



The County of San Diego

Planning Commission Hearing Report

Date:	July 22, 2022	Case/File No.:	AT&T Sterling House Wireless Telecommunication Facility Major Use Permit Modification; PDS2020-MUP-09-021W1; PDS2020-ER-09-14-011A
Place:	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	8169 Sterling Drive, El Cajon, CA 92021
Agenda Item:	#3	General Plan:	Village Residential VR-2
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Rural Residential (RR)
Applicant/Owner:	AT&T/Changzheng Chris Tan & Huan Wei	Community:	Lakeside Community Plan Area
Environmental:	CEQA §15301 Exemption	APN:	400-050-56-00

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 Sterling House 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 Modification, with the conditions noted in the attached MUP Modification 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) on the existing 35-foot-tall faux mono-palm tree. The Project also includes removing and replacing ancillary equipment located within the existing nine-foot-eight-inch-tall concrete masonry unit (CMU) block wall enclosure with a wood trellis above. The 4.4-acre project site is located at 8169 Sterling Drive in the Lakeside Community Plan Area, is zoned Rural Residential (RR) and contains the existing wireless telecommunication facility and a single-family residence with accessory water tanks.

The MUP for the existing wireless telecommunication facility was approved on February 25, 2011 and expired on February 25, 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 Lakeside 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-09-021W1, 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 8169 Sterling Drive in the Lakeside Community Plan Area. The Applicant proposes to remove and replace antennas and RRUs on the existing 35-foot-tall faux mono-palm tree. All antennas will have "socks" installed over them for camouflage and RRUs and equipment will be painted dark green to match the faux palm foliage (Figure 1). In addition, a battery cabinet and power plant cabinet with associated equipment will be removed and replaced within the existing 375 square foot CMU block wall enclosure located 20-feet north of the base of the faux mono-palm.

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-palm tree. Pursuant to the County of San Diego's Zoning Ordinance, faux tree facilities are defined as "high-visibility" and the project site is in a non-preferred zone. Therefore, the original MUP was granted for a period of 10 years and expired on February 25, 2021. Pursuant to the amortization schedule in Zoning Ordinance Section 6991, the Applicant is required to obtain a MUP Modification to bring the facility into compliance with the Zoning Ordinance and renew the facility for an additional 10 years. The Applicant submitted for the MUP Modification in December of 2020.

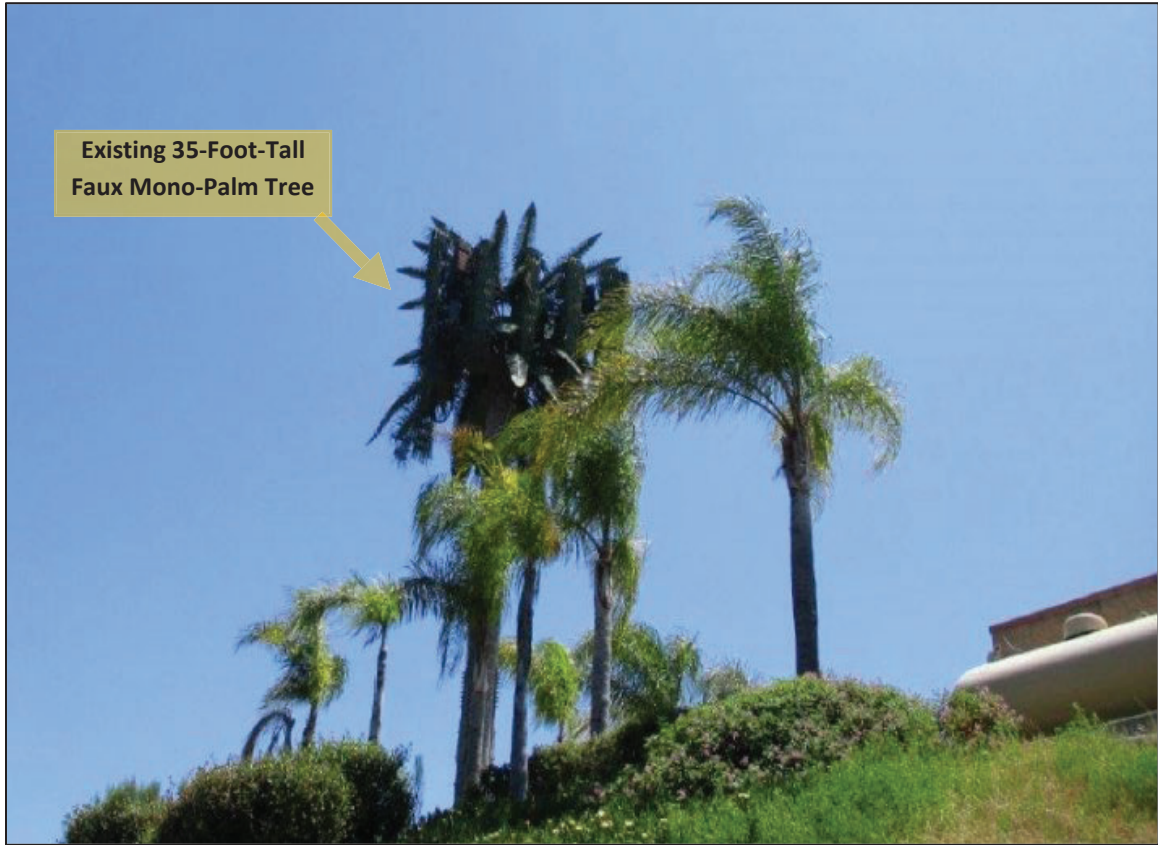


Figure 1: View on site of existing and proposed faux mono-palm tree (no visible change), looking South.

2. Subject Property and Surrounding Land Uses

The Project is located on a 4.4-acre parcel within the Lakeside Community Plan Area (Figure 2). The project site is zoned Rural Residential (RR). The General Plan Regional Category is Village, and the Land Use Designation is Village Residential (VR-2).

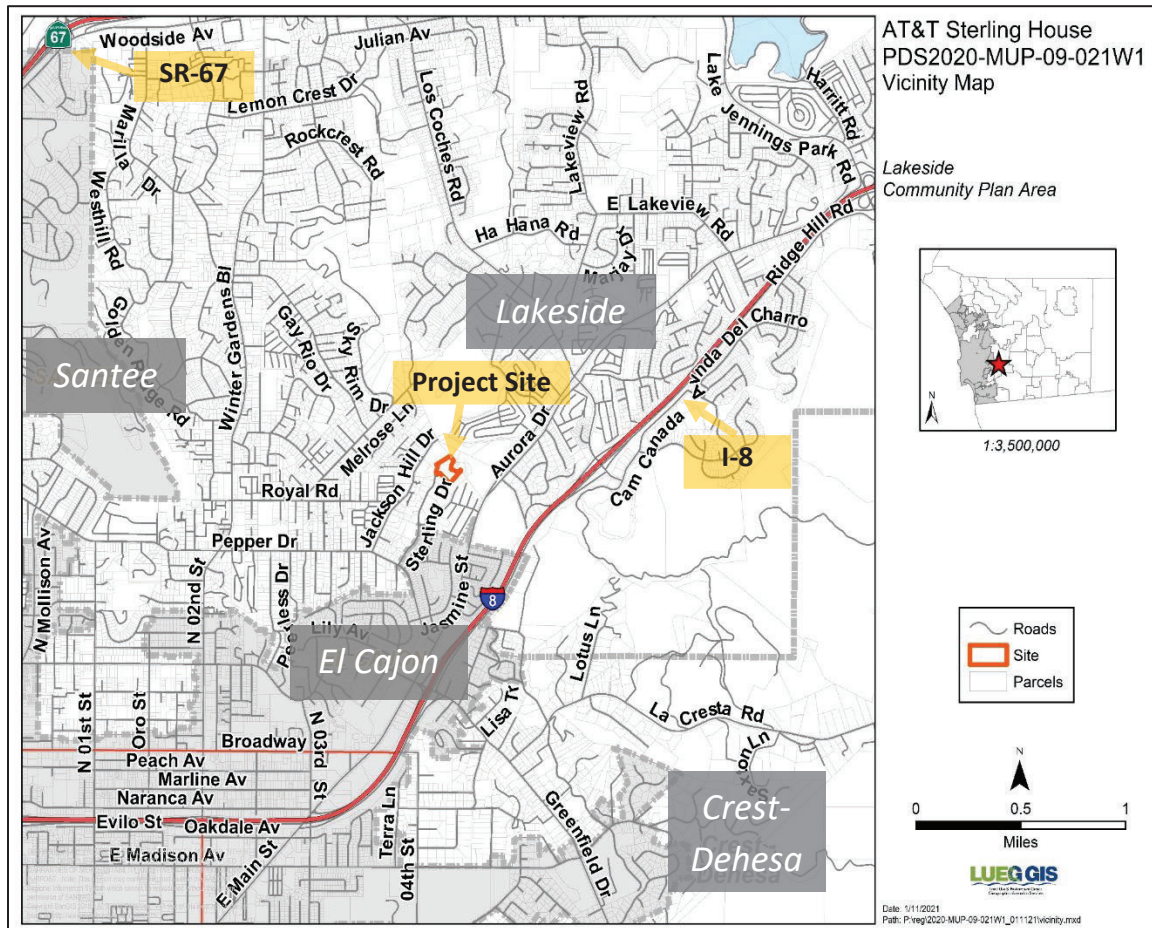


Figure 2: Vicinity map

The site contains the existing wireless telecommunication facility and a single-family residence (Figure 3). Surrounding land uses are primarily single-family residential, and mobile home parks (Table C-1).

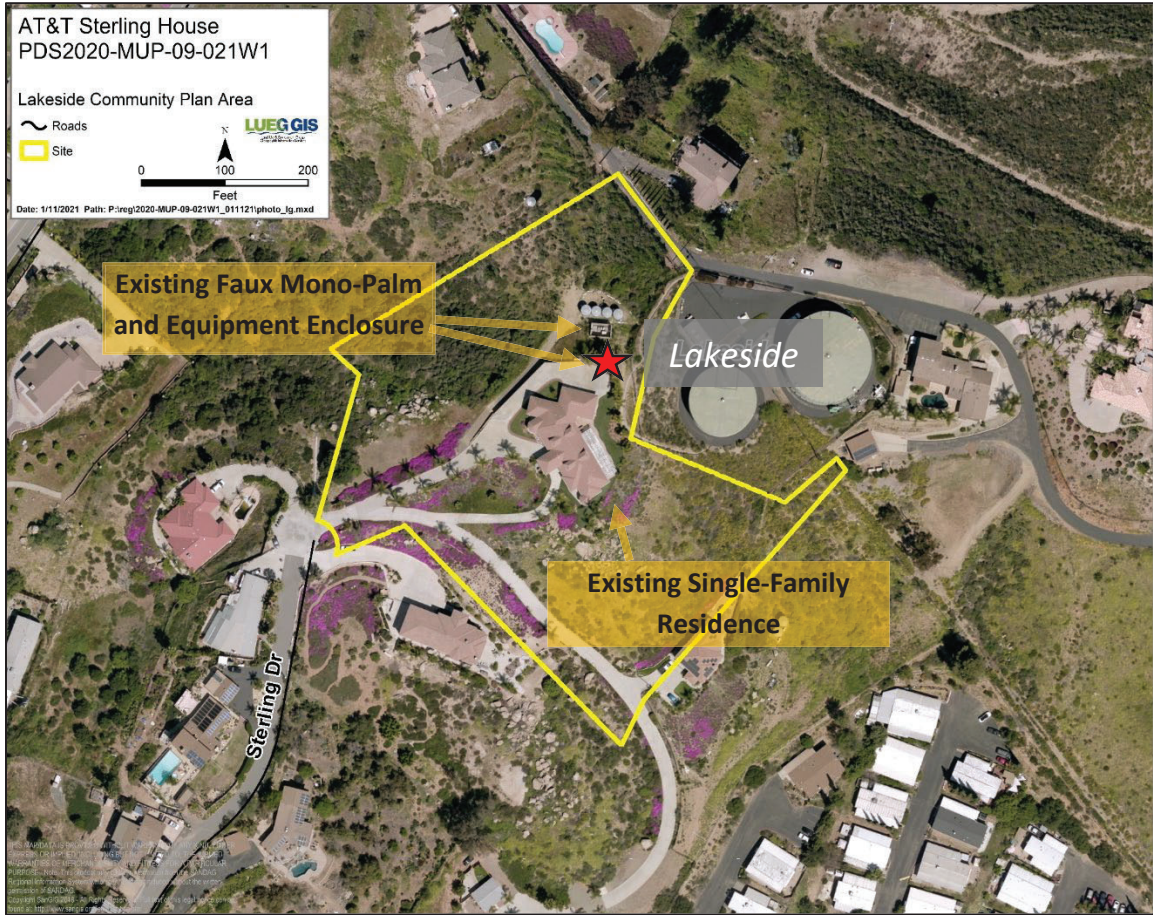


Figure 3: Aerial photograph of project site. Location of existing facility identified with red star.

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-4)	Rural Residential (RR)	Jackson Hill Drive	Rural Residential
East	Village Residential (VR-15)	Single-Family Residential (RS)	Aurora Drive	Mobilehome Park Residential
South	Village Residential (VR-2)	Rural Residential (RR)	Sterling Drive	Rural Residential
West	Village Residential (VR-4.3)	Mobilehome Residential (RMH7)	Jackson Hill Drive	Mobilehome Park Residential

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 Lakeside 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 Rural Residential (RR), 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 RR is defined as a Rural zone in Section 6983. In addition, the Project includes a request for a setback exception that was approved with the original MUP in accordance with Section 4813 of the County Zoning Ordinance to allow the facility to be set back 37 feet from the nearest residential property line, instead of the required 50-foot setback (Section 6985.C.4).

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 obtaining a Use Permit must have a term limit established based on the valuation of the facility. Since the faux mono-palm design is defined as high visibility and the facility was originally approved under a MUP the Project requires a MUP Modification to continue operation and maintenance and renew the facility's term limits. The wireless facility is valued at approximately \$300,000 and will therefore have a maximum term of 10 years based on the requirements of the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. 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 4.4-acre site. The existing 35-foot-tall faux mono-palm tree is designed to be compatible with the surrounding land uses and existing on-site palm trees. The facility is located approximately 700 feet west of Jackson Hill Drive, the nearest public road and approximately 350 feet north of the nearest neighboring residence. Due to topography, existing

onsite palm trees and surrounding residences, the faux mono-palm tree blends into the viewshed from Jackson Hill Drive. The facility may also be visible from nearby residences but will blend amongst several existing palm 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 Interstate 8 (I-8) as a County Scenic Highway in the vicinity of the site. The proposed faux mono-palm tree is approximately 2,500-feet (0.48 miles) from I-8 and is not visible from the scenic corridor due to distance, intervening topography and vegetation.

The facility is located approximately 350 feet from the nearest neighboring residences to the south, east and west. Surrounding residents 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 topography, and the onsite 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 Rural Residential (RR), 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). In addition, the Helix Municipal Water District water tanks, located directly East of the site, would be considered a preferred location and were therefore analyzed in the ASA for the possibility of relocating the existing facility onto the tanks. Both water tanks were determined not to be feasible options as the owner and operator of the tanks was not interested in allowing the facility to relocate onto either of the tanks. All other wireless telecommunication facilities are located outside the Applicant's coverage area objective 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). These GSA maps for AT&T can also be found in Attachment F.

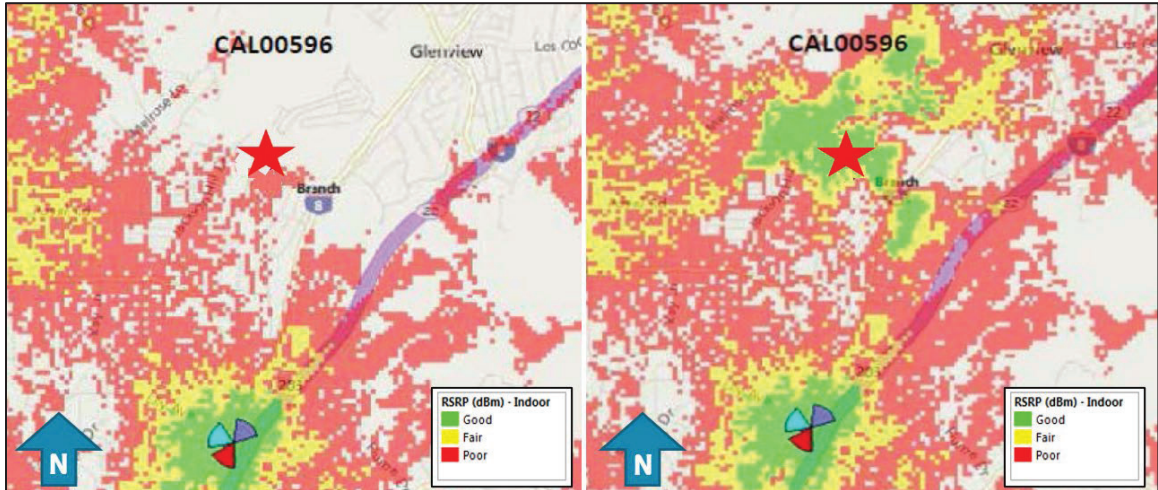


Figure 6: Coverage without Project (left) and coverage with Project (right).

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
<p>GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.</p> <p>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.</p>	<p>The Project will continue to provide coverage throughout the area, which is essential in the event of an emergency. In addition, the Project will continue to provide FirstNet, a first responder network, to further public safety and accessibility to prompt emergency response in the surrounding area</p>
<p>Policy LU-15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The Project will maintain the design as a faux mono-palm to blend with the existing palm trees onsite, continuing conformity with the community. The height of the facility along with the faux tree type aids in making the facility compatible with existing development and the rural community character.</p>
<p>POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p>	<p>The carrier is willing to provide co-location opportunities for other carriers as feasible. As designed, faux mono-palms are unable to accommodate additional carriers so future co-location would require a redesign of the facility.</p>

4. Zoning Ordinance Consistency

a. Development Regulations

The Project complies with all applicable zoning requirements of the Rural Residential (RR) 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:	RR	Yes, upon approval of a MUP Modification
Animal Regulation:	J	N/A
Density:	-	N/A
Lot Size:	.5 AC	N/A
Building Type:	C	N/A
Maximum Floor Area:	-	N/A
Floor Area Ratio:	-	N/A
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	B	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 faux mono-palm tree is 35-feet tall in compliance with the 35-foot height limit.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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 faux mono-palm tree and associated equipment enclosure are located outside all required setbacks including front, rear, and side yard setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Ordinance Consistency

By federal law, the County is prohibited from regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of

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

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

Table D-3: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The existing equipment and cabinets are of varying height but are all less than 10 feet with the existing CMU block wall equipment enclosure height being nine-feet-eight-inches-tall.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The 35-foot-tall faux mono-palm tree is setback 37 feet from nearest residential property line. The original MUP included a request to be set back from the nearest residence by 37 feet and the MUP Modification requests the continuation of the reduced setback allowance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP Modification
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 <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	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	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
	the County of San Diego Noise Ordinance Section(s) 36.404.	
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-palm). 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 <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The site is not visible from any nearby scenic roads or highways due to the distance and topography.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and it is 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 3, 2021, the Lakeside Community Planning Group (CPG) reviewed the Project and recommended approval of the MUP Modification by a vote of 12-0-0-3 (12-Yes, 0-No, 0-Abstain, 3-Absent). The Lakeside 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-three property owners were noticed within a 400-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 283 property owners within 500 feet of 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-09-021W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:

Rachael Lindebrekke, Project Manager
619-323-7872

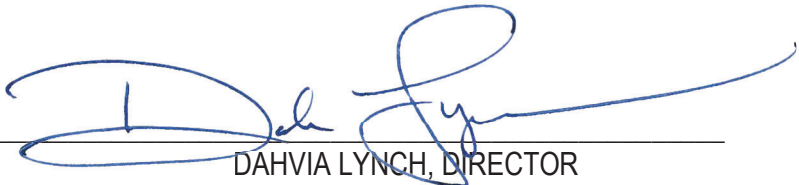
Rachael.Lindebrekke@sdcounty.ca.gov

Report Approved By:

Dahvia Lynch, Director
858-694-2962

Dahvia.Lynch@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:


DAHVIA LYNCH, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2020-MUP-09-021W1

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

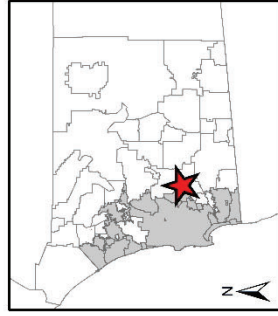
Attachment F – Photos, Geographic Service Area Maps, Alternative Site Analysis

Attachment G – Ownership Disclosure

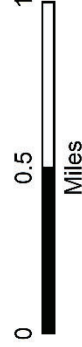
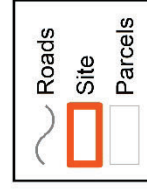
Attachment A – Planning Documentation

AT&T Sterling House
PDS2020-MUP-09-021W1
Vicinity Map

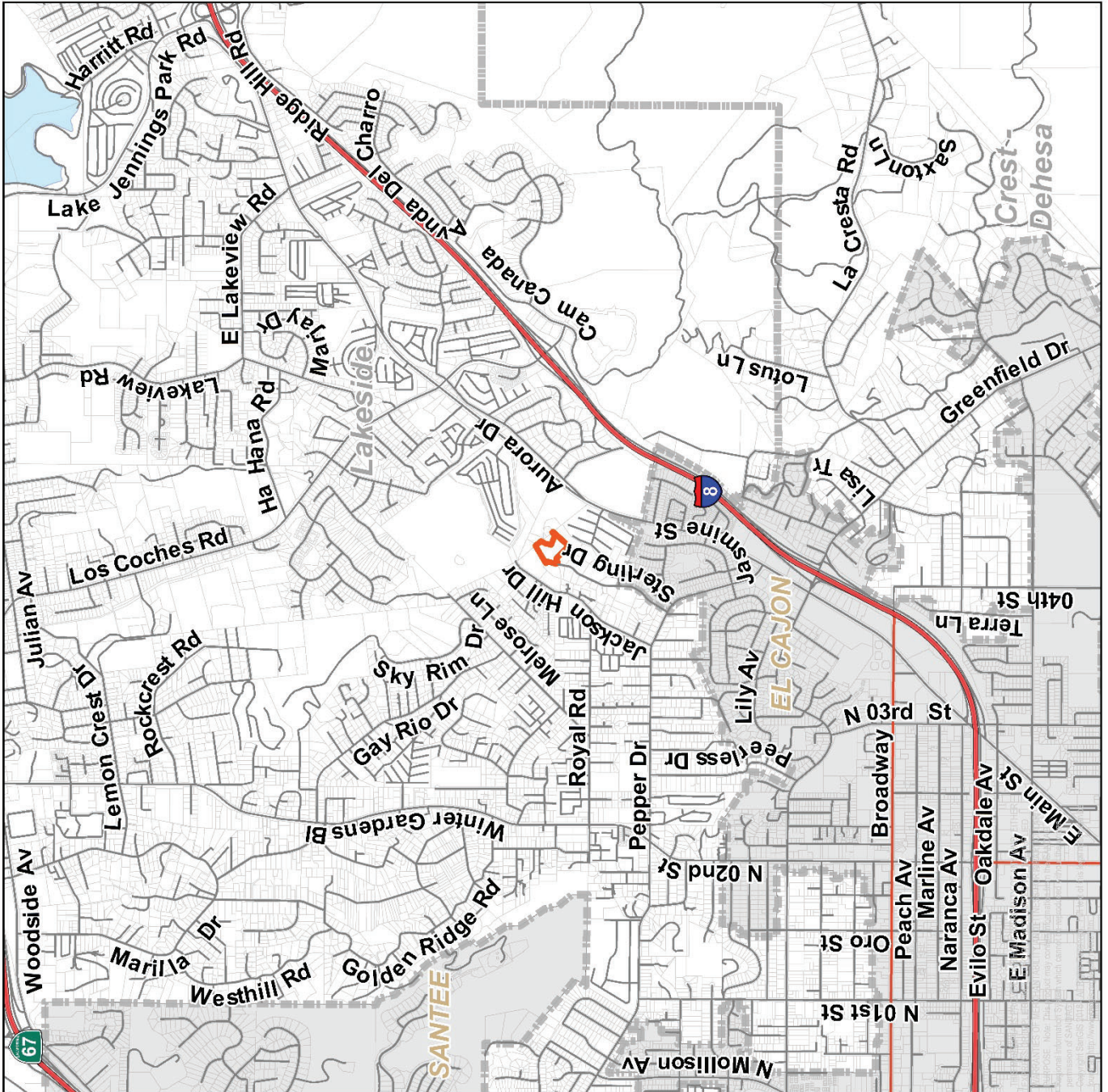
Lakeside
Community Plan Area



1:3,500,000



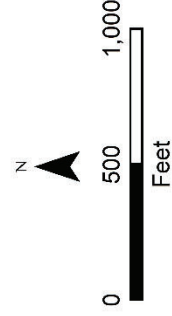
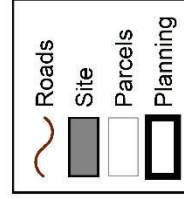
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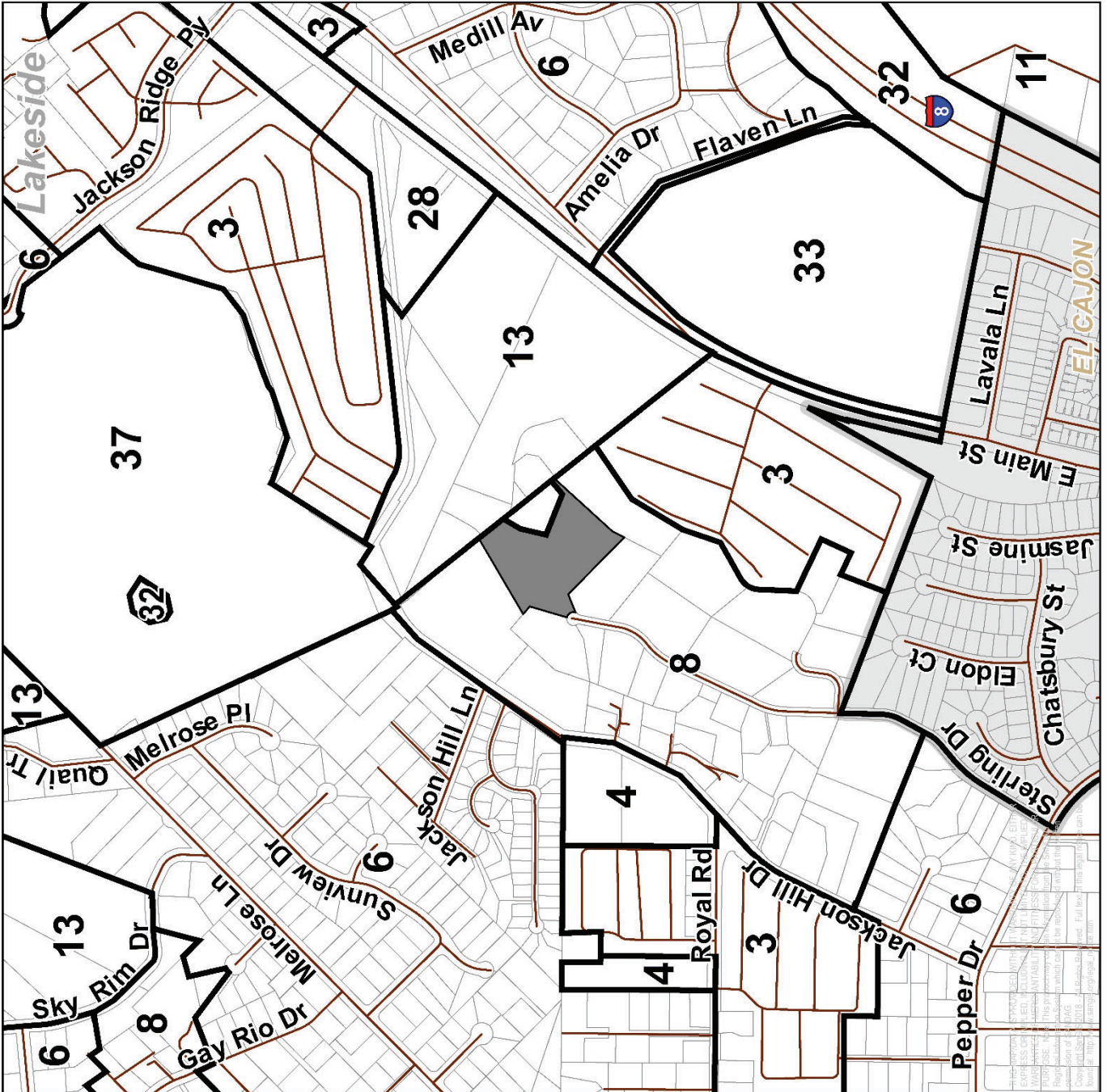
AT&T Sterling House
PDS2020-MUP-09-021W1
General Plan

Lakeside
Community Plan Area

- (3) Village Residential (VR-15)
- (4) Village Residential (VR-10.9)
- (6) Village Residential (VR-4.3)
- (8) Village Residential (VR-2)
- (11) Semi-Rural Residential (SR-2)
- (13) Semi-Rural Residential (SR-4)
- (28) Limited Impact Industrial
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands
- (37) Open Space (Conservation)



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AT&T Sterling House
PDS2020-MUP-09-021W1
Zoning

Lakeside
Community Plan Area

A70 - Limited Agricultural

M52 - Limited Impact Industrial

RMH - Mobilehome Residential

RMH10 - Mobilehome Residential

RMH6 - Mobilehome Residential

RMH7 - Mobilehome Residential

RMH8 - Mobilehome Residential

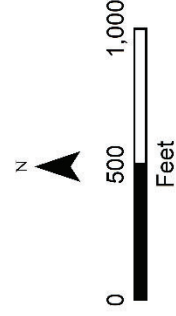
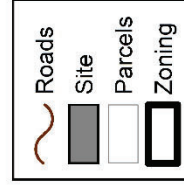
RR - Rural Residential

RS - Single Family Residential

RV - Variable Family Residential

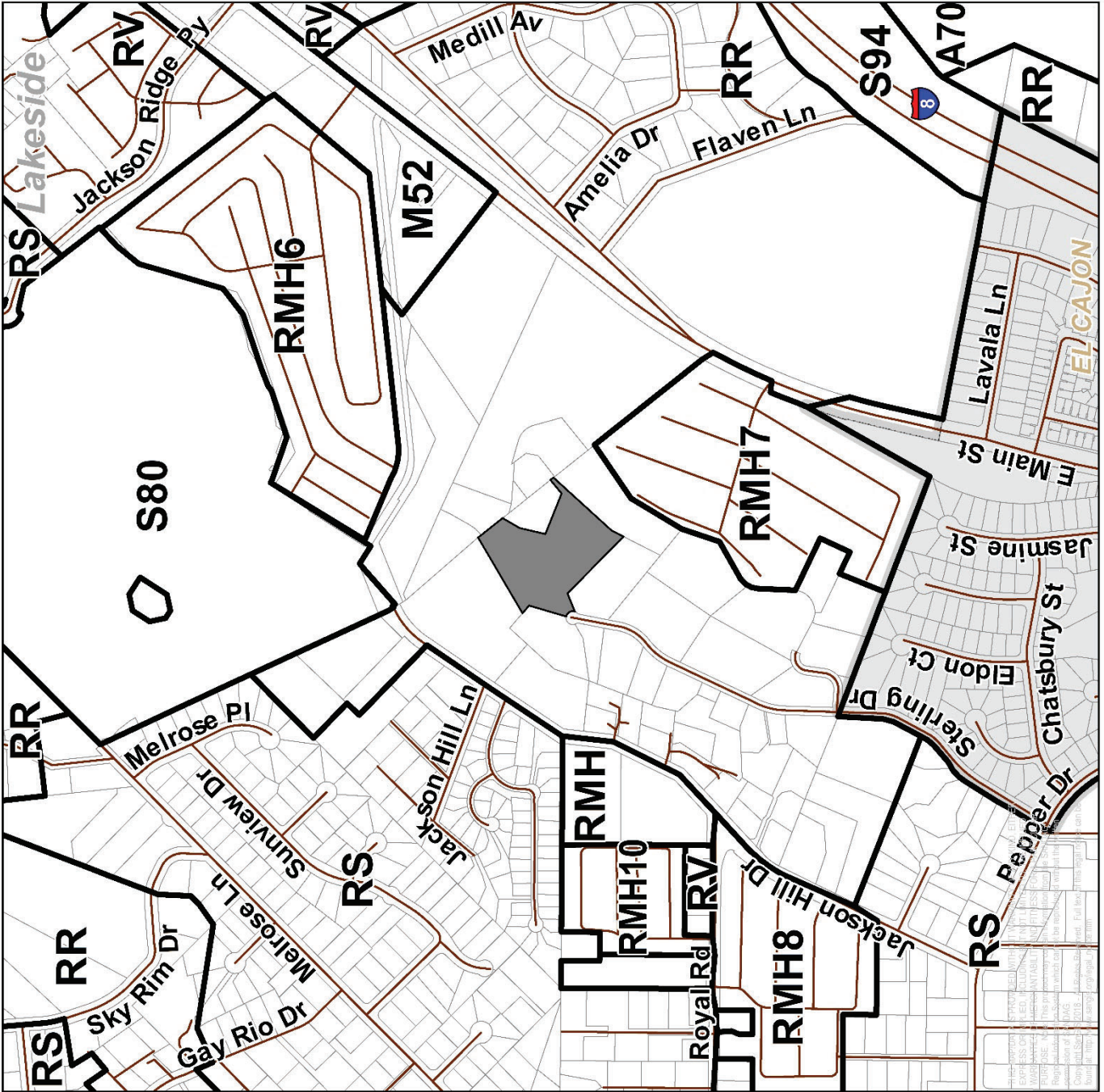
S80 - Open Space

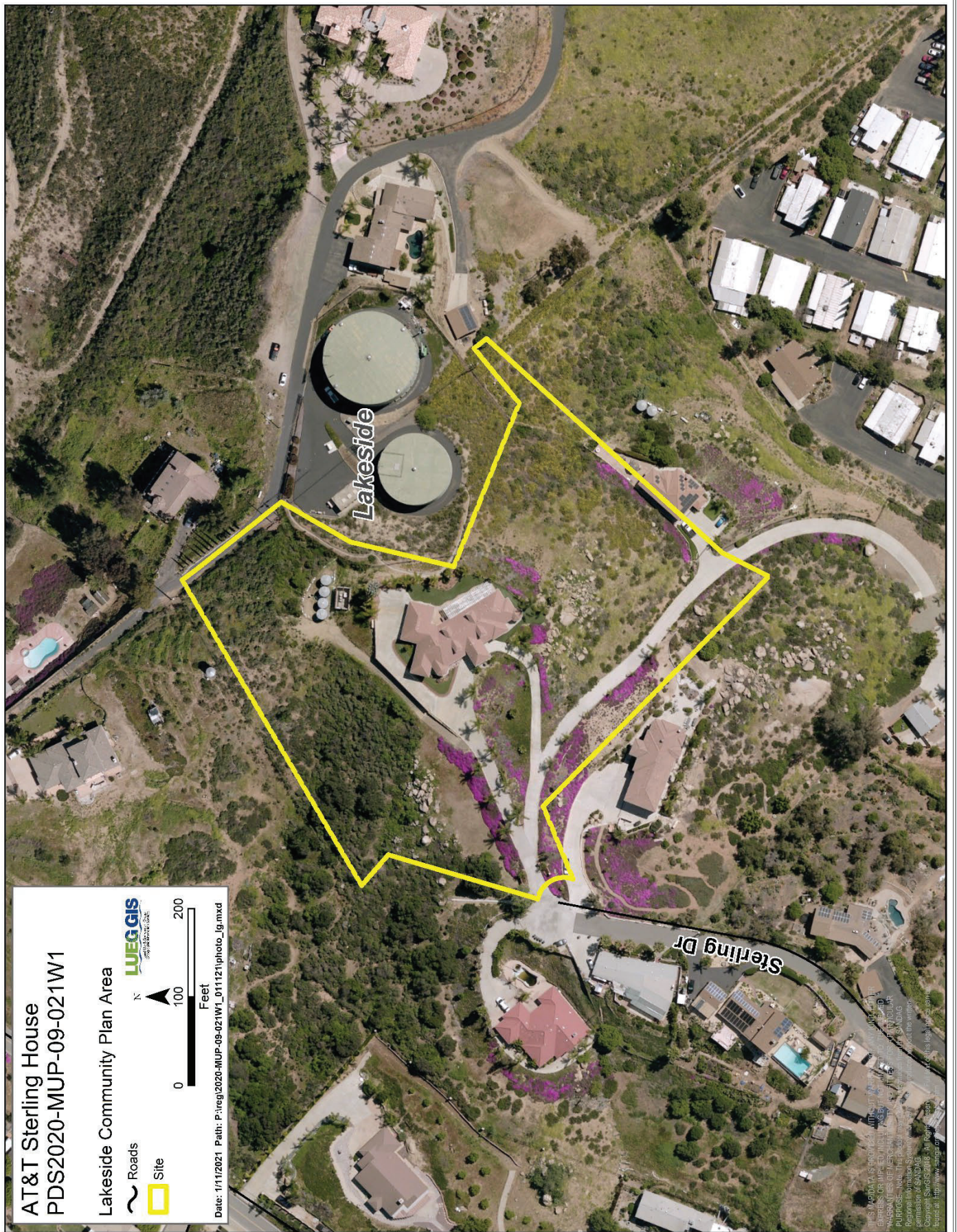
S94 - Transportation/Utility Corridor

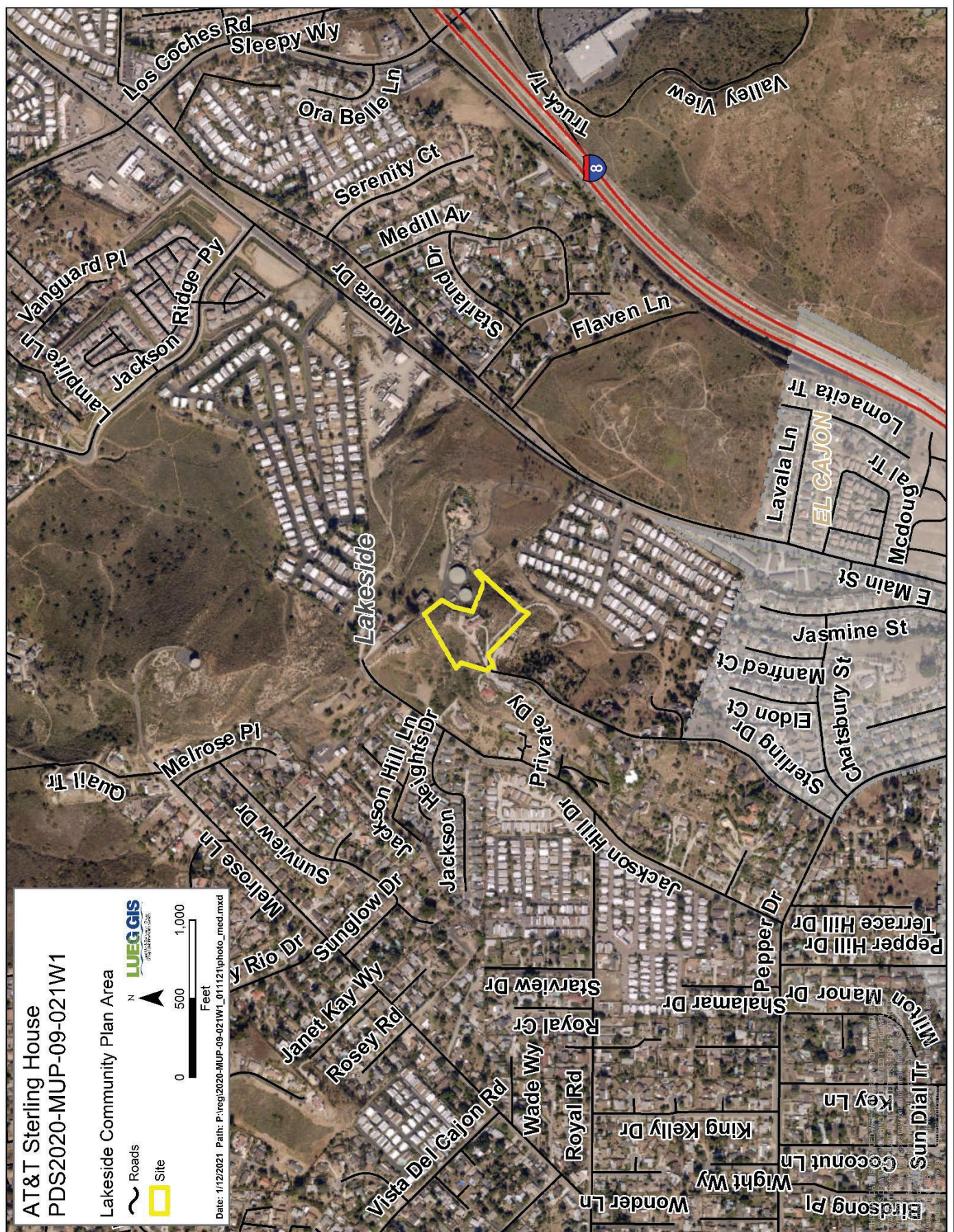


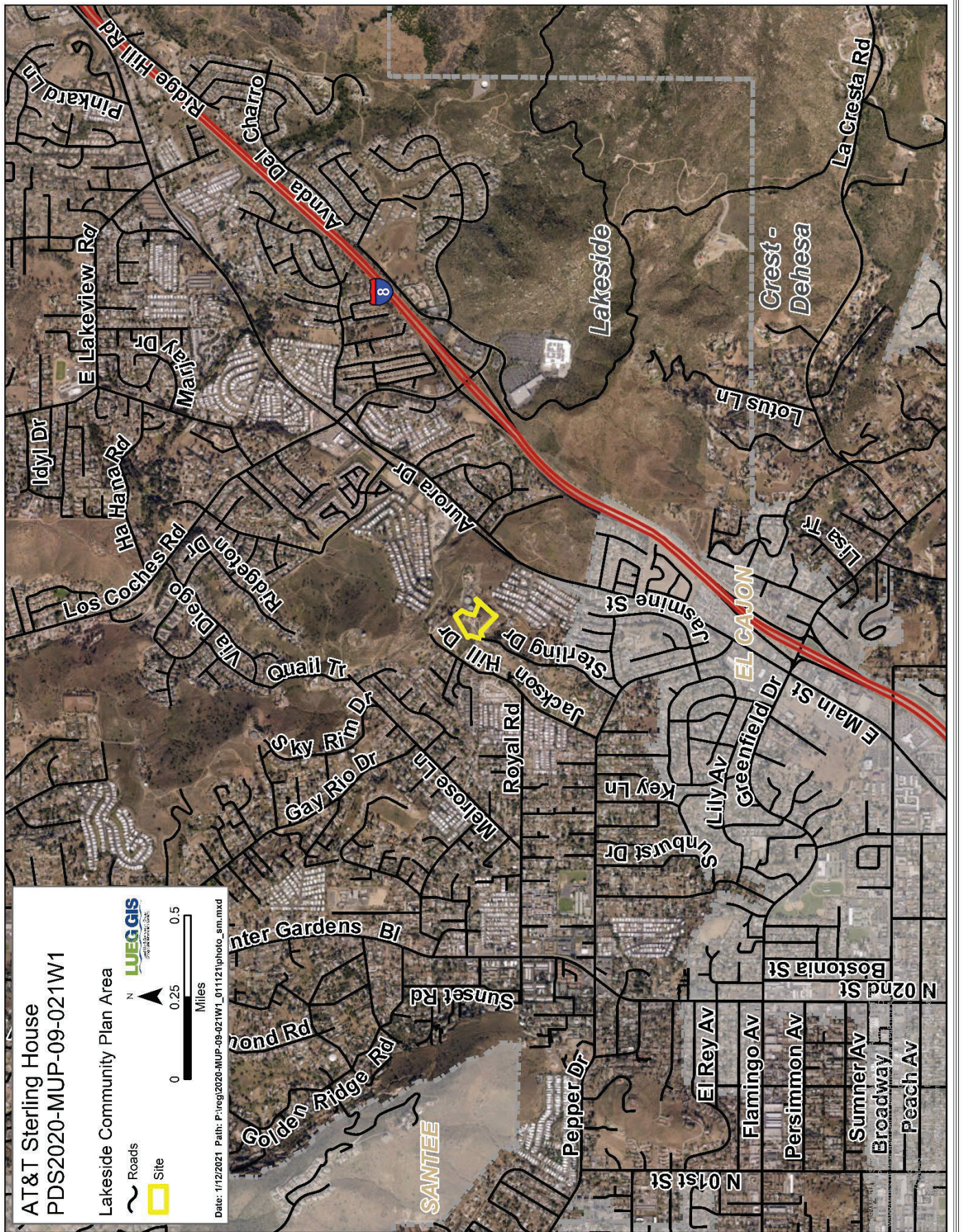
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COMMUNITY DEVELOPMENT

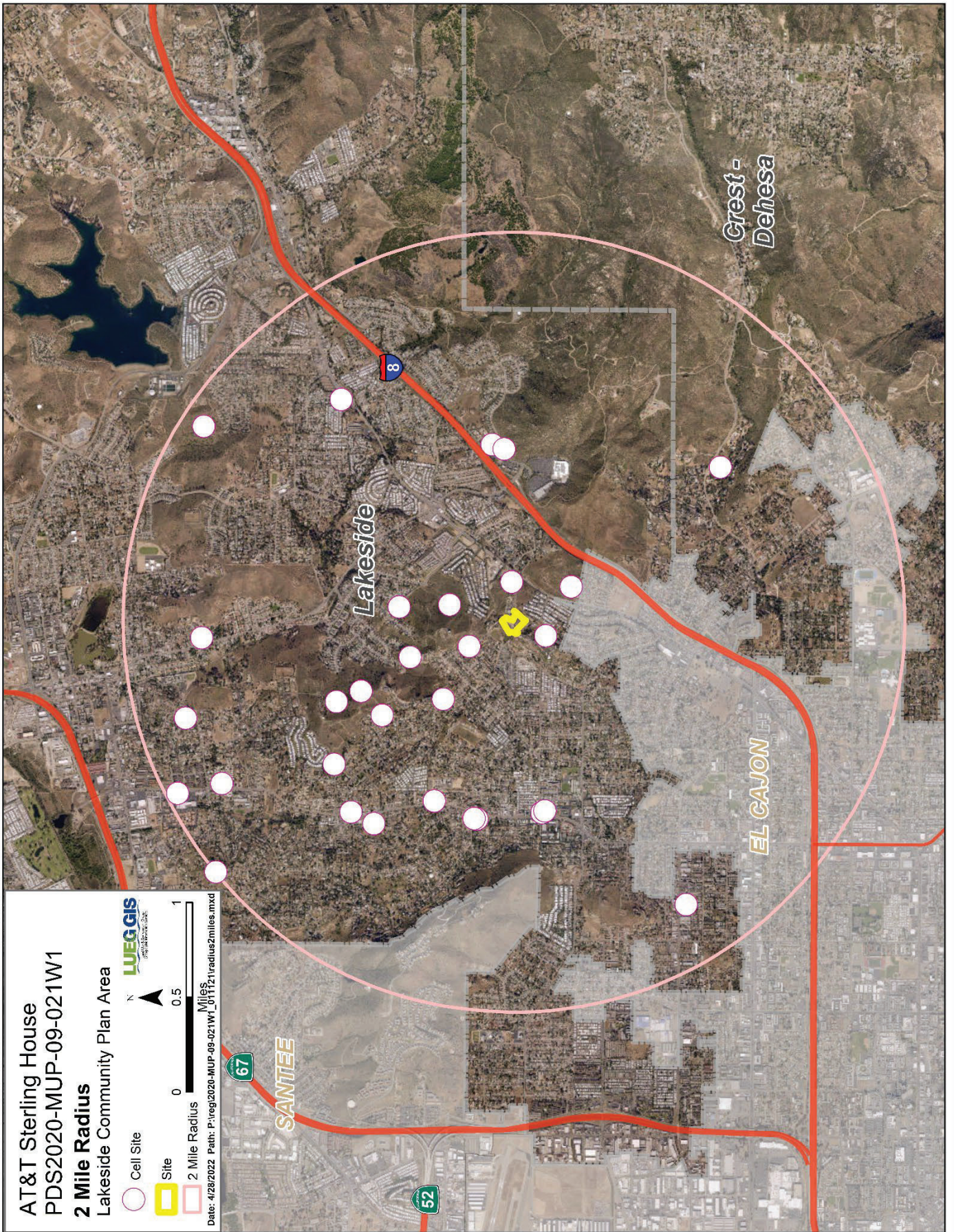
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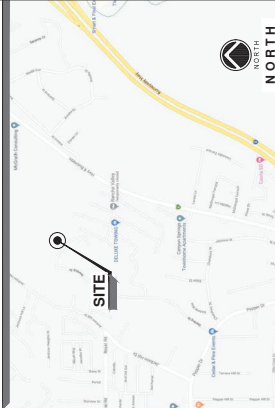
STERLING HOUSE

SD0596
5G NR RADIO
FA:10099944
8169 STERLING DRIVE
EL CAJON, CA 92021

DRAWING INDEX

T-1:	TITLE SHEET
GN-1:	GENERAL NOTES
GN-2:	GENERAL NOTES (CONT.)
RFS-1:	PHOTOSIMS
RFS-2:	PHOTOSIMS
RFS-3:	PHOTOSIMS
RFS-4:	PHOTOSIMS
RFS-5:	PHOTOSIMS
RFS-6:	PHOTOSIMS
A-1:	SITE PLAN & LOG
A-2:	ENLARGED SITE PLAN
A-3:	EQUIPMENT PLANS
A-4:	ANTENNA PLANS
A-5:	ELEVATIONS
A-6:	ELEVATIONS
A-7:	EQUIPMENT DETAILS
A-8:	EQUIPMENT DETAILS
E-1:	SINGLE LINE DIAGRAM & PANEL SCHEDULE
G-1:	GROUNDING PLAN
G-2:	GROUNDING DETAILS

VICINITY MAP



PROJECT TEAM

APPLICANT AGENT: NAME: AT&T WIRELESS ADDRESS: 1735 PACIFIC CENTER BLVD, SAN DIEGO, CA 92121 CONTACT: JORGE MELCHOR PHONE: (619) 291-1915 EMAIL: RPOLITO@at&t.com	ARCHITECT: NAME: MD7 ARCHITECTURE ADDRESS: 10500 WEST OCEAN AIR DRIVE, SUITE 300, SAN DIEGO, CA 92130 CONTACT: MARIO MARTINEZ PHONE: (619) 291-1915 EMAIL: NBRITT@md7.com
SITE ACQUISITION: NAME: MD7, LLC ADDRESS: 10500 WEST OCEAN AIR DRIVE, SUITE 300, SAN DIEGO, CA 92130 CONTACT: ROBERT POLITO PHONE: (619) 291-1915 EMAIL: RPOLITO@md7.com	ZONING: NAME: MD7, LLC ADDRESS: 10500 WEST OCEAN AIR DRIVE, SUITE 300, SAN DIEGO, CA 92130 CONTACT: ROBERT POLITO PHONE: (619) 291-1915 EMAIL: RPOLITO@md7.com
RF ENGINEER: NAME: AT&T ADDRESS: 5738 PACIFIC CENTER BLVD, SAN DIEGO, CA 92121 CONTACT: JORGE MELCHOR PHONE: (619) 291-1915 EMAIL: RPOLITO@at&t.com	ENGINEER: NAME: PNP ENGINEERING ADDRESS: 1971 IRVINE BLVD., STE 113, SAN DIEGO, CA 92106 CONTACT: JOSHUA KANG PHONE: (619) 351-5200 EMAIL: jpkang123@gmail.com

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 BE CONSIDERED A LOW VOLTAGE FACILITY. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

DRAWING SYMBOLS

	ELEVATION NUMBER
	SHEET NUMBER FOR DETAIL
	REVISION
	REGISTERED PROFESSIONAL ENGINEER

SITE INFORMATION

PROPERTY OWNER: ESAU FAMILY TRUST 8169 STERLING DRIVE EL CAJON, CA 92021	STRUCTURE HEIGHT: 27'-6"
PARCEL NUMBER: 400-650-56	LATITUDE (NAD 83): 32° 49' 35.69"
LONGITUDE (NAD 83): 116° 54' 58.67"	ZONING JURISDICTION: COUNTY OF SAN DIEGO
OTHER WIRELESS FACILITIES: SD0596	CONSTRUCTION TYPE: V-48
POWER COMPANY: AT&T	TELEPHONE COMPANY: AT&T

CODE COMPLIANCE

2019 CALIFORNIA BUILDING CODE	2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE	2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE	2019 CALIFORNIA PLUMBING CODE

NOTE:
48 HOURS PRIOR TO DIGGING, THE CONTRACTOR SHALL CONTACT THE UTILITIES COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.
Call before you dig.

PROJECT SUMMARY

CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, TOOLS, TRANSPORTATION, DRAWINGS AND SPECIFICATIONS AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS:
ALL NEW EQUIPMENT INDICATED IN DRAWINGS IS AN UNMANNED TRANSMISSION FACILITY FOR TELECOMMUNICATION CELLULAR SERVICES.
• REMOVE (3) EXISTING RISERS
• RELOCATE (3) EXISTING RISERS
• INSTALL (3) NEW AT&T PANEL ANTENNAS
• INSTALL (1) NEW BBU (6330 ON IE) PURCELL CABINET
• INSTALL (6) NEW POWER EXTEND CONVERTER
• INSTALL (1) NEW VERTV STD-48VDC NETSURE 512 POWER PLANT
• INSTALL (1) NEW EMERSON 200W HE 48V RECTIFIERS
• INSTALL (2) NEW EMERSON CA824-1500 CONVERTERS
THE SIZE, HEIGHT AND DIRECTION OF ANTENNAS SHALL BE ADJUSTED TO MEET THE SYSTEM REQUIREMENTS.

DRIVING DIRECTIONS

- FROM AT&T OFFICE:
1. HEAD SOUTH ON WEST PACIFIC CENTER BLVD TOWARD MCKELLAR CT
 2. TURN LEFT ONTO LISK BLVD
 3. TURN RIGHT ONTO PACIFIC CENTER BLVD
 4. CONTINUE ONTO SORRENTO VALLEY RD
 5. SLIGHT RIGHT ONTO INTERSTATE 805 S RAMP
 6. MERGE ONTO I-805 S
 7. TAKE EXIT 160B FOR STATE 52 E AND MERGE ONTO CA-52 E
 8. TAKE EXIT 160B FOR MAGNOLIA AVE
 9. TURN LEFT AT THE 1ST CROSS STREET ONTO PROSPECT AVE
 10. TURN LEFT ONTO PIPPER DR
 11. TURN LEFT ONTO PIPPER DR
 12. TURN LEFT ONTO PIPPER DR
 13. TURN LEFT ONTO PIPPER DR
 14. TURN LEFT ONTO PIPPER DR
 15. 8169 STERLING DR ON THE RIGHT SIDE

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 TMI	DATE:
CONSTRUCTION	DATE:
SITE ACQUISITION	DATE:
SITE OWNER	DATE:

CONFIDENTIAL AND PROPRIETARY

NOT FOR REUSE OUTSIDE TELECOMMUNICATION CLIENT WITHOUT WRITTEN PERMISSION.



PLANS PREPARED BY:

MD7

MD7, LLC
10500 West Ocean Air Dr., Suite 300
San Diego, CA 92130
858-964-7439

MD7 PROJECT NUMBER:

DRAWN BY:

CHECKED BY:

REV. BY/DATE:

DESCRIPTION:

1. 10/25/2021 90% CONSTRUCTION

2. 10/25/2021 90% CONSTRUCTION

3. 10/25/2021 90% CONSTRUCTION

4. 10/25/2021 90% CONSTRUCTION

5. 10/25/2021 90% CONSTRUCTION

6. 10/25/2021 90% CONSTRUCTION

7. 10/25/2021 90% CONSTRUCTION

8. 10/25/2021 90% CONSTRUCTION

9. 10/25/2021 90% CONSTRUCTION

10. 10/25/2021 100% CONSTRUCTION

11. 10/25/2021 100% CONSTRUCTION

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37. 10/25/2021 100% CONSTRUCTION

38. 10/25/2021 100% CONSTRUCTION

39. 10/25/2021 100% CONSTRUCTION



PLANS PREPARED BY:

MD7

MD7, LLC
10590 West Ocean Air Dr., Suite 300
San Diego, CA 92130
619.584.7439

MD7 PROJECT NUMBER:

DRAWN BY: JAD

CHECKED BY: JF

REV. BY DATE DESCRIPTION

1 10-18-2022 90% CONSTRUCTION

2 10-18-2022 90% CONSTRUCTION

3 11-03-2022 90% CONSTRUCTION

4 11-03-2022 90% CONSTRUCTION

5 11-03-2022 90% CONSTRUCTION

6 11-03-2022 90% CONSTRUCTION

7 11-03-2022 90% CONSTRUCTION

8 11-03-2022 90% CONSTRUCTION

9 11-03-2022 90% CONSTRUCTION

10 11-03-2022 90% CONSTRUCTION

10590 West Ocean Air Dr., Suite 300
San Diego, CA 92130
619.584.7439

MD7 PROJECT NUMBER:

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REV. BY DATE DESCRIPTION

1 10-18-2022 90% CONSTRUCTION

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6 11-03-2022 90% CONSTRUCTION

7 11-03-2022 90% CONSTRUCTION

8 11-03-2022 90% CONSTRUCTION

9 11-03-2022 90% CONSTRUCTION

10 11-03-2022 90% CONSTRUCTION

FOR SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
JOSHUA YU KANG
NO. C-3916
EXPIRATION DATE 04-30-2022
STATE OF CALIFORNIA

DATE: 04-13-2022

SITE INFORMATION:

SITE NAME:

STERLING HOUSE

SG NR RADIO

SITE NUMBER:
SD0596 - 10099944

SITE ADDRESS:
8189 STERLING DRIVE
EL CAJON, CA 92021

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-1

GENERAL NOTES:

- [illegible]

ELECTRICAL (UNLESS NOTED OTHERWISE):

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING, FILING, AND FEES IN CONJUNCTION WITH THE PROJECT.
2. ALL LABORER AND MATERIAL SHALL CONFORM TO ALL LOCAL, STATE, AND NATIONAL CODES, RULES, REGULATIONS AND STANDARDS.
3. ALL EQUIPMENT, WIRING, AND MATERIALS MUST HAVE A UL LABEL.
4. ALL WORK SHALL BE DONE BY QUALIFIED AND EXPERIENCED JOURNEYMEN AND PERFORMED IN A WORKMANLIKE MANNER AND SHALL PROCEED IN AN ORDERLY MANNER SO AS NOT TO HOLD UP THE PROGRESS OF THE PROJECT.
5. THOROUGHLY TEST ALL LINES, FEEDERS, EQUIPMENT, AND DEVICES WITH MAXIMUM LOADS TO ASSURE PROPER OPERATION.
6. CONDUITS AND FITTINGS FOR OUTSIDE APPLICATIONS SHALL BE RIGID OR NON-METALLIC UNLESS OTHERWISE NOTED.
7. ALL WIRES SHALL BE COPPER, USE OF ALUMINUM CONDUCTORS WILL NOT BE PERMITTED, SEE ALL LOCAL, STATE, AND NATIONAL CODES, AND LOCATIONS. USE PROPER SIZE CONDUITS UNDER LOCAL, STATE, AND NATIONAL CODES.
8. CONDUCTOR LENGTHS SHALL BE CONTINUOUS FROM TERMINATION TO TERMINATION WITHOUT SPICES.
9. PROVIDE PULL BOXES WHERE SHOWN AND WHERE REQUIRED BY CODES AND UTILITY COMPANIES.
10. ALL WIRES SHALL BE TAGGED AT ALL PULL BOXES, J-BOXES, EQUIPMENT BOXES, AND CABINETS WITH APPROVED PLASTIC TAGS.
11. ALL UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC. ALL SWEEPS OR BENDS, AND ABOVE-GROUND CONDUITS SHALL BE RIGID GALVANIZED STEEL OR PVC SCHEDULE 80. ALL ABOVE-GROUND OR UNDERGROUND CONDUITS SHALL BE INSTALLED TO THE DEPTHS SPECIFIED IN THE PROJECT SPECIFICATIONS. CONDUITS SHALL BE JOINTED TO THE DEPTHS SPECIFIED IN THE PROJECT SPECIFICATIONS.

GROUNDING (UNLESS NOTED OTHERWISE):

1. THE GROUNDING SYSTEM CONNECTIONS SHALL BE MADE WITH EXOT/HEAVY WELDS AND/OR MECHANICAL TWO-BOLT COMPRESSION CONNECTORS AS INDICATED ON PLANS. USE ONLY CLEAN STEEL SCREWS, BOLTS, WASHERS, AND NUTS FOR FASTENING.
2. STAINLESS SURFACES THROU-BORE AFTER APPLYING GROUND LUGS OR CLAMPS. IF SURFACE IS COATED, THE COATING MUST BE REMOVED DOWN TO THE BARE METAL. AFTER THE CLAMPING HAS BEEN REMOVED, APPLY A NON-CORROSIVE APPROVED COMPOUND TO THE COATING. IF IT SHALL BE PAINTED OR TOUCHED UP WITH COLD GALVANIZING PAINT SUCH AS GALVOX OR EQUAL.
3. ALL CLAMPS, SLEEVES, AND SUPPORTS USED TO SUPPORT OR CHAIN THE GROUNDING SYSTEM CONDUCTORS AND PVC CONDUITS SHALL BE PVC TYPE NONCONDUCTIVE. DO NOT USE METAL BRACKETS OR SUPPORTS THAT WOULD FORM A COMPLETE RING AROUND ANY GROUNDING CONDUCTOR.
4. ALL GROUNDING CONNECTIONS SHALL BE COATED WITH T&B XOPR SHIELD ANTI-CORROSIVE AGENT. NO SUBSTITUTIONS ARE PERMITTED. VERIFY THE PROTECTIVE ANTI-COMMUNICATION

PRODUCTS (UNLESS NOTED OTHERWISE):

1. GENERAL REQUIREMENTS: ALL MATERIALS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH CONTRACT DOCUMENTS AND STANDARD PRODUCTS OF THE VARIOUS MANUFACTURERS, WITH ALL MATERIALS AND EQUIPMENT TO BE NEW, CLEAN, UNDamAGED, AND FREE OF DEFECTS AND CORROSION.
2. ACCEPTABLE PRODUCTS: THE PRODUCT OF A SPECIFIED OR APPROVED MANUFACTURER WILL BE ACCEPTABLE ONLY WHEN THE PRODUCT COMPLIES WITH OR IS MODIFIED AS NECESSARY TO COMPLY WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.
3. COMMON ITEMS: WHERE MORE THAN ONE OF ANY SPECIFIC ITEM IS REQUIRED, ALL SHALL BE OF THE SAME TYPE AND MANUFACTURER.
4. IN LISTING, ALL MATERIALS AND EQUIPMENT SHALL BE UNIDENTIFIED LABORATORIES (UL) EQUIPMENT LABELED, WHERE UL STANDARDS DO LIST BIDDERS FOR SUCH MATERIALS OR EQUIPMENT.

EPOXY AND EXPANSION ANCHORS

- EPOXY OR EXPANSION ANCHORS SHALL NOT BE USED EXCEPT WHERE SPECIFICALLY SHOWN ON THE PLANS OR WHEN APPROVED IN ADVANCE BY THE STRUCTURAL ENGINEER.
- DRILLED HOLES SHALL BE PREPARED AND ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND THE CURRENT ICC REPORT.
- SPECIAL INSPECTION SHALL BE DONE IN ACCORDANCE WITH BUILDING CODE AND THE SPECIFIC INSPECTION REQUIREMENTS SET FORTH IN THE CURRENT ICC REPORT.
- ANCHOR RODS USED FOR EPOXY ANCHORS SHALL BE THE TYPE SPECIFIED IN THE REFERENCED ICC REPORT.
- THE ANCHOR SIZE AND EMBEDMENT SHALL BE AS INDICATED ON THE PLANS.
- WHERE PERMITTED, EPOXY ANCHORS SHALL BE COMPLETED WITH THE FOLLOWING ALLOWED PRODUCT(S):
- HL HIT-HY 207 (ICC ESR-2027), LARR-257091, CONCRETE ONLY
- HL HIT-HY 201 (ICC ESR-443), MASONRY & BRICK WALL
- WHERE PERMITTED, THE FOLLOWING EXPANSION ANCHORS MAY BE USED:
- SMITHSON STONG-BOLT (ICC ESR-1771, LARR-25705), CONCRETE ONLY
- HL HIT Kwik-Bolt 3 (ICC ESR-1386, LARR-25577) GROUT FILLED MASONRY ONLY
- HL HIT Kwik-Bolt 3 (ICC ESR-1386, LARR-24662) GROUT FILLED MASONRY ONLY

FLASHING AND SHEET METAL

1. ALL FLASHING, COUNTER FLASHING, COPING AND ALL OTHER SHEET METAL SHALL BE OF NOT LESS THAN NO. 26 U.S. GAUGE CORPUS-RESISTANT METAL UNO. ALL METAL MUST BE GALVANIZED AFTER FABRICATION.
2. FLASH AND COUNTER FLASH AT ALL ROOF TO WALL CONDITIONS. G1, FLASH AND GULK WOOD BEAMS AND OUTCROPPERS PROJECTING THROUGH EXTERIOR WALLS OR ROOF SURFACES.
3. FLASH ALL EXTERIOR OPENINGS WITH APPROVED WATERPROOFING, WHICH CONFORMS TO THE STANDARDS AND SPECIFICATIONS.
4. CONFORM TO ALL CITY, STATE AND FEDERAL REQUIREMENTS FOR FLASHING AND MAKE WATER TIGHT USING MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS.
5. CONTRACTOR SHALL OBTAIN DETAILED CLARIFICATION FOR SITE SPECIFIC CONDITIONS FROM ARCHITECT. CONTRACTOR SHALL PROVIDE A DETAILED DIAGRAMMATIC OUTLINE ONLY. UNLESS NOTIFIED OTHERWISE, CONTRACTOR IS INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY.

STRUCTURAL STEEL

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, 16th EDITION, WHICH INCLUDES THE LATEST REVISIONS OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL DESIGN, PRACTICE AND AINS STRUCTURAL WELDING CODE IDENTIFY AND MARK STEEL PER SRC 2203.
 2. STRUCTURAL STEEL SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER/ ARCHITECT PRIOR TO FABRICATION.
 3. GROUTING OF COLUMN BASE PLATES, BASE PLATES SHALL BE DRY-CAST OR GROUTED WITH NON-SHRINK, NON-PERFOROUS GROUT. MINIMUM COMPRESSIVE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS. ALL SURFACES SHALL BE PROPERLY CLEANED OF FOREIGN MATERIAL PRIOR TO GROUTING.
 4. ALL EXPOSED WELDS SHALL BE FILLED AND GROUND SMOOTH WHERE METAL COULD COME IN CONTACT WITH THE PUBLIC.
 5. NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THRU STRUCTURAL MEMBERS. ALL HOLES SHALL BE CUT BY MEANS OF A TORCH CUTTING PROCESS. ALL HOLES SHALL BE STANDARD HOLES UNLESS OTHERWISE NOTED. NO CUTTING OR BURNING OF STRUCTURAL STEEL SHALL BE PERMITTED WITHOUT PRIOR CONSENT OF THIS ENGINEER. HOLES IN STEEL SHALL BE CUT BY MEANS OF A TORCH CUTTING PROCESS. ALL HOLES SHALL BE GROUND SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.
 6. WELDING. CONFORM TO AISC D11.1. WELDERS SHALL BE CERTIFIED.
 7. BOLTING. ASTM A508 BOLTS SHALL BE INSTALLED "TIGHT TIGHT" PER AISC SECTION RC302 8(c). ALL FASTENERS SHALL BE SUBJECT TO INSPECTION BY SECTION 5 (b).
 8. FABRICATION. CONFORM TO AISC SPECIFICATION SECTION 5. FABRICATION, AND AISC CODE SEC 6.9 SHALL BE USED TO DETERMINE THE QUALITY OF THE FABRICATION. ALL FABRICATIONS APPROVED BY THE BUILDING OFFICIAL.
 9. GALVANIZING. ALL EXPOSED STEEL, OUTSIDE THE BUILDING ENVELOPE SHALL BE HOT-DIPPED GALVANIZED. APPLY FIELD TOUCH-UPS PER ASTM A183.
 10. ALL FRAMING CONNECTORS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, POST BASES, FRAMING CARS, HANGERS AND OTHER MISCELLANEOUS STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUAL.
 11. ALL STRUCTURAL STEEL EXPOSED TO EARTH SHALL HAVE 3" CONCRETE COVER.
- MATERIALS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

- | | |
|------------------------------|---|
| ANCHOR BOLTS/RODS: | ASTM F1554, GRADE 36 |
| BARS & PLATES: | ASTM A36 |
| BOLTS IN WOOD: | ASTM A307 |
| BOLTS - HIGH STRENGTH: | ASTM A325 OR A327N |
| C-, M- AND ANGLE SHAPES: | ASTM A36 |
| DEFORMED WELDED WIRE FABRIC: | ASTM A497 |
| GROUP: | EMBEDCO OR EQUIVALENT |
| OTHER STRUCTURAL SHAPES: | ASTM A36 |
| REINFORCING BARS (WELDED): | ASTM A766, GRADE 60, DEFOR. |
| REINFORCING BARS (REGULAR): | ASTM A176, GRADE 60, DEFOR. |
| SMOOTH WELDED WIRE FABRIC: | ASTM A185 |
| STEEL GRATING: | ANSI/AISC/MRG 531-00 |
| STEEL PIPE: | ASTM A53, GRADE B |
| THE WIRE: | 16.5 GAUGE OR HEAVIER, BLACK |
| TUBE STEEL & PIPE COLUMNS: | ASTM A500, GRADE B |
| W - SHAPES: | ASTM A992, GRADE 50 |
| WELDING ELECTRODES: | E70XX FOR STRUCTURAL STEEL
E70XX FOR REINFORCING BARS
E70XX FOR STEEL TUBES |

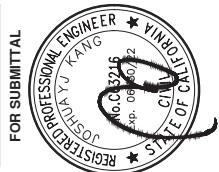
ANCHOR BOLTS/RODS:

- | | |
|------------------------------|----------------------|
| BARS & PLATES: | ASTM A36 |
| BOLTS IN WOOD: | ASTM A307 |
| BOLTS - HIGH STRENGTH: | ASTM A325SC OR A325N |
| C, M, AND ANGLE SHAPES: | ASTM A36 |
| DEFORMED WELDED WIRE FABRIC: | ASTM A497 |

GROUT:

- | | |
|----------------------------|---|
| OTHER STRUCTURAL SHAPES: | ASTM A36 |
| REINFORCING BARS (WELDED): | ASTM A706, GRADE 60, DEFORMED BARS |
| REINFORCING BARS (WELDED): | ASTM A706, GRADE 60, DEFORMED BARS |
| SMOOTH WELDED WIRE FABRIC: | ASTM A195 |
| STEEL GRATING: | ASTM/AISC MBG 531-100 |
| STEEL PIPE: | ASTM A53, GRADE B |
| TIE WIRE: | 10.5 GAGE OR HEAVIER, BLACK ANNEALED |
| TUBE STEEL & PIPE COLUMNS: | ASTM A500, GRADE B |
| W - SHAPES: | ASTM A992, GRADE 50 |
| WELDING ELECTRODES: | ET0X FOR STRUCTURAL STEEL
ET0X FOR REINFORCING BARS
ET0X FOR WELDED WIRE FABRIC
ET0X FOR STEEL GRATING
ET0X FOR STEEL PIPE
ET0X FOR TUBE STEEL & PIPE COLUMNS
ET0X FOR W - SHAPES |

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FOR SUBMITTAL

DATE: 04-13-2022

SITE INFORMATION:

SITE NAME:
STERLING HOUSE

5G NR RADIO
SITE NUMBER:
SD0596 - 10099944
SITE ADDRESS:
8169 STERLING DRIVE
EL CAJON, CA 92021
SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-1



PLANS PREPARED BY:

MD7

MD7 LLC
10590 West Ocean Al. Dr., Suite 300
San Diego, CA 92130
858-964-7439

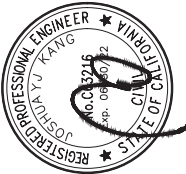
MD7 PROJECT NUMBER:

REV.	BY	DATE	DESCRIPTION
0	JLD	10-05-2021	90% CONSTRUCTION
1	MD	10-05-2021	90% CONSTRUCTION
2	MD	10-05-2021	90% CONSTRUCTION
3	MD	10-05-2021	90% CONSTRUCTION
4	MD	10-05-2021	90% CONSTRUCTION
5	MD	10-05-2021	90% CONSTRUCTION
6	MD	10-05-2021	90% CONSTRUCTION
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17	MD	10-05-2021	100% CONSTRUCTION
18	MD	10-05-2021	100% CONSTRUCTION
19	MD	10-05-2021	100% CONSTRUCTION
20	MD	10-05-2021	100% CONSTRUCTION

MD7 PROJECT NUMBER:

FOR SUBMITTAL



DATE: 04-13-2022

SITE INFORMATION

SITE NAME: **STERLING HOUSE**

5G NR RADIO

SITE NUMBER: **SD0596 - 10099944**

SITE ADDRESS:
8150 CALIFORNIA BLVD
EL CAJON, CA 92021

SHEET TITLE:

GENERAL NOTES
(CONT.)

SHEET NUMBER:

GN-2

GOVERNING CODE: 2019 CALIFORNIA BUILDING CODE

1. NEW DEAD LOADS (EQUIPMENT)

CABINETS = VARIES. SEE REVISED 90% CD SET, REV. 10," DATED 04/13/2022 BY MD7.

2. MINIMUM LIVE LOADS

NOT APPLICABLE =

3. SNOW LOADS

NOT APPLICABLE =

4. WIND LOADS

A. BASIC WIND SPEED = 98 MPH

B. EXPOSURE CATEGORY = B

C. WIND EXPOSURE CATEGORY = C FOR MAIN WINDFORCE-RESISTING SYSTEM

D. ENCL. EFFECT FACTOR = 0.85

E. ENCL. EFFECT FACTOR = 0.85

F. EQUIPMENT COEFFICIENT = 0.85

G. EQUIPMENT COEFFICIENT = 0.85

H. EQUIPMENT COEFFICIENT = 0.85

I. EQUIPMENT COEFFICIENT = 0.85

J. EQUIPMENT COEFFICIENT = 0.85

K. EQUIPMENT COEFFICIENT = 0.85

L. EQUIPMENT COEFFICIENT = 0.85

M. EQUIPMENT COEFFICIENT = 0.85

N. EQUIPMENT COEFFICIENT = 0.85

O. EQUIPMENT COEFFICIENT = 0.85

P. EQUIPMENT COEFFICIENT = 0.85

Q. EQUIPMENT COEFFICIENT = 0.85

R. EQUIPMENT COEFFICIENT = 0.85

S. EQUIPMENT COEFFICIENT = 0.85

T. EQUIPMENT COEFFICIENT = 0.85

U. EQUIPMENT COEFFICIENT = 0.85

V. EQUIPMENT COEFFICIENT = 0.85

W. EQUIPMENT COEFFICIENT = 0.85

X. EQUIPMENT COEFFICIENT = 0.85

Y. EQUIPMENT COEFFICIENT = 0.85

Z. EQUIPMENT COEFFICIENT = 0.85

AA. EQUIPMENT COEFFICIENT = 0.85

AB. EQUIPMENT COEFFICIENT = 0.85

AC. EQUIPMENT COEFFICIENT = 0.85

AD. EQUIPMENT COEFFICIENT = 0.85

AE. EQUIPMENT COEFFICIENT = 0.85

AF. EQUIPMENT COEFFICIENT = 0.85

AG. EQUIPMENT COEFFICIENT = 0.85

AH. EQUIPMENT COEFFICIENT = 0.85

AI. EQUIPMENT COEFFICIENT = 0.85

AJ. EQUIPMENT COEFFICIENT = 0.85

AK. EQUIPMENT COEFFICIENT = 0.85

AL. EQUIPMENT COEFFICIENT = 0.85

AM. EQUIPMENT COEFFICIENT = 0.85

AN. EQUIPMENT COEFFICIENT = 0.85

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AP. EQUIPMENT COEFFICIENT = 0.85

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FRAMING

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MINIMUM GRADES:

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PLANS PREPARED BY:

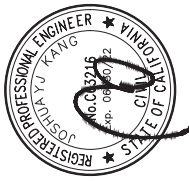
MD7

MD7 LLC
10550 West Ocean Ave, Suite 300
San Diego, CA 92130
858-964-7439

MD7 PROJECT NUMBER:

REV	DATE	DESCRIPTION
0	12-12-2021	90% CONSTRUCTION
1	12-12-2021	90% CONSTRUCTION
2	12-12-2021	90% CONSTRUCTION
3	12-12-2021	90% CONSTRUCTION
4	12-12-2021	90% CONSTRUCTION
5	12-12-2021	90% CONSTRUCTION
6	12-12-2021	90% CONSTRUCTION
7	12-12-2021	90% CONSTRUCTION
8	12-12-2021	90% CONSTRUCTION
9	12-12-2021	90% CONSTRUCTION
10	12-12-2021	100% CONSTRUCTION

FOR SUBMITTAL



DATE: 04-13-2022

SITE INFORMATION:

SITE NAME:

STERLING HOUSE

5G NR RADIO

SITE NUMBER:

SD0596 - 10099944

SITE ADDRESS:

8169 STERLING DRIVE
EL CAJON, CA 92021

SHEET TITLE:

PHOTOSIMS

SHEET NUMBER:

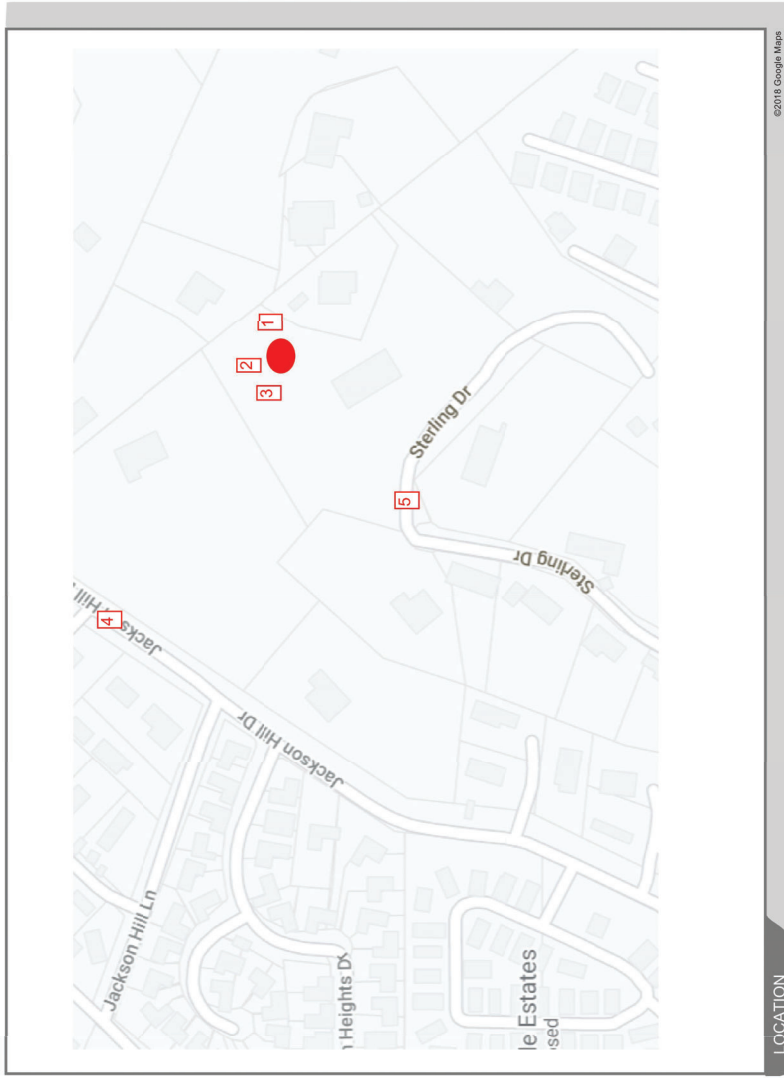
RFS-1

Sterling House | SD0596

8169 Sterling Drive, El Cajon, CA 92021

MD7

Map



LOCATION

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





PLANS PREPARED BY:

MDZ

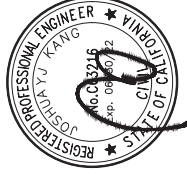
MD7, LLC
10590 West Ocean Air Dr., Suite 300
San Diego, CA 92130
858-964-7439

Md7 PROJECT NUMBER

DRAWN BY:	CHE
	AF

REV	BY	DATE	DESCRIPTION
0	JLD	05-03-2020	90% CONSTRUCTION
1	NC	09-16-2020	90% CONSTRUCTION
2	NC	10-28-2020	90% CONSTRUCTION
3	NC	11-03-2020	90% CONSTRUCTION
4	NC	11-05-2020	90% CONSTRUCTION
5	NC	03-19-2021	90% CONSTRUCTION
6	NC	07-02-2021	90% CONSTRUCTION
7	NC	07-13-2021	90% CONSTRUCTION
8	NC	07-20-2021	90% CONSTRUCTION
9	NC	07-22-2021	90% CONSTRUCTION
10	MAC	04-15-2022	100% CONSTRUCTION

FOR SUBMITTAL



DATE: 04-13-2022

SITE INFORMATION:

SITE NAME:
STERLING HOUSE

5G NR RADIO

SITE NUMBER:
SD0596 - 10099944

SITE ADDRESS:

8169 STERLING DRIVE

EL CAJON, CA 92021

PHOTOSIMS

SHEET NUMBER:

RF-S-3

Sterling House | SD0596

8169 Sterling Drive, El Cajon, CA 92021

MDR

No visible change



VIEW 2

©2018 Google Maps

10

PHOTOSIMS

SHEET NUMBER:



PLANS PREPARED BY:

MD7

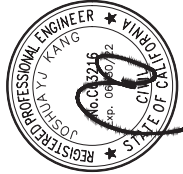
MD7 LLC
10590 West Ocean Ave. Dr. Suite 300
San Diego, CA 92130
858-364-7439

MD7 PROJECT NUMBER:

DATE	DRAWN BY:	CHECKED BY:	REV.	DATE	DESCRIPTION
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1	MD		2	10-05-2021	90% CONSTRUCTION
2	MD		3	10-05-2021	90% CONSTRUCTION
3	MD		4	10-05-2021	90% CONSTRUCTION
4	MD		5	10-05-2021	90% CONSTRUCTION
5	MD		6	10-05-2021	90% CONSTRUCTION
6	MD		7	10-05-2021	90% CONSTRUCTION
7	MD		8	10-05-2021	90% CONSTRUCTION
8	MD		9	10-05-2021	90% CONSTRUCTION
9	MD		10	10-05-2021	100% CONSTRUCTION

3 - 28

FOR SUBMITTAL



DATE: 04-13-2022

SITE INFORMATION:

SITE NAME:
STERLING HOUSE

SG NR RADIO
SITE NUMBER:
SD0596 - 10099944

SITE ADDRESS:

8169 Sterling Drive

El Cajon, CA 92021

SHEET TITLE:

PHOTOSIMS

SHEET NUMBER:

RFS-4

Sterling House | SD0596

8169 Sterling Drive, El Cajon, CA 92021

MD7

VIEW 3

No visible change





PLANS PREPARED BY:

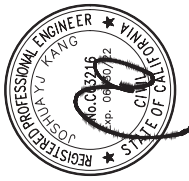
MD7

MD7 LLC
10550 West Ocean Ave. Suite 300
San Diego, CA 92130
858-964-7439

MD7 PROJECT NUMBER:

REV.	BY	DATE	DESCRIPTION
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1	MD	10-05-2021	90% CONSTRUCTION
2	MD	10-05-2021	90% CONSTRUCTION
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4	MD	11-05-2021	90% CONSTRUCTION
5	MD	12-15-2021	90% CONSTRUCTION
6	MD	12-15-2021	90% CONSTRUCTION
7	MD	12-15-2021	90% CONSTRUCTION
8	MD	12-15-2021	90% CONSTRUCTION
9	MD	12-15-2021	90% CONSTRUCTION
10	MD	12-15-2021	100% CONSTRUCTION

FOR SUBMITTAL



DATE: 04-13-2022

SITE INFORMATION:

SITE NAME:

STERLING HOUSE

SG NR RADIO

SITE NUMBER:

SD0596 - 10099944

SITE ADDRESS:

8169 STERLING DRIVE
EL CAJON, CA 92021

SHEET TITLE:

PHOTOSIMS

SHEET NUMBER:

RFS-5

Sterling House | SD0596

8169 Sterling Drive, El Cajon, CA 92021

MD7

VIEW 4

No visible change



VIEW 1

©2018 Google Maps





PLANS PREPARED BY:

MD7
MD7 LLC
10590 West Ocean Ave, Suite 300
San Diego, CA 92130
858-364-7439

MD7 PROJECT NUMBER:	
MD7	
0	1-05-2021 80% CONSTRUCTION
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100	1-05-2021 80% CONSTRUCTION



DATE: 04-13-2022

SITE NAME:

STERLING HOUSE

SG NR RADIO

SD0596 - 10099944

SITE ADDRESS:

8169 STERLING DRIVE
EL CAJON, CA 92021

SHEET TITLE:

PHOTOSIMS

SHEET NUMBER:

RFS-6

MD7

VIEW 5

Sterling House | SD0596

8169 Sterling Drive, El Cajon, CA 92021



VIEW 1

No visible change

[illegible]

GENERAL NOTES

THIS IS NOT A SITE SURVEY.
THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED AT THE
PROPERTY LOCATED ON THE ADJACENT MAP SHEET(S). THESE DRAWINGS
VERIFY ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND CONDUIT RUNS,
ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET
APPROXIMATE. REFER TO LAND SURVEY FOR COMPLETE SITE INFORMATION.

UNDERGROUND UTILITIES:
EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR TO
LOCATE AND PROTECT ALL EXISTING UNDERGROUND UTILITIES DURING
CONSTRUCTION.

CONTRACTOR NOTES:

1. REPAIR ALL DAMAGE RESULTING FROM
CONSTRUCTION BACK TO PRE-CONSTRUCTION CONDITION AT
COMPLETION OF WORK.
2. CONTRACTOR SHALL COORDINATE SITE ACCESS TIMES AND EQUIPMENT
STAGING LOCATIONS WITH LANDLORD.

March 14, 1992

To:
MOT, LLC
15000 W. Center Ave., Suite 300
San Diego, CA 92130
Attn: Mr. Robert J. Green
rjgreen@att.net

From:
Changping Chou, Tim and Huan Wei
8169 Sterling House
San Diego, CA 92121

Re: Order Authorization for Modification of Existing Cell Site
Sterling House
Site Address: 8169 Sterling House, San Diego, CA 92021

Dear MOT:

Changping Chou, Tim and Huan Wei hereby certify that they are the legal owners of record of the above referenced cell site, and that they are the legal owners of the rights and interests in the above referenced cell site. We hereby authorize MOT, LLC, as agent for AT&T, to file for and use and building permits, licenses, for modifications to AT&T's cell site located at the Property.

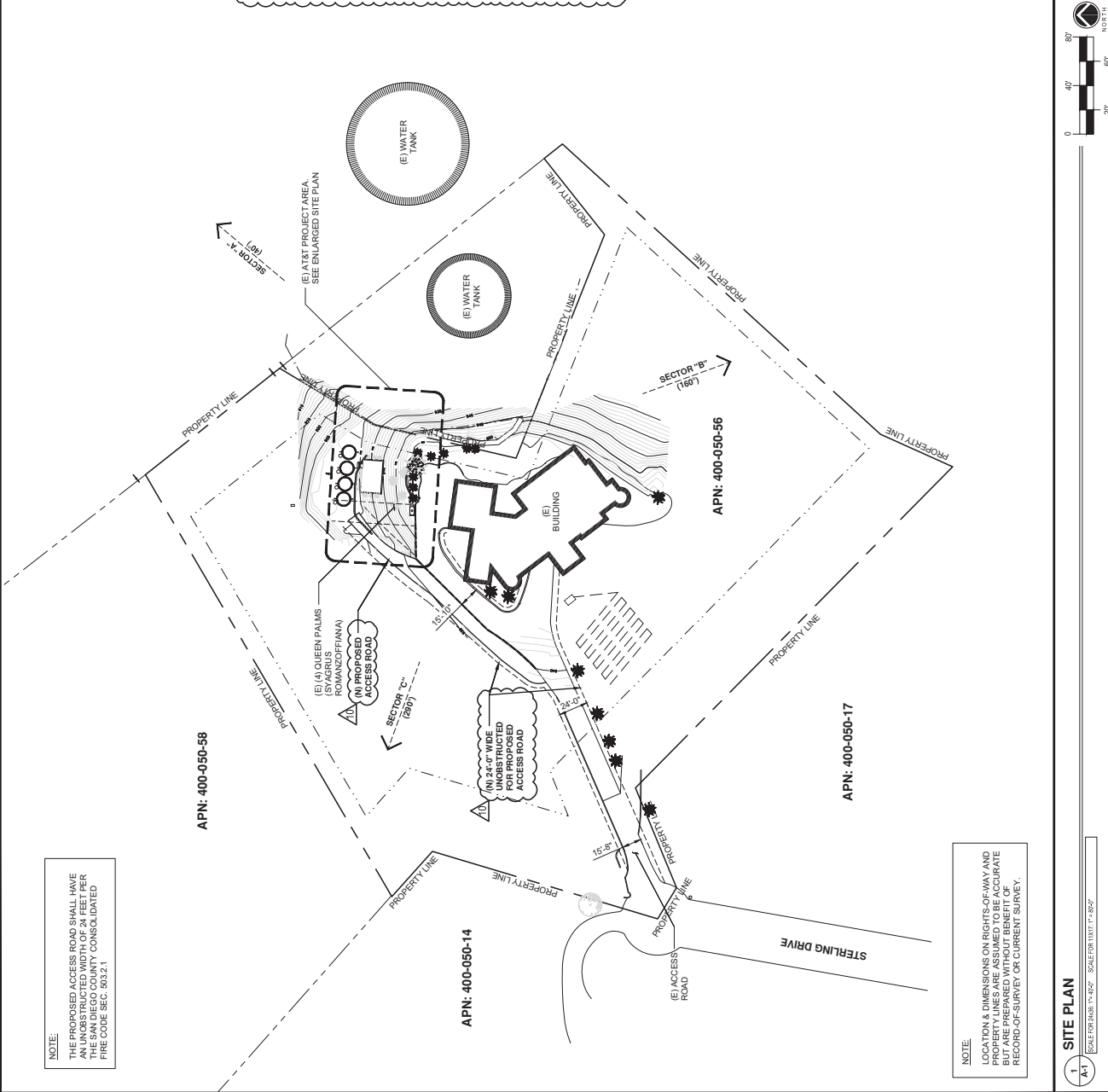
The work to be completed pursuant to this Authorization is reflected in the construction documents attached hereto. We hereby authorize MOT, LLC, as agent for AT&T, to execute all the necessary agreements and documents required to complete the work. We hereby authorize MOT, LLC, as agent for AT&T, to execute all the necessary agreements and documents required to complete the work. We hereby authorize MOT, LLC, as agent for AT&T, to execute all the necessary agreements and documents required to complete the work.

The work to be performed pursuant to this Authorization is reflected in the construction documents attached hereto. We hereby authorize MOT, LLC, as agent for AT&T, to execute all the necessary agreements and documents required to complete the work. We hereby authorize MOT, LLC, as agent for AT&T, to execute all the necessary agreements and documents required to complete the work.

AT&T's rights and preferences in the agreements and documents governing or relating to this work.

Changping Chou 3/17/1992
Changping Chou, Tim
8169 Sterling House
San Diego, CA 92121

LETTER OF AUTHORIZATION



LEGEND

— — — — — PROPERTY LINE
— — — — — ROAD CENTERLINE

SITE PLAN

A-1

SCALE FOR 24x36: 1"= 40'-0" SCALE FOR 11x17: 1"= 80'-0"



PLANS PREPARED BY:

MD7

MD7 LLC
10590 West Ocean Ave., Suite 300
San Diego, CA 92130
858-964-7439

MD7 PROJECT NUMBER:

DRAWN BY:

CHECKED BY:

REV./BY/DATE: DESCRIPTION:

0 JLD 12-05-2021 90% CONSTRUCTION

1 MDC 12-05-2021 90% CONSTRUCTION

2 MDC 12-05-2021 90% CONSTRUCTION

3 MDC 12-05-2021 90% CONSTRUCTION

4 MDC 12-05-2021 90% CONSTRUCTION

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6 MDC 12-05-2021 90% CONSTRUCTION

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37 MDC 12-05-2021 100% CONSTRUCTION

38 MDC 12-05-2021 100% CONSTRUCTION

39 MDC 12-05-2021 100% CONSTRUCTION

40 MDC 12-05-2021 100% CONSTRUCTION

41 MDC 12-05-2021 100% CONSTRUCTION

42 MDC 12-05-2021 100% CONSTRUCTION

43 MDC 12-05-2021 100% CONSTRUCTION

44 MDC 12-05-2021 100% CONSTRUCTION

45 MDC 12-05-2021 100% CONSTRUCTION

46 MDC 12-05-2021 100% CONSTRUCTION

47 MDC 12-05-2021 100% CONSTRUCTION

48 MDC 12-05-2021 100% CONSTRUCTION

49 MDC 12-05-2021 100% CONSTRUCTION

50 MDC 12-05-2021 100% CONSTRUCTION

51 MDC 12-05-2021 100% CONSTRUCTION

52 MDC 12-05-2021 100% CONSTRUCTION

53 MDC 12-05-2021 100% CONSTRUCTION

54 MDC 12-05-2021 100% CONSTRUCTION

55 MDC 12-05-2021 100% CONSTRUCTION

56 MDC 12-05-2021 100% CONSTRUCTION

57 MDC 12-05-2021 100% CONSTRUCTION

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59 MDC 12-05-2021 100% CONSTRUCTION

60 MDC 12-05-2021 100% CONSTRUCTION

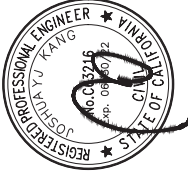
61 MDC 12-05-2021 100% CONSTRUCTION

62 MDC 12-05-2021 100% CONSTRUCTION

63 MDC 12-05-2021 100% CONSTRUCTION

64 MDC 12-05-2021 100% CONSTRUCTION

FOR SUBMITTAL



DATE: 04-13-2022

SITE INFORMATION:

SITE NAME:

STERLING HOUSE

5G NR RADIO

SITE NUMBER:

SD0596 - 10099944

SITE ADDRESS:

8550 CANTON ROAD

EL CAJON, CA 92021

SHEET TITLE:

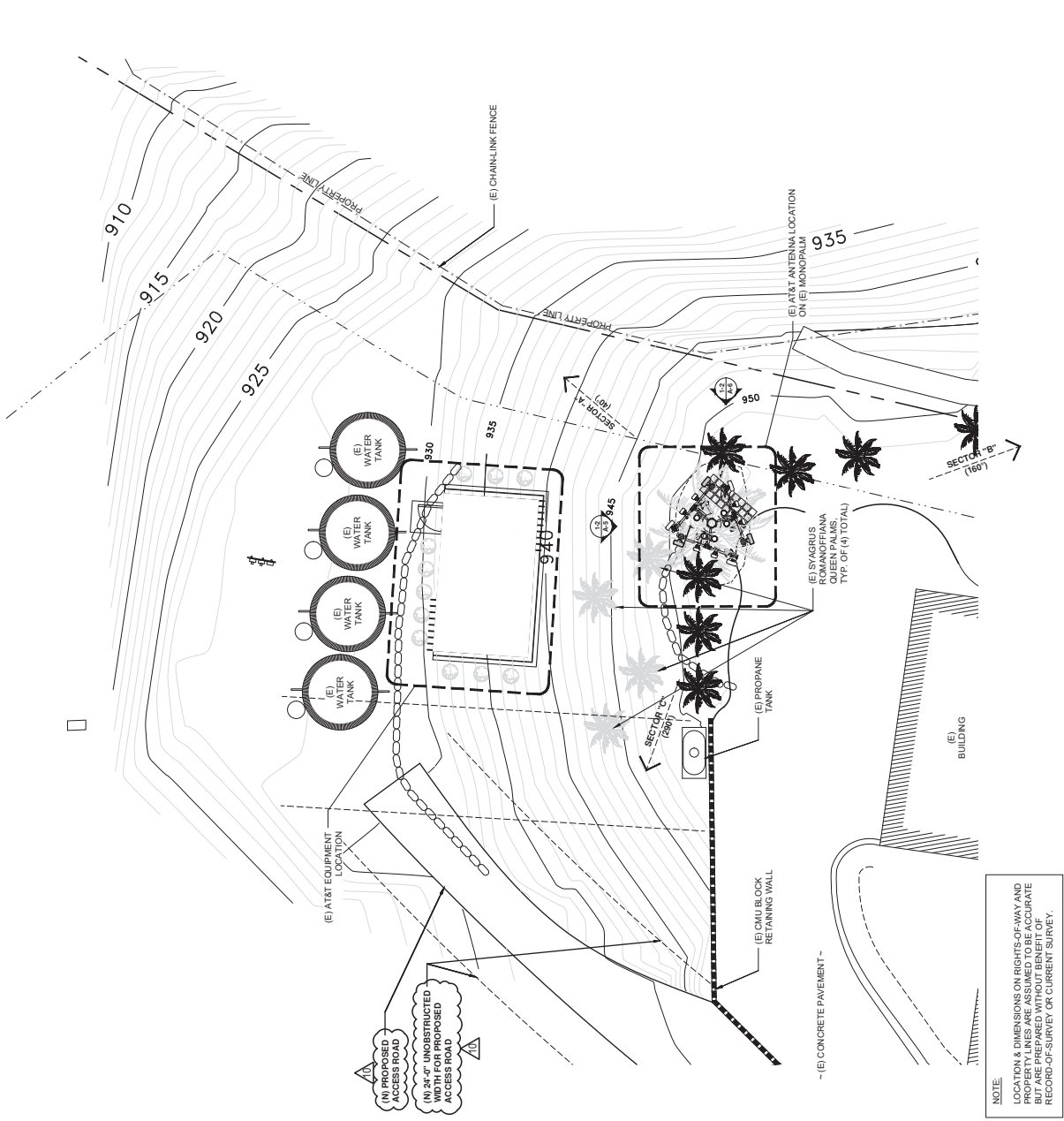
ENLARGED SITE PLAN

SHEET NUMBER:

A-2

GENERAL NOTES

- THIS IS NOT A SITE SURVEY. THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED AT THE TIME OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ORIENTATION, PROPERTY LINES AND CONDUIT RUNS. ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET ADDRESS SHALL BE VERIFIED BY THE CONTRACTOR. APPROXIMATE, REFER TO UNDER SURVEY FOR COMPLETE SITE INFORMATION.
- UNDERGROUND UTILITIES: EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
- CONTRACTOR NOTES: 1. REPAIR ALL DAMAGE RESULTING FROM CONSTRUCTION TO EXISTING CONSTRUCTION. 2. STAGING LOCATIONS WITH LANDLORD.



LEGEND

- PROPERTY LINE
- ROAD CENTERLINE

ENLARGED SITE PLAN

1 A-2



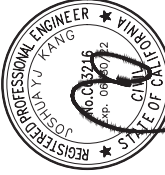
PLANS PREPARED BY:

MDZ

MD7, LLC
10590 West Ocean Air Dr., Suite 300
San Diego, CA 92130
858-964-7439

Md7 PROJECT NUMBER:	CHECKED BY:		DESCRIPTION:
	JD	AF	
-	DRAWN BY:	DATE:	90% CONSTRUCTION
	0	10/23/2020	90% CONSTRUCTION
	1	09/16/2020	90% CONSTRUCTION
	2	NC 10/26/2020	90% CONSTRUCTION
	3	NC 11/23/2020	90% CONSTRUCTION
	4	NC 11/26/2020	90% CONSTRUCTION
	5	NC 03/16/2021	90% CONSTRUCTION
	6	NC 07/26/2021	90% CONSTRUCTION
	7	NC 07/13/2021	90% CONSTRUCTION
A	8	07/22/2021	90% CONSTRUCTION
	9	NC 07/20/2021	100% CONSTRUCTION
	10	NC 04/13/2022	100% CONSTRUCTION

FOR SUBMITTAL



DATE: 04-13-2022

SITE INFORMATION:
SITE NAME:
STERLING HOUSE

5G NR RADIO

SITE NUMBER:
SD0596 - 10099944

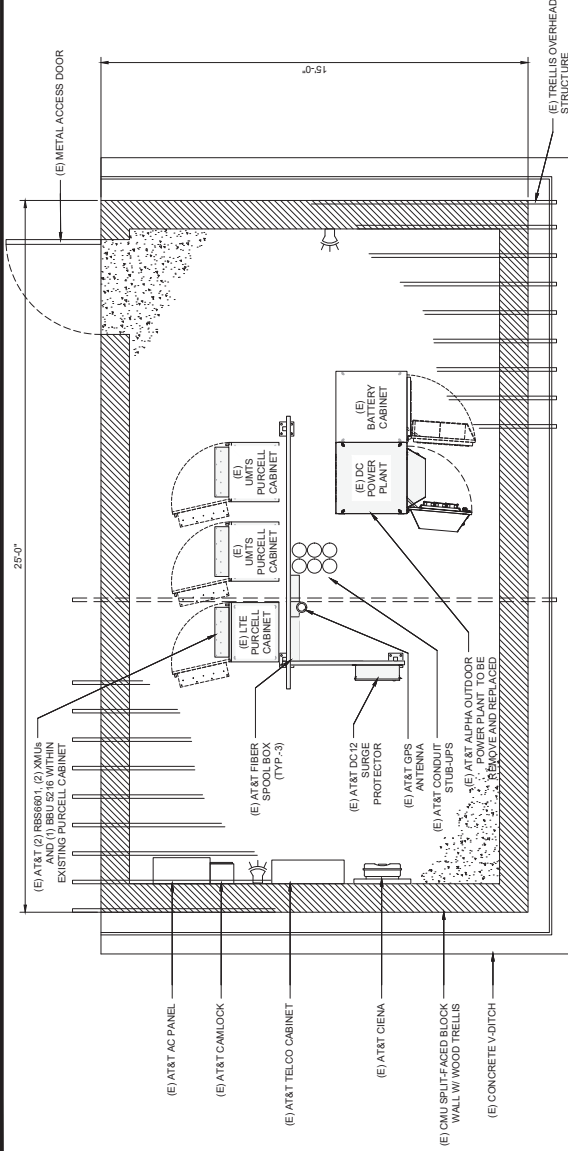
SITE ADDRESS:
8169 STERLING DRIVE

SHEET TITLE:

EQUIPMENT PLANS

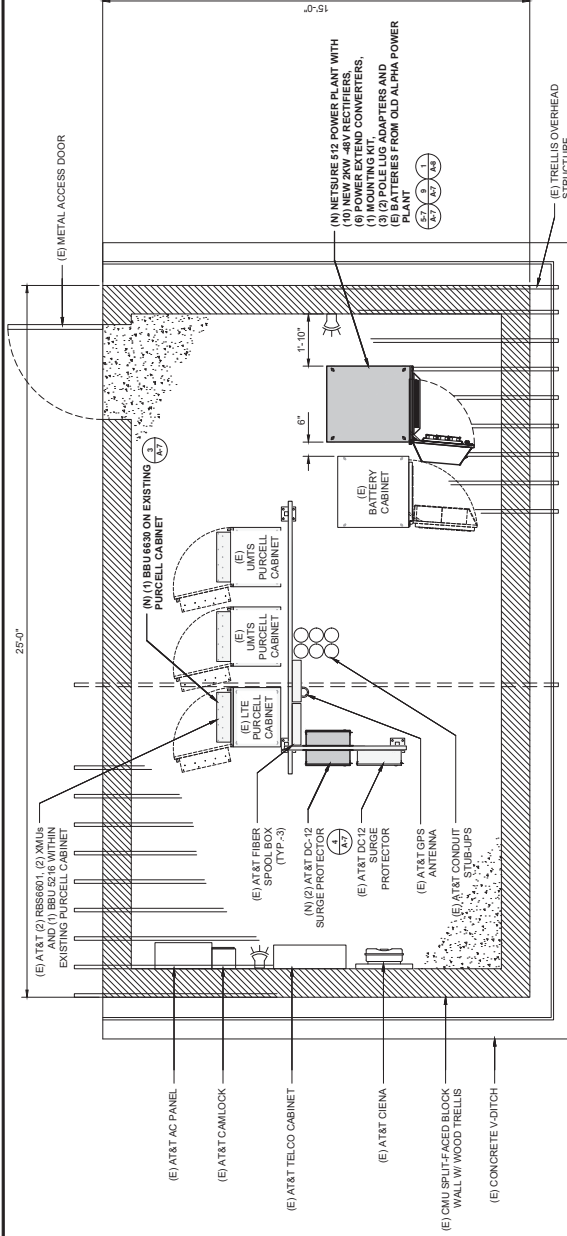
SHEET NUMBER:

A-3



EXISTING EQUIPMENT PLAN

SCALE FOR 24008 10° 1' 30" SCALE FOR 11X17.411" = 1"=0"

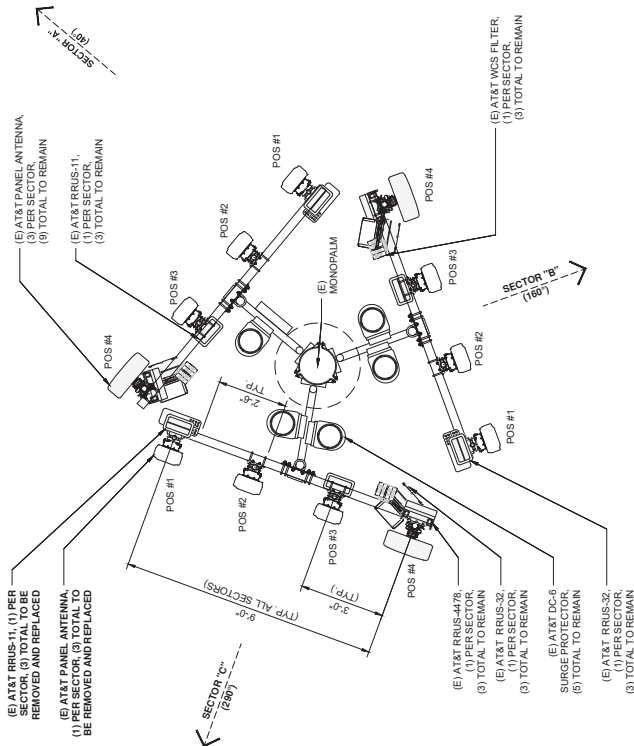


NEW EQUIPMENT PLAN

SCALE FOR 24x36: 1/2" = 1'-0" SCALE FOR 11x17: 1/4" = 1'-0"

EXISTING ANTENNA AND TRANSMISSION CABLE SCHEDULE

SECTOR	TECHNOLOGY	ANTENNA MAKE / MODEL	AZIMUTH / RAD CENTER	RRU MODEL / QTY.	TMA / FILTER MODEL / QTY.	TRANSMISSION LINES (SIZE LENGTH FT +/- 5)
ALPHA SECTOR	A1	COMMSCOPE SNHH-1D65B	40°	RRUS-11 B12 (1) RRUS-32 B2 (1)	-	(2) ±100' FIBER
	A2	UMTS	29°-0°	-	-	(4) ±100' FIBER
	A3	UMTS	40°	RRUS-11 B12 (1)	-	(4) ±100' FIBER
	A4	FRSTNET/LTE ANS/WCS	40°	RRUS-42/78 B14 (1) RRUS-32 B86A (1) RRUS-11 B12 (1)	-	(12) ±100' FIBER
BETA SECTOR	B1	COMMSCOPE SNHH-1D65B	160°	RRUS-11 B12 (1)	-	(2) ±100' FIBER
	B2	UMTS	160°	-	-	(4) ±100' FIBER
	B3	UMTS	160°	RRUS-11 B12 (1)	-	(4) ±100' FIBER
	B4	FRSTNET/LTE ANS/WCS	160°	RRUS-42/78 B14 (1) RRUS-32 B86A (1) RRUS-11 B12 (1)	-	(12) ±100' FIBER
GAMMA SECTOR	C1	COMMSCOPE SNHH-1D65B	290°	RRUS-11 B12 (1)	-	(2) ±100' FIBER
	C2	UMTS	290°	-	-	(4) ±100' FIBER
	C3	UMTS	290°	RRUS-11 B12 (1)	-	(4) ±100' FIBER
	C4	FRSTNET/LTE ANS/WCS	290°	RRUS-42/78 B14 (1) RRUS-32 B86A (1) RRUS-11 B12 (1)	-	(12) ±100' FIBER



1 EXISTING ANTENNA PLAN

SCALE: 1/8" = 1'-0"

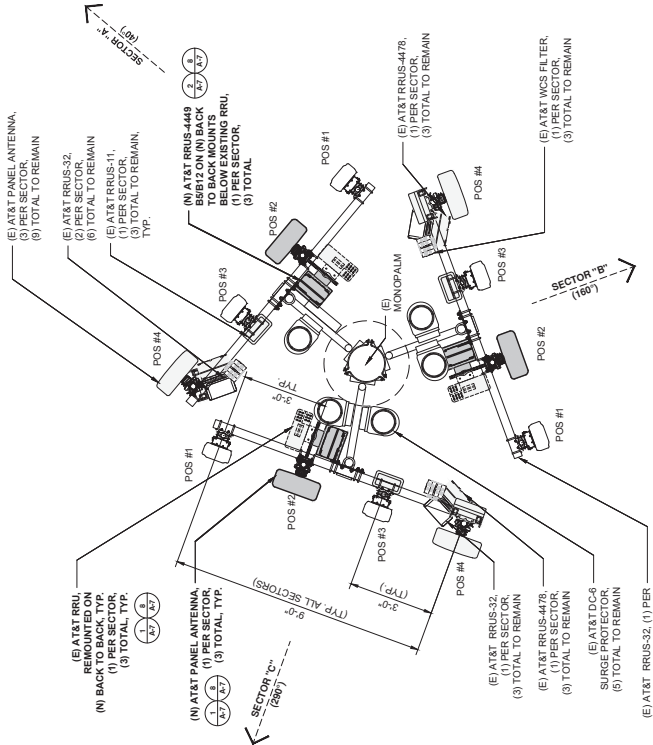
2 NEW ANTENNA PLAN

SCALE: 1/8" = 1'-0"

NEW ANTENNA AND TRANSMISSION CABLE SCHEDULE

SECTOR	TECHNOLOGY	ANTENNA MAKE / MODEL	AZIMUTH / RAD CENTER	RRU MODEL / QTY.	TMA / FILTER MODEL / QTY.	TRANSMISSION LINES (SIZE LENGTH FT +/- 5)
ALPHA SECTOR	A1	COMMSCOPE SNHH-1D65B	40°	RRUS-11 B12 (1) RRUS-32 B2 (1)	-	(2) ±100' FIBER
	A2	UMTS	29°-0°	-	-	(4) ±100' FIBER
	A3	UMTS	40°	RRUS-11 B12 (1)	-	(4) ±100' FIBER
	A4	FRSTNET/LTE ANS/WCS	40°	RRUS-42/78 B14 (1) RRUS-32 B86A (1) RRUS-11 B12 (1)	-	(12) ±100' FIBER
BETA SECTOR	B1	COMMSCOPE SNHH-1D65B	160°	RRUS-11 B12 (1)	-	(2) ±100' FIBER
	B2	UMTS	160°	-	-	(4) ±100' FIBER
	B3	UMTS	160°	RRUS-11 B12 (1)	-	(4) ±100' FIBER
	B4	FRSTNET/LTE ANS/WCS	160°	RRUS-42/78 B14 (1) RRUS-32 B86A (1) RRUS-11 B12 (1)	-	(12) ±100' FIBER
GAMMA SECTOR	C1	COMMSCOPE SNHH-1D65B	290°	RRUS-11 B12 (1)	-	(2) ±100' FIBER
	C2	UMTS	290°	-	-	(4) ±100' FIBER
	C3	UMTS	290°	RRUS-11 B12 (1)	-	(4) ±100' FIBER
	C4	FRSTNET/LTE ANS/WCS	290°	RRUS-42/78 B14 (1) RRUS-32 B86A (1) RRUS-11 B12 (1)	-	(12) ±100' FIBER

29°-0° RAD CENTER IS A 6 ANT @ 32°-0° TYP



1 EXISTING ANTENNA PLAN

SCALE: 1/8" = 1'-0"

2 NEW ANTENNA PLAN

SCALE: 1/8" = 1'-0"



PLANS PREPARED BY:

MD7

MD7 LLC
10590 West Ocean Ave, Suite 300
San Diego, CA 92130
858-964-7439

MD7 PROJECT NUMBER:

DESIGNED BY:

CHECKED BY:

DATE:

REVISIONS:

1. 10/15/2021 90% CONSTRUCTION

2. 10/15/2021 90% CONSTRUCTION

3. 10/15/2021 90% CONSTRUCTION

4. 10/15/2021 90% CONSTRUCTION

5. 10/15/2021 90% CONSTRUCTION

6. 10/15/2021 90% CONSTRUCTION

7. 10/15/2021 90% CONSTRUCTION

8. 10/15/2021 90% CONSTRUCTION

9. 10/15/2021 90% CONSTRUCTION

10. 10/15/2021 90% CONSTRUCTION

11. 10/15/2021 90% CONSTRUCTION

12. 10/15/2021 90% CONSTRUCTION

13. 10/15/2021 90% CONSTRUCTION

14. 10/15/2021 90% CONSTRUCTION

15. 10/15/2021 90% CONSTRUCTION

16. 10/15/2021 90% CONSTRUCTION

17. 10/15/2021 90% CONSTRUCTION

18. 10/15/2021 90% CONSTRUCTION

19. 10/15/2021 90% CONSTRUCTION

20. 10/15/2021 90% CONSTRUCTION

21. 10/15/2021 90% CONSTRUCTION

22. 10/15/2021 90% CONSTRUCTION

23. 10/15/2021 90% CONSTRUCTION

24. 10/15/2021 90% CONSTRUCTION

25. 10/15/2021 90% CONSTRUCTION

26. 10/15/2021 90% CONSTRUCTION

27. 10/15/2021 90% CONSTRUCTION

28. 10/15/2021 90% CONSTRUCTION

29. 10/15/2021 90% CONSTRUCTION

30. 10/15/2021 90% CONSTRUCTION

31. 10/15/2021 90% CONSTRUCTION

32. 10/15/2021 90% CONSTRUCTION

33. 10/15/2021 90% CONSTRUCTION

34. 10/15/2021 90% CONSTRUCTION

35. 10/15/2021 90% CONSTRUCTION

36. 10/15/2021 90% CONSTRUCTION

37. 10/15/2021 90% CONSTRUCTION

38. 10/15/2021 90% CONSTRUCTION

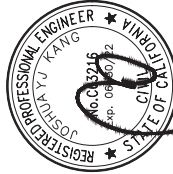
39. 10/15/2021 90% CONSTRUCTION

40. 10/15/2021 90% CONSTRUCTION

41. 10/15/2021 90% CONSTRUCTION

42. 10/15/2021 90% CONSTRUCTION

FOR SUBMITTAL



DATE: 04-13-2022

SITE NAME:

STERLING HOUSE

5G NR RADIO

SD0596 - 10099944

SITE ADDRESS:

8150 WILSON AVENUE

EL CAJON, CA 92021

SHEET TITLE:

ANTENNA PLANS

SHEET NUMBER:

A-4



PLANS PREPARED BY:

MD7

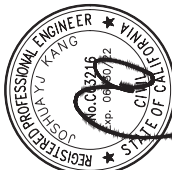
MD7 LLC
10550 West Ocean Ave. Suite 300
San Diego, CA 92130
858-964-7439

MD7 PROJECT NUMBER:

REV.	DATE	DESCRIPTION
0	11-05-2020	90% CONSTRUCTION
1	11-05-2020	90% CONSTRUCTION
2	11-05-2020	90% CONSTRUCTION
3	11-05-2020	90% CONSTRUCTION
4	11-05-2020	90% CONSTRUCTION
5	11-05-2020	90% CONSTRUCTION
6	11-05-2020	90% CONSTRUCTION
7	11-05-2020	90% CONSTRUCTION
8	11-05-2020	90% CONSTRUCTION
9	11-05-2020	90% CONSTRUCTION
10	11-05-2020	100% CONSTRUCTION

3 - 35

FOR SUBMITTAL



DATE: 04-13-2022

SITE NAME:
STERLING HOUSE

5G NR RADIO
SITE NUMBER:
SD0596 - 10099944

SITE ADDRESS:
8550 CANTON BLVD
EL CAJON, CA 92021

SHEET TITLE:

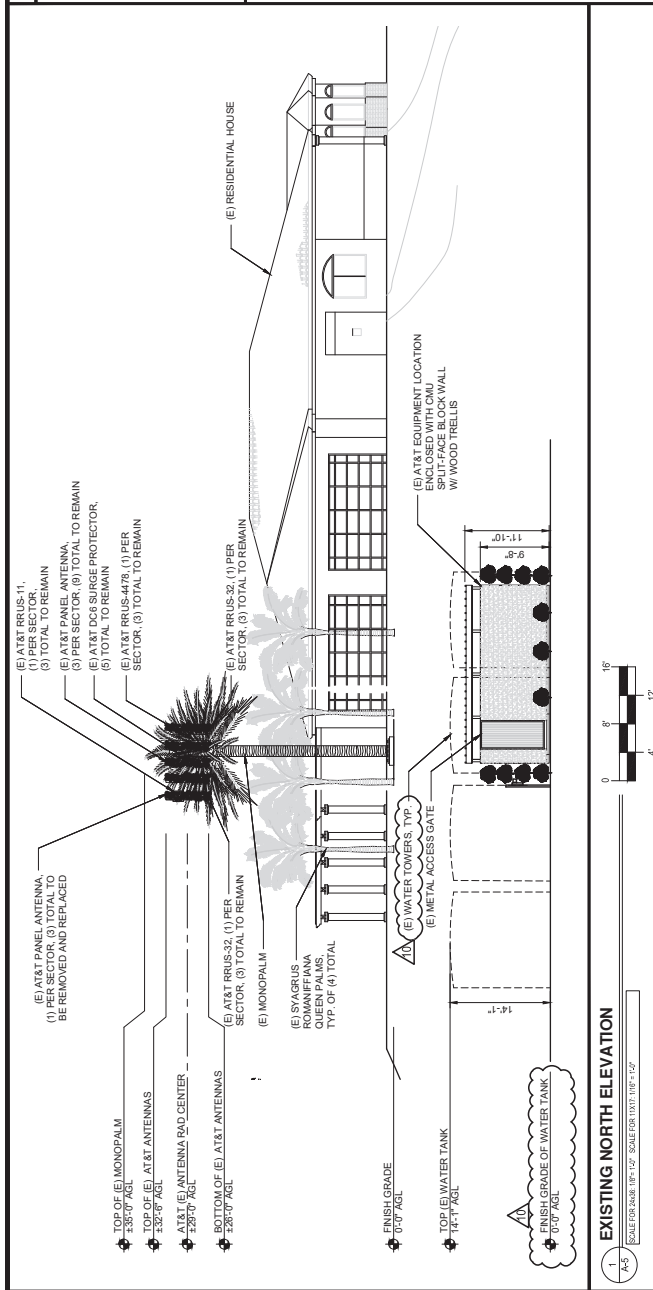
ELEVATIONS

SHEET NUMBER:

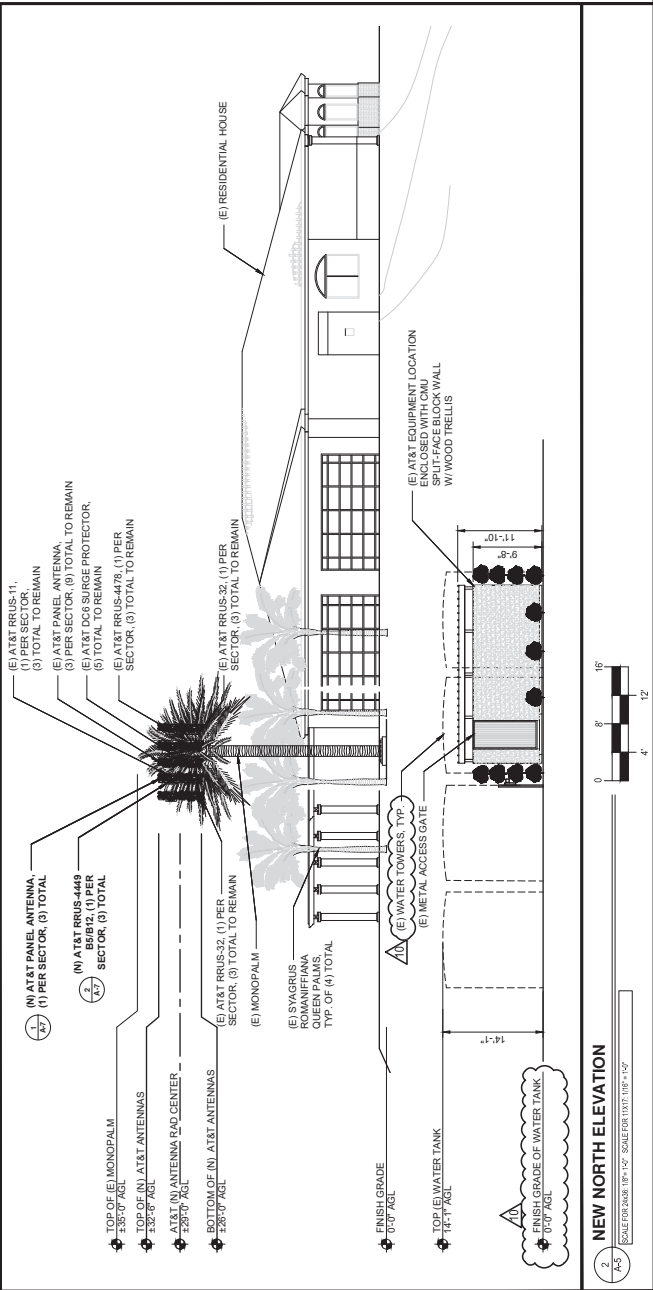
A-5

GENERAL NOTES

- THIS DRAWING IS FOR COORDINATION PURPOSES ONLY. TO BE USED IN CONJUNCTION WITH THE ARCHITECT'S DRAWINGS. ALL DIMENSIONS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS. RE: CURRENT FINAL NCR.
- REFER TO STRUCTURAL (BY OTHERS) FOR ADEQUACY OF STRUCTURE WITH LESSEE'S EQUIPMENT.
- CONTRACTOR SHALL VERIFY CURRENT REFERENCE CURRENT RF DESIGN AND DETAILS THIS SHEET FOR MORE INFORMATION.
- FOR TRANSMISSION CABLE ATTACHMENT AND ROUTING REFERENCE STRUCTURAL (BY OTHERS).
- VERIFY DIMENSIONS & LAYOUT OF EXISTING EQUIPMENT/ANTENNAS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO CHECK & AS MARKED ON THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT OF RECORD IMMEDIATELY.



1 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NEW NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



PLANS PREPARED BY:

MBC

MD7, LLC
10590 West Ocean Air Dr., Suite 300
San Diego, CA 92130
858-964-7439

Md7 PROJECT NUMBER:

DRAWN BY:	CHECKED BY:
-----------	-------------

REV	BY	DATE	DESCRIPTION
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0	J20	05-03-2020	90% CONSTRUCTION
1	NC	09-18-2020	90% CONSTRUCTION

2	NC	10-28-2020	90% CONSTRUCTION
3	NC	11-03-2020	90% CONSTRUCTION

4	NC	11-26-2020	90% CONSTRUCTION
5	NC	03-18-2021	90% CONSTRUCTION

6	NC	07-02-2021	90% CONSTRUCTION
7	NC	07-13-2021	90% CONSTRUCTION

8	NC	07-22-2021	90% CONSTRUCTION
9	NC	07-30-2021	90% CONSTRUCTION

Δ_{10}	NAC	04-13-2022	100% CONSTRUCTION
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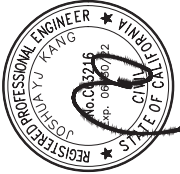
1000000

1000000

[illegible]

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FOR SUBMITTAL



DATE: 04-13-2022

FOR INFORMATION.

SITE NAME:
STERLING HOUSE

OLIVIERO TOSCANI

SITE NUMBER:
SD0596 - 10099944

SITE ADDRESS:

8169 STERLING DRIVE
EL CAJON, CA 92021

SHEET TITLE:

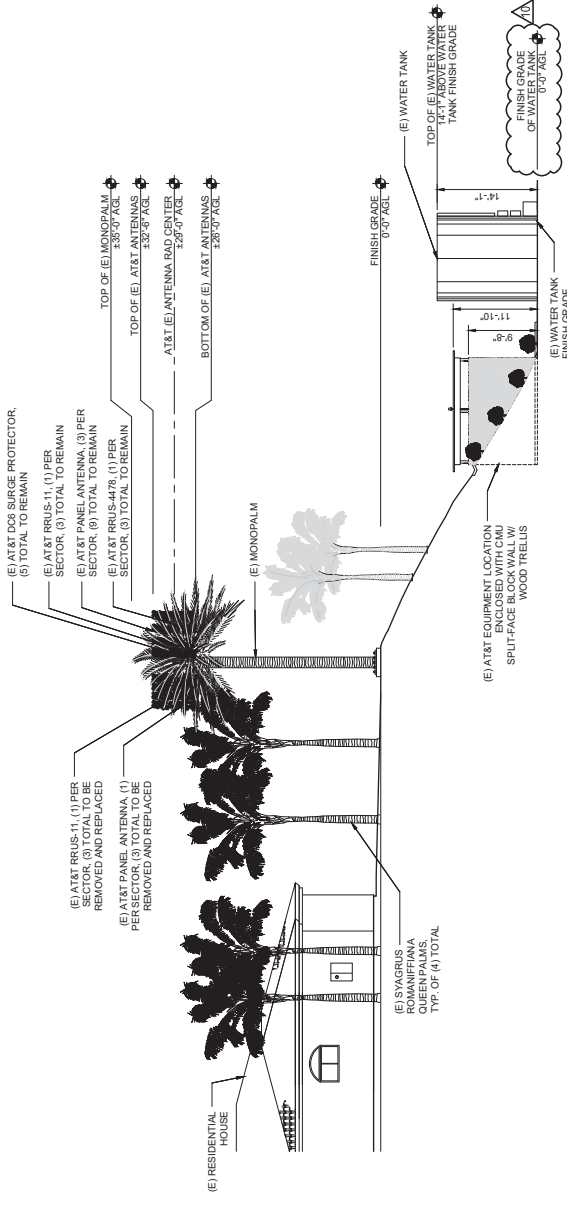
EVALUATIONS

CITY NUMBER

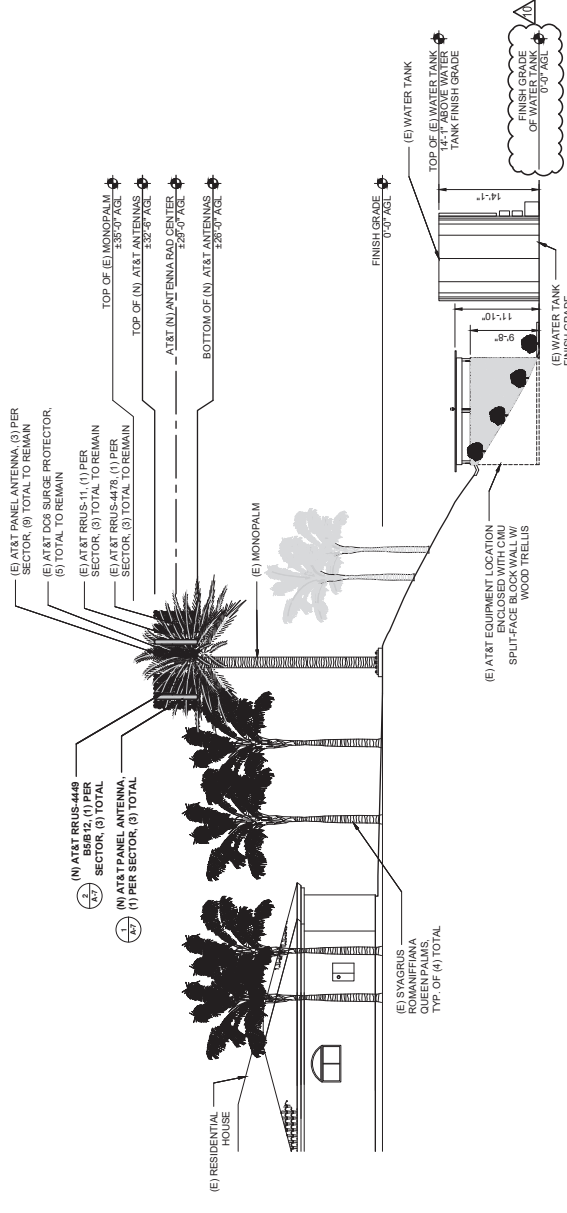
A-6

GENERAL NOTES

1. THIS DRAWING IS FOR COORDINATION PURPOSES ONLY.
2. THE SIZE, HEIGHT AND DIRECTION OF ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS, RE CURRENT/FINAL NCR.
3. REFER TO STRUCTURAL (BY OTHERS) FOR ADEQUATE NCR OF STRUCTURE WITH LESSEE'S EQUIPMENT.
4. FOR ANTENNA AND EQUIPMENT DETAILS, REFERENCE CURRENT RF REFERENCE STRUCTURAL (BY OTHERS) FOR MORE INFORMATION.
5. FOR TRANSMISSION CABLE ATTACHMENT AND ROUTING REFERENCE STRUCTURAL (BY OTHERS).
6. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR TO CHECK & CONFIRM THE LOCATION OF EXISTING EQUIPMENT/ANTENNAS AS MARKED ON THE DRAWING. IN CASE OF ANY DISCREPANCIES TO THE ARCHITECT OF RECORD IMMEDIATELY.



EXISTING EAST ELEVATION



NEW EAST ELEVATION

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

15°

19.6"

7.8"

1.5"

19.6"

7.8"

1.5"

TOP VIEW

19.6"

7.8"

1.5"

19.6"

7.8"

1.5"

BOTTOM VIEW

ISOMETRIC VIEW

NOTE:
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

SIZE AND WEIGHT TABLE

MANUFACTURER	MODEL	WIDTH	DEPTH	HEIGHT	WEIGHT
COMSCORE	NH4H58-84	19.6"	7.8"	7.8"	78.1 LBS (35.4 KG)

1 (N) ANTENNA

NOTE:
RRU TO BE MOUNTED TO (E) IF 100T UNISTRUT
USING MANUFACTURER PROVIDED MOUNT
HARDWARE

SPECIFICATIONS:
DIMENSION: 35.5x40x46.5mm
WEIGHT: 13.19x30.44x17.07
MAX. WIND LOAD: @ 50MSEC = 260N
BREAKER SIZE: 22GKA, DC POWER CONSUMPTION=1440W

SIZE AND WEIGHT TABLE

MANUFACTURER	MODEL	WIDTH	DEPTH	HEIGHT	WEIGHT
ERICSSON	RRU5 4448 B1 / B12	13.0"	9.4"	17.9"	71 LBS

19.5" x 17.5"

14.3 lbs

3A

MOVABLE BRACKETS

FAN MODULE

BASEBAND 6630 RADIO

DIMENSIONS: 19.5" x 17.5"

NOMINAL OPERATING VOLTAGE: -48 VDC

OPERATING VOLTAGE RANGE: 0 TO +55°C

OPERATING TEMPERATURE: 0 TO +55°C

WIND LOAD: 14.3 lbs

BREAKER SIZE: 3A

EXISTING UNIT TO BE INSTALLED WITHIN (N) EQUIPMENT RACK

3 BASEBAND 6630

NOTE TO SCALE

RAYCAP DC12-48-60-0.25E VDC DC SURGE SUPPRESSOR

CONNECTION TERMINAL (SUPPRESSION) METHOD: COMPRESSION LUG

CONNECTION TERMINAL (SUPPRESSION) HARDWARE: #22 TO #12 AWG

FROM CONTACT CONNECTION (TERMINAL BLOCK) HARDWARE: #22 TO #12 AWG

OPERATING TEMPERATURE: -40°C TO +100°C

STORAGE TEMPERATURE: -70°C TO +80°C

ENCLOSURE TYPE (OUTDOOR): NEMA 4 RATED

DIMENSIONS: 16" x 24" x 48" (69.6 x 60.6 x 203.2mm)

WEIGHT: 56.3 lbs (25.54 KG)

4 DC-12 SURGE PROTECTOR

NOTE TO SCALE

ISOMETRIC VIEW

FRONT VIEW

SIDE VIEW

32"

39"

VERTIV OUTDOOR NETSURE 512 SYSTEM - No. NEQ.15917

TECHNICAL SPECIFICATIONS:
DC POWER SYSTEM FEATURES:
DC POWER SYSTEM VOLTAGE: -48 VDC @ -24VDC
CONTROL: MICROPROCESSOR (ACU+)
RATED OUTPUT CAPACITY - MAXIMUM CONVECTION COOLING SYSTEM:
400 AMPS AT -24VDC PLUS
2000 WATTS (417A)
RECTIFIER CONVERTER
1200 WATTS (60A), -48VDC TO -24VDC
DISTRIBUTION PANEL (TOP)
1200 WATTS (60A), -48VDC TO -24VDC
(BOTTOM)
ENVIRONMENTAL OPERATING TEMPERATURE
-40°F TO +15°F (-40°C TO 48°C)
CONTINUOUS OPERATION
0% TO 95% RELATIVE HUMIDITY,
NON-CONDENSING
THERMAL SOLUTIONS POWER CHAMBER
2500 WATT DOOR-MOUNTED
HEAT EXCHANGER,
2RU AVAILABLE SPACE FOR
FAN COOLED, FRESH AIR
VENTILATION,
HOLDS UP TO (3) BATTERY STRINGS
EQUIPMENT
GROUND BAR
TERMINAL BLOCK
12 POSITION PHOENIX ALARM BLOCK,
3 POSITION PHOENIX ALARM
BUNCHING BLOCK
UL 1801 LISTED (US & CANADA),
GR487, UL 6950, AND SEISMIC
ZONE 4 COMPLIANT
DC POWER SYSTEM
NEBS LEVEL 3
ENCLOSURE
MECHANICAL SPECIFICATIONS:
DIMENSIONS: 72" H x 32" W x 39" D
OUTDOOR NETSURE™ 512
914 LBS (415 KG BATTERIES)
2500 LBS (1135 KG BATTERIES)
5 EMERSON NETSURE 512 POWER PLANT

NOTE TO SCALE

PLAN VIEW

FRONT VIEW

SIDE VIEW

19.6"

7.8"

1.5"

19.6"

7.8"

1.5"

TOP VIEW

19.6"

7.8"

1.5"

19.6"

7.8"

1.5"

BOTTOM VIEW

ISOMETRIC VIEW

NOTE:
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

SIZE AND WEIGHT TABLE

MANUFACTURER	MODEL	WIDTH	DEPTH	HEIGHT	WEIGHT
COMSCORE	NH4H58-84	19.6"	7.8"	7.8"	78.1 LBS (35.4 KG)

1 (N) ANTENNA

NOTE:
RRU TO BE MOUNTED TO (E) IF 100T UNISTRUT
USING MANUFACTURER PROVIDED MOUNT
HARDWARE

SPECIFICATIONS:
DIMENSION: 35.5x40x46.5mm
WEIGHT: 13.19x30.44x17.07
MAX. WIND LOAD: @ 50MSEC = 260N
BREAKER SIZE: 22GKA, DC POWER CONSUMPTION=1440W

SIZE AND WEIGHT TABLE

MANUFACTURER	MODEL	WIDTH	DEPTH	HEIGHT	WEIGHT
ERICSSON	RRU5 4448 B1 / B12	13.0"	9.4"	17.9"	71 LBS

19.5" x 17.5"

14.3 lbs

3A

MOVABLE BRACKETS

FAN MODULE

BASEBAND 6630 RADIO

DIMENSIONS: 19.5" x 17.5"

NOMINAL OPERATING VOLTAGE: -48 VDC

OPERATING VOLTAGE RANGE: 0 TO +55°C

OPERATING TEMPERATURE: 0 TO +55°C

WIND LOAD: 14.3 lbs

BREAKER SIZE: 3A

EXISTING UNIT TO BE INSTALLED WITHIN (N) EQUIPMENT RACK

3 BASEBAND 6630

NOTE TO SCALE

RAYCAP DC12-48-60-0.25E VDC DC SURGE SUPPRESSOR

CONNECTION TERMINAL (SUPPRESSION) METHOD: COMPRESSION LUG

CONNECTION TERMINAL (SUPPRESSION) HARDWARE: #22 TO #12 AWG

FROM CONTACT CONNECTION (TERMINAL BLOCK) HARDWARE: #22 TO #12 AWG

OPERATING TEMPERATURE: -40°C TO +100°C

STORAGE TEMPERATURE: -70°C TO +80°C

ENCLOSURE TYPE (OUTDOOR): NEMA 4 RATED

DIMENSIONS: 16" x 24" x 48" (69.6 x 60.6 x 203.2mm)

WEIGHT: 56.3 lbs (25.54 KG)

4 DC-12 SURGE PROTECTOR

NOTE TO SCALE

ISOMETRIC VIEW

FRONT VIEW

SIDE VIEW

19.5" x 17.5"

14.3 lbs

3A

MOVABLE BRACKETS

FAN MODULE

BASEBAND 6630 RADIO

DIMENSIONS: 19.5" x 17.5"

NOMINAL OPERATING VOLTAGE: -48 VDC

OPERATING VOLTAGE RANGE: 0 TO +55°C

OPERATING TEMPERATURE: 0 TO +55°C

WIND LOAD: 14.3 lbs

BREAKER SIZE: 3A

EXISTING UNIT TO BE INSTALLED WITHIN (N) EQUIPMENT RACK

3 BASEBAND 6630

NOTE TO SCALE

RAYCAP DC12-48-60-0.25E VDC DC SURGE SUPPRESSOR

CONNECTION TERMINAL (SUPPRESSION) METHOD: COMPRESSION LUG

CONNECTION TERMINAL (SUPPRESSION) HARDWARE: #22 TO #12 AWG

FROM CONTACT CONNECTION (TERMINAL BLOCK) HARDWARE: #22 TO #12 AWG

OPERATING TEMPERATURE: -40°C TO +100°C

STORAGE TEMPERATURE: -70°C TO +80°C

ENCLOSURE TYPE (OUTDOOR): NEMA 4 RATED

DIMENSIONS: 16" x 24" x 48" (69.6 x 60.6 x 203.2mm)

WEIGHT: 56.3 lbs (25.54 KG)

4 DC-12 SURGE PROTECTOR

NOTE TO SCALE

ISOMETRIC VIEW

FRONT VIEW

SIDE VIEW

at&t

PLANS PREPARED BY:

MD7

MD7 LLC
10590 West Ocean Ave. Dr. Suite 300
San Diego, CA 92130
858.964.7439

REV. BY: DATE: CHECKED BY:

0 1/22 15-03-2023 89% CONSTRUCTION

1 1/22 15-03-2023 89% CONSTRUCTION

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4 1/22 15-03-2023 89% CONSTRUCTION

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97 1/22 15-03-2023 89% CONSTRUCTION

98 1/22 15-03-2023 89% CONSTRUCTION

99 1/22 15-03-2023 89% CONSTRUCTION

100 1/22 15-03-2023 89% CONSTRUCTION

FOR SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
JOSHUA K. KANG
No. C-3745
Exp. 06/30/22
STATE OF CALIFORNIA

DATE: 04-13-2022

SITE NAME: STERLING HOUSE

SITE ADDRESS: 5G NR RADIO
SD0596 - 10099944
SITE ADDRESS: 5G NR RADIO
EL CAJON, CA 92021

SHEET TITLE: EQUIPMENT DETAILS

SHEET NUMBER: A-7

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

EMERSON C48/24-1500 CONVERTER

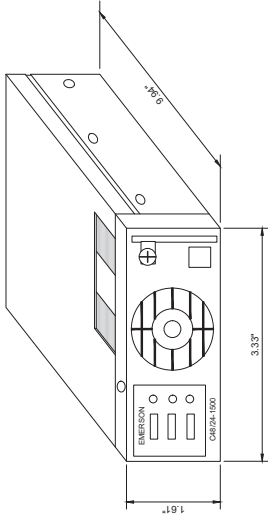
MANUFACTURER: EMERSON

SPECIFICATIONS:

DIMENSIONS, HxWxD:
1.67H x 3.33TW x 9.94TD
WEIGHT:
249 LBS. (113 KG.)

DC INPUT
DC INPUT VOLTAGE, NOMINAL:
48 VDC
MAXIMUM INPUT CURRENT:
39.5 A
MAXIMUM INPUT POWER:
1500 W @ 24 VDC

DC OUTPUT
OUTPUT VOLTAGE, ADJUSTED RANGE:
24 TO 28 VDC
MAXIMUM OUTPUT POWER:
830 W @ 24 VDC
OUTPUT CURRENT:
34.6 A
EFFICIENCY:
95%



EMERSON C48/24-1500 CONVERTER

1 NOT USED
A-5 NOT TO SCALE

4 NOT USED
A-5 NOT TO SCALE

5 NOT USED
A-5 NOT TO SCALE



PLANS PREPARED BY:

MD7

MD7 LLC
10550 West Ocean Ave., Suite 300
San Diego, CA 92130
858-964-7439

MD7 PROJECT NUMBER:

DESIGN BY:	CHECKED BY:
1	1
REV./BY/DATE:	DESCRIPTION:
0 1/02 10-05-2021	90% CONSTRUCTION
1 1/02 10-05-2021	90% CONSTRUCTION
2 1/02 10-05-2021	90% CONSTRUCTION
3 1/02 10-05-2021	90% CONSTRUCTION
4 1/02 10-05-2021	90% CONSTRUCTION
5 1/02 10-05-2021	90% CONSTRUCTION
6 1/02 10-05-2021	90% CONSTRUCTION
7 1/02 10-05-2021	90% CONSTRUCTION
8 1/02 10-05-2021	90% CONSTRUCTION
9 1/02 10-05-2021	100% CONSTRUCTION

FOR SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER

STATE OF CALIFORNIA

No. C-83216

Exp. 06/30/22

DATE: 04-13-2022

SITE NAME:

STERLING HOUSE

SITE NUMBER:

SD0596 - 10099944

SITE ADDRESS:

8500 LUGGERS WAY

EL CAJON, CA 92021

SHEET TITLE:

EQUIPMENT DETAILS

SHEET NUMBER:

A-8

7 NOT USED
A-5 NOT TO SCALE

8 NOT USED
A-5 NOT TO SCALE

9 NOT USED
A-5 NOT TO SCALE



PLANS PREPARED BY:

MD7

MD7 LLC
10590 West Ocean Ave., Suite 300
San Diego, CA 92130
858.964.7439

MD7 PROJECT NUMBER:

DRAWN BY: CHECKED BY:

REV.	BY	DATE	DESCRIPTION
0	JLD	10-05-2021	90% CONSTRUCTION
1	MD7	10-05-2021	90% CONSTRUCTION
2	MD7	10-05-2021	90% CONSTRUCTION
3	MD7	11-05-2021	90% CONSTRUCTION
4	MD7	11-05-2021	90% CONSTRUCTION
5	MD7	12-15-2021	90% CONSTRUCTION
6	MD7	12-15-2021	90% CONSTRUCTION
7	MD7	12-15-2021	90% CONSTRUCTION
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11	MD7	12-15-2021	100% CONSTRUCTION
12	MD7	12-15-2021	100% CONSTRUCTION
13	MD7	12-15-2021	100% CONSTRUCTION
14	MD7	12-15-2021	100% CONSTRUCTION
15	MD7	12-15-2021	100% CONSTRUCTION
16	MD7	12-15-2021	100% CONSTRUCTION
17	MD7	12-15-2021	100% CONSTRUCTION
18	MD7	12-15-2021	100% CONSTRUCTION
19	MD7	12-15-2021	100% CONSTRUCTION
20	MD7	12-15-2021	100% CONSTRUCTION

FOR SUBMITTAL

DATE: 04-13-2022

SITE INFORMATION:

SITE NAME:

STERLING HOUSE

5G NR RADIO

SITE NUMBER:

SD0596 - 10099944

SITE ADDRESS:

8550 CANTON BLVD

EL CAJON, CA 92021

SHEET TITLE:

GROUNDING PLAN

SHEET NUMBER:

G-1

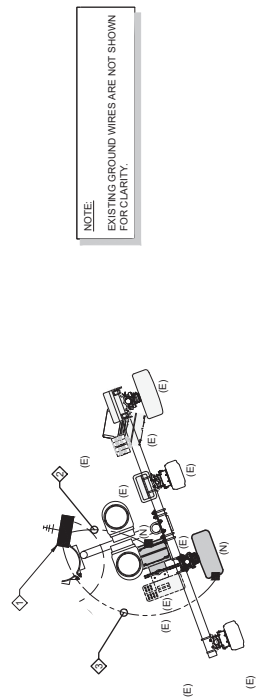
GENERAL NOTES

- GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
- 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-7616.
- THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A "FALL OF POTENTIAL" TEST ON THE PROPOSED SUPPLEMENTAL GROUNDING FIELD PRIOR TO FINAL CONNECTION OF THE SUPPLEMENTAL GROUNDING FIELD. 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 SHALL NOT EXCEED 5 OHMS. THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL GROUNDING RODS AND CONNECTIONS AS REQUIRED TO MEET THE (5) OHMS MAXIMUM.
- THE INSPECTOR HAVING JURISDICTION SHALL INSPECT ALL GROUNDING CONNECTIONS FOR TIGHTNESS. EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BEFORE BEING PERMANENTLY CONCEALED.
- SUBCONTRACTOR SHALL GROUND ALL EQUIPMENT, INCLUDING ANTENNAS, RET MOTORS, TMM'S, COAX CABLES, AND RET CONTROL SYSTEMS. ALL GROUNDING SHALL BE IN COMPLIANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS.
- THE CONDUIT ROUTING ARE DIAGRAMMATICALLY SHOWN ON THE PLANS AND ARE ONLY APPROXIMATIONS. THE EXACT LOCATION AND ROUTING SHALL BE FIELD VERIFIED.
- ALL ELECTRICAL EQUIPMENT AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED LAMICOID NAMEPLATES, INDICATING THE CIRCUITS ORIGIN AND ALL EQUIPMENT TERMINATIONS.
- SUBCONTRACTOR SHALL PROVIDE STRAIN-RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES, COAX CABLES, AND RET CONTROL CABLES. CABLE STRAIN-RELIEFS, CABLE SUPPORTS SHALL BE APPROVED FOR THE PURPOSE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- SUBCONTRACTOR SHALL PROVIDE ALL BREAKERS, CONDUITS AND CABLES. ALL SYSTEMS SHALL BE IN COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- WHEN TYPE "P" CABLE IS UTILIZED IN THE ELECTRICAL SYSTEM, TYPE "P" CABLE SHALL BE INSTALLED IN A CONDUIT. THE SYSTEM, CONDUIT SYSTEMS OR A COMBINATION OF BOTH AND SHALL BE ELECTRICALLY CONTINUOUS. ALL RACEWAYS SHALL BE APPROVED FOR THEIR PURPOSE.

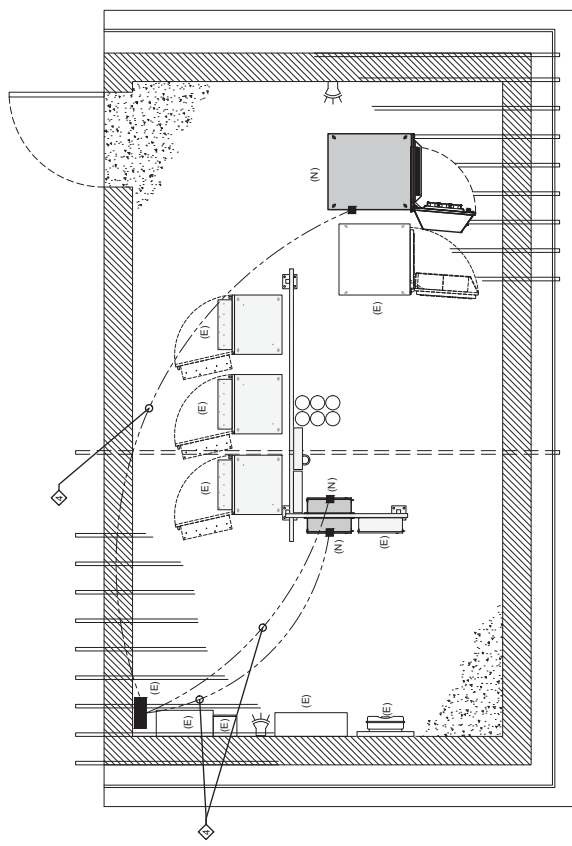
LEGEND

- EXOTHERMIC
- MECHANICAL CONNECTION (TWO HOLE LUG OR EQUIVALENT)
- UNDERGROUND TELCO — UGT — UGT — UGT — UGT —
- UNDERGROUND TELCOPOWER — UGT/P — UGT/P —
- OVERHEAD POWER — OHP — OHP — OHP —
- UNDERGROUND POWER — UGP — UGP — UGP —
- ABOVE GROUND TELCO — AGT — AGT — AGT —
- ABOVE GROUND TELCOPOWER — AGT/P — AGT/P —
- CHEMICAL ELECTROLYTIC GROUNDING SYSTEM
- GROUND ROD WITH INSPECTION SLEEVE
- GROUNDING CONDUCTOR
- GROUNDING BAR
- TEST GROUND ROD WITH INSPECTION SLEEVE
- EXOTHERMIC WITH INSPECTION SLEEVE

- KEY NOTES:
- (E) ANTENNA GROUND BAR (V.I.F.)
 - (N) #2 AWG INSULATED COPPER GROUND FROM NEW RW
 - (N) #6 AWG INSULATED COPPER GROUND FROM NEW ANTENNA GROUND KIT
 - (N) #2 AWG INSULATED COPPER GROUND FROM MAIN GROUND BAR (V.I.F.)



TYPICAL PER SECTOR



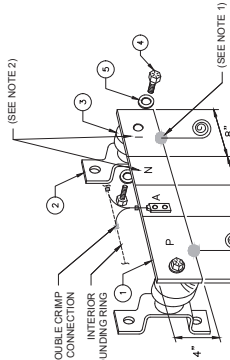
EQUIPMENT AREA

NOTE:
EXISTING GROUND WIRES ARE NOT SHOWN FOR CLARITY.

GROUNDING PLAN

10/17/2022

NEWTON INSTRUMENT COMPANY, INC. BUTNER, N.C.		
NO.	REQUIRED	PART NUMBER
1		1 1/4" X 2" X 24"
2		A-6056
3		3061-4
4		3012-1
5		3015-3



1 (MGB) REFERENCE GROUNDING BAR

NOTES:

- EXOTHERMIC WELD (2) TWO #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR. ROUTE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
- ALL GROUNDING BARS SHALL BE STAMPED IN TO THE METAL "IF STOLEN DO NOT RECYCLE". THE CONTRACTOR SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "N", "T") WITH 1" HIGH LETTERS.
- ALL HARDWARE SHALL BE STAINLESS STEEL 3/8" DIA. OR LARGER. ALL HARDWARE SHALL BE STAINLESS STEEL INCLUDING LOCK WASHERS. COAT ALL SURFACES WITH AN ANTIOXIDANT COMPOUND BEFORE MATING.
- FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL. COAT ALL SURFACES WITH AN ANTIOXIDANT COMPOUND BEFORE MATING.
- DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUNDING CONDUCTOR DOWN TO GROUNDING BUS.
- NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED TO THE BACK SIDE OF THE GROUNDING BAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUNDING BAR AS REQUIRED, PROVIDING 50% SPARE CONNECTION POINTS.
- SUPPLIED AND INSTALLED BY CONTRACTOR.

3 GROUNDING NOTES

EACH GROUNDING CONDUCTOR TERMINATING ON ANY GROUNDING 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) COMMERCIAL POWER COMMON NEUTRAL GROUNDING BOND (30)
- (EC) FIBER ROUTER REFERENCE GROUNDING BAR (#2 AWG)
- (A&T) RECTIFIER TRANS

SECTION "A" - SURGE ABSORBERS

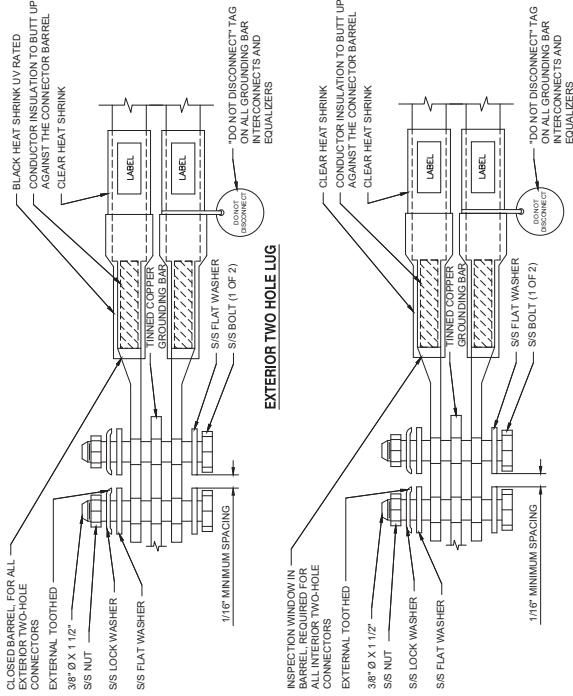
- (EC) INTERIOR GROUNDING RING (#2 AWG)
- (EC) EXTERNAL EARTH GROUNDING FIELD (BURIED GROUNDING RING)
- (EC) BUILDING STEEL (IF AVAILABLE) (10 AWG)
- (EC) METALLIC COOL WATER PIPE (IF AVAILABLE) (10 AWG)
- (EC) BUILDING STEEL (IF AVAILABLE) (10 AWG)

SECTION "N" - NON-ISOLATED GROUNDING ZONE EQUIPMENT

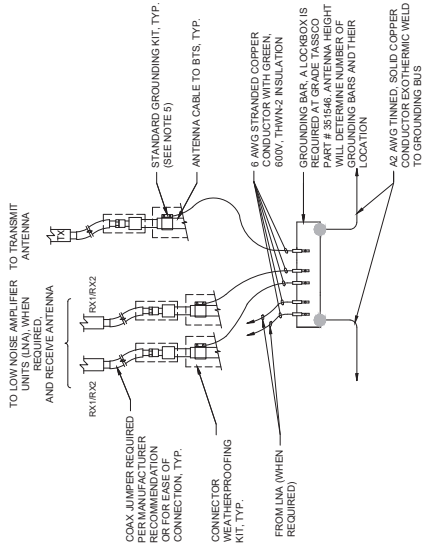
- (EC) MISC NON-ISOLATED GROUNDING ZONE EQUIPMENT (A1&T)-45V POWER SUPPLY RETURN BAR

SECTION "T" - ISOLATED GROUNDING ZONE

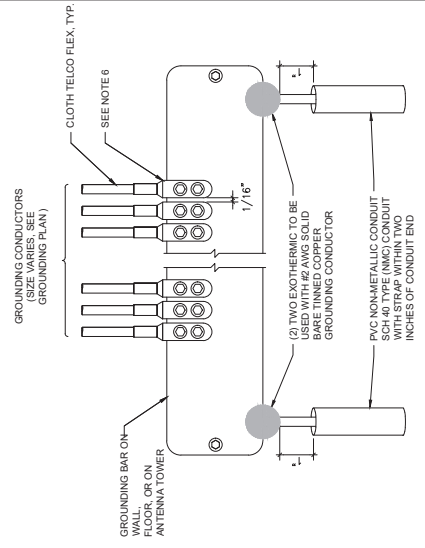
- (A1&T) ALL ISOLATED GROUNDING REFERENCE (A1&T) GROUNDING WINDOW BAR



2 TWO HOLE LUG



4 ANTENNA GROUNDING BAR



5 GROUNDING CONDUCTOR TO GROUNDING BAR



PLANS PREPARED BY:

MD7

MD7 LLC
10590 West Ocean Ave., Suite 300
San Diego, CA 92130
858.964.7439

1047 PROJECT NUMBER:

DESIGNED BY:	CHECKED BY:
0 1/27 10-05-2021	0 1/27 10-05-2021
1 1/27 10-05-2021	1 1/27 10-05-2021
2 1/27 10-05-2021	2 1/27 10-05-2021
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1047 PROJECT NUMBER:

REV. BY:	DATE:	DESCRIPTION:
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9 1/27 10-05-2021	9 1/27 10-05-2021	9 1/27 10-05-2021
10 1/27 10-05-2021	10 1/27 10-05-2021	10 1/27 10-05-2021

FOR SUBMITTAL

DATE: 04-13-2022

SITE NAME:

STERLING HOUSE

5G NR RADIO

SITE NUMBER:

SD0596 - 10099944

SITE ADDRESS:

8150 S. MOUNTAIN AVE

EL CAJON, CA 92021

SHEET TITLE:

GROUNDING DETAILS

SHEET NUMBER:

G-2

**Attachment B – Form of Decision
Approving PDS2020-MUP-09-021W1**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

DAHVIA LYNCH
Director

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

COMMISSIONERS

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

July 22, 2022

PERMITTEE: AT&T
MAJOR USE PERMIT: PDS2020-MUP-09-021W1
E.R. NUMBER: PDS2020-ER-09-14-011A
PROPERTY: 8169 STERLING DRIVE, EL CAJON, CA 92021
APN(S): 400-050-56-00

DECISION OF THE PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION (3300-09-021)

Grant, this Major Use Permit for an unmanned wireless telecommunication facility consists of nine sheets including plot plan and elevations dated November 17, 2010. This permit authorizes the construction, operation, and maintenance of a wireless telecommunication facility, consisting of a 35-foot-tall mono queen-palm with panel antennas attached, and associated equipment, pursuant to Sections 6985, 6986, and 7358 of the Zoning Ordinance.

MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-09-021W1)

Grant, as per plot plan, equipment layout and elevations dated April 21, 2022, consisting of twenty (20) 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 35-foot-tall faux mono-queen-palm tree and related equipment and equipment shelter. In addition, this permit authorizes the removal and replacement of antennas, remote radio units (RRUs), and ancillary equipment located within the existing nine-foot-eight-inch-tall concrete masonry unit (CMU) block wall enclosure.

Also grant, an exception pursuant to Section 4813 of the Zoning Ordinance to allow the mono-queen-palm tree to be setback 37 feet from nearest residential property line.

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 July 22, 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 **July 22, 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 (3300-09-021)

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. **[SATISFIED]**

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. **[SATISFIED]**

3. **OFF-SITE MITIGATION: [DPLU, PCC] [BP, GP, CP, UO] [DPR, GPM] [DPLU, FEE X2]** **Intent:** In order to mitigate for the impacts to non-native grassland and Diegan coastal sage scrub, which are sensitive biological resources pursuant to [Biological Mitigation Ordinance \(BMO\)](#), off-site mitigation shall be acquired. **Description of Requirement:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 0.1 acre of Tier II or higher Tier habitat, located within a Biological Resource Conservation Area (BRCA) in the Multiple Species Conservation Program (MSCP) as indicated below.
- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Game. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
 1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
 4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
 - b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation habitat of the same amount and type of land located within a Biological Resource Conservation Area (BRCA) in the Multiple Species Conservation Program (MSCP) as indicated below:
 1. Prior to purchasing the land for the proposed mitigation, the location should be pre-approved by [DPLU].
 2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of DPLU. If the offsite-mitigation is proposed to be

managed by DPR, the RMP shall also be prepared and approved to the satisfaction of the Director of DPR.

3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of DPLU. The land shall be protected in perpetuity.
4. The purchase and dedication of the land and the selection of the Resource Manager and establishment of an endowment to ensure funding of annual ongoing basic stewardship costs shall be complete prior to the approval of the RMP.
5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land). Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

Documentation: The applicant shall purchase the off-site mitigation credits and provide the evidence to the [DPLU, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [DPLU PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [DPLU, PCC], for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [DPLU, ZONING]. **Timing:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the mitigation shall occur. **Monitoring:** The [DPLU, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [DPLU, PCC] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [DPLU, ZONING] shall accept an application for an RMP, and [DPLU, REG] [DPR, GPM] shall review the RMP submittal for compliance with this condition and the RMP Guidelines. **[SATISFIED]**

4. **TEMPORARY FENCING: [DPLU, PCC] [DPW,PDCI] [PC] [DPLU, FEE].**
Intent: In order to prevent inadvertent disturbance to Diegan coastal sage scrub, temporary construction fencing shall be installed. **Description of Requirement:** Prior to the commencement of any clearing and/ or trenching in association with this project, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of onsite Diegan coastal sage scrub adjacent to the

proposed utility trenching. The placement of such fencing shall be approved by the DPLU, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of brushing and trenching activities after which the fencing shall be removed. **Documentation:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the proposed trenching routes. The applicant shall submit photos of the fencing along with the certification letter to the [DPLU, PCC] for approval. **Timing:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **Monitoring:** The [DPLU, PCC] shall review the certification and pictures provided by the applicant.” **[SATISFIED]**

5. “RESOURCE AVOIDANCE: [DPLU, PCC] [DPW, PDCI] DPLU, FEE X2].

Intent: In order to avoid impacts to migratory birds and the California gnatcatcher, which are sensitive biological resources pursuant to the Migratory Bird Treaty Act (MBTA), no brushing clearing and/or grading shall be allowed during the migratory bird and California gnatcatcher breeding seasons. **Description of Requirement:** There shall be no brushing, clearing and/or grading such that none will be allowed during the breeding season of migratory birds and the California gnatcatcher. The breeding season is defined as occurring between January 1st and August 31st. The Director of Planning and Land Use [DPLU, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, provided that no migratory birds or California gnatcatcher are present in the vicinity of the brushing, clearing or grading. **Documentation:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur onsite until concurrence is received from the County and the Wildlife Agencies. **Timing:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **Monitoring:** The [DPW, PDCI] shall not allow any grading onsite during the specified dates, unless a concurrence from the [DPLU, PCC] is received. The [DPLU, PCC] shall review the concurrence letter.” **[SATISFIED]**

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

6. TRANSPORTATION IMPACT FEE: [DPW, LDR] [DPLU, BD] [BP]

Intent: In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the [Transportation Impact Fee \(TIF\) Ordinance Number 77.201-77.219](#), the TIF shall be paid. **Description of requirement:** The Transportation Impact Fee (TIF) shall be paid pursuant to the to [County TIF Ordinance number 77.201-77.219](#) . The fee is required for the entire project, or it

can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance. **Documentation:** The applicant shall pay the TIF at the [DPLU, ZONING] and provide a copy of the receipt to the [DPLU, Building Division Technician] at time of permit issuance. The cost of the fee shall be calculated at time of payment. **Timing:** Prior to approval of any building plan and the issuance of any building permit, or use of the premises in reliance of this permit, the TIF shall be paid. **Monitoring:** The [DPLU, ZONING] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant. [DPLU, Building Division] shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance. **[SATISFIED]**

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

7. 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. **[SATISFIED]**

8. 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 Major Use Permit (P09-021) plot plan and the building plans. This includes, but is not limited to: improving all parking areas and driveways, 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. **[SATISFIED]**

9. 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 dated 8/10/2010, to ensure that the site was built to be invisibly screened from public view.

- a. Each panel antenna mounted to the faux mono queen-palm has been covered with a “sock”.

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. **[SATISFIED]**

10. 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. **[SATISFIED]**

11. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE.

Intent: In order to ensure that landscaping has been installed consistent with Major Use Permit Plot Plans. **Description of requirement:** Prior to use of the facility, the applicant shall submit photographic proof of landscape screening as shown on the conceptual landscape plans and visual simulation study submitted on August 10, 2010. Photos shall show landscape and irrigation from all four sides of the equipment shelter, including the four Queen Palms planted between

the equipment shelter and the monopalm antenna. Installed vegetation shall be of the same container size as called out on the plans. **Documentation:** Photographs. **Timing:** Prior to occupancy; **Monitoring:** The [DPLU, PCC] shall review the provided Photos for compliance with this condition and compliance with the photos-simulations. **[SATISFIED]**

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

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

13. 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 dated 8/10/2010.
- 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. The applicant is responsible for the maintenance and repair of any damage caused by them to on-site and off-site private roads that serve the project.

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.

14. NOISE REQUIREMENT: [DPLU, BPPR] [BP] [DPLU, 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.

MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting

Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts. Section 21081.6(a)(1) states, in part:

The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

Section 21081(b) further states:

A public agency shall provide {that} the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.

Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.

Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The following conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

Condition(s): 3, 4, 5, 6

CONDITIONS FOR MAJOR USE PERMIT MODIFICATION (MUP-09-021W1)

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 Modification. 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).*

15. **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.

16. **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.

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

17. **GEN#3–INSPECTION FEE**
INTENT: In order to comply with Zoning Ordinance Section 7362.e, the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the *[PDS, ZC]* to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information *[PDS, PCC]*. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The *[PDS, ZC]* shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

18. **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 21, 2022 to ensure that the site was built to be screened from public view.

- a. Each panel antenna and equipment mounted to the mono-palm must be painted to match the branch foliage.

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.

19. **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.

20. **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.

21. **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).*

22. 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 way, 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.

23. 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 21, 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.

24. **ROADS#1–PRIVATE ROAD MAINTENANCE**

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

MAJOR USE PERMIT FINDINGS FOR 3300-09-021 AND MAJOR USE PERMIT MODIFICATION FINDINGS FOR MUP-09-021W1

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

Scale and Bulk:

The ~~proposed~~ existing unmanned wireless telecommunication facility consists of a 35-foot mono queen-palm with 42 panel antennas and 24 TMAs Remote Radio Units (RRUs), and an associated nine-foot-eight-inch-tall concrete masonry unit (CMU) block wall enclosure ~~eight-foot-tall equipment shelter~~, both of which are consistent with the height requirement of the Zoning Ordinance. All associated ground equipment ~~would be~~ is surrounded by the ~~an eight-foot-tall concrete masonry unit~~ existing CMU block wall, covered with a cedar trellis to match the existing residence. The subject parcel is developed with an existing single-family residence and four water tanks.

Photo simulations on file ~~with Major Use Permit P09-024~~ illustrate that the ~~proposed~~ existing mono queen-palm and 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, as to blend into the existing visual environment. The site is presently landscaped with numerous queen palms, and four additional queen palms ~~would be~~ were planted in proximity to the ~~proposed~~ existing facility. The ground equipment ~~cabinets would be~~ is surrounded by an ~~eight-foot-tall~~ CMU block wall and the additional ~~Lemonade Berry~~ existing shrubs ~~would be~~ to further screen the enclosure from public view. The equipment shelter ~~would be~~ is painted to match the surrounding landscape and covered with a cedar trellis to match the existing residence. Surrounding land use include Interstate 8 and the I-8 Business Route to the east, some vacant lands to the north and east, and single family residences and mobile home parks to the west, south, east, and northeast of the project site. The project is compatible with adjacent uses in terms of scale and bulk because of the ~~masked~~ camouflaged design and the existence of other vertical elements (numerous other queen palms). Therefore, the ~~proposed~~ existing wireless telecommunication facility ~~would be~~ is consistent with the scale and bulk of the surroundings.

Coverage:

The subject parcel is 4.4 acres in size. Surrounding land uses are primarily residential with parcel sizes ranging from approximately two to over four acres in size. The project is located on a parcel that is developed with an existing single-family residence. The lease area for this

unmanned wireless telecommunication facility would total 375 square-feet (less than 1% lot coverage). Due to the small scale of the facility and associated ground equipment, the ~~addition of the telecommunication facility project~~ would maintain similar coverage with surrounding parcels.

Density: The project is a Major Use Permit Modification for the ~~authorization continued operation and maintenance~~ of an existing unmanned 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 Lakeside Fire Protection District. The project therefore, is subject to County Policy FP-2, with which it complies. The project would utilize limited imported water for the establishment of landscaping. Electrical and telephone services are available on-site. All required utilities are therefore available for the project.

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

The project is a Major Use Permit Modification for the ~~authorization continued operation and maintenance~~ of an existing unmanned wireless telecommunication facility. The facility ~~would~~ include a 35-foot mono queen-palm to which panel antennas ~~would be~~ are attached and associated equipment enclosed by a nine-foot-eight-inch-tall CMU wall.

The project would not adversely affect the desirable neighborhood character because the project is designed to be ~~masked~~ camouflaged. The ground equipment ~~shelter would be~~ is located within a CMU enclosure to conceal it from the surrounding properties. Photo simulations on file with ~~Major Use Permit P09-024~~ illustrate that the line, form, and color of the existing facility ~~would be~~ is largely consistent with other elements that make up the visual setting of the area, such as the existing on-site landscaping and architectural treatments. The photo simulations demonstrate that the project would be visually unobtrusive to the surrounding viewshed. 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 maintenance trip per month and would utilize Sterling Drive, a private road for access. Existing parking is available on the property. The use associated with this Major Use Permit would be compatible with the existing rural residential 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 Sterling Drive.

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

The applicant proposes a Major Use Permit Modification for the ~~authorization—continued operation and maintenance~~ of an existing unmanned wireless telecommunication facility. The subject property is 4.4 acres in size 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 land form. The project, as designed, ~~would be masked~~ is 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 General Plan Regional Category ~~Current Urban Development Area (CUDA)~~ Village, Land Use Designation ~~(1) Residential Village Residential (VR-2)~~, and the Lakeside 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.

~~The project complies with the California Environmental Quality Act and State and County CEQA Guidelines because~~ A Mitigated Negative Declaration ~~has been~~

was prepared for the original Major Use Permit and is on file at the Department of Planning and Land Use as Environmental Review Number 09-14-011. Pursuant to Section 15301 of the State CEQA Guidelines, the Major Use Permit Modification 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 a non-preferred location in a non-preferred zone. Pursuant to Section 6986B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternate site analysis and discussed preferred locations in the area and why they were not technologically or legally feasible. Due to the camouflaging of the facility and the lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

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

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

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating

devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(SDRWQCB\)](#) 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>

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

DRAINAGE: The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance No. 10091](#), adopted December 8, 2010.

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

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3284, to coordinate County requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

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

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

NOTICE: This subject property may contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

NOTICE: This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and

Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation and management of preserved areas as outlined in Section 17.1 (A) of the County's Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform "incidental take" under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County's Implementing Agreement.

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 22nd day of July 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
Lakeside 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 Sterling House Wireless Telecommunication Facility
Major Use Permit Modification
PDS2020-MUP-09-021W1, PDS2020-ER-09-14-011A
July 22, 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:

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. 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 within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated June 1, 2022.

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 site obtains its water supply from Helix Municipal Water District. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

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

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

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 are zoned Rural Residential, which is subject to the most restrictive one-hour sound level requirement of 45 dBA at the project property line. The proposal does not involve the installation of substantial noise generating equipment. The project does not propose any new generator units. The proposed equipment cabinet is 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.



County of San Diego, Planning & Development Services
Project Planning Division

Date: June 1, 2022

To: File

From: Rachael Lindebrekke, Project Manager

RE: PROJECT NAME: AT&T Sterling House; CASE NUMBER(S): PDS2020-MUP-09-021W1; Conformance with the MSCP Subarea Plan; APN 400-050-56-00

The project proposes modifications to an existing AT&T cell site. The project site is located within the Pre-Approved Mitigation (PAMA) of the County's Multiple Species Conservation Program. However, no new impacts are proposed.

Staff has determined the proposed project is exempt from the California Environmental Quality Act pursuant to CEQA Section 15301. Projects found to be exempt from CEQA are also exempt from the County's Biological Mitigation Ordinance (Section 86.503 (a)(1)). Therefore, the project is not subject to the requirements of the Biological Mitigation Ordinance. However, no project within the MSCP County Subarea Plan, regardless of exemption status, may conflict or otherwise hinder the MSCP preserve system.

The project is consistent with the MSCP Subarea Plan as no new impacts are occurring, as well as the following:

- Surrounding land uses include dense development.
- There are other conditions that would restrict wildlife use of the area for nesting, foraging or dispersal.
- The site does not support any features that might encourage wildlife movement, such as a well-vegetated drainage, stream, or creek.

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

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 Sterling House Wireless Telecommunication Facility Major Use Permit Modification;
PDS2020-MUP-09-021W1, PDS2020-ER-09-14-011A

Project Location: 8169 Sterling Drive, El Cajon, CA 92021; APN: 400-050-56-00

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 on the existing 35-foot-tall concrete masonry unit (CMU) block wall enclosure, is also proposed to be removed and replaced. The 4.4-acre project site is located in the Lakeside Community Plan Area within unincorporated San Diego County. The project site is subject to the General Plan Regional Category Village and Land Use Designation Village Residential (VR-2). Zoning for the site is Rural Residential (RR) 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: Denise Russell Phone Number: 619.694.9349

Date Form Completed: June 29, 2022

This is to advise that the County of San Diego Planning Commission has approved the above-described project on July 22, 2022 and found the project to be exempt from the CEQA under the following criteria:

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

Statement of reasons why project is exempt: 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: 619.694.9349

Name (Print): Denise Russell Title: Planning Manager

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 STERLING HOUSE WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT MODIFICATION
PDS2020-MUP-09-021W1
ENVIRONMENTAL LOG NO. PDS2020-ER-09-14-011A**

ENVIRONMENTAL FINDINGS

July 22, 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.).
3. Find that the project is consistent with the Multiple Species Conservation Plan (MSCP) and the County Subarea Plan and that the project is exempt from the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Conformance Statement dated June 1, 2022 on file with Planning & Development Services as Environmental Review Number PDS2020-ER-09-14-011A.

Attachment E – Public Documentation

**COMMUNITY PLANNING OR SPONSOR
GROUP PROJECT REVIEW****ZONING DIVISION**Record ID(s): PDS2020-MUP-09-021W1 (previously PDS2020-MUP-20-013)Project Name: MAJOR USE PERMIT – SD0596 AT&TProject Manager: LAUREN YZAGUIRRE, LUE PLANNERProject Manager's Phone: (858) 495-5362Scope of Review:

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

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

Initial Review and Comment:

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

Planning Group review and advisory vote:

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

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

Notification of scheduled hearings:

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

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770**<http://www.sdcountry.ca.gov/pds>**



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

Record ID(s): PDS2020-MUP-09-021W1 (previously PDS2020-MUP-20-013)

Project Name: MAJOR USE PERMIT – SD0596 AT&T

Planning/Sponsor Group: Lakeside Community Planning Group

Results of Planning/Sponsor Group Review

Meeting Date: 02/03/2021

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

NONE

B. Advisory Vote: The Group ☒ **Did** ☐ **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION: ☒ Approve without conditions
☐ Approve with recommended conditions
☐ Deny
☐ Continue

VOTE: 12 Yes 0 No 0 Abstain 3 Vacant/Absent

C. Recommended conditions of approval:

N/A

Reported by: CAROL HAKE Position: CHAIR Date: 02/10/2021

Please email recommendations to BOTH EMAILS;

Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to CommunityGroups.LUEG@sdcounty.ca.gov

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



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



April 19, 2022

To:

County of San Diego
Planning Division
5510 Overland Avenue
San Diego, CA 92123

From:

MD7, LLC
Tara Carmichael, Land Use I
10590 W Ocean Air Drive, Suite 300
San Diego, CA 92130
858-952-1936
tcarmichael@md7.com

Re:

Alternative Site Analysis

Site ID:

SD0596 / Sterling House

Site Address:

8169 Sterling Drive, El Cajon, CA 92021

Alternative Site Analysis

Background

AT&T is seeking approval of a new MUP for the continued operation of the existing unmanned wireless telecommunication facility located at 8169 Sterling Drive. This facility was previously approved under MUP P09-021. The MUP Modification has been submitted in accordance with Sections 7378 of the Zoning Ordinance. The existing wireless facility consists of a 35-foot-tall queen-palm with panel antennas attached and associated equipment. Throughout the lifespan of this facility AT&T has maintained compliance with all conditions applied to the facility and aims to maintain compliance by re-instating this facility's entitlements. As part of The County of San Diego's MUP requirements, AT&T has also looked for viable alternatives in location to ensure that the facility best supports the community.

This facility is situated in a strategic location above Interstate 8 and the surrounding residential area and allows AT&T to provide coverage east and west along Interstate 8 and provide coverage to the surrounding residential properties including some commercial properties and commuter traffic along the Hwy 8 Business route. Project Site elevation is 938 feet above mean sea level (AMSL), and the existing coverage has been outlined in Exhibit A below.

Alternative Site #1 –

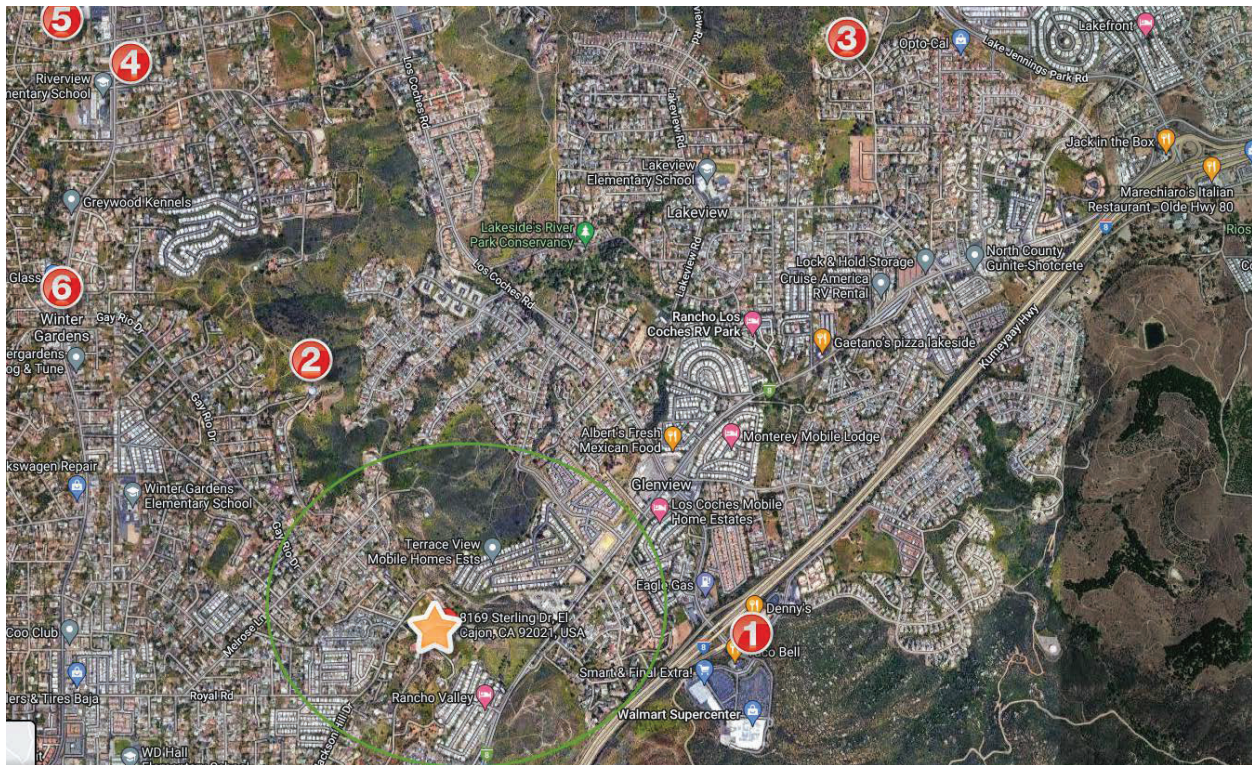
Helix MWD Water Tanks - The first alternative site that AT&T considered were nearby water tanks immediately east on the adjacent property, owned and maintained by the Helix Water District. This would have been a preferred location; however Helix Water District is no longer interested in locating an additional telecommunication facility on the property.

Alternative Site #2 –

Sky Rim Water Tank – The Water tank located at Sky Rim Drive approximately one-half mile northwest and supports a Verizon wireless facility. The Sky Rim water tank would not provide and same coverage footprint as the existing site.

Analysis of new wireless facilities since approval of project –

- 1) Wireless facility on roof of existing commercial building at 12625 High Bluff Drive (APN 401-190-11-00)
This site is approximately 150' to 200' lower in elevation than approved project site, therefore would not provide the same coverage footprint for surrounding areas.
- 2) Wireless facility on water tower at 10375 Vine Street (APN 397- 021-01-00)
This site would not provide the same coverage footprint as the existing site's target areas
- 3) Mono-broadleaf tree at 11661 San Vicente Blvd (APN 398-400-08-00)
Located to the north, this site would not provide the same coverage footprint as the existing site's target areas.
- 4) Pole in the ROW along Woodside Blvd (adjacent to APN 394-340-62-00)
This site is in Public ROW on a pole and near an elementary school. This would not be ideal placement, nor would it provide the same coverage to the existing site's targeted areas.
- 5) Pole in the ROW along Wintergardens Blvd (adjacent to APN 382-230-53-00)
This site is in Public ROW on a pole. This would not be ideal placement, nor would it provide the same coverage to the existing site's targeted areas.
- 6) Pole in the ROW along Wintergardens Blvd (adjacent to APN 385-053-07-00)
This site is in Public ROW on a pole. This would not be ideal placement, nor would it provide the same coverage to the existing site's targeted areas.



Map identifying new sites 1-6, with a green coverage ring identifying coverage targeted areas for this existing site.

Conclusion –

This facility has operated in compliance without community pushback since its installation. It provides necessary coverage to critical areas of the county and does so in a discreet fashion. Any requirement to move the facility could jeopardize the coverage, concealment, and performance of the facility. Any relocating and construction of a new facility would cause much more of a burden to the community and the existing parties involved. AT&T always favors modifying existing facilities to avoid new construction projects. AT&T has enjoyed a smooth partnership with The County of San Diego and looks to continue this partnership.

Sincerely,

Tara Carmichael, MD7 LLC, obo AT&T
 10590 W. Ocean Air Drive, Suite 300
 San Diego, CA 92130
 858-952-1936
 tcarmichael@md7.com

Location Map

Existing Facility: "X"

Alternate 1: 1

Alternate 2: 2

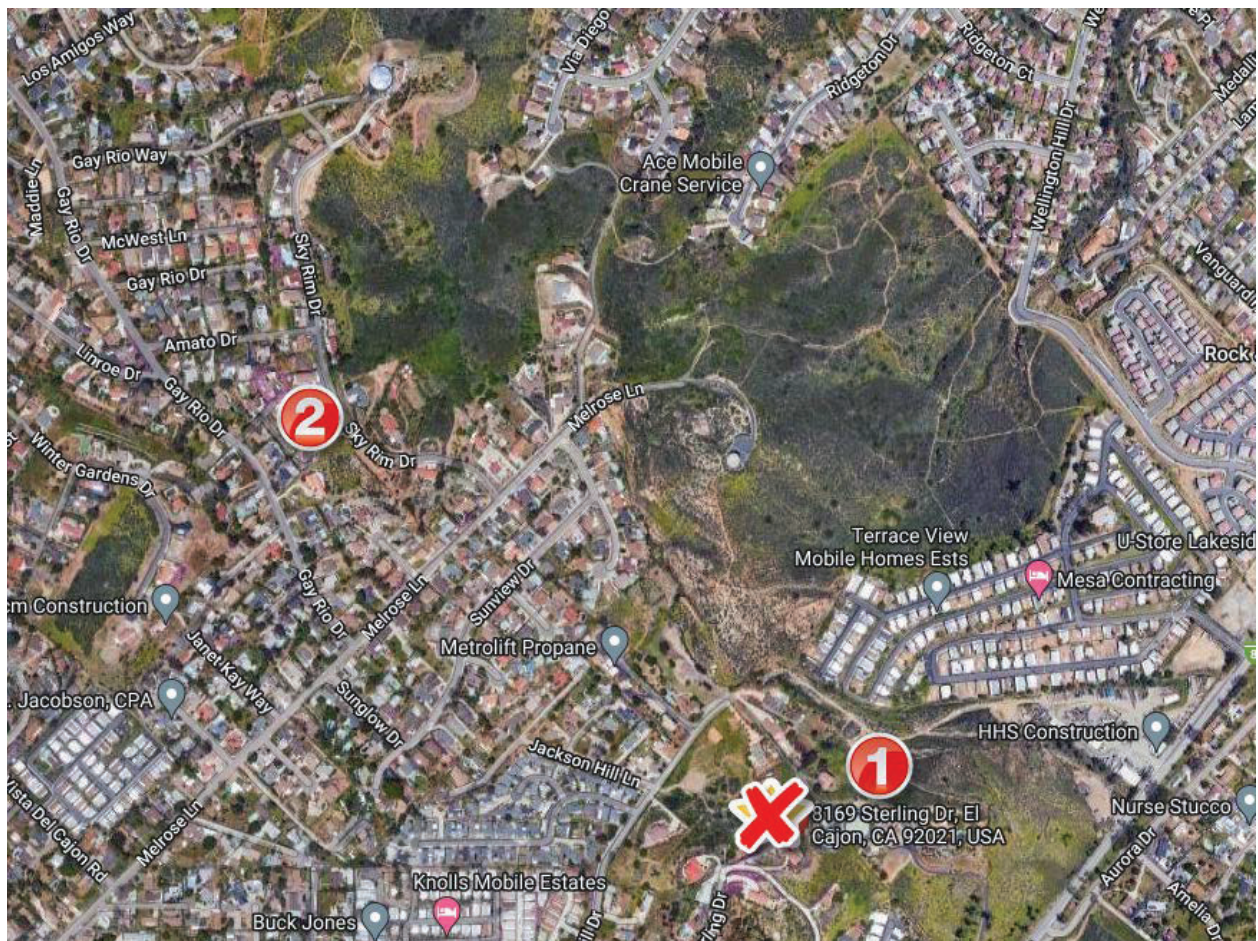
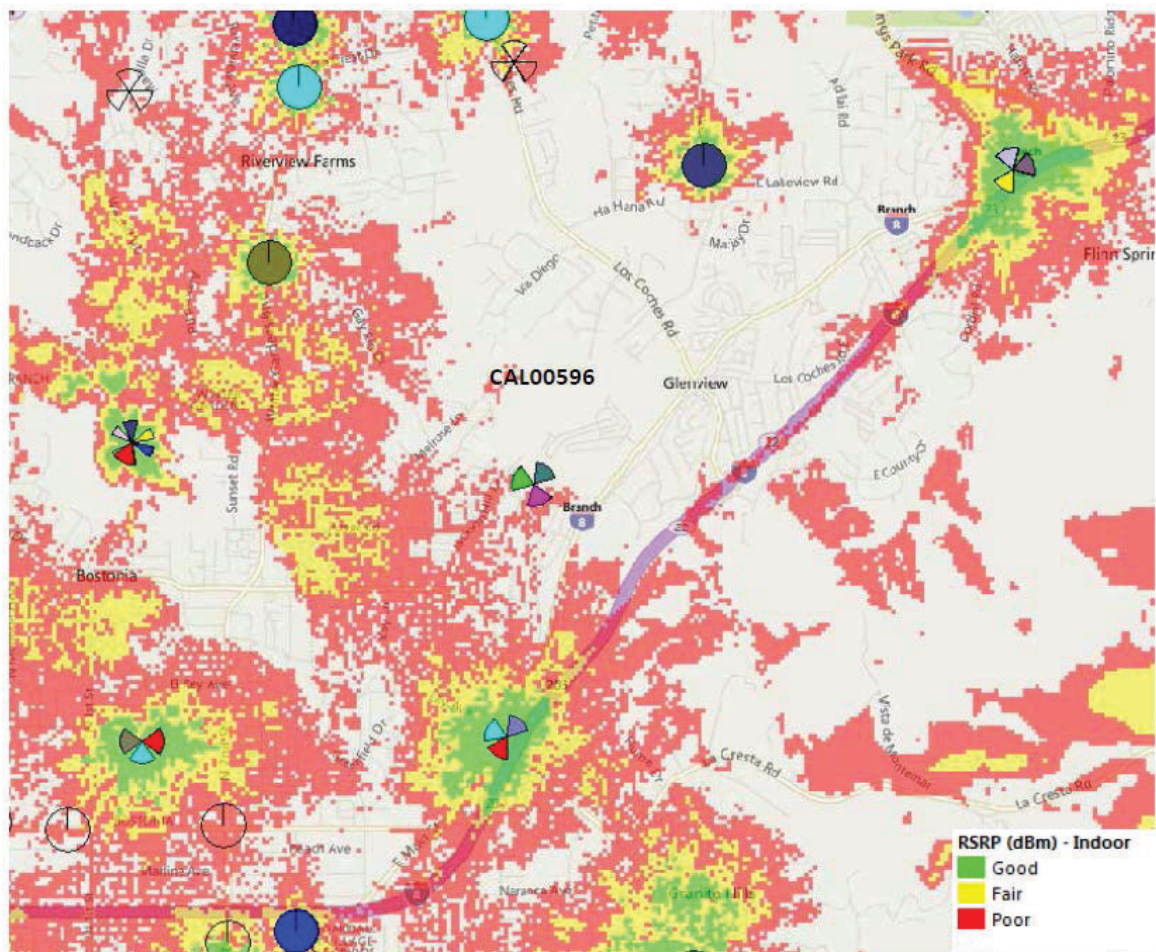
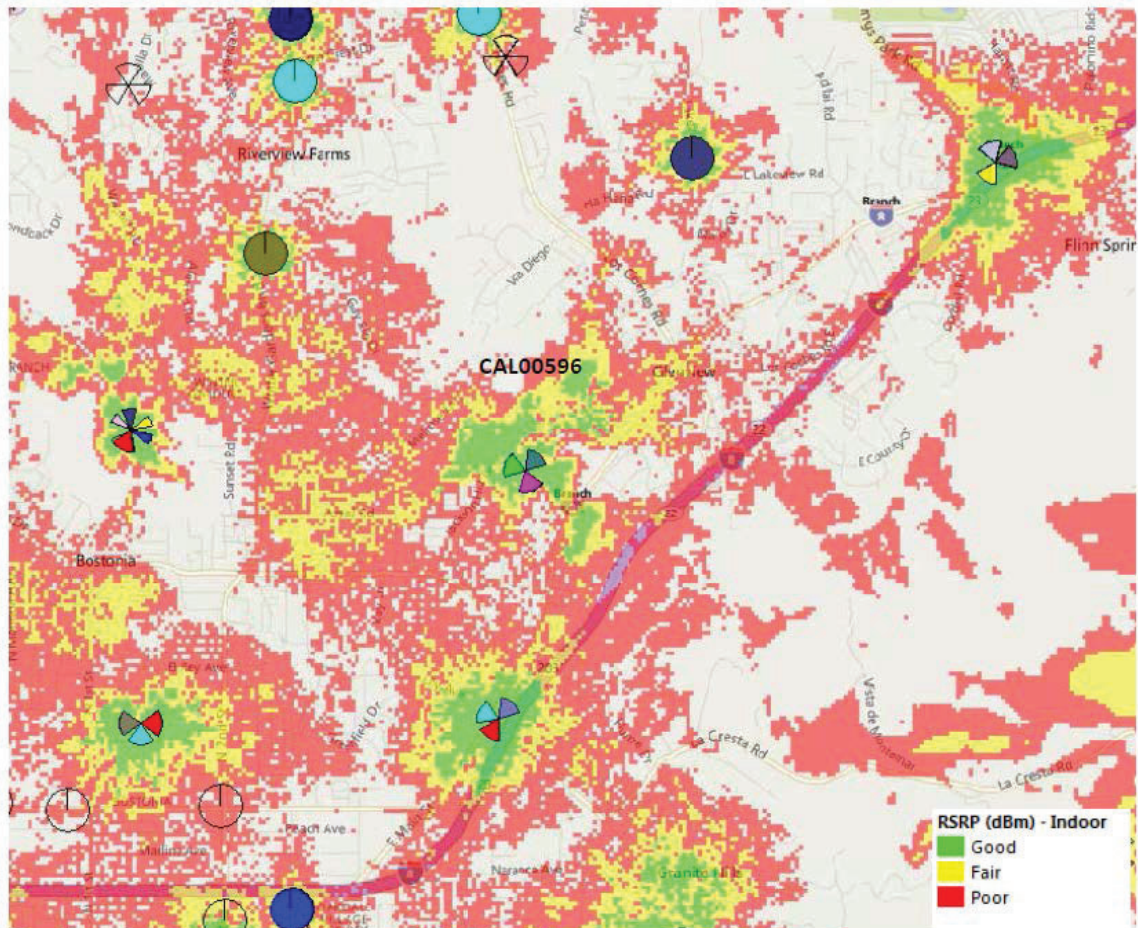


Exhibit A

Coverage Without CAL00596



Coverage With CAL00596





PLANS PREPARED BY:

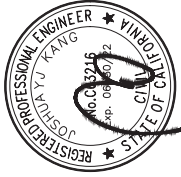
MDZ

MD7, LLC
10590 West Ocean Air Dr., Suite 300
San Diego, CA 92130
858-964-7439

Md7 PROJECT NUMBER

DRAWN BY:		CHECKED BY:
JLD	AF	
REV	BY	DATE
0	JAD	05-03-2020
1	JAD	05-03-2020
2	NC	10-06-2020
3	NC	10-06-2020
4	NC	11-06-2020
5	NC	03-04-2021
6	NC	07-05-2021
7	NC	07-05-2021
8	NC	07-05-2021
9	NC	07-05-2021
A	MAC	14-01-2022

FOR SUBMITTAL



DATE: 04-13-2022

SITE INFORMATION:

SITE NAME:
STERLING HOUSE

5G NR RADIO

SITE NUMBER:
SD0596 - 10099944

SITE ADDRESS:

SITE ADDRESS:
8169 STERLING DRIVE

EL CAJON, CA 92021

PHOTOSIMS

SHEET NUMBER:

RFS-2

Sterling House | SD0596

8169 Sterling Drive, El Cajon, CA 92021

MDR

No visible change



VIEW 1

©2018 Google Maps

10



MD7, LLC
10590 West Ocean Air Dr., Suite 300
San Diego, CA 92130
858-964-7439

Md7 PROJECT NUMBER

NO.	DRAWN BY:	REV	BY	DATE	DESCRIPTION:	CHECKED BY:	
						AF	AF
1	JAD	05-03-2020			90% CONSTRUCTION		
2	JAD	09-16-2020			90% CONSTRUCTION		
3	NC	10-28-2020			90% CONSTRUCTION		
4	NC	11-03-2020			90% CONSTRUCTION		
5	NC	11-06-2020			90% CONSTRUCTION		
6	NC	07-26-2021			90% CONSTRUCTION		
7	NC	07-15-2021			90% CONSTRUCTION		
8	NC	07-22-2021			90% CONSTRUCTION		
9	NC	07-30-2021			90% CONSTRUCTION		
10	NAC	04-13-2022			100% CONSTRUCTION		

FOR SUBMITTAL



SITE INFORMATION:
SITE NAME: **STERLING HOUSE**

5G NR RADIO
SITE NUMBER:
SD0596 - 10099944

SITE ADDRESS:

8169 STERLING DRIVE

SHEET TITLE:

PHOTOSIMS

SHEET NUMBER:

RF-S-3

8169 Sterling Drive, El Cajon, CA 92021

No visible change



VIEW 2

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PLANS PREPARED BY:

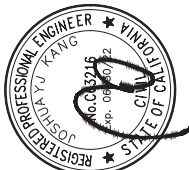
MD7

MD7 LLC
10550 West Ocean Ave, Suite 300
San Diego, CA 92130
858-964-7439

MD7 PROJECT NUMBER:

REV.	BY	DATE	DESCRIPTION
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1	MD	10-05-2021	90% CONSTRUCTION
2	MD	10-05-2021	90% CONSTRUCTION
3	MD	11-05-2021	90% CONSTRUCTION
4	MD	11-05-2021	90% CONSTRUCTION
5	MD	12-15-2021	90% CONSTRUCTION
6	MD	12-15-2021	90% CONSTRUCTION
7	MD	12-15-2021	90% CONSTRUCTION
8	MD	12-15-2021	90% CONSTRUCTION
9	MD	12-15-2021	90% CONSTRUCTION
10	MD	12-15-2021	100% CONSTRUCTION

FOR SUBMITTAL



DATE: 04-13-2022

SITE INFORMATION:

SITE NAME:

STERLING HOUSE

5G NR RADIO

SITE NUMBER:

SD0596 - 10099944

SITE ADDRESS:

8169 STERLING DRIVE
EL CAJON, CA 92021

SHEET TITLE:

PHOTOSIMS

SHEET NUMBER:

RFS-5

Sterling House | SD0596

8169 Sterling Drive, El Cajon, CA 92021

MD7

VIEW 4

No visible change



VIEW 1

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PLANS PREPARED BY:

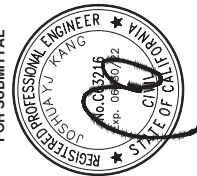
MD7

MD7 LLC
10550 West Ocean Ave. Dr. Suite 300
San Diego, CA 92130
858-364-7439

MD7 PROJECT NUMBER:

DATE:	BY:	CHECKED BY:	DESCRIPTION:
0	JJ		10-05-2021 80% CONSTRUCTION
1	MD		10-05-2021 80% CONSTRUCTION
2	MD		10-05-2021 80% CONSTRUCTION
3	MD		10-05-2021 80% CONSTRUCTION
4	MD		10-05-2021 80% CONSTRUCTION
5	MD		10-05-2021 80% CONSTRUCTION
6	MD		10-05-2021 80% CONSTRUCTION
7	MD		10-05-2021 80% CONSTRUCTION
8	MD		10-05-2021 80% CONSTRUCTION
9	MD		10-05-2021 80% CONSTRUCTION
10	MD		10-05-2021 100% CONSTRUCTION

FOR SUBMITTAL



DATE: 04-13-2022

SITE INFORMATION:

SITE NAME:

STERLING HOUSE

SG NR RADIO

SITE NUMBER:

SD0596 - 10099944

SITE ADDRESS:

8169 STERLING DRIVE
EL CAJON, CA 92021

SHEET TITLE:

PHOTOSIMS

SHEET NUMBER:

RFS-6

Sterling House | SD0596

8169 Sterling Drive, El Cajon, CA 92021

MD7

VIEW 5



VIEW 1

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No visible change

Attachment G – Ownership Disclosure



3-91

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-09-021W1

Assessor's Parcel Number(s) 400-050-56

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.

Changzheng Chris Tan and Huan Wei

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

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

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

Signature of Applicant

Tara Carmichael

Print Name

Digitally signed by Tara Carmichael
DN: cn=Tara Carmichael, o=MOD7 LLC, ou=Land Use I, email=tcarichael@md7.com, c=US
Date: 2022.04.07 12:20:34 -0700

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

SDC PDS RCVD 04-21-22
MUP09-021W1

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123

For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
<http://www.sdcounty.ca.gov/pds>

