The County of San Diego

Planning Commission Hearing Report

Date:	May 6, 2022	**Case/File No.:**	AT&T Rice Ranch Wireless Telecommunication Facility Major Use Permit Modification; PDS2020-MUP-09-020W1; PDS2020-ER-09-02-009A
Place:	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	**Project:**	Wireless Telecommunication Facility
Time:	9:00 a.m.	**Location:**	10590 Couser Way, Valley Center, CA 92082
Agenda Item:	#1	**General Plan:**	Rural Lands RL-20
Appeal Status:	Appealable to the Board of Supervisors	**Zoning:**	Limited Agriculture (A70)
Applicant/Owner:	AT&T/Olive J. Rice	**Community:**	Valley Center Community Plan Area
Environmental:	CEQA §15301 Exemption	**APN:**	128-020-34-00

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider a proposed Major Use Permit (MUP) Modification for the AT&T Rice Ranch Wireless Telecommunication Facility (Project), conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Planning & Development Services (PDS) staff recommends approval of the MUP, with the conditions noted in the attached MUP decision (Attachment B).

The Project, submitted December 2020, is a request for AT&T (Applicant) to revise, operate, and maintain an existing wireless telecommunication facility. The Project includes removing and replacing antennas and remote radio units (RRUs), and rebranching of the existing 50-foot-tall mono-broadleaf tree. The Project also includes removing and replacing ancillary equipment located within the existing eight-foot-tall concrete masonry unit (CMU) block wall enclosure which will be painted to match the existing residence on site. The 2.64-acre project site is located at 10590 Couser Way in the Valley Center Community Plan Area, is zoned Limited Agriculture (A70) and contains the existing telecommunication facility and avocado grove.

The MUP for the existing wireless telecommunication facility was approved on January 21, 2011 and expired on January 21, 2021 in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. The Project is required to bring the existing wireless telecommunication facility into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991. The design of the wireless telecommunication facility was found to utilize the most current technology and will be granted an additional 10 years of operation before it needs to be re-evaluated against the technology available in the future.

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

B. REQUESTED ACTIONS

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

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 Major Use Permit Modification PDS2020-MUP-09-020W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. DEVELOPMENT PROPOSAL

1. Project Description

The Applicant requests a MUP Modification to revise and continue operating an existing wireless telecommunication facility located at 10590 Couser Way in the Valley Center Community Plan Area. The Applicant proposes to remove and replace antennas and RRUs and rebranch the existing 50-foot-tall mono-broadleaf tree. All antennas will have "socks" installed over them for camouflage and RRUs and equipment will be painted dark green to match the mono-broadleaf foliage (Figure 1). In addition, a battery cabinet and power plant cabinet with associated equipment will be removed and replaced within the existing 330 square foot CMU block wall enclosure located directly adjacent to the base of the facility. Both the interior and exterior of the CMU block wall enclosure will be painted to match the color of the existing single-family residence.

On January 21, 2011, the Planning Commission approved Major Use Permit PDS2009-3300-09-020 for the wireless telecommunication facility. Since approval of the MUP, multiple Minor Deviations have been approved for minor equipment changes, upgrades, and maintenance of the faux mono-broadleaf tree. Pursuant to the County of San Diego's Zoning Ordinance, faux tree facilities are defined as "high-visibility" and the project site is located in a non-preferred zone. Therefore, the original MUP was granted for a period of 10 years and expired on January 21, 2021. Pursuant to the amortization schedule in Zoning Ordinance Section 6991, the Applicant is required to obtain a modified MUP to bring the facility into compliance with the Zoning Ordinance and renew the facility for an additional 10 years. The Applicant submitted for the Modification in December of 2020.

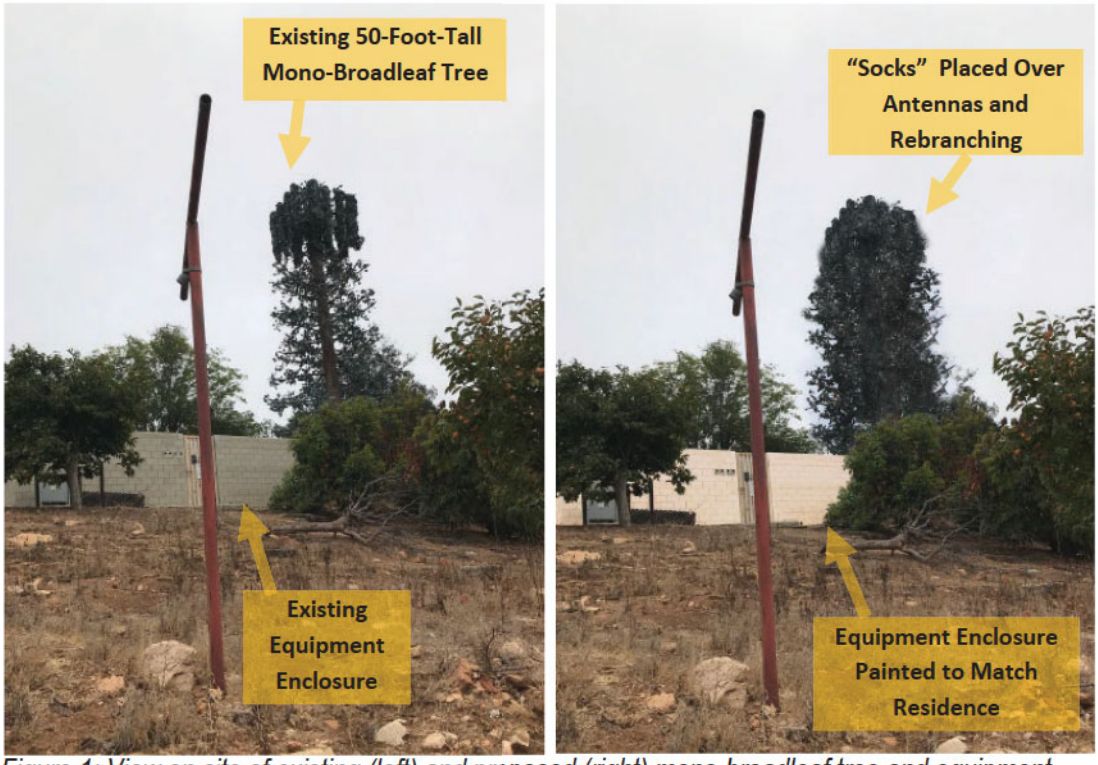


Figure 1: View on site of existing (left) and proposed (right) mono-broadleaf tree and equipment enclosure, looking northwest.

2. Subject Property and Surrounding Land Uses

The Project is located on a 2.64-acre parcel within the Valley Center Community Plan Area (Figure 2). The project site is zoned Limited Agriculture (A70). The General Plan Regional Category is Rural, and the Land Use Designation is Rural Lands (RL-20).

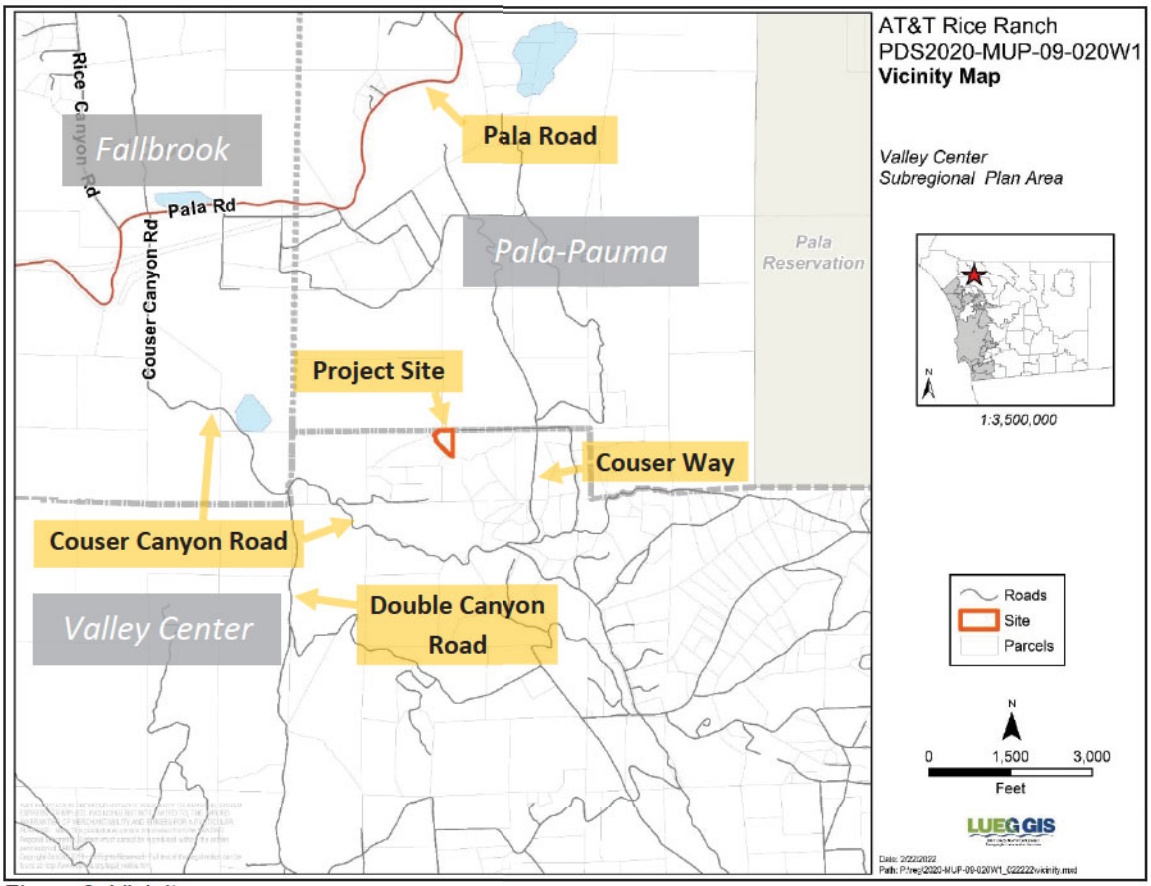


Figure 2: Vicinity map

The site contains the existing telecommunication facility and avocado grove. The nearest adjacent parcel is under common ownership and contains a single-family residence and a pool (Figure 3). Surrounding land uses are primarily agriculture, single-family residential, and vacant land (Table C-1).

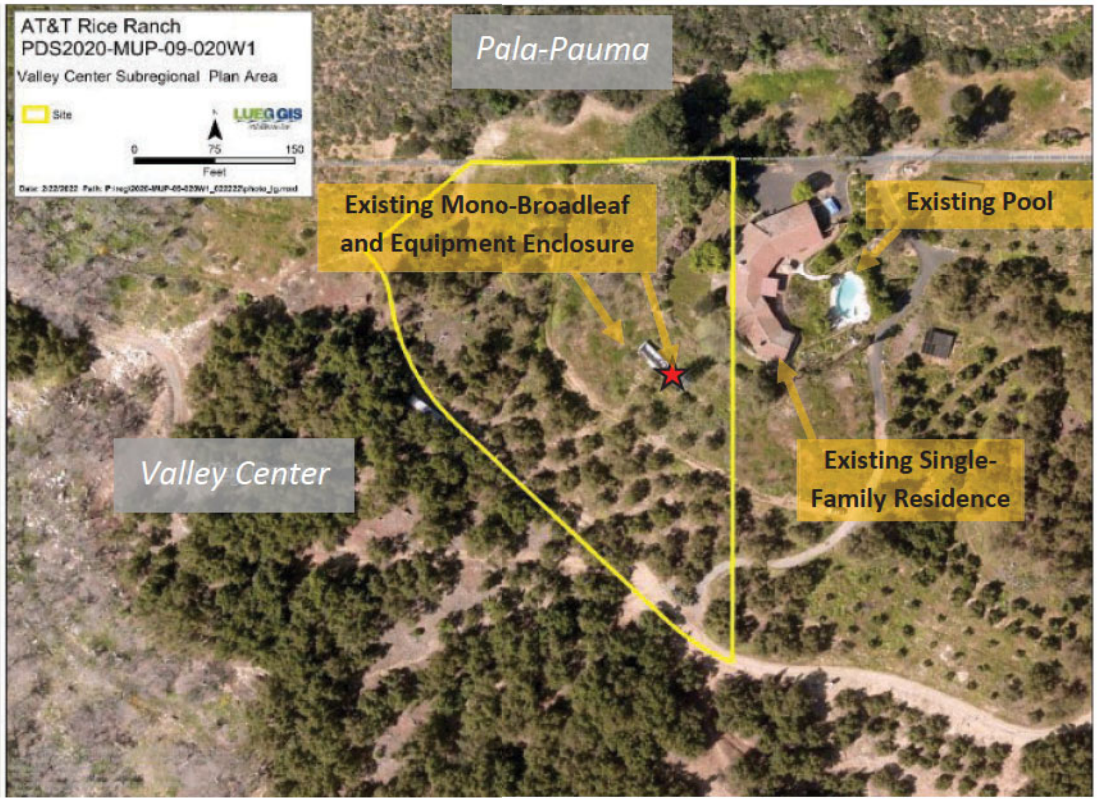


Figure 3: Aerial photograph of project site. Location of existing facility identified with red star.

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Public/Semi-Public Lands (Solid Waste Facility)	Solid Waste Facility (SWF)	SR-76/Pala Road	Vacant Land
East	Rural Lands (RL-20)	Limited Agriculture (A70)	Couser Way	Agriculture, Rural Residential
South	Rural Lands (RL-20)	Limited Agriculture (A70)	Couser Canyon Road	Agriculture, Rural Residential
West	Rural Lands (RL-20)	Limited Agriculture (A70)	Deseret Road	Agriculture, Vacant Land

D. ANALYSIS AND DISCUSSION

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

1. Key Requirements for Requested Actions

a. Is the Project consistent with the vision, goals, and policies of the General Plan?

b. Is the Project consistent with the goals and policies of the Valley Center Community Plan?

c. Is the Project consistent with the County's Zoning Ordinance?

d. Is the Project consistent with the County's Wireless Ordinance?

e. Does the Project comply with CEQA?

2. Analysis

The Project is located on a property zoned Limited Agriculture (A70), which is a non-preferred zone for wireless telecommunication facilities according to Zoning Ordinance Section 6986A. Section 6985 of the County Zoning Ordinance requires the approval of a MUP for all wireless facilities in a Rural zone, and A70 is defined as a Rural zone in Section 6983. In addition, the Project includes a request for two exceptions that were approved with the original MUP: 1) Exception from the 35-foot height requirement for the 50-foot-tall facility as provided by Section 4620.g of the County Zoning Ordinance, 2) Exception to allow the facility to be set back 33 feet from the nearest residential property line, instead of the required 50-foot setback (Section 6985.C.4) as allowed by Section 4813 of the County Zoning Ordinance.

Amortization

The Project is subject to amortization because a faux tree is defined as a "high visibility" facility and the site is within a rural zone, which is a non-preferred zone. This means the existing facility must be brought into conformance with the Zoning Ordinance requirements within a specified time, as stated in Section 6991 of the Zoning Ordinance. It also has a term limit pursuant to Zoning Ordinance section 6985.C.11, which states that projects that are considered high visibility and require use permits are given a maximum term limit based on the valuation of the facility. This Project is considered a high visibility structure and requires a MUP Modification to continue operation and maintenance and renew the facility's term limits. The Project subject to this MUP Modification is valued at approximately $300,000 and will therefore have a maximum term of 10 years. This time may be extended by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.

Site Planning Analysis

The Project is located on a privately owned 2.64-acre site. The proposed 50-foot-tall mono-broadleaf tree is designed to be compatible with the surrounding land uses and mountainous, vegetated backdrop. The facility is located approximately 1,800 feet north of Couser Canyon Road, the nearest public road, approximately 65 feet west of the single-family residence on the adjacent parcel but

under common ownership and approximately 495 feet north of the nearest neighboring residential structure, Due to topography and existing surrounding vegetation including avocado trees, it is not visible from Couser Canyon Road. The facility may be visible from nearby residences but will blend amidst several existing avocado trees as they grow to similar height.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. The County of San Diego General Plan identifies State Route 76 (SR-76), or Pala Road, as a County Scenic Highway in the vicinity of the site. The proposed mono-broadleaf tree is approximately 0.85 miles from SR-76 and is not visible from the scenic corridor due to distance and intervening topography and vegetation.

The facility is located approximately 495 feet north of the nearest off-site residential structure, and approximately 65 feet west of the single-family residence on the adjacent parcel under common ownership. The residents there will have limited views of the Project due to the distance and topography. The faux tree will be visible from surrounding areas but due to distance, topography, and the vegetated landscape, the facility blends in with the rural character of the area. Therefore, the proposed wireless telecommunication facility will not introduce a negative visual impact to the community.

Alternative Site Analysis

The facility currently provides cellular service to the surrounding residents, visitors, and motorists. The site is zoned Limited Agriculture (A70), a non-preferred zone for wireless facilities. Section 6986.C. of the Zoning Ordinance states that wireless facilities shall not be approved in non-preferred zones when siting in a preferred zone or preferred location is feasible unless the proposed site is preferable due to aesthetic and community character compatibility. The Applicant provided an Alternative Site Analysis (ASA) to demonstrate the feasibility of co-location opportunities on existing wireless telecommunication facilities in the Project vicinity. The Applicant demonstrated in the ASA that there are no feasible co-location opportunities, and that moving the facility would create a gap in area coverage (Figure 6). All other wireless telecommunication facilities are located outside the Applicant's target coverage area and other existing sites are not capable of supporting an additional carrier.

Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps shown in the below figure illustrate coverage in the area, with and without the wireless telecommunication facility. The GSA maps demonstrate that the existing location is necessary to provide continued coverage and adequate service to motorists and residents in the area (Figure 6). The 50-foot height of the facility is necessary to allow the antennas to provide coverage due to the surrounding topography. These GSA maps for AT&T can also be found in Attachment F.

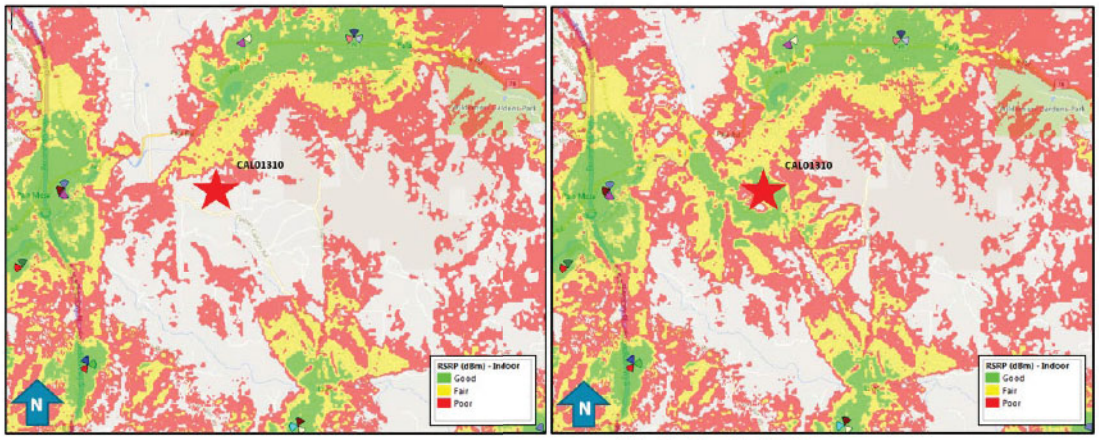


Figure 6: Coverage without Project (left) and coverage with Project (right).

3. General Plan Consistency

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

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property. **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 Project will provide coverage throughout the area, which is essential in the event of an emergency. In addition, FirstNet, a first responder network, will be provided by the facility to further public safety and accessibility to prompt emergency response in the surrounding area.
Policy LU-15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.	The Project will minimize visual impacts through adding additional branching and covering antennas with "socks" to blend equipment into the mono-broadleaf tree design and painting the existing equipment enclosure to match the color of the existing residence on the adjacent parcel under common ownership, which aids in making the facility compatible with existing development and the rural community character.
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.	The facility is available to provide co-location opportunities for other carriers as feasible.

4. Zoning Ordinance Consistency

a. Development Regulations

The Project complies with all applicable zoning requirements of the Limited Agriculture (A70) zone with the incorporation of conditions of approval (See Table D-2).

Table D-2: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, upon approval of a MUP Modification
Animal Regulation:	L	N/A
Density:	-	N/A
Lot Size:	4 AC	N/A
Building Type:	C	N/A
Maximum Floor Area:	-	N/A
Floor Area Ratio:	-	N/A
Height:	G	Yes, upon approval of a MUP Modification
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 "C" which requires structures to be no more than 35 feet in height.	The mono-broadleaf tree is 50 feet tall. The approved MUP included a request to exceed the 35-foot height limit, which is necessary to meet the intended coverage objective. The MUP Modification requests the continuation of the height exceedance allowance to continue to provide optimal coverage.	Yes ☒ No ☐ Upon approval of MUP Modification

Development Standard	Proposed/Provided	Complies?
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements for 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 location of the mono-broadleaf tree and associated equipment enclosure are located outside all required setbacks including front, rear, and side yard setbacks.	Yes ☒ No ☐

b. Wireless Ordinance Consistency

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

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

Table D-3: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The existing equipment and cabinets are of varying height but are all less than 10 feet. The existing eight-foot-tall CMU block wall equipment enclosure will be painted to match the color of the existing residence on the adjacent property under common ownership and agricultural trees on-site further screen the facility.	Yes ☒ No ☐
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The 50-foot-tall mono-broadleaf tree is setback 33 feet from nearest residential property line and 65 feet from nearest single-family residence. The approved MUP included a request to be set back	Yes ☒ No ☐ Upon approval of MUP Modification

Development Standard	Proposed/Provided	Complies?
	from the nearest residence by 33 feet and the MUP Modification requests the continuation of the reduced setback allowance	
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 tower and equipment enclosure are located outside all required building setbacks including front, rear, and side yard.	Yes ☒ No ☐
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	No new noise-producing equipment or operational uses are proposed as part of the Project. The Project will not create a change in the existing noise environment and is therefore anticipated to comply with the County of San Diego Noise Ordinance Section(s) 36.404.	Yes ☒ No ☐
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.	The Project is considered a "high visibility" facility because the facility is a faux tree (mono-broadleaf). High visibility facilities with a valuation of $10,000 to $500,000 are required by the Zoning Ordinance to have a maximum term of 10 years. Since the Project has a valuation of approximately $300,000, the MUP Modification has been conditioned to have a maximum term of 10 years. This time may be extended for an additional period of time by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.	Yes ☒ No ☐
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of	The site is not visible from any nearby scenic roads or highways due to the distance and topography.	Yes ☒ No ☐

Development Standard	Proposed/Provided	Complies?
monopoles, lattice towers, or guyed towers.		

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

The project has been reviewed for compliance with CEQA and it is determined that the proposed project qualifies for a categorical exemption under CEQA Section 15301. Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. It has been determined that the project is not in an environmentally sensitive location; 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.

E. COMMUNITY PLANNING GROUP RECOMMENDATION

On February 8, 2021, the Valley Center Community Planning Group (CPG) reviewed the Project. The CPG recommended denial of the MUP Modification indicating AT&T has other alternatives to find a site located away from residents by a vote of 11-3-0-0 (11-Yes, 3-No, 0-Abstain, 0-Absent). The Applicant provided an Alternative Site Analysis (ASA) to demonstrate the feasibility of co-location opportunities on existing wireless telecommunication facilities in the Project vicinity. The Applicant demonstrated in the ASA that there are no feasible co-location opportunities, and that moving the facility would create a gap in area coverage. The nearest commercial zone is located approximately 2.7 miles west of the existing facility and will not meet the coverage objectives. The ASA and Geographic Service Area Maps can be found in Attachment F. The Valley Center CPG meeting minutes can be found in Attachment E.

F. PUBLIC INPUT

The Project was first submitted to PDS in December 2020. At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 300 feet of the project site until at least 20 different property owners were noticed. A total of twenty-two property owners were noticed within a 1,900-foot radius from the project site. No written comments or phone calls were received from community members as a result of the public notices sent at the time of application. In addition, public notices for the Planning Commission hearing were sent to a total of twenty-two property owners, including owners of properties beyond the minimum of 300 feet, for a radius of 1,900 feet from the project site.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.

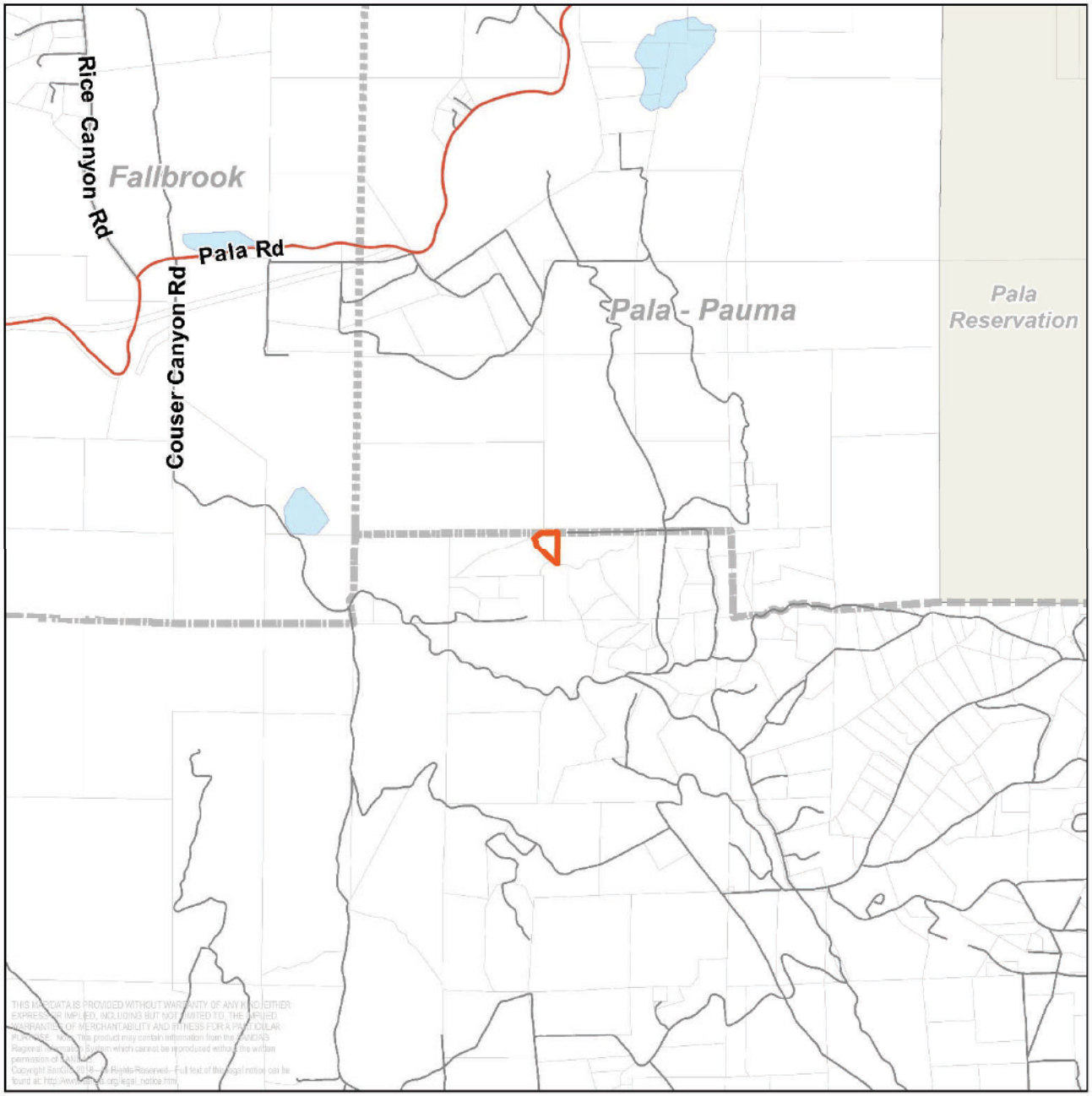
2. Grant MUP Modification PDS2020-MUP-09-020W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:	***Report Approved By:***
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Rachael.Lindebrekke@sdcounty.ca.gov	Dahvia.Lynch@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: _____
DAHVIA LYNCH, DIRECTOR

ATTACHMENTS:
Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2020-MUP-09-020W1
Attachment C – Environmental Documentation
Attachment D – Environmental Findings
Attachment E – Public Documentation
Attachment F – Photos, Geographic Service Area Maps, Alternative Site Analysis
Attachment G – Ownership Disclosure

Attachment A – Planning Documentation



AT&T Rice Ranch
PDS2020-MUP-09-020W1
Vicinity Map

Valley Center
Subregional Plan Area



1:3,500,000

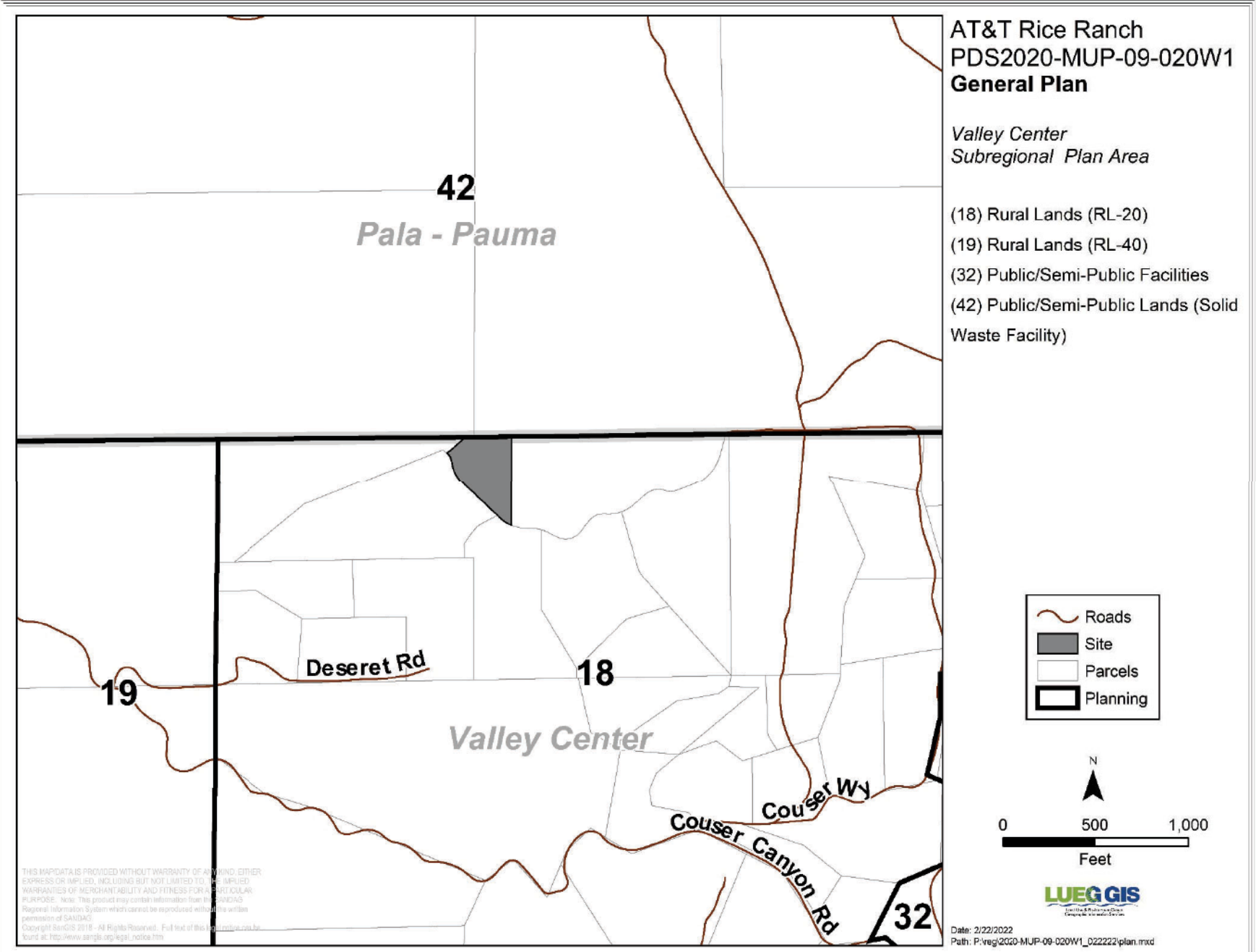
Roads
Site
Parcels

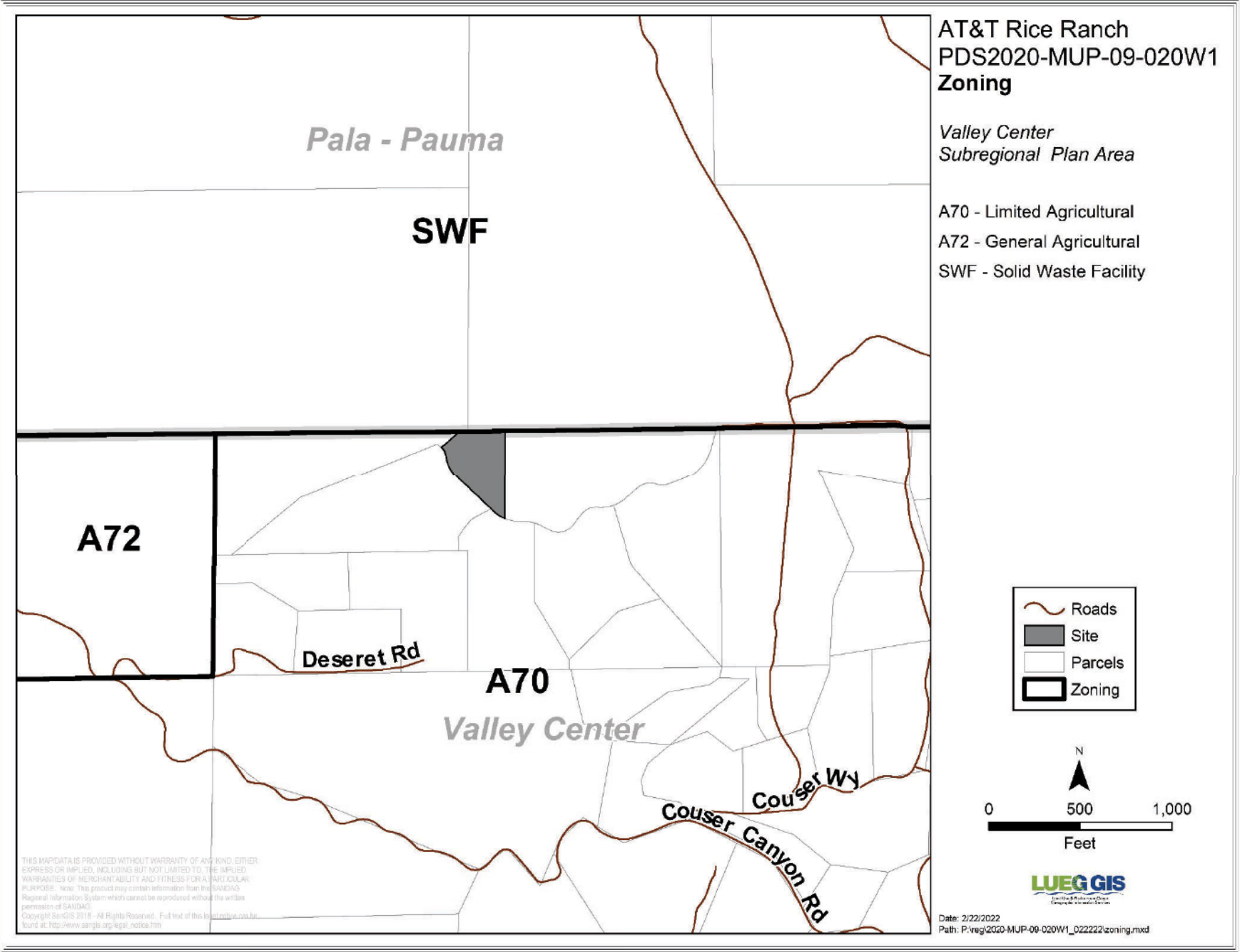
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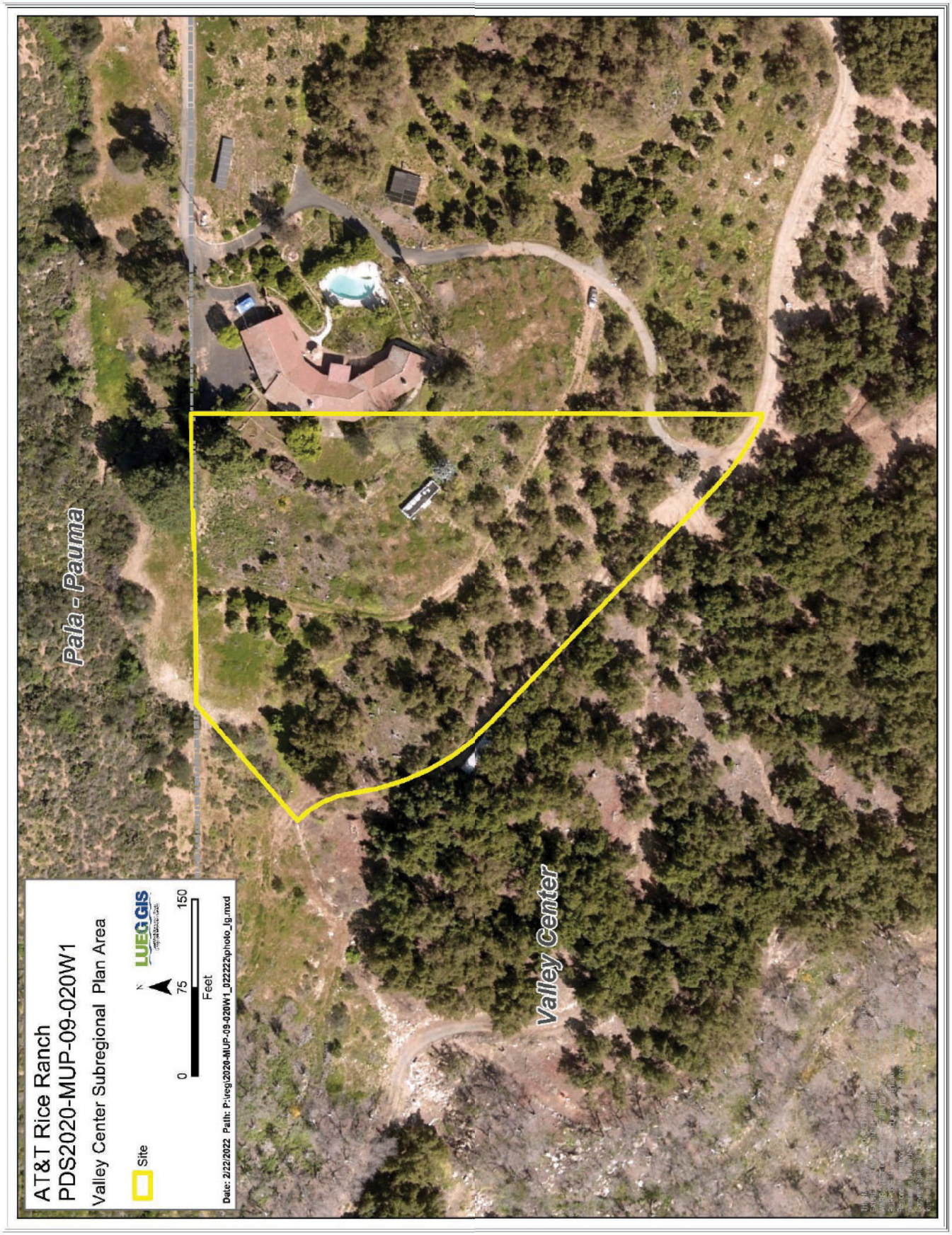
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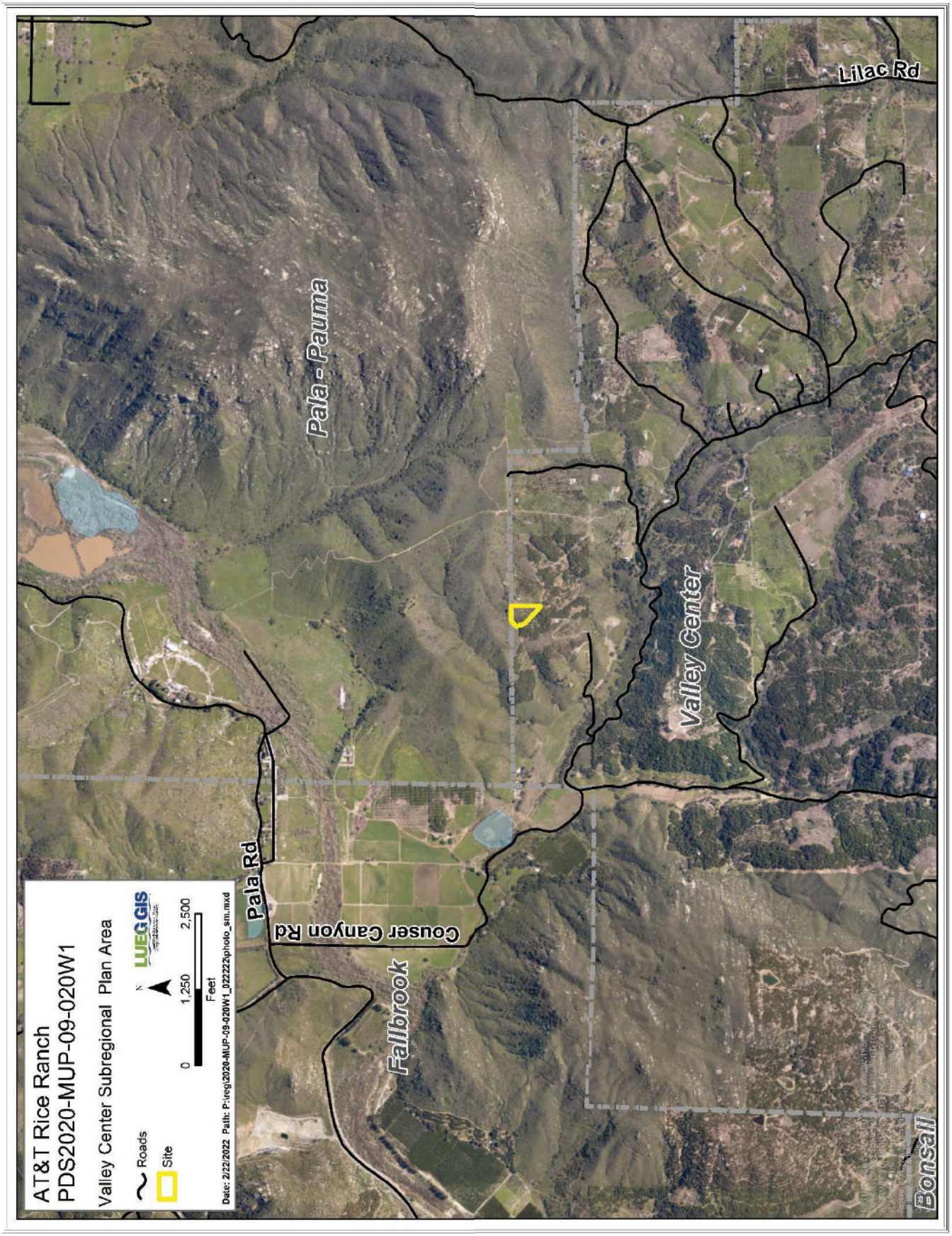
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AT&T Rice Ranch
PDS2020-MUP-09-020W1
General Plan
Valley Center
Subregional Plan Area
(18) Rural Lands (RL-20)
(19) Rural Lands (RL-40)
(32) Public/Semi-Public Facilities
(42) Public/Semi-Public Lands (Solid Waste Facility)
42
Pala - Pauma
19
Deseret Rd
18
Valley Center
Couser Wy
Couser Canyon Rd
32
Roads
Site
Parcels
Planning
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AT&T Rice Ranch
PDS2020-MUP-09-020W1
Zoning
Valley Center
Subregional Plan Area
A70 - Limited Agricultural
A72 - General Agricultural
SWF - Solid Waste Facility
Pala - Pauma
SWF
A72
A70
Valley Center
Deseret Rd
Couser Wy
Couser Canyon Rd
Roads
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Zoning
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AT&T Rice Ranch
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Valley Center Subregional Plan Area
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Pala - Pauma
Valley Center

AT&T Rice Ranch
PDS2020-MUP-09-020W1
Valley Center Subregional Plan Area
Roads
Site
LUEG GIS
0
500
1,000
Feet
Date: 2/22/2022 Path: P:\eg\2020-MUP-09-020W1_022222\photo_med.mxd
Pala - Pauma
Fallbrook
Valley Center
Deseret Rd
Couser Wy
Couser Canyon Rd
Double Canyon Rd


AT&T Rice Ranch
PDS2020-MUP-09-020W1
Valley Center Subregional Plan Area
Roads
Site
N
0
1,250
2,500
Feet
LUEG GIS
Date: 2/22/2022 Path: P:\eg\20204-MUP-09-020W1_022222\photo_sm.mxd
Pala Rd
Couser Canyon Rd
Fallbrook
Pala - Pauma
Valley Center
Lilac Rd
Bonsall

CODE COMPLIANCE

2019 CALIFORNIA ADMINISTRATIVE CODE, C.C.R., TITLE 24, PART 1
2019 CALIFORNIA BUILDING CODE, C.C.R., TITLE 24, PART 2, VOLUMES 1 & 2
(BASED ON THE 2018 INTERNATIONAL BUILDING CODE)
2019 CALIFORNIA ELECTRICAL CODE, C.C.R., TITLE 24, PART 3
(BASED ON THE 2017 NATIONAL ELECTRICAL CODE OF NFPA W/ CALIFORNIA AMENDMENTS
2019 CALIFORNIA MECHANICAL CODE, C.C.R., TITLE 24, PART 4
(BASED ON THE 2018 UNIFORM MECHANICAL CODE OF IAPMO W/ CALIFORNIA AMENDMENTS)
2019 CALIFORNIA PLUMBING CODE, C.C.R., TITLE 24, PART 5
(BASED ON THE 2018 UNIFORM PLUMBING CODE)
2019 CALIFORNIA ENERGY CODE, C.C.R., TITLE 24, PART 6
2019 CALIFORNIA FIRE CODE, C.C.R., TITLE 24, PART 9
(BASED ON THE 2018 INTERNATIONAL FIRE CODE)
2019 CALIFORNIA REFERENCED STANDARDS CODE, C.C.R., TITLE 24, PART 12
16-222, REVISION H

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

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION.
THE SCOPE WILL CONSIST OF THE FOLLOWING:

- REMOVE AND REPLACE (6) PANEL ANTENNAS
- REMOVE AND REPLACE (6) RRUs AT ANTENNA LEVEL
- INSTALL (3) RRUs AT ANTENNA LEVEL
- REMOVE (3) TMAs AND INSTALL (1) NEW DIPLEXER
- INSTALL (2) RBS6630 IN (E) PURCELL CABINET
- REMOVE EXISTING POWER PLANT AND REPLACE WITH (1) NEW POWER PLANT W/ (11) RECTIFIERS, NO DC POWER EXTEND CONVERTERS OR DC-DC CONVERTERS ARE NEEDED
- INSTALL (1) BATTERY CABINET W/ (8) BATTERY MODULES. RE-USE (6) (12) BATTERY MODULES
- INSTALL (2) #4AWG DC POWER TRUNKS
- INSTALL (1) #6AWG DC POWER TRUNK
- AT&T SMF WALL ENCLOSURE TO BE PAINTED INSIDE AND OUTSIDE THE SAME COLOR TO MATCH THE RESIDENCE
- REBRANCH (E) FAUX TREE

SITE INFORMATION

PROPERTY OWNER:	OLIVE J. RICE
ADDRESS:	10590 COUSER WAY
APPLICANT:	AT&T WIRELESS 7337 TRADE STREET SAN DIEGO, CA 92121
APPLICANT REPRESENTATIVE:	MD7 10590 WEST OCEAN AIR DRIVE, SUITE 300 SAN DIEGO, CA 92130
ZONING JURISDICTION:	COUNTY OF SAN DIEGO
ZONING DISTRICT:	A-70 (AGRICULTURE)
LATITUDE (NAD 83):	33° 19' 55.89012" N
LONGITUDE (NAD 83):	117° 06' 47.00988" W
PARCEL #:	128-020-34-00
OCCUPANCY GROUP:	U
CONSTRUCTION TYPE:	V-B
POWER COMPANY:	SDG&E
TELEPHONE COMPANY:	AT&T

PROJECT TEAM

PROJECT MANAGER:
MD7
10590 W. OCEAN AIR DRIVE, STE. 300
SAN DIEGO, CA 92130

ENGINEERING:
TELECOM MANAGEMENT GROUP
302 WASHINGTON ST. #150-6850
SAN DIEGO, CA 92103
PHONE: (858) 248-7678
EMAIL: EDGAR.ORTIZ@TELECOMMG.COM

ZONING / SITE ACQUISITION:
MD7
10590 W. OCEAN AIR DRIVE, STE. 300
SAN DIEGO, CA 92130

CONSTRUCTION:
AT&T WIRELESS
7337 TRADE STREET
SAN DIEGO, CA 92121

RF ENGINEER:
JORGE MELCHOR
AT&T
7337 TRADE STREET
SAN DIEGO, CA 92121
PHONE: (858) 762-2161
EMAIL: JM9349@ATT.COM

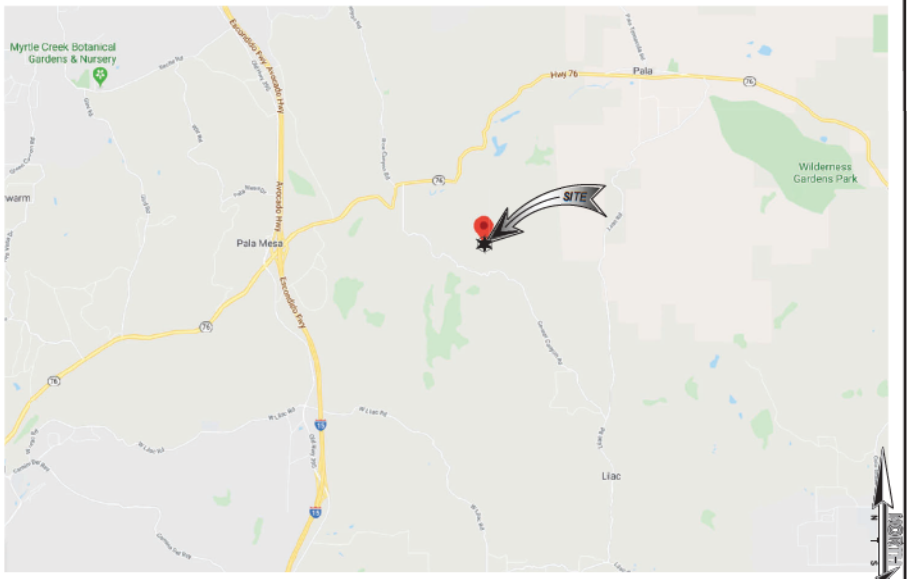
RICE RANCH

SITE NUMBER: NS0310

LTE 3C_4C_MODS 5G_NR

FA NUMBER: 10090230
10590 COUSER WAY,
VALLEY CENTER, CA 92082

VICINITY MAP



DRIVING DIRECTIONS FROM AT&T OFFICE

DIRECTIONS FROM AT&T OFFICE:

GET ON I-15 N FROM TRADE ST AND MIRAMAR RD. HEAD EAST ON TRADE ST. TURN LEFT ONTO TRADE PL. TURN RIGHT ONTO SILVERTON AVE. TURN RIGHT ONTO DOWDY DR. TURN LEFT ONTO MIRAMAR RD. CONTINUE ONTO POMERADO RD. USE THE RIGHT LANE TO TAKE THE RAMP ONTO I-15 N. FOLLOW I-15 N TO CA-76 E. TAKE EXIT 46 FROM I-15 N. MERGE ONTO I-15 N. TAKE EXIT 46 FOR CA-76 TOWARD PALA/OCEANSIDE/BONSALL/PALOMAR MOUNT. CONTINUE ON CA-76 E. TAKE COUSER CANYON RD TO DESERET RD. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO CA-76 E. TURN RIGHT ONTO COUSER CANYON RD. TURN LEFT ONTO DESERET RD. TURN RIGHT TO STAY ON DESERET RD.

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 COMPLIANCE: _____ DATE: _____

AT&T RF ENGINEER: _____ DATE: _____

AT&T OPERATIONS: _____ DATE: _____

AT&T PM: _____ DATE: _____

CONSTRUCTION: _____ DATE: _____

SITE ACQUISITION: _____ DATE: _____

SITE OWNER: _____ DATE: _____

AT&T PACE NUMBERS: MRSDL033686, MRSDL033692, MRSDL033699

DRAWING INDEX

SHEET NO:	SHEET TITLE
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LS-1	SITE DISTANCE SURVEY
A1	BOUNDARY SITE PLAN AND SITE PLAN
A2	ENLARGED SITE PLAN
A3	EQUIPMENT PLAN
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A5	SITE ELEVATIONS
A6	SITE ELEVATIONS
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RF-1	MONOELM ELEVATION VIEW
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RF-1	MONOELM PRODUCTION PLAN AND ELEVATION VIEW
RF-2	MONOELM PERSPECTIVE AND ISOMETRIC VIEW
	*** NOTHING FOLLOWS ***

811 DIAL 811 OR 1-800-227-2600 AT LEAST TWO WORKING DAYS BEFORE YOU DIG
www.cbyd.com

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

SDC PDS RCVD 2-15-22
MUP-09-020W1

Rev.	Description	Date:
4	100% CD PC COMMENTS	05-14-22
3	100% CD PC COMMENTS	03-03-21
2	100% CD PC COMMENTS	09-03-21
1	100% CD PC COMMENTS	05-03-21
0	100% CD SUBMITTAL	11-03-20

AT&T
7337 TRADE ST.
SAN DIEGO, CA 92121

MD7
CENTRALIZED EFFICIENCY
LOCALIZED KNOW-HOW
10590 WEST OCEAN
AIR DRIVE, SUITE 300
SAN DIEGO, CA 92130

Sheet Title: TITLE SHEET

NS0310
RICE RANCH
10590 COUSER WAY,
VALLEY CENTER, CA 92082
LTE 3C_4C_MODS 5G_NR

TELECOM MANAGEMENT GROUP

LICENSED ARCHITECT
MICHAEL SHOWBRIDGE
No. C-9787
RENEWAL 08/31/2023
STATE OF CALIFORNIA

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

1 - 21

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 (CONSTRUCTION)
   OWNER – 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 HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING 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 ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL 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 ONLY 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 SHOWN 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 PROPOSE 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 q BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUBCONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES 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 DAMAGED 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, ADDENDA, 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 OT 2-A:10-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. EXTREME CAUTION SHALD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
23. ALL EXISTING INACTIVE 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 E NGINEER, 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 DISTURBANCE 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 EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT MODIFIED PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT MODIFIED PROCTOR 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 RUBBISH, STUMPS, DEBRIS, STICKS, 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 REDLINES 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 UNMANNED 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 PERFORMED IN ACCORDANCE WITH THE LATEST REVISION AT&T MOBILITY GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES" 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 ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
39. NO WHITE STROBIC 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 NOISE, SMOKE, DUST, ODOR, OR VIBRATIONS WILL RESULT FROM THIS FACILITY.
42. NO LANDSCAPING IS PROPOSED AT THIS SITE.

ELECTRICAL NOTES

PART 1 – GENERAL

1.1 GENERAL CONDITIONS:

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.

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.

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.

1.2 LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES.

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.

1.3 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.

1. ANSI/EEE (AMERICAN NATIONAL STANDARDS INSTITUTE)
2. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)
3. ICE (INSULATED CABLE ENGINEERS ASSOCIATION)
4. NEMA (NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION)
5. NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
6. OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION)
7. UL (UNDERWRITERS LABORATORIES, INC.)
8. AT&T GROUNDING AND BONDING STANDARDS TP-76416

1.4 SCOPE OF WORK:

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

B. ALL ELECTRICAL EQUIPMENT UNDER THIS CONTRACT SHALL BE PROPERLY TESTED, ADJUSTED, AND ALIGNED BY THE SUBCONTRACTOR

C. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATING, DRAINING, TRENCHES, BACKFILLING, AND REMOVAL OF EXCESS DIRT.

D. THE SUBCONTRACTOR SHALL FURNISH TO THE OWNER WITH CERTIFICATES OF A FINAL INSPECTION AND APPROVAL FROM THE INSPECTION AUTHORITIES HAVING JURISDICTION.

E. THE SUBCONTRACTOR SHALL PREPARE A COMPLETE SET OF AS-BUILT DRAWINGS, DOCUMENT ALL WIRING EQUIPMENT CONDITIONS, AND CHANGES WHILE COMPLETING THIS CONTRACT. THE AS-BUILT DRAWINGS SHALL BE SUBMITTED AT COMPLETION OF THE PROJECT.

PART 2 – PRODUCTS

2.1 GENERAL:

A. ALL MATERIALS AND EQUIPMENT SHALL BE UL LISTED, NEW, AND FREE FROM DEFECTS.

B. ALL ITEMS OF MATERIALS AND EQUIPMENT SHALL BE ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION AS SUITABLE FOR THE USE INTENDED.

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

D. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING EQUAL TO OR GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 10,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT.

2.2 MATERIALS AND EQUIPMENT:

A. CONDUIT:

1. RIGID METAL CONDUIT (RMC) SHALL BE HOT-DIPPED GALVANIZED INSIDE AND OUTSIDE INCLUDING ENDS AND THREADS AND ENAMELED OR LACQUERED INSIDE IN ADDITION TO GALVANIZING.
2. LIQUIDTIGHT FLEXIBLE METAL CONDUIT SHALL BE UL LISTED.
3. CONDUIT CLAMPS, STRAPS AND SUPPORTS SHALL BE STEEL OR MALLEABLE IRON. ALL FITTINGS SHALL BE COMPRESSION AND CONCRETE TIGHT TYPE. GROUNDING BUSHINGS WITH INSULATED THROATS SHALL BE INSTALLED ON ALL CONDUIT TERMINATIONS.
4. NONMETALLIC CONDUIT AND FITTINGS SHALL BE SCHEDULE 40 PVC. INSTALL USING SOLVENT-CEMENT-TYPE JOINTS AS RECOMMENDED BY THE MANUFACTURER.

B. CONDUCTORS AND CABLE:

1. CONDUCTORS AND CABLE SHALL BE FLAME-RETARDANT, MOISTURE AND HEAT RESISTANT THERMOPLASTIC, SINGLE CONDUCTOR, COPPER, TYPE THHN/THWN-2, 600 VOLT, SIZE AS INDICATED, #12 AWG SHALL BE THE MINIMUM SIZE CONDUCTOR USED.
2. #10 AWG AND SMALLER CONDUCTOR SHALL BE SOLID OR STRANDED AND #8 AWG AND LARGER CONDUCTORS SHALL BE STRANDED.
3. SOLDERLESS, COMPRESSION-TYPE CONNECTORS SHALL BE USED FOR TERMINATION OF ALL STRANDED CONDUCTORS.
4. STRAIN-RELIEF SUPPORTS GRIPS SHALL BE HUBBELL KELLEMS OR APPROVED EQUAL. CABLES SHALL BE SUPPORTED IN ACCORDANCE WITH THE NEC AND CABLE MANUFACTURER'S RECOMMENDATIONS. ALL CONDUCTORS SHALL BE TAGGED AT BOTH ENDS OF THE CONDUCTOR, AT ALL PULL BOXES, J-BOXES.
5. EQUIPMENT AND CABINETS AND SHALL BE IDENTIFIED WITH APPROVED PLASTIC TAGS (ACTION CRAFT, BRADY, OR APPROVED EQUAL).

C. DISCONNECT SWITCHES:

1. DISCONNECT SWITCHES SHALL BE HEAVY DUTY, DEAD-FRONT, QUICK-MAKE, QUICK-BREAK, EXTERNALLY OPERABLE, HANDLE LOCKABLE AND INTERLOCK WITH COVER IN CLOSED POSITION, RATING AS INDICATED, UL LABELED FURNISHED IN NEMA 3R ENCLOSURE, SQUARE-D OR ENGINEERED APPROVED EQUAL.

D. CHEMICAL ELECTROLYTIC GROUNDING SYSTEM:

1. INSTALL CHEMICAL GROUNDING AS REQUIRED. THE SYSTEM SHALL BE ELECTROLYTIC MAINTENANCE FREE ELECTRODE CONSISTING OF RODS WITH A MINIMUM 2 AWG CU EXOTHERMALLY WELDED PIGTAIL, PROTECTIVE BOXES, AND BACKFILL MATERIAL. MANUFACTURER SHALL BE LYNCOLE XIT GROUNDING ROD TYPES K2-(*)CS OR K2L-(*)CS (*) LENGTH AS REQUIRED.
2. GROUND ACCESS BOX SHALL BE A POLYPLASTIC BOX FOR NON-TRAFFIC APPLICATIONS, INCLUDING BOLT DOWN FLUSH COVER WITH "BREATHER" HOLES, XIT MODEL #GB-22. ALL DISCONNECT SWITCHES AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED LAMICOID NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS ID NUMBERING, AND THE ELECTRICAL POWER SOURCE.
3. BACKFILL MATERIAL SHALL BE LYNCONITE AND LYNCOLE GROUNDING GRAVEL.

E. SYSTEM GROUNDING:

1. ALL GROUNDING COMPONENTS SHALL BE TINNED AND GROUNDING CONDUCTOR SHALL BE 2 AWG BARE, SOLID, TINNED, COPPER, ABOVE GRADE GROUNDING CONDUCTORS SHALL BE INSULATED) WHERE NOTED.
2. GROUNDING BUSES SHALL BE BARE, TINNED, ANNEALED COPPER BARS OF RECTANGULAR CROSS SECTION. STANDARD BUS BARS MGB, SHALL BE FURNISHED AND INSTALLED BY THE SUBCONTRACTOR. THEY SHALL NOT BE FABRICATED OR MODIFIED IN THE FIELD. ALL GROUNDING BUSES SHALL BE IDENTIFIED WITH MINIMUM 3/4" LETTERS BY WAY OF STENCILING OR DESIGNATION PLATE.
3. CONNECTORS SHALL BE HIGH-CONDUCTIVITY, HEAVY DUTY, LISTED AND LABELED AS GROUNDING FOR THE MATERIALS USED. USE TWO-HOLE COMPRESSION LUGS WITH HEAT SHRINK FOR MECHANICAL CONNECTIONS. INTERIOR CONNECTIONS USE TWO-HOLE COMPRESSION LUGS WITH INSPECTION WINDOW AND CLEAR HEAT SHRINK.
4. EXOTHERMIC WELDED CONNECTIONS SHALL BE PROVIDED IN KIT FORM AND SELECTED FOR THE SPECIFIC TYPES, SIZES, AND COMBINATIONS OF CONDUCTORS AND OTHER ITEMS TO BE CONNECTED.
5. GROUND RODS SHALL BE COPPER-CLAD STEEL WITH HIGH-STRENGTH STEEL CORE AND ELECTROLYTIC-GRADE COPPER OUTER SHEATH, MOLTEN WELDED TO CORE, 5/8"x10'-0". ALL GROUNDING RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES.
6. INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS IN COMPLIANCE WITH THE AT&T SPECIFICATIONS AND NEC. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, PULLBOXES, DISCONNECT SWITCHES, STARTERS, AND EQUIPMENT CABINETS.

F. OTHER MATERIALS:

1. THE SUBCONTRACTOR SHALL PROVIDE OTHER MATERIALS, THOUGH NOT SPECIFICALLY DESCRIBED, WHICH ARE REQUIRED FOR A COMPLETELY OPERATIONAL SYSTEM AND PROPER INSTALLATION OF THE WORK.
2. PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR REQUIRED BY NEC.

G. PANELS AND LOAD CENTERS:

1. ALL PANEL DIRECTORIES SHALL BE TYPEWRITTEN.

PART 3 – EXECUTION

3.1 GENERAL:

A. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

B. EQUIPMENT SHALL BE TIGHTLY COVERED AND PROTECTED AGAINST DIRT OR WATER, AND AGAINST CHEMICAL OR MECHANICAL INJURY DURING INSTALLATION AND CONSTRUCTION PERIODS.

3.2 LABOR AND WORKMANSHIP:

A. ALL LABOR FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT FURNISHED FOR THE ELECTRICAL SYSTEM SHALL BE INSTALLED BY EXPERIENCED WIREMEN, IN A NEAT AND WORKMAN-LIKE MANNER.

B. ALL ELECTRICAL EQUIPMENT SHALL BE ADJUSTED, ALIGNED AND TESTED BY THE SUBCONTRACTOR AS REQUIRED TO PRODUCE THE INTENDED PERFORMANCE.

C. UPON COMPLETION OF WORK, THE SUBCONTRACTOR SHALL THOROUGHLY CLEAN ALL EXPOSED EQUIPMENT. REMOVE ALL LABELS AND ANY DEBRIS, COATING OR CARTONS AND LEAVE THE INSTALLATION FINISHED AND READY FOR OPERATION.

3.3 COORDINATION:

A. THE SUBCONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRICAL ITEMS WITH THE OWNER-FURNISHED EQUIPMENT DELIVERY SCHEDULE TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.

3.4 INSTALLATION:

A. CONDUIT:

1. ALL ELECTRICAL WIRING SHALL BE INSTALLED IN CONDUIT AS SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4 INCH TRADE SIZE.
2. PROVIDE RIGID PVC SCHEDULE 80 CONDUITS FOR ALL RISERS, RMC OTHERWISE NOTED. EMT MAY BE INSTALLED FOR EXTERIOR CONDUITS WHERE NOT SUBJECT TO PHYSICAL DAMAGE.
3. THE INSTALLATION OF SCHEDULE 40 PVC AND RMC CONDUITS SHALL BE 24 INCHES MINIMUM DEPTH. ALL 90 DEGREE BENDS SHALL BE RMC. EXPANSION JOINTS ARE REQUIRED ON ALL CONDUIT RISERS.
4. USE GALVANIZED FLEXIBLE STEEL CONDUIT WHERE DIRECT CONNECTION TO EQUIPMENT WITH MOVEMENT, VIBRATION, OR FOR EASE OF MAINTENANCE. USE LIQUID TIGHT, FLEXIBLE METAL CONDUIT FOR OUTDOOR APPLICATIONS. INSTALL GALVANIZED FLEXIBLE STEEL CONDUIT AT ALL POINTS OF CONNECTION TO EQUIPMENT MOUNTED ON SUPPORT TO ALLOW FOR EXPANSION AND CONTRACTION.
5. A RUN OF CONDUIT BETWEEN BOXES OR EQUIPMENT SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF THREE QUARTER-BENDS. CONDUIT BEND SHALL BE MADE WITH THE UL LISTED BENDER OR FACTORY 90 DEGREE ELBOWS MAY BE USED.
6. FIELD FABRICATED CONDUITS SHALL BE CUT SQUARE WITH A CONDUIT CUTTING TOOL AND REAMED TO PROVIDE A SMOOTH INSIDE SURFACE.
7. PROVIDE INSULATED GROUNDING BUSHING FOR ALL CONDUITS.
8. SUBCONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL CONDUITS DURING CONSTRUCTION. TEMPORARY OPENINGS IN THE CONDUIT SYSTEM SHALL BE PLUGGED OR CAPPED TO PREVENT ENTRANCE OF MOISTURE OR FOREIGN MATTER. SUBCONTRACTOR SHALL REPLACE ANY CONDUITS CONTAINING FOREIGN MATERIALS THAT CANNOT BE REMOVED.
9. ALL CONDUITS SHALL BE SWABBED CLEAN BY PULLING AN APPROPRIATE SIZE MANDREL THROUGH THE CONDUIT BEFORE INSTALLATION OF CONDUCTORS OR CABLES. CONDUIT SHALL BE FREE OF DIRT AND DEBRIS.
10. INSTALL PULL STRINGS IN ALL CLEAN EMPTY CONDUITS. IDENTIFY PULL STRINGS AT EACH END.
11. INSTALL 2" HIGHLY VISIBLE AND DETECTABLE TAPE 12" ABOVE ALL UNDERGROUND CONDUITS AND CONDUCTORS.
12. CONDUITS SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE AGAINST COLLECTION OF TRAPPED CONDENSATION.
13. PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS TO ALLOW FOR RACEWAYS AND CABLES TO BE ROUTED THROUGH THE BUILDING. DO NOT PENETRATE STRUCTURAL MEMBERS. SLEEVES AND/OR PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE EFFECTIVELY SEALED WITH FIRE RATED MATERIAL WHICH SHALL MAINTAIN THE FIRE RATING OF THE WALL OR STRUCTURE. FIRE STOPS AT FLOOR PENETRATIONS SHALL PREVENT PASSAGE OF WATER, SMOKE, FIRE, AND FUMES. ALL MATERIAL SHALL BE UL APPROVED FOR THIS PURPOSE.

B. CONDUCTORS AND CABLE:

1. ALL POWER WIRING SHALL BE COLOR CODED AS FOLLOWS:

DESCRIPTION	208/240/120 VOLT SYSTEMS
PHASE A	BLACK
PHASE B	RED
PHASE C	BLUE
NEUTRAL	WHITE
GROUNDING	GREEN

2. SPLICES SHALL BE MADE ONLY AT OUTLETS, JUNCTION BOXES, OR ACCESSIBLE RACEWAY CONDULETS APPROVED FOR THIS PURPOSE.
3. PULLING LUBRICANTS SHALL BE UL APPROVED. SUBCONTRACTOR SHALL USE NYLON OR HEMP ROPE FOR PULLING CONDUCTOR OR CABLES INTO THE CONDUIT.
4. CABLES SHALL BE NEARLY TRAINED, WITHOUT INTERLACING, AND BE OF SUFFICIENT LENGTH IN ALL BOXES & EQUIPMENT TO PERMIT MAKING A NEAT ARRANGEMENT. CABLES SHALL BE SECURED IN A MANNER TO AVOID TENSION ON CONDUCTORS OR TERMINALS. CONDUCTORS SHALL BE PROTECTED FROM MECHANICAL INJURY AND MOISTURE. SHARP BENDS OVER CONDUIT BUSHINGS ARE PROHIBITED. DAMAGED CABLES SHALL BE REMOVED AND REPLACED AT THE SUBCONTRACTOR'S EXPENSE.

C. DISCONNECT SWITCHES:

1. INSTALL DISCONNECT SWITCHES LEVEL AND PLUMB. CONNECT TO WIRING SYSTEM AND GROUNDING SYSTEM AS INDICATED.

D. GROUNDING:

1. ALL METALLIC PARTS OF ELECTRICAL EQUIPMENT WHICH DO NOT CARRY CURRENT SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING MANUFACTURER, AT&T GROUNDING AND BONDING STANDARDS TP-76416, ND-00135, AND THE NATIONAL ELECTRICAL CODE.
2. PROVIDE ELECTRICALGROUNDING AND BONDING SYSTEM INDICATED WITH ASSEMBLY OF MATERIALS, INCLUDING GROUNDING ELECTRODES, BONDING JUMPERS AND ADDITIONAL ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.
3. ALL GROUNDING CONDUCTORS SHALL PROVIDE A STRAIGHT DOWNWARD PATH TO GROUND WITH GRADUAL BEND AS REQUIRED. GROUNDING CONDUCTORS SHALL NOT BE LOOPED OR SHARPLY BENT. ROUTE GROUNDING CONNECTIONS AND CONDUCTORS TO GROUND IN THE SHORTEST AND STRAIGHTEST PATHS POSSIBLE TO MINIMIZE TRANSIENT VOLTAGE RISES.
4. BUILDINGS AND/OR NEW TOWERS GREATER THAN 75 FEET IN HEIGHT AND WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE SUBCONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM. THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 AWG COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM. THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY). SIZE STANDARD 6.3.2.2.
5. TIGHTEN GROUNDING AND BONDING CONNECTORS, INCLUDING SCREWS AND BOLTS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE TIGHTENING VALUES FOR CONNECTORS AND BOLTS. WHERE MANUFACTURER'S TORQUING REQUIREMENTS ARE NOT AVAILABLE, TIGHTEN CONNECTIONS TO COMPLY WITH TIGHTENING TORQUE VALUES SPECIFIED IN UL TO ASSURE PERMANENT AND EFFECTIVE GROUNDING. SUBCONTRACTOR SHALL VERIFY THE LOCATIONS OF GROUNDING TIE-IN-POINTS TO THE EXISTING
6. GROUNDING SYSTEM. ALL UNDERGROUND GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
7. ALL GROUNDING CONNECTIONS SHALL BE INSPECTED FOR TIGHTNESS. EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BY THE INSPECTOR HAVING JURISDICTION BEFORE BEING PERMANENTLY CONCEALED.
8. APPLY CORROSION-RESISTANCE FINISH TO FIELD CONNECTIONS AND PLACES WHERE FACTORY APPLIED PROTECTIVE COATINGS HAVE BEEN DESTROYED. USE KOPR-SHIELD ANTI-OXIDATION COMPOUND ON ALL COMPRESSION GROUNDING CONNECTIONS.
9. A SEPARATE, CONTINUOUS, INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUITS.
10. BOND ALL INSULATED GROUNDING BUSHINGS WITH A BARE 6 AWG GROUNDING CONDUCTOR TO A GROUND BUS.
11. DIRECT BURIED GROUNDING CONDUCTORS SHALL BE INSTALLED AT A NOMINAL DEPTH OF 36" MINIMUM BELOW GRADE, OR 6" BELOW THE FROST LINE, USE THE GREATER OF THE TWO DISTANCES.
12. ALL GROUNDING CONDUCTORS EMBEDDED IN OR PENETRATING CONCRETE SHALL BE INSTAL

County of San Diego, Planning & Development Services
NOTICE OF REQUIREMENT FOR SPECIAL INSPECTION
BUILDING DIVISION

You are hereby notified that, in addition to the inspection of construction provided by Planning & Development Services, Building Division, an approved registered special inspector is required to provide special inspection and/or structural observation during construction of the proposed project as indicated on this form. This form shall be completed. All work requiring special inspection must be identified as well as the name and phone number of the special inspector identified to perform the special inspections.

The registered special inspector shall be approved by the Building Official prior to the issuance of the building permit. Special inspectors having a current certification from the City of San Diego are approved as special inspectors for the type of construction for which they are certified.

Special inspection and/or structural observation requirements and reports shall be in compliance with the 2016 *California Building Code*, Chapter 17.

The inspections required to be performed by a special inspector are in addition to and do not change the requirements for the inspections normally required by the 2016 *California Building Code* as amended and adopted by the County of San Diego and performed by the Building Division inspection personnel.

The special inspector is not authorized to inspect and approve any work other than that for which they are certified. The special inspector is not authorized to accept alternate materials, structural changes, or any requests for plan changes. The special inspector is required to submit to the building inspector in the field written reports of all work that they inspected and approved. Approval of final inspection will not be granted by Planning & Development Services, Building Division, until a last and final report documenting required special inspections and correction of any discrepancies noted in the inspection reports has been submitted to the building inspector in the field and approved by the Building Division.

For occupancies in Group R-3 and occupancies in Group U that are accessory to a residential occupancy, some exceptions are permitted per Planning & Development Services, Building Division, special inspection policy to not require special inspection or to allow structural observation in lieu of the *required special inspections. These exceptions are noted in the tabls on page two of this form.* In cases where the design engineer of record has specified a more restrictive requirement for special inspection and/or structural observation, the project shall comply with the requirements of the engineer of record.

Structural observation is the visual observation of the structural system by a registered design professional. A letter shall be provided describing the results of structural observation prior to approval of final inspection. The letter shall be submitted to the building inspector in the field and approved by the Building Division.

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

5510 OVERLAND AVE., SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5926 • (888) 336-7553
HTTP://WWW.SDCPDS.ORG

WORK REQUIRING SPECIAL INSPECTION	ITEM DESCRIPTION AND LOCATION	DESIGN STRENGTH	NAME OF SPECIAL INSPECTOR	PHONE NUMBER OF SPECIAL INSPECTOR
SPECIAL INSPECTIONS REQUIRED BY CBC SECTION 1705				
***FOR R-3 AND U OCCUPANCIES ACCESSORY TO RESIDENTIAL OCCUPANCIES**				
SPECIAL INSPECTION IS NOT REQUIRED FOR: ITEMS 1b, 2a (WHEN f'c ≤ 3,000 psi), 2c, 3a (WHEN f'm ≤ 1,500 psi), and 3b (WHEN WALL HEIGHT IS ≤ 10 FT.). STRUCTURAL OBSERVATION IS PERMITTED IN LIEU OF SPECIAL INSPECTION FOR: ITEMS 1d, 3a, 3b (WHEN WALL HEIGHT IS > 10 FT), 4c, AND 4h.				
1. Steel Construction				
a. Field welding				
b. Stee frame*				
c. High-strength bolts				
d. Cold-formed steel framing*				
2. Concrete Construction				
a. f'c > 2,500 psi*				
b. Post-Installed Anchors	11 / A7		ROBERT MOTSINGER	(619) 379-9735
c. Structural slabs*				
d. Pre-stressed / post-tensioned slabs				
3. Masonry Construction				
a. Masonry walls*				
b. Site walls other than County Standard plans*				
4. Wood Construction				
a. High-load diaphragms*				
b. Structural wood: Nailing, bolting, anchoring and other fastening of components within the lateral-force-resisting system where fastener spacing or sheathing is 4 inches o.c. or less*				
5. Foundations				
a. Driven deep foundations				
b. Cast-in-place deep foundations				
c. Helical pile foundations				
6. Sprayed fire-resistant materials				
7. Mastic and intumescent fire-resistant coatings				
8. Exterior insulation and finish systems (EIFS)				
9. Fire-resistant penetrations and joints in Risk Category III or IV buildings				
10. Smoke control systems				
11. Installation and anchorage of mechanical and electrical components				
a. Electrical equipment for emergency standby power systems				
b. Other electrical equipment in structures in Seismic Design Category E or F				
c. Piping systems or ductwork designed to carry hazardous materials				
d. Vibration isolation systems with 1/4 inch or less clearance required between support frame and restraint				
12. Storage racks				
13. Seismic isolation systems				

Rev.	Description	Date
1	100% CD RE-VISED PER PC COMMENTS	11-10-20
A	100% CD PC COMMENTS	05-10-21
A	100% CD PC COMMENTS	03-10-21
A	100% CD PC COMMENTS	01-10-21
A	100% CD PC COMMENTS	12-14-20

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LOCALIZED KNOW-HOW
10680 WEST CESAR
AIRPARK, SUITE 300
SAN DIEGO, CA 92130

Sheet Title: SPECIAL INSPECTION

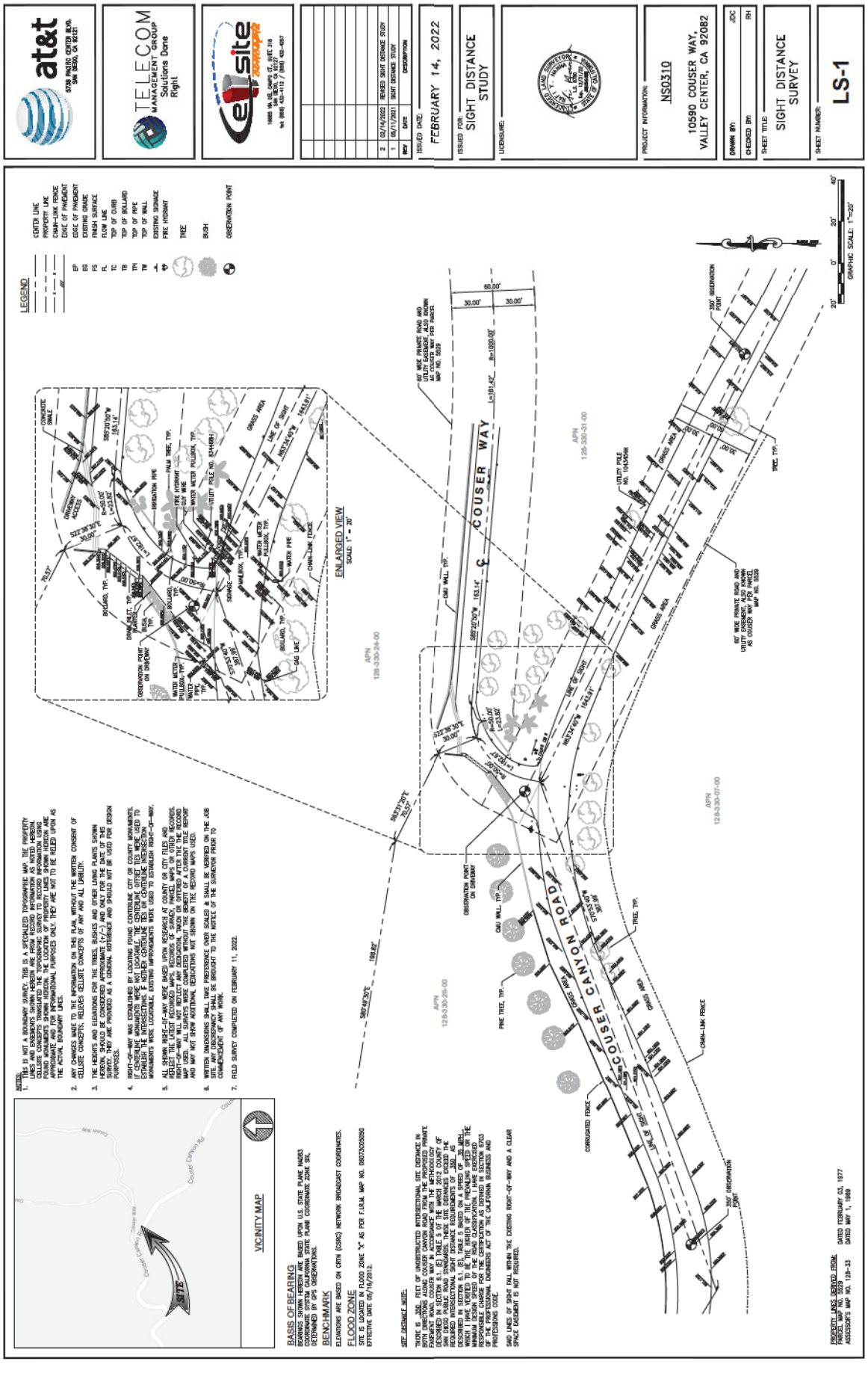
NS0310
RICE RANCH
10590 COUSER WAY,
VALLEY CENTER, CA 92082
LTE 3C_4C_MODS 5G_NR

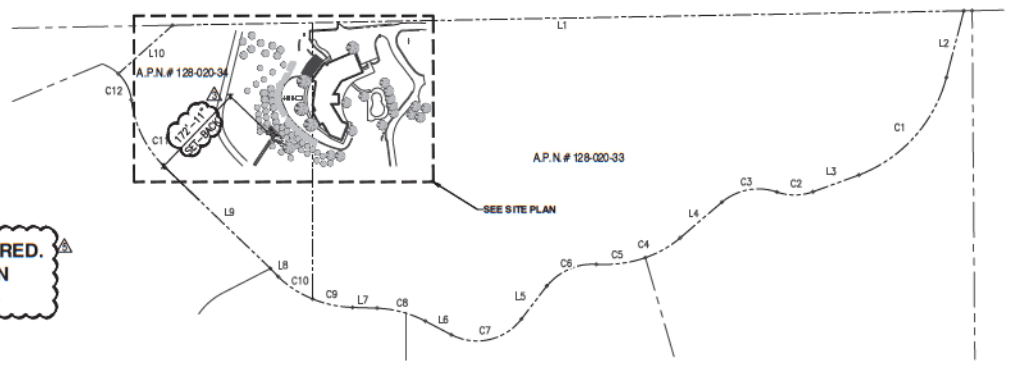
TELECOM MANAGEMENT GROUP

LICENSED ARCHITECT
MONA SHERWOOD
No. C-9787
REGISTERED
PROFESSIONAL
ARCHITECT
STATE OF CALIFORNIA

Project Number:
Drawn by: ERO/RP
Checked by: ERO
Sheet No: T3

1 - 23


at&t
3700 PACIFIC COVE BLVD.
SAN DIEGO, CA 92121
TELECOM MANAGEMENT GROUP
Solutions Done Right
cellsite
2030 Main St., Suite 310
Irvine, CA 92614
Tel: (949) 428-8115 / (800) 422-4357
REV DATE DESCRIPTION
1 05/11/2021 SIGHT DISTANCE STUDY
2 02/14/2022 REVISED SIGHT DISTANCE STUDY
ISSUED DATE: FEBRUARY 14, 2022
ISSUED FOR: SIGHT DISTANCE STUDY
LICENSURE:
PROJECT INFORMATION:
NS0310
10590 COUSER WAY,
VALLEY CENTER, CA 92082
DRAWN BY: JDC
CHECKED BY: RH
SHEET TITLE: SIGHT DISTANCE SURVEY
SHEET NUMBER: LS-1
NOTES:
1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP THE PROPERTY LINES AS SHOWN HEREON ARE BASED UPON RECORD INFORMATION AS NOTED. CELLSITE CONCEPTS TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
2. ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLSITE CONCEPTS, RELIEVES CELLSITE CONCEPTS OF ANY AND ALL LIABILITY.
3. THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
4. RIGHT-OF-WAY WAS ESTABLISHED BY LOCATING FOUND CENTERLINE CITY OR COUNTY MONUMENTS, FIELD TIE ANGLE POINTS, POINTS OF CURVATURE AND POINTS OF TANGENCY AND USED TO ESTABLISH THE INTERSECTIONS. F MOTHER CENTERLINE TIES ON CENTERLINE INTERSECTION MONUMENTS WERE LOCATABLE, EXISTING IMPROVEMENTS WERE USED TO ESTABLISH RIGHT-OF-WAY.
5. ALL SHOWN RIGHT-OF-WAY WERE BASED UPON RESEARCH AT COUNTY OR CITY FILES AND REFLECT THE LATEST RECORDED MAPS, RECORDS OF SURVEY, PARCEL MAPS OR OTHER RECORDS. RECORDED MAPS USED ARE RECORDED AT OR PRIOR TO THE DATE OF THE LATEST RECORDED MAP USED. ALL SURVEYS WERE COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ADDITIONAL DEDICATIONS NOT SHOWN ON THE RECORD MAPS USED.
6. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
7. FIELD SURVEY COMPLETED ON FEBRUARY 11, 2022.
VICINITY MAP
SITE
Couser Canyon Rd
Cross Valley
BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATES SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE 5(), NORTH AMERICAN DATUM OF 1983(2007).
BENCHMARK
ELEVATIONS ARE BASED ON CRTN (CORS) NETWORK BROADCAST COORDINATES.
FLOOD ZONE
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06073C0599G EFFECTIVE DATE 05/16/2012.
SITE DISTANCE NOTE:
THERE IS 330 FEET OF UNOBSTRUCTED INTERSECTIONAL SITE DISTANCE IN BOTH DIRECTIONS ALONG COUSER CANYON ROAD FROM THE PROPOSED PRIVATE DRIVEWAY ACCESS LOCATION AS SHOWN HEREON. THIS SITE DISTANCE IS DESCRIBED IN SECTION A.1. (E) TABLE 5 OF THE MARCH 2012 COUNTY OF SAN DIEGO PUBLIC ROAD STANDARDS. THESE SITE DISTANCES PACED IN DESCRIBED INTERSECTIONAL SIGHT DISTANCE FOR A SPEED OF 55 MPH, WHICH I HAVE VERIFIED TO BE THE HIGHER OF THE PREVAILING SPEED OR THE MINIMUM DESIGN SPEED OF THE ROAD CLASSIFICATION. I HAVE EXERCISED REASONABLE, PROFESSIONAL DILIGENCE AND JUDGEMENT CONSISTENT WITH THE STANDARDS OF THE PROFESSIONAL ENGINEERS ACT OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE.
SAID LINES OF SIGHT FALL WITHIN THE EXISTING RIGHT-OF-WAY AND A CLEAR SPACE EASEMENT IS NOT REQUIRED.
PROPERTY LINES DERIVED FROM:
PARCEL MAP NO. 5033 DATED FEBRUARY 03, 1977
ASSESSOR'S MAP NO. 128-13 DATED MAY 1, 1989
LEGEND
CENTER LINE
PROPERTY LINE
CHAIN-LINK FENCE
EDGE OF PAVEMENT
EXISTING GRADE
FINISH SURFACE
FLOW LINE
TOP OF CURB
TOP OF BOLLARD
TOP OF PIPE
TOP OF WALL
EXISTING SIGNAGE
FIRE HYDRANT
TREE
BUSH
OBSERVATION POINT
ENLARGED VIEW
SCALE: 1" = 20'
COUSER WAY
COUSER CANYON ROAD
APN 128-330-24-00
APN 128-330-29-00
APN 128-330-31-00
APN 128-330-07-00
60' WIDE PRIVATE ROAD AND UTILITY EASEMENT, ALSO KNOWN AS COUSER WAY PER PARCEL MAP NO. 5033
OBSERVATION POINT ON DRIVEWAY
350' OBSERVATION POINT
CMU WALL, TYP.
CHAIN-LINK FENCE
CORRUGATED FENCE
TREE, TYP.
UTILITY POLE NO. 1843494
GRASS AREA
GRAPHIC SCALE: 1"=20'

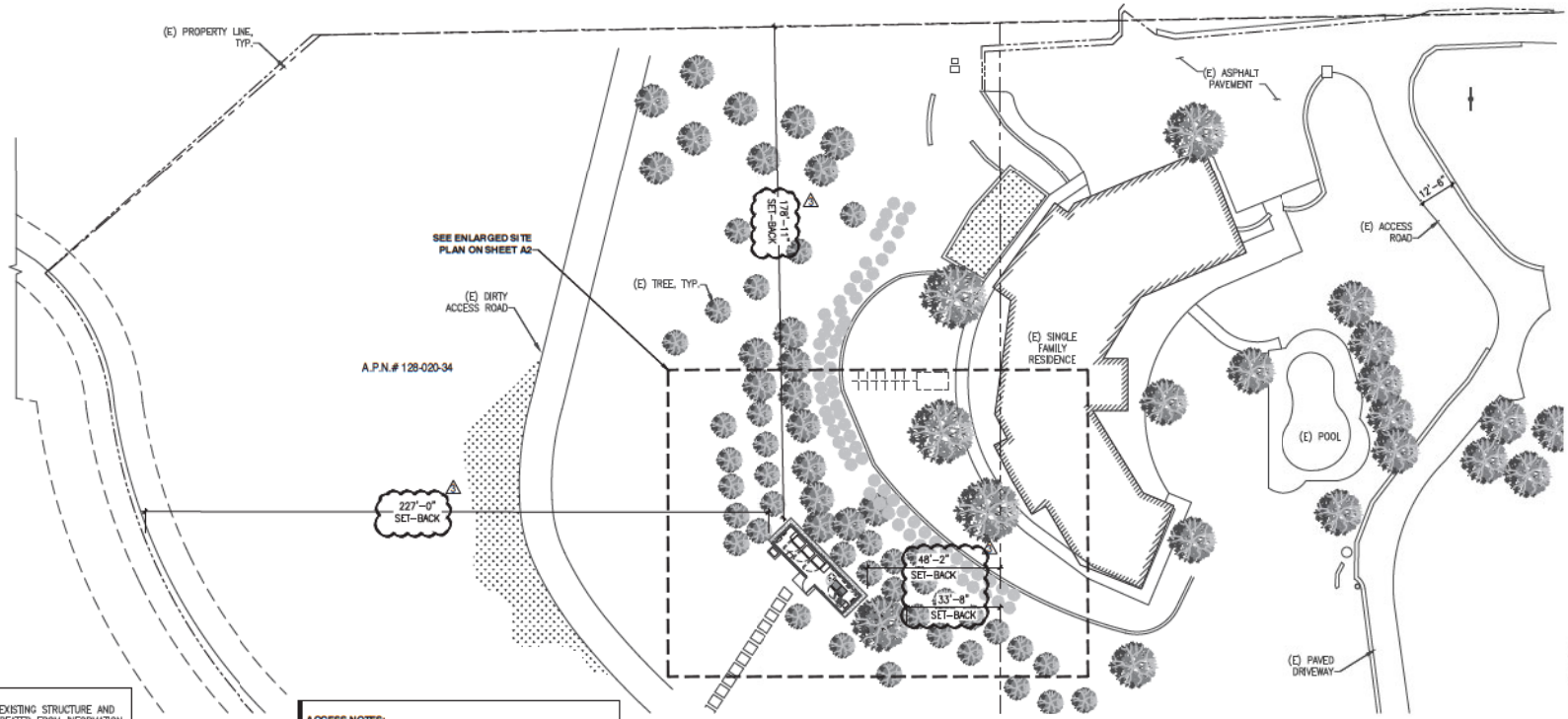


LINE TABLE		
LINE	LENGTH	BEARING
L1	1153.17'	N88°37'09"E
L2	121.32'	N34°32'43"E
L3	85.92'	N69°55'18"E
L4	96.07'	N39°30'13"E
L5	72.25'	N37°25'41"E
L6	51.55'	N52°26'33"W
L7	43.16'	N88°01'55"W
L8	18.39'	N46°18'33"W
L9	258.68'	N46°18'33"W
L10	130.59'	N49°04'35"E
L11	248.6	N88°57'09"E

CURVE LINE		
CURVE LINE	LENGTH	RADIUS
C1	241.65'	250.00'
C2	64.43'	95.52'
C3	104.53'	100.00'
C4	71.67'	200.00'
C5	88.19'	200.00'
C6	102.28'	101.26'
C7	139.85'	100.00'
C8	89.32'	200.00'
C9	72.57'	200.00'
C10	73.06'	200.00'
C11	136.48'	200.00'
C12	52.37'	76.39'

SPECIAL INSPECTION REQUIRED. SEE SPECIAL INSPECTION SUMMARY ON SHEET T3

BOUNDARY SITE PLAN | 1" = 100'-0" | 1



NOTE:
THE CELL SITE FACILITY IS AN EXISTING STRUCTURE AND THESE DRAWINGS HAVE BEEN CREATED FROM INFORMATION GATHERED AT THE SITE, (E) AS-BUILTS PROVIDED BY AT&T AND WITHOUT A SURVEY. PLEASE VERIFY ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND CONDUIT RUNS.

ACCESS NOTES:
1. **ACCESS ROUTE TO ADHERE TO FP2 POLICY REQUIREMENTS**
2. **DRIVEWAY MUST MEET COUNTY DESIGN STANDARDS DS-07**

SITE PLAN | 1" = 20'-0" | 2

Rev.	Description	Date:
1	100% CD PC COMMENTS	11-10-20
2	100% CD PC COMMENTS	09-10-21
3	100% CD PC COMMENTS	10-01-21
4	100% CD PC COMMENTS	10-15-21
5	100% CD PC COMMENTS	10-18-21

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SAN DIEGO, CA 92121

mdh
CENTRALIZED EFFICIENCY LOCALIZED KNOW-HOW
10680 WEST CESAR AVE. SUITE 300
SAN DIEGO, CA 92130

Sheet Title:
BOUNDARY SITE PLAN AND SITE PLAN

NS0310
RICE RANCH
10590 COUSER WAY,
VALLEY CENTER, CA 92082
LTE 3C_4C_MOD5 5G_NR

TELECOM MANAGEMENT GROUP

LICENSED ARCHITECT
MICHAEL SHOWALTER
No. C-9787
RENEWAL 08/31/2023
STATE OF CALIFORNIA

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

No.	Description	Date
1	REVISED PER CITY COMMENTS	11-01-21
2	REVISED PER CITY COMMENTS	12-03-21
3	REVISED PER CITY COMMENTS	01-03-22
4	REVISED PER CITY COMMENTS	02-03-22
5	REVISED PER CITY COMMENTS	03-03-22
6	REVISED PER CITY COMMENTS	04-04-22

AT&T
7337 TRADE ST.
SAN DIEGO, CA 92121

mh
CENTRALIZED EFFICIENCY
LOCALIZED KNOW-HOW
10590 WEST OCEAN
AIR DRIVE, SUITE 300
SAN DIEGO, CA 92130

ENLARGED SITE PLAN

NS0310
RICE RANCH
10590 COUSER WAY,
VALLEY CENTER, CA 92082
LTE 3C_4C_MOD5 5G_NR

TELECOM MANAGEMENT GROUP

Project Number	
Drawn by	DRD/RP
Checked by	ERD
Sheet No.	A2

EBLARGED SITE PLAN 1/4" = 1'-0" 1

NORTH

(E) SINGLE FAMILY RESIDENCE

(E) 6'-0" HIGH WALL

(E) SEPTIC TANK

(E) LEACH LINES

AT&T PANEL ANTENNA ON (E) MONO-TREE. SEE ANTENNA PLAN ON SHEET A4

SECTOR SEE ANTENNA TABLE ON A4

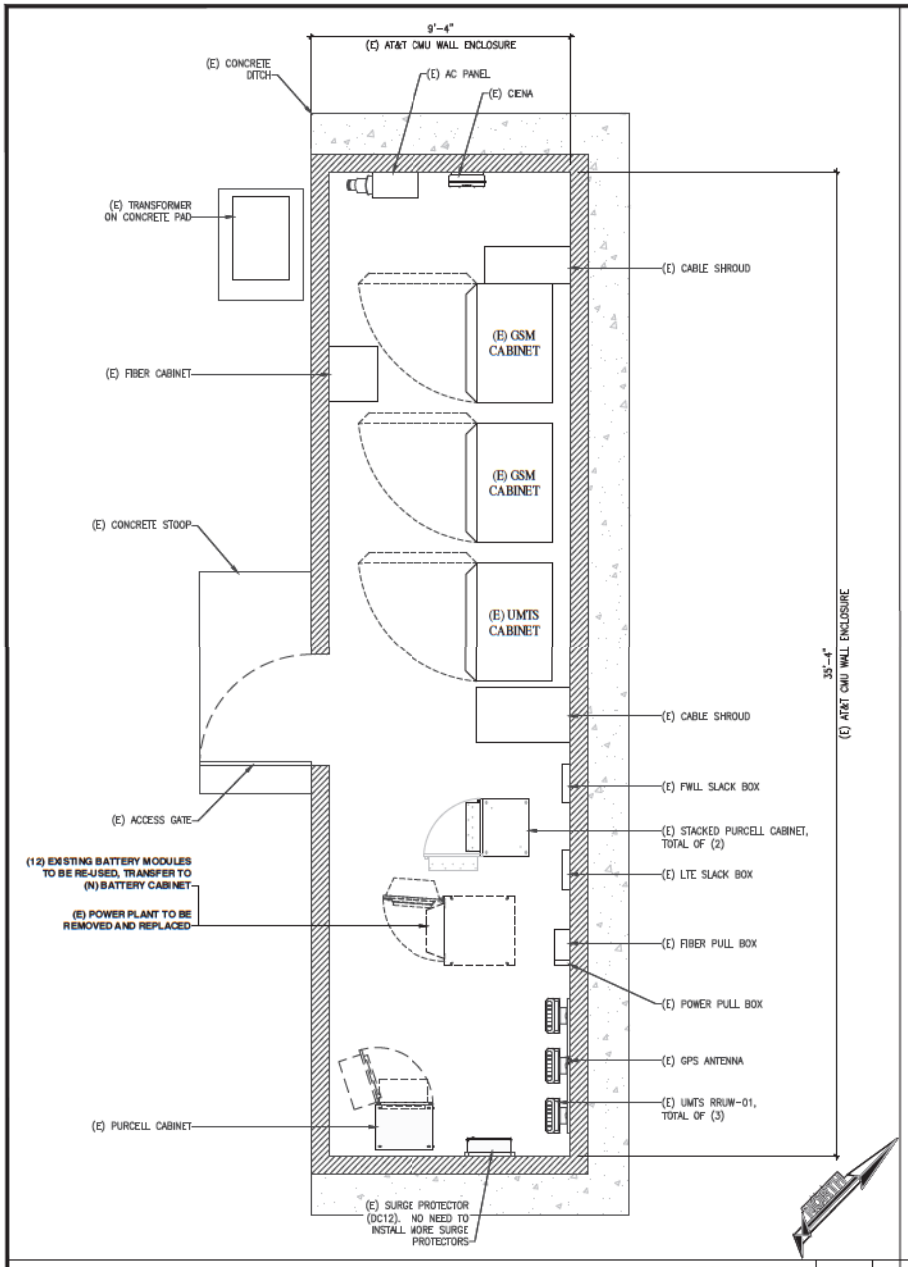
AT&T EQUIPMENT ENCLOSURE @ GROUND. SEE EQUIPMENT PLAN ON SHEET A3

(E) CONCRETE STEP, TYP.

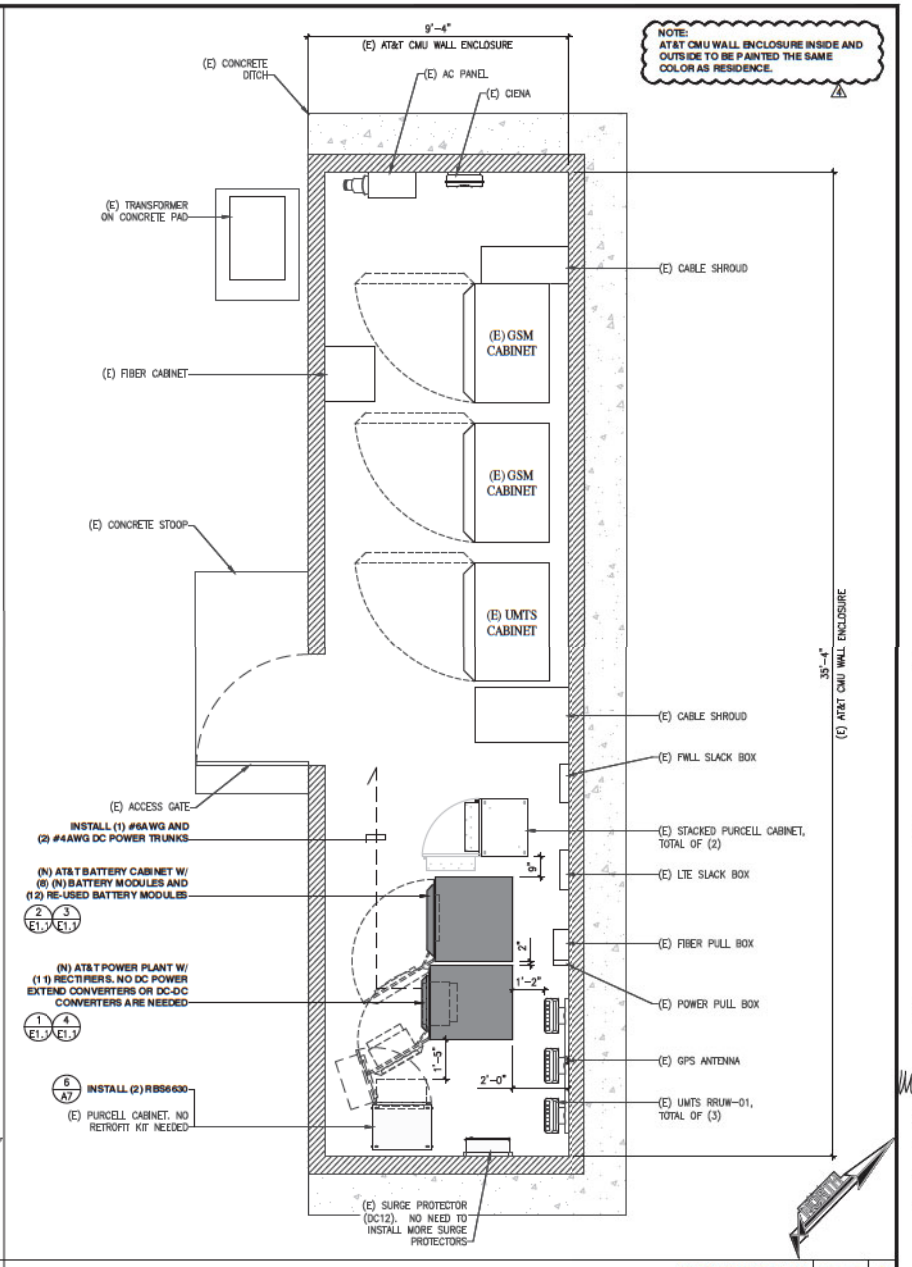
7'-0" STEEL WINDOW SEE ELEVATION 2/A4

(E) TREE, TYP.

SECTOR SEE ANTENNA TABLE ON A4



(E) EQUIPMENT PLAN | 1/2" = 1'-0" | 1



(N) EQUIPMENT PLAN | 1/2" = 1'-0" | 2

Rev.	Description	Date
1	100% CD PC COMMENTS	05-14-21
2	100% CD PC COMMENTS	05-03-21
3	100% CD PC COMMENTS	09-10-21
4	100% CD PC COMMENTS	09-10-21
5	100% CD REVISED PER	11-03-21

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mdf
CENTRALIZED EFFICIENCY
LOCALIZED KNOW-HOW
10680 WEST CESAR
AIR PARK, SUITE 300
SAN DIEGO, CA 92130

Sheet Title: EQUIPMENT PLAN

NS0310
RICE RANCH
10590 COUSER WAY,
VALLEY CENTER, CA 92082
LTE 3C_4C_MODS 5G_NR

TELECOM MANAGEMENT GROUP

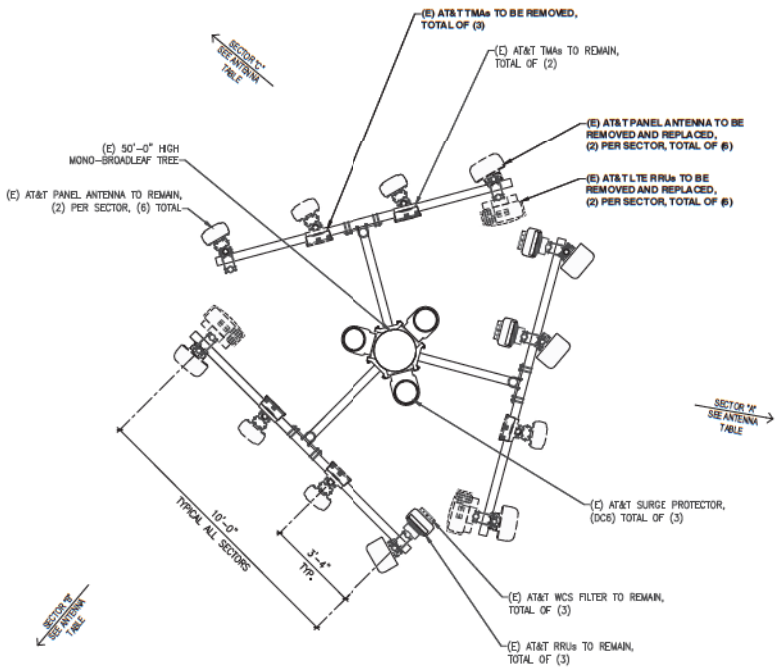
LICENSED ARCHITECT
THOMAS SHOWBROOK
No. C-9787
RENEWAL 08/31/2023
STATE OF CALIFORNIA

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

EXISTING ANTENNA / RRU SCHEDULE

Sector		Antenna Model	Az.	Tip Ht.	Rad Ctr.	Technology	RRU's / Qty.	TMA/Duplexer/ Filter	Transmission type / Length
Alpha	A1	HPA-65R-BUU-H6	100°	48'-2"	45'-2"	LTE 700 / LTE 1900	RRU11 (1) / RRU12+A2 (1)	-	±75' FIBER
	A2	80010765	100°	48'-2"	45'-0"	UMTS 850 / UMTS 1900	-	Ky 112 75/1 (1)	±75' COAX 7/8"
	A3	HBSA-M65R-KU-H6	130°	48'-2"	45'-4"	FWLL	RRU32 B30 (1)	WCS Filter (1)	±75' FIBER
	A4	HBSA-M65R-KU-H6	130°	48'-2"	45'-4"	FWLL	RRU32 B30 (1)	WCS Filter (1)	±75' FIBER
Beta	B1	HPA-65R-BUU-H6	220°	48'-2"	45'-2"	LTE 700 / LTE 1900	RRU11 (1) / RRU12+A2 (1)	-	±75' FIBER
	B2	80010765	220°	48'-2"	45'-0"	SPARE	-	Ky 112 75/1 (1)	±75' COAX 7/8"
	B3	80010765	220°	48'-2"	45'-0"	UMTS 850 / UMTS 1900	-	Ericsson TMA (1)	±75' COAX 7/8"
	B4	HPA-45R-BUU-H6	240°	48'-2"	45'-2"	FWLL	RRU32 B30 (1)	WCS Filter (1)	±75' FIBER
Gamma	C1	HPA-65R-BUU-H6	310°	48'-2"	45'-2"	LTE 700 / LTE 1900 / LTE AWS	RRU11 (1) / RRU12+A2 (1)	-	±75' FIBER
	C2	80010765	310°	48'-2"	45'-0"	SPARE	-	Ky 112 75/1 (1)	±75' COAX 7/8"
	C3	80010765	310°	48'-2"	45'-0"	UMTS 850 / UMTS 1900	-	Ericsson TMA (1)	±75' COAX 7/8"
	C4	80010765	310°	48'-2"	45'-0"	SPARE	-	-	±75' COAX 7/8"

NOTE:
1. MONO BROADLEAF LEAVES NOT SHOWN FOR CLARITY

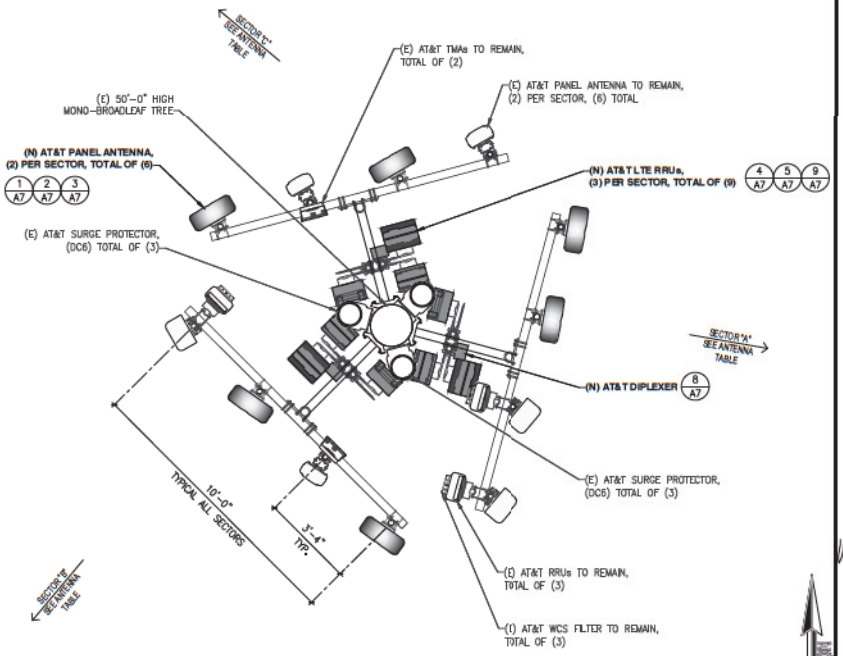


(E) ANTENNA PLAN | 1/2" = 1'-0" | 1

NEW ANTENNA / RRU SCHEDULE

Sector		Antenna Model	Az.	Tip Ht.	Rad Ctr.	Technology	RRU's / Qty.	TMA/Duplexer/ Filter	Transmission type / Length
Alpha	A1	HBSA-M65R-KU-H6	130°	48'-2"	45'-4"	FWLL	RRU32 B30 (1)	WCS Filter (1)	±75' FIBER
	A2	HBSA-M65R-KU-H6	130°	48'-2"	45'-4"	FWLL	RRU32 B30 (1)	WCS Filter (1)	±75' FIBER
	A3	**NNH4-65B-R6H4**	100°	48'-2"	**45'-2"**	LTE 700 / LTE 1900 / **5G 850 / LTE AWS**	**4449 B5/B12 (1) / 8843 B2/B66A (1)**	-	**±75' FIBER**
	A4	**NNH4-65B-R4**	100°	48'-2"	**45'-2"**	UMTS 850 / FNET	**4478 B14 (1)**	**CBC78(T)D-DS-43 (1)**	**±75' FIBER**
Beta	B1	HPA-45R-BUU-H6	240°	48'-2"	45'-2"	FWLL	RRU32 B30 (1)	WCS Filter (1)	±75' FIBER
	B2	**NNH4-65B-R6H4**	**215°**	48'-2"	**45'-2"**	LTE 700 / LTE 1900 / **5G 850 / LTE AWS**	**4449 B5/B12 (1) / 8843 B2/B66A (1)**	-	**±75' FIBER**
	B3	80010765	**215°**	48'-2"	45'-0"	UMTS 850	-	Ericsson TMA (1)	±75' COAX 7/8"
	B4	**NNH4-65B-R4**	**215°**	48'-2"	**45'-2"**	**FNET**	**4478 B14 (1)**	-	**±75' FIBER**
Gamma	C1	80010765	**330°**	48'-2"	45'-0"	SPARE	-	-	±75' COAX 7/8"
	C2	**NNH4-65B-R6H4**	**330°**	48'-2"	**45'-2"**	LTE 700 / LTE 1900 / **5G 850 / LTE AWS**	**4449 B5/B12 (1) / 8843 B2/B66A (1)**	-	**±75' FIBER**
	C3	80010765	**330°**	48'-2"	45'-0"	UMTS 850	-	Ericsson TMA (1)	±75' COAX 7/8"
	C4	**NNH4-65B-R4**	**330°**	48'-2"	**45'-2"**	FNET	**4478 B14 (1)**	-	**±75' FIBER**

NOTE:
1. MONO BROADLEAF LEAVES NOT SHOWN FOR CLARITY
2. NEW ANTENNAS, RRU EQUIPMENTS AND OTHER HARDWARE ARE TO BE PAINTED DARK GREEN TO MATCH (E) MONO TREE AND ADD ANTENNA SOCK TO EACH ANTENNA.
3. RE-SHUFFLE ANTENNAS AND REMOVE UNNECESSARY HARDWARES AT ANTENNA LEVEL.



(N) ANTENNA PLAN | 1/2" = 1'-0" | 2

Rev.	Description	Date:
1	100% CD PC COMMENTS	09-14-21
2	100% CD PC COMMENTS	10-01-21
3	100% CD PC COMMENTS	09-10-21
4	100% CD PC COMMENTS	09-10-21
5	100% CD REVISED PER	11-10-21

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10680 WEST POINT AVENUE, SUITE 300
SAN DIEGO, CA 92130

Sheet Title: ANTENNA PLAN AND SCHEDULE

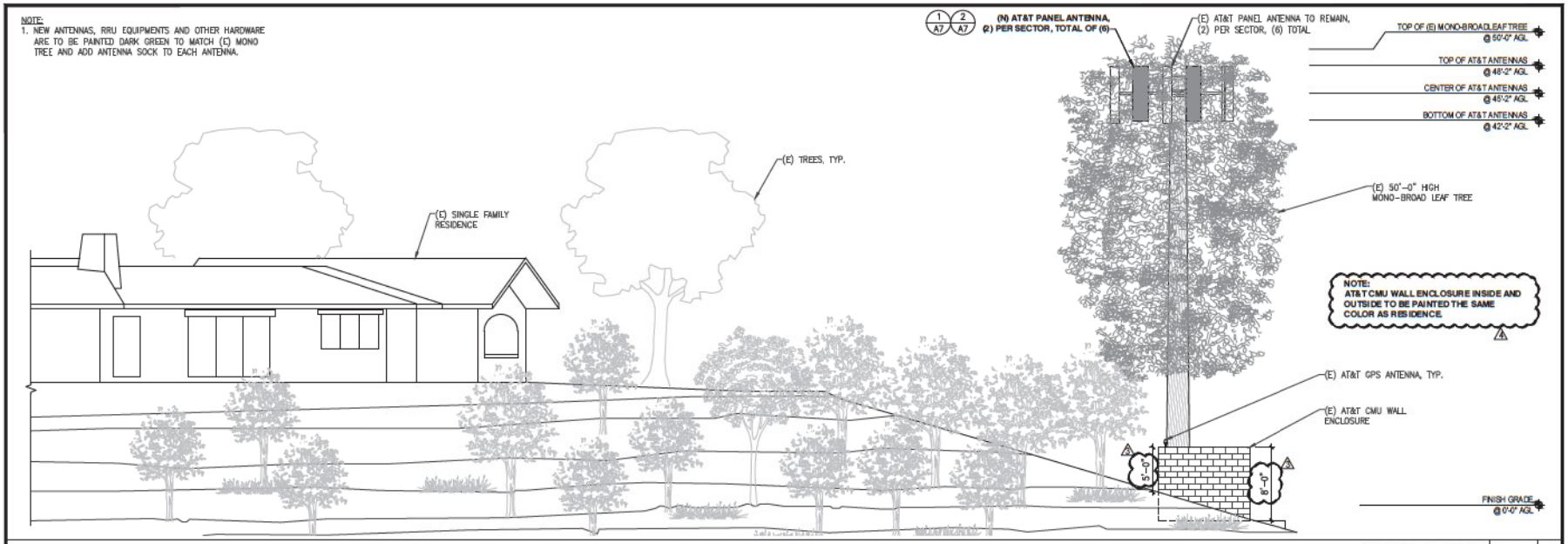
NS0310
RICE RANCH
10590 COUSER WAY,
VALLEY CENTER, CA 92082
LTE 3C_4C_MODS 5G_NR

TELECOM MANAGEMENT GROUP

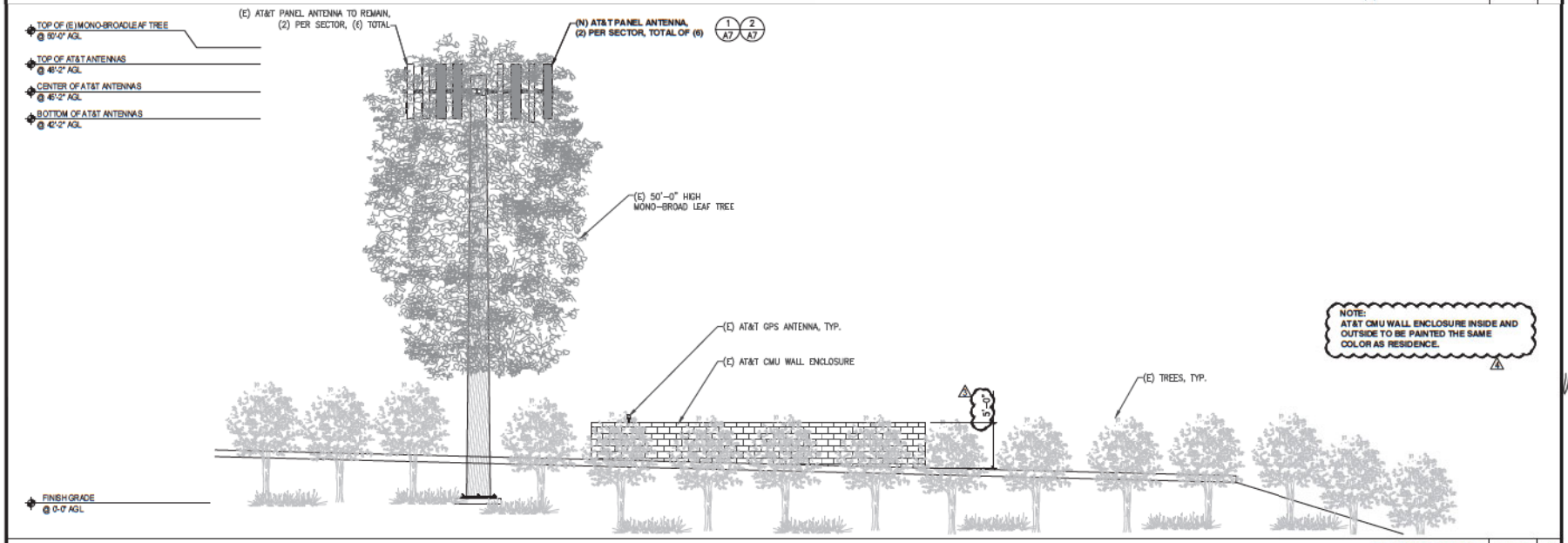
LICENSED ARCHITECT
MONA SHAHBAZIAN
No. C-9787
RENEWAL 08/31/2023
STATE OF CALIFORNIA

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

NOTE:
1. NEW ANTENNAS, RRU EQUIPMENTS AND OTHER HARDWARE ARE TO BE PAINTED DARK GREEN TO MATCH (E) MONO TREE AND ADD ANTENNA SOCK TO EACH ANTENNA.



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



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

Rev.	Description	Date:
1	100% CD PC COMMENTS	05-14-21
2	100% CD PC COMMENTS	10-01-21
3	100% CD PC COMMENTS	09-10-21
4	100% CD PC COMMENTS	05-10-21
5	100% CD DELIVERED	11-10-20

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SAN DIEGO, CA 92130

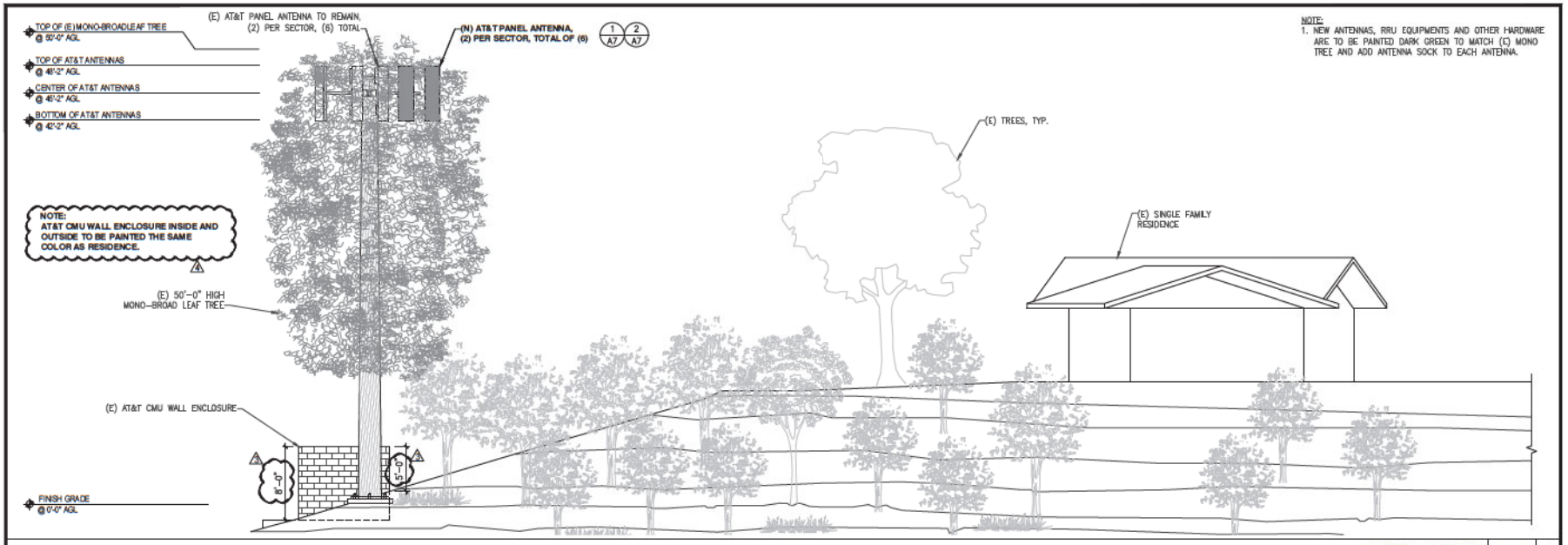
Sheet Title: SITE ELEVATIONS

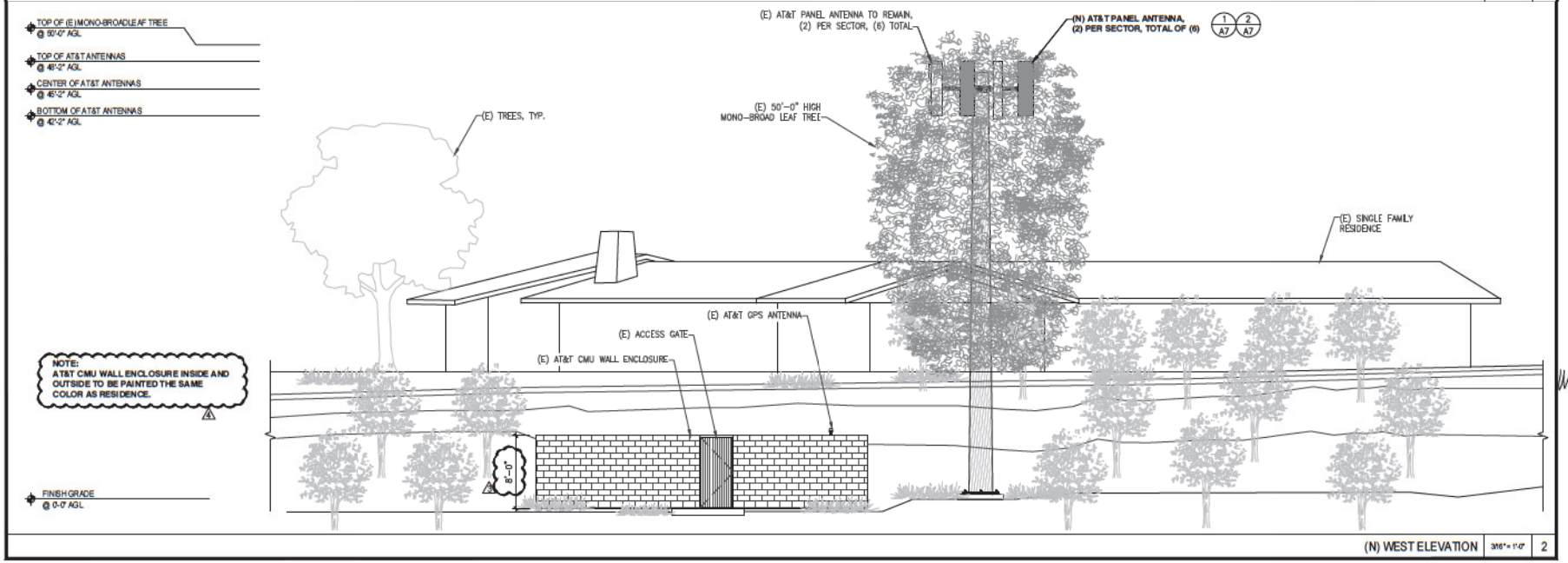
NS0310
RICE RANCH
10590 COUSER WAY,
VALLEY CENTER, CA 92082
LTE 3C_4C_MOD5 5G_NR

TELECOM MANAGEMENT GROUP

LICENSED ARCHITECT
MONA SHERWOOD
No. C-9787
REGISTRATION EXPIRES: 08/31/2021
STATE OF CALIFORNIA

Project Number:
Drawn by: ERO/RP
Checked by: ERO
Sheet No: A5





Rev.	Description	Date
1	100% CD PC COMMENTS	08-14-22
2	100% CD PC COMMENTS	10-03-21
3	100% CD PC COMMENTS	09-10-21
4	100% CD PC COMMENTS	08-10-21
5	100% CD REVISED PER	11-03-20

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CENTRALIZED EFFICIENCY LOCALIZED KNOW-HOW
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AIR PARK, SUITE 300
SAN DIEGO, CA 92130

Sheet Title: SITE ELEVATIONS

NS0310
RICE RANCH
10590 COUSER WAY,
VALLEY CENTER, CA 92082
LTE 3C_4C_MOD5 5G_NR

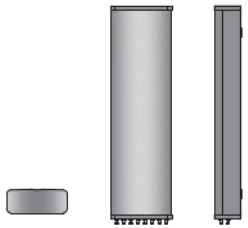
TELECOM MANAGEMENT GROUP

LICENSED ARCHITECT
MICHAEL SHOEMAKER
No. C-9787
REGISTERED
PROFESSIONAL
ARCHITECT
STATE OF CALIFORNIA

Project Number:
Drawn by: ERO/RP
Checked by: ERO
Sheet No: A6

COMMSCOPE NNHH-65B-R4

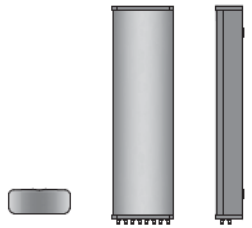
DIMENSIONS, LxWxD: 1828 x 498 x 197mm (72" x 19.6" x 7.8")
WEIGHT (W/OUT CLAMP): 35.1 kg. (77.4 lbs)
CONNECTOR: 8-PIN DIN FEMALE



(N) ANTENNA SPECIFICATIONS | NTS | 1

COMMSCOPE NNH4-65B-R6H4

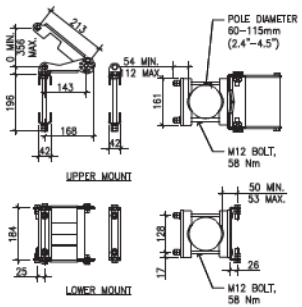
DIMENSIONS, LxWxD: 72" x 19.6" x 7.8"
WEIGHT (W/OUT CLAMP): 33 kg. (72.8 lbs)
RF CONNECTOR QTY. TOTAL: 12
LOW BAND: 4
HIGH BAND: 8
RF CONNECTOR INTERFACE: 4.3-10 FEMALE
WIND SPEED, MAX.: 241 km/h | 150 mph



(N) ANTENNA SPECIFICATIONS | NTS | 2

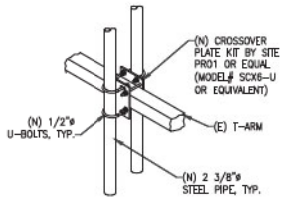
COMMSCOPE: BSAMNT-3

WEIGHT: 6.2 kg. (13.7 lbs)

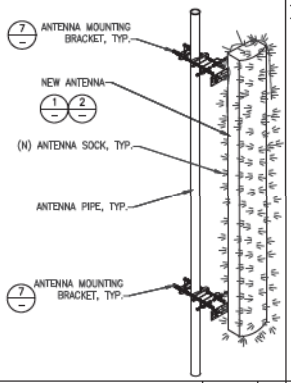


NOTE:
DOWN-TILT BRACKET CAN BE OMITTED IF NOT REQUIRED.

ANTENNA MOUNTING KIT | NTS | 7



PIPE MOUNT ON T-ARM | NTS | 10



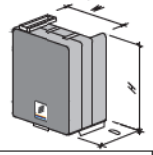
ANTENNA MOUNTING | NTS | 3

ERICSSON 4449

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

ERICSSON 8843

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

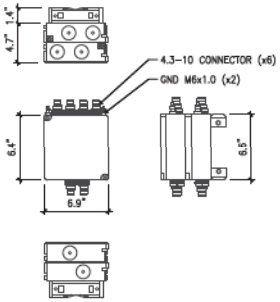


(N) RRU SPECIFICATIONS | NTS | 4

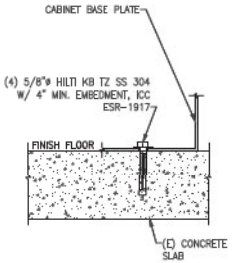
COMMSCOPE CBC78T-DS-43 | E14F05P19

TWIN DIPLEXER, 698-803/824-894MHz, DC SENSE, 4.3-10

DIMENSION (HxWxD)	6.4"x6.9"x4.8
RF CONNECTOR INTERFACE	4.3-10 FEMALE
RF CONNECTOR INTERFACE	LONG NECK
GROUND SCREW DIAMETER	6.00 MM
COLOR	GRAY
MOUNT TYPE	POLE | WALL
MOUNTING PIPE HARDWARE	BAND CLAMPS (2)
WEIGHT, W/OUT MOUNT HARDWARE	4.7 KG | 10.4 LB
MOUNTING HARDWARE WEIGHT	0.5 KG | 1.1 LB



(N) DIPLEXER SPECIFICATIONS | NTS | 8

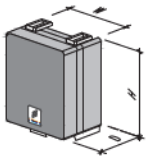


NOTE:
VERIFY MOUNTING HOLES WITH EQUIPMENT MANUFACTURER MANUAL PRIOR TO INSTALLATION

CABINET ANCHORING DETAIL | NTS | 11

ERICSSON 4478

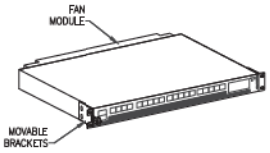
B14
DIMENSIONS, WxDxH: 13.4"x8.26"x18.1"
WEIGHT: 59.4 lbs (27 Kg)
MAX WIND LOAD: @ 50M/SEC = 260N
BREAKER SIZE: 25A



(N) RRU SPECIFICATIONS | NTS | 5

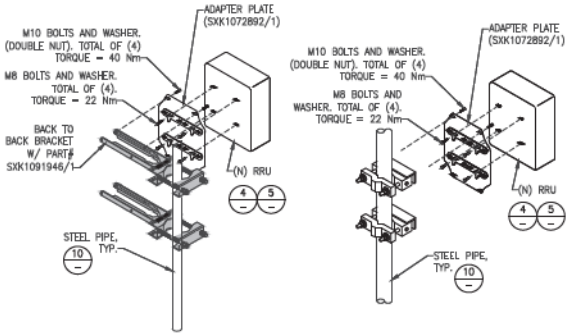
ERICSSON BASEBAND 6630

DIMENSIONS, WxDxH: 19"x13.8"x1.75"
NOMINAL OPERATING VOLTAGE: -48 VDC
OPERATING VOLTAGE RANGE: -38 TO -58.5 VDC
OPERATING TEMPERATURE: 0 TO +55°C
TOTAL WEIGHT: 6.5 kg | 14.3 lbs
BREAKER SIZE: 30A



NOTE:
CONSTRUCTION TO REFER TO AT&T UPGRADE KIT GUIDELINES WHEN INSTALLING THE RBS 6630 IN THE OUTDOOR PURCELL CABINET FLX16

(N) BASEBAND 6630 SPECS | NTS | 6



RRU MOUNTING OPTIONS | NTS | 9

NOT USED | NTS | 13

Rev.	Description	Date:
1	100% CD PC COMMENTS	02-14-22
2	100% CD PC COMMENTS	03-03-21
3	100% CD PC COMMENTS	03-10-21
4	100% CD PC COMMENTS	05-03-21
5	100% CD RA UPDATES	11-03-20

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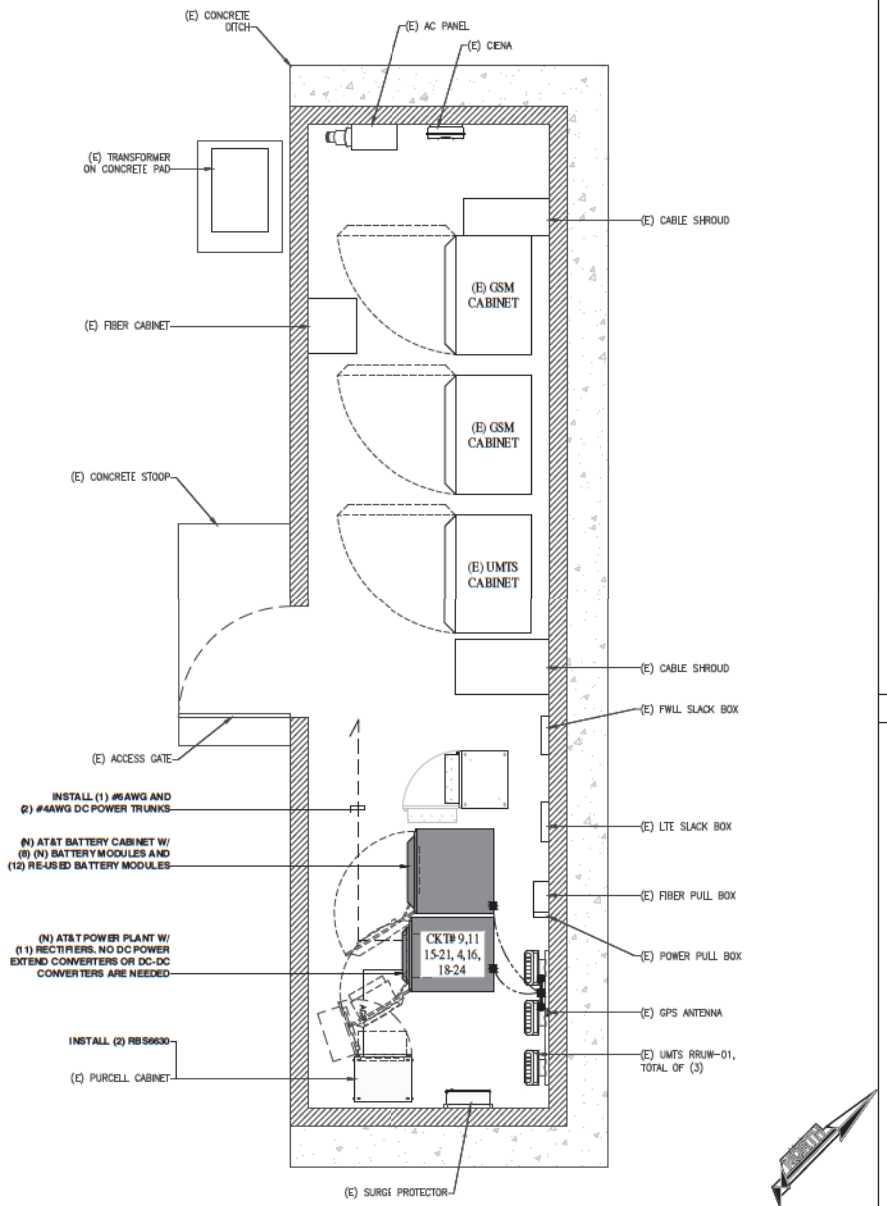
mdt
CENTRALIZED EFFICIENCY LOCALIZED KNOW-HOW
10680 WEST PICO BLVD. SUITE 300
LOS ANGELES, CA 90064

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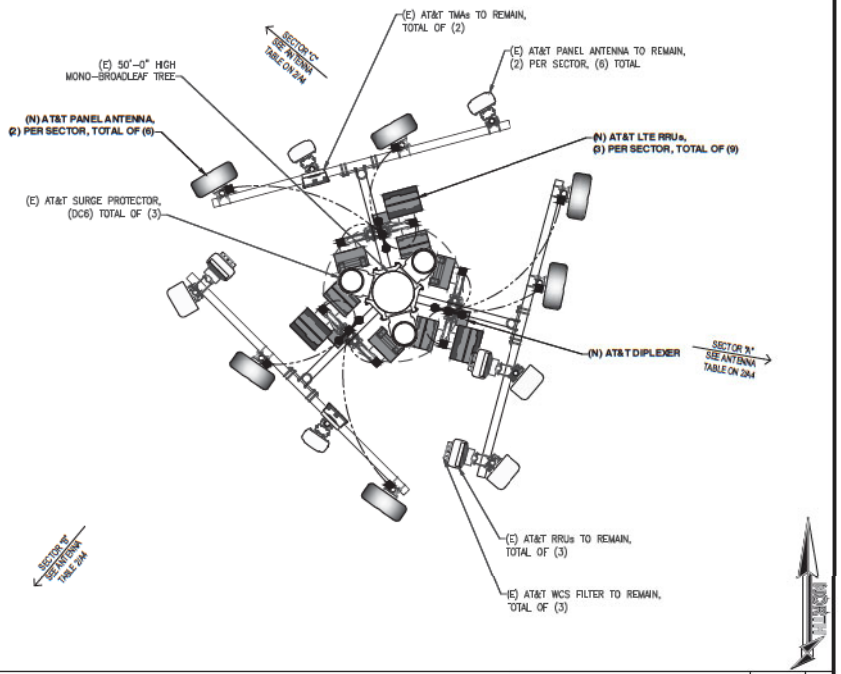
Sheet Title: SITE DETAILS

NS0310
RICE RANCH
10590 COUSER WAY,
VALLEY CENTER, CA 92082
LTE 3C_4C_MOD5 5G_NR

Project Number:
Drawn by: ERO/RP
Checked by: ERO
Sheet No: A7



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



ANTENNA GROUNDING PLAN | 1/2" = 1'-0" | 2

NOTES:

1. GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
2. THE SUBCONTRACTOR SHALL SUPPLY AT&T WITH THE RESULTS FROM PRE-CONSTRUCTION AND POST- CONSTRUCTION OHM TESTING (GROUNDING) RESULTS ON ALL MODIFIED CELL SITES AND AS REQUIRED BY AT&T STANDARD TP-76416.
3. THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A "FALL OF POTENTIAL" TEST ON THE PROPOSED SUPPLEMENTAL GROUNDING FIELD PRIOR TO FINAL CONNECTION OF THE GROUNDING SYSTEM TO EQUIPMENT. THE TEST SHALL BE PERFORMED BY A QUALIFIED AND CERTIFIED TESTING AGENT. PROVIDE INDEPENDENT TEST RESULTS TO THE PROJECT MANAGER FOR REVIEW. THE GROUNDING SYSTEM RESISTANCE TO EARTH GROUNDING SHALL NOT EXCEED FIVE (5) OHMS. IF THE GROUNDING TEST EXCEEDS THE MAXIMUM OF (5) OHMS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL GROUNDING RODS AND CONNECTIONS AS REQUIRED TO MEET THE (5) OHMS' MAXIMUM.
4. THE INSPECTOR HAVING JURISDICTION SHALL INSPECT ALL GROUNDING CONNECTIONS FOR TIGHTNESS. EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BEFORE BEING PERMANENTLY CONCEALED.
5. SUBCONTRACTOR SHALL GROUND ALL EQUIPMENT, INCLUDING ANTENNAS, RET MOTORS, TMA'S, COAX CABLES, AND RET CONTROL CABLES AS A COMPLETE SYSTEM. GROUNDING SHALL BE EXECUTED BY QUALIFIED WIREMEN IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

GRAPHICS LEGEND:

GROUNDING CONDUCTOR		UNDERGROUND POWER	UGP UGP UGP UGP
GROUNDING BAR		UNDERGROUND TELCO	UGT UGT UGT UGT
TEST GROUND ROD WITH INSPECTION SLEEVE		UNDERGROUND TELCO/POWER	UGT/P UGT/P UGT/P
GROUND ROD		UNDERGROUND DUCT	UGD UGD UGD UGD
EXOTHERMIC WELD W/ INSPECTION SLEEVE		ABOVE GROUND POWER	AGP AGP AGP AGP
CHEMICAL ELECTROLYTIC GROUNDING SYSTEM		ABOVE GROUND TELCO	AGT AGT AGT AGT
EXOTHERMIC WELD		ABOVE GROUND TELCO/POWER	AGT/P AGT/P AGT/P
COMPRESSION TYPE CONNECTIONS (TWO HOLE LUG OR EQUIVALENT)			

Rev.	Description	Date
1	100% CD PC COMMENTS	02-14-22
2	100% CD PC COMMENTS	03-03-21
3	100% CD PC COMMENTS	08-10-21
4	100% CD PC COMMENTS	08-10-21
5	100% CD REVISED PER	11-10-20

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CENTRALIZED EFFICIENCY LOCALIZED KNOW-HOW
10680 WEST CESAR AVENUE, SUITE 300
SAN DIEGO, CA 92130

Sheet Title: ELECTRICAL PLAN

NS0310
RICE RANCH
10590 COUSER WAY,
VALLEY CENTER, CA 92082
LTE 3C_4C_MODS 5G_NR

TELECOM MANAGEMENT GROUP

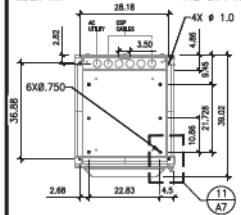
LICENSED ARCHITECT
MONA SHAHROKNI
No. C-9787
RENEWAL 08/31/2023
STATE OF CALIFORNIA

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

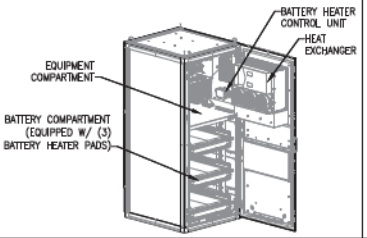
Outdoor NetSure 512 DC Power System

THE NETXTEND™ FLEX SERIES –48VDC/+24VDC POWER/BATTERY ENCLOSURE

TECHNICAL SPECIFICATIONS	(NEQ.15917 / F2012504, NEQ.15999 / F1010599
BATTERY:	VRLA GNB, UP TO 180 AH (OR EQUIVALENT) SAFT Ni–Cad, UP TO 180 AH (OR EQUIVALENT)
DIMENSIONS, HxWxD:	1830.3x808x991.1mm (72.06"x31.81"x39.02")
FOOTPRINT:	1829x762x762mm (72"x30"x30")
ENCLOSURE:	1829x762x960mm (72"x30"x37.8")
WEIGHT:	752 LB (314 KG) WITHOUT BATTERIES AND RECTIFIERS 2500 LB (1134 KG) WITH FULL COMPLEMENT OF GNB OR SAFT BATTERIES
MOUNTING:	PAD OR PLATFORM



ANCHORAGE PLAN



(N) POWER/BATTERY CABINET SPECIFICATIONS | NTS | 1

VERTIV R48-2000e3

AC INPUT	
INPUT VOLTAGE, NOMINAL	187–264 VAC
INPUT VOLTAGE, PERMITTED VARIATION	85 – 300 VAC
LINE FREQUENCY	45 – 65 Hz
INPUT CURRENT (MAX.)	12A
POWER FACTOR	>0.99
DC OUTPUT	
OUTPUT VOLTAGE (RANGE)	–42 – –58 VDC
OUTPUT POWER (MAX.)	2000 W
OUTPUT CURRENT	42A @ –48 VDC
OUTPUT CURRENT LIMIT	0 – 42A
PEAK EFFICIENCY	96.2%
MECHANICAL	
DIMENSIONS (HxWxD) INCHES	1.61x3.33x9.94
WEIGHT (LBS.)	2.49



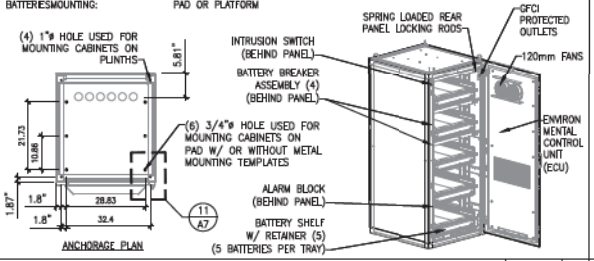
(N) RECTIFIER SPECIFICATIONS | NTS | 4

NOT USED | NTS | 7

NetXtend Flex Battery Enclosure

THE NETXTEND™ FLEX SERIES –48VDC/+24VDC BATTERY ENCLOSURE

TECHNICAL SPECIFICATIONS	(NEQ.15918 / F2012495, NEQ.15919 / F2012496
BATTERY:	180 Ah GNB BATTERIES, MODEL M12V180FT (12.5"Hx4.9"Wx22"D)
DIMENSIONS, HxWxD:	1829.6x914.9x934.5mm (72.03"x36.02"x36.79")
FOOTPRINT:	1829x762x762mm (72"x30"x30")
ENCLOSURE:	1829x762x960mm (72"x30"x37.8")
WEIGHT:	980 LB (445 KG) WITHOUT BATTERIES 4200 LB (1905 KG) WITH FULL COMPLEMENT OF GNB OR SAFT
BATTERIESMOUNTING:	PAD OR PLATFORM



ANCHORAGE PLAN

(N) BATTERY CABINET SPECIFICATIONS | NTS | 2

DC POWER UPGRADE NOTES:

1. Contractor to provide labels or tag on power trunk cables with actual installed length (ft) and size (AWG) that are visible at the equipment area.
2. Use (E) #8 AWG for main power trunk with a cable run length of approximately 75 ft for RRU 4478
3. Use (N) #6 AWG for the main power trunk with a cable run length of approximately 75 ft. for RRU 32 B30
4. Use (N) #4 AWG for the main power trunk with a cable run length of approximately 75 ft. for RRU 4449 (1-feed) and RRU 8843 (1-feed)
5. Use #10 AWG for the jumper cables for all RRU's with a cable run length of approximately 15 ft
6. No DC power extend converters are needed in the power plant.
7. No DC-DC converters are needed in the power plant.
8. General Contractor will refer to AT&T approved power study for more details.

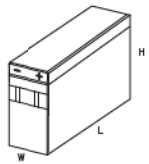
DC POWER UPGRADE NOTES | NTS | 5

NOT USED | NTS | 8

GNB MARATHON M12V180FT

DIMENSIONS, LxWxH:	22"x4.90"x12.5"
NOMINAL VOLTAGE, (V):	12
8 HR RATE 1.75 VPC @ 25°C:	180
10 HR RATE 1.80 VPC @ 20°C:	175
WEIGHT:	60 kg | 133 lbs

STANDARDS:
- DESIGNED TO MEET TELCORDIA SR–4228 REQUIREMENTS
- UL RECOGNIZED COMPONENTS
- DURABLE FLAME RETARDANT CONTAINER AND COVER COMPLIES WITH UL94
- DESIGNED IN ACCORDANCE WITH IEC 60896–21/–22
- COMPLIES WITH IATA/ICAO SPECIAL PROVISION A67; DOT–CFR TITLE 49; IMDG AMENDMENT 34–08



SITE BATTERY INFORMATION

MANUFACTURER	SERIES	MODEL NO.	TYPE	QTY		RATED VOLTAGE EACH	AMP-HR RATING EACH	CAPACITY (kWh)
EXIDE / GNB	MARATHON	M12V180FT	VRLA	12	(E)	12	180	25.92
EXIDE / GNB	**MARATHON**	**M12V180FT**	**VRLA**	**8**	**(N)**	**12**	**180**	**17.28**

TOTAL CAPACITY (kWh) AT SITE AFTER PROJECT COMPLETION	**43.2**

NOTES:
(E) - EXISTING
(N) - NEW, TO BE ADDED IN THIS PROJECT
REFER TO PLAN FOR BATTERY LOCATION(S)

BATTERY STORAGE SYSTEM NOTE:
THE SITE WILL HAVE LESS THAN 70 kWh (252 Megajoules) TOTAL CAPACITY OF VRLA (LEAD ACID TYPE BATTERY) SPECIFIED UNDER SECTION 1206.2 OF CFC 2019

SITE BATTERY INFORMATION | NTS | 3

NOT USED | NTS | 6

NOT USED | NTS | 9

Rev.	Description	Date
1	100% CD PC COMMENTS	09-14-22
2	100% CD PC COMMENTS	10-03-21
3	100% CD RFDS COMMENTS	09-10-21
4	100% CD PC COMMENTS	09-10-21
5	100% CD SILVERLINES	11-10-20

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7337 TRADE ST.
SAN DIEGO, CA 92121

mdt
CENTRALIZED EFFICIENCY
LOCALIZED KNOW-HOW
10680 WEST PICO BLVD.
AIRPORT, SUITE 300
SAN DIEGO, CA 92130

Sheet Title: DC POWER UPGRADE AND SPECIFICATIONS

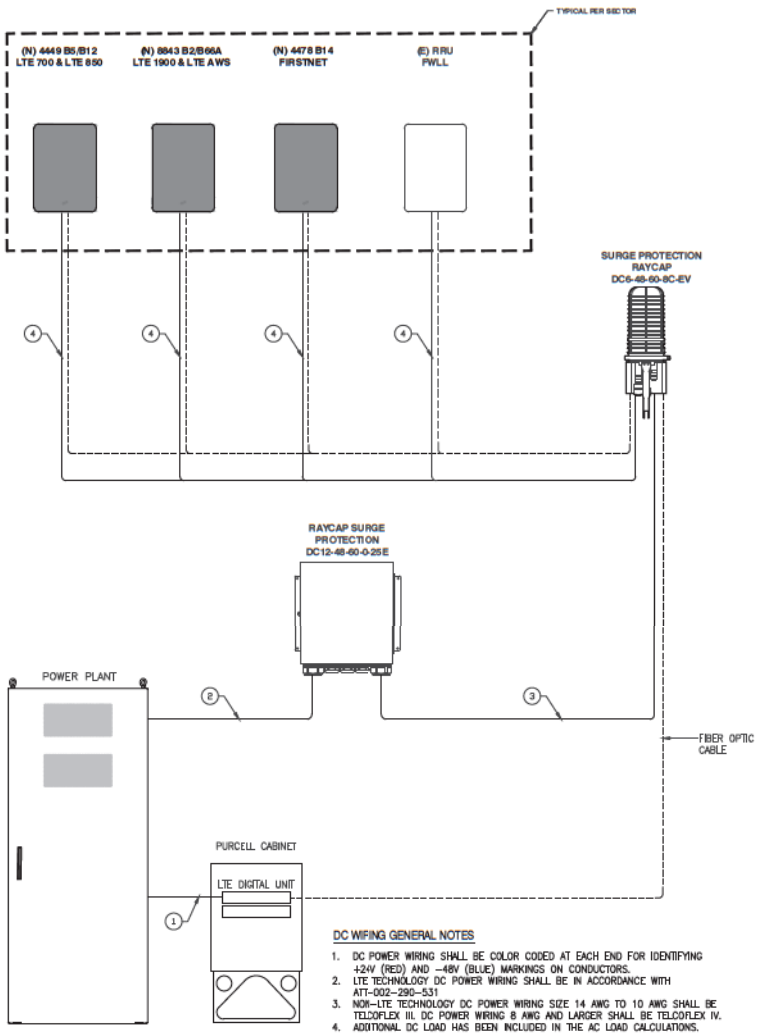
NS0310
RICE RANCH
10590 COUSER WAY,
VALLEY CENTER, CA 92082
LTE 3C_4C_MOD5 5G_NR

TELECOM MANAGEMENT GROUP

LICENSED ARCHITECT
MICHAEL SHERWOOD
No. C-37577
REGISTERED PROFESSIONAL ENGINEER
CALIFORNIA

Project Number:
Drawn by: ERO/RP
Checked by: ERO
Sheet No: E1.1

1 - 33



DC WIRING GENERAL NOTES

1. DC POWER WIRING SHALL BE COLOR CODED AT EACH END FOR IDENTIFYING +24V (RED) AND -48V (BLUE) MARKINGS ON CONDUCTORS.
2. LTE TECHNOLOGY DC POWER WIRING SHALL BE IN ACCORDANCE WITH ATT-002-290-531
3. NON-LTE TECHNOLOGY DC POWER WIRING SIZE 14 AWG TO 10 AWG SHALL BE TELCOFLEX III. DC POWER WIRING 8 AWG AND LARGER SHALL BE TELCOFLEX IV.
4. ADDITIONAL DC LOAD HAS BEEN INCLUDED IN THE AC LOAD CALCULATIONS.

DC CIRCUIT SCHEDULE

	BREAKER	FROM	TO	CONFIGURATION
1	50A / 1P	-48DC DISTRIBUTION PANEL	LTE OUTDOOR CABINET	THHN/THWN/VW-1 TYPE TC-ER DC CABLE
2	N/A	-48DC DISTRIBUTION PANEL	RAYCAP SURGE PROTECTION	THHN/THWN/VW-1 TYPE TC-ER DC CABLE
3	N/A	RAYCAP SURGE PROTECTION	RAYCAP SURGE PROTECTION	THHN/THWN/VW-1 TYPE TC-ER DC CABLE
4	N/A	RAYCAP SURGE PROTECTION	REMOTE RADIO UNIT	THHN/THWN/VW-1 TYPE TC-ER DC CABLE

ELECTRICAL DC ONE-LINE DIAGRAM | NTS | 1

LOAD CENTER SCHEDULE

SITE: NS0310 RICE RANCH

PANEL DESIGNATION: AT&T AC PANEL

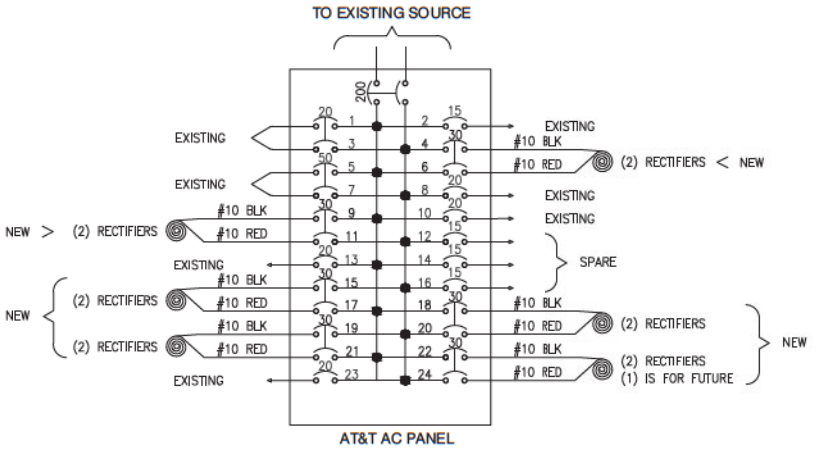
VOLTAGE: 120/240
PHASE: 1
WIRE: 3
MAIN BREAKER: 200 AMP
BUSS: 225 AMP
RATING: 22,000 A.I.C.

LOCATION/ENCLOSURE: OUTDOOR / TYPE 3R

CKT	LOAD DESCRIPTION	BREAKER AMPS	BREAKER POLES	BREAKER STATUS	SERVICE LOAD VA	USAGE FACTOR	PHASE A VA	PHASE B VA	USAGE FACTOR	SERVICE LOAD VA	BREAKER STATUS	BREAKER POLES	BREAKER AMPS	LOAD DESCRIPTION	CKT
1	SURGE	20	2	ON	0	1.00	150		1.00	150	ON	1	15	GFI	2
3					0	1.00		2000	1.00	2000	ON	2	30	(2) EMERSON RECTIFIERS	4
5	UMTS 850	50	2	ON	3400	1.00	5400		1.00	2000					6
7					3400	1.00		3520	1.00	120	ON	1	20	PURCELL	8
9	(2) EMERSON RECTIFIERS	30	2	ON	2000	1.00	2150		1.00	150	ON	1	20	ARGUS GFCI	10
11					2000	1.00		2000			OFF	1	15	SPARE	12
13	LIGHTS	20	1	ON	150	1.00	150				OFF	1	15	SPARE	14
15	(2) EMERSON RECTIFIERS	30	2	ON	2000	1.00		2000			OFF	1	15	SPARE	16
17					2000	1.00	4000		1.00	2000	ON	2	30	(2) EMERSON RECTIFIERS	18
19	(2) EMERSON RECTIFIERS	30	2	ON	2000	1.00		4000	1.00	2000					20
21					2000	1.00	4000		1.00	2000	ON	2	30	(2) EMERSON RECTIFIERS (1) FOR FUTURE	22
23	ARGUS CAB HEATER	20	1	ON	150	1.00		150	1.00	0					24

NOTES:
CIRCUIT BREAKERS 10,000 A.I.C.

PHASE A TOTAL VA	15850
PHASE B TOTAL VA	13670
125% LCL & LML	5500
TOTAL KVA	35.02
TOTAL AMPS	145.92



NOTES:

1. EXISTING MAIN AC PANEL WILL NOT BE REPLACED
2. CONTRACTOR SHALL INSTALL AND RUN ANY NEW CONDUCTORS TOGETHER IN A NEW 1" EMT CONDUIT. SIX CURRENT-CARRYING CONDUCTORS (MAX.)
3. CONTRACTOR TO VERIFY EXISTING BREAKER SIZE AND CONNECTIONS IF THEY WILL BE RE-USED.
4. ADDITIONAL DC LOAD HAS BEEN INCLUDED IN THE AC LOAD CALCULATIONS.

ELECTRICAL AC ONE-LINE DIAGRAM | NTS | 2

Rev.	Description	Date
1	100% CD PC COMMENTS	08-14-20
2	100% CD PC COMMENTS	10-02-20
3	100% CD PC COMMENTS	08-02-21
4	100% CD PC COMMENTS	08-02-21
5	100% CD REVISED PER	11-02-20

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7337 TRADE ST.
SAN DIEGO, CA 92121

mdt
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10680 WEST PICO BLVD. SUITE 300
AIRPORT
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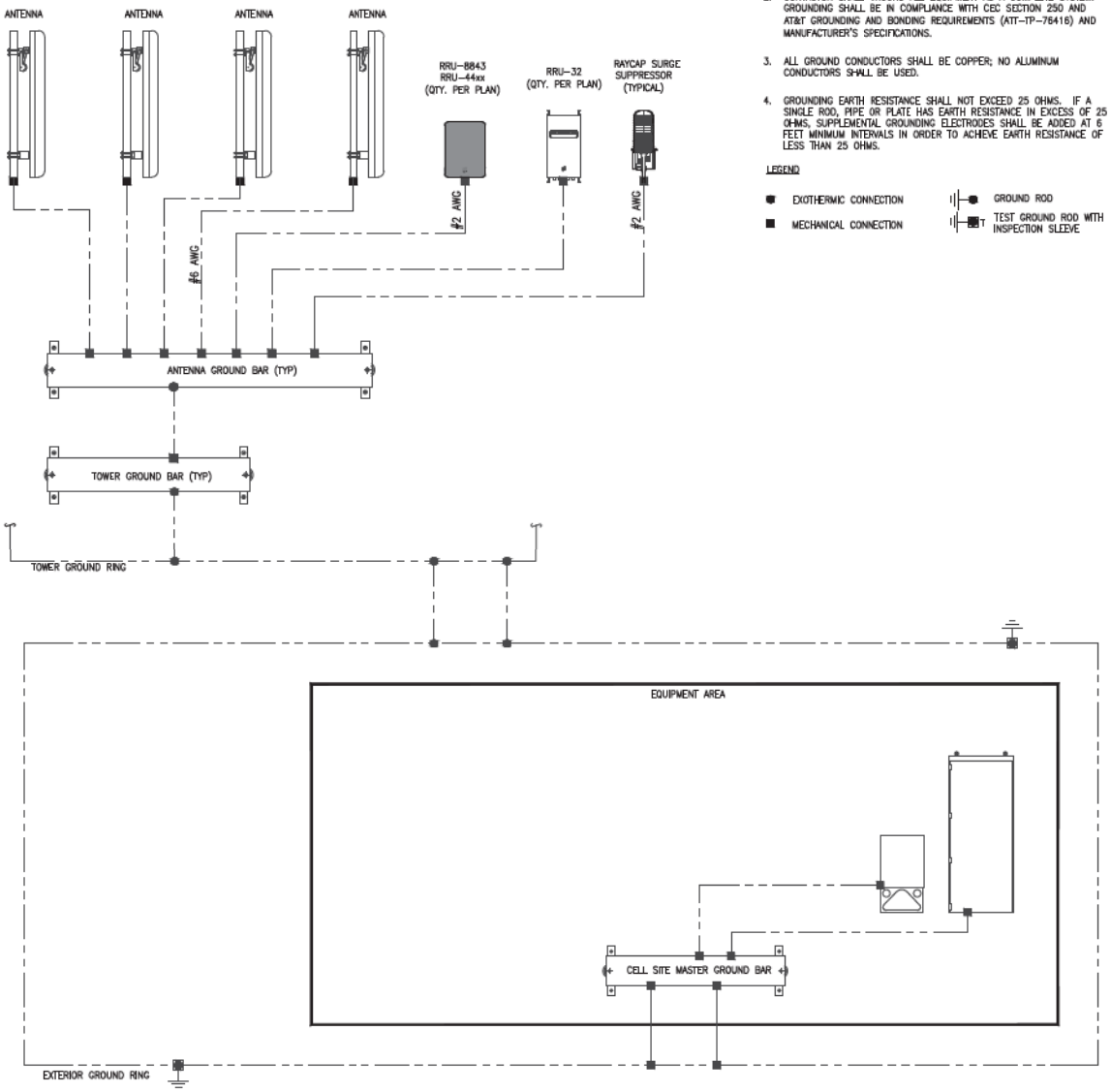
Sheet Title: ELECTRICAL AC/DC ONE-LINE DIAGRAM

NS0310
RICE RANCH
10590 COUSER WAY,
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LTE 3C_4C_MOD5 5G_NR

TELECOM MANAGEMENT GROUP

LICENSED ARCHITECT
MICHAEL SHERWOOD
No. C-9787
REGISTERED PROFESSIONAL ENGINEER
CALIFORNIA

Project Number:
Drawn by: ERO/RP
Checked by: ERO
Sheet No: E2



NOTES:

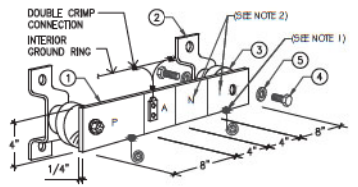
1. GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
2. CONTACTOR SHALL GROUND ALL EQUIPMENT AS A COMPLETE SYSTEM. GROUNDING SHALL BE IN COMPLIANCE WITH CEC SECTION 250 AND AT&T GROUNDING AND BONDING REQUIREMENTS (ATT-TP-76416) AND MANUFACTURER'S SPECIFICATIONS.
3. ALL GROUND CONDUCTORS SHALL BE COPPER; NO ALUMINUM CONDUCTORS SHALL BE USED.
4. GROUNDING EARTH RESISTANCE SHALL NOT EXCEED 25 OHMS. IF A SINGLE ROD, PIPE OR PLATE HAS EARTH RESISTANCE IN EXCESS OF 25 OHMS, SUPPLEMENTAL GROUNDING ELECTRODES SHALL BE ADDED AT 6 FEET MINIMUM INTERVALS IN ORDER TO ACHIEVE EARTH RESISTANCE OF LESS THAN 25 OHMS.

LEGEND

- EXOTHERMIC CONNECTION
- MECHANICAL CONNECTION
- GROUND ROD
- TEST GROUND ROD WITH INSPECTION SLEEVE

NEWTON INSTRUMENT COMPANY, INC.
BUTNER, N.C.

NO.	REQ.	PART NO.	DESCRIPTION
1	1	1/4"x2"x24"	SOLID GROUNDING BAR
2	2	A-6056	WALL MOUNTING BRACKET
3	2	3061-4	INSULATORS
4	4	3012-1	5/8"-11x1" H.H.C.S.
5	4	3015-8	5/8 LOCKWASHER



DETAIL NOTES:

1. EXOTHERMICALLY WELD 2 AWG BARE TINNED SOLID COPPER CONDUCTOR TO GROUND BAR. ROUTE CONDUCTOR TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2. USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "N", "I") WITH 1" HIGH LETTERS.

EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION.

SECTION "P" – SURGE PROTECTORS
(EC) CELL REFERENCE GROUNDING BAR (IF COLLOCATED)
(EC) GENERATOR FRAMEWORK (IF AVAILABLE) (#2 AWG)
(EC) TELCO GROUNDING (#2 AWG)
(EC) COMMERCIAL POWER COMMON NEUTRAL/GROUNDING BOND (3/0)
(EC) FIBER GROUNDING BAR (#2 AWG)
(EC) POWER ROOM REFERENCE GROUNDING BAR (#2 AWG)
('AT&T') RECTIFIER FRAMES

SECTION "A" – SURGE ABSORBERS

(EC) INTERIOR GROUND RING (#2 AWG)
(EC) EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (#2 AWG)
(EC) METALLIC COLD WATER PIPE (IF AVAILABLE) (1/0 AWG)
(EC) BUILDING STEEL (IF AVAILABLE) (1/0 AWG)

SECTION "N" – NON-ISOLATED GROUNDING ZONE EQUIPMENT

(EC) MISC NON-ISOLATED GGROUNDING ZONE EQUIPMENT ('AT&T')-48 POWER SUPPLY RETURN BARE

SECTION "I" – ISOLATED GROUND ZONE

('AT&T') ALL ISOLATED GROUNDING REFERENCE
('AT&T') GROUNDING WINDOW BAR

Rev.	Description	Date
1	100% CD PC COMMENTS	05-14-21
2	100% CD PC COMMENTS	10-01-21
3	100% CD PC COMMENTS	09-10-21
4	100% CD PC COMMENTS	05-10-21
5	100% CD REVISED PER	11-10-20

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7337 TRADE ST.
SAN DIEGO, CA 92121

mdt
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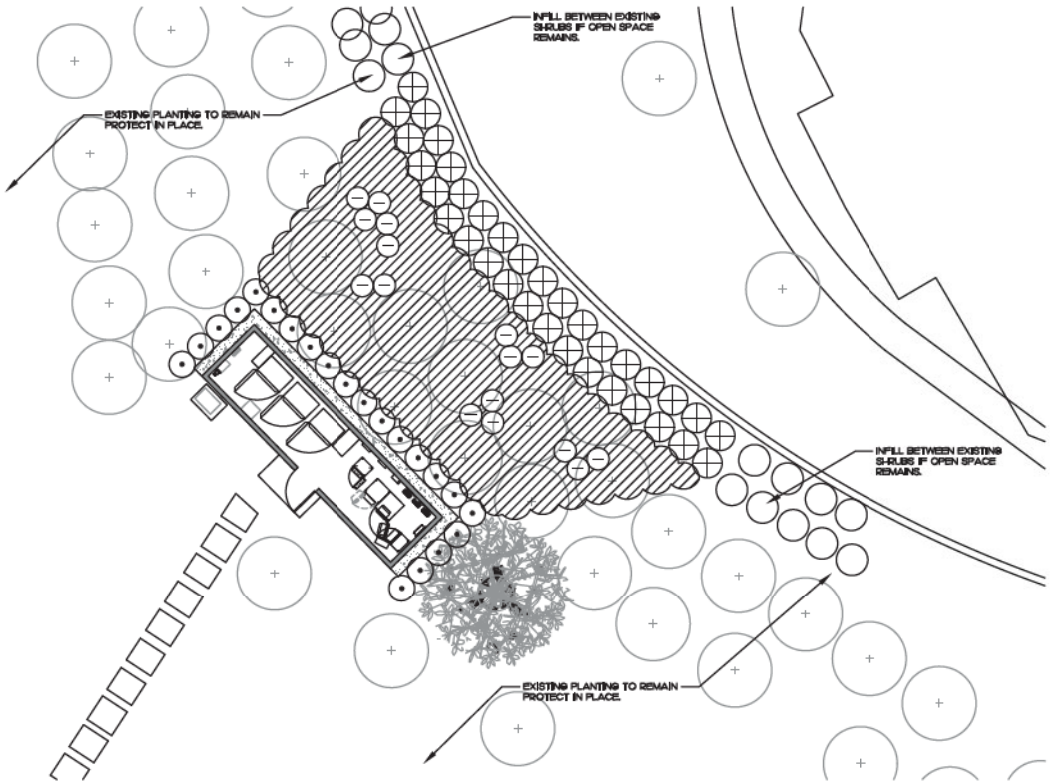
Sheet Title: GROUNDING DETAILS

NS0310
RICE RANCH
10590 COUSER WAY,
VALLEY CENTER, CA 92082
LTE 3C_4C_MOD5 5G_NR

TELECOM MANAGEMENT GROUP

LICENSED ARCHITECT
RONALD SHERWOOD
No. C-9787
REGISTERED
PROFESSIONAL
ARCHITECT
CALIFORNIA

Project Number:
Drawn by: ERO/RP
Checked by: ERO
Sheet No: E3



Appendix B – Sample Water Efficient Landscape Worksheet.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 54.2

Hydrozone # /Planting Description[1]	Plant Factor (PF)	Irrigation Method[2]	Irrigation Efficiency (IE)[3]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[4]
Regular Landscape Areas							
SHRUBS (LOW)	0.30	DRIP	0.81	0.37	2,085	772.2	29,990
				Totals	(A)	(B)	
Special Landscape Areas					2,085	772.2	
				1	0		0
				1			
				1	2,085	772.2	
				Totals	(C)	(D)	
						ETWU Total	29,990
					Maximum Allowed Water Allowance (MAWA)[5]		31,529

[1] Hydrozone #/Planting Description
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[2] Irrigation Method
overhead spray or drip

[3] Irrigation Efficiency
0.75 for spray head
0.81 for drip

[4] ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[5] MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	772.2
Total Area	(A)	2,085
Average ETAF	B ÷ A	0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	772.2
Total Area	(A+C)	2,085
Sitewide ETAF	(B+D) ÷ (A+C)	0.37

PLANTING NOTES

A. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.

B. LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIALS. MAKE KNOWN SOURCES OF MATERIAL.

C. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED PER COVENANT HILLS SPECIFICATIONS.

D. FINISH GRADE TO BE 2" BELOW TOP OF CURB, WALK OR CONCRETE/STONE EDGE AT GROUNDCOVER/SHRUB AREAS AND 1" BELOW FOR KURAPIA 'LAWN' AREA.

E. CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF UTILITIES. REPAIR TO INCLUDE BUT NOT LIMITED TO IRRIGATION, PLANTING AND UTILITIES. CONNECT TO EXISTING CONDITIONS.

F. ALL SHRUB AREAS TO BE TOP DRESSED WITH 3" LAYER OF MULCHED BARK. PROVIDE SAMPLE TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL.

G. ALL PLANTED AREAS TO BE IRRIGATED.

H. ALL PLANTING AND IRRIGATION OF THIS PROJECT SHALL ADHERE TO THE CITY SPECIFIC LANDSCAPE STANDARDS.

I. ALL GRADING TO +/- ONE TENTH OF ONE FOOT BY GENERAL CONTRACTOR. FINISH GRADE AND FINE RAKING BY LANDSCAPE CONTRACTOR.

J. AGRIFORM 21 GRAM PLANT TABLETS ARE REQUIRED FOR ALL PLANT MATERIALS ONE GALLON SIZE AND LARGER IN THE FOLLOWING RATIOS: 1 GAL=1 TAB, 5 GAL=2 TABS, 15 GAL=4 TABS, 24" BOX=6 TABS, 30" BOX=7 TABS, 36" BOX=8 TABS, 48" BOX TABS, AND 60" BOX=12 TABS. CACTUS = 1 TAB/2FEET4HT.

K. APPLY 'DACTHAL' OR 'SURFLAN' PRE WEED CONTROL TO ALL AREAS TO RECEIVE NON-VEGETATIVE GROUND COVER. WATER CHEMICAL IN THOROUGHLY PER MANUFACTURER'S INSTRUCTIONS.

L. PLANT QUANTITIES GIVEN ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL PLANT MATERIALS SHOWN ON PLANS.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	SHRUBS AND GROUNDCOVERS				
⊙	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	30 GAL	21	FULL TO GROUND 3'-6" O.C.
⊖	BOUGAINVILLEA 'ROSENKA'	BOUGAINVILLEA	5 GAL	16	PER PLAN
▨	BACCHARIS PILLARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	1 GAL	1,310 S.F. (53)	5'-0" O.C.
⊕	RHAPHIOLEPIS INDICA 'SPRINGTIME'	INDIAN HAWTHORN	5 GAL	34	4'-0" O.C.

NOTE: LIGUSTRUM LUCIDUM AVAILABLE FROM MOON VALLEY NURSERY - MURRIETA, (951) 616-1118.

PRELIMINARY PLANTING PLAN | 1/8" = 1'-0" | 1

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION.

No.	Date	Action
4	9/8/21	90% CD LANDSCAPE
3	5/12/21	100% CD PC COMMENTS
2	11/12/20	100% CD B&V REDLINES
1	7/27/20	100% CD
0	7/9/20	90% CD

Plans Prepared For:

md7

10590 WEST OCEAN AIR DRIVE, SUITE 300
SAN DIEGO, CA 92130

Applicant:

at&t
Your world. Delivered.

Plans Prepared By:

hourlan associates, inc.
landscape architecture + design
san clemente | santa barbara, california
t: 949.498.4829 f: 866.715.2388

Project:
RICE RANCH
NS0310
10590 COUSER WAY,
VALLEY CENTER, CA 92082
LTE 3C_4C_MODS 5G_NR

Drawing Title:
PRELIMINARY PLANTING PLAN

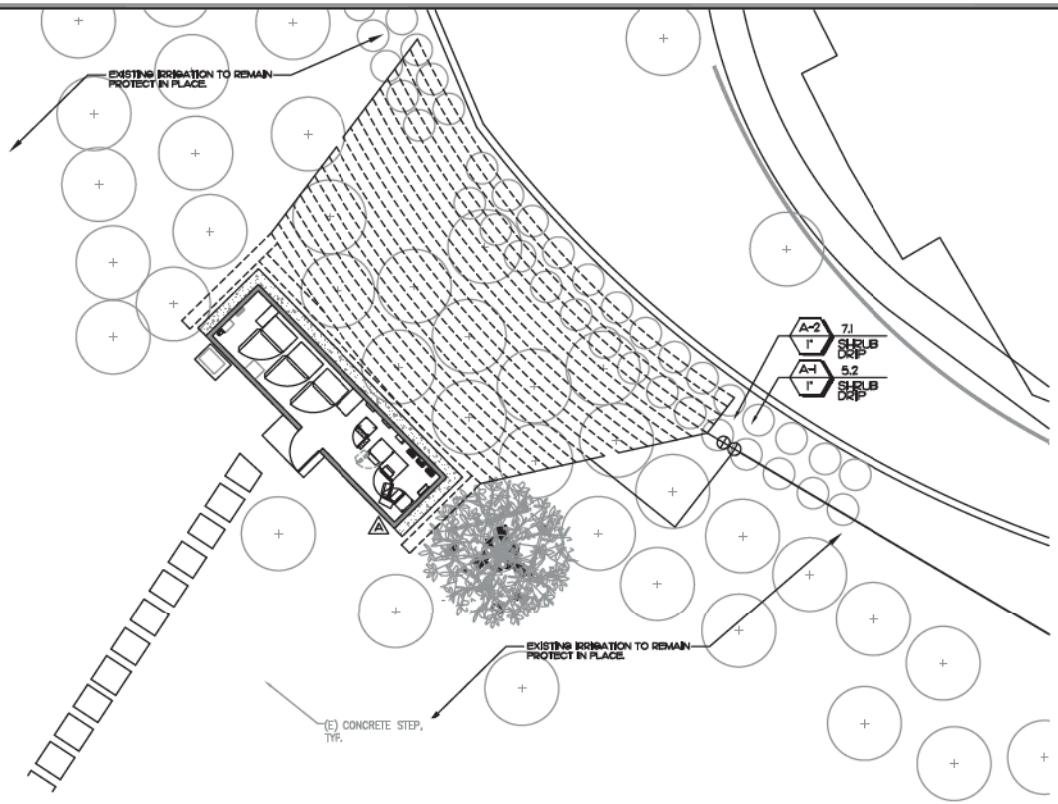
Project No.:

Designer: JGH	Date: 9/8/2021
Drawn By: mdm	Checked By: JGH
PM Review: JGH	Client Approval
Issue No.: 3	Drawing No.: L-1

SCALE IS BASED ON 22" X 34" "D" SIZE

1 - 36

1 2 3 4 5 6



IRRIGATION NOTES

1. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
2. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
3. FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE.
4. 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
5. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
6. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS.
7. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
8. NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF ANY DISCREPANCIES OCCUR.
9. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
10. REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.

POINT OF CONNECTION

TEE OFF OF MAINLINE AT EXISTING HOSE BIB AND PROVIDE NEW MAINLINE AS SHOWN. PROVIDE GATE VALVE AND REMOTE CONTROL VALVES AS INDICATED.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXISTING STATIC WATER PRESSURE PRIOR TO COMMENCING WORK AND TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. FAILURE TO DO SO MAY RESULT IN CHANGES TO THE IRRIGATION SYSTEM IN THE FIELD AT NO ADDITIONAL CHARGE TO THE OWNER.

CONTROLLER LOCATION

120 VOLT 2 AMP 60 CYCLE POWER AVAILABLE. REFER TO LEGEND FOR ADDITIONAL INFORMATION. IRRIGATION CONTRACTOR TO MAKE FINAL HOOK-UP OF FIELD WIRES.

IRRIGATION LEGEND

SYMBOL	MFG/MODEL NO.	DESCRIPTION
— —		PRESSURE MAINLINE IN PLANTER AREA, 1-1/4", PVC SCH 40, SOLVENT WELD. BURY MIN. 18" BELOW GRADE FOR PEDESTRIAN, 30" FOR VEHICULAR
———		NON-PRESSURE LATERAL PVC SCH 40 WITH PVC SCH 40 FITTINGS. BURY SLEEVE PVC MIN. 12" BELOW GRADE FOR PEDESTRIAN, 30" FOR VEHICULAR. SIZE NOTED.
- - - - -		RAIN BIRD XFS-CV-06-18 DRIPLINE, SPACE LATERALS MIN. 18" O.C. FOR SHRUBS/GROUNDCOVER AREAS. BURY DRIPLINE 3" BELOW FINISH GRADE PRIOR TO MULCH.
	MDCF	RAIN BIRD MDCF-CAP FLUSH CAP IN VALVE BOX. PROVIDE AT THE END OF DRIP LINE RUNS.
NOT SHOWN		RAIN BIRD AIR/VACUUM RELIEF VALVE. INSTALL AT HIGH POINT OF SYSTEM
NOT SHOWN	XACZ-100-PRF	RAIN BIRD XACZ-100-PRF REMOTE CONTROL VALVE (FOR DRIP SYSTEMS). 1".
	T-550-A	NIBCO T-550-A LINE SIZED BALL VALVE.
		EXISTING MAINLINE. VERIFY LOCATION IN FIELD.
A	ESP-SME	RAIN BIRD ESP-SME, 4-STATION INDOOR AUTOMATIC CONTROLLER. INSTALL ON OUTSIDE WALL OF ENCLOSURE IN VANDAL-RESISTANT ENCLOSURE. INSTALL RAIN BIRD WRC-RFC WIRELESS RAIN SENSOR DEVICE PER MANUFACTURER'S SPECIFICATIONS. FINAL LOCATION PER LANDSCAPE ARCHITECT.
		VALVE NUMBER FLOW IN G.P.M. HYDROZONE VALVE SIZE

PRELIMINARY IRRIGATION PLAN | 1/8" = 1'-0" | 1

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION.

No.	Date	Action
4	9/8/21	90% CD LANDSCAPE
3	5/12/21	100% CD PC COMMENTS
2	11/12/20	100% CD B&V REDLINES
1	7/27/20	100% CD
0	7/9/20	90% CD

Plans Prepared For:

md7

10590 WEST OCEAN AIR DRIVE, SUITE 300
SAN DIEGO, CA 92130

Applicant:

at&t
Your world. Delivered.

Plans Prepared By:

hourlan associates, inc.
landscape architecture + design
san clemente | santa barbara, california
t 949.498.4833 f 866.715.2886

Project:

RICE RANCH
NS0310
10590 COUSER WAY,
VALLEY CENTER, CA 92082
LTE 3C_4C_MODS 5G_NR

Drawing Title:

PRELIMINARY IRRIGATION PLAN

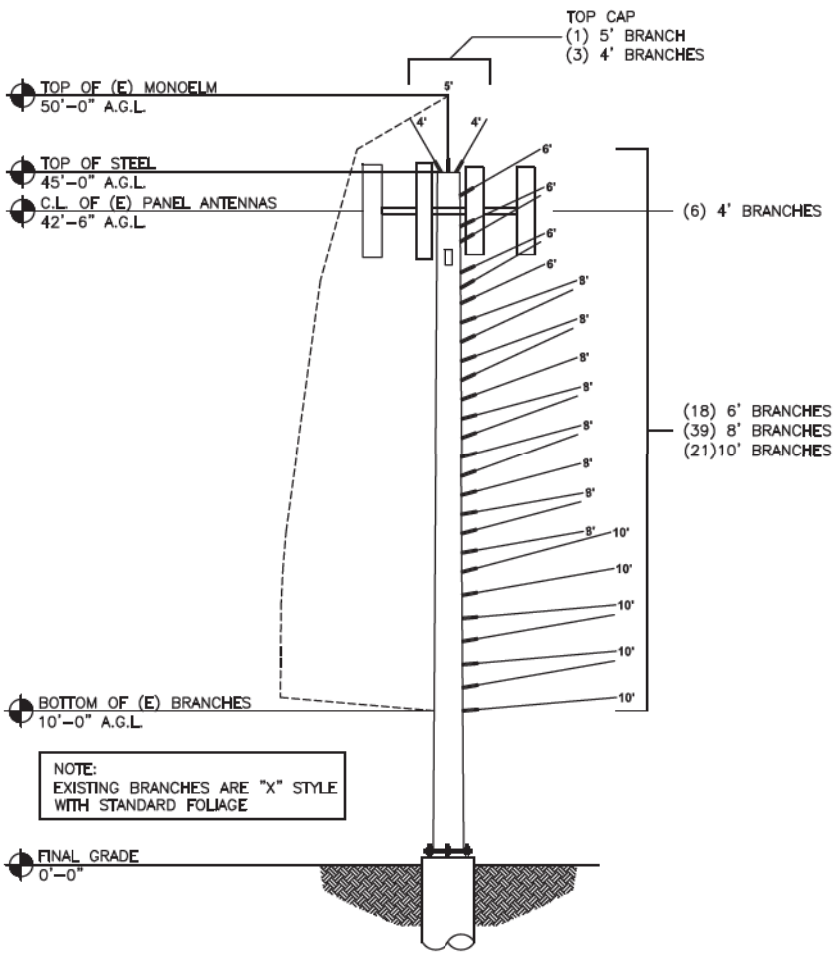
Project No.:

Designer: JGH	Date: 9/8/2021
Drawn By: mdm	Checked By: JGH
PM Review: JGH	Client Approval
Issue No.: 3	Drawing No.: L-2

SCALE IS BASED ON 22" X 34" "D" SIZE

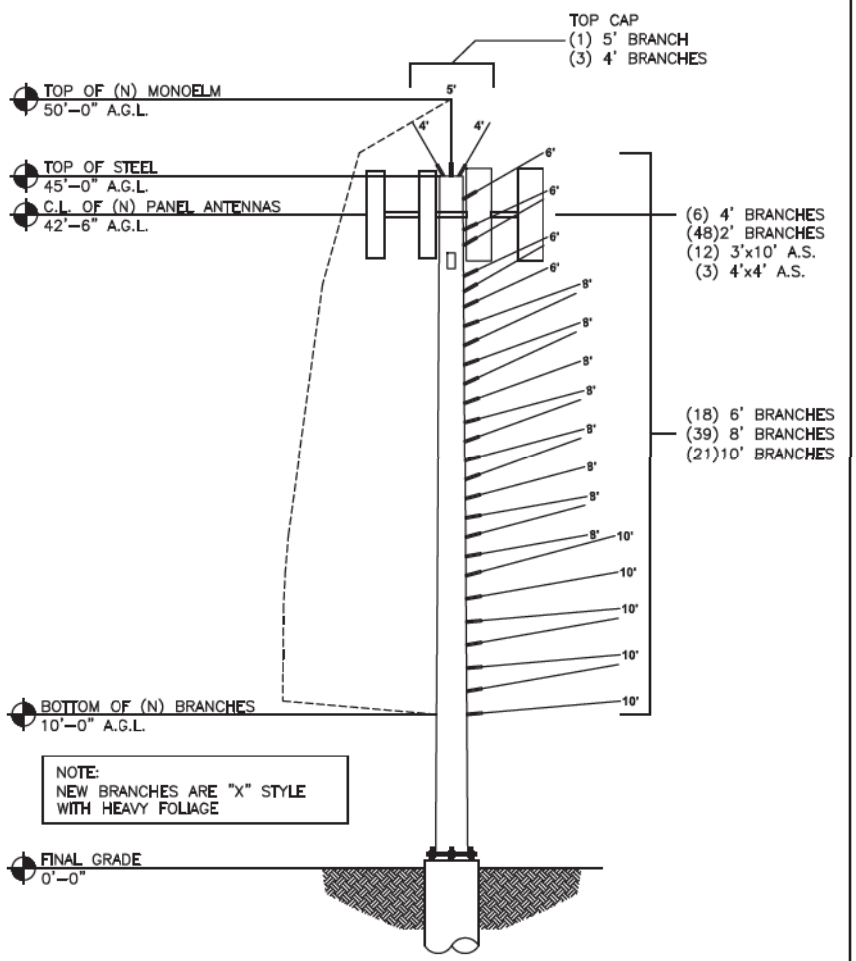
1 - 37

1 2 3 4 5 6



(E) MONOELM ELEVATION VIEW

SCALE: NONE 1



(N) MONOELM ELEVATION VIEW

SCALE: NONE 2

CONSULTANT
SCI
SOLAR COMMUNICATIONS INTERNATIONAL, INC.
41745 AVIARA ROAD
Temecula, Ca 92592
Tel: (951) 699-3988
www.SCIrenewpower.com

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CLIENT

PROJECT
50'-0" RFTRANSPARENT MONOELM

LOCATION
RICE PROPERTY MOD
NS0310
10590 COUER WAY
VALLEY CENTER, CA 92082
SAN DIEGO COUNTY

ISSUED FOR
PRODUCTION

DW'N BY	CK'D BY	DATE
LE	LE	16AUG21

REVISIONS

REV.	CHANGES	DATE	BY

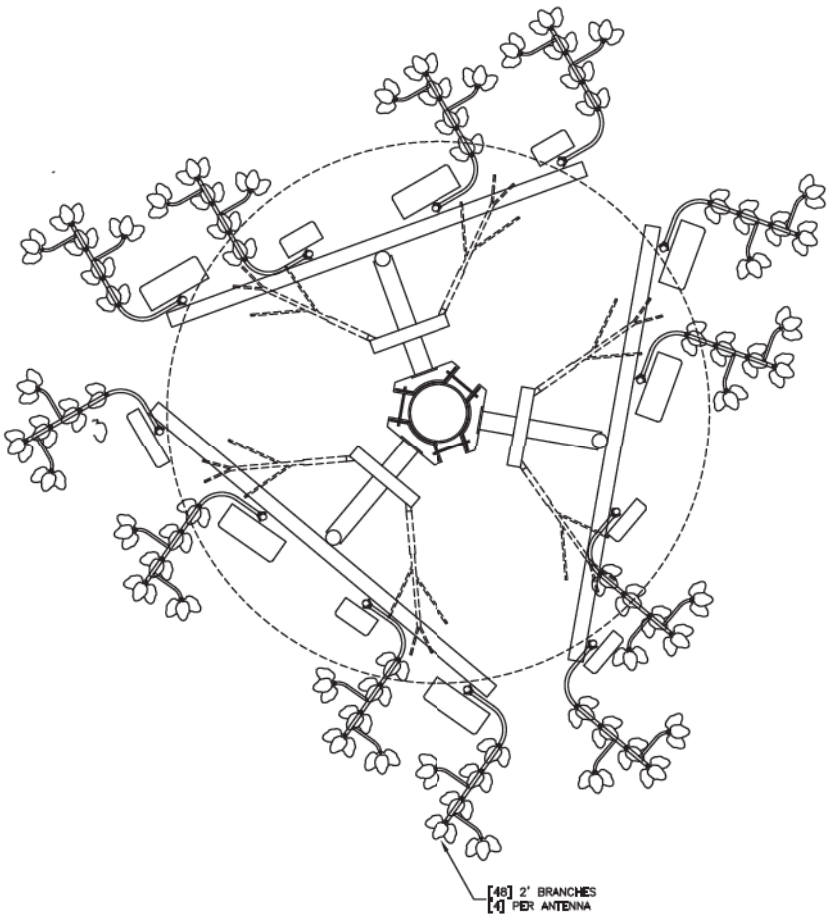
ENGINEER SEAL

SHEET TITLE
ELEVATION VIEW

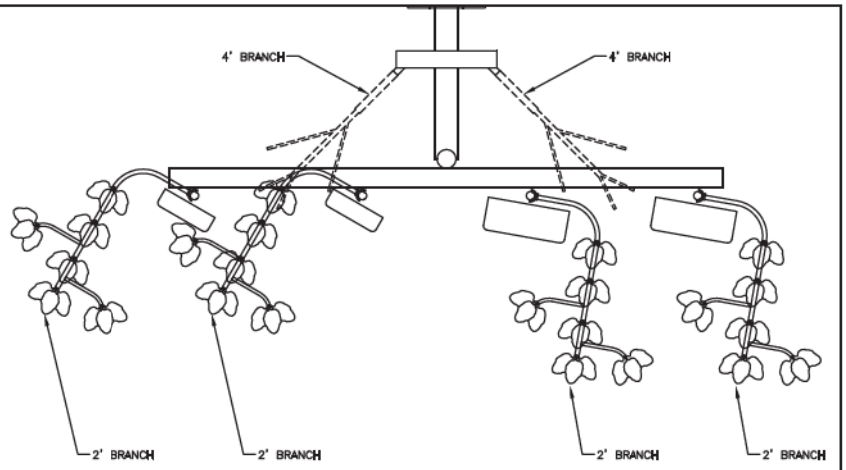
WSC PROJECT NUMBER

DRAWING NUMBER

PAGE NUMBER
RF-1

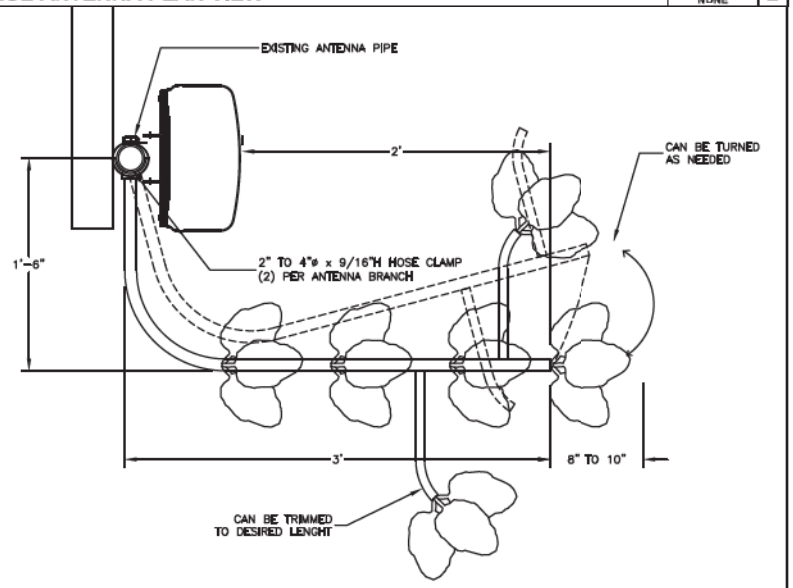


NEW ANTENNA PLAN VIEW AT 42'-6" AGL | SCALE: NONE | 1



NOTE:
ANTLER BRANCHES TO BE POSITIONED TWO TOPS AND TWO BOTTOMS ON ANTENNA PIPE AS NEEDED PER FIELD CONDITIONS AND CAN BE TRIMMED TO DESIRED LENGHT

ENLARGE ANTENNA PLAN VIEW | SCALE: NONE | 2



ENLARGE 2' ANTENNA BRANCH MOUNTING DETAIL VIEW | SCALE: NONE | 3

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NS0310
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VALLEY CENTER, CA 92082
SAN DIEGO COUNTY

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REV.	CHANGES	DATE	BY

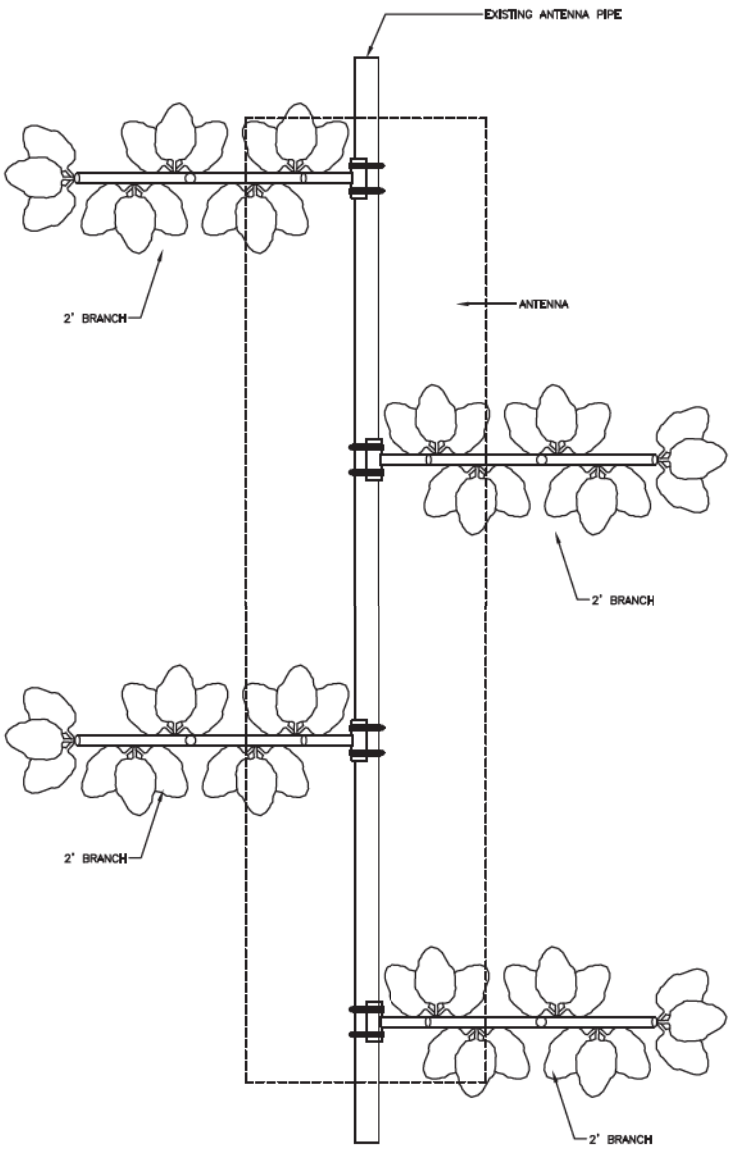
ENGINEER SEAL

SHEET TITLE
PLAN & DETAIL VIEW

WSC PROJECT NUMBER

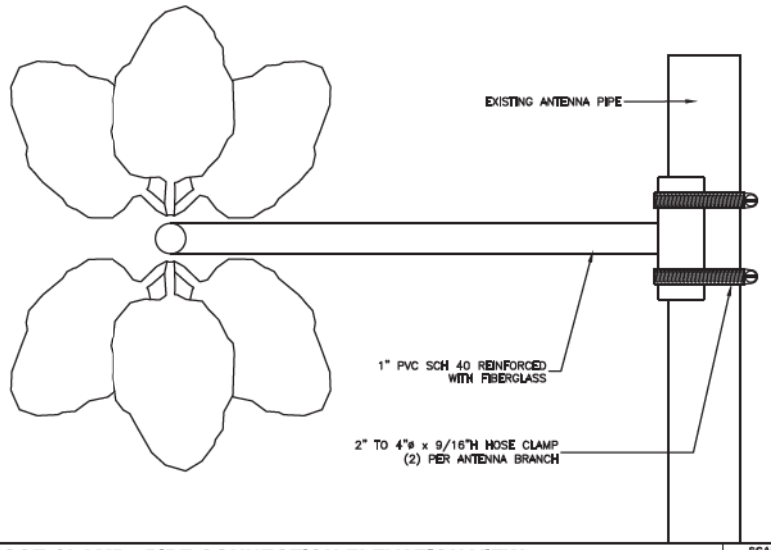
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PAGE NUMBER
RF-2

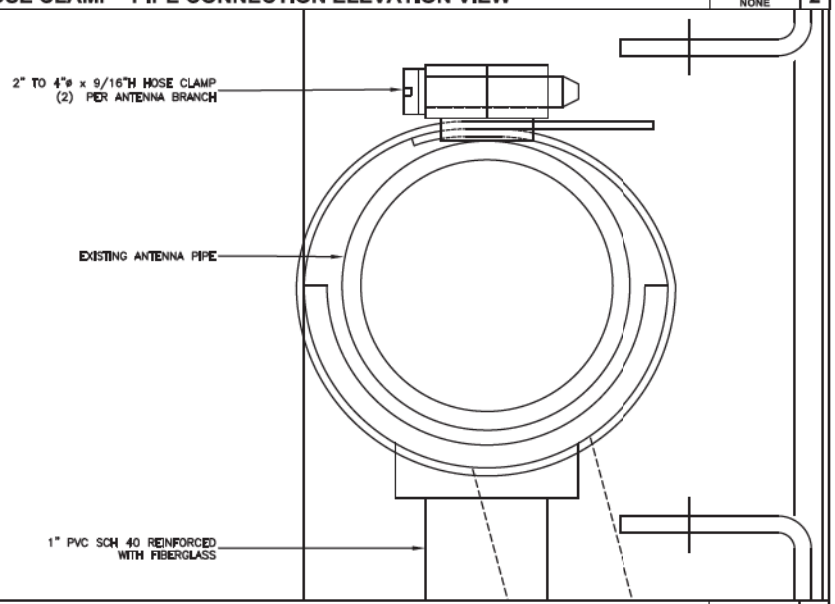


NOTE:
ANTLER BRANCHES TO BE POSITIONED TWO TOPS AND TWO BOTTOMS ON ANTENNA PIPE AS NEEDED PER FIELD CONDITIONS AND CAN BE TRIMMED TO DESIRED LENGHT

ENLARGE ANTENNA ELEVATION VIEW — SCALE: NONE — 1



HOSE CLAMP - PIPE CONNECTION ELEVATION VIEW — SCALE: NONE — 2



HOSE CLAMP - PIPE CONNECTION PLAN VIEW — SCALE: NONE — 3

CONSULTANT
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ENGINEER SEAL

SHEET TITLE
ELEVATION & DETAIL VIEW

WSC PROJECT NUMBER

DRAWING NUMBER

PAGE NUMBER
RF-3



PLAN VIEW

SCALE: NONE

1



ELEVATION VIEW

SCALE: NONE

2

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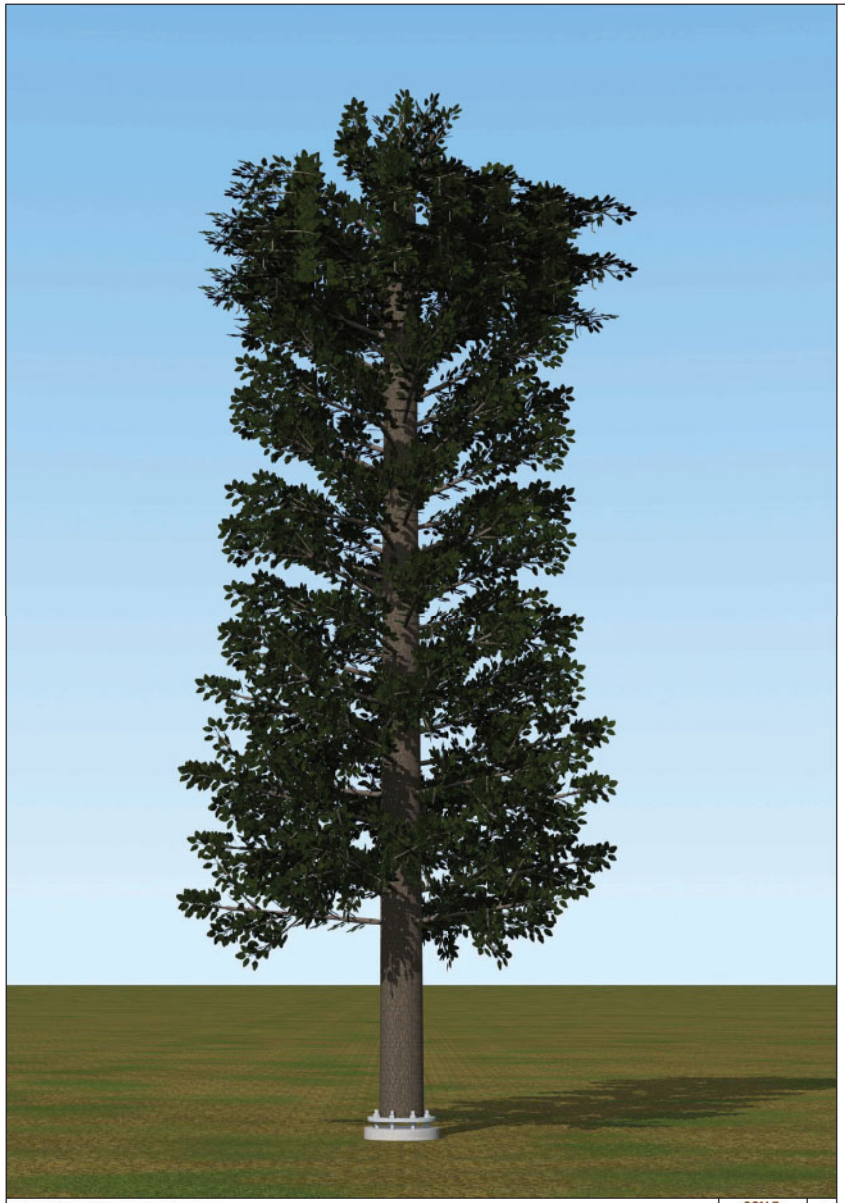
PLAN & ELEVATION VIEW

WSC PROJECT NUMBER

DRAWING NUMBER

PAGE NUMBER

RF-1



PERSPECTIVE VIEW

SCALE: NONE

1



ISOMETRIC VIEW

SCALE: NONE

2

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REV.	CHANGES	DATE	BY

ENGINEER SEAL

SHEET TITLE

PERSPECTIVE & ISOMETRIC VIEW

WSC PROJECT NUMBER

DRAWING NUMBER

PAGE NUMBER

RF-2

Attachment B – Form of Decision Approving PDS2020-MUP-09-020W1

DAHVIA LYNCH
Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

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

COMMISSIONERS

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

May 6, 2022

PERMITTEE: AT&T
MAJOR USE PERMIT: PDS2020-MUP-09-020W1
E.R. NUMBER: PDS2020-ER-09-02-009A
PROPERTY: 10590 Couser Way, Valley Center, CA 92082
APN(S): 128-020-34-00

DECISION OF THE PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION (3300-09-020)

Grant, this Major Use Permit for an unmanned wireless telecommunication facility consists of this Form of Decision and the plot plan dated September 8, 2010, consisting of six sheets. This permit authorizes the placement of a wireless telecommunication facility consisting of a 50-foot-tall mono-tree and associated equipment pursuant to Sections 6980 and 7350 of the Zoning Ordinance.

Also granted, is a specific exception pursuant to Section 4620(g) of the Zoning Ordinance to allow a 50-foot-tall mono-tree where 35 feet is the maximum height allowed, and a setback exception pursuant to Section 4813 to allow the proposed mono-broadleaf tree to be setback from the common lot line shared by the two legal lots by a distance of 33 feet.

MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-09-020W1)

Grant, as per plot plan, equipment layout and elevations dated February 15, 2022, consisting of twenty-two (22) sheets approved concurrently herewith, a Major Use Permit Modification for the renewal of the existing telecommunication facility pursuant to Section 6985 and 6991 of the Zoning Ordinance. This permit authorizes the continued use and maintenance of the existing 50-foot-tall faux mono-broadleaf and related equipment and equipment shelter. In addition, this permit authorizes the rebranching of the mono-broadleaf tree, removal and replacement of antennas, remote radio units (RRUs), and ancillary equipment located within the existing eight-foot-tall concrete masonry unit (CMU) block wall enclosure.

Also grant, an exception pursuant to Section 4620(g) of the Zoning Ordinance to allow a 50-foot-tall mono-broadleaf tree where 35 feet is the maximum height allowed, and a setback exception pursuant to Section 4813 to allow the proposed mono-broadleaf tree to be setback from the common lot line shared by the two legal lots by a distance of 33 feet.

The wireless telecommunication facility is considered "high visibility" and is located within a "residential zone", therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit Modification shall have a maximum term of 10 years (ending May 6, 2032. at 4:00 p.m.). This may be extended for an additional period of time through a modification of the Major Use Permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

MAJOR USE PERMIT MODIFICATION EXPIRATION: This Major Use Permit Modification shall expire on **May 6, 2024** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit Modification has commenced prior to said expiration date.

CONDITIONS FOR MAJOR USE PERMIT (3300-09-020)

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

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

1. **COST RECOVERY: [DPLU, 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 the Department of Planning and Land Use, 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 DPLU Zoning Counter shall review the receipts and verify that all DPLU, DPW, DEH, and DPR deposit accounts have been paid.

2. **RECORDATION OF DECISION: [DPLU], [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 Recordation Form, with Decision attached, to DPLU. **Documentation:** Signed and notarized Recordation Form with Decision attached. **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 DPLU at the County Recorder's Office. **Monitoring:** The DPLU Zoning

Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at DPLU.

3. **CODE COMPLIANCE [DPLU, BI] [UO, FG] [DPLU, FEE]**
Intent: In order to comply with the provisions of Chapter 2, of Division 5, Title 5 of the County Code and Section 6118 et al. of the Zoning Ordinance, the applicant and/or property shall comply with the following requirement. **Description of requirement:** All existing unpermitted trailers/mobile homes shall be removed from the property prior to the issuance of building permit. **Documentation:** The applicant shall submit a letter and photographic evidence to *DPLU* to show that all unpermitted trailers/mobile homes are no longer exist on-site. **Timing:** Prior to issuance of any building permit, documentation of code compliance for all structures on-site shall be submitted. **Monitoring:** The Building Inspector shall verify that no code violations exist on the property.

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

4. **ANNEX TO LIGHTING DISTRICT: [DPW, LDR] [DPLU, ZONING] [UO].**
Intent: In order to promote orderly development and to comply with the Street Lighting Requirements of the County Centerline Ordinance Section 51.511.1 and The County of San Diego Public Road Standards, the property shall transfer into the lighting district. **Description of requirement:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **Documentation:** The applicant shall pay the Zone A Lighting District Annexation Fee at the *[DPLU, ZONING]*. The applicant shall provide the receipt to [*DPLU, PCC*]. **Timing:** Prior to occupancy of the first structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the fee shall be paid. **Monitoring:** The *[DPLU, ZONING]* shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

5. **INSPECTION FEE: [DPLU, ZONING][DPLU, PCO] [UO][DPR, TC, PP].**
Intent: In order to comply with Zoning Ordinance Section 7362.e the Discretionary Inspection Fee shall be paid. **Description of Requirement:** Pay the Discretionary Permit Inspection Fee at the *[DPLU, Zoning Counter]* and schedule an appointment for a follow up inspection with the County Permit Compliance Officer to review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. **Documentation:** The applicant shall provide a receipt showing that the inspection fee has been paid. The applicant shall also schedule the follow up inspection with the [*DPLU, PCC*]. **Timing:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **Monitoring:** The *[DPLU, Zoning Counter]* shall process an invoice and collect the fee for the Use Permit Compliance Inspection Fee. Upon collection of the fee, an inspection milestone shall be entered to schedule an inspection six months from the date that occupancy or use of the site was established. The permittee contact information shall be updated in the County permit tracking system, and the *[DPLU, Permit Compliance Officer]* should be notified. The *[DPLU, Permit Compliance Officer* shall contact the permittee and schedule the initial inspection.

6. **SITE PLAN IMPLEMENTATION: [DPLU, 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. **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 *[DPLU, Building Inspector]* and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

7. **PHOTO SIMULATION: [DPLU, PCC] [UO, FG] [DPLU, FEE]**
Intent: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **Description of Requirement:** The site shall be built to substantially comply with the approved photo-simulations to ensure that the site was built to be invisibly 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 [*DPLU, 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 [*DPLU, PCC*] shall review the provided Photos for compliance with this condition and compliance with the photos-simulations.

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

8. **SIGHT DISTANCE: [DPLU, CODES] [OG].**
Intent: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1. (E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **Description of Requirement:** There shall be a minimum unobstructed sight distance along Couser Canyon Road from private road, Couser Way 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 *[DPLU, Code Enforcement Division]* is responsible for enforcement of this permit.

9. **SITE CONFORMANCE: [DPLU, 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 landscape plan(s), building plans, and plot plan(s). Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **Documentation:** The property owner and

permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **Timing:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **Monitoring:** The *[DPLU, Code Enforcement Division]* is responsible for enforcement of this permit.

10. PRIVATE ROAD MAINTENANCE: [DPW, LDR] [BP, IP, GP, UO].

Intent: In order to ensure that the offsite private roads are maintained and not damaged during construction, the applicant shall assume responsibility. **Description of Requirement:** The applicant is responsible for maintenance and repair, in case of damage caused by this project to the on-site and off-site private roads that serve the property during either construction or subsequent operations. **Documentation:** The applicant shall assume responsibility pursuant to this condition. **Timing:** Upon establishment of use, The following conditions shall apply during the term of this permit. **Monitoring:** The *[DPLU, Code Enforcement Division]* is responsible for enforcement of this permit.

11. SITE CONFORMANCE: [DPLU, 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.

b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.

c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.

d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

e. Maintain the vegetation surrounding the wireless telecommunication facility to ensure the facility will be adequately screened at all times.

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 *[DPLU, Code Enforcement Division]* is responsible for enforcement of this permit.

CONDITIONS FOR MAJOR USE PERMIT MODIFICATION (MUP-09-020W1)

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

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

1. **GEN#1–COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

2. **GEN#2–RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**
INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

3. **ROADS#1–SIGHT DISTANCE**
INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of

Section 6.1.E of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is ***350 feet*** of unobstructed intersectional sight distance in both directions along ***Couser Canyon Road*** from the proposed private easement road, ***Couser Way***, in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of ***2.3 Minor Collector*** as described in Table 5 based on a speed of ***35 MPH***, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

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

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [*PDS, LDR*] for review. **TIMING:** Prior to occupancy of the first structure built in association with this permit, or use of the premises in reliance of this permit, and annually after that until the project is completely built, the sight distance shall be verified. **MONITORING:** The [*PDS, LDR*] shall verify the sight distance certifications for compliance with this condition.

4. ROADS#2–ANNEX TO LIGHTING DISTRICT

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the County of San Diego Board Policy I-18 and The County of San Diego Public Road Standards, the property shall transfer into the Lighting District. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [*PDS, LDR*]. The applicant shall provide the receipt to [*PDS, PCC*]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [*PDS, LDR*] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

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

5. GEN#3–INSPECTION FEE

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

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

6. **PLN#1–PHOTO SIMULATION (WIRELESS): [PDS, PCC] [UO, FG] [PDS, FEE]**
INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated April 1, 2022 to ensure that the site was built to be screened from public view.

   a. Each panel antenna mounted to the mono-broadleaf must be covered with a "sock".
   b. Both the interior and exterior of the CMU block wall enclosure must be painted to match the color of the existing single-family residence.

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.

7. **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.

8. **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.

9. **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 and Quality. **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 and Quality-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section contact is Sayed Khalid, (858) 935-0028 or by email at sayed.khalid@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:** [DEHQ, HMD] shall verify and approve all compliance with this condition.

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

10. PLN#3–SITE CONFORMANCE

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

11. PLN#4–SITE CONFORMANCE (WIRELESS): [PDS, PCO] [OG].

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

a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations dated April 1, 2022. 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 plans; is an unlawful use of the land and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

12. **ROADS#3–SIGHT DISTANCE**

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of ***350 feet*** in both directions along ***Couser Canyon Road*** from the proposed private easement road, ***Couser Way***, for the life of this permit. **DOCUMENTATION**: A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

13. **ROADS#4–PRIVATE ROAD MAINTENANCE**

INTENT: In order to ensure that the offsite private roads are maintained and not damaged during construction, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for maintenance and repair, in case of damage caused by this project to the on-site and offsite private roads that serve the property during either construction or subsequent operations. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, the following conditions shall apply during the term of this permit. **MONITORING:** *The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.*

MAJOR USE PERMIT FINDINGS FOR 3300-09-020 AND MAJOR USE PERMIT MODIFICATION FINDINGS FOR MUP-09-020W1

Pursuant to Section 7358 (see Section 7359 for findings required for permits filed pursuant to Regional Land Use Element 3.8) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit Modification are made:

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

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

The 2.64-acre subject property is developed with ~~an existing single-family residence and~~ an avocado grove and unmanned wireless telecommunication facility. The nearest adjacent parcel is under common ownership and contains a single-family residence and pool. The proposed modification to the unmanned wireless telecommunication facility would consist of rebranching the 50-foot-tall mono-broadleaf tree and painting the equipment enclosure, which measures 8'8" x 36'8", to match the adjacent single-family residence. The wireless telecommunication facility, including the equipment enclosure, is situated within ~~that would be placed inside~~ the existing avocado grove. ~~The proposed underground utility trench would be placed under the existing asphalt pavement and avocado grove on the project site.~~ The subject property is connected to Couser Canyon Road (a public road), by an easement for access, and is for the benefit and use of owners of the subject property.

The site and surroundings are generally mountainous and neighboring properties range in size from 3 acres to 160 acres and are rural residential in character. The surrounding land use includes single family residential, agricultural, and the Pala Indian Reservation.

Scale and Bulk:
Photo simulations on file with Major Use Permit Modification ~~P09-020~~ MUP-09-020W1 illustrate that the ~~proposed~~ existing wireless telecommunication facility and the associated equipment enclosure are unobtrusive to the surrounding viewshed. The view from the surrounding area would be minimized because the project is designed to be camouflaged and it is strategically placed within the existing avocado grove, so that it would blend into the surrounding vegetation and topography. The Modification proposes rebranching of the existing mono-broadleaf tree, installation of "socks" over all antennas and RRUs and equipment to be painted dark green matching the mono-broadleaf foliage to further camouflage the facility. In addition, the Modification proposes to paint both the interior and exterior of the CMU block wall equipment enclosure to match the color of the adjacent single-family residence. The project is compatible with adjacent uses in terms of scale and bulk because of the camouflaged design, the existence of other vertical elements such as the existing avocado trees, other mature

vegetation, and the adjacent single-family residence. Therefore, the ~~proposed~~ wireless telecommunication facility would be consistent with the scale and bulk of the surroundings.

Coverage:
The subject parcel is 2.64 acres in size, and a total of 13 acres when combined with the adjacent parcel in common ownership. ~~in size, and~~ The wireless telecommunication facility is located on a parcel that is developed with an existing ~~single family residence and~~ avocado grove and the adjacent parcel under common ownership is developed with an existing single-family residence and pool. The lease area for this unmanned wireless telecommunication facility ~~would~~ totals approximately 320 square-feet (less than 1% lot coverage). Due to the small footprint of the facility, the ~~addition of the proposed~~ wireless telecommunication facility ~~would~~ maintains similar coverage with surrounding parcels.

Density:
The project is a Major Use Permit Modification for the ~~authorization of the placement~~ continued operation of an existing wireless telecommunication facility and does not have a residential component subject to density.

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

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

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

The project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged. The equipment shelter ~~would be~~ is located within a CMU enclosure to conceal it from the surrounding properties and will be painted to match the adjacent single family residence. Photo simulations on file with Major Use Permit Modification ~~P09-020~~ MUP-09-020W1 illustrate that the line, form, and color of the facility ~~would be~~ is largely consistent with other elements that make up the visual setting of the area, such as the existing avocado trees and matured vegetations. Furthermore, the project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to be one to two maintenance trip(s) per month and would utilize Couser Canyon Road, a public road; and

Couser Way a private road, for access. Existing parking is available on the property. The use associated with this Major Use Permit Modification would be compatible with the existing rural nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and would be compatible with adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of the surrounding streets.

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

The applicant proposes a Major Use Permit Modifcation for the ~~authorization~~ continued operation and maintenance of an existing unmanned wireless telecommunication facility. The subject property is 2.64 acres in size, and a total of 13 acres when combined with the adjacent parcel in common ownership and is developed with access and utility services adequate to serve the proposed use. The ~~installation of the~~ continuation of use and maintenance of the existing wireless telecommunication facility would not require significant alteration to the landform. The project, as designed, would be camouflaged and would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

6. Any other relevant impact of the proposed use

None identified.

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

The project is subject to the Regional Category ~~Estate Development Area (EDA)~~ Rural Lands (RL-20), Land Use Designation ~~(17) Estate Development~~ Limited Agriculture (A70), and the Valley Center Community Plan. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Policy 4 of the Public Safety Element of the County General Plan that encourages the support, establishment, and continual improvement of Countywide telephone communications system, particularly with respect to enhancing emergency communications.

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

~~Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the installation of Small, New Equipment and Facilities in Small Structures.~~ Pursuant to Section 15301 of the State CEQA Guidelines, the project is exempt from CEQA because it involves operation, maintenance, permitting, leasing, licensing, and minor alteration to an unmanned wireless telecommunication facility involving no expansion of use beyond

that existing at the time of the lead agency's determination. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway

WIRELESS TELECOMMUNICATION FINDINGS

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

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

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 away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the 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 away, 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 (SDRWQCB) 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

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

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

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County Road rights-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 Road rights-of-way.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT

LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

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

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

ON MOTION of Commissioner_____, seconded by Commissioner _____, this Form of Decision is passed and approved by the of the County of San Diego, State of California, at a regular

meeting held on this 6th day of May 2022, in County Operations Center, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES: NOES: ABSTAIN: ABSENT:

COUNTY OF SAN DIEGO PLANNING COMMISSION
DAHVIA LYNCH, DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

email cc:

Tara Carmichael; Md7 Project Contact Md7 on behalf of AT&T
Valley Center CPG
Ed Sinsay, Land Development, Team Leader, Planning & Development Services
Denise Russell, Project Planning, Planning Manager, Planning & Development Services

Attachment C – Environmental Documentation

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
AT&T Rice Ranch Wireless Telecommunication Facility
Major Use Permit Modification
PDS2020-MUP-09-020W1, PDS2020-ER-09-02-009A
May 6, 2022

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
☐	☐	☒

Discussion:
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
☐	☐	☒

Discussion:
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
☐	☐	☒

Discussion:
The project will obtain its water supply from the Valley Center Municipal Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

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

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

Discussion:

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 (RPO).

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the RPO.

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). There are no slopes that have a gradient of 25 percent or greater and 50 feet or higher in vertical height on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife

corridor. No sensitive habitat lands were identified on the 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
☒	☐	☐

Discussion:
The project Storm Water 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
☒	☐	☐

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

Staff has reviewed the plot plans and information provided and has determined it to be adequate as it relates to County Noise Standards conformance. The project consists of a new wireless communication facility. The project site as well as surrounding parcels to the east, west, and south 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 parcels to the north are zoned Solid Waste Facility, which is subject to the arithmetic mean one-hour average of 57.5 dBA. 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 located within the existing concrete masonry unit wall and is approximately 47 feet away from the nearest property line to the west. 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.

Based on the information above, no additional noise information and/or noise mitigation is required at this time. However, if any changes to the ground-level equipment or a generator is added during a revision, additional noise review would be required.

NOTICE OF EXEMPTION

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

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

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

Project Name: AT&T Rice Ranch Wireless Telecommunication Facility Major Use Permit Modification; PDS2020-MUP-09-020W1, PDS2020-ER-09-02-009A.

Project Location: 10590 Couser Way in the Valley Center Community Plan area, within unincorporated San Diego County. APN: 128-020-34-00.

Project Applicant: Md7 on behalf of AT&T; 10590 W. Ocean Air Drive, Suite 300, San Diego, CA 92130; p. 858-366-4760

Project Description: The applicant requests a Major Use Permit Modification (MUP Modification) to revise, operate, and maintain an existing wireless telecommunication facility. The project consists of removing and replacing antennas and remote radio units, and rebranching the existing 50-foot-tall mono-broad leaf tree. Ancillary equipment located within the existing five-foot-tall concrete masonry unit (CMU) block wall enclosure, is also proposed to be removed and replaced. The existing CMU block wall enclosure will be painted to match the existing residence on site. The 2.64-acre project site is located at 10590 Couser Way in the Valley Center Community Plan Area within unincorporated San Diego County. The project site is subject to the General Plan Regional Category Rural and Land Use Designation Rural Lands (RL-20). Zoning for the site is Limited Agriculture (A70) which allows wireless telecommunication facilities under the Tier 4 Classification with the approval of a MUP pursuant to Section 6985 of the Zoning Ordinance. The existing wireless telecommunication facility is required to be brought into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991, which this MUP Modification seeks to accomplish. The wireless telecommunication facility is defined as a high visibility facility and will have a term limit of 10 years pursuant to Section 6985(C)(11) of the Zoning Ordinance.

Agency Approving Project: County of San Diego

County Contact Person: Rachael Lindebrekke Phone Number: 619-323-7872

Date Form Completed: March 30, 2022

This is to advise that the County of San Diego Planning Commission has approved the above-described project on May 6, 2022 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: 15301
   - ☐ 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: Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Pursuant to Section 15301 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it proposes minor alterations, maintenance and continued operation of an existing unmanned wireless telecommunications facility. 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: (619) 323-7872

Name (Print): Rachael Lindebrekke 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.

Attachment D – Environmental Findings

AT&T RICE RANCH WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT MODIFICATION
PDS2020-MUP-09-020W1
ENVIRONMENTAL LOG NO. PDS2020-ER-09-02-009A

ENVIRONMENTAL FINDINGS

May 6, 2022

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15301 for the reasons stated in the Notice of Exemption.

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

Attachment E – Public Documentation

Valley Center Community Planning Group

Approved Minutes for a Virtual Zoom meeting held on **February 8, 2021** at 7:00 p.m.
Delores Chavez Harmes, **Chair**; Kevin Smith, **Vice-Chair**; James Garritson, **Secretary**

A=Absent; **Ab=**Abstention; **DRB=**Valley Center Design Review Board; **N=**Nay; **P=**Present; **R=**Recused; **VCCPG=**Valley Center Community Planning Group; **VCPRD=**Valley Center Parks & Recreation District; **Y=**Yea

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A. Join Zoom Meeting: https://us02web.zoom.us/j/83221566126, Meeting ID: **832 2156 6126**
Passcode: **VCCPG-Feb**

B. Roll Call

- Meeting was called to order at **7:00 p.m.** and a Quorum was established with **14 members present**. *Michelle Bothof arrived after the approval of the January 11, 2021 Minutes.

- Lisa Adams - **P**
- Michelle Bothof - **P***
- Susan Fajardo - **P**
- Julia Feliciano - **P**
- ~~Riley Fraas~~ - **A**
- James Garritson - **P**
- Delores ChavezHarmes-**P**
- Steve Hutchison - **P**
- Matt Matthews - **P**
- Kathleen McCabe - **P**
- LaVonne Norwood - **P**
- James Radden - **P**
- Dori Rattray- **P**
- Kevin Smith - **P**
- Renee Wolf - **P**

Guests:

- Carie Flores
- Napoleon Zervas
- Tally Thompson
- David Ross
- Kathleen Lippitt
- Deliah Bruzee
- Justin Causey
- Don Barletti
- Fredrick Wollman
- Will Rogers
- Francesca Pappa
- Lauren Yzaguirre
- Pat Downing
- KBS
- Jeremiah R.
- Ronda
- Heidi Rouse
- Kevin McGee
- Sydney Circle
- Justin Salter

C. Pledge of Allegiance - Ms. Norwood

D. Approval of January 11, 2021 Minutes

- **Motion: To approve the January 11, 2021 Minutes.**
- **Maker/Second**: Norwood/Feliciano
- **Motion Carries 13-0-0 (Y-N-Ab).**

E. Public Comments: Members of the public may address the Planning Group on any topic not on the agenda.

1) Valley Center Town Hall Zoom Meeting with Supervisor Desmond

- Ms. Adams and Ms. Norwood shared information from a presentation made by the office of Jim Desmond. Information was shared about Covid-19 vaccine registration. Expansion of Cole Grade Road will begin once all utilities are undergrounded. It will take about two years to complete this project. Valley Center Road will be resurfaced this summer.
- San Diego County has the goal to have 75% of the population receive the Covid-19 vaccine by this summer.

2) SANDAG RFP (Request for Proposal) Rancho Lilac

- Fredrick Wollman shared information about Rancho Lilac and how SANDAG cancelled the RFP over concerns the community had about the lack of trails and public access to this open space preserve. SANDAG will interview potential managers this spring and hire a manager by fall.
- Members of the community need to provide comments to SANDAG about this property. Ideas could include trail loops, preservation of buildings, and the number of trails to provide.

Cannabis Dispensary

- Kathleen Lippitt (guest), shared concerns related to the County's new cannabis and social equity program. She shared information about preventing drug abuse among young people in the County. She is very concerned that cannabis dispensaries will create potential problems to a lot of youth within San Diego County. Drug abuse often begins in adolescence and it is important that people in our community voice their concerns about these dispensaries.
- There was a BOS meeting on January 27th for the cannabis ordinance. It is believed that the Planning Groups were not properly notified. This item will be heard at the BOS meeting in 90 days from January 27th. Concerns need to be brought forth at that time as well as emailing supervisors of any concerns or objections.
- Tally Thompson asked about future plans for a large grocery store in Valley Center. Chair Harmes and Mr. Smith shared information about the proposed Vons shopping center at Liberty Plaza.

3) Village Station Presentation [ATTACHMENT]

- Will Rogers shared a presentation about the historic significance of his property and how this will be integrated into the Village Station shopping center. He shared a number of slides that showed the history of Village Station. This property is zoned C-36 General Commercial and is 11.7 acres.
- The site plan indicates a linear walkway which symbolically represents the trails or roads of the past used by the Butterfield/Overland Stage line or a transcontinental railroad line.
- Mr. Rogers shared some of the site plan modifications and wants to develop a collection of buildings that symbolically represent Valley Center's past by providing Authentic Architecture Styles such as Ranch & Farm Monterey Spanish or Mission Revival Symbolic historic signs on each building.
- Mr. Rogers shared information about the site plan modifications and the authentic architecture styles that make up all buildings. Ranch and Farm, Monterey, and Spanish or Mission Revival design are incorporated into each building. The site will have restaurants, a coffee shop, a possible bank, and a market. Each building in the shopping center will have a unique sign design. Chair Harmes asked Mr. Rogers to present this project tonight in preparation for a possible vote next month.

- The County has made the recommendation to install concrete sidewalks and would also like a 9-foot easement along the frontage of the property. Mr. Rogers is not in favor of the County recommendation to install concrete sidewalks.
- Ms. Norwood asked about the timeline of the project. Mr. Rogers hopes to break ground on the project next year.

F. Action items (VCCPG advisory vote may be taken on the following items)

1) ATT Rice Ranch PDS2020-MUP-20-014 (Fajardo): Modification to existing AT&T cell site located on Couser Way. (Vote)

- Don Barletti reiterated information that was shared at the January 2021 Planning Group meeting related to modifications to an existing AT&T cell site. The lease was signed by his mother-in-law back in 2009.
- Carie Flores, applicant's agent, shared a presentation about the modifications proposed to the existing AT&T cell site. Sydney Circle asked if the antennas are larger than existing ones. Carie Flores said the tower and antennas will remain the same height.
- Lauren Yzaguirre is the County planner for the project. Ms. Norwood asked a question about communication between the family and AT&T. The family has had difficulty contacting representatives from AT&T.
- Carie Flores said that AT&T must and will follow all FCC guidelines related to emissions.
- Chair Harmes asked if the family feels that they are receiving just compensation when compared to similar projects in the community. The family does not feel that their current lease contract provides just compensation when compared to similar tower leases in the community.
- There was discussion about an October 2020 letter after Ms. Fajardo requested further information.
- Lauren Yzaguirre only is aware of the project that is before us tonight. The Valley Center Fire District has already approved this project.
- Kevin McGee provided information about the possible installation of emergency backup generators that will allow the site to stay up for an additional three hours.
- Ms. Rattray asked if the new antennas will require a backup generator and Mr. McGee stated that generators are not required.
- **Motion: To deny the Rice Ranch cell site modifications because AT&T has other alternatives to find a site located away from residents.**
- **Maker/Second**: Adams/Hutchison
- **Motion Carries 11-3-0 (Y-N-Ab). Mr. Garritson, Chair Harmes, and Mr. Smith voted nay.**

2) Soccer Field PDS2020-MUP-20-009 (Wolf): Update (No Action)

- Ms. Wolf shared that this project still needs much work before it can move forward. The Planning Group needs to wait for further review about the scoping letter.

3) Valley Center Professionals PDS2020-STP-20-008 (McCabe): Update. (No Action)

- Dr. Clark's office has submitted everything to the County and is now awaiting approval.

4) Valley Center Road ABC Permit PDS2021-ABC-21-002 (Adams): Informational. ABC license for mini-mart at 27455 Valley Center Road & Charlan Road. (No Action)

- Ms. Adams shared that the property owners are in the beginning stages of filing for an alcohol license.

5) Tree Removal: County Vegetation Manager has identified trees for removal on Banbury & Lilac.

- Chair Harmes shared images of four trees in Valley Center that the County plans to trim or remove. Three are located on Lilac Road and one is located on Banbury. Ms. McCabe asked if the trees are located on private property.

G. Subcommittee Reports

1) Member Updates (Harmes, Chair): Ethics training every 2 yrs from last completion date.
2) Emergency Evacuation (Harmes, Chair): The County matrix will be updated.
3) Parks & Rec (Norwood, Chair): Parks & Rec members will not become part of LAFCO, but will be on the county VC park board.
4) Mobility (Adams, Chair): No updates
5) Tribal Liaison (Smith, Chair) Mr. Smith has shared his contact information with all local tribes.
6) Design Review Board (Smith/Adams): The Matz property owners near the corner of Old Castle and Indian Hill Road are requesting a waiver in order to use the property.
7) Community Plan (Hutchison, Chair): Mr. Hutchinson would like Dr. Matthews to join this subcommittee.

- **Motion: To approve Dr. Matthews as a member of the Community Plan subcommittee.**
- **Maker/Second**: Hutchison/Norwood
- **Motion Carries 14-0-0 (Y-N-Ab)**

8) Website (Wolf, Chair)
9) Nominations (Fajardo, Chair):
10) Potential Trails Subcommittee:

- Chair Harmes stated that Mr. Vick contacted Ms. Norwood about having a VCCPG representative for the trails committee. Mr. Hutchison said that there has never been an official subcommittee. It was agreed that an official Trails subcommittee should represent the Planning Group.
- **Motion: To appoint Lavonne Norwood as a representative of the Valley Center Community Planning Group for the Valley Center Trails Association.**
- **Maker/Second**: Smith/McCabe
- **Motion Carries 14-0-0 (Y-N-Ab)**

I. Adjournment

- Next regular meeting of VCCPG: **March 8, 2021 at 7 p.m.**
- **The meeting adjourned at 9:13 p.m.**
- **Minutes were approved on March 8, 2021.**

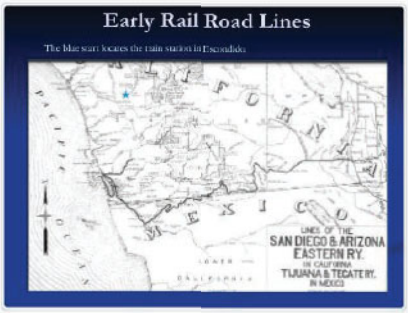
James Garritson, Secretary

Appendix VCCPG February 8, 2020 Minutes
Village Station Presentation

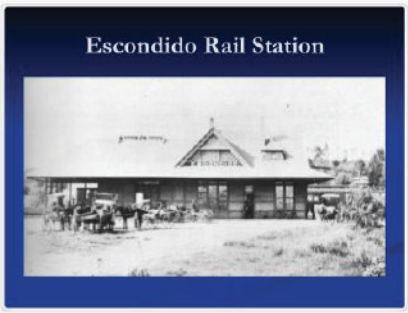




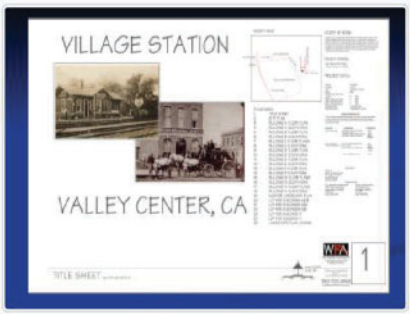
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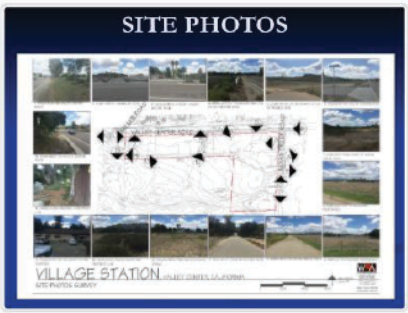
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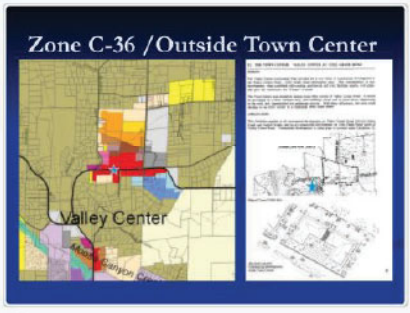
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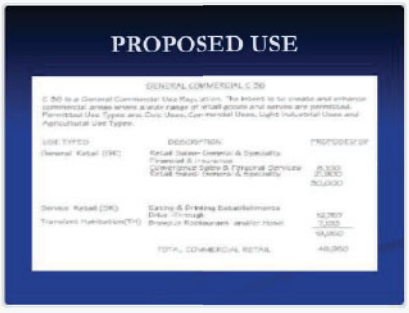
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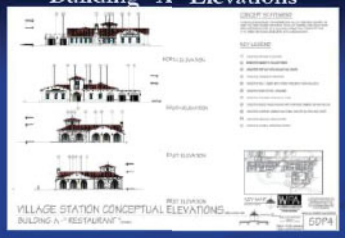
Concept Statement

The concept is to develop a collection of buildings that symbolically represent Valley Center's past by providing:

- Authentic Architecture Styles such as-
  - Ranch & Farm
  - Monterey
  - Spanish or Mission Revival
- Symbolic historic signs on each building

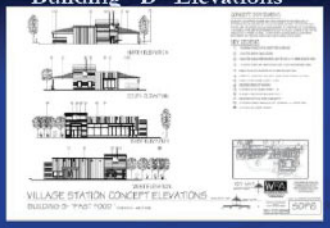
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Building "A" Elevations



23

Building "B" Elevations



24

Building "C" Elevations



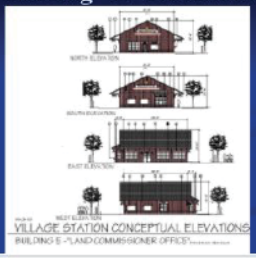
25

Building "D" Elevations



26

Building "E" Elevations



27

Building "F" Elevations



28

Building "H" Elevations



29

Proposed Building I & J



30

Sign Plan



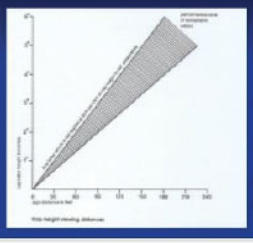
31

Sign Program

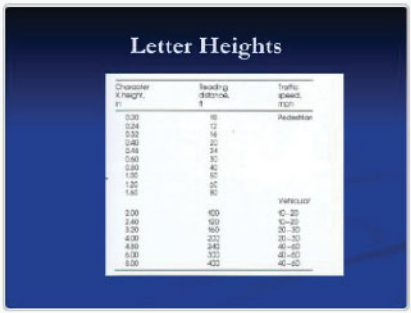


32

Sign Distance Chart



33



34



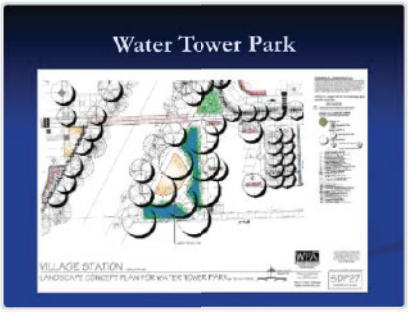
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36



37



38

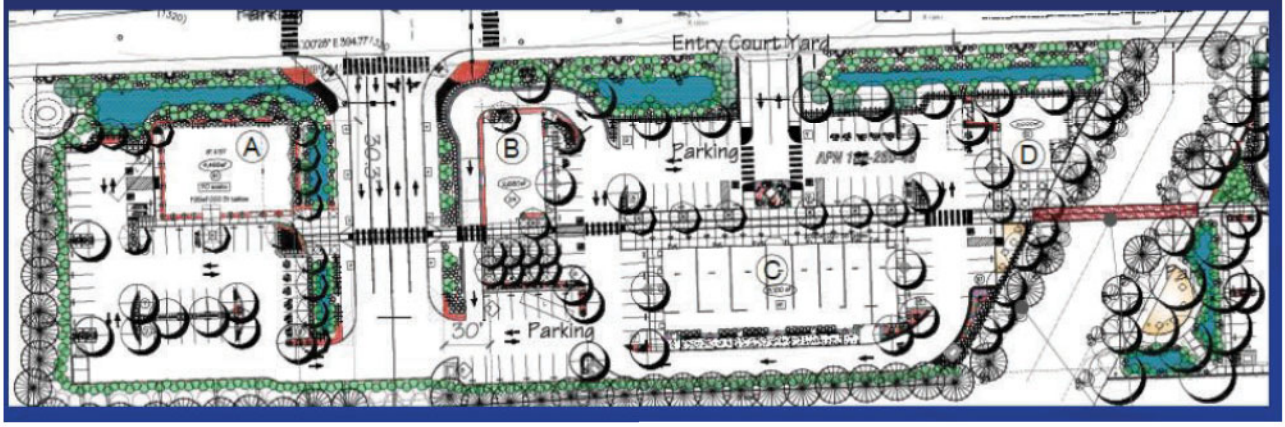


39

Master Landscape Plan



West Side Landscape Plan



East Landscape Plan



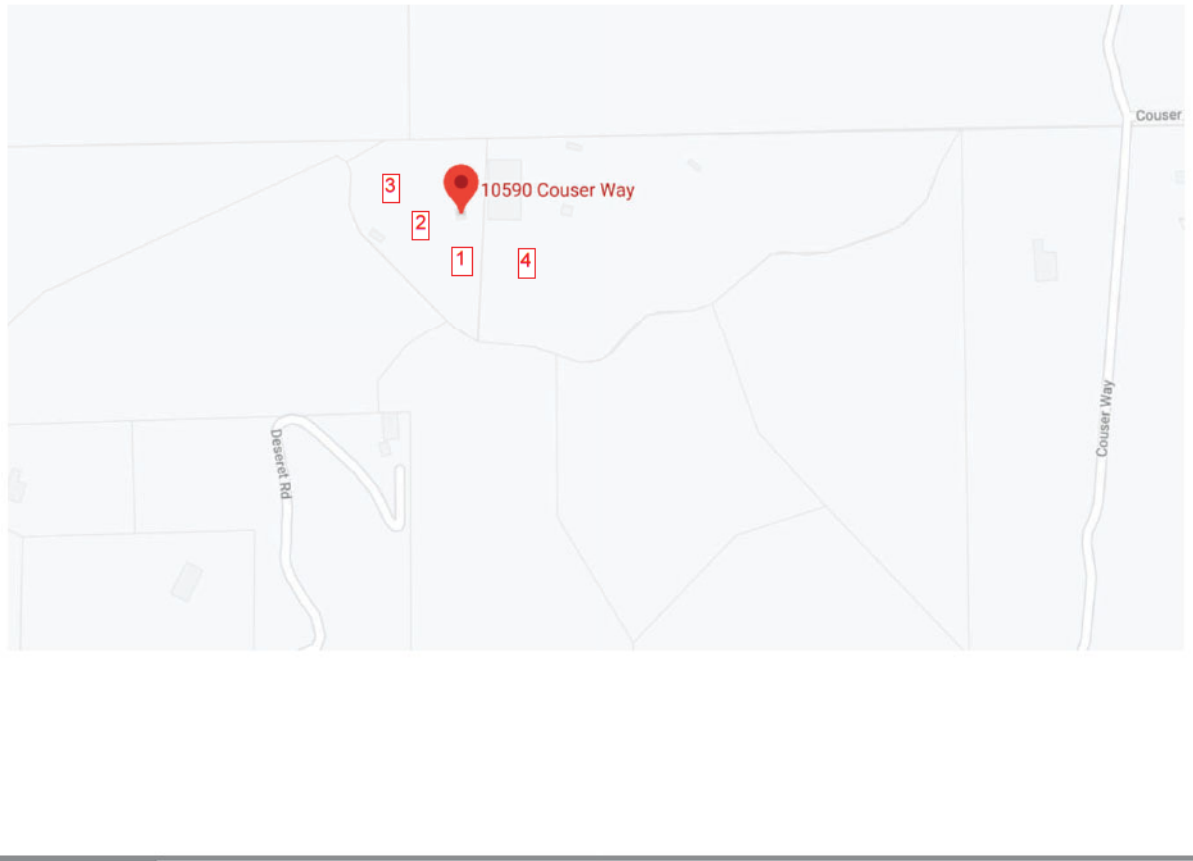
Attachment F – Photos, Geographic Service Area Maps, Alternative Site Analysis

Rice Ranch | NS0310

10590 Couser Way, Valley Center, CA 92082

MD7

Map



LOCATION

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

Rice Ranch | NS0310

10590 Couser Way, Valley Center, CA 92082

MD7

VIEW 1



EXISTING



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

Rice Ranch | NS0310

10590 Couser Way, Valley Center, CA 92082

VIEW 2



EXISTING



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

Rice Ranch | NS0310

10590 Couser Way, Valley Center, CA 92082

VIEW 3



EXISTING



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

Rice Ranch | NS0310

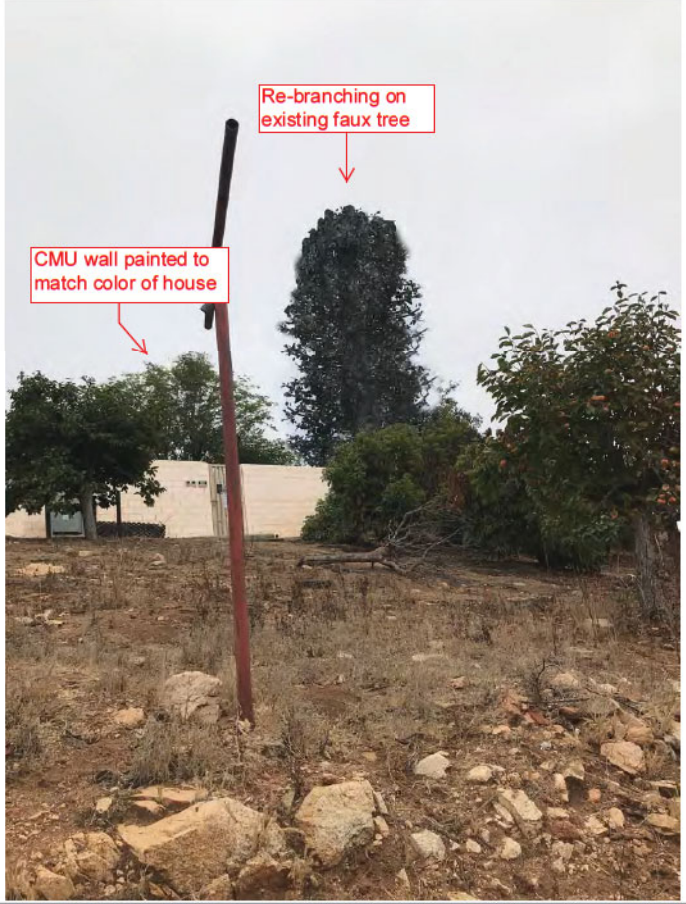
10590 Couser Way, Valley Center, CA 92082

MD7

VIEW 4



EXISTING



PROPOSED

ACCURACY OF PHOTOSIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

CAL01310 Coverage plots
FA: 10090230

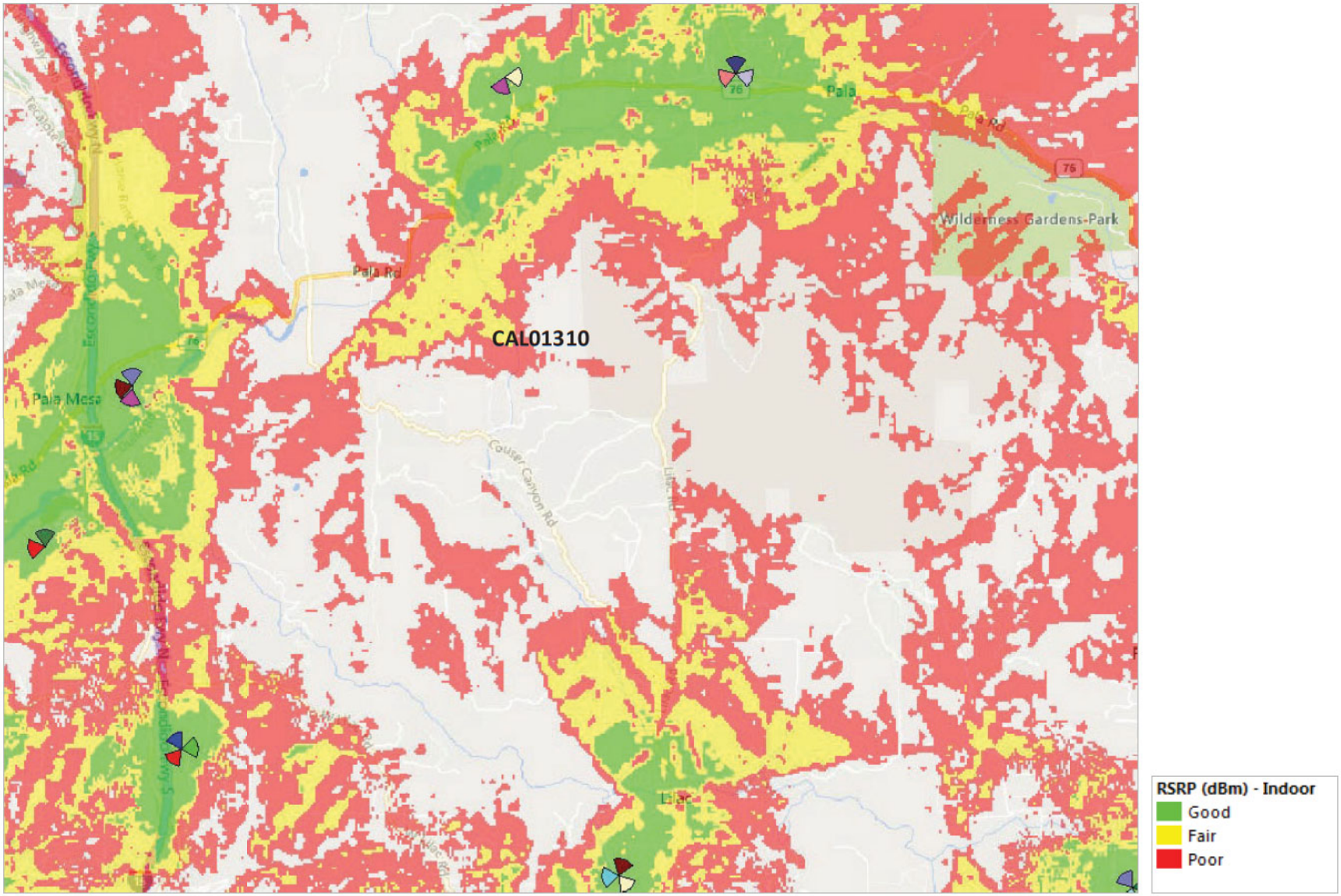
May 13, 2021

Jorge Melchor

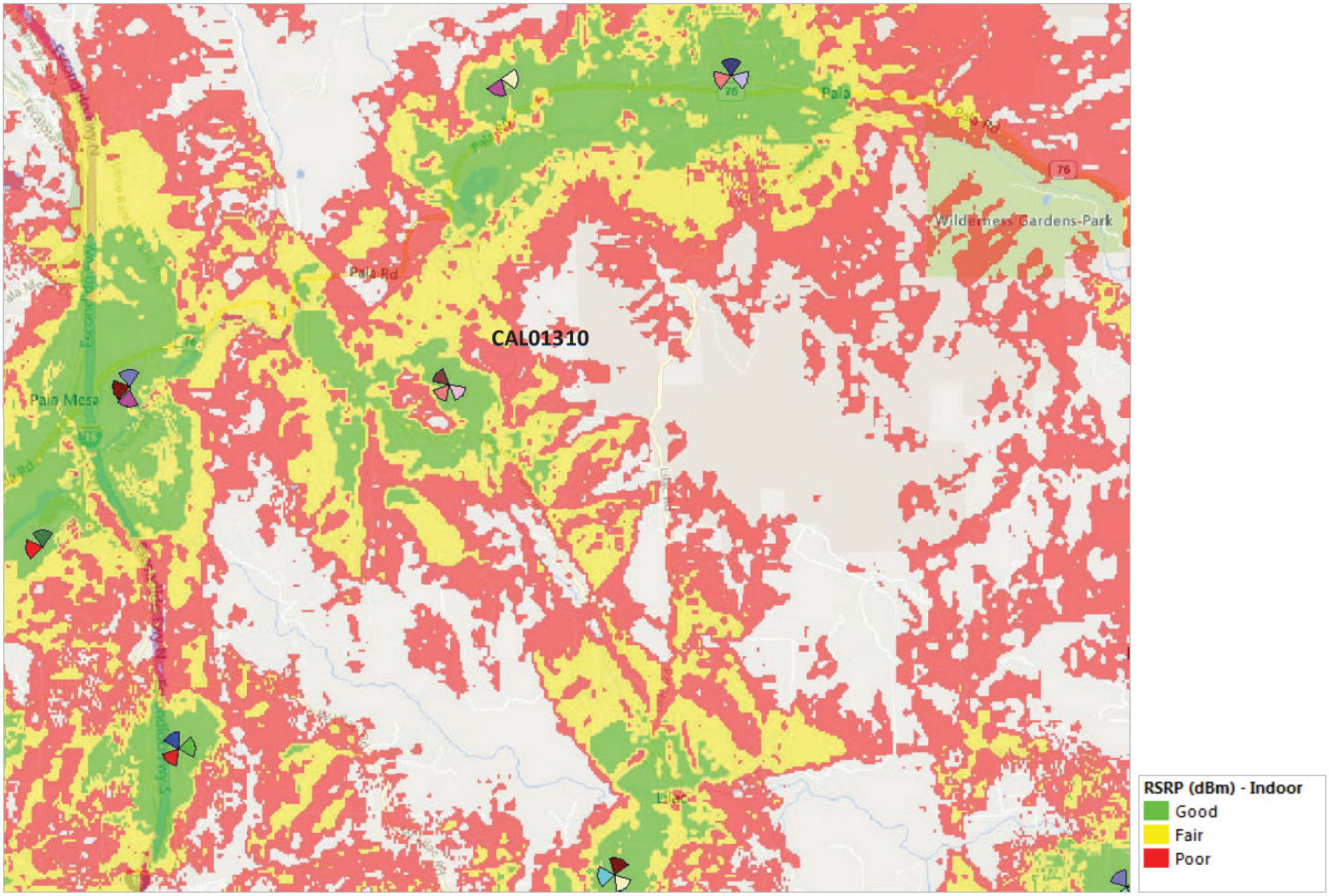
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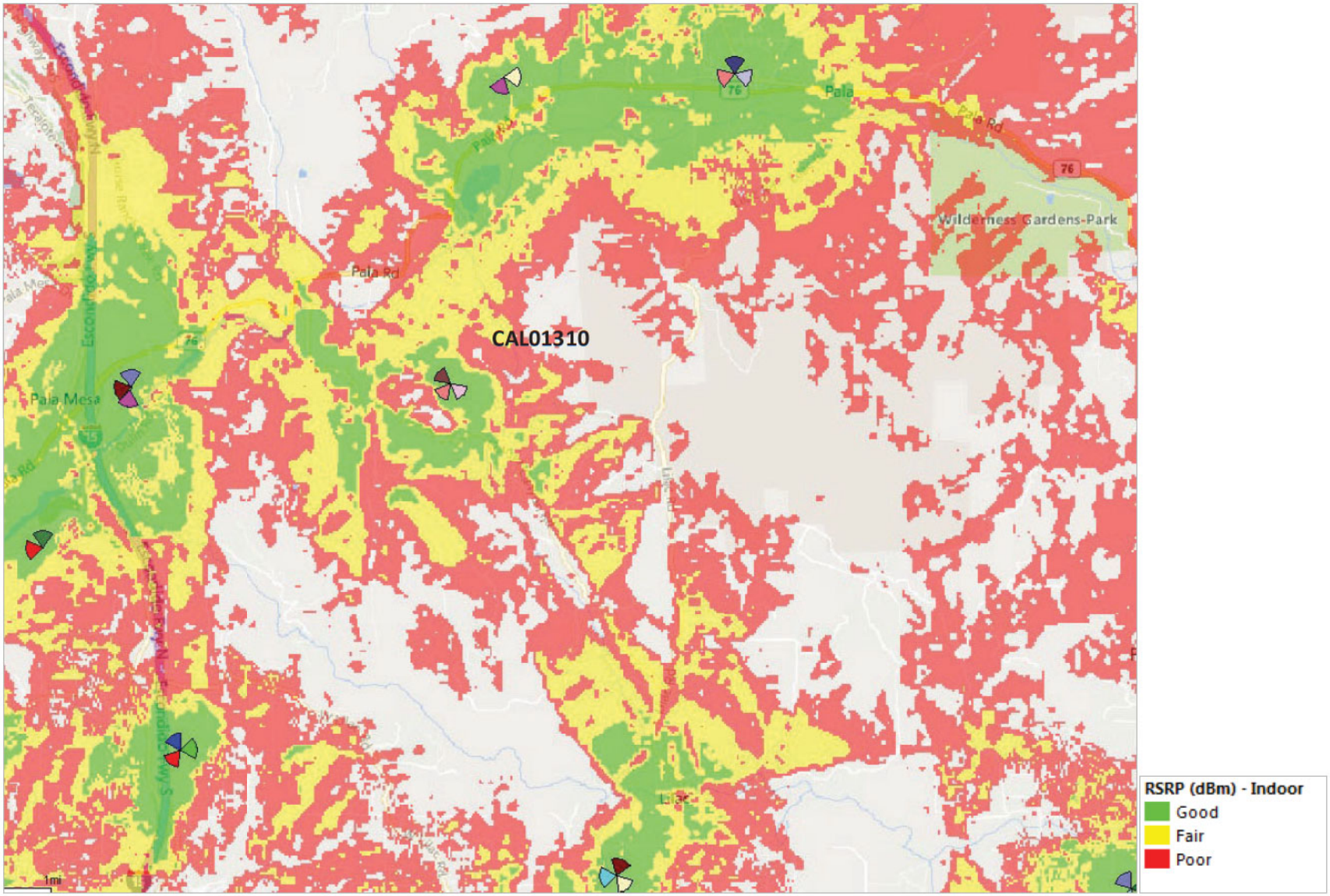
Coverage without CAL01310



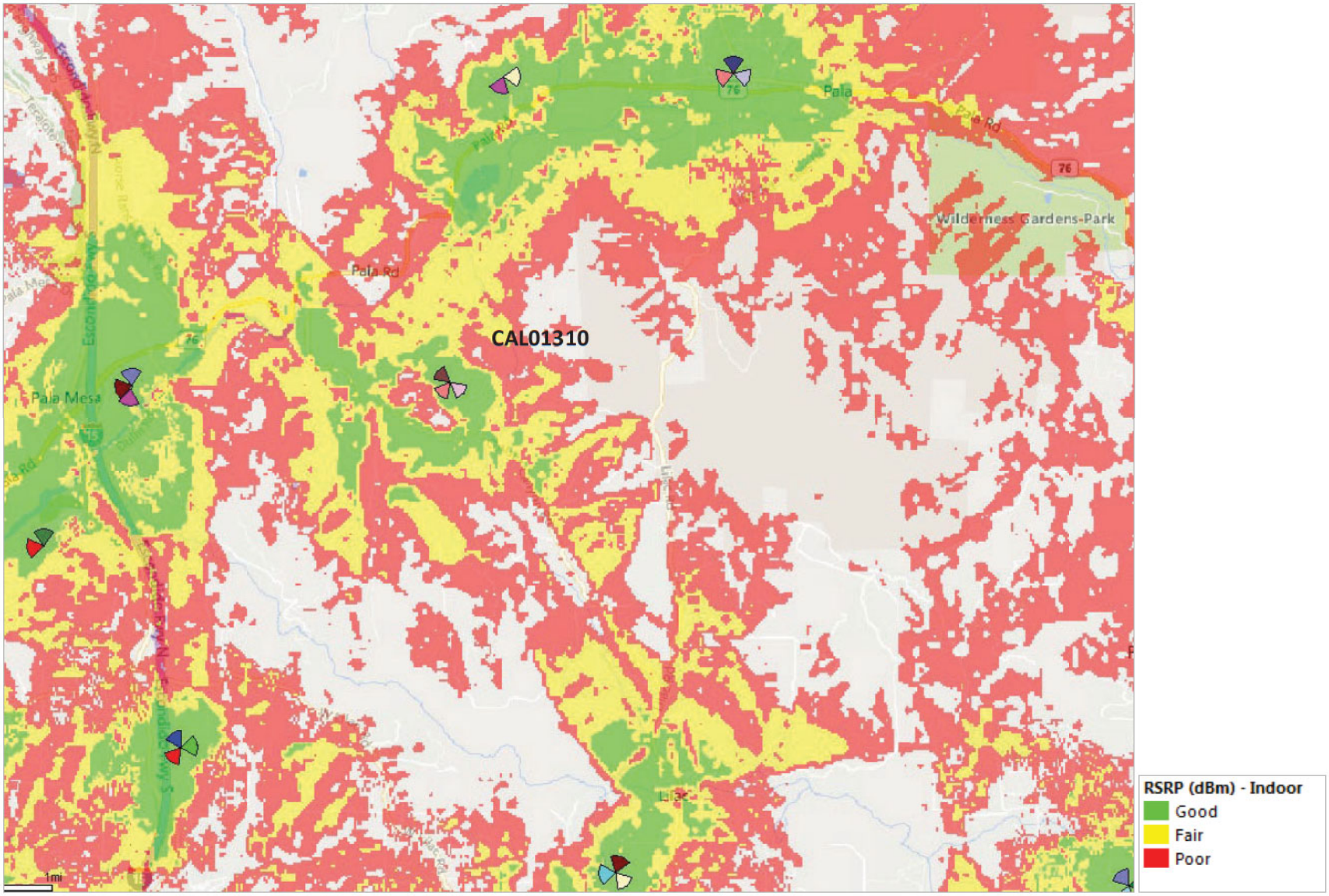
Coverage with CAL01310 @45ft (existing rad center)



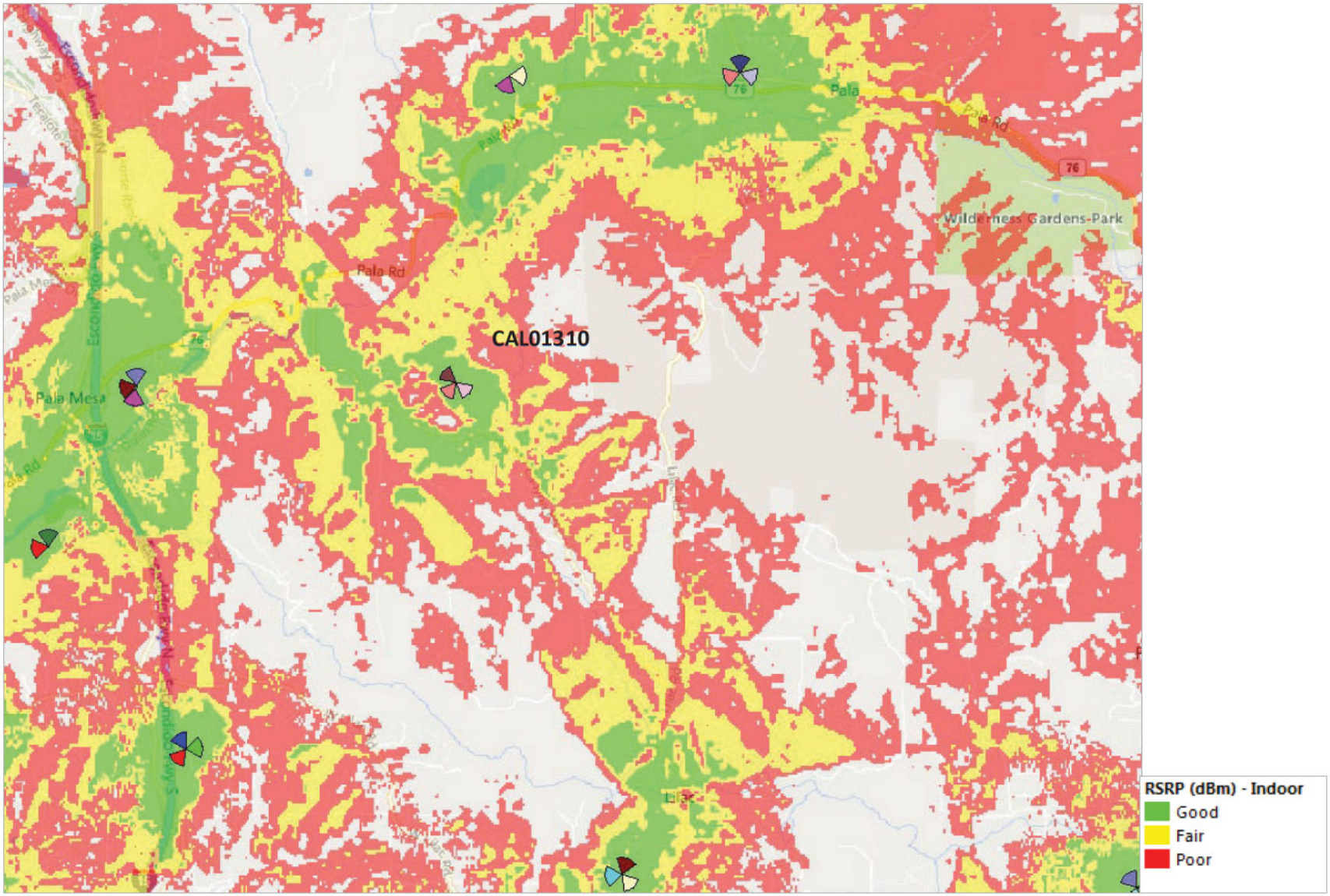
Coverage with CAL01310 @30ft



Coverage with CAL01310 @40ft



Coverage with CAL01310 @50ft



October 27, 2021

To:
San Diego County
Planning & Development Services
5510 Overland Ave, Suite 310
San Diego, CA 92123

From:
MD7, LLC
Justin Causey, Land Use
10590 W Ocean Air Drive, Suite 300
San Diego, CA 92130
858-291-1869
jcausey@md7.com

Re: Alternative Site Analysis
Site ID: NS0310
Site Address: 10590 Couser Way, Valley Center, CA 92082

In accordance with Zoning Ordinance Section 6986.2.B, AT&T is submitting an alternative site analysis due to the location of the existing wireless telecommunication facility. This facility is located in the Limited Agriculture Zone (A70) and has a General Plan Land Use designation of Rural Lands (RL-20). In addition to the zoning ordinance the Valley center CPG would like to see the facility moved to a near-by commercial area, but would also like to see the coverage remain the same of the area served. MD7 along with AT&T have analyzed the area for possible alternative candidates that would suite the ordinance and/or the Valley Center CPG requests.

Alternative Site 1

The nearest commercial zone is located on the West side of the CA-76 and I-15 interchange, as depicted "1" on exhibit A. APN 125-050-77-00 is currently occupied by a gas station and rest stop. This location is not feasible for two main reasons. First, AT&T has 2 facilities near that area currently operating and providing service to this location. Secondly, if the site were to be moved to this location it would cause a massive coverage gap being filled by NS0310.

Alternative Site 2

In the case of this location a preferred zone cannot be found in the desired coverage area. Typically when this happens AT&T will try to comply with San Diego County zoning ordinance by opting for a low-visibility site. Unfortunately, in this area it is difficult to find an existing structure to collocate onto. The nearest water tower is located approximately 1.3 miles South, as depicted "2" on exhibit A. This would allow the facility to be considered a low-visibility site, but is much to far from the service area to provide sufficient service. This would leave a gap to residence in the area as well as along CA- 76.

Alternative Site 3 (existing site considered for Co-location)

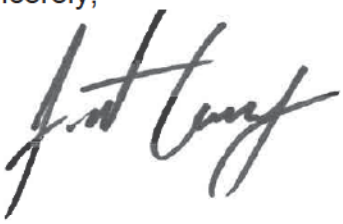
The county would like AT&T to look into 2 nearby facilities that were recently approved. The first facility is located at 33516 Couser Canyon Road and is a 50' mono-palm, depicted as "3" on exhibit A. AT&T would b able to collocate onto the mono-palm around the 30' RAD center. This is a drastic drop in RAD that may cause interference from near by trees or structures. An advantage of this facility is that it sits on an elevation about 170' higher than the existing NS0310. However, this facility is about .75 miles to the South. This would bring the facility closer to existing AT&T facilities and further away from the current coverage areas NS0310 provides. The Southern movement would leave a gap along CA-76. This project is to help bring emergency service communication to the facility, and the movement of this facility would leave a gap for emergency services along a major highway.

Alternative Site 4 (existing site considered for Co-location)

The second approved facility suggested by the county is located at 33780 Double Canyon Road, depicted as "4" on exhibit A. This is also a 50' mono-palm. This would again leave AT&T to located on the 30' RAD height. While this facility is very close and centrally located to the current coverage area, it is about 500' lower in elevation. Moving the facility there would lend its self to be a very low performing facility.

The existing facility is well concealed on this parcel by the use of a mono-pine design. Additionally the entire facility is not visible from any public ROW, so although the design in considered high-visibility, it is actually not visible to the public. There are no good alternatives to this facility in the area, and moving the site would create an unnecessary gap in coverage shown in the included coverage maps.

Sincerely,



Justin Causey,
Land Use Project Manager
MD7, LLC
(858) 291-1869
jcausey@md7.com

Exhibit A


Beazer Homes Aurora Heights
Quality Inn Fallbrook I-15
Nessy Burgers
Pala Mesa
Produce Stand
Precision Fleet Washing
Mobil
Engineering & Mor
Rainbow Municipal Water District
Creative Landscape Services
SOLNOVA
Keys Canyon
Keys Creek
Pechtie Canyon
1
2
3
4

Attachment G – Ownership Disclosure

County of San Diego, Planning & Development Services

APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS

ZONING DIVISION

Record ID(s) PDS2020-MUP-09-020W1

Assessor's Parcel Number(s) 128-020-34-00

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.

Olive Rice

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."

Carie Thao

Signature of Applicant

Carie Thao, Md7 LLC, on behalf of AT&T

Print Name

12/11/2020

Date

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

SDC PDS RCVD 12-18-20
MUP09-020W1