:	102-081-09, -20, 102-082-11

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-18-018, 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. Is the proposed project consistent with the County's Zoning Ordinance?
- c. Is the proposed project consistent with the County's Wireless Ordinance?
- d. 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 a property owned by Fallbrook Public Utilities District (FPUD) in the Pendleton-De Luz community.

The proposed wireless telecommunication facility is termed a "Microwave (MW) repeater site" and will include the installation of two microwave dishes mounted on an existing water tank owned and operated by FPUD (Figure 1). MW repeaters are connecting points used in conjunction with existing traditional wireless facilities to link the carrier's existing network; MW repeater sites do not provide additional coverage, instead they improve existing capacity of an existing network to ensure coverage is met.

An eight-foot-tall equipment cabinet is proposed which will be an earth tone color to match the surrounding natural environment and existing structures on the property. The site uses minimal power; therefore, a stand-by generator is not necessary. Access is provided by an existing private driveway connecting to Donnil Lane, a private road, which then connects to De Luz Road, the nearest public road. The applicant has provided evidence of legal access and staff confirmed that the easement allows the property owner to convey access to AT&T.

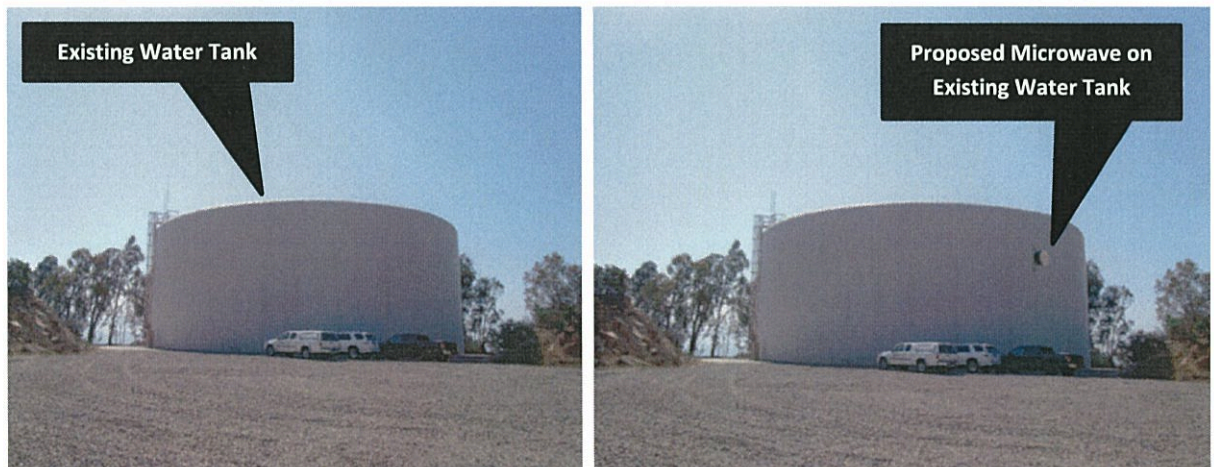


Figure 1: View of existing site (left) and proposed facility (right) looking southeast on the site.



Figure 2: View of the existing site (left) and proposed facility (right) looking south from Donnil Lane.

2. Subject Property and Surrounding Land Uses

The subject property totals 2.2 acres located at 2559 Donnil Lane in the Pendleton-De Luz area and the proposed wireless telecommunication facility will be mounted on the existing water tank (see Figures 3 and 4). The project site is east of Supale Ranch Road and west of Via Cordoniz Road. The site is surrounded by hilly terrain with shrubs, trees, and rock outcroppings.

Surrounding land uses can be characterized as rural residential and vacant land. The proposed wireless telecommunication facility is located approximately 140 feet from the nearest property line and approximately 800 feet north of the nearest neighboring residence. The neighboring residences will have limited views of the proposed facility due to intervening trees and topography within the viewshed. See Figure 4 for the approximate location of the proposed equipment on the property.

Table B-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Public/Semi-Public Facilities	A70	Donnil Lane	Residential, Undeveloped
East	Rural Lands (RL-20)	A70	Via Cordoniz Road	Residential, Undeveloped
South	Rural Lands (RL-20)	A70	Supale Ranch Rd	Residential, Undeveloped
West	Rural Lands (RL-20)	A70	Supale Ranch Rd	Residential, Undeveloped

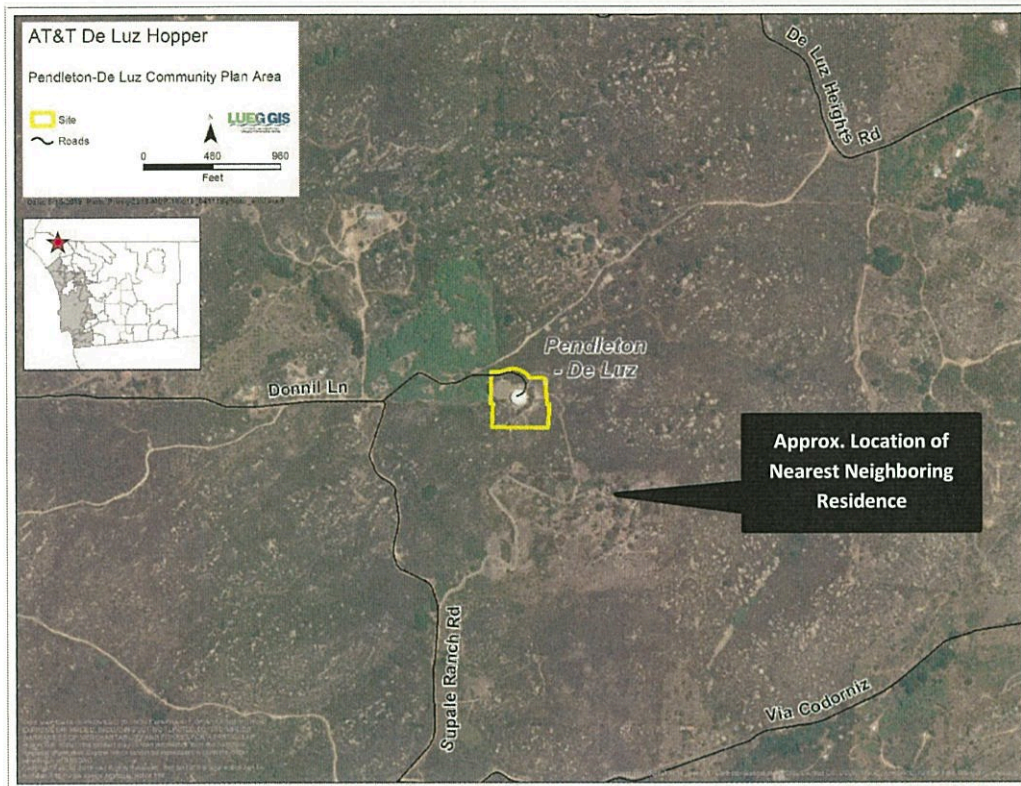


Figure 3: Aerial Photograph

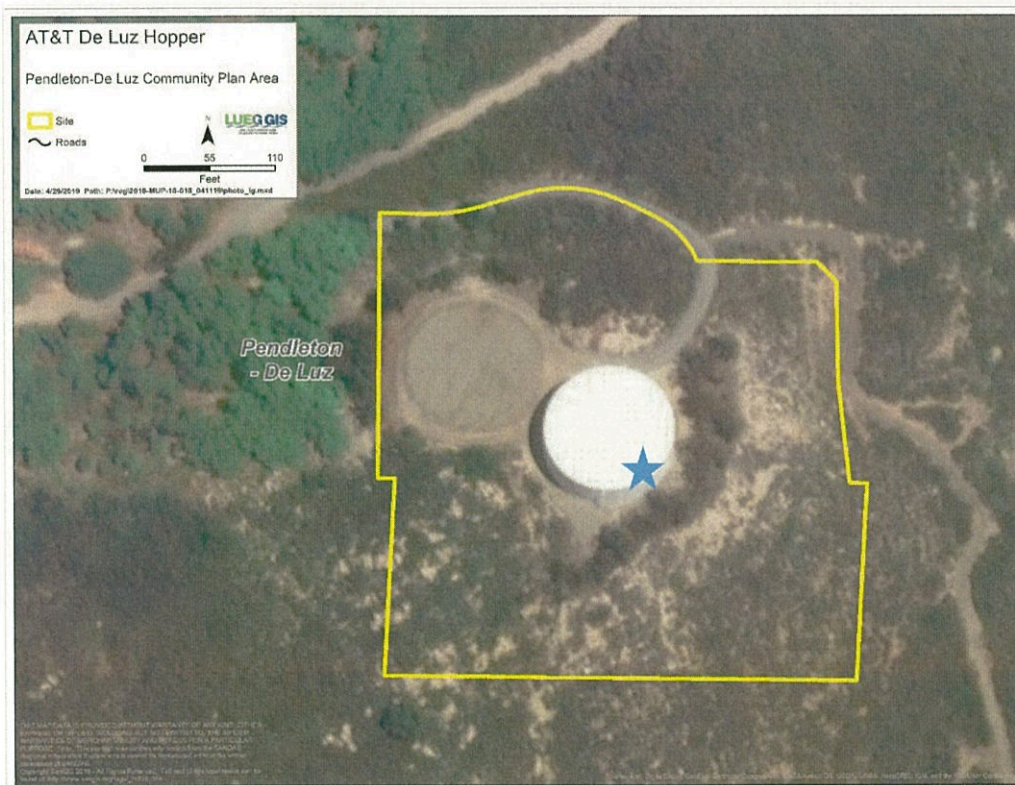


Figure 4: Aerial photograph showing the approximate location of the proposed facility on the water tank (blue star).

C. ANALYSIS AND DISCUSSION

The project has been reviewed for conformance with 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 during 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 preferred location within a non-preferred zone. As set forth in County Zoning Ordinance Section 6985, the proposed wireless telecommunication facility requires the approval of a MUP. The proposed project will match the existing structures on-site, and will provide coverage to the surrounding residential community.

Site Planning Analysis

The proposed wireless telecommunication facility will be located on an existing water tank. The proposed equipment shelter will have an earth tone color which will blend in with the existing natural environment. The equipment will be housed within a 5-foot, 10-inch tall pre-fabricated structure. Staff determined that the proposed antennae and equipment shelter will be compatible with the surrounding land uses and existing structures because the design, location, and surrounding elements match the bulk and scale of the proposed project. No additional landscaping will be required to screen the proposed facility due to existing vegetation surrounding the water tower, the hilly terrain, and distance from nearby residences.

Community Compatibility

The proposed wireless telecommunication facility is located approximately 1.25 miles east of De Luz Road. The surrounding area has rolling hills and sloping topography. East and west bound motorists traveling on Donnil Lane have very limited views of the existing water tank (see Figure 5). The proposed microwave antennas and equipment shelter will not be visible to motorists traveling on this roads, as shown in the photosimulations (Figures 1 and 2).

The closest residence to the project site is located approximately 800 feet to the south. The existing water tank is only partially visible from surrounding areas due to existing vegetation and hilly terrain, and the proposed microwave antennas will be mounted 12 feet below the top of the water tank. Therefore, the proposed facility blends in with the rural character of the area and will not introduce a negative visual impact to the community.



Figure 5: View of the existing site (left) and proposed facility (right) looking southwest from Donnil Lane.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to improve cellular service to the area residents and to allow the applicant to provide coverage to motorists. The site is zoned A70 (Limited Agricultural), which is a non-preferred zone pursuant to Section 6986 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 chosen site is a preferred location pursuant to Section 6986 of the Zoning Ordinance as it is a public-utility owned water tank.

The applicant explored the option of locating the facility within a preferred zone, however the nearest preferred zone, C36, is approximately four miles away. Properties immediately surrounding the project site are zoned for agricultural uses. Co-location opportunities on existing wireless telecommunication facilities were also explored. The applicant demonstrated in the ASA that there are no known co-location opportunities as the area is highly underserved by wireless telecommunication facilities. Additionally, due to the topography and distance from the desired coverage area, other existing structures and preferred zones were eliminated from consideration. Further information detailing the ASA analysis can be found in Attachment F.

Geographic Service Area (GSA) maps were not provided because the proposed site is a MW repeater site for the previously approved De Luz site (PDS2017-MUP-17-010), and therefore does not provide additional coverage (see Section B.1 for more detail). The proposed repeater site will enhance the coverage provided by the previously approved De Luz site.

2. General Plan Consistency

The proposed project is consistent with 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
GOAL S-1 – Public Safety. 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.
GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.	The proposed wireless telecommunication facility will minimize telecommunication interruptions by improving coverage in the area, and by off-loading data traffic from other sites within the network currently at capacity.
POLICY COS 4.1 – Water Conservation. 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.	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.
POLICY COS 11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.	The wireless telecommunication facility is over five miles from Interstate 15, a County General Plan Designated Scenic Highway. Drivers using the highway will not have views of the facility due to distance. Therefore, the new wireless telecommunication facility and equipment shelter will not adversely affect a scenic resource.

General Plan Policy	Explanation of Project Conformance
POLICY COS 11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.	The proposed project was sited and designed to minimize the view from surrounding land and roadways by utilizing an existing water tank. The proposed design of the panel antennas and equipment shelter would appear as a natural feature of the water tank.
POLICY LU 15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.	The proposed project will be compatible with the existing community character because the proposed antennas, equipment shelter, and CMU enclosure have been sited and designed to blend in with the existing environment and landscape, including the water tank and surrounding mature trees and other vegetation. As identified in the photo-simulations, the proposed equipment shelter and CMU enclosure will have earth-tone colors to blend in with the existing natural environment. In addition, the wireless telecommunication facility is located in a rural location with few residences. For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity, be compatible with the existing community character, and will not result in impacts to the natural environment.
POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.	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.

3. Community Plan Consistency

The proposed project is within the Pendleton-De Luz Community Plan area, which does not have an adopted Community Plan.

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:	2 Acres	N/A
Building Type:	C	N/A
Height:	G	Yes, with issuance of MUP
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 to locate a wireless telecommunication facility, at a maximum height of 30 feet, onto an existing 42-foot water tank, in which 35 feet is the maximum height allowed. The applicant has designed the wireless telecommunication facility so that it will not cause a hazard nor will it impact a scenic viewshed.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "C" 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 enclosure will be placed outside of required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Ordinance Consistency

The proposed project complies with all applicable Wireless Ordinance requirements with incorporation of conditions of approval (See Table C-4).

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 a 5-foot, 10-inch tall equipment cabinet, which complies with the 10-foot height limit.	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 wireless facility to the nearest residential property line is 130 feet.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed antennas and equipment enclosures will be placed outside of all required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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"/>

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and qualifies for a categorical exemption under CEQA Section 15303. Section 15303 exempts the 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

The proposed project is within the Pendleton-De Luz Community Plan area, which does not have a Community Planning Group.

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-18-018, 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

Report Approved By:

Mark Wardlaw, Director
858-694-2962
mark.wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

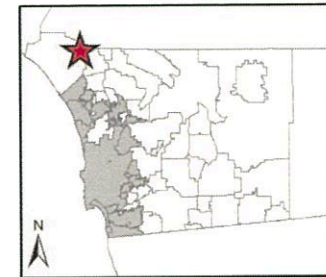
- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2018-MUP-18-018
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Photo-Simulations and Alternative Site Analysis
- Attachment F – Ownership Disclosure

Attachment A – Planning Documentation

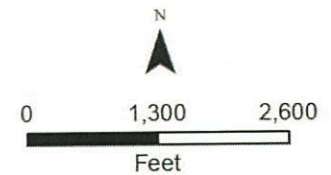
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Vicinity Map

Pendleton-De Luz
Community Plan Area

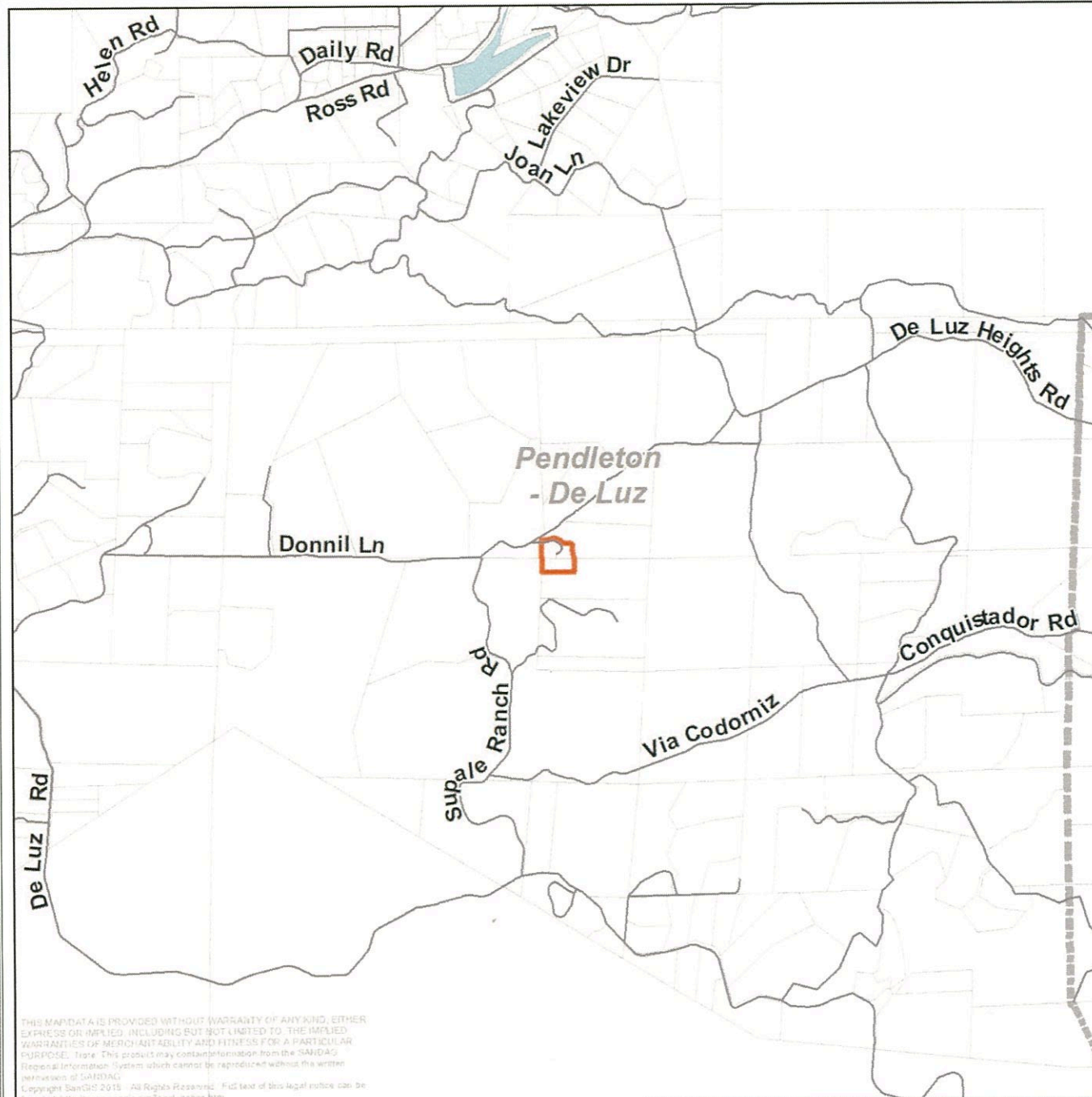


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Land Use & Environment Group
Geographic Information Services

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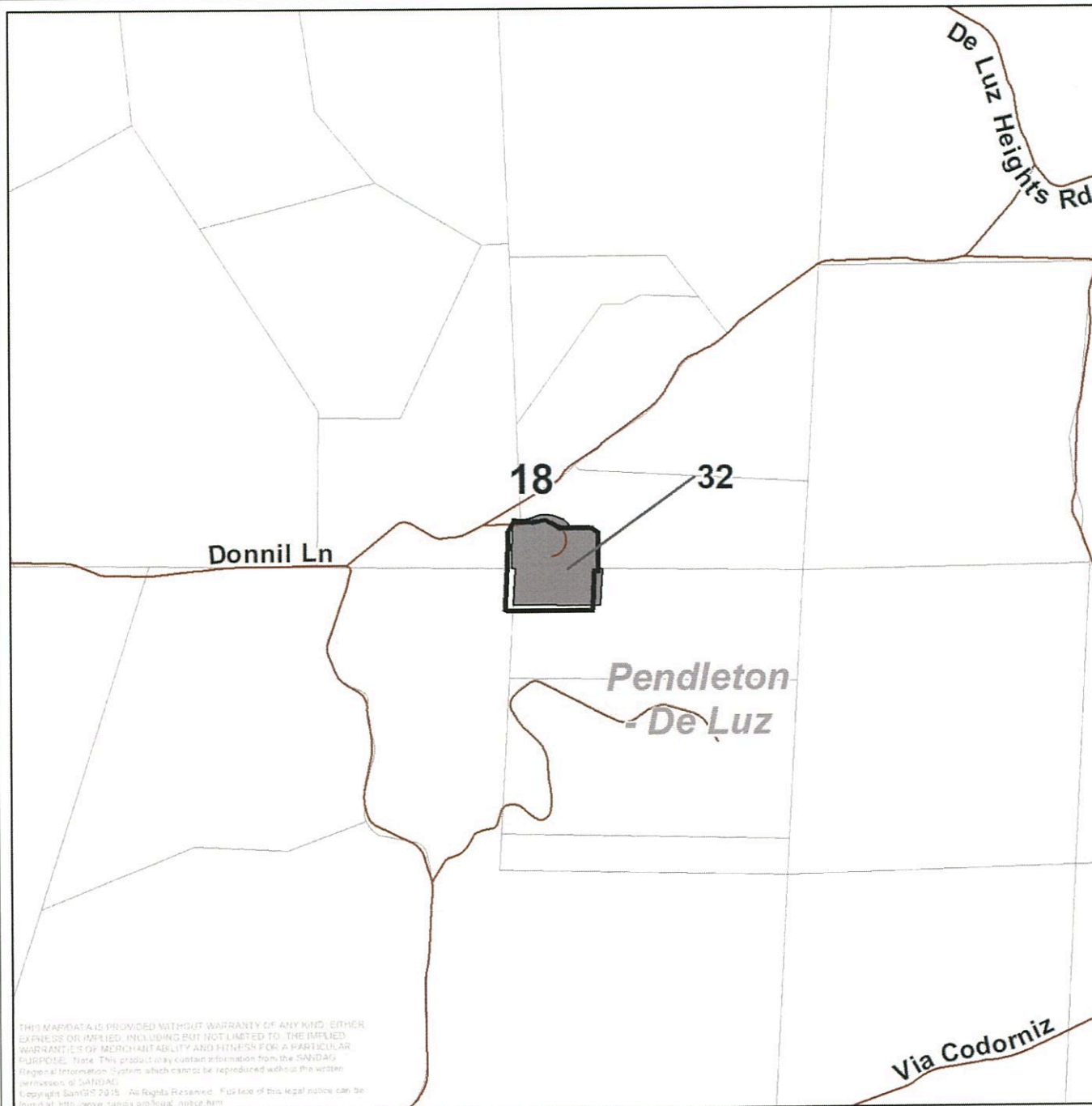
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General Plan

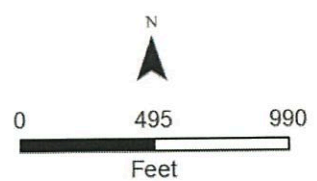
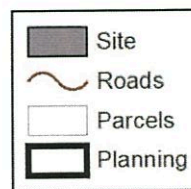
Pendleton-De Luz
Community Plan Area

(18) Rural Lands (RL-20)

(32) Public/Semi-Public Facilities



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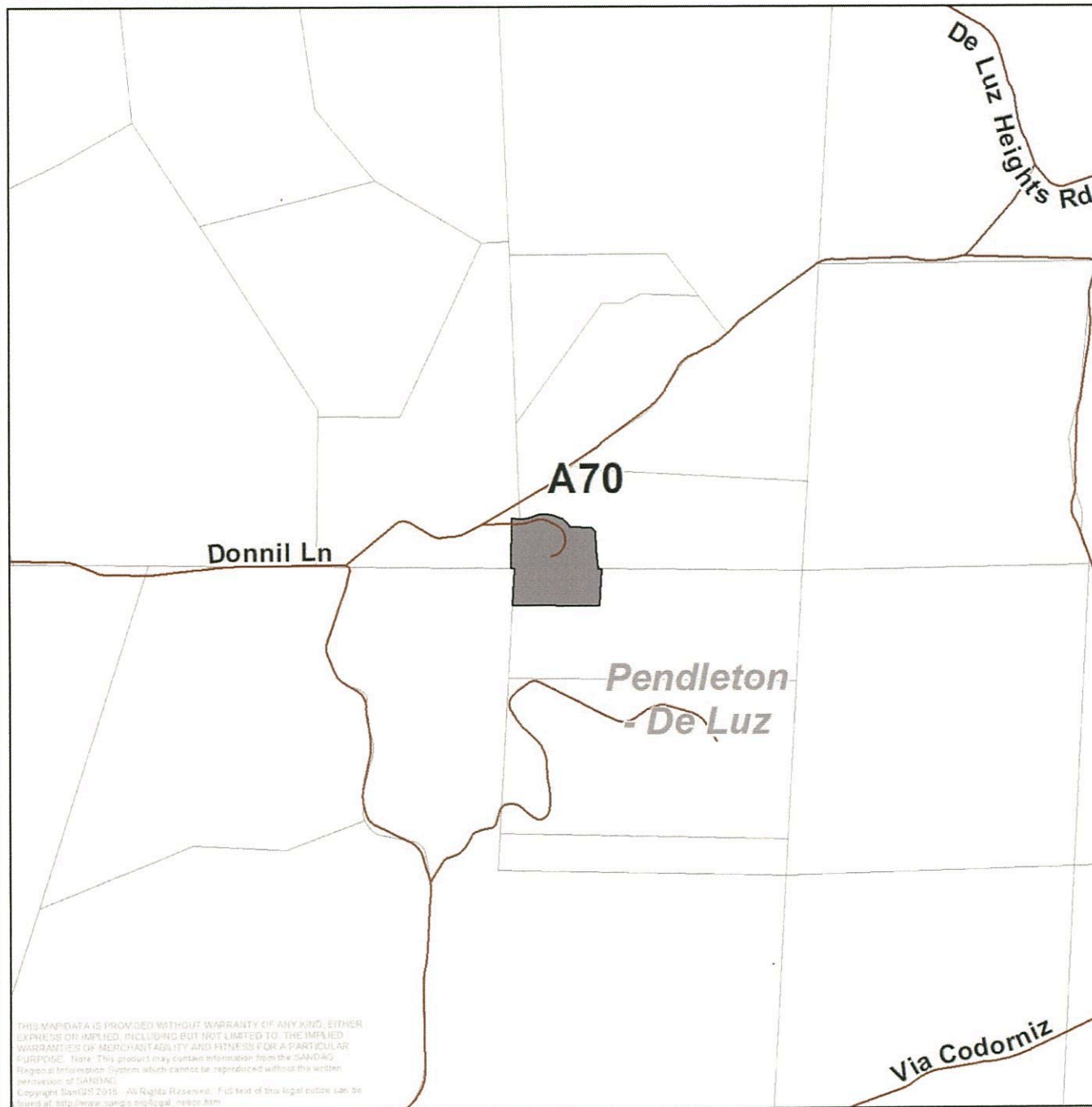
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Zoning

Pendleton-De Luz
Community Plan Area

A70 - Limited Agricultural



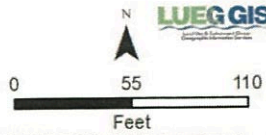
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Pendleton-De Luz Community Plan Area

Site
Roads



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Donnil Ln

*Pendleton
- De Luz*

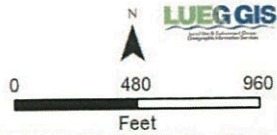
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Pendleton-De Luz Community Plan Area

Site
Roads



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De Luz Heights Rd

Donnil Ln

Pendleton
- De Luz

Supale Ranch Rd

Via Codorniz

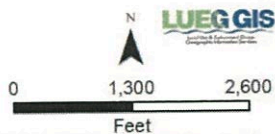
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Pendleton-De Luz Community Plan Area

Site
Roads



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Fallbrook

Pendleton
- De Luz

De Luz Rd

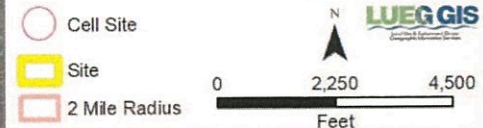
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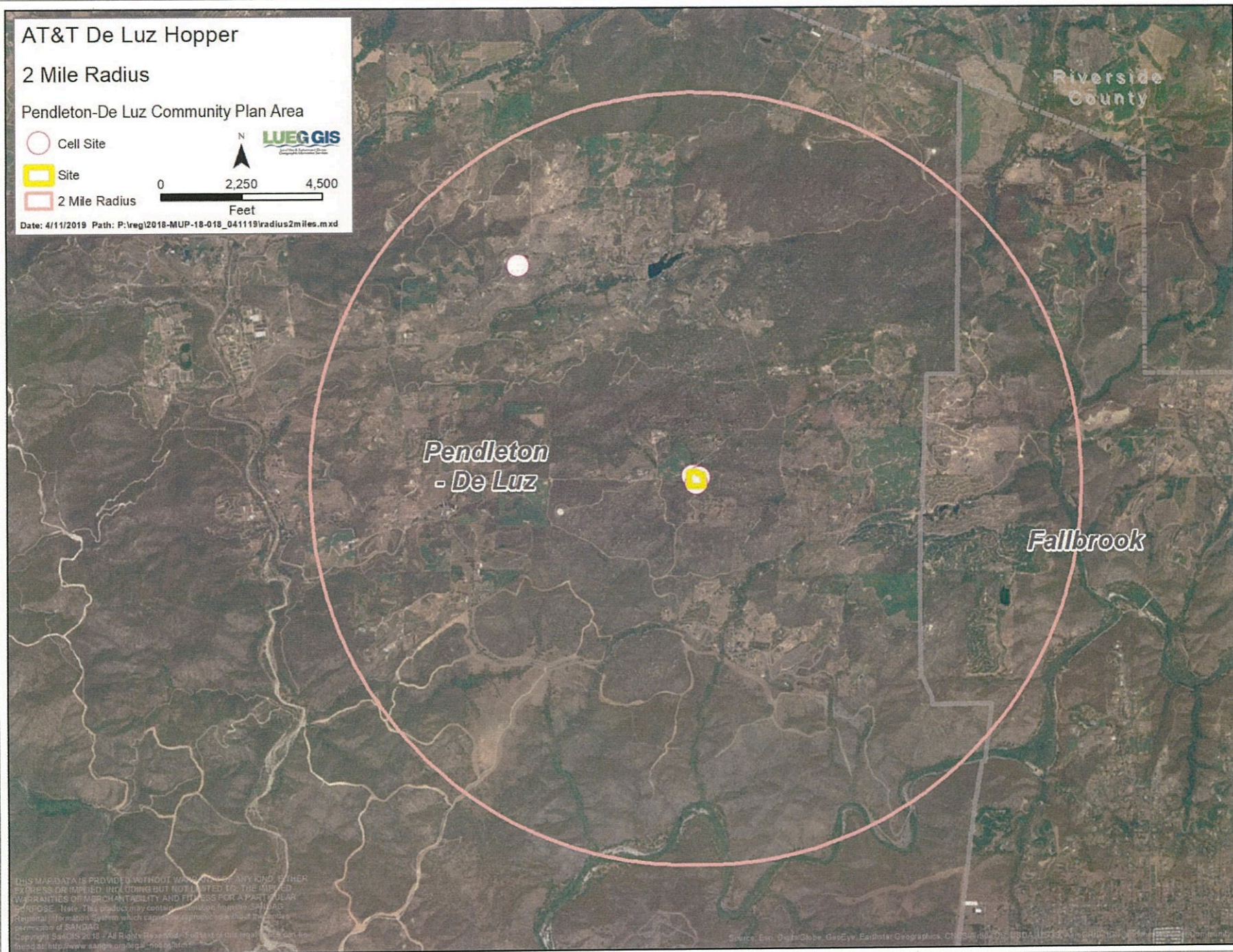
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2 Mile Radius

Pendleton-De Luz Community Plan Area



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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
1A-222-C CODE
IBC 2015
ASCE 7-10
ACI 308-13, 318-14
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:

- INSTALL (1) 3 FT. DIAMETER MICROWAVE ANTENNA
- INSTALL (1) 2 FT. DIAMETER MICROWAVE ANTENNA
- INSTALL (1) MICROWAVE CABINET ON CONCRETE SLAB
- INSTALL (2) TRANSMISSION CABLES
- BUILD A 14'-0"X8'-10"X8" CMU EQUIPMENT ENCLOSURE
- INSTALL (1) POWER CABINET ON CONCRETE SLAB

SITE INFORMATION

PROPERTY OWNER: FALLBROOK PUBLIC UTILITY DISTRICT
990 EAST MISSION ROAD
FALLBROOK, CA 92028

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

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

ZONING JURISDICTION: COUNTY OF SAN DIEGO

ZONING DISTRICT: A70

LATITUDE (NAD 83): 32° 25' 24.17" N

LONGITUDE (NAD 83): 117° 16' 57.52" W

PARCEL #: 102-082-11, 102-081-09, 102-081-29

OCCUPANCY GROUP: UNMANNED (WIRELESS COMMUNICATION FACILITY)

CONSTRUCTION TYPE: I-B

POWER COMPANY: SDG&E

TELEPHONE COMPANY: AT&T

LEGAL DESCRIPTION: FOR FULL LEGAL DESCRIPTION, SEE SHEET L51

PROJECT TEAM

PROJECT MANAGER:
REBECCA KAPONIG
MAM TELECOM INC.
6886 MIMOSA DRIVE
CARLSBAD, CA 92011
PHONE: (619) 802-4221
EMAIL: REBECCA.KAPONIG@MAMTELECOMINC.COM

ENGINEERING:
TELECOM MANAGEMENT GROUP
14855 AVENIDA VENUSTO #5
SAN DIEGO, CA 92128
PHONE: (619) 248-7678
EMAIL: EDOARDO@TELECOMMG.COM

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

ZONING:
MORGAN NORVILLE
MAM TELECOM INC.
6886 MIMOSA DRIVE
CARLSBAD, CA 92011
PHONE: (619) 508-9392
EMAIL: MORGAN.NORVILLE@MAMTELECOMINC.COM

RF ENGINEER:
RAY JUNGAL
AT&T
5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121
EMAIL: RAYJUNGAL@ATT.COM

CONSTRUCTION:
OVERLAND CONTRACTING
10009 WILLOW CREEK ROAD
STE. 350, SAN DIEGO, CA 92131



DE LUZ WATER TANK

CAL01603

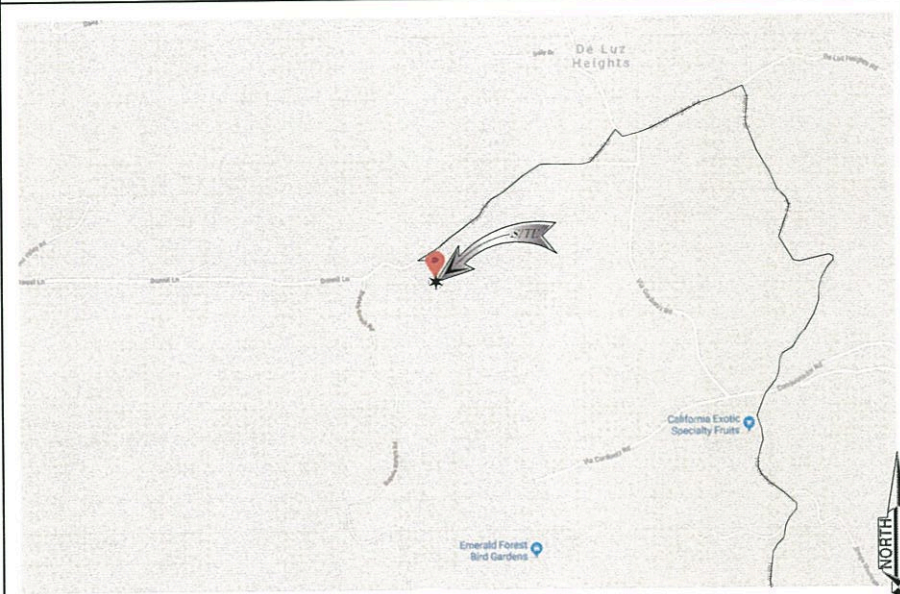
MICROWAVE HOP

FA NUMBER: 13802495

2559 DONNIL LANE,

FALLBROOK, CA 92028

VICINITY MAP



DRIVING DIRECTIONS FROM 'AT&T' OFFICE

DIRECTIONS FROM AT&T OFFICE:

HEAD NORTHEAST ON PACIFIC CENTER BLVD TOWARD WIRELESS WAY. TURN RIGHT ONTO PACIFIC HEIGHTS BLVD. USE THE LEFT 2 LANES TO TURN LEFT ONTO MIRA MESA BLVD. PASS BY WELLS FARGO BANK (ON THE RIGHT IN 4.0 MI). TURN RIGHT TO MERGE ONTO I-15 N. FOLLOW I-15 N TAKE EXIT 51 MISSION ROAD/FALLBROOK TURN LEFT ON OLD 395 (0.2mi). TURN RIGHT ON E MISSION RD TOWARD FALLBROOK (4.9 mi). TURN RIGHT ONTO N PICO AVE (322 ft). CONTINUE ONTO DE LUZ RD (1.1 mi). SLIGHT LEFT TO STAY ON DE LUZ RD (2.5 mi). TURN RIGHT ON HARRIS TRAIL (1.9 mi). TURN LEFT ONTO DE LUZ HEIGHTS RD (0.3 mi). TURN LEFT ONTO DONNIL LN (0.6 mi). TURN RIGHT AT 2559 DONNIL LN AND THRU GATE TO SITE.

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: _____

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

SDC PDS RCVD 04-09-19

MUP18-018

Rev	Description	Date
1	100% CD	05-25-19
2	100% CD	12-03-18
3	100% CD	11-13-18



TITLE SHEET

CAL01603
DE LUZ WATER TANK
2559 DONNIL LANE
FALLBROOK, CA 92028
MICROWAVE HOP



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

1 - 20

GENERAL CONSTRUCTION NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
GENERAL CONTRACTOR - SEE PROJECT TEAM IN TITLE SHEET
SUBCONTRACTOR - CONTRACTOR SUBSISTING BY ORDER - AT&T

2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS.

3. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROJECT. WORK SHALL BE PROCEEDED. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, ORDINANCES, AND CONFORMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL GIVE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LOCAL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.

5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.

6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE. UNLESS OTHERWISE NOTED, DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.

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

9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROVIDE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.

10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA ADJACENT AREAS AND A BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTIONS OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.

11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.

12. ERECTION SHALL BE DONE IN A WORKMANSHIP MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL WORKERS SHALL BE LAD PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.

13. SOL PENETRATIONS THROUGH FIRE RATED WALLS WITH U-LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUBCONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DEPOSITS OF ALL DEBRIS.

14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADINGS AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADINGS AND NOTES. SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.

15. SUBCONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.

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

17. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.

18. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO THE SITE AND/OR BUILDING.

19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.

20. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDUM, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.

21. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OR 2-A10-B-C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.

22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTENSIVE CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PITS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SIGHT TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE (BUT NOT BE LIMITED TO) A FULL PROTECTION SYSTEM FOR THE WORKING CREW, ELECTRICAL SAFETY, AND (B) TRENCHING & EXCAVATION.

23. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.

24. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.

25. SUBCONTRACTOR SHALL MINIMIZE OBSTRUCTION TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.

26. NO FILL OR ENVIRONMENTAL MATERIAL SHALL BE PLACED ON PROZEN ORGANIC PROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR ENVIRONMENT.

27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT MOISTURE PROPORTION DENSITY INCLUDING STRUCTURES AND 90 PERCENT MOISTURE PROPORTION DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.

28. ALL NECESSARY RUBBER STAMPS, DEBRIS, STOPS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.

29. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.

30. SUBCONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REFINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.

31. SUBCONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.

32. THE PROPOSED FACILITY WILL BE UNHABITED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).

33. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.

34. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.

35. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST REVISION AT WORKING DRAWING STANDARD. TECHNICAL SPECIFICATION FOR CONSTRUCTION OF CEM/SPRS. UNLESS STATED AND TECHNICAL SPECIFICATION FOR FACILITY GROUNDING. IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.

36. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF SUBCONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.

37. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.

38. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK OR PROCEEDING WITH THE WORK.

39. NO WHITE STROBE LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.

40. ALL FIBER/POWER CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

41. NO WHITE STROBE LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.

42. NO WHITE STROBE LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.

43. NO LANDSCAPING IS PROPOSED AT THIS SITE. (REVERSE THIS NOTE ACCORDING TO THE SITE CONFIGURATION)

SITE WORK & DRAINAGE

1. GENERAL:
CLEANING, GRUBBING, STOPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.

2. REFERENCES:
A. DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION-CURRENT EDITION).

3. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS).

4. OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION).

5. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY SUBCONTRACTORS INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATED BY THE SUBCONTRACTOR.

6. ALL WORK SHALL BE INSPECTED AND RELEASED BY THE GENERAL CONTRACTOR WHO SHALL CARRY OUT THE GENERAL INSPECTION OF THE WORK WITH SPECIFIC CONCERN TO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IF IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REQUEST TRENCH INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF WORK INACCESSIBLE OR DIFFICULT TO INSPECT.

7. SITE MAINTENANCE AND PROTECTION:
A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OF WORK UNTIL COMPLETION OF THE SUBCONTRACT.

8. AVOID DAMAGE TO THE SITE AND TO EXISTING FACILITIES, STRUCTURES, TREES, AND SHRUBS DESIGNATED TO REMAIN. TAKE PROTECTIVE MEASURES TO PREVENT EXISTING FACILITIES, STRUCTURES, TREES, AND SHRUBS FROM BEING DAMAGED BY THE WORK.

9. KEEP SITE FREE OF ALL PONDING WATER.

10. PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT AND EPA REQUIREMENTS.

11. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.

12. EXISTING UTILITIES DO NOT INTERRUPT EXISTING UTILITIES SERVING ADJACENT DEVICES OCCUPIED BY THE OWNER OR OWNERS. EXCEPT WHEN PERMITTED IN WRITING BY THE ENGINEER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.

13. PROVIDE A MINIMUM 48-HOUR NOTICE TO THE ENGINEER AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.

14. PRODUCTS:
2.1. SUFFICIENT BACKFILL: ASTM D2321 (CLASS II, 8 IN. OR 9 IN. FREE FROM FROZEN LUMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.

- 2.2. NON-POROUS GRANULAR FROZEN FROZEN AND BACKFILL: ASTM D2321 (CLASS II, 8 IN. OR 9 IN.) COARSE AGGREGATE FREE FROM FROZEN LUMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.

- 2.3. POROUS GRANULAR FROZEN FROZEN AND BACKFILL: ASTM D2321 (CLASS II, 8 IN. OR 9 IN.) COARSE AGGREGATE FREE FROM FROZEN LUMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.

- 2.4. SELECT STRUCTURAL FILL: GRANULAR FILL MATERIAL MEETING THE REQUIREMENTS OF ASTM D580-95, FOR USE AROUND AND UNDER STRUCTURES WHERE STRUCTURAL FILL MATERIAL ARE REQUIRED.

- 2.5. GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (E-2 OR S.W.-54).

- 2.6. COARSE AGGREGATE FOR ACCESS ROAD SUBGRADE: SHALL CONFORM TO ASTM D2040.

- 2.7. UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTIC SILTS AND CLAYS (LL>45), MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DECOMPOSED BITUMINOUS MATERIAL, VEGETATIVE MATERIAL, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION, AND DEBRIS AS DETERMINED BY THE CONSTRUCTION MANAGER. TYPICAL TRENCH WILL BE SOILS CLASSIFIED BY ASTM AS PT, MH, OH, CH, ML, CL, OL, AND CL.

- 2.8. GEOTEXTILE FABRIC: MARIAT 500K OR APPROVED EQUAL.

- 2.9. PLASTIC WARPING TAPE: SHALL BE ADSO AND ALKALI RESISTANT POLYETHYLENE FILM SPECIALLY MANUFACTURED FOR MARKING AND LOCATING UNDERGROUND UTILITIES. 6 INCHES WIDE WITH A MINIMUM THICKNESS OF 0.004 INCH. TAPE SHALL HAVE MINIMUM STRENGTH OF 1500 PSI IN BOTH DIRECTIONS AND MANUFACTURED WITH INTEGRAL CONDUCTORS, FOR BACKING OR OTHER MEANS TO ENABLE DETECTION BY A METAL DETECTOR WHEN BURIED UP TO 3 FEET DEPTH. THE METALLIC COAT OF THE TAPE SHALL BE ENCASED IN A PROTECTIVE JACKET OR PROVIDED WITH OTHER MEANS TO PROTECT IT FROM CORROSION. THIS COLOUR SHALL BE RED FOR ELECTRIC UTILITIES AND ORANGE FOR TELECOMMUNICATION UTILITIES.

3. FINISH GRADING:
A. PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND CONDITIONS.

4. UTILIZE SATISFACTORY FILL MATERIAL, RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF TRENCH, EMBANKMENTS AND FOR REPLACEMENT OF REMOVED UNSUITABLE MATERIALS.

5. ACHIEVE FINISHED GRADE BY PLACING A MINIMUM OF 1/2" - 3/4" CRUSHED STONE ON TOP SOIL STABILIZER FILL.

6. REPAIR ALL ACCESS ROADS AND SURROUNDING AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL CONDITION.

7. ASPHALT PAVING ROAD:
A. CHAPTER 630 - CALIFORNIA DEPARTMENT OF TRANSPORTATION FLEXIBLE PAVEMENT

8. DESIGN CODE AND STANDARDS FOR ROADWAY REHABILITATION PROJECTS (DOB 79-03)

9. REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GRADE SURFACE: RUBBER STAMPS, RUBBER AND OTHER DEBRIS, RUBBER ENCASED IN OR PROTECTED THROUGH THE ORIGINAL GRADE SURFACE, RUBBER OR PLUM THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND GRADING TO A DEPTH OF 12 INCHES ALL RUBBER AND OTHER DEBRIS THEREBY EXPOSED.

10. REMOVE TOPSOIL, MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER WEETS THE DEFLECTED TOPSOIL, WITH SURFICIAL OR OTHER UNDERLAYER MATERIALS.

11. EXISTING MERE EXCAVATION TO GREATER DEPTH IS INDICATED, FILL DEPRESSIONS RESULTING FROM CLEANING, GRUBBING AND DECAUTION WORK COMPLETELY WITH SUITABLE FILL.

12. REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEANING AND GRUBBING OPERATIONS. BURNING WILL NOT BE PERMITTED.

13. PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES INDICATED ON THE DRAWINGS AND TO ASCERTAIN THE EXTENT AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM NOT SHOWN THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE CONSTRUCTION MANAGER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.

14. SEPARATE AND STOCK PILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL. ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.

15. AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING EXPIRATION OF THE SPECIFIED MAXIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH APPROVED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.

16. PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS, AND UNSUITABLE MATERIALS.

17. BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAN 8-INCHES LOOSE THICKNESS AND COMPACTED. WHERE HORIZONTAL COMPACTORS ARE USED, THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 4 INCHES IN LOOSE DEPTH AND COMPACTED.

18. WHENEVER THE DENSITY TESTING INDICATES THAT THE CONTRACTOR HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET. UNLESS OTHERWISE AUTHORIZED BY THE CERTIFICATION ENGINEER, THE CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY, SUCH AS DENSIFYING AND DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTION REQUIREMENTS.

19. THOROUGHLY CHECK EACH LAYER OF BACKFILL TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE MOISTURE PROCTOR TEST, ASTM D 698.

20. TRENCH DRAINAGE:
A. UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DETERMINED BY THE GENERAL CONTRACTOR. GRADING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.

21. EXTEND THE TRENCH WITH A MINIMUM OF 6 INCHES BEYOND THE OUTSIDE EDGE OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE MOISTURE PROCTOR TEST, ASTM D 1557.

22. WHEN SOFT YIELDING, OR OTHERWISE UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, BACKFILL AT THE REQUIRED TRENCH DEPTH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION AND BACKFILL WITH GRANULAR BEDDING MATERIAL.

23. TRENCH BACKFILL:
A. PROVIDE GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWINGS AND THE UTILITY REQUIREMENTS.

24. NOTIFY THE GENERAL CONTRACTOR 24 HOURS IN ADVANCE OF BACKFILLING.

25. CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING. BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.

26. PLACE GRANULAR TRENCH BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 8-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES ABOVE THE CONDUITS. SHOULDER RAMP AND TAMP BACKFILL INTO SPACE AROUND CONDUITS.

27. PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE, OR UNBALANCED LOADING.

28. ABOVE THE CONDUIT EMBANKMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 8-INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.

29. COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE MOISTURE PROCTOR TEST, ASTM D 698.

30. AGGREGATE ACCESS ROAD:
A. CLEAR, GRUB, STRIP AND EXCAVATE FOR THE ACCESS ROAD TO THE LINES AND GRADES INDICATED ON THE DRAWINGS. TIGHTEN TO 100 PSI OF MOISTURE AND PROOF-ROLL. ALL HOLES, RUTS, SOFT SPACES AND OTHER DEFECTS SHALL BE CORRECTED.

31. THE ENTIRE SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE MOISTURE PROCTOR TEST, ASTM D 1557.

32. AFTER PREPARATION OF THE SUBGRADE IS COMPLETE, THE GEOTEXTILE FABRIC (MARIAT 500K) SHALL BE INSTALLED TO THE LIMITS INDICATED ON THE DRAWINGS BY ROLLING THE FABRIC OUT LONGITUDINALLY ALONG THE ROADWAY. THE FABRIC SHALL NOT BE DRAGGED ACROSS THE SUBGRADE. PLACE THE ENTIRE ROLL IN A SINGLE OPERATION, ROLLING OUT AS SMOOTHLY AS POSSIBLE.

33. OVERLAPS PARALLEL TO THE ROADWAY WILL BE PERMITTED AT THE CENTERLINE AND AT LOCATIONS BEYOND THE ROADWAY SURFACE WITH (E) WITHIN THE SHOULDER WIDTH) ONLY. NO LONGITUDINAL OVERLAPS SHALL BE LOCATED BETWEEN THE CENTERLINE AND THE SHOULDER. PARALLEL OVERLAPS SHALL BE A MINIMUM OF 3 FEET WIDE.

34. TRANSVERSE (PERPENDICULAR TO THE ROADWAY) OVERLAPS AT THE END OF A ROLL SHALL OCCUR IN THE DIRECTION OF THE AGGREGATE PLACEMENT (PROCEED ROLL ON TOP) AND SHALL HAVE A MINIMUM LENGTH OF 3 FEET.

35. ALL OVERLAPS SHALL BE FINISHED WITH STAPLES OR NAILS A MINIMUM OF 10 INCHES LONG TO INSURE POSITIONING DURING PLACEMENT OF AGGREGATE. PINE CONSTRUCTION NAILS AT 25 FOOT CENTERS AND TRANSVERSE STAPLES EVERY 5 FEET.

36. THE AGGREGATE BASE AND SURFACE COURSES SHALL BE CONSTRUCTED IN LAYERS NOT MORE THAN 4 INCH (COMPACTED) THICKNESS. AGGREGATE TO BE PLACED ON GEOTEXTILE FABRIC SHALL BE END-DUMPED ON THE FABRIC FROM THE FREE END OF THE FABRIC OR OVER PREVIOUSLY PLACED AGGREGATE. THE FREE END SHALL BE BLAZED DOWN TO A THICKNESS OF 6 INCHES PRIOR TO COMPACTION. AT NO TIME SHALL EQUIPMENT, EITHER TRANSPORTING THE AGGREGATE OR GRADING THE AGGREGATE, BE PERMITTED ON THE ROADWAY WITH LESS THAN 4 INCHES OF MATERIAL COVERING THE FABRIC.

37. THE AGGREGATE SHALL BE IMMEDIATELY COMPACTED TO NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE MOISTURE PROCTOR TEST, ASTM D 1557 WITH A TAMMING ROLLER, OR WITH A PNEUMATIC TYRE ROLLER, AND FOR REPLACEMENT OF REMOVED UNSUITABLE MATERIALS.

38. THE AGGREGATE SHALL BE OVER A MINIMUM OF THREE-WHEEL OR ROLLER ROLL.

39. FINISH GRADING:
A. PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND CONDITIONS.

40. UTILIZE SATISFACTORY FILL MATERIAL, RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF TRENCH, EMBANKMENTS AND FOR REPLACEMENT OF REMOVED UNSUITABLE MATERIALS.

41. ACHIEVE FINISHED GRADE BY PLACING A MINIMUM OF 1/2" - 3/4" CRUSHED STONE ON TOP SOIL STABILIZER FILL.

42. REPAIR ALL ACCESS ROADS AND SURROUNDING AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL CONDITION.

43. ASPHALT PAVING ROAD:
A. CHAPTER 630 - CALIFORNIA DEPARTMENT OF TRANSPORTATION FLEXIBLE PAVEMENT

44. DESIGN CODE AND STANDARDS FOR ROADWAY REHABILITATION PROJECTS (DOB 79-03)

ELECTRICAL NOTES

PART 1 - GENERAL

1. GENERAL CONDITIONS:

2. A. CONTRACTOR SHALL INSPECT THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE SUBCONTRACTORS FUNCTIONS, THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION. NOT AFTER THE CONTRACT HAS BEEN AWARDED.

3. B. THE SUBCONTRACTOR SHALL OBTAIN PERMITS, LICENSES, MAKE ALL DEPOSITS, AND PAY ALL FEES REQUIRED FOR THE CONSTRUCTION PERFORMANCE FOR THE WORK UNDER THIS SECTION.

4. C. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL SYSTEMS AND COMPONENTS COVERED UNDER THIS SECTION. THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS. DRAWING SHALL NOT BE SCALED TO DETERMINE DIMENSIONS.

5. D. LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES.

6. A. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, AND ALL APPLICABLE LOCAL LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES. CONDUIT BENDS SHALL BE THE RADIUS BEND FOR THE TRADE SIZE OF CONDUIT IN COMPLIANCE WITH THE LATEST EDITIONS OF NEC.

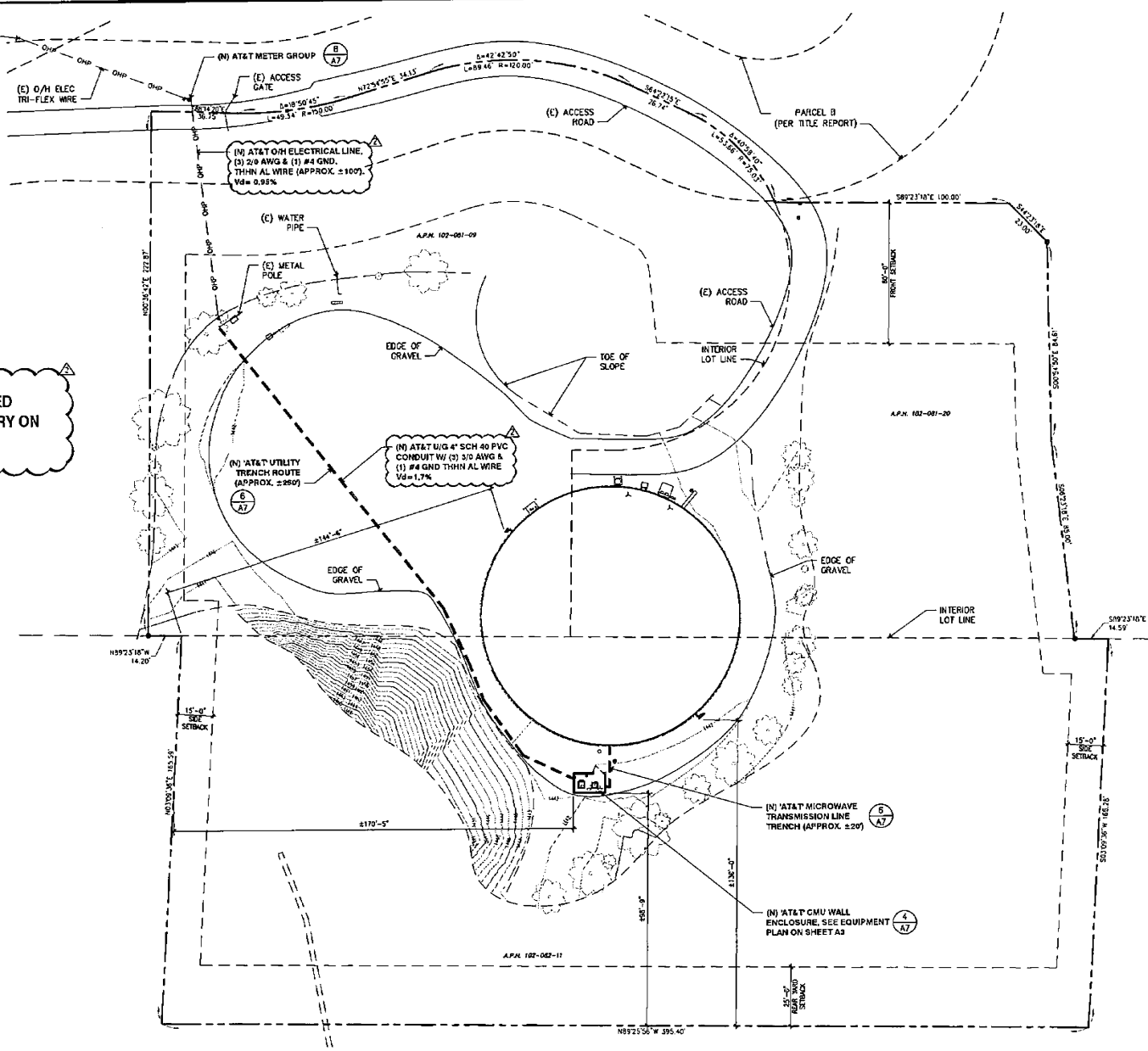
7. REFERENCES:
A. THE PUBLICATIONS LISTED BELOW ARE PART OF THIS SPECIFICATION. EACH PUBLICATION SHALL BE THE LATEST REVISION AND ADDENDUM IN EFFECT ON THE DATE THIS SPECIFICATION IS ISSUED FOR CONSTRUCTION UNLESS OTHERWISE NOTED. EXCEPT AS MODIFIED BY THE REQUIREMENT SPECIFIED HEREIN OR THE DETAILS OF THE DRAWINGS, WORK INCLUDED IN THIS SPECIFICATION SHALL CONFORM TO THE APPLICABLE PROVISION OF THESE PUBLICATIONS.

8. 1. ANSI/IEEE (AMERICAN NATIONAL STANDARDS INSTITUTE)
2. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)
3. ICE (INSULATED CABLE ENGINEERS ASSOCIATION)
4. NEMA (NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION)
5. NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
6. OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION)
7. UL (UNDERWRITERS LABORATORIES, INC.)
8. AT&T GRADING AND BONDING STANDARDS TP-76416

9. 14. SCOPE OF WORK:
A. WORK UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL, AND ASSOCIATED SERVICES REQUIRED TO COMPLETE REQUIRED CONSTRUCTION SHALL BE OPERATIONAL.

10. B. ALL ELECTRICAL EQUIPMENT UNDER THIS CONTRACT SHALL BE PROPERLY TESTED, ADJUST

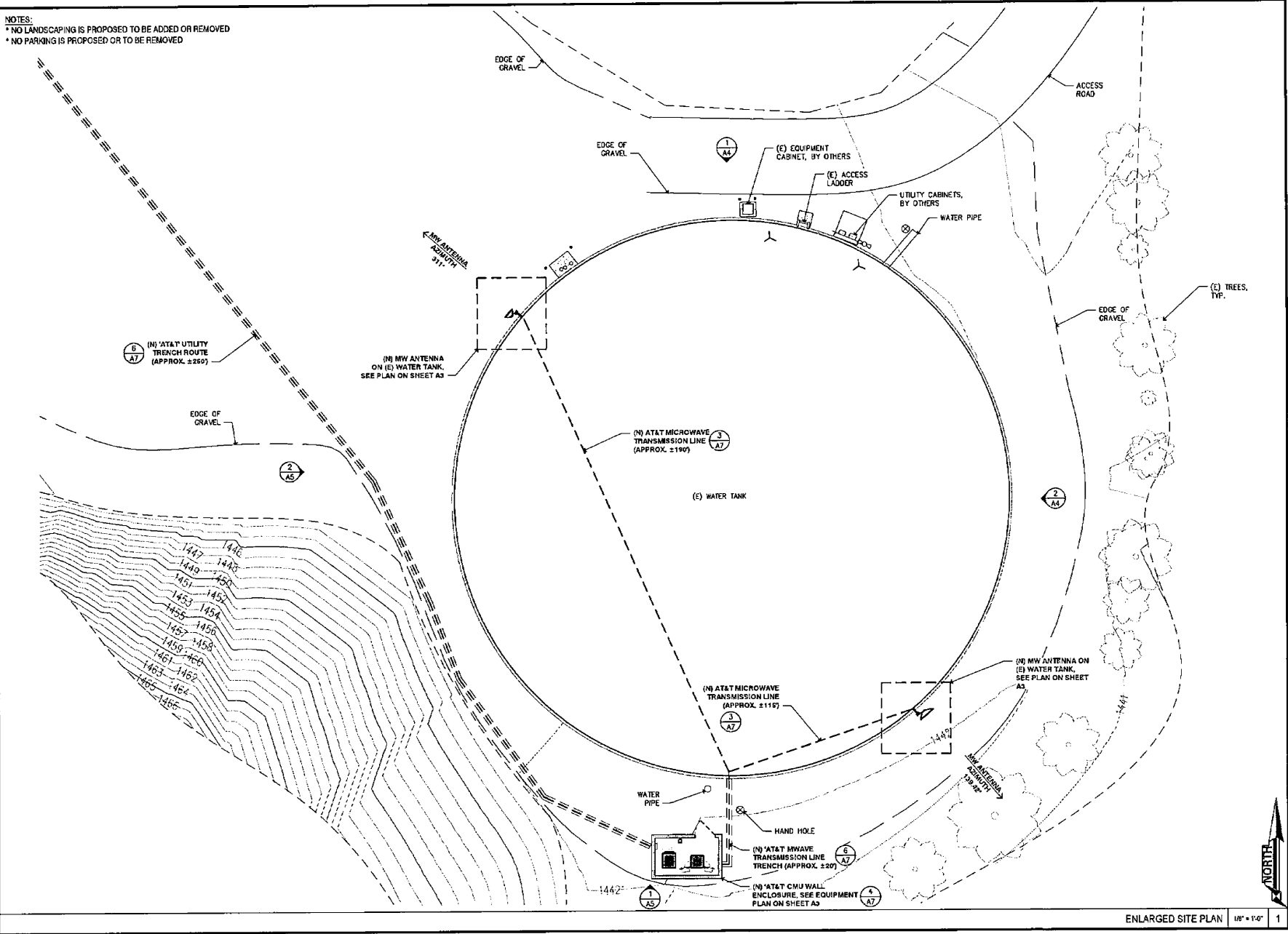
(E) UTILITY POLE
#JP322599 CIR 520/216
W/ 1-15KV TRANSFORMER



Project Number:	
Drawn by	ERC/RP
Checked by	ERO
Sheet No	A1

NOTES:

- * NO LANDSCAPING IS PROPOSED TO BE ADDED OR REMOVED
- * NO PARKING IS PROPOSED OR TO BE REMOVED



Rev.	Description	Date
1	10/1/01	10/1/01
2	10/1/01	10/1/01
3	10/1/01	10/1/01
4	10/1/01	10/1/01



ENLARGED SITE PLAN

CALIFORNIA
DEPT. OF WATER RESOURCES
2559 CONNOR LANE
FALLBROOK, CA 92028
MICROWAVE HOP



Project Number	
Drawn by	ERG/EP
Checked by	ERG
Sheet No.	A2

BMP SYMBOLS & LEGEND:

MATERIALS & WASTE MANAGEMENT CONTROL BMP's

WM-1	MATERIAL DELIVERY & STORAGE
WM-2	MATERIAL USE
WM-5	SOLID WASTE MANAGEMENT
WM-8	CONCRETE WASTE MANAGEMENT
WM-9	SANITARY WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMP's

SS-2	DIRECTION OF LOT DRAINAGE
SC-7	PRESERVATION OF EXISTING ~PEV~PEV~ VEGETATION
SC-8	STREET SWEEPING AND VACUUMING
TC-1	SANDBAG BARRIER
NS-12	STABILIZED CONSTRUCTION ENTRANCE
	CONCRETE CURBING

POST CONSTRUCTION SITE DESIGN BMP's:

4.3.2	CONSERVE NATURAL AREAS, SOILS, AND VEGETATION
4.3.3	MINIMIZE IMPERVIOUS AREA
4.3.5	IMPERVIOUS AREA DISPERSION

STORM WATER QUALITY NOTES - CONSTRUCTION BMP's

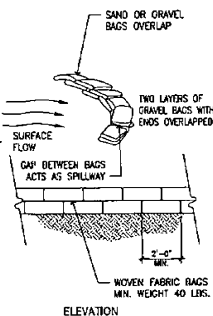
THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO. CAS010875 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

MINIMUM REQUIREMENTS:

- 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.
- 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.
- 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.
- ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENTS TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS & EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

NOTES:

- SAND OR GRAVEL BAGS AS SHOWN ON SITE PLAN SHALL BE IMPLEMENTED AS NEEDED TO PREVENT SEDIMENT FROM ENTERING INTO STORM DRAIN SYSTEM
- SAND OR GRAVEL BAGS ARE TO BE INSTALLED PRIOR TO START OF SITE WORK OR UPON REMOVAL OF EXISTING SITE PAVING.
- SAND OR GRAVEL BAGS ARE TO BE MAINTAINED AND IN OPERABLE CONDITION AND SHALL BE REPLACED IF DAMAGED.
- THE PRIMARY CONSTRUCTION ACTIVITIES, RELATED MATERIALS, AND WASTES THAT HAVE THE POTENTIAL TO POLLUTE STORM WATER INCLUDE:
 - SOIL DISTURBING ACTIVITIES AND RESULTING EXPOSED SOIL AREAS, INCLUDING TRENCHING FOR CONDUITS AND CMU WALL FOOTINGS
 - SURFACES FROM MORTAR MIXING AND PCC SAW-CUTTING AND PLACEMENT
 - SOLID WASTES FROM PCC DEMOLITION AND REMOVAL, SOUND-WALL CONSTRUCTION, AND FORM WORK
 - TEMPORARY ON-SITE STORAGE OF CONSTRUCTION MATERIALS, INCLUDING MORTAR MIX, RAW LANDSCAPING AND SOIL STABILIZATION MATERIAL, TREATED LUMBER, HEBAR AND PLATED METAL FENCING MATERIALS
 - BMP MATERIALS (GRAVEL, BAGS, LIQUID COPOLYMER) TREATED LUMBER (MATERIALS AND WASTES) REINFORCING BAR PCC RUBBLE BLOCK RUBBLE GENERAL LITTER
- ALL TRENCH SEGMENTS EXCAVATED SHALL BE FILLED AND COVERED WITHIN A 24-HOUR PERIOD



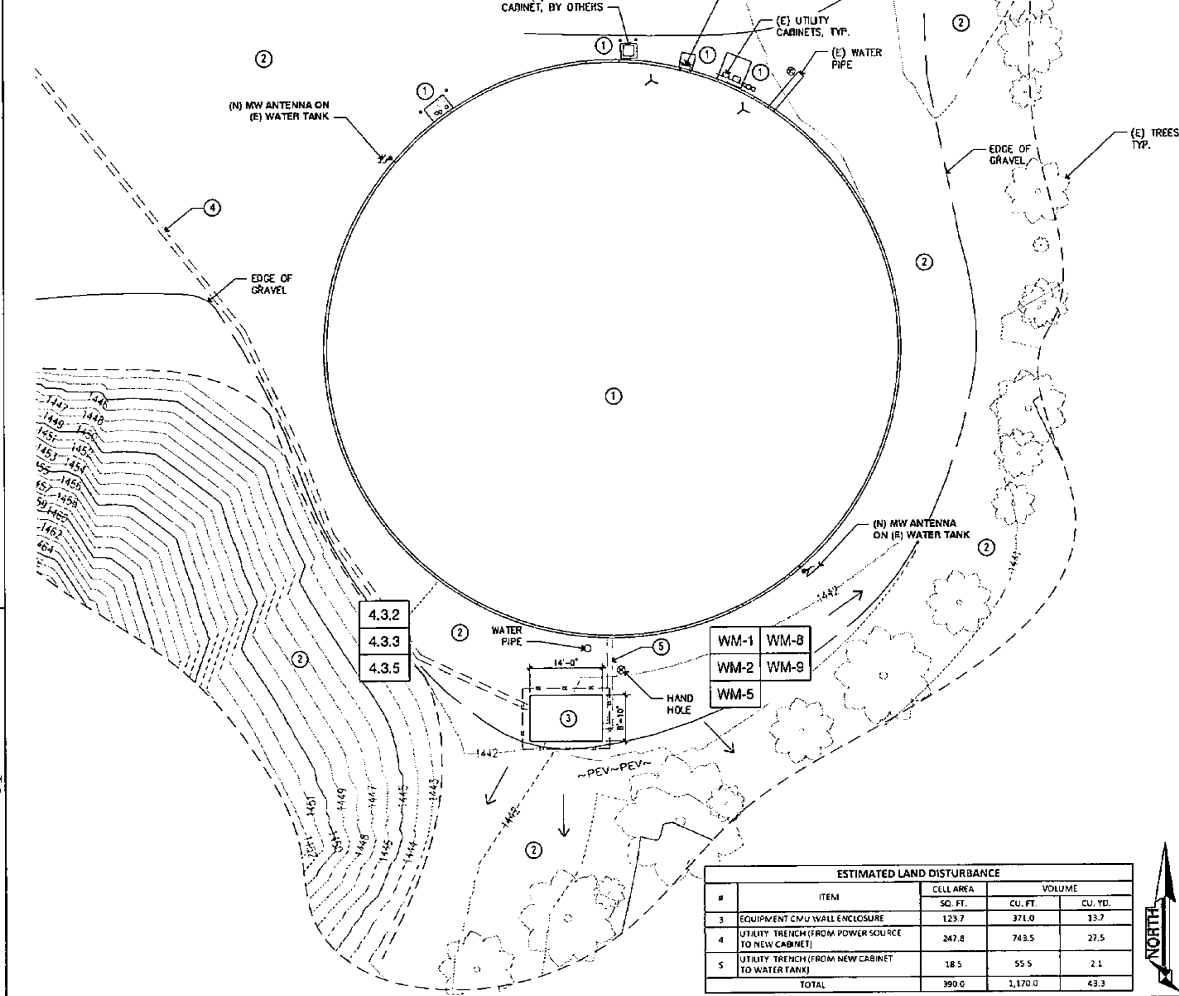
GRAVEL OR SAND BAGS NTS 1

CONSTRUCTED SURFACE AREA TABLE

ITEM	DESCRIPTION	DIMENSIONS	NEW AREA (SQ. FT.)	EXISTING AREA (SQ. FT.)
1	(E) WATER TANK, PAVED ACCESS DRIVEWAYS AND (E) CONCRETE SLABS (IMPERVIOUS)			14,326
2	(E) LOT, LANDSCAPE AREA AND DIRTY/BRUSH COVERED AREA (PERVIOUS)			134,183
3	(N) CMU WALL ENCLOSURE (IMPERVIOUS)	14'-0" x 8'-10"	123.7	
TOTAL			123.7	148,509

IMPERVIOUS AREAS SUMMARY:

NEW IMPERVIOUS AREA ADDED	= 123.7 SF
NEW IMPERVIOUS AREA TOTAL	= 14,326 + 123.7 = 14,449.7 SF
NEW PERVIOUS AREA TOTAL	= 134,183 - 123.7 = 134,059.3 SF

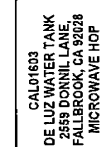
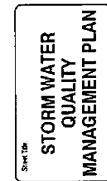


ESTIMATED LAND DISTURBANCE

#	ITEM	CELL AREA			VOLUME	
		SQ. FT.	CU. FT.	CU. YD.		
3	EQUIPMENT CMU WALL ENCLOSURE	123.7	371.0	13.7		
4	UTILITY TRENCH (FROM POWER SOURCE TO NEW CABINET)	247.8	743.5	27.5		
5	UTILITY TRENCH (FROM NEW CABINET TO WATER TANK)	18.5	55.5	2.1		
TOTAL		390.0	1,170.0	43.3		

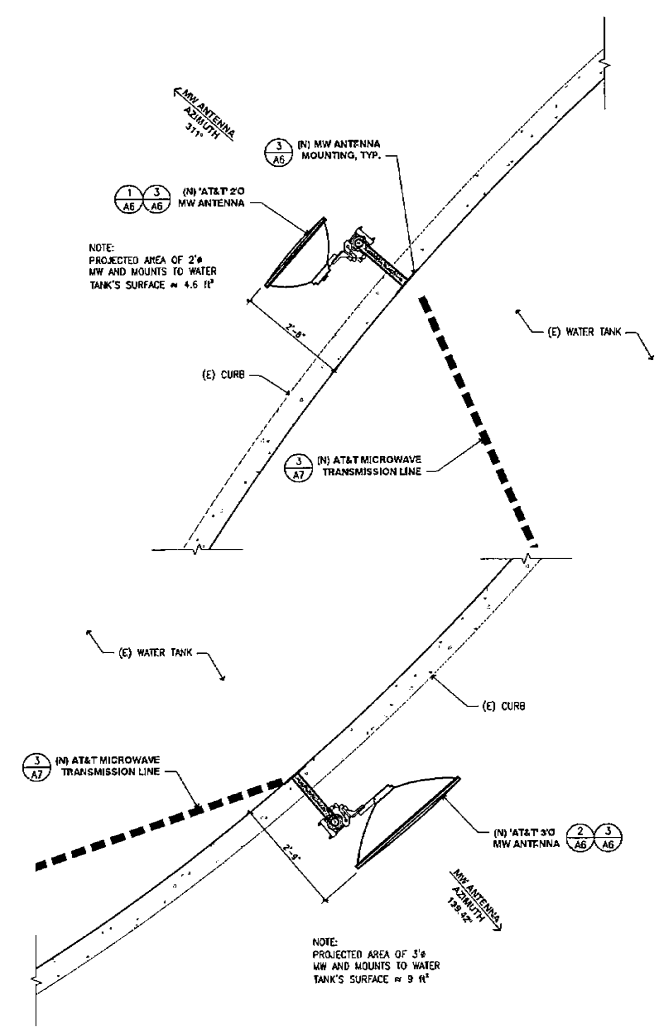
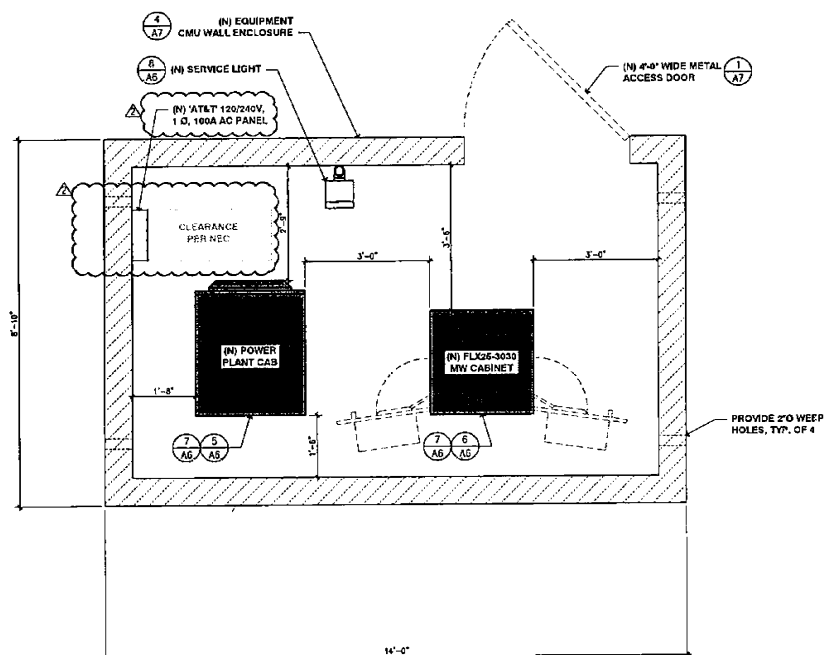
STORM WATER QUALITY MANAGEMENT PLAN 1/2" = 1'-0" 2

DATE	10-25-03
BY	10-25-03
REV.	10-25-03
DATE	10-25-03



Project Number	
Drawn by	ERO/SP
Check by	ERO
Sheet No.	A2.1

MW ANTENNA SCHEDULE								
MW DIA.	AZIMUTH	TIP HEIGHT	MW ANTENNA MAKE/MODEL	ANTENNA WEIGHT	CABLE TYPE	CABLE LENGTH	# OF CABLE	# OF MW ANTENNAS
20	311°	30'-0"	VHLPK2-16	17 lbs	CAT6E	±190'	2	1
20	139.42°	40'-0"	VHLPK3-11W/A	37 lbs	CAT6E	±115'	2	1



EQUIPMENT PLAN 3/4" = 1'-0" 1

MW ANTENNA PLAN 3/4" = 1'-0" 2

at&t
TELECOMMUNICATIONS
SAN DIEGO, CA 92121

M&T
TELECOMMUNICATIONS

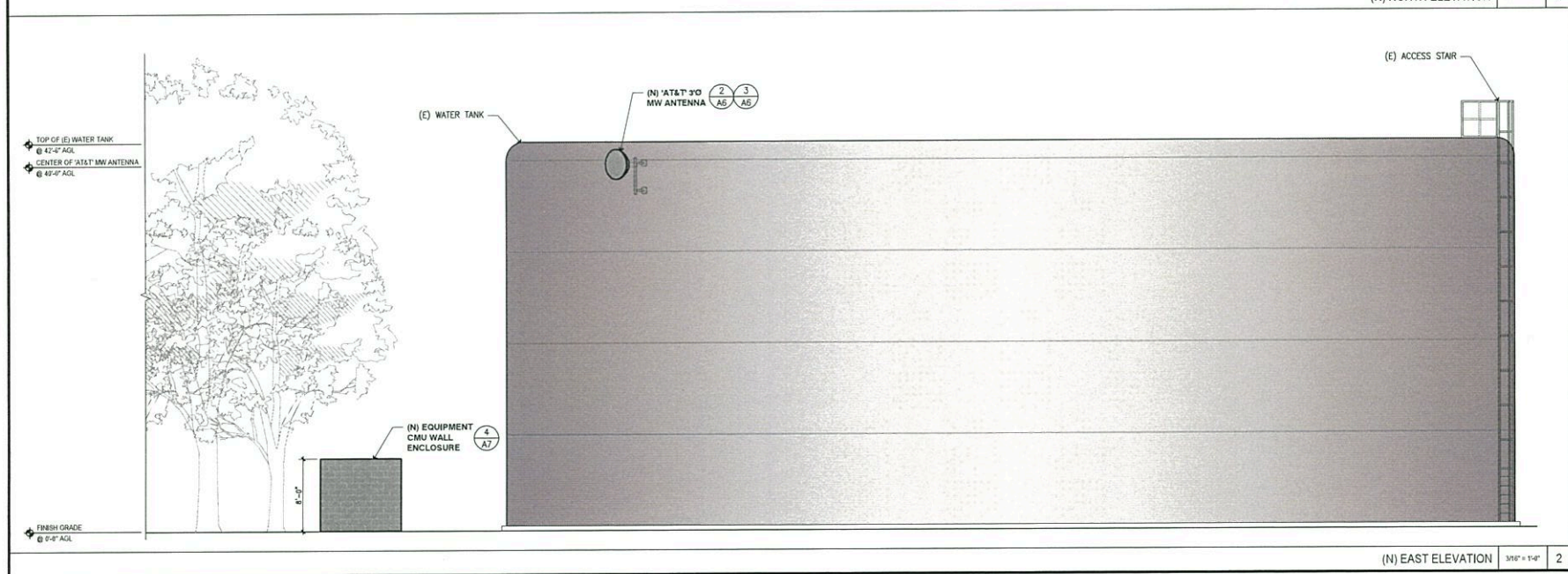
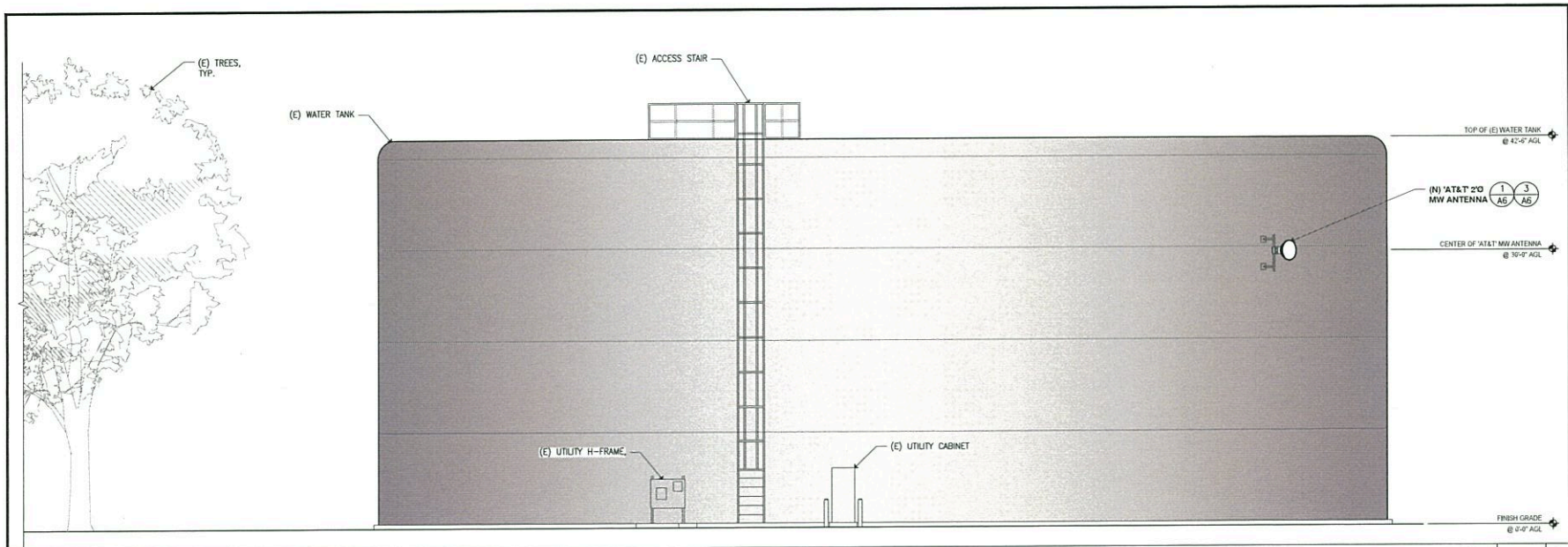
EQUIPMENT PLAN
AND MW ANTENNA
PLAN

Sheet No. CALD1603
DE LUZ WATER TANK
2559 DOWN LANE,
FALLBROOK, CA 92228
MICROWAVE HOP

TELECOM
TELECOMMUNICATIONS

Professional Engineer
No. 141,371
Exp. 12/31/12
Civil Engineering
State of California

Project Number
Drawn by ERO/RP
Checked by ERO
Sheet No. A3



Rev	Description	Date
1	100% CD	09-25-19
2	100% CD	12-05-19
3	90% CD	11-25-19

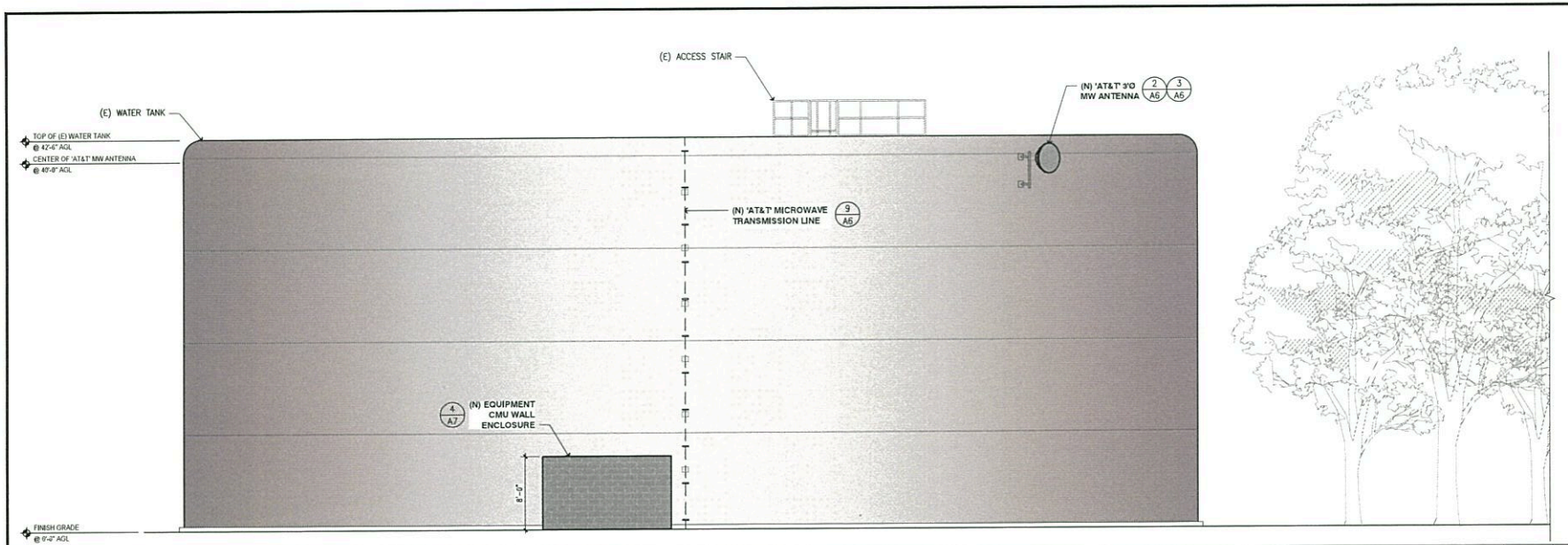


SITE ELEVATIONS

CAL01603
DE LUZ WATER TANK
3855 DE LUZ BLVD
FARMERSVILLE, CA 91334
MICROWAVE HOP



Project Number:
Drawn by: ERO/RP
Checked by: ERO
Sheet No: **A4**



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



(N) WEST ELEVATION 3/16" = 1'-0" 2

Rev	Description	Date
1	100% CD	01-25-13
2	100% CD	12-03-13
3	90% CD	11-25-13



SITE ELEVATIONS

CAL01603
DE LUZ WATER TANK
2555 ORION DRIVE
FARMERSVILLE, CA 92338
MICROWAVE HOP



Project Number	
Drawn by	ERO/JP
Checked by	ERO
Sheet No.	A5

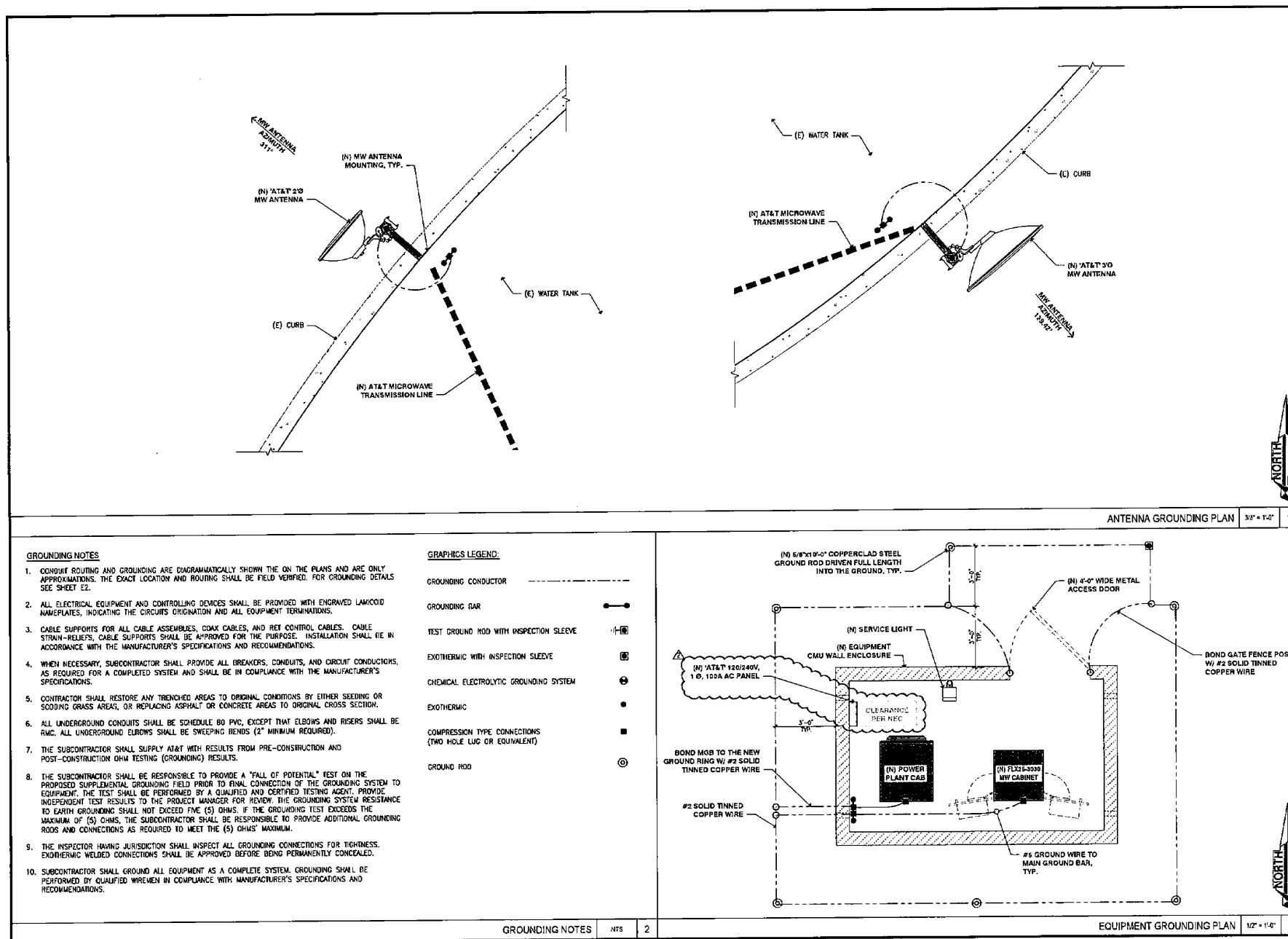
Rev	Description	Date
1	REVISED	11-26-91
2	REVISED	11-26-91
3	REVISED	11-26-91
4	REVISED	11-26-91



CAL01603
DE LUZ WATER TANK
2559 DONNILL LANE,
FALLBROOK, CA 92028
MICROWAVE HOP



Project Number:	ERO/RP
Drawn by:	ERO
Checked by:	ERO
Sheet No:	E1



**Attachment B – Form of Decision
Approving PDS2018-MUP-18-018**



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.sdcounty.ca.gov/pds

COMMISSIONERS

Michael Seiler (Chair)
Douglas Barnhart (Vice Chair)
Michael Beck
Yolanda Calvo
Michael Edwards
David Pallinger
Bryan Woods

May 31, 2019

PERMITEE: AT&T MOBILITY
MAJOR USE PERMIT: PDS2018-MUP-18-018
E.R. NUMBER: PDS2018-ER-18-01-001
PROPERTY: 2559 DONNIL LANE, FALLBROOK
APN(S): 102-081-09, -20; 102-082-11

DECISION OF THE PLANNING COMMISSION

This Major Use Permit for MUP-18-018 consists of 11 sheets including plot plan, equipment layout and elevations dated April 9, 2019. This permit authorizes the construction, operation and maintenance of a wireless telecommunication facility consisting of two microwave antennas mounted on an existing water tank. Associated equipment will be located within an eight-foot tall concrete masonry unit (CMU) block wall enclosure on the south side of the existing water tank pursuant to Sections 6985, 6986, and 7358 of the Zoning Ordinance.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **May 31, 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.

GRADING PERMIT: *(Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).*

3. TEMPORARY FENCING: [PDS, PCC] [DPW,PDCI] [PC] [PDS, FEE].

INTENT: In order to prevent inadvertent disturbance to biological resources and sensitive habitats, temporary construction fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing or clearing. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.

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. 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. **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).*

7. 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 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.

8. ROADS#1–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing Pamo Road from Washington Street, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance in both directions along the publically maintained road from the private easement road serving the project for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

9. ROADS#2–PRIVATE ROAD MAINTENANCE

INTENT: In order to ensure that the on- and/or 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 08/31/18. 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#1–NOISE REQUIREMENT [PDS, FEE X1]

INTENT: In order to reduce the impacts of the installation of any generator or any external noise-generating device, that would use the external power stub (generator receptacle) 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 requirements shall be continued for the life of this permit. **DESCRIPTION OF REQUIREMENT:** Prior to the installation of any generator or any external noise-generating device, that would use the external power stub and/or proposed pad location approved with this Use Permit, the permittee shall obtain approval of a minor deviation or modification:

- a. The minor deviation shall comply with Zoning Ordinance Sections 7609 and 6985.b as defined by 6983.I for Invisible – Facilities. Upon the approval of the minor deviation, the proposed generator shall comply with the County Noise Ordinance Section 36.404.
- b. Failure to comply with the invisibility standards of Zoning Ordinance Section 6983.I, and compliance with the County Noise Ordinance Section 36.404, will require an application and subsequent approval of a Modification to this Use Permit before any generator can added or used on the site.

DOCUMENTATION: The property owner and permittee shall comply with the permittee or property owner chooses to install a generator unit associated with the cellular facility, they must apply for a Deviation or Modification of this permit pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Prior to the installation of any generator or any external noise-generating device, that would use the external power stub and/or proposed pad location approved with this Use Permit, the permittee shall obtain approval of a minor deviation or modification to the approved plot plan and provide proof that the device complies with the County Noise Ordinance. **MONITORING:** The County Noise Specialist shall review all proposed generator unit installation and ensure that the project complies with on-going noise ordinance standards. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

12. NOISE#2–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]

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

use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

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MAJOR USE PERMIT FINDINGS

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

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

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

The project is a Major Use Permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunication facility. The facility consists of two microwave antennas mounted on an existing water tank and associated equipment within one eight-foot tall concrete masonry unit (CMU) equipment enclosure. The equipment enclosure, located on the south side of the water tank, is designed to blend with the surrounding landscape by utilizing earth-tone colors. Due to topography, height of the enclosure, and existing vegetation, the enclosure is not visible to nearby residents or motorists. The microwave antennas will be somewhat visible to nearby residents and motorists, however the existing vegetation on the property and in the surrounding area, the presence of the existing water tank, 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 rural 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 800 feet north 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 roadway viewshed. The view of the wireless facility would be minimized due to the distance from surrounding residences and the camouflaged design. The equipment enclosure would be an earth-tone color to match the surrounding landscape and have a low profile as it is located behind existing vegetation and near the existing water tank. The wireless telecommunication facility is located over five mile from any scenic corridors, separated by residences, vacant land, and sloping topography. The siting of the microwave antennas on the existing water tank will ensure that the facility fits in with the rural and agricultural community character of the area. Hilly terrain, vegetation, and trees of similar height and type 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 trees on the property, 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 2.2 acres and contains a water tank owned and operated by the Fallbrook Public Utilities District, and an access road. 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 two percent for smaller residential lots. With the addition of the new facility, specifically the CMU equipment enclosure, the coverage of the site would increase by 124 square feet, approximately 0.1 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 consisting of two microwave antennas mounted to an existing water tank, with one equipment enclosure which would be painted an earth tone color to help blend with the surrounding landscape. The enclosure 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 800 feet south of the proposed facility.

The photosimulations illustrate that the line, form, and color of the new facility would be largely consistent with existing trees and vegetation in the surrounding area.

The facility would be located on a 2.2-acre parcel over five miles east of Interstate 15. Considering the facility is designed to blend in with the existing water tank, and it is located 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 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-4). 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

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/>.

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

Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

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

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

Darin Neufeld, Chief
Project Planning Division
Planning & Development Services

cc: Fallbrook Public Utility District, 990 E. Mission Road, Fallbrook, CA 92028
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

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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. 0650
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 De Luz Hop Site Wireless Telecommunication Facility Major Use Permit; PDS2018-MUP-18-018, PDS2018-ER-18-01-001

Project Location: The project is located at 2559 Donnil Lane within the Pendleton-De Luz community in the unincorporated area of San Diego County. APNs: 102-081-09, -20, 102-082-11.

Project Applicant: AT&T Mobility, 7310 Miramar Road, Suite 210, San Diego, CA 92126; 510-508-9392

Project Description: The project is a proposed wireless telecommunication facility consisting of two microwave antennas with associated equipment within one eight-foot tall concrete masonry unit (CMU) wall equipment enclosure.

Agency Approving Project: County of San Diego

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

Date Form Completed: May 31, 2019

This is to advise that the County of San Diego Planning Commission has approved the above described project on May 31, 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 De Luz Hop Site Wireless Telecommunication Facility Major Use Permit,
PDS2018-MUP-18-018; PDS2018-ER-18-01-001

May 31, 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 <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The <u>Steep Slope</u> section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Wetland and Wetland Buffers:

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 proposed project 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 as well as surrounding parcels are zoned Limited Agriculture, which is subject to the most restrictive one-hour sound level requirement of 45 dBA at the project property line. The proposal does not involve the installation of substantial noise generating equipment. The project does not propose any new generator units. The proposed equipment cabinet is not considered a significant noise producing source and is approximately 70 feet away from the nearest property line to the south. Therefore, the project as design would demonstrate compliance with County noise standards. The project is not anticipated to exceed the sound level requirements pursuant to County Noise Ordinance, Section 36.404.

Attachment D – Environmental Findings

**AT&T DE LUZ HOP SITE WIRELESS TELECOMMUNICATIONS FACILITY
MAJOR USE PERMIT
PDS2018-MUP-18-018,
ENVIRONMENTAL LOG NO. PDS2018-ER-18-01-001**

ENVIRONMENTAL FINDINGS

May 31, 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 – Photo-Simulations, Geographic
Service Area Maps, and Alternative Site Analysis**



WIRELESS CONSULTANTS

Morgan Norville – *Land Use Planner*

Cell phone: (510) 508-9392

Email: morgan.norville@mmtelecominc.com

ALTERNATIVE SITE ANALYSIS: AT&T DE LUZ MW HOP

The coverage objective for this site is very narrow. AT&T engineers needed a site that could see both the donor site and the approved MUP-17-010 DE Luz site. When searching for a site for this AT&T line-of-site search area, the original goal was to address the coverage objective utilizing the fewest number of installations possible. The site search first attempted to identify preferred zones and land uses, as required by the Zoning Ordinance.

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. However the design of the site is considered a "preferred location" per the wireless ordinance. The project is located on a site developed with a water tank on a cleared property with a level pad. The design of the proposed site is defined as "low visibility" according to the County's Wireless Ordinance and it is the most appropriate design for the subject site. The proposed façade-mounted antennas on the existing, 42'-6" tall water tank, will appear as a natural element that would disappear from public view as an accepted feature of the water tank.

No alternative sites were feasible because the site development team was looking for a very specific, clear line of site between the drain and target location. Without this location AT&T will not be able to achieve a line of site. Other sites were not explored because of the hilly terrain and the limits of the line of site.

- Preferred Locations: The site is proposed at a preferred location. A water tank is the most appropriate site for a telecommunications facility in this area as there are no other preferred viable locations within the immediate area.
- *Public Right of Way / Utility Poles*
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 project requires adequate space

to mount two antennas and a cabinet in a location that meets line of site requirements. A right of way site would not work for this type of installation.

O *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. This was the rationale for choosing the proposed site and design.

O *Non-Residential Land Uses*

This property is the only non-residential use in the immediate area. Other opportunities for non-residential land uses were nonexistent within the line of site.

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 Fallbrook Community, collocation was infeasible

- *Agricultural/Residential Parcels*

The coverage objective was very specific for this ring because of the need for a clear line of site. Although this site is zoned agricultural, its general plan designation is Public/Semi Public Facilities and the site does not contain a residential or agricultural use so it is the ideal location for citing a wireless facility.

Although the subject facility is located in a non-preferred zone (A70), it is within a preferred location (façade-mounted to an existing water tank) and it is designed to be in harmony with the aesthetics of the neighborhood. Furthermore, the antenna location and design, with the existing water tank as a "screening" mechanism, helps the AT&T facility blend with the surrounding community character and appear as a natural element for views up the hillside. Furthermore, antennas will be painted to match the existing water tank and therefore will disappear into the existing view corridor, as the installation will not introduce any new structures on the hillside.

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.



VICINITY MAP

AT&T CAL01603

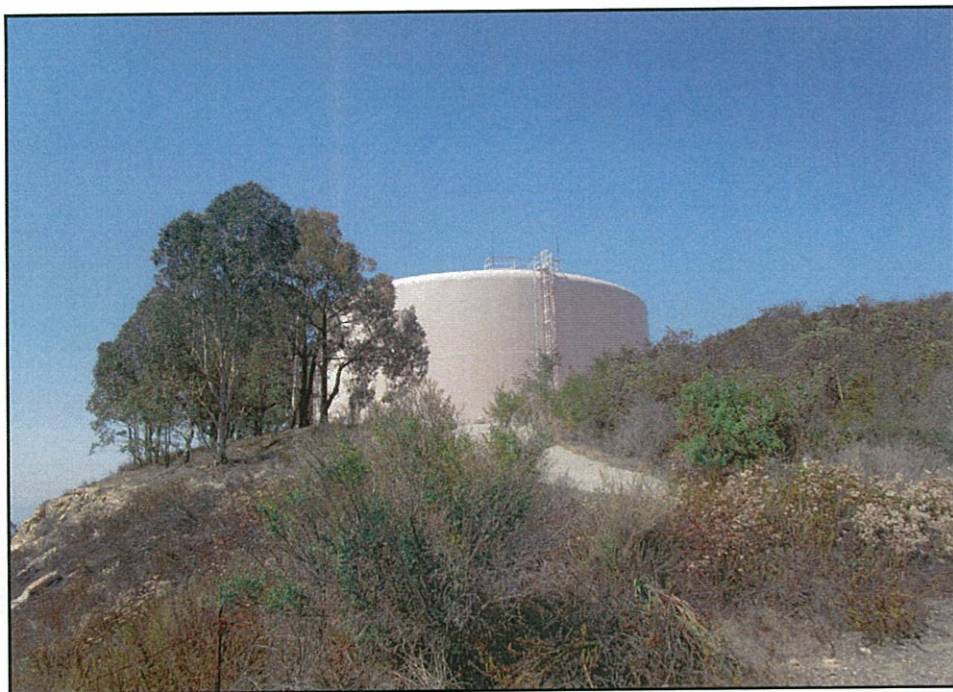
DE LUZ MW HOP

2559 Donnil Lane

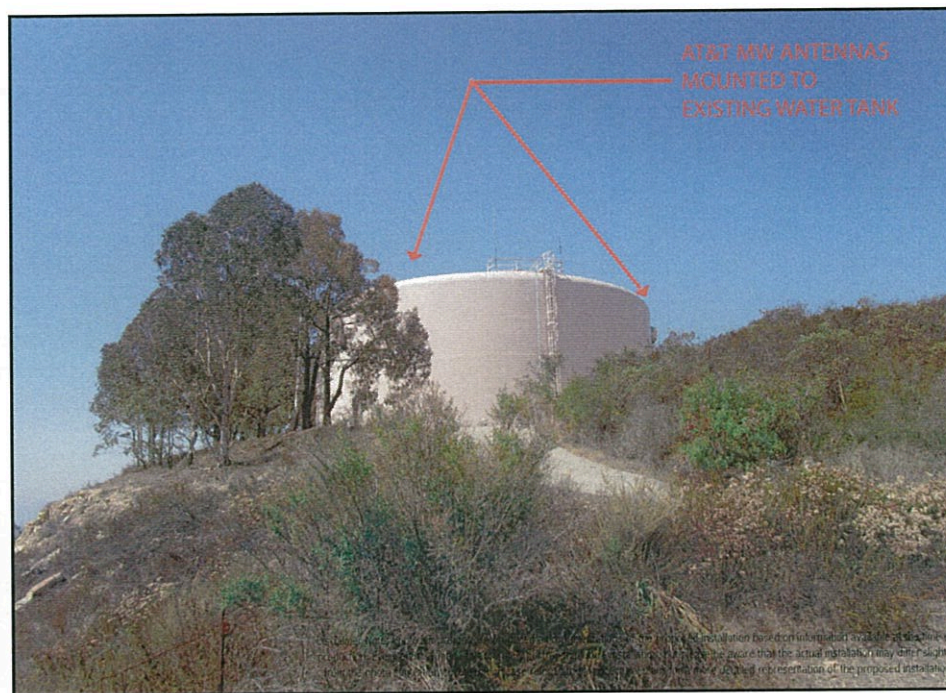
Fallbrook, CA 92028



LOOKING SOUTH TOWARD SITE FROM DONNIL LANE



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION

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





VICINITY MAP

AT&T CAL01603

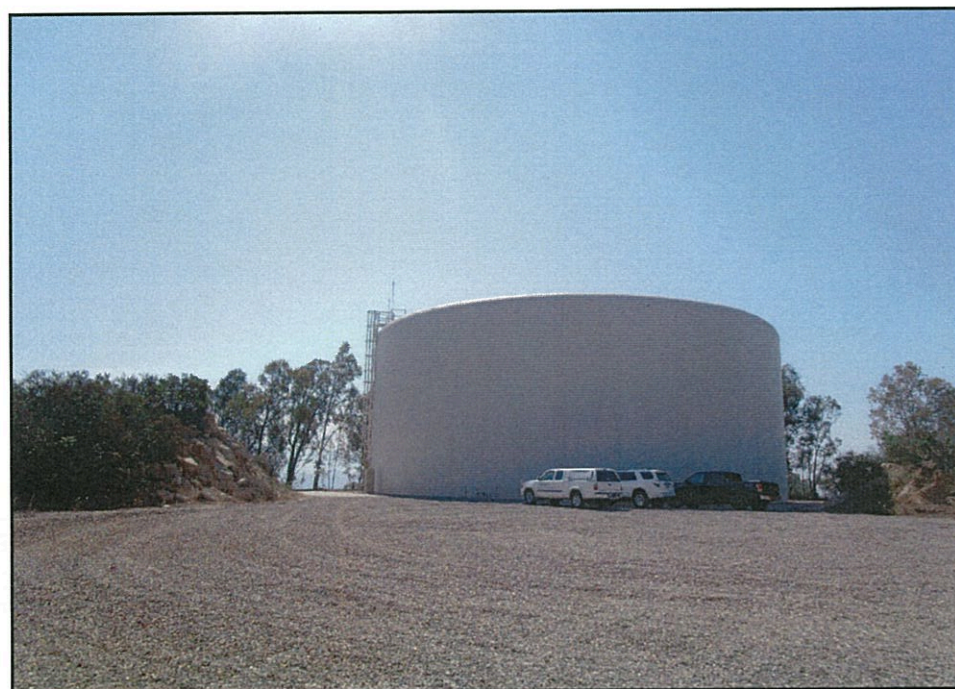
DE LUZ MW HOP

2559 Donnil Lane

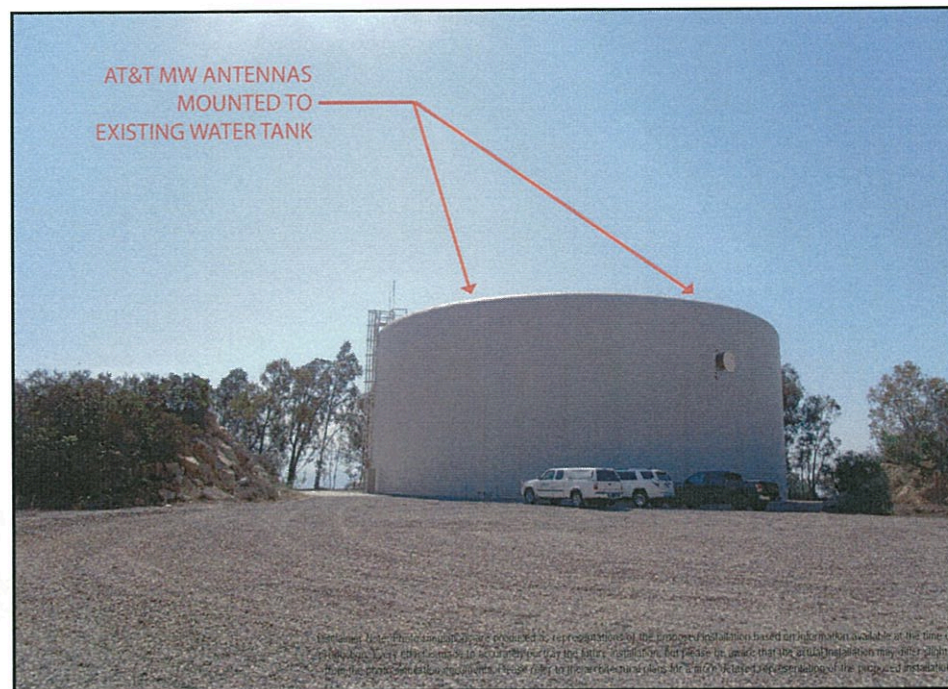
Fallbrook, CA 92028



LOOKING SOUTHEAST TOWARD SITE



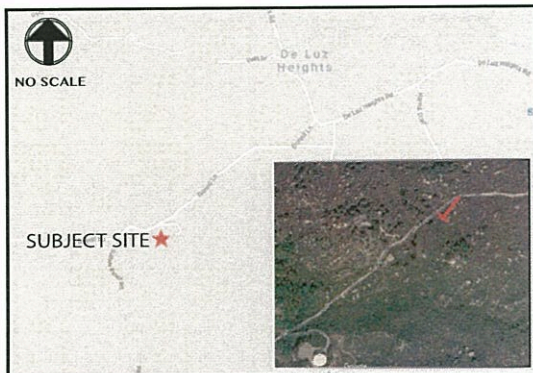
SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION

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





VICINITY MAP

AT&T CAL01603

DE LUZ MW HOP

2559 Donnil Lane

Fallbrook, CA 92028



LOOKING SOUTHWEST TOWARD SITE FROM DONNIL LANE



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION

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



Attachment F – 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 18-018

Assessor's Parcel Number(s) 102-081-09-00, 102-081-20-00, 102-082-11-00

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

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

Fallbrook Public Utility District

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

08/28/2018

Date

--- OFFICIAL USE ONLY ---

SDC PDS RCVD 8-31-18

MUP18-018

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

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