



The County of San Diego

Planning Commission Hearing Report

Date:	April 18, 2025	Case/File No.:	AT&T- 1025 Barrett Lake Rd. Major Use Permit; PDS2023-MUP-23-001 PDS2023-ER-23-20-001
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	1025 Barrett Lake Rd. Dulzura, CA 91917
Agenda Item:	# 2	General Plan:	Rural Commercial
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	General Commercial (C36)
Applicant/Owner:	TEP Group on behalf of AT&T/ N D Daniels Investments LLC.	Community:	Jamul-Dulzura
Environmental:	CEQA §15303 Exemption	APN:	652-020-10-00

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) applied for by TEP Group on behalf of AT&T (Applicant) to construct, maintain, and operate a new 50-foot faux mono-pine Public Safety (AT&T Wireless- 1025 Barrett Lake Rd.) Wireless Telecommunication Facility (Project), conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Planning & Development Services (PDS) staff recommends approval of the MUP, with the conditions noted in the attached MUP decision (Attachment B). This report includes a staff recommendation, a Project description, analysis and discussion, and the Jamul-Dulzura Community Planning Group recommendation.

B. REQUESTED ACTIONS

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

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).

2. Grant MUP PDS2023-MUP-23-001, 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, TEP Group on behalf of (AT&T), requests a Major Use Permit to construct, maintain, and operate a new Public Safety Tower to allow for FirstNet to provide enhanced emergency service for first responders and surrounding area. The proposed facility would include six antennas on 12 mount pipes, nine remote radio units (RRU's), three DC9 fiber squids, mounted upon a new 50-foot-tall faux mono-pine tree with three sector mounts, one collar mount, and three modified RRH mounts, 9 DC power trunks, 3 fiber trunks, and 54 fiber strands. The faux mono-pine tree would be covered by "socks" which are faux branches to help conceal the antennas. The facility also includes supporting equipment located within a 1,089 square foot (6-foot-tall) concrete masonry unit (CMU) block wall enclosure. A 30kW diesel generator with a 190-gallon tank, one h-frame with 600a gutter and 100a meter and service disconnect, one walk-up cabinet, and other supporting equipment would be located within the equipment enclosure. The project includes trenching to install underground electrical and fiber conduit. The project will require approximately 35.6 cubic yards of cut and 33.4 cubic yards of fill. The proposed equipment lease area is 1,225 square feet with additional access easements which include a gravel access driveway.



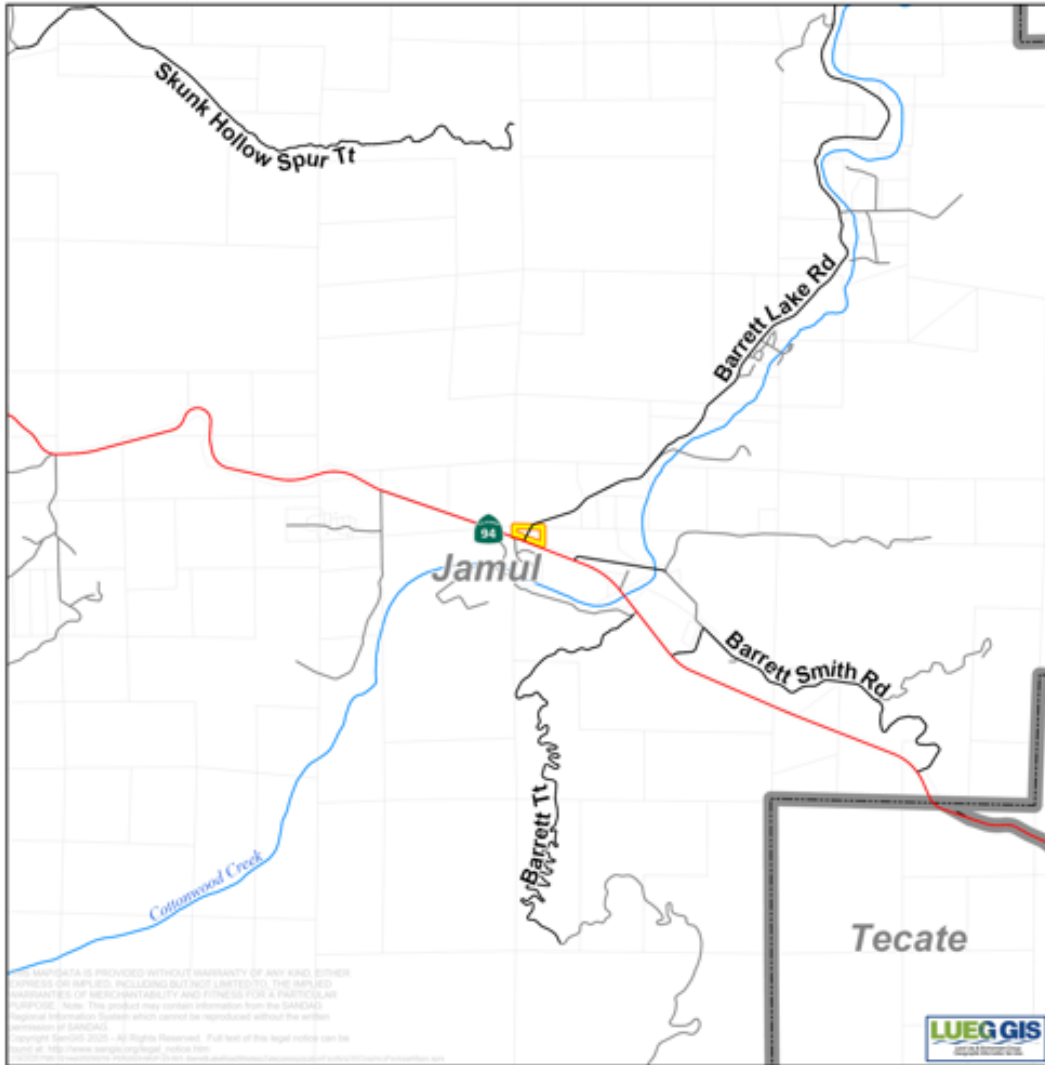
Figure 1: Photosims of proposed mono-pine tower and proposed AT&T equipment.

2. Subject Property and Surrounding Land Uses

The 3.96-acre project site is located at 1025 Barrett Lake Road, in the Jamul-Dulzura Community Planning Area within unincorporated San Diego County. The site contains an existing single-family home and commercial use. Access would be provided by a proposed 18-foot wide private road connecting to Barrett Lake Road, a County maintained road. The project site is subject to the Rural General Plan Regional Category and Rural Commercial Land Use Designation. Zoning for the site is General Commercial (C36), which allows for telecommunication facilities as a permitted use. The subject tower is proposed to exceed the 35-foot height allowance by 15 feet (50-foot tower), therefore, requiring the approval of a MUP in accordance with Section 6985 of the Zoning Ordinance. The MUP has been submitted in accordance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991, which this MUP 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.

The surrounding area is predominantly agricultural, characterized by semi-rural single-family homes on lots of approximately 1-acre or larger and vacant agricultural lands. Neighboring residences will have views of the proposed mono-pine facility, however, the site is buffered by mature trees both

onsite and in the vicinity. These features will help integrate the faux mono-pine into the existing viewshed. See Figure 3 for the approximate location of the proposed facility on the property.



Barrett Lake Road
Wireless Facility
PDS2023-MUP-23-001
Vicinity
Jamul
Community Plan Area

- Roads
- Site
- Parcels
- CPA

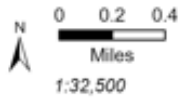


Figure 2: Vicinity Map



Barrett Lake Road
Wireless Facility
PDS2023-MUP-23-001

- Roads
- Site
- CPA

Aerial
Jamul
Community Plan Area

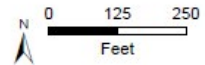


Figure 3: Aerial photograph showing proposed project site and project vicinity.

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Rural Lands (RL-40), Public/Semi-Public Facilities, and Open Space Conservation	General Agriculture (A72)/ Open Space (S80)	Barrett Lake Rd.	Vacant/ Undeveloped

Location	General Plan	Zoning	Adjacent Streets	Description
East	Rural Lands (RL-40),	General Agriculture (A72)	Barrett Lake Rd.	Vacant/ Single Family Residential
South	Rural Lands (RL-40),	General Agriculture (A72)	CA-94	Single Family Residential
West	Rural Lands (RL-40),	General Agriculture (A72)	CA-94	Single Family 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 Jamul-Dulzura Community Plan, the Zoning Ordinance, and CEQA Guidelines. The following subjects were reviewed for the Project and are detailed below: Amortization, Site Planning Analysis, Community Compatibility/Visual Impacts, Alternative Site Analysis (ASA).

1. Key Requirements for Requested Actions

The Planning Commission should consider the requested actions and determine if the following determinations can be made:

- a. Is the Project consistent with the vision, goals, and polices of the General Plan?
- b. Does the Project comply with the policies set forth under the Jamul-Dulzura Community Plan?
- c. Is the Project consistent with the County’s Zoning Ordinance?
- d. Is the Project consistent with the County’s Wireless Ordinance?
- e. Does the Project comply with CEQA?

2. Project Analysis

The project is located in a non-preferred location within a preferred zone. As outlined in County Zoning Ordinance Section 6985, due to the height of the tower, the proposed wireless telecommunication facility requires the approval of a Major Use Permit (MUP). The proposed 50-foot-tall faux mono-pine Public Safety Tower will help to cover a significant gap for FirstNet/AT&T in the area and serve will help to enhance emergency services for the surrounding area.

Amortization

The existing wireless telecommunication facility is in a commercial zone and is defined as “high visibility” in accordance with Sections 6985 and 6991 of the Zoning Ordinance. In accordance with Section 6991 of the Zoning Ordinance, the applicant has submitted a valuation letter stating that the facility is valued at \$250,000 resulting in a 10-year permit. 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.

Site Planning Analysis

The proposed wireless telecommunication facility is designed to seamlessly integrate with the surrounding land uses, existing structures, vegetation, and topography. The facility's architecture mimics a faux pine tree ensuring compatibility with the character of the existing community and blending with adjacent trees on site and in the surrounding area. The facility also includes supporting equipment located within a 1,089 square foot (6-foot-tall) concrete masonry unit (CMU) block wall enclosure. Due to the existing vegetation and other pine trees on the site and surrounding properties, no additional landscaping is required to screen the site or the equipment on the ground. The proposed location and design effectively align with the existing site conditions and will not adversely affect the surrounding community character.

Community Compatibility/Visual Impacts

Some surrounding residents will have views of the wireless telecommunication facility, but due to topography, existing structures, and vegetation, the facility will be obscured. The closest neighbor is approximately 250 feet southeast of the facility. The proposed faux mono-pine will appear as a common element found in the community, as there are several existing pines of similar size onsite and in the area.

The subject site fronts on State Route 94 (SR-94), which is designated as a scenic highway, per the County's General Plan. The faux mono-pine is proposed roughly 71 feet from the edge of pavement and will blend into the surrounding landscape. Views by traveling motorists will be limited because the faux mono-pine will match the scale and appearance of existing pines in the area. The surrounding mature trees and vegetation will further integrate the structure into the viewshed, making it less prominent.

General Plan Policy COS 11.1 guides the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features. The project includes a faux mono-pine, which is a permitted visible structure from a scenic highway. The proposed facility is 50 feet tall, which is consistent with the height of other pines in the area and is needed to ensure coverage over the surrounding sloped hillsides and onsite residence.

The proposed wireless telecommunication facility is compatible with adjacent uses in terms of scale, bulk, and community character because of the camouflaged design, existing vegetation, and the sloping and hilly topography. The project will not introduce a negative visual impact to the community.

Alternative Site Analysis (ASA)

The proposed faux mono-pine wireless facility is proposed to allow for FirstNet to enhance emergency service for first responders and surrounding properties. The proposed site location is in a preferred zone of C36. FirstNet was required to find a potential candidate in the specific search ring, however, most of this search ring is in the non-preferred agriculture zone. Several alternative locations were considered for this project within the agriculture zone, but upon review, it was noted these potential candidates would not work for the FirstNet/AT&T coverage objective. Because 1025 Barrett Lake Road currently sits in a significant gap for FirstNet/AT&T this location was ultimately selected and approval for the project by property ownership was obtained. The proposed site is

essential to ensuring consistent and adequate service for the surrounding community. Further details about the ASA analysis are available in Attachment F.

The Geographic Service Area (GSA) maps illustrate coverage in the area and depict the coverage provided by the Project. The GSA maps demonstrate that the proposed location and height are necessary for the carriers to continue providing coverage and adequate service to motorists and residents in the area (Figure 4). The 50-foot height is necessary to allow the antennas to provide coverage due to the surrounding topography. The GSA maps can also be found in Attachment F.

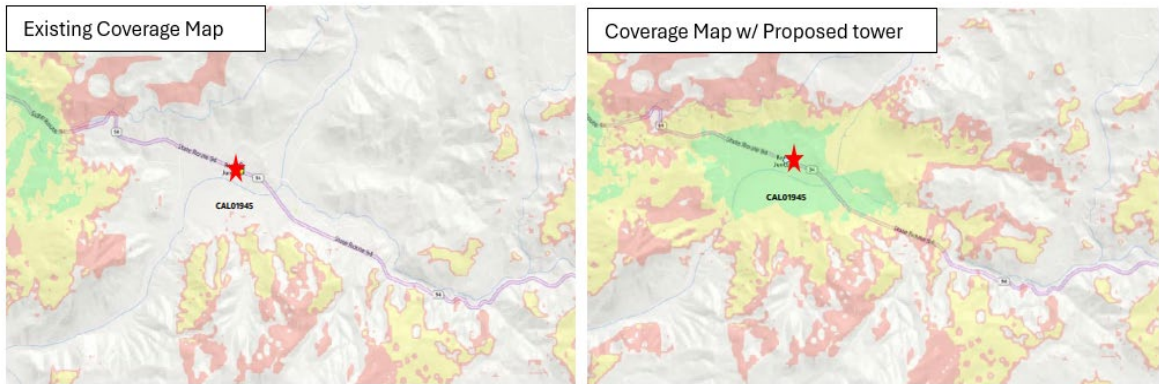


Figure 4: Image reflects proposed coverage with Project.

3. General Plan Consistency

The proposed 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 provide coverage throughout the area, which is essential in the event of an emergency. The facility is equipped with backup batteries in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by providing service and coverage in the area.</p>

General Plan Policy	Explanation of Project Conformance
<p>POLICY COS 11.1 – Protection of Scenic Resources. Require the preservation of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p> <p>POLICY COS 11.3 – Development Siting and Design. Require development in visually sensitive areas to minimize visual impacts and preserve unique or special visual features, particularly in rural areas.</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 wireless telecommunication facility is being proposed on a site that fronts on SR-94, which is the nearest County General Plan Designated Scenic Corridor. The proposed project will be compatible with the existing community character because the proposed 50-foot-tall faux mono-pine and existing equipment enclosure have been sited and designed to be compatible with the existing environment. As identified in the photo simulations (Figure 1), intervening topography will help screen the facility from surrounding residents and motorists, and the design of the faux mono-pine blends with the rural landscape and community setting.</p> <p>For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity, be compatible with the existing community character, will not result in impacts to the natural environment, and will not adversely affect a scenic resource</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>As a co-location site, the proposed facility will accommodate other carriers in the future, ensuring efficient use of infrastructure and meeting broader coverage needs.</p>

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed Project complies with all applicable zoning requirements of the C36 General Commercial 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:	C36	Yes, upon approval of a MUP
Animal Regulation:	O/Q	N/A
Density:	1	N/A
Lot Size:	.9AC	N/A

2 - 10

Building Type:	C/W	N/A
Height:	G	Yes, upon approval of a MUP
Lot Coverage:	-	N/A
Setback:	D/O	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The applicant is proposing a 50-foot-tall faux mono-pine tower. The additional height is needed to allow the collocation for all carriers to provide enhanced service to the surrounding community. LU-15.2 Co-Location of Telecommunication Facilities. "Encourage wireless telecommunication service providers to co-locate their facilities whenever appropriate consistent with the Zoning Ordinance." The proposed height for collocating purposes minimizes additional towers needed in the area that would assist on the need for the Visual Separation Requirements for New Structures. Additionally, the faux mono-pine would blend in with other pines on the site and surrounding area.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "D" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The Project is not located within the front, rear, or side yard setbacks. Therefore, the proposed facility will meet the "D" setback requirements per Section 4800 of the Zoning Ordinance.	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 (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 required by the FCC.

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

Table D-3: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration, and the facility is screened by landscaping.	The proposed concrete masonry equipment enclosure associated with the telecommunication facility is 6-feet-tall and does not exceed the 10 -foot-tall height limit.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed wireless telecommunications facility and existing equipment enclosure are located outside all required 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.	The project site is zoned C36 (General Commercial). According to the County of San Diego Noise Ordinance Section 36.404, the one-hour average sound level limits for the C36 zone are 60 decibels (dBA) between 7 a.m. and 10 p.m., and 55 dBA between 10 p.m. and 7 a.m. The Project will not create a change in the existing noise environment and is therefore anticipated to comply with the County of San Diego Noise Ordinance Section(s) 36.404.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
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. Since the proposed Project has a valuation of \$250,000 the MUP has been conditioned to have a maximum term of 10 years.	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 proposed Project consists of a faux mono-pine that is designed to avoid adverse visual impacts. The site is visible from SR-94 a County designated scenic corridor, but due to the existing vegetation, the faux mono-pine tower and equipment will blend into the site.	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 15303. Section 15303 exempts minor construction to an unmanned wireless telecommunications facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause a substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

E. COMMUNITY PLANNING GROUP AND DESIGN REVIEW BOARD RECOMMENDATION

On June 17, 2024, the Jamul-Dulzura Community Planning Group (CPG) recommended approval of the project with conditions by a vote of 12-0-0-3 (12 – Ayes; 0 – Noes; 0 – Abstain; 3 – Absent/Vacant). Conditions recommended by the CPG are related to the height of the tower and sound mitigation, which this application addresses in the design of the facility.

The Jamul-Dulzura CPG Recommendation Form and Meeting Minutes are found in Attachment E, Public Documentation.

F. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners surrounding the project site until at least 20 different property owners were noticed within approximately 2,500 feet of the project site. Staff received general questions from interested property owners regarding the Project. No formal comments were received during the processing of the permit. Prior to the Planning Commission hearing, public notices were sent to a minimum of 20 property owners within approximately 2,500 feet of the project site.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find the Project in conformance with CEQA and adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP PDS2023-MUP-23-001, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:
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Report Approved By:
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Vince.nicoletti@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: _____ *Vince Nicoletti*

VINCE NICOLETTI, DIRECTOR

ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2023-MUP-23-001
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis
- Attachment G – Ownership Disclosure Form

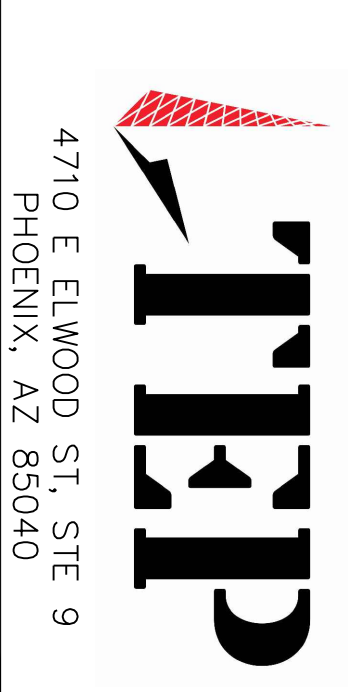
Attachment A – Planning Documentation



1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008



5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583



4710 E. ELWOOD ST. STE 9
PHOENIX, AZ 85040

FIRSTNET/AT&T SITE ID: CAL01945
FIRSTNET/AT&T SITE NAME: CAL01945
FA LOCATION CODE: 15863437
USID: 322578
PAGE #: MRSDDL042360

PSTC SITE #: CASD-DULZ01
SITE ADDRESS: 1025 BARRETT LAKE RD
DULZURA, CA 91917
COUNTY: SAN DIEGO
SITE TYPE: MONOPINE
TOWER HEIGHT: 50'-0"

SITE INFORMATION

PSTC SITE NAME: ND DANIEL'S INVESTMENT
SITE ADDRESS: 1020 BARRETT LAKE RD
DULZURA, CA 91917
COUNTY: SAN DIEGO
MAP/PARCEL #: 6520201000
AREA OF CONSTRUCTION: 1325 SQ FT
LATITUDE: N 32° 36' 44.02" (32.612228°)
LONGITUDE: W 116° 42' 25.88" (-116.707189°)
GROUND ELEVATION: 878.2 (NAVD88)
CURRENT ZONING: C36
JURISDICTION: SAN DIEGO COUNTY
OCCUPANCY CLASSIFICATION: U
TYPE OF CONSTRUCTION: VB
A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
PROPERTY OWNER: N D DANIEL'S INVESTMENTS LLC
1150 N 2ND ST
EL CAJON, CA 92021
TOWER OWNER: PUBLIC SAFETY TOWERS, LLC
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008
CARRIER/APPLICANT: AT&T
5005 EXECUTIVE PKWY
SAN RAMON, CA 94583
ELECTRIC PROVIDER: SAN DIEGO GAS & ELECTRIC
TELECO PROVIDER: AT&T

DRAWING INDEX

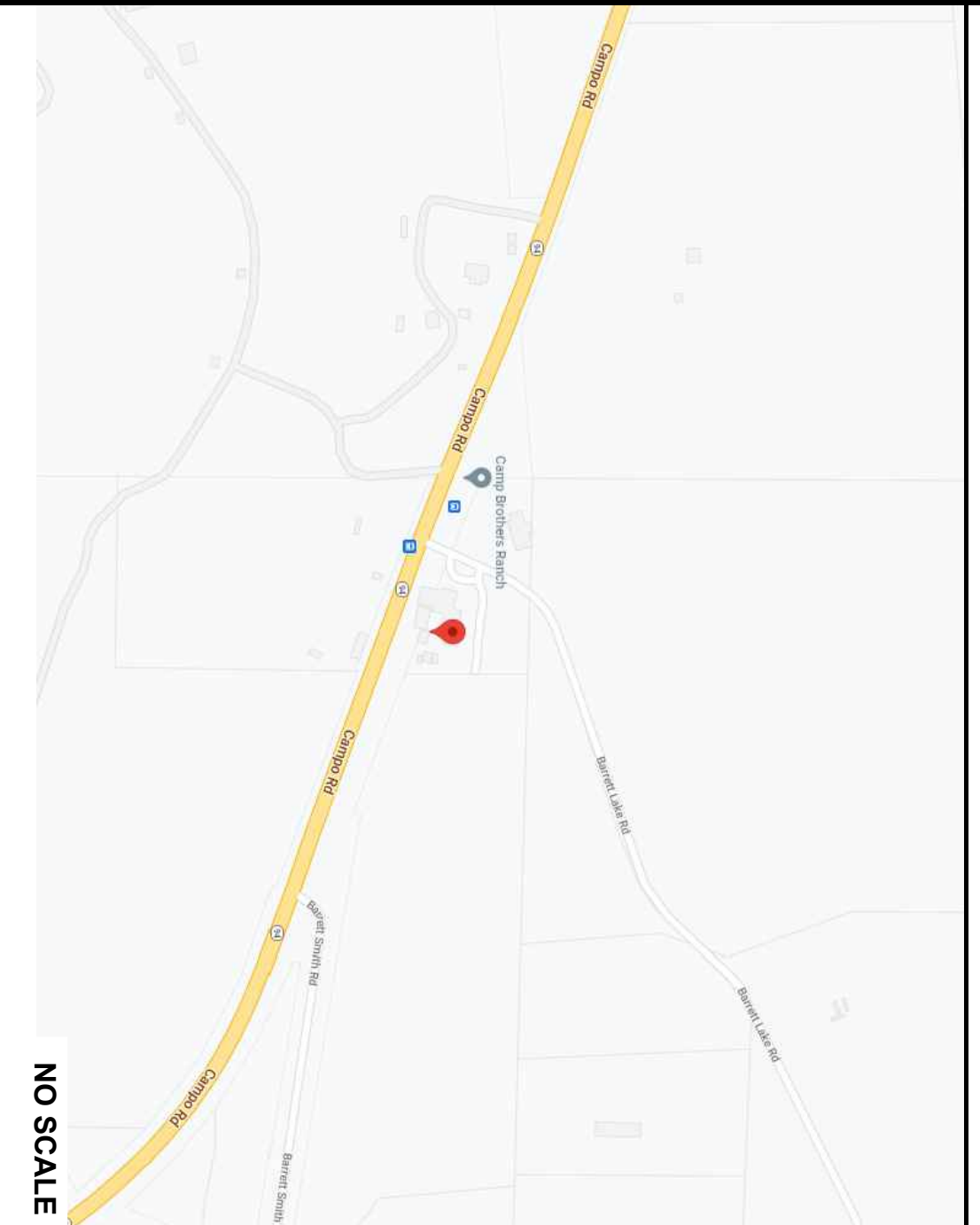
SHEET #	SHEET DESCRIPTION	REV
T-1	TITLE SHEET	2
GN-1	GENERAL NOTES	2
LS-1	SITE SURVEY	4
LS-2	SURVEY DETAIL	4
C-1-1	PARCEL PLAN	2
C-1-2	PLOT PLAN	2
C-1-3	COMPOUND LAYOUT	2
C-2-1	FINAL ELEVATIONS	1
C-2-2	FINAL ELEVATIONS	1
C-2-3	FINAL ELEVATIONS	1
C-2-4	FINAL ELEVATIONS	1
C-3	ANTENNA LAYOUT & SCHEDULE	1
C-4-1	EQUIPMENT DETAILS	1
C-4-2	EQUIPMENT DETAILS	1
C-4-3	EQUIPMENT DETAILS	2
C-5-1	CONSTRUCTION DETAILS	1
C-5-2	CONSTRUCTION DETAILS	1
C-5-3	CONSTRUCTION DETAILS	1
C-6	WALK-UP CABINET DETAILS	1
C-7	GENERATOR DETAILS	1
C-8	BATTERY DETAILS	1
C-9	SIGNAGE DETAILS	1
C-10	EROSION CONTROL PLAN	1
E-1	ELECTRICAL ROUTING AND PANEL SCHEDULE	1
E-2	FIBER ROUTING AND DETAILS	1
E-3	ELECTRICAL ONE-LINE DIAGRAM	1
E-4	EQUIPMENT GROUNDING PLAN	1
E-5	GROUNDING DETAILS	1
	TOWER DRAWINGS	

PROJECT TEAM

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(619) 488-0933
CIVIL ENGINEER: STEPHEN BUNTING, PE
SBUNTING@TEPGROUP.NET
(919) 661-6351
AT&T PROJECT TEAM:
RF ENGINEER: CRISTIAN SOTO
CS4560G@ATT.COM

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 24x36. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

LOCATION MAP



DIRECTIONS FROM 5005 EXECUTIVE PARKWAY:
TURN RIGHT ONTO EXECUTIVE PKWY. TURN RIGHT ONTO CAMINO RAMON. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO BOLLINGER CANYON RD. USE THE RIGHT LANE TO MERGE ONTO I-805 S VIA THE RAMP TO SAN JOSE. TAKE EXIT 30A TO MERGE ONTO I-580 E TOWARD STOCKTON. KEEP LEFT TO CONTINUE ON I-205 E. FOLLOW SIGNS FOR INTERSTATE 208/TRACY/STOCKTON. MERGE ONTO I-5N. USE THE RIGHT 2 LANES TO TAKE EXIT 461 FOR CA-120 TOWARD MANTECAS/SONORA. CONTINUE ONTO CA-120 E. TAKE EXIT 6 TO MERGE ONTO CA-99 S TOWARD MODESTO/PRESNO. USE THE RIGHT 2 LANES TO TAKE EXIT 131 TO MERGE ONTO CA-41 TOWARD LEMONGRASS/ROALES. TURN RIGHT ONTO CA-41 BUS S. TURN LEFT AT THE 1ST CROSS STREET ON TO CA-41 BUS N/S ELM AVE. TURN RIGHT ONTO W LINCOLN AVE.

SEISMIC & WIND DESIGN CRITERIA

TIA-222 REVISION: TIA-222-H
RISK CATEGORY: IV
UL TIMATE WIND SPEED: 107 MPH
EXPOSURE CATEGORY: C
TOPOGRAPHIC CATEGORY: 1 (Ka1 = 1.0)
SEISMIC DESIGN CATEGORY: D
SEISMIC S1: 0.569
SEISMIC S2: 0.253
SERVICE WIND SPEED: 60 MPH

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. FOR A LIST OF APPLICABLE STANDARDS, INCLUDING CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS, REFER TO CBC CHAPTER 35 AND CBC CHAPTER 80. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2022 CALIFORNIA ADMINISTRATIVE CODE (CACI), PART 1, TITLE 24 CCR
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 CCR
2022 CALIFORNIA FIRE CODE (CFC), PART 7, TITLE 24 CCR
2022 CALIFORNIA FUEL GAS CODE (FGC), PART 8, TITLE 24 CCR
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR
2022 CALIFORNIA REFERENCED STANDARDS CODE (PART 12), TITLE 24 CCR
TITLE 19 COR. PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

APPROVALS

AT&T (RF): _____
DATE: _____
AT&T OPERATIONS: _____
DATE: _____
SITE ACQUISITION: _____
DATE: _____
CONSTRUCTION MANAGER: _____
DATE: _____
PROPERTY OWNER: _____
DATE: _____
ZONING: _____
DATE: _____
PROJECT MANAGER: _____
DATE: _____

THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND CONNECTIVITY AND CAPACITY IN THE AREA FOR EMERGENCY SERVICE AND WIRELESS CUSTOMERS.

SITE EARTHWORK

WASHER CUT	3'-5" ±
WASHER TEL	1'-0" ±
CUT VOLUME	35.68 CU YD
FILL VOLUME	33.44 CU YD
NET VOLUME	2.24 CU YD

GROUND SCOPE OF WORK
• REMOVE EXISTING FENCE SECTION
• INSTALL 33'-0"x33'-0" CMU WALL COMPOUND
• INSTALL GRAVEL ROAD
• INSTALL (1) H-FRAME WITH 400A GUTTER AND 200A METER AND SERVICE DISCONNECT
• INSTALL 17'-7"x10'-4" CONCRETE PAD
• INSTALL (1) WALK-UP CABINET (WUC)
• INSTALL (1) 30 KW DIESEL GENERATOR WITH 180 GAL TANK
• INSTALL (1) RAYCAP DCS0 SURGE SUPPRESSOR CABINET
• INSTALL (1) 200A PLC W/CMLOCK AND INTEGRATED ATS
• INSTALL ICE BRIDGE
• INSTALL (1) 50KVA, 480-120/240V, 1PH STEP-DOWN TRANSFORMER

REFERENCE DOCUMENTS:

RD5 VERSION: 1.00
DATED: 08/24/2023 1:55:07 PM

CALL CALIFORNIA ONE CALL
(800) 227-2600
CALL 3 WORKING DAYS BEFORE YOU DIG!

Know what's below.
Call before you dig.

FIRSTNET/AT&T ID: CAL01945
PSTC #: CASD-DULZ01
ND DANIEL'S ANVESTMENT
1025 BARRETT LAKE RD
DULZURA, CA 91917
(SAN DIEGO COUNTY)
PROPOSED 50'-0" MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	04-23-24	595	PRELIMINARY	HMM
0	05-29-24	595	CONSTRUCTION	HMM
1	06-02-24	JFL	CONSTRUCTION	HMM
2	09-17-24	SMJ	CONSTRUCTION	HMM

SEAL:

STEPHEN BUNTING, P.E.
PROFESSIONAL ENGINEER LICENSE #91898
September 17, 2024

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T-1
REVISION: 2

TEP #: 312819.696043

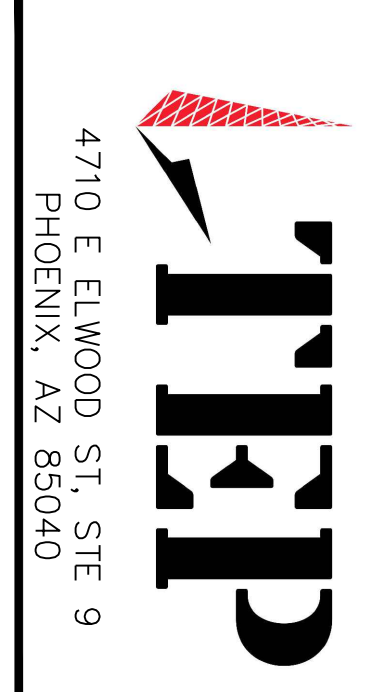
PROJECT NOTES:

1. ALL REFERENCES MADE TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED PUBLIC SAFETY TOWERS, LLC OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN THE PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING TO HAVE SUFFICIENT EXPERIENCE AND ABILITY, IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE THE TOWER IS LOCATED.
3. THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-H AND CONFORM TO THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTION SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR THE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OF CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTIONS OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLETES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK. RENTAL CHARGES, SAFETY, PROTECTION, AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE OWNER PROJECT MANAGER. THIS INCLUDES ALL SPECIFIC MILITARY INSTALLATION INSTRUCTIONS INCLUDING STAFF ACCESS AND GATE SPECIFIC INSTRUCTIONS.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR/OWNER CONTRACTOR/OWNER SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER AS WELL AS ANY REQUIRED NOTICES SPECIFIC TO THE MILITARY INSTITUTION.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REMORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROPTROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIALS HALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. THE OWNER OR OWNERS REPRESENTATIVE SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

18. TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
19. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL CARRY LIABILITY INSURANCE IN THE AMOUNTS AND FORM IN ACCORDANCE WITH OWNER SPECIFICATIONS. CERTIFICATES DEMONSTRATING PROOF OF COVERAGE SHALL BE PROVIDED TO OWNER PRIOR TO THE START OF THE WORK ON THE PROJECT.
20. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY SERVICES TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REQUIREMENTS FOR NEW UTILITY CONNECTIONS PRIOR TO EXCAVATING.
21. THE CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE PRIOR TO THE SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL FURNISH ONE 55 GALLON BARREL OR EQUIVALENT, AND TRASH BAGS, AND SHALL REMOVE TRASH, DEBRIS, ETC., ON A DAILY BASIS.
22. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING THE PROPOSAL. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PROJECT ENGINEER FOR FACILITIES/CONSTRUCTION.
23. THE CONTRACTOR SHALL GUARANTEE THE WORK PERFORMED ON THE PROJECT BY THE CONTRACTOR AND ANY OR ALL OF THE SUBCONTRACTORS WHO PERFORMED WORK FOR THE CONTRACTOR ON THIS PROJECT. THE GUARANTEE SHALL BE FOR A FULL YEAR FOLLOWING ISSUANCE OF THE FINAL PAYMENT OF RETAINAGE. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
24. THE CONTRACTOR SHALL PROVIDE DAILY UPDATES IN THE FORM OF WRITTEN NOTIFICATION VIA EMAIL OR APP PHOTOS TO THE BONGO CONSTRUCTION MANAGER.
25. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE; POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.
26. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR A CONSTRUCTION CHANGED DOCUMENT (CCD) APPROVED BY THE DIVISION OF THE STATE ARCHITECT, AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR AND DSA IR A-6.
27. A "DSA CERTIFIED" PROJECT INSPECTOR (CLASS 2) EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE DSA SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR.
28. A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT (OWNER) SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.
29. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OF NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT (CCD), PER IRA A-6 OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317(C), PART 1, TITLE 24, CCR)
30. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
31. FIRE SAFETY DURING CONSTRUCTION & DEMOLITION WILL BE ENFORCED IN ACCORDANCE WITH CBC & CFC CHAPTER 33.
32. SUBSTITUTIONS AFFECTING DSA REGULATED ITEMS SHALL BE CONSIDERED AS A CONSTRUCTION CHANGE DOCUMENT OR ADDENDUM, AND SHALL BE APPROVED BY DSA PRIOR TO FABRICATION AND INSTALLATION PER DSA IR A-6 AND SECTION 338(C) PART 1, TITLE 24, CCR.

UTILITY NOTES:

1. APPLY FOR THE UTILITY SERVICE (ELECTRIC) NO LATER THAN THE NEXT BUSINESS DAY FOLLOWING AWARD OF CONTRACT. COORDINATE WITH THE ELECTRIC UTILITY COMPANY FOR EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND THE SERVICE ROUTING. COORDINATE WITH THE TELEPHONE UTILITY COMPANY FOR EXACT TELEPHONE REQUIREMENTS AND ROUTING OF SERVICE.
2. ALL UTILITY RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE UTILITY REQUIREMENTS. FIELD TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT UTILITIES AND LOCATOR SERVICE A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE TRENCHING AND CONDUITS AS SHOWN OR AS REQUIRED BY LOCAL UTILITY.
5. NO PENETRATIONS TO THE TOWER FOUNDATION OF ANY KIND.



FIRSTNET/AT&T ID: CAL019445
PSTC #: CASD-DULZ01
ND DANIEL'S ANVESTMENT
1025 BARRETT LAKE RD
DULZURA, CA 91917
(SAN DIEGO COUNTY)
PROPOSED 50'-0"
MONOPINE TOWER

REV	DATE	DRWN	DESCRIPTION	QA
A	04-23-24	585	PRELIMINARY	HMM
0	05-29-24	585	CONSTRUCTION	HMM
1	06-02-24	JFL	CONSTRUCTION	HMM

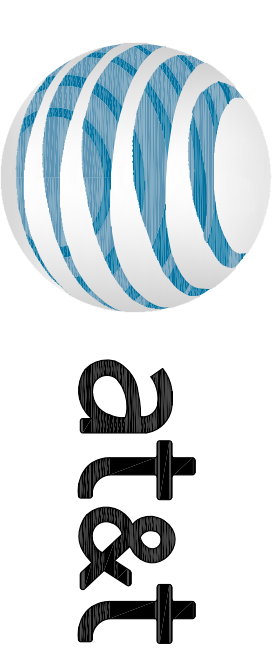


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER: GN-1
REVISION: 1

TEP #: 312819.696043



PROJECT INFORMATION:

FIRSTNET/LAT & T SITE ID: CAL01945
PSTC #: CASD-DU201 ND DANIEL'S INVESTMENT

1025 BARRETT LAKE ROAD
DULZURA, CA 91917
SAN DIEGO COUNTY

ORIGINAL ISSUE DATE: 10/19/2022

REV.: DATE: DESCRIPTION: BY:

A	10/19/22	PRELIMINARY	CK
0	11/18/22	DESIGN	SM
1	03/30/23	NEW LEASE LOCATION (C)	CK
2	04/18/23	LEGALS	RR
3	08/15/23	DESIGN (C)	SB
4	08/06/24	UPDATE (C)	PD

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
(919) 661-6351

CONSULTANT:

ambit consulting
428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH: (680) 659-4072
WWW.AMBITCONSULTING.US

DRAWN BY: CHK.: APV.:
CK MF PD

LICENSER:

LICENSED LAND SURVEYOR
DONALD B. DONOHUE
NO. 5332
8/19/2024

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

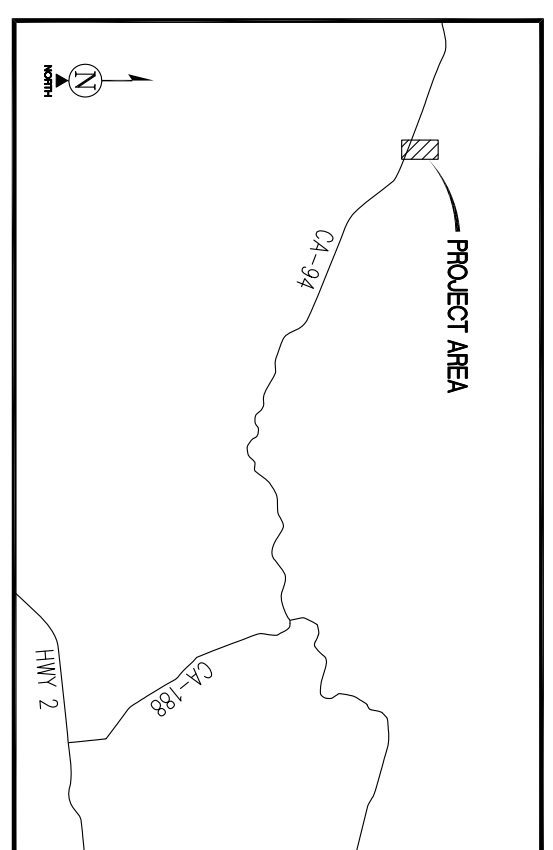
LS-1

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT PROPERLY REFERENCED BY THIS PLAN. THE ANALYSIS DATED AUGUST 18, 2022, ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE PUBLIC RECORDS, OR ACQUIRED BY THE PUBLIC RECORDS, INSURED, ACQUIRED FOR VALUE OF RECORD, THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS REPORT, INCLUDING:
- A. TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS;
- B. PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN THE REVOCATION OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)
2. THE LEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)
3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)
5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS, INCLUDING:
 - A. UNPATENTED MINING CLAIMS;
 - B. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF;
 - C. WATER RIGHT, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXPECTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)
 6. ANY LIEN OR RIGHT TO LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)
 7. TAXES FOR THE CURRENT FISCAL YEAR AND SUBSEQUENT YEARS. A LIEN NOT YET DUE AND PAYABLE. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)
 8. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)
 9. RIGHT OF WAY BETWEEN WILLIAM A. AVRIL AND NORMA V. AVRIL; AND SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, DATED AUGUST 16, 1990 AND RECORDED MARCH 1, 1991 IN (BOOK) 5899 (PAGE) 57 (INSTRUMENT) 28715, IN SAN DIEGO COUNTY, CALIFORNIA. (AS SHOWN ON SURVEY)
 10. EASEMENT FOR COUNTY HIGHWAY BETWEEN WILLIAM A. AVRIL AND NORMA V. AVRIL, HUSBAND AND WIFE; AND COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DATED JULY 7, 1967 AND RECORDED AUGUST 31, 1967 IN (INSTRUMENT) 132572, IN SAN DIEGO COUNTY, CALIFORNIA. (AS SHOWN ON SURVEY)
 11. GRANT OF RIGHT OF WAY BETWEEN WILLIAM A. AVRIL AND NORMA V. AVRIL; AND SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, DATED AUGUST 27, 1968 AND RECORDED SEPTEMBER 11, 1968 IN (INSTRUMENT) 158678, IN SAN DIEGO COUNTY, CALIFORNIA. (DOES NOT AFFECT PARENT PARCEL)
 12. EASEMENT BETWEEN LEON SPENCER HERZOG, AND CHRISTINE M. HERZOG; AND SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, DATED JULY 31, 2012 AND RECORDED AUGUST 31, 2012 IN (INSTRUMENT) 2012-0525653, IN SAN DIEGO COUNTY, CALIFORNIA. (AS SHOWN ON SURVEY)
 13. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "SURVEY" DATED AUGUST 3, 2022 AND RECORDED AUGUST 4, 2022 IN (INSTRUMENT) 2022-7000366 IN SAN DIEGO COUNTY, CALIFORNIA. (AS SHOWN ON SURVEY)



SURVEY DATE: 03/28/2023

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE SIX STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25), DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS GRID 12B MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE SMARTNET REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA ZONE SIX STATE PLANE COORDINATE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.999996563.

FLOOD ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06073222509, DATED 05/16/2012.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

LESSOR'S LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA:
ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LING NORTH OF HIGHWAY 94; ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 37N, RANGE 11E, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED MAY 20, 1881, DESCRIBED AS FOLLOWS:

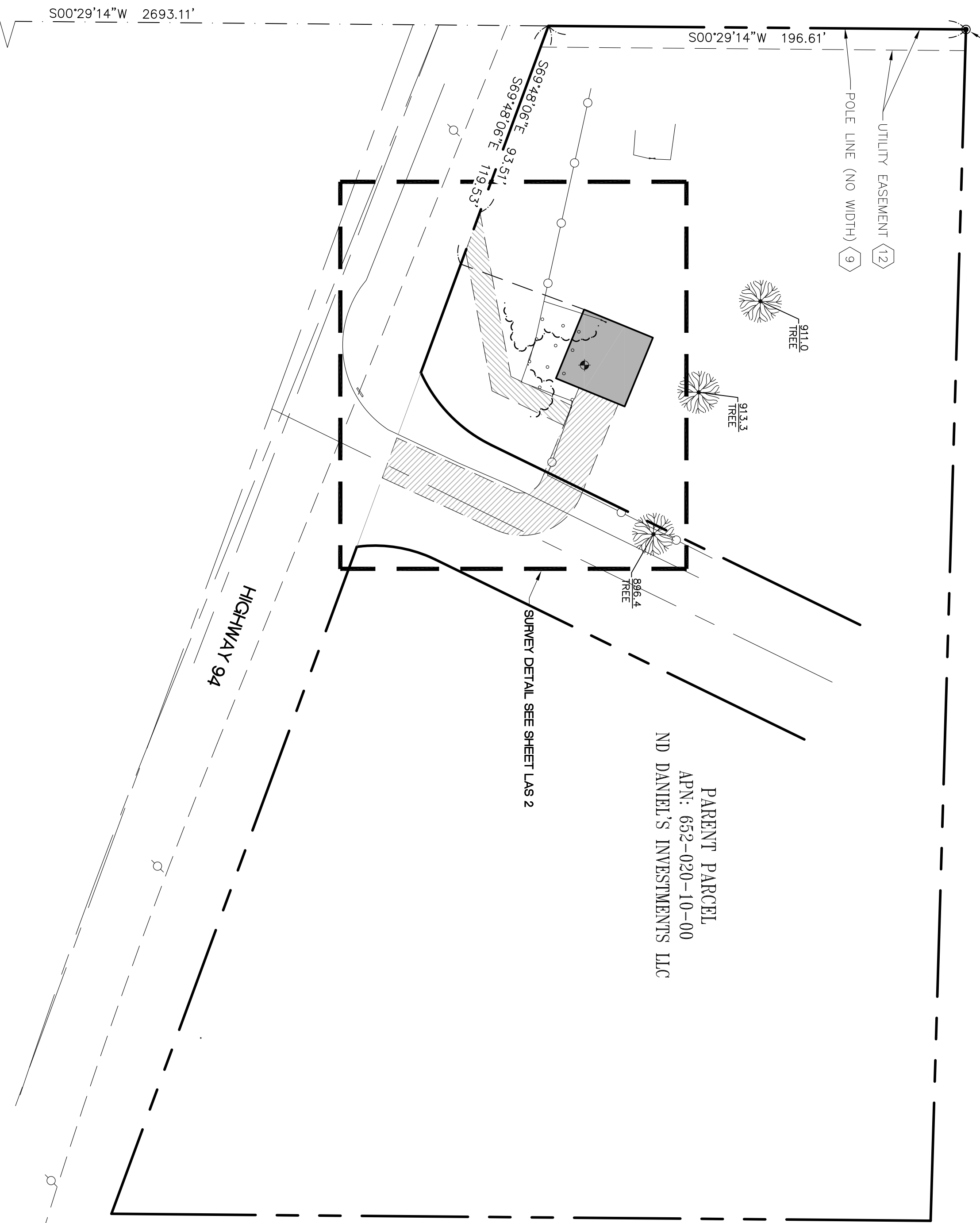
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 70 DEGREES 00' 00" WEST 170 FEET TO THE POINT OF BEGINNING; THENCE WEST 34 ROADS TO THE POINT OF BEGINNING; LESS AND EXCEPT ALL THAT PORTION OF THE ABOVE DESCRIBED PROPERTY WITHIN BARRETT LAKE ROAD.

PARCEL ID: 652-020-10-00

THIS BEING A PORTION OF THE SAME PROPERTY BEING CONVERTED TO ND DANIEL'S INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY INSTRUMENT DATED AUGUST 18, 2022, HERZOG AND CHRISTINE M. HERZOG, HUSBAND AND WIFE AS JOINT TENANTS, DATED 2/3/2021, AND RECORDED ON 3/2/2022 AS INSTRUMENT NO. 2021-0160293.

LEGEND

- AP ASPHALT
- BLD TOP OF BUILDING
- CMU CONCRETE MASONRY UNIT
- CONC CONCRETE
- NG NATURAL GRADE
- UTILITY POLE
- POSITION OF GEODETIC COORDINATES
- SPOT ELEVATION
- WOOD FENCE
- STREET CENTERLINES
- SUBJECT PROPERTY LINE
- LEASE AREA LIMITS
- MAJOR CONTOUR INTERVAL
- MINOR CONTOUR INTERVAL



500'29'14"W 2693.11'
500'29'14"W 196.61'
POLE LINE (NO WIDTH) 9
UTILITY EASEMENT 12
EASEMENT AT NW COR SEC 17)

GRAPHIC SCALE
1 inch = 40 ft
0 20 40 60 80 100
N 0° 36'

LEGEND	
AP	ASPHALT
BLDG	TOP OF BUILDING
CONC	CONCRETE MASONRY UNIT
CONG	CONCRETE
NG	NATURAL GRADE
○	UTILITY POLE
○	POSITION OF GEODETIC COORDINATES
○	SPOT ELEVATION
—	WOOD FENCE
—	STREET CENTERLINES
—	SUBJECT PROPERTY LINE
—	LEASE AREA LIMITS
—	MAJOR CONTOUR INTERVAL
—	MINOR CONTOUR INTERVAL

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTH OF HIGHWAY 94; ALL THAT PORTION OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION SEVENTEEN, TOWNSHIP EIGHTEEN SOUTH, RANGE THREE EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED MAY 20, 1881, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17 TOWNSHIP 18 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FROM WHICH THE WEST 1/4 OF SAID SECTION BEARS SOUTH 00°29'14" WEST, 2693.11 FEET;

THENCE FROM SAID POINT OF COMMENCEMENT ALONG THE WEST LINE OF SAID SECTION 17, SOUTH 00°29'14" WEST, 196.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 94; THENCE DEPARTING SAID WEST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 69°48'06" EAST, 119.53 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 20°11'54" EAST, 61.86 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 22°16'39" EAST, 35.00 FEET; THENCE SOUTH 67°43'21" EAST, 35.00 FEET; THENCE SOUTH 22°16'39" WEST, 35.00 FEET; THENCE NORTH 67°43'21" WEST, 35.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 1.225 SQUARE FEET (0.028 ACRES) OF LAND, MORE OR LESS.

10' UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTH OF HIGHWAY 94; ALL THAT PORTION OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION SEVENTEEN, TOWNSHIP EIGHTEEN SOUTH, RANGE THREE EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED MAY 20, 1881, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17 TOWNSHIP 18 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FROM WHICH THE WEST 1/4 OF SAID SECTION BEARS SOUTH 00°29'14" WEST, 2693.11 FEET;

THENCE FROM SAID POINT OF COMMENCEMENT ALONG THE WEST LINE OF SAID SECTION 17, SOUTH 00°29'14" WEST, 196.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 94; THENCE DEPARTING SAID WEST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 69°48'06" EAST, 93.51 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 79°17'30" EAST, 78.65 FEET; THENCE NORTH 25°41'59" EAST, 31.76 FEET; THENCE SOUTH 67°50'27" EAST, 10.02 FEET; THENCE SOUTH 25°41'59" WEST, 37.42 FEET; THENCE SOUTH 79°17'30" WEST, 67.00 FEET RETURNING TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 94; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 69°48'06" WEST, 19.47 FEET TO THE POINT OF BEGINNING;

CONTAINING 1.074 SQUARE FEET (0.025 ACRES) OF LAND, MORE OR LESS.

20' ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTH OF HIGHWAY 94; ALL THAT PORTION OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION SEVENTEEN, TOWNSHIP EIGHTEEN SOUTH, RANGE THREE EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED MAY 20, 1881, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17 TOWNSHIP 18 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FROM WHICH THE WEST 1/4 OF SAID SECTION BEARS SOUTH 00°29'14" WEST, 2693.11 FEET;

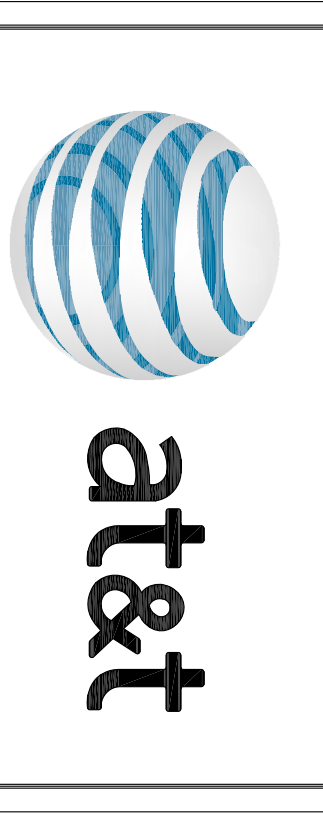
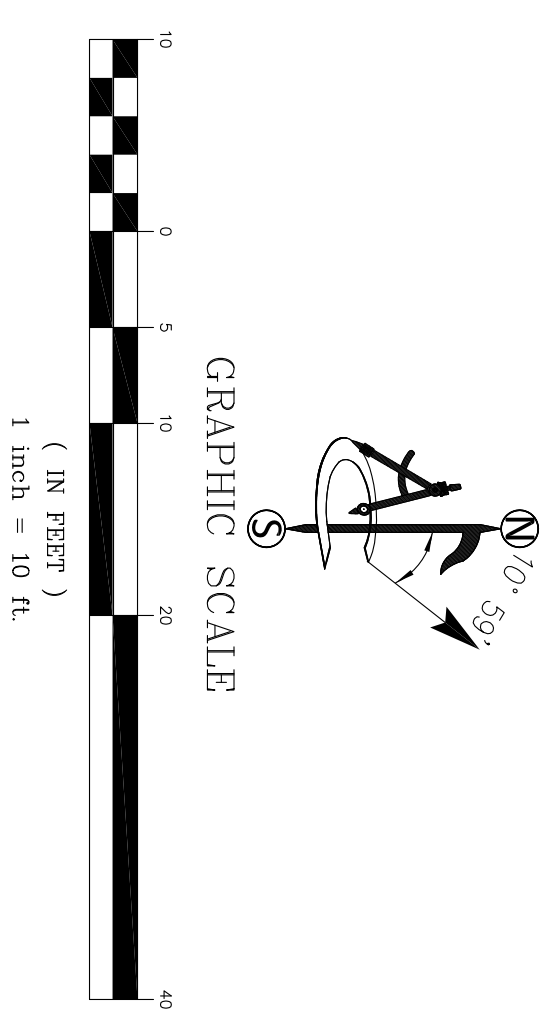
THENCE FROM SAID POINT OF COMMENCEMENT ALONG THE WEST LINE OF SAID SECTION 17, SOUTH 00°29'14" WEST, 196.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 94; THENCE DEPARTING SAID WEST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 69°48'06" EAST, 119.53 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 20°11'54" EAST, 61.86 FEET; THENCE NORTH 22°16'39" EAST, 35.00 FEET; THENCE SOUTH 67°43'21" EAST, 35.00 FEET; THENCE SOUTH 22°16'39" WEST, 3.26 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 67°50'27" EAST, 46.74 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 30.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°27'37" A DISTANCE OF 48.41 FEET; THENCE SOUTH 24°37'10" WEST, 58.59 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 94; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 24°37'10" WEST, 20.06 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 69°48'06" WEST, 20.06 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 24°37'10" EAST, 60.14 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°27'37" A DISTANCE OF 16.14 FEET; THENCE NORTH 67°50'27" WEST, 46.78 FEET; THENCE NORTH 22°16'39" EAST, 20.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PUBLIC RIGHT OF WAY, CONTAINING 2.784 SQUARE FEET (0.064 ACRES) OF LAND, MORE OR LESS.



POSITION OF GEODETIC COORDINATES
 LATITUDE 37° 36' 44.02" (32.612228) NORTH (NAD83)
 LONGITUDE 116° 42' 25.88" (116.707189) WEST (NAD83)
 GROUND ELEVATION @ 878.2 (NAVD88)



PROJECT INFORMATION:
FIRSTNET/AT&T SITE ID: CAL01945
 PSTC# CASPDUL01 MD DANIEL'S INVESTMENT

1025 BARRETT LAKE ROAD
 DULZURA, CA 91917
 SAN DIEGO COUNTY

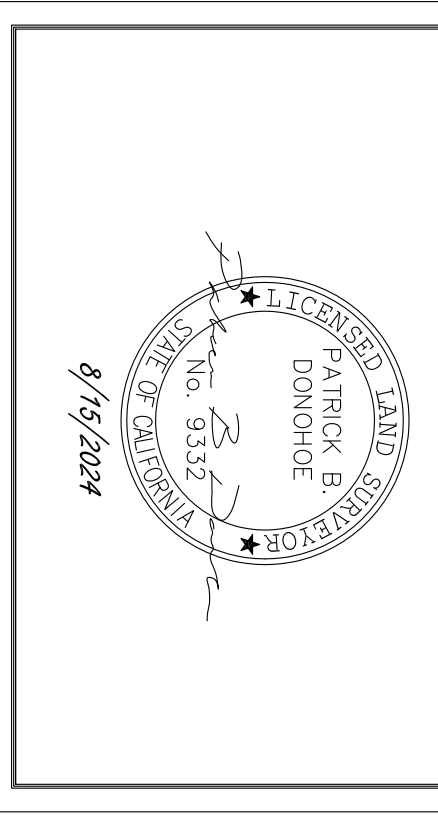
ORIGINAL ISSUE DATE:
 10/19/2022

REV.	DATE	DESCRIPTION	BY
A	10/19/22	PRELIMINARY	CK
0	11/18/22	DESIGN	SM
1	03/30/23	NEW LEASE LOCATION (C)	CK
2	04/18/23	LEGALS	RR
3	08/15/23	DESIGN (C)	SB
4	08/06/24	UPDATE (C)	PD

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603-3530
 (919) 961-6351

CONSULTANT:
ambit consulting
 428 MAIN STREET
 SUITE 206
 HUNTINGTON BEACH, CA 92648
 PH. (680) 659-4072
 www.ambitconsulting.us

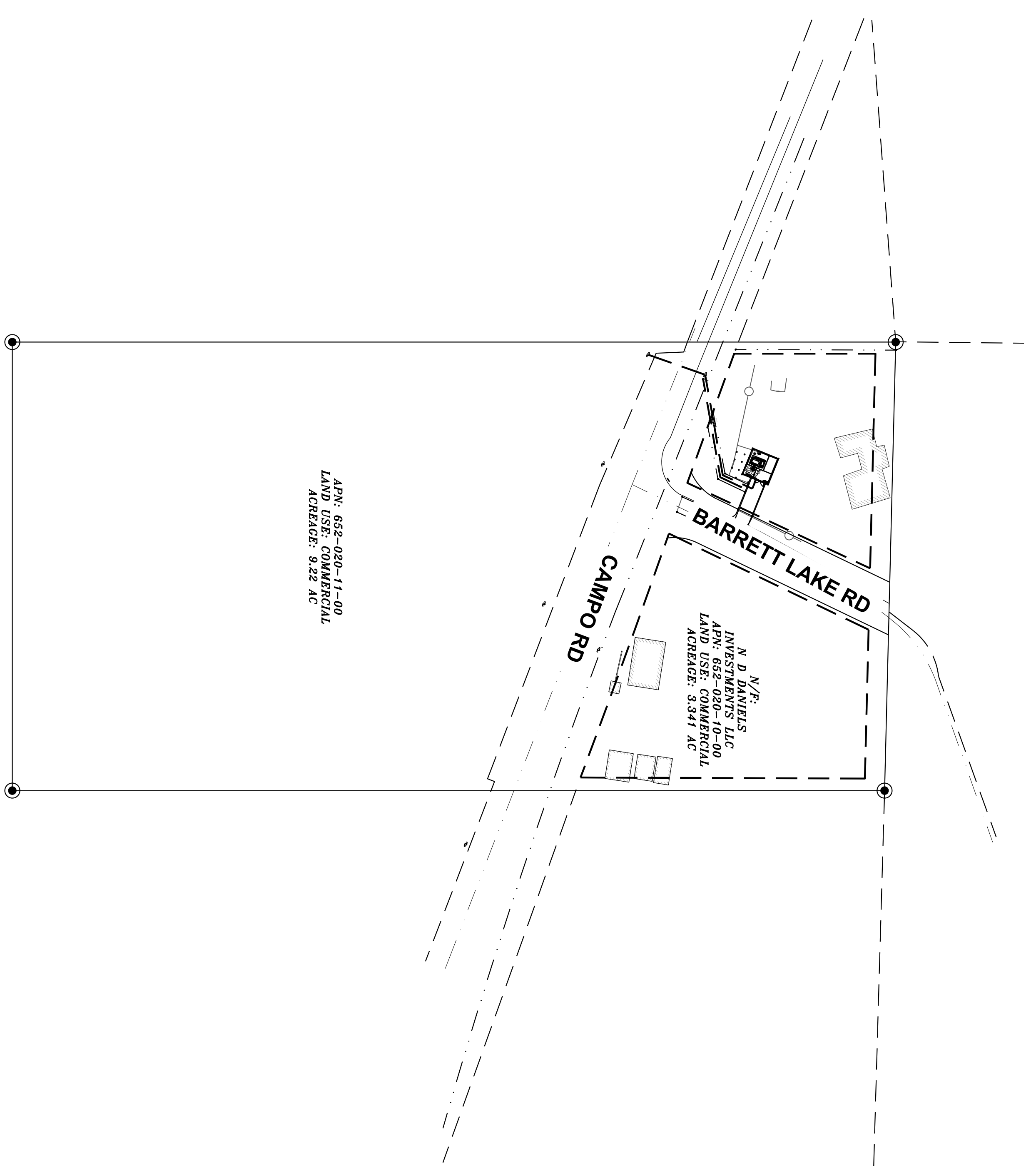
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 CK MF PD



SHEET TITLE:
 SURVEY DETAIL
 SHEET NUMBER:
 LS-2

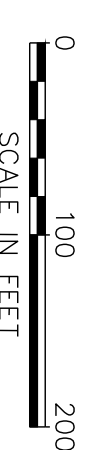
NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING AND UNDERGROUND UTILITIES OVERHEAD AND UNDERGROUND UTILITIES IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
2. CONTRACTOR TO ENSURE THAT ALL FIRSTNET/AT&T EQUIPMENTS IS INSTALLED INSIDE FIRSTNET/AT&T'S LEASE AREA INCLUDING BUT NOT LIMITED TO, EQUIPMENT CABINETS, UTILITY CABINETS, H-FRAMES, ETC.
3. ANTENNAS NOT SHOWN FOR CLARITY.
4. CONTRACTOR TO VERIFY PROPOSED UTILITY ROUTING WITH FINAL UTILITY ROUTING PLAN PRIOR TO CONSTRUCTION



1 PARCEL PLAN

SCALE: 1" = 100' (24x36)
SCALE: 1" = 200' (11x17)



PUBLIC SAFETY TOWERS
COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TEP
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040

FIRSTNET/AT&T ID: CAL01945
PSTC #: CASD-DULZ01
ND DANIEL'S ANVESTMENT
1025 BARRETT LAKE RD
DULZURA, CA 91917
(SAN DIEGO COUNTY)
PROPOSED 50'-0"
MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	04-23-24	585	PRELIMINARY	HMM
0	05-29-24	585	CONSTRUCTION	HMM
1	06-02-24	JFJ	CONSTRUCTION	HMM
2	09-17-24	SMJ	CONSTRUCTION	HMM

SEAL:

STEPHEN R. BUNTING, P. E.
PROFESSIONAL ENGINEER LICENSE #91898
September 17, 2024

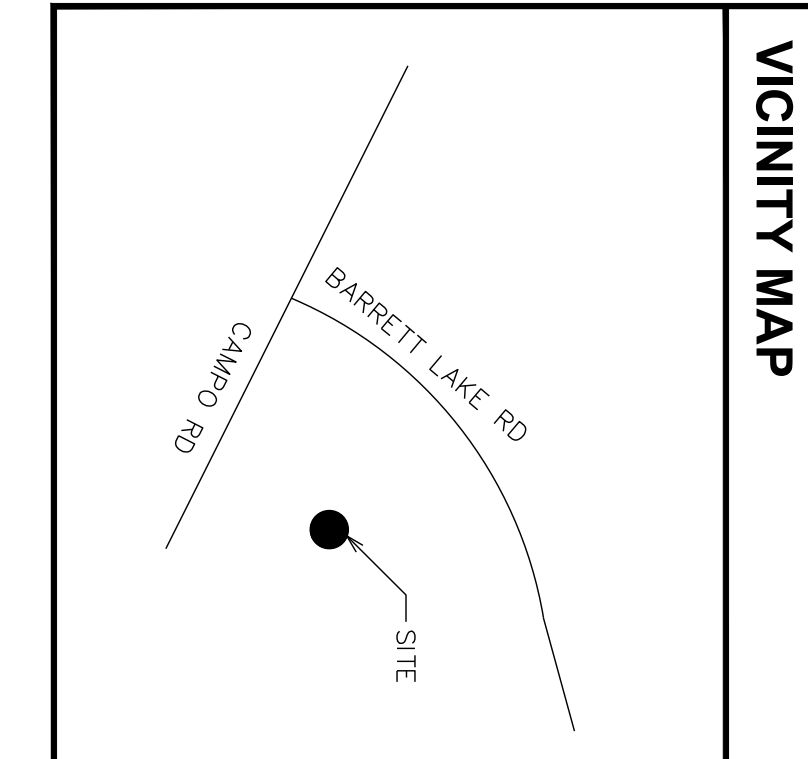
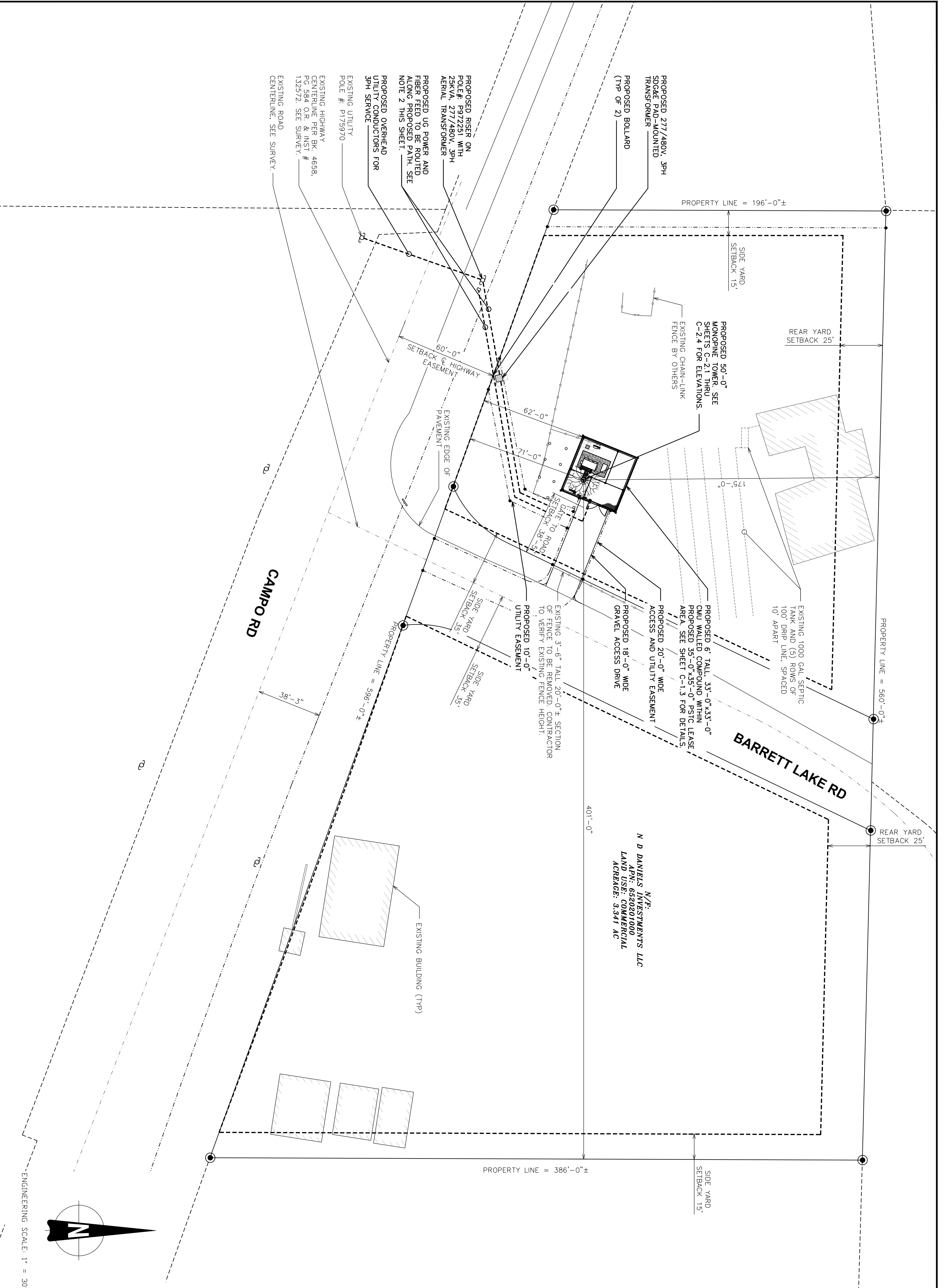
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:
PARCEL PLAN

SHEET NUMBER:
C-1.1

REVISION:
2

TEP #: 3128 | 9.696043



VICINITY MAP		OWNER INFORMATION	
NAME:	N D DANIELS INVESTMENTS LLC	NAME:	N D DANIELS INVESTMENTS LLC
ADDRESS:	1150 N 2ND ST	ADDRESS:	1025 BARRETT LAKE RD
CITY:	EL CAJON	CITY:	DULZURA, CA 91917
STATE:	CA	STATE:	CA
ZIP:	92021	ZIP:	92021
PHONE:	UNKNOWN	PHONE:	UNKNOWN
FAX:	UNKNOWN	FAX:	UNKNOWN
EMAIL:	UNKNOWN	EMAIL:	UNKNOWN

CONTACT INFORMATION	
NAME:	N D DANIELS INVESTMENTS LLC
ADDRESS:	1025 BARRETT LAKE RD
CITY:	DULZURA, CA 91917
STATE:	CA
ZIP:	92021
PHONE:	UNKNOWN
FAX:	UNKNOWN
EMAIL:	UNKNOWN

PARCEL INFORMATION	
AP#:	652020100
SITE ADDRESS:	1025 BARRETT LAKE RD DULZURA, CA 91917

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT.

DESIGNER SIGNATURE: _____ DATE: _____

PROJECT SCOPE	
EXISTING:	REMOVE EXISTING FENCE SECTION
PROPOSED:	INSTALL 33'-0" x 33'-0" CHAIN LINK FENCED COMPOUND
	INSTALL GRAVEL ROAD WITH 400A GUTTER AND 200A METERS
	INSTALL (4) CONCRETE PAD
	INSTALL (4) WALK-UP-CABINET (WUC)
	INSTALL (4) DIESEL GENERATOR
	INSTALL (4) 200A SURE SUPPRESSOR AND INTEGRATED ATS
	INSTALL (4) 200A PFC W/CHUNKLOCK AND INTEGRATED ATS
	INSTALL (4) STEP-DOWN TRANSFORMER

PLOT PLAN INFORMATION	
PLEASE SEE "MINIMUM PLOT PLAN INFORMATION" (FORM PDS #090) FOR COMPLETE REQUIREMENTS.	
ALL ITEMS LISTED ON THE "MINIMUM PLOT PLAN INFORMATION" MUST BE INCLUDED ON THE PLOT PLAN. IF NOT SHOWN, YOUR PLANS WILL BE REJECTED.	
PLOT PLANS MUST BE CLEAR AND LEGIBLE.	
INDICATE ALL PROPERTY LINES.	
INDICATE FOOTPRINT OF ALL EXISTING / PROPOSED STRUCTURES.	
INDICATE REQUIRED BUILDING SETBACKS.	
INDICATE WELLS AND LEACH LINES.	
INDICATE DRIVEWAY, PARKING, MATERIAL, AND SLOPE OF DRIVEWAY.	
INDICATE ALL EASEMENTS, ROADS, STREETS, AND ALLEYS.	

BMP LEGEND	
PDS 659	BROW DITCH
PDS 659	BERM
	DIRECTION OF LOT DRAINAGE
MATERIALS & WASTE MANAGEMENT BMPs:	
WM-1	MATERIAL DELIVERY & STORAGE
WM-4	SPILL PREVENTION AND CONTROL
WM-8	CONCRETE WASTE MANAGEMENT
WM-5	SOLID WASTE MANAGEMENT
WM-9	SANITARY WASTE MANAGEMENT
WM-6	HAZARDOUS WASTE MANAGEMENT
TEMPORARY RUNOFF CONTROL BMPs:	
SS-2	PRESERVATION OF EXISTING VEGETATION
SS-3	BONDED OR STABILIZED FIBER MATRIX (WINTER)
SS-4	HYDROSEEDING (SUMMER)
SS-6	STEM OR WOOD MULCH
SS-7	PHYSICAL STABILIZATION (WINTER)
SS-10	ENERGY DISSIPATOR
SC-1	SILT FENCE
SC-2	SEDIMENT / DESILTING BASIN
SC-5	FIBER ROLLS
SC-6	GRAVEL OR SAND BASS
SC-7	STREET SWEEPING AND VACUUMING
SC-10	STORM DRAIN INLET PROTECTION
NS-2	DEWATERING FILTRATION
TC-1	STABILIZED CONSTRUCTION ENTRANCE
TC-2	CONSTRUCTION ROAD STABILIZATION
TC-3	ENTRANCE / EXIT TIRE WASH
POST-CONSTRUCTION SITE DESIGN BMPs:	
4.3.1	MAINTAIN NATURAL DRAINAGE PATTERNS AND HYDROLOGIC FEATURES
4.3.2	CONSERVE NATURAL AREAS, SOILS, AND VEGETATION
4.3.3	MINIMIZE IMPERVIOUS AREA
4.3.4	MINIMIZE SOIL COMPACTION
4.3.5	IMPERVIOUS AREA DISPERSION
4.3.6	RUNOFF COLLECTION
4.3.7	LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES
4.3.8	HARVESTING AND USING PRECIPITATION
POST-CONSTRUCTION SOURCE CONTROL BMPs:	
4.2.1	PREVENTION OF ILLEGAL DISCHARGES INTO THE MS4
4.2.2	STORM DRAIN STENCILING AND POSTING OF SIGNAGE
4.2.3	PROTECTED OUTDOOR MATERIAL STORAGE AREAS
4.2.4	PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS
4.2.5	PROTECT TRASH STORAGE AREAS
4.2.6	ADDITIONAL BMPs BASED ON POTENTIAL RUNOFF POLLUTANTS:
A	ON-SITE STORM DRAIN INLETS
B	INTERIOR FLOOR DRAINS & ELEVATOR SHAFT Sumps
C	INTERIOR PARKING GARAGES
D	NEED FOR FUTURE INDOOR & STR. PEST CONTROL
E	LANDSCAPE/OUTDOOR PESTICIDE USE
F	POOLS, SPAS, FOUNTAINS & WATER FEATURES
G	FOOD SERVICE
H	TRASH OR REFUSE AREAS
I	INDUSTRIAL PROCESSES
J	OUTDOOR STORAGE OF EQUIP. OR MATERIALS
K	VEHICLE AND EQUIPMENT CLEANING
L	VEHICLE/EQUIPMENT REPAIR AND MAINTENANCE
M	FUEL DISPENSING AREAS
N	LOADING DOCKS
O	FIRE SPRINKLER TEST WATER
P	MISCELLANEOUS DRAIN OR WASH WATER
Q	PLAZAS, SIDEWALKS, DRIVEWAYS, AND PARKING LOTS

RESERVED FOR COUNTY STAMPS

STEPHEN BUNTING, P.E.
PROFESSIONAL ENGINEER LICENSE #91898

September 17, 2024

PROFESSIONAL SEAL: SEPTEMBER 17, 2024, 91898

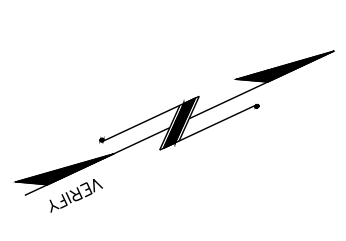
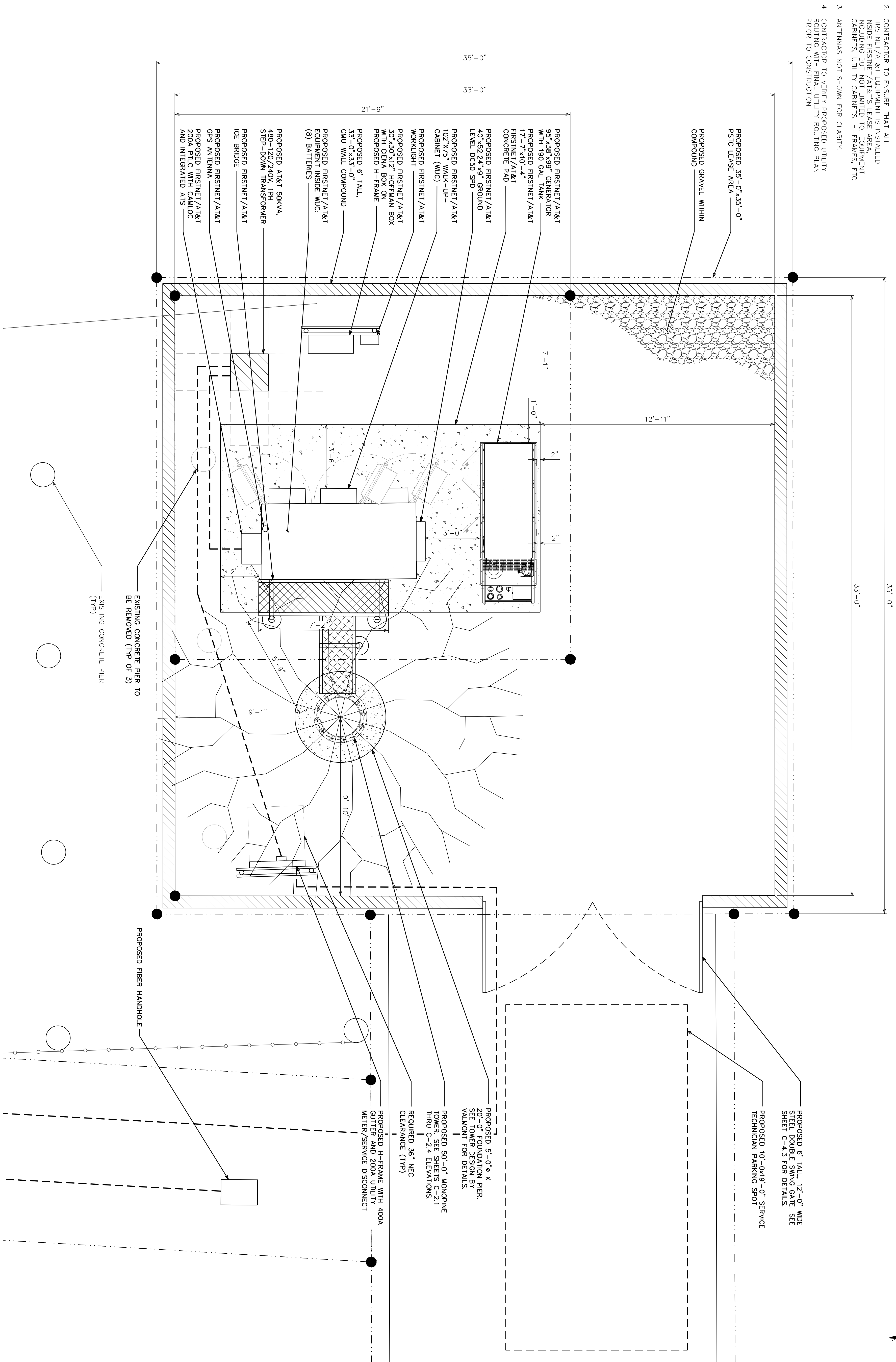
SHEET TITLE: PLOT PLAN

SHEET NUMBER: C-1.2

PDS 040 (REV. 01/01/2017)
BUILDING PLOT PLAN TEMPLATE

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. EXISTING UTILITIES, INCLUDING ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
2. CONTRACTOR TO ENSURE THAT ALL FIRSTNET/AT&T EQUIPMENT IS INSTALLED INSIDE FIRSTNET/AT&T'S LEASE AREA, INCLUDING BUT NOT LIMITED TO, EQUIPMENT CABINETS, UTILITY CABINETS, H-FRAMES, ETC.
3. ANTENNAS NOT SHOWN FOR CLARITY.
4. CONTRACTOR TO VERIFY PROPOSED UTILITY ROUTING WITH FINAL UTILITY ROUTING PLAN PRIOR TO CONSTRUCTION.



1 FINAL COMPOUND DETAIL

SCALE: 3/8" = 1'-0" (24x36)
 SCALE: 1/32" = 1'-0" (11x17)

0 4 8
 SCALE IN FEET

PUBLIC SAFETY TOWERS COMPANY
 1903 WRIGHT PLACE, SUITE 140
 CARLSBAD, CA 92008

AT&T
 5005 EXECUTIVE PARKWAY
 SAN RAMON, CA 94583

TEP
 4710 E. ELWOOD ST. STE 9
 PHOENIX, AZ 85040

FIRSTNET/AT&T ID: CAL01945
PSTC #: CASD-DULZ01
ND DANIEL'S ANVESTMENT
 1025 BARETT LAKE RD
 DULZURA, CA 91917
 (SAN DIEGO COUNTY)
PROPOSED 50'-0" MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	04-23-24	593	PRELIMINARY	HMM
0	05-29-24	595	CONSTRUCTION	HMM
1	06-02-24	JFJ	CONSTRUCTION	HMM
2	09-17-24	SMJ	CONSTRUCTION	HMM

SEAL:

Stephen Bunting
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 LICENSE #91998
 September 17, 2024

STEPHEN BUNTING, P.E.
 PROFESSIONAL ENGINEER LICENSE #91998

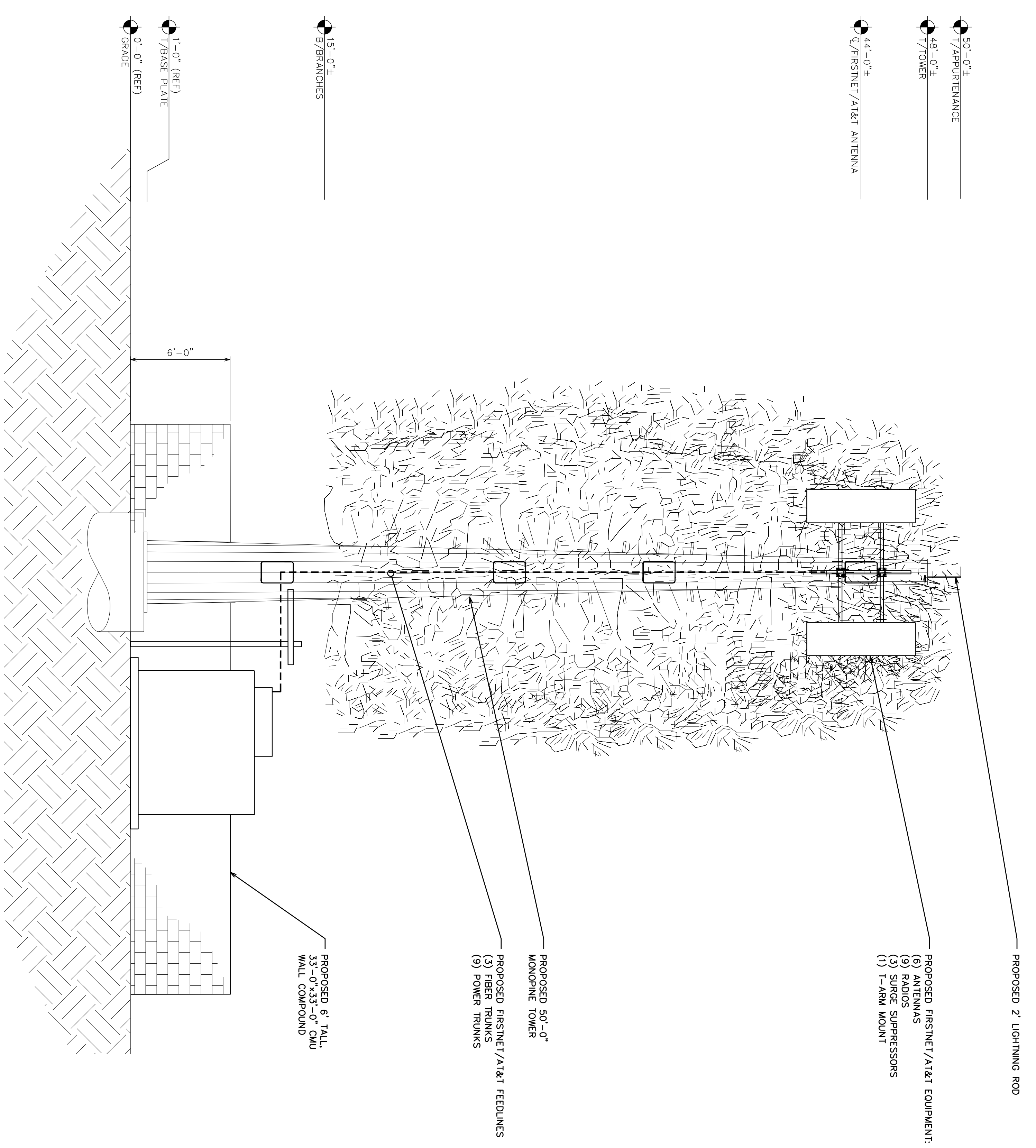
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SHEET TITLE:
 COMPOUND LAYOUT

SHEET NUMBER: C-1.3
REVISION: 2

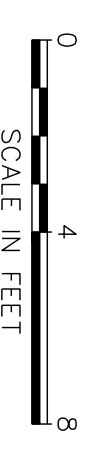
TEP #: 312819.696043

- NOTES:**
1. PROPOSED CABLES TO BE ROUTED PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.
 2. TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DID NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO ANTENNA HEIGHTS, ANTENNA AZIMUTHS, AND MOUNT CONFIGURATIONS.
 3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT FIRSTNET/AT&T OR PSTC IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES.
 4. ALL FUTURE EQUIPMENT WILL NOT BE INCLUDED IN THE PERMITTED SCOPE.



1 FINAL NORTH ELEVATION

SCALE: 1/4" = 1'-0" (24x36)
 SCALE: 3/8" = 1'-0" (11x17)



PUBLIC SAFETY TOWERS COMPANY
 1903 WRIGHT PLACE, SUITE 140
 CARLSBAD, CA 92008

AT&T
 5005 EXECUTIVE PARKWAY
 SAN RAMON, CA 94583

TEP
 4710 E. ELWOOD ST. STE 9
 PHOENIX, AZ 85040

FIRSTNET/AT&T ID: CAL01945
PSTC #: CASD-DULZ01
ND DANIEL'S ANVESTMENT
 1025 BARRETT LAKE RD
 DULZURA, CA 91917
 (SAN DIEGO COUNTY)
PROPOSED 50'-0" MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	04-23-24	585	PRELIMINARY	HMM
0	05-29-24	585	CONSTRUCTION	HMM
I	06-02-24	JFJ	CONSTRUCTION	HMM

SEAL:

Stephen Bunting
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 91898
 August 2, 2024

STEPHEN BUNTING, P.E.
 PROFESSIONAL ENGINEER LICENSE #91898

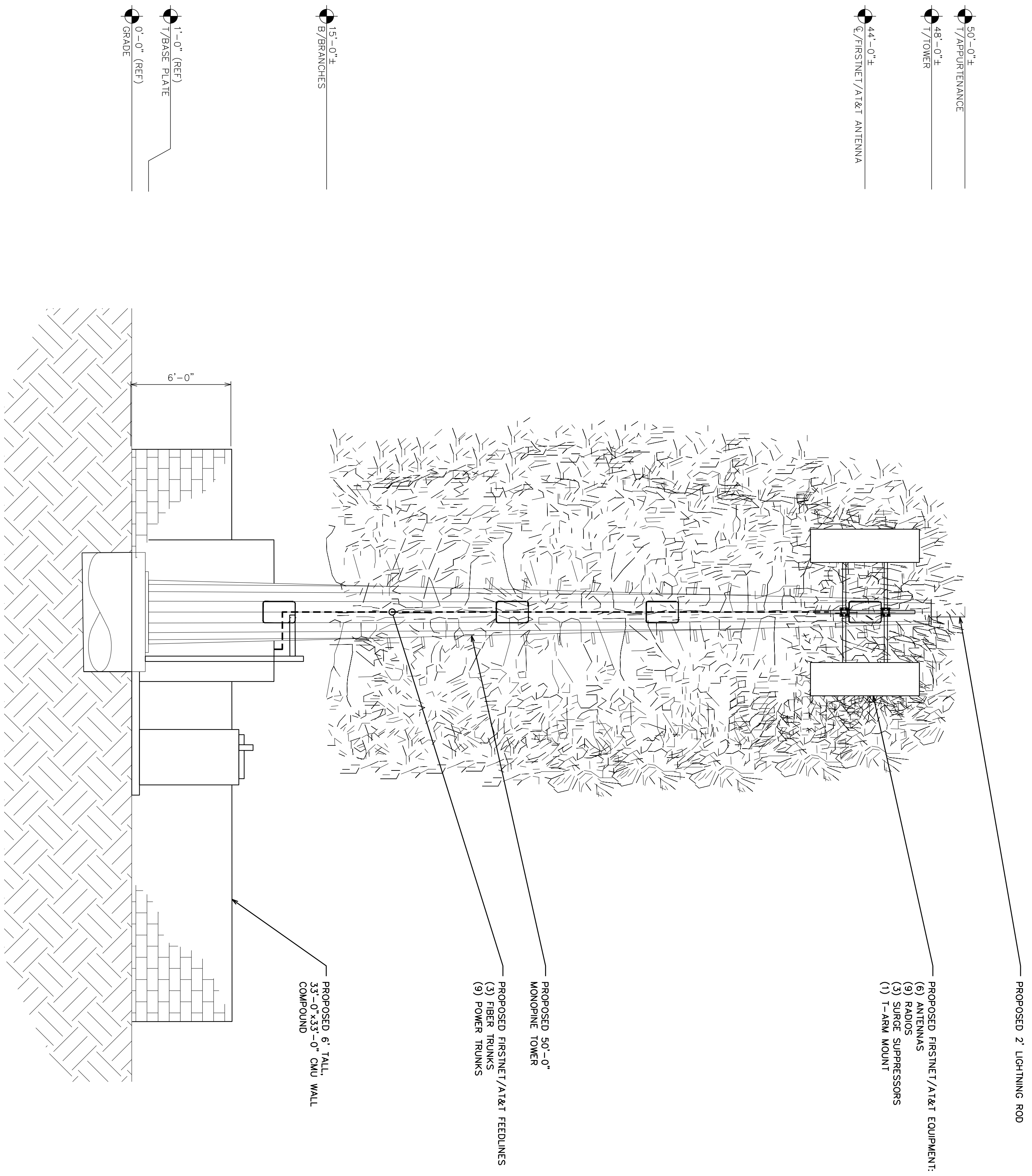
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SHEET TITLE:
 FINAL ELEVATION

SHEET NUMBER: C-2.1
REVISION: 1

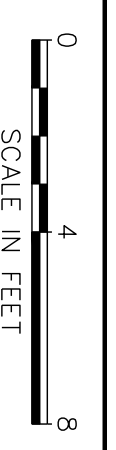
TEP #: 312819.696043

- NOTES:**
1. PROPOSED CABLES TO BE ROUTED PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.
 2. TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DID NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO ANTENNA HEIGHTS, ANTENNA AZIMUTHS, AND MOUNT CONFIGURATIONS.
 3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT FIRSTNET/AT&T OR PSTC IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES.
 4. ALL FUTURE EQUIPMENT WILL NOT BE INCLUDED IN THE PERMITTED SCOPE.



1 FINAL EAST ELEVATION

SCALE: 1/4" = 1'-0" (24x36)
SCALE: 3/8" = 1'-0" (11x17)



PUBLIC SAFETY TOWERS
COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TEP
4710 E. ELWOOD ST. STE 9
PHOENIX, AZ 85040

FIRSTNET/AT&T ID: CAL01945
PSTC #: CASD-DULZ01
ND DANIEL'S ANVESTMENT
1025 BARRETT LAKE RD
DULZURA, CA 91917
(SAN DIEGO COUNTY)
PROPOSED 50'-0"
MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	04-23-24	589	PRELIMINARY	HMM
0	05-29-24	589	CONSTRUCTION	HMM
I	09-02-24	JFJ	CONSTRUCTION	HMM

SEAL:

Stephen Bunting
REGISTERED PROFESSIONAL ENGINEER
CIVIL
91098
August 2, 2024

STEPHEN BUNTING, P. E.
PROFESSIONAL ENGINEER LICENSE #91998

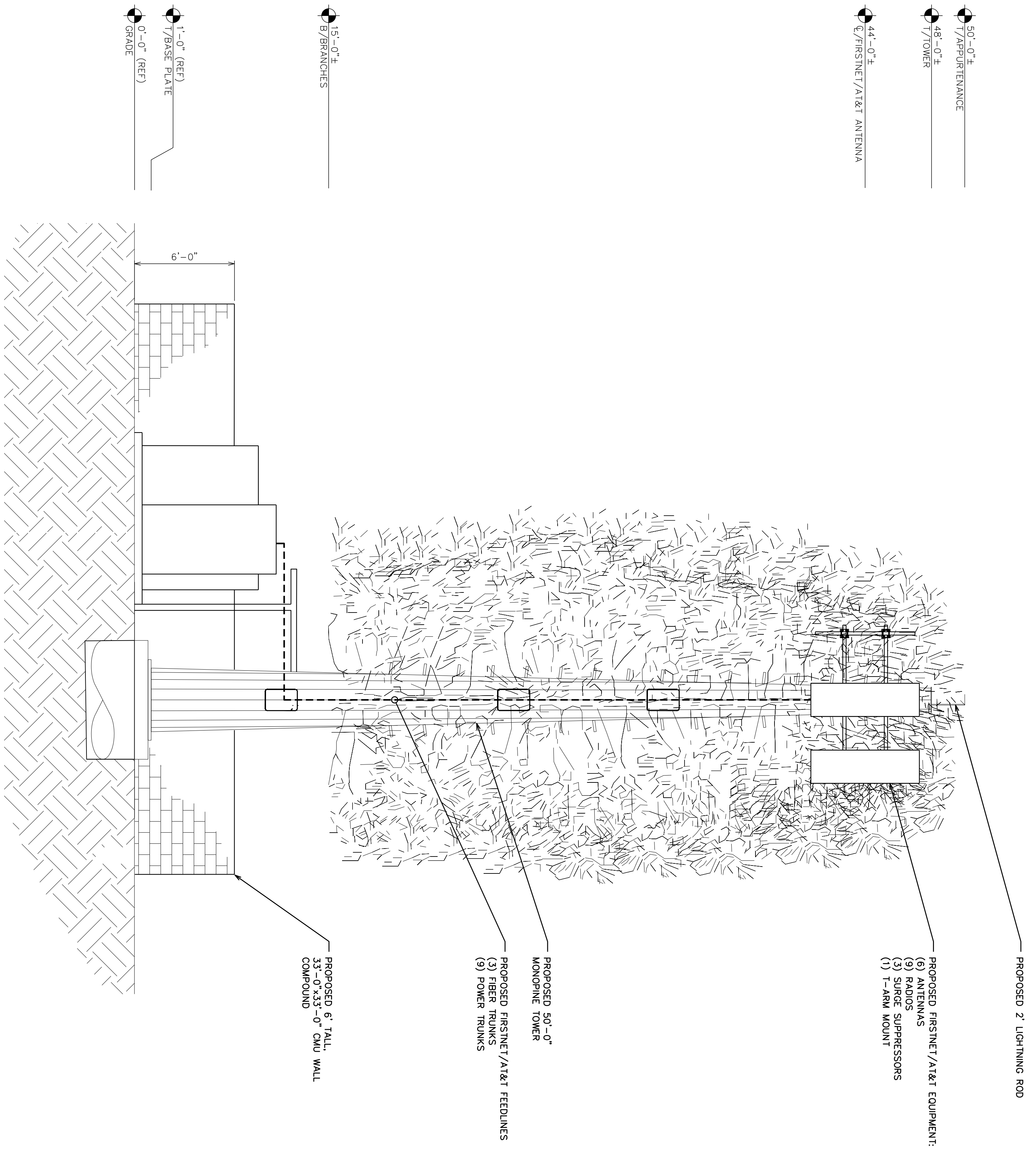
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SHEET TITLE:
FINAL ELEVATION

SHEET NUMBER: **C-2.2**
REVISION: **1**

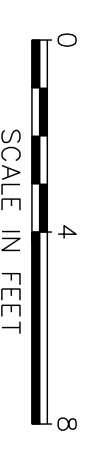
TEP #: 312819.696043

- NOTES:**
1. PROPOSED CABLES TO BE ROUTED PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.
 2. TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DID NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO ANTENNA HEIGHTS, ANTENNA AZIMUTHS, AND MOUNT CONFIGURATIONS.
 3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT FIRSTNET/AT&T OR PSTC IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES.
 4. ALL FUTURE EQUIPMENT WILL NOT BE INCLUDED IN THE PERMITTED SCOPE.



1 FINAL SOUTH ELEVATION

SCALE: 1/4" = 1'-0" (24x36)
SCALE: 3/8" = 1'-0" (11x17)



1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

4710 E. ELWOOD ST. STE 9
PHOENIX, AZ 85040

FIRSTNET/AT&T ID: CAL01945
PSTC #: CASD-DULZ01
ND DANIEL'S ANVESTMENT
1025 BARRETT LAKE RD
DULZURA, CA 91917
(SAN DIEGO COUNTY)
PROPOSED 50'-0"
MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	04-23-24	589	PRELIMINARY	HMM
O	05-29-24	585	CONSTRUCTION	HMM
I	06-02-24	JFJ	CONSTRUCTION	HMM

SEAL:

STEPHEN BUNTING, P.E.
PROFESSIONAL ENGINEER LICENSE #91898

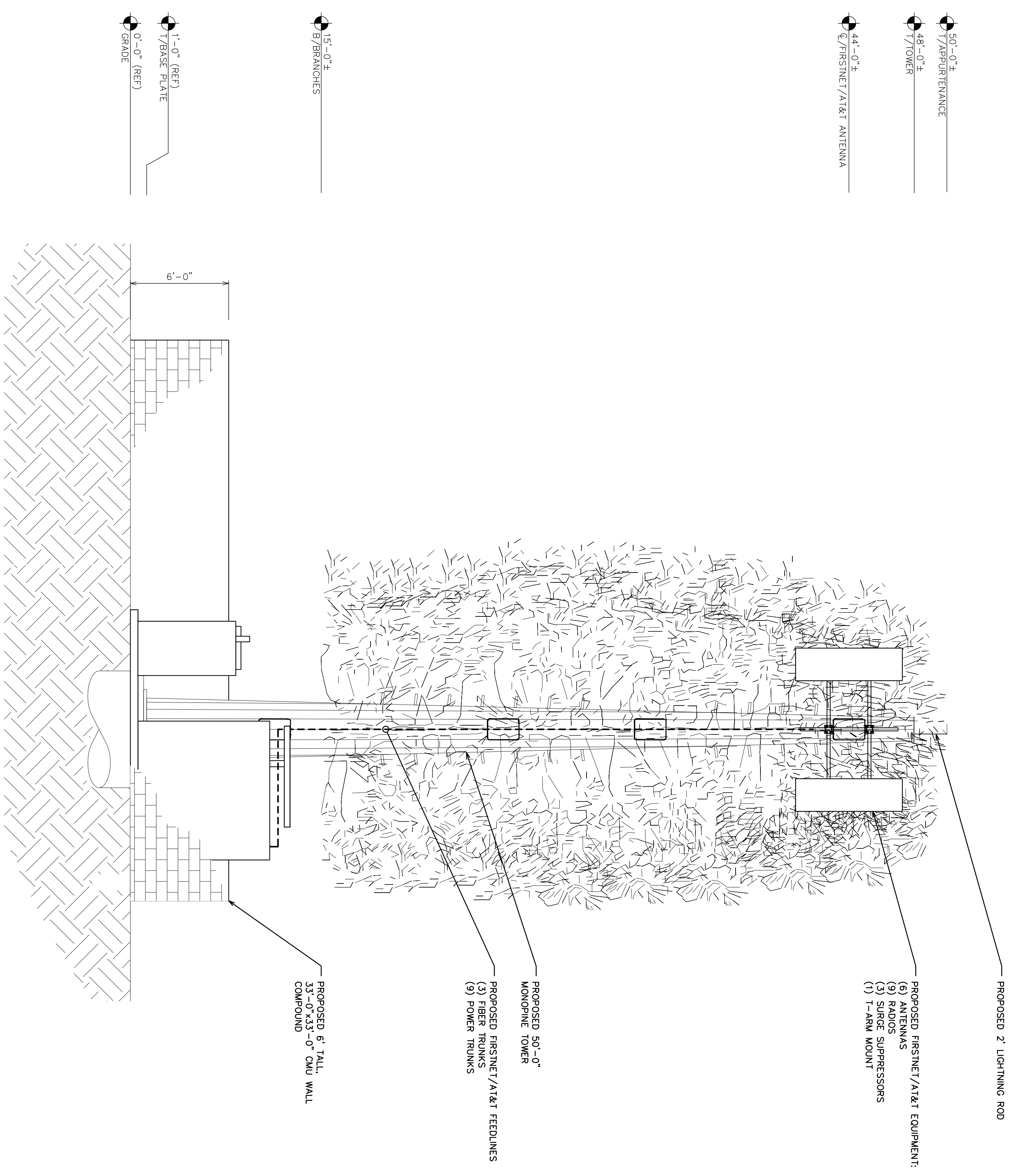
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SHEET TITLE:
FINAL ELEVATION

SHEET NUMBER: C-2.3
REVISION: 1

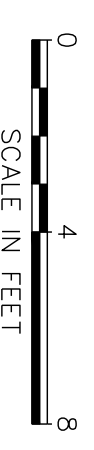
TEP #: 312819.696043

- NOTES:**
1. PROPOSED CABLES TO BE ROUTED PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.
 2. TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DID NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO ANTENNA HEIGHTS, ANTENNA AZIMUTHS, AND MOUNT CONFIGURATIONS.
 3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT FIRSTNET/AT&T OR PSTC IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES.
 4. ALL FUTURE EQUIPMENT WILL NOT BE INCLUDED IN THE PERMITTED SCOPE.



1 FINAL WEST ELEVATION

SCALE: 1/4" = 1'-0" (24x36)
 SCALE: 1/8" = 1'-0" (11x17)



PUBLIC SAFETY TOWERS
 COMPANY
 1903 WRIGHT PLACE, SUITE 140
 CARLSBAD, CA 92008

AT&T
 5005 EXECUTIVE PARKWAY
 SAN RAMON, CA 94583

TEP
 4710 E. ELWOOD ST. STE 9
 PHOENIX, AZ 85040

FIRSTNET/AT&T ID: CAL01945
PSTC #: CASD-DULZ01
ND DANIEL'S ANVESTMENT
 1025 BARRETT LAKE RD
 DULZURA, CA 91917
 (SAN DIEGO COUNTY)
PROPOSED 50'-0"
MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	04-23-24	585	PRELIMINARY	HMM
0	05-29-24	585	CONSTRUCTION	HMM
1	06-02-24	JFJ	CONSTRUCTION	HMM

SEAL:

Stephen Bunting
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 91098
 August 2, 2024

STEPHEN BUNTING, P.E.
 PROFESSIONAL ENGINEER LICENSE #91998

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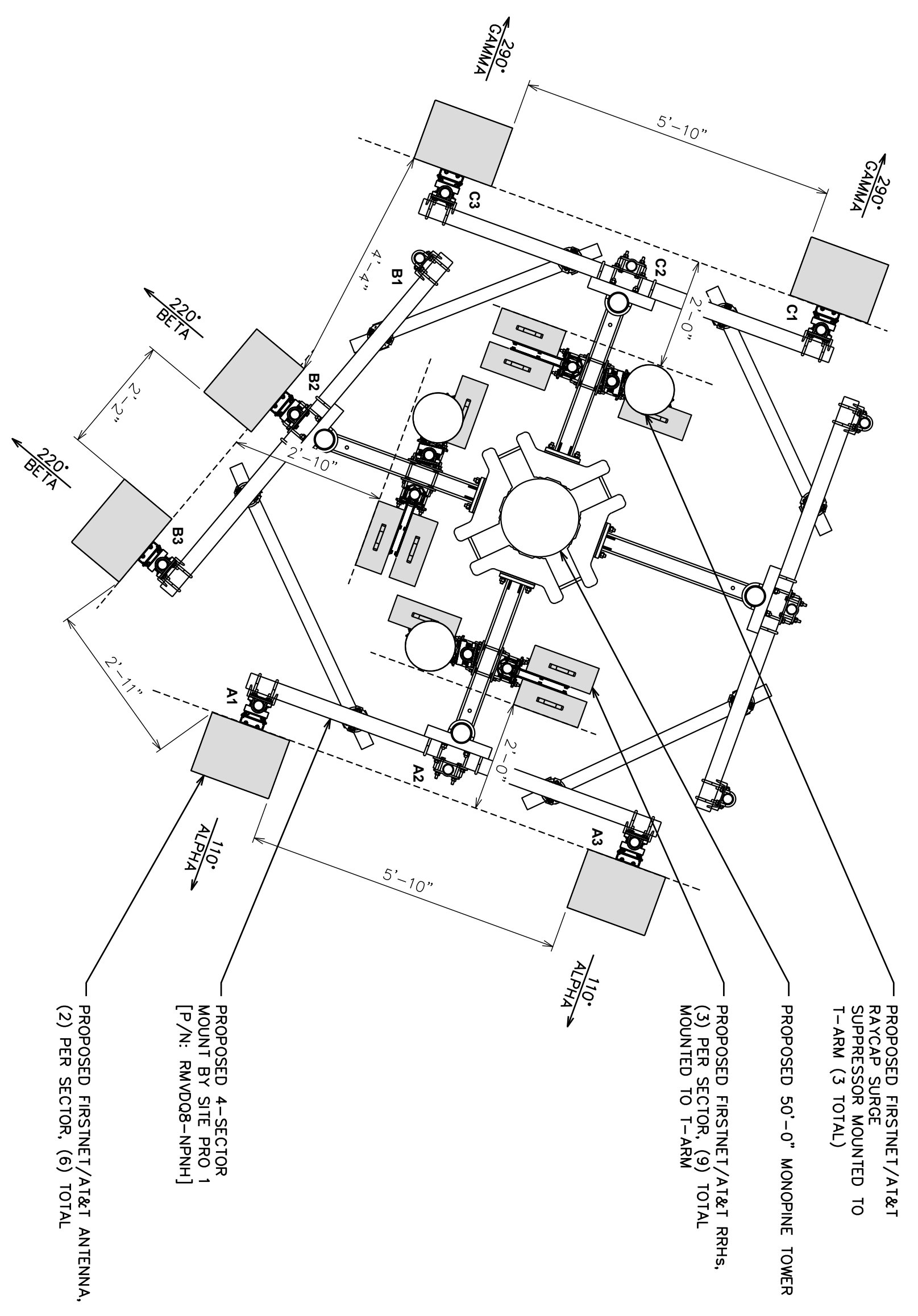
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 FINAL ELEVATION

SHEET NUMBER: **C-2.4**

REVISION: **1**

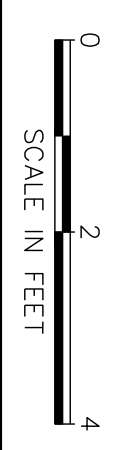
TEP #: 312819.696043

NOTE:
TEP DID NOT ANALYZE THE
PROPOSED MOUNT SHOWN.



1 FINAL ANTENNA LAYOUT

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



FINAL ANTENNA/FEEDLINE SCHEDULE

SECTOR	POS.	MANUFACTURER (MODEL #)	MOUNTING HEIGHT	AZIMUTH (TN)	CABLE SIZE	CABLE LENGTH	OVPR/RRHT/MAID/PLEXER (MODEL #)
ALPHA	A1	COMMSCOPE (NNH4-65B-R6)	Ⓢ @ 45'-0"±	110°	(9) DC POWER (3) FIBER TRUNKS	94±	(1) RADIO 4490 B5/B12 (1) RADIO 4890 B25/B66
ALPHA	A2	---	---	---			(1) DC9-48-60-24-8C-EV
ALPHA	A3	COMMSCOPE (NNH4-65B-R6)	Ⓢ @ 45'-0"±	110°			(1) RADIO 4478 B14
BETA	B1	COMMSCOPE (NNH4-65B-R6)	Ⓢ @ 45'-0"±	220°	(9) DC POWER (3) FIBER TRUNKS	94±	(1) RADIO 4490 B5/B12 (1) RADIO 4890 B25/B66
BETA	B2	---	---	---			(1) DC9-48-60-24-8C-EV
BETA	B3	COMMSCOPE (NNH4-65B-R6)	Ⓢ @ 45'-0"±	220°			(1) RADIO 4478 B14
GAMMA	C1	COMMSCOPE (NNH4-65B-R6)	Ⓢ @ 45'-0"±	290°	(9) DC POWER (3) FIBER TRUNKS	94±	(1) DC9-48-60-24-8C-EV (1) RADIO 4490 B5/B12 (1) RADIO 4890 B25/B66
GAMMA	C2	---	---	---			(1) DC9-48-60-24-8C-EV
GAMMA	C3	COMMSCOPE (NNH4-65B-R6)	Ⓢ @ 4'-0"±	290°			(1) RADIO 4490 B5/B12 (1) RADIO 4890 B25/B66

NOTE: EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE

2 FINAL ANTENNA SCHEDULE

SCALE: N.T.S.



FIRSTNET/AT&T ID: CAL01945
PSTC #: CASD-DULZ01
ND DANIEL'S ANVESTMENT
1025 BARRETT LAKE RD
DULZURA, CA 91917
(SAN DIEGO COUNTY)
PROPOSED 50'-0" MONOPINE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	04-23-24	583	PRELIMINARY	HMM
O	05-29-24	585	CONSTRUCTION	HMM
I	09-02-24	JFJ	CONSTRUCTION	HMM



SEAL:

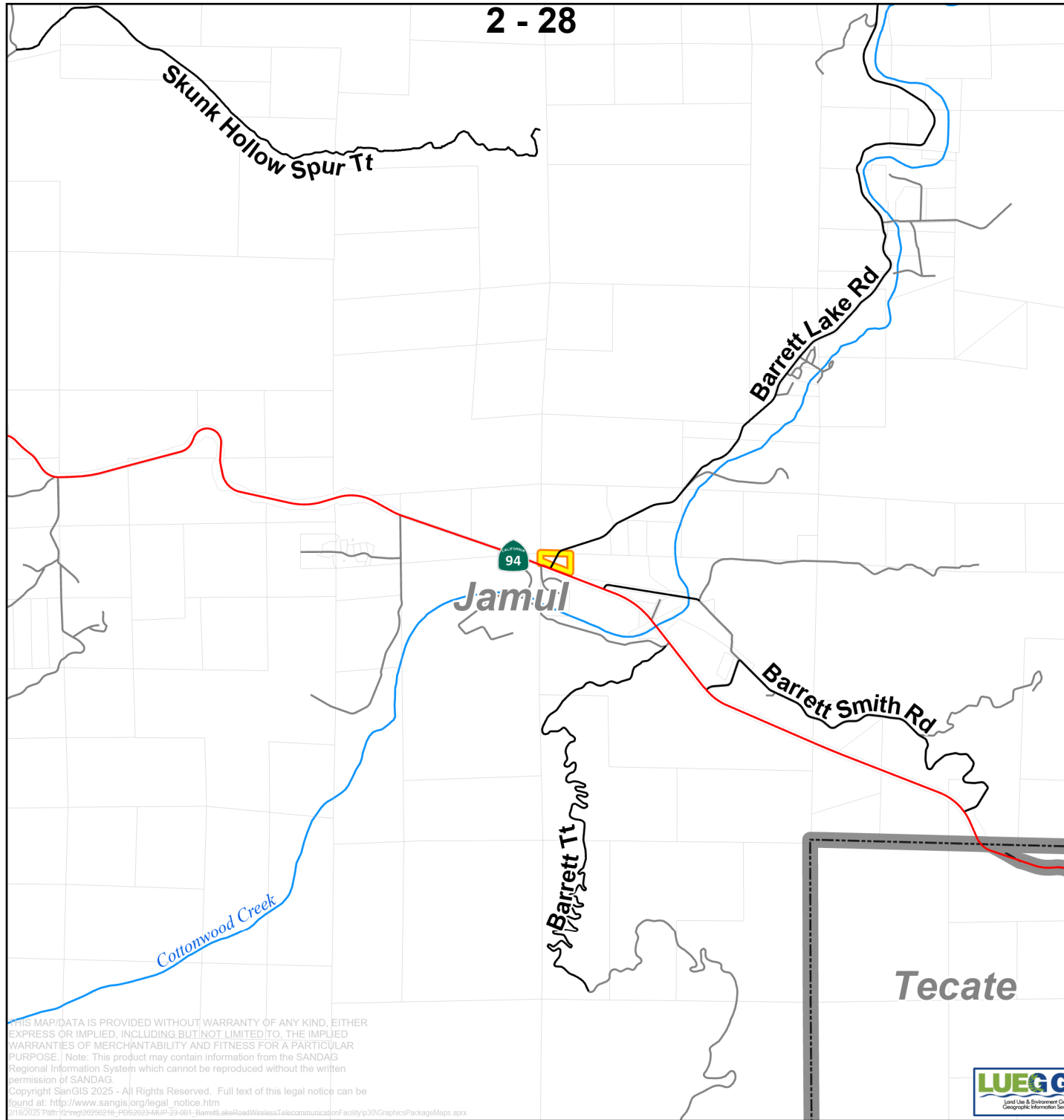
STEPHEN BUNTING, P.E.
PROFESSIONAL ENGINEER LICENSE #91898

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SHEET TITLE:
ANTENNA LAYOUT & SCHEDULE

SHEET NUMBER: **C-3** **REVISION:** **1**

TEP #: 312819.696043



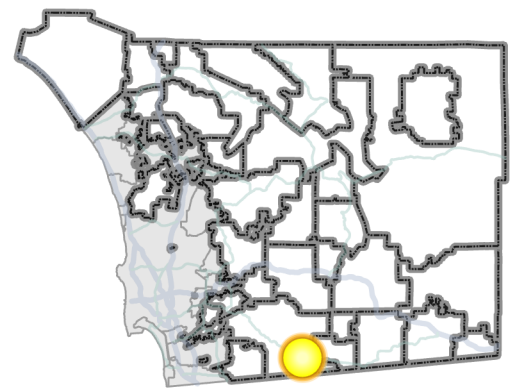
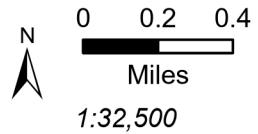
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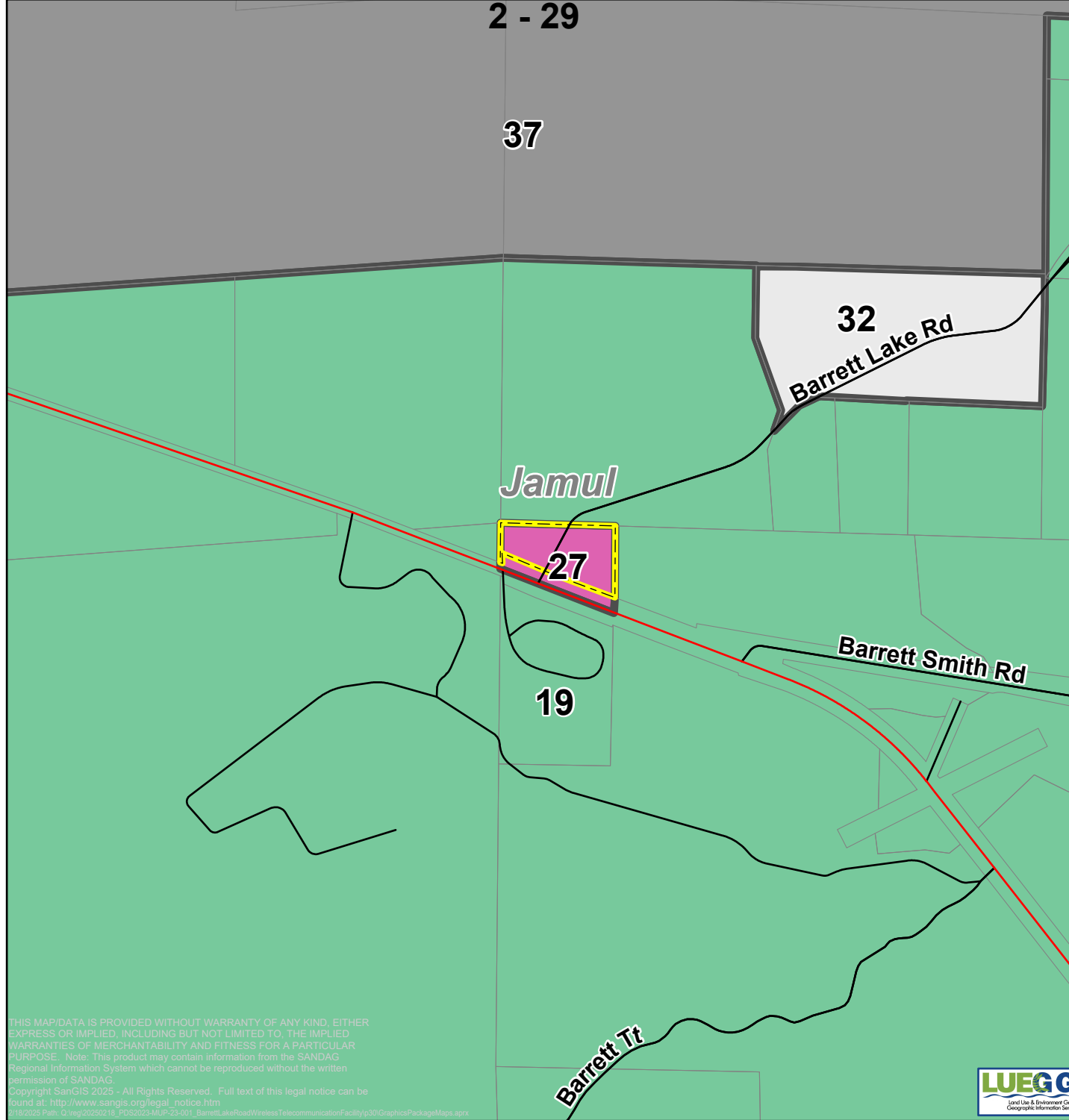


**Barrett Lake Road
 Wireless Facility
 PDS2023-MUP-23-001**

Vicinity
 Jamul
 Community Plan Area

- Roads
- Site
- Parcels
- CPA





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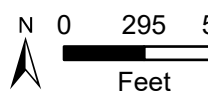


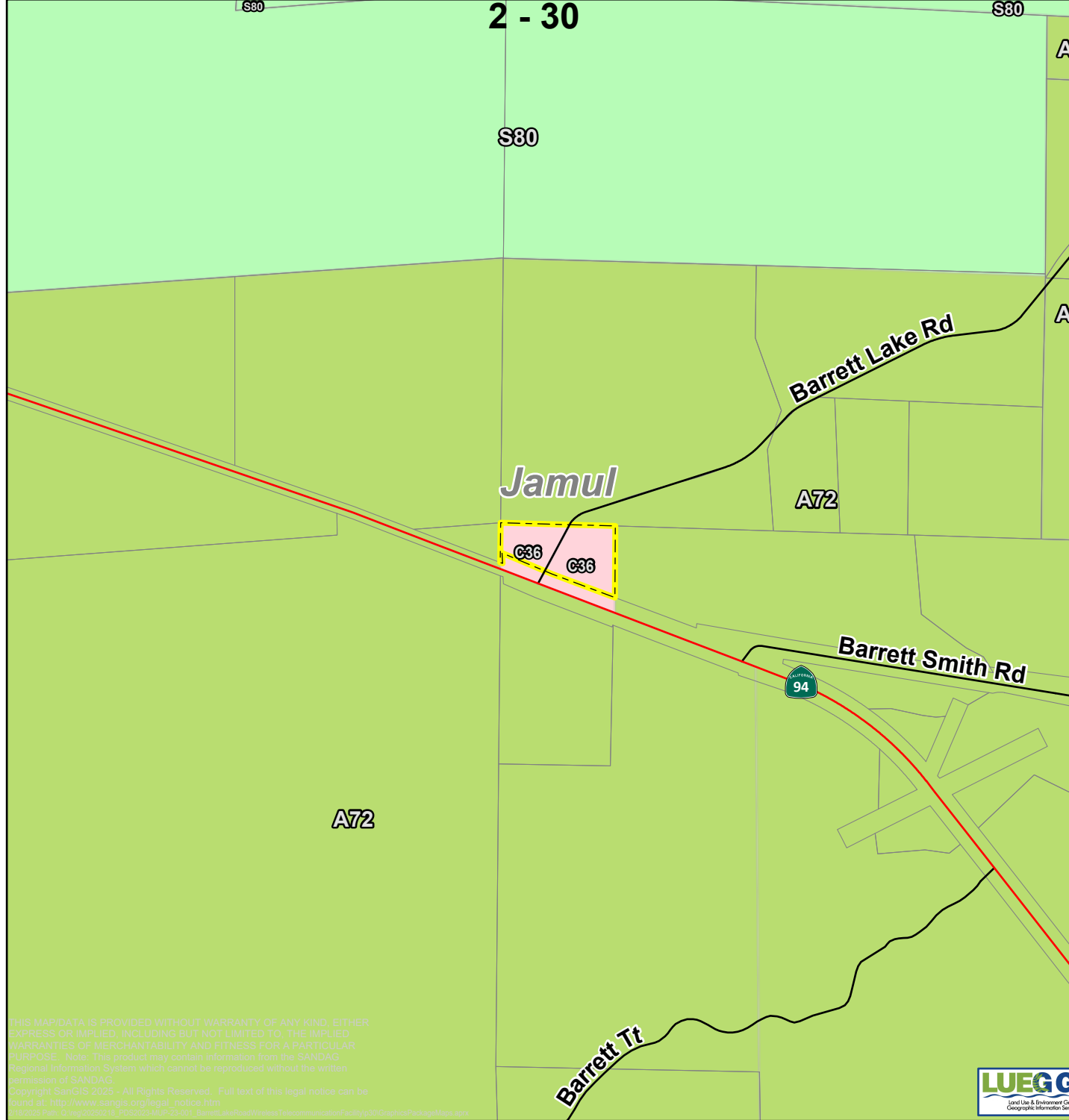
**Barrett Lake Road
Wireless Facility
PDS2023-MUP-23-001**

**General Plan
Jamul
Community Plan Area**

- Roads
- Site
- Parcels
- CPA

- General Plan**
- (19) Rural Lands (RL-40)
 - (27) Rural Commercial
 - (32) Public/Semi-Public Facilities
 - (37) Open Space (Conservation)





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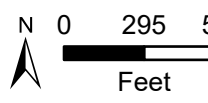


**Barrett Lake Road
 Wireless Facility
 PDS2023-MUP-23-001**

Zoning
Jamul
 Community Plan Area

- Roads
- Site
- Parcels
- CPA

- Zoning**
- (A) Agriculture
 - (C##) Commercial and Office
 - (S80) Open Space








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**Barrett Lake Road
 Wireless Facility
 PDS2023-MUP-23-001**

-  Roads
-  Site
-  CPA

**Aerial
 Jamul
 Community Plan Area**








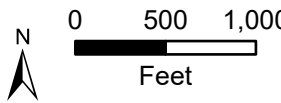
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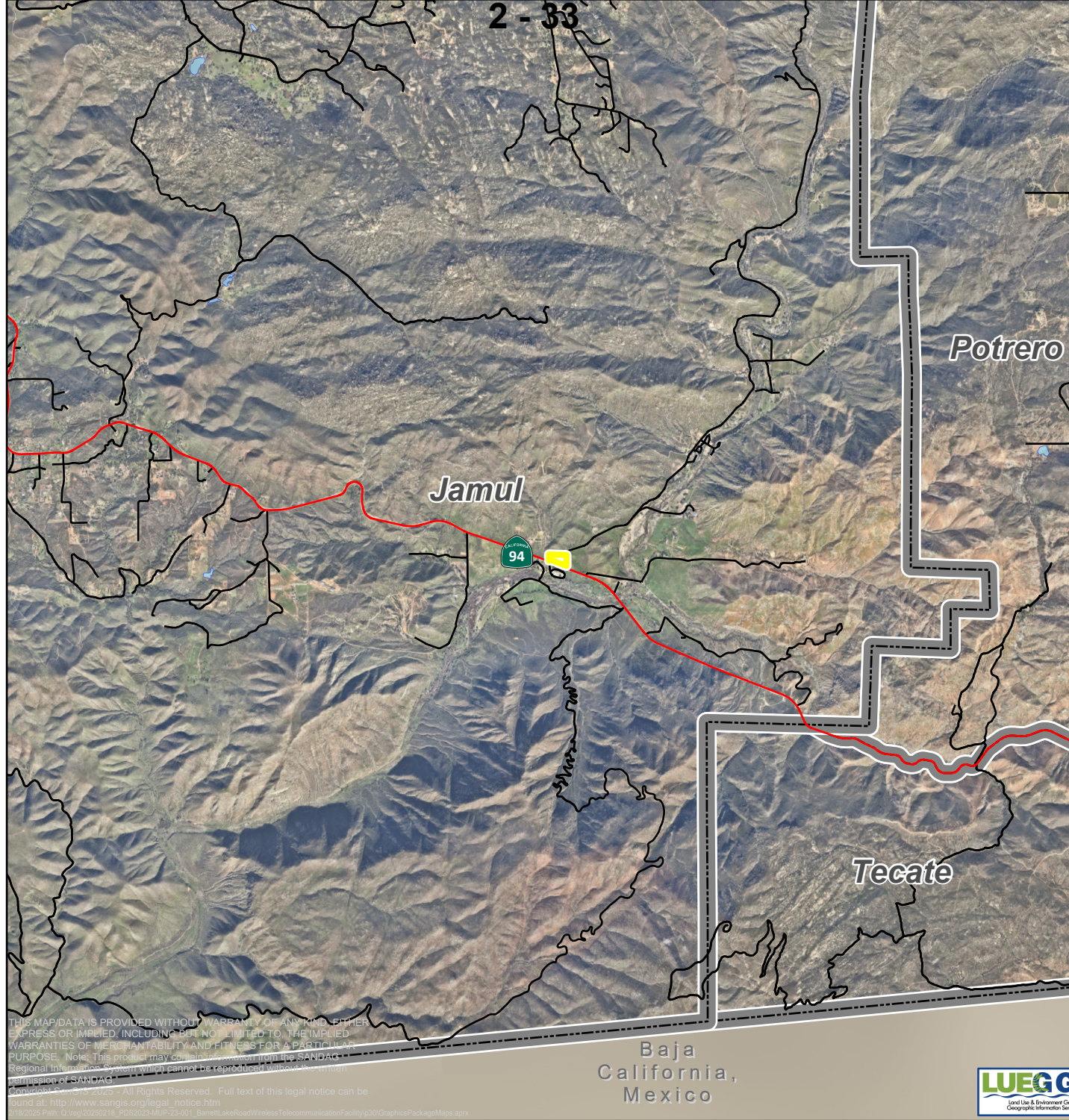


**Barrett Lake Road
 Wireless Facility
 PDS2023-MUP-23-001**

-  Roads
-  Site
-  CPA

**Aerial
 Jamul
 Community Plan Area**





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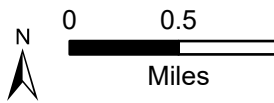
Baja California, Mexico

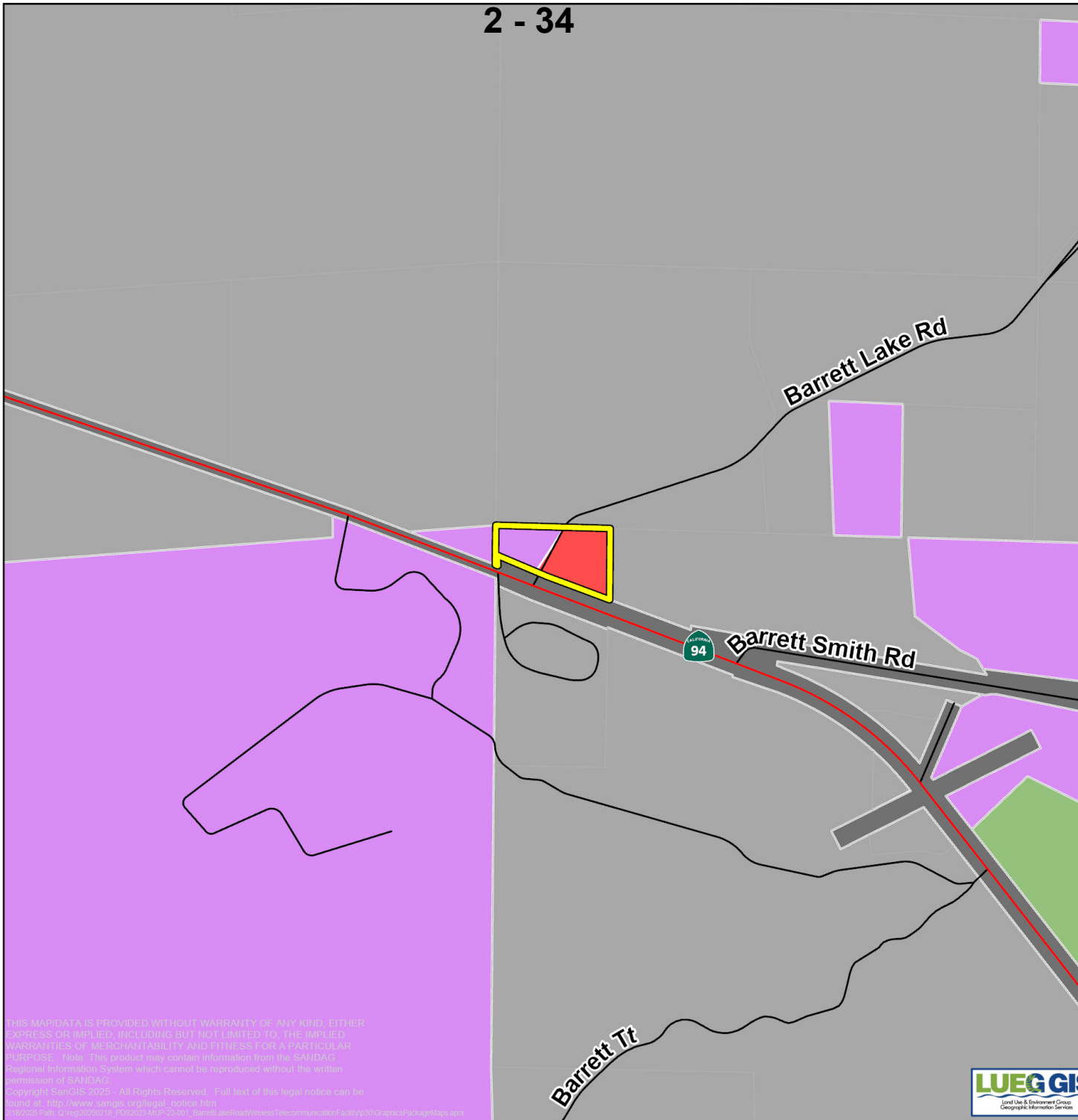


Barrett Lake Road
 Wireless Facility
 PDS2023-MUP-23-001

-  Roads
-  Site
-  CPA
-  Mexico

Aerial
 Jamul
 Community Plan Area





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Barrett Lake Road
 Wireless Facility
 PDS2023-MUP-23-001

Land Use
 Jamul
 Community Plan Area

- Roads
- Site
- Parcels
- CPA

- Land Use**
- Agriculture
 - Commercial
 - Residential
 - Transportation
 - Vacant and Undeveloped Land



**Attachment B – Form of Decision
Approving PDS2023-MUP-23-001**



PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND DRIVE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General • (858) 694-2705 Codes Compliance
(858) 565-5920 Building Services

VINCE NICOLETTI
DIRECTOR

April 18, 2025

PERMITTEE: TEP GROUP ON BEHALF OF AT&T WIRELESS
PROJECT NUMBER: PDS2023-MUP-23-001
E.R. NUMBER: PDS2023-ER-023-20-001
PROPERTY: 1020 BARRETT LAKE RD. DULZURA, CA 91917 IN JUMAL-DULZURA PLANNING AREA, WITHIN UNINCORPORATED SAN DIEGO COUNTY
APN: 379-102-38-00

DECISION OF PLANNING COMMISSION

MAJOR USE PERMIT DECISION

Grant, as per plot plan dated September 17, 2024, consisting of twelve sheets, as amended and approved concurrently herewith, a Major Use Permit for a new unmanned wireless telecommunication facility. The applicant requests a Major Use Permit (MUP) to construct, maintain, and operate a new wireless telecommunication facility. The proposed facility would include 6 antennas on 12 mount pipes, 9 remote radio units (RRU's), 3 DC9 fiber squids, mounted upon a new 50-foot-tall faux mono-pine tree with 3 sector mounts, one collar mount, and three modified RRH mounts, 9 DC power trunks, 3 fiber trunks, 54 fiber strands. The faux mono-pine tree would be covered by "socks" which are faux branches to help conceal the antennas. The facility also includes supporting equipment located within a 1,089 square foot (6-foot-tall) concrete masonry unit (CMU) block wall enclosure. A 30kW diesel generator with a 190-gallon tank, one h-frame with 600a gutter and 100a meter and service disconnect, one walk-up cabinet, and other supporting equipment would be located within the equipment enclosure. The project will require approximately 35.6 cubic yards of cut and 33.4 cubic yards of fill to install the equipment enclosure. The project proposes trenching to install underground electrical and fiber conduit. This permit authorizes the proposed unmanned wireless telecommunication facility pursuant to Section 6980 et. al and 7350 et.al of the Zoning Ordinance.

Also granted is an exemption pursuant to Section 4620(g) of the Zoning Ordinance to allow the telecommunication facility to be 50 feet in height where 35 feet is the maximum height allowed.

The project site is located at 1025 Barrett Lake Rd. in the Jamul-Dulzura Community Plan Area. The site is subject to the General Plan Regional Category Rural and Land Use Designation Rural Commercial. Zoning for the site zoned General Commercial (C36), which allows wireless telecommunication facilities that are proposed at a height of 15 feet above the maximum allowed height limit in the zone (C36) under the Tier 4 Classification with the approval of a MUP in accordance with Section 6985 of the Zoning Ordinance. Access would be provided by a proposed 18’ wide private road connecting to Barrett Lake Road, a County maintained road.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on April 18, 2027, at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit Modification has commenced prior to said expiration date.

.....
CONDITIONS FOR MAJOR USE PERMIT (PDS2023-MUP-23-001)

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

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

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

2. **GEN#2–RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**
INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit

Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

3. GEN#3-FILING OF NOE:

INTENT: In order to comply with CEQA and State law, the permit NOE shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOE and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOE form and required filing fees to the San Diego County Recorder's Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOE was filed and that a copy of the document is on file at PDS.

4. ROADS#1-CALTRANS ENCROACHMENT PERMIT

INTENT: In order to allow the placement of the proposed facility and to comply with the County of San Diego Public Road Standards, and The Caltrans Facility Standards and Requirements, an encroachment permit(s) shall be obtained and implemented. **DESCRIPTION OF REQUIREMENT:** A permit shall be obtained from CALTRANS for the improvements to be made within the Caltrans' right-of-way. A copy of the permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the [PDS, LDR]. **DOCUMENTATION:** The applicant shall obtain the encroachment permit(s) and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [PDS, LDR]. The applicant should contact the CALTRANS Permit Office at (619) 688-6843 for additional details. **TIMING:** Prior to occupancy or final grading release, the encroachment permit shall be obtained. **MONITORING:** The [PDS, LDR] shall review the permit for compliance with this condition and the applicable improvement plans and implement any conditions of the permit in the County improvement plans.

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

5. NOISE#1-TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

- a. Affected property owners shall be notified in writing two weeks prior to construction activity within 500 feet of their property boundaries.
- b. Turn off equipment when not in use.
- c. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- d. Use equipment with effective mufflers.
- e. Ensure that when feasible, electrical power shall be used to run air compressors and similar power tools.
- f. Configure traffic pattern to minimize the use of back up alarm. Back-up beepers for all construction equipment and vehicles shall be adjusted to the lowest noise levels possible, provided that Occupational Safety and Health Administration (OSHA) and Cal OSHA's safety requirements are not violated;
- g. Equipment staging areas should be placed at locations away from noise sensitive receivers.
- h. Usage of truck engine exhaust compression braking systems shall be limited to emergencies.
- i. Radios and other noise-generating "personal equipment" shall be prohibited.
- j. Noise attenuation techniques shall be employed as needed to ensure that noise levels remain below 75 dBA Leq at existing noise sensitive land uses. This step shall apply to all construction activity on and off the proposed project site.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

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

6. HAZ#1–HEALTH AND SAFETY PLAN

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the placement of any reportable quantities of batteries, fuel tanks, or hydrogen cylinders within the proposed facility as required by the Department of Environmental Health-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section contact is Maria Martinez, (858) 750-5421 or by email at maria.martinez2@sdcounty.ca.gov. **TIMING:** Prior to the issuance of a building permit, the applicant must obtain approval from the Department of Environmental Health-Hazardous Materials Division. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

7. NOISE#2–NOISE REQUIREMENT [PDS, FEE X]

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: Concrete Masonry Unit (CMU) enclosure. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

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

8. GEN#4–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.

9. **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 **8/16/2024** to ensure that the site was built to be screened from public view. The landscaping identified on the approved photo-simulations shall be installed as well. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations including the installation of landscaping. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] and Landscape Architect for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

10. **PLN#2–SITE CONFORMANCE (WIRELESS)**
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 plan and photo simulation. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved plot plan and photo simulation. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plan and photo simulation. 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] and DPR [TC, PP] shall review the provided photos for compliance with this condition and compliance with the approved plot plans.

11. **PLN#3–SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].**
INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, installing and planting landscaping, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment

that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

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

12. PLN#4–SITE CONFORMANCE: [PDS, PCO] [OG] [DPR, TC, PP].

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

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

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

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations dated **8/16/2024**. Any interior changes to approved telecommunications

equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).

- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

DOCUMENTATION: The property owner and applicant shall conform to the ongoing requirements of this condition. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

14. **NOISE#3-ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]**
INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 ([County of San Diego Noise Ordinance](#)), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition.

Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person’s right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

FINDINGS FOR MAJOR USE PERMIT PDS2023-MUP-23-001

SITE PLAN FINDINGS FOR PDS2023-MUP-23-001

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

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

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

The proposed project meets the intent and specific standards and criteria prescribed in Section 5250, 5750, 6980, and 7150 of the Zoning Ordinance. The scope of the project is permitted in the General Commercial (C36) Zoning Use Regulation upon approval of a Major Use Permit. The scope of the Major Use Permit is in accordance with the amortization schedule of the Zoning Ordinance for reviewing the term of permits associated with previously approved wireless telecommunication facilities.

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

The proposed project is compatible with the San Diego General Plan. The project has been designed to conform to the goals and policies set forth in the General Plan. The project is within the Rural Commercial General Plan Land Use Designation, and is within the Jamul-Dulzura Planning Area. The project complies with the General Plan because the project is consistent with Goal S-1 (Public Safety) and S-3 (Emergency Response) of the Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Conservation and Open Space Element Policy 11.1 (Protection of Scenic Resources) and Policy 11.3 (Development Siting and Design) because the proposed project has been designed to be visually compatible with the community in order to prevent adverse impacts to scenic views and historic structures in the surrounding project area. The project would be consistent with the General Plan

Land Use Element Policy 15.1 (Telecommunication Facilities Compatibility with Setting) because the proposed project has been sited and designed to minimize visual impacts and be compatible with the existing development and community character, and the project would blend in with the existing environment. The project would be consistent with the General Plan Land Use Element Policy 15.2 (Co-Location of Telecommunication Facilities) because the facility is available to provide co-location opportunities for other carriers as feasible.

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

No standards or criteria has been waived.

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

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

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

The project is a Major Use Permit (MUP) to allow the construction, operation, and maintenance of an unmanned wireless telecommunication facility. The proposed facility would include 6 antennas on 12 mount pipes, 9 remote radio units (RRU's), 3 DC9 fiber squids, mounted upon a new 50-foot-tall faux mono-pine tree with 3 sector mounts, one collar mount, and three modified RRH mounts, 9 DC power trunks, 3 fiber trunks, 54 fiber strands. The faux mono-pine tree would be covered by "socks" which are faux branches to help conceal the antennas. The facility also includes supporting equipment located within a 1,089 square foot (6-foot-tall) concrete masonry unit (CMU) block wall enclosure. A 30kW diesel generator with a 190-gallon tank, one h-frame with 600a gutter and 100a meter and service disconnect, one walk-up cabinet, and other supporting equipment would be located within the equipment enclosure. The faux mono-pine is designed to integrate seamlessly with the surrounding environment, ensuring the facility remains visually unobtrusive to nearby residents and motorists.

Scale and Bulk:

The project area is characterized as rural commercial. The proposed faux monopine facility will be situated 160 feet from the nearest residential structures, ensuring minimal visual disruption. Photosimulations illustrate

that the structure will blend into the surroundings due to minimum footprint and camouflaged appearance. The associated equipment enclosure will be screened by the faux mono-pine branches and surrounding natural features, preventing it from being a prominent visual element.

The camouflaged design minimizes the bulk and massing of the structure, allowing it to blend into the existing setting. The project's small footprint and integration with natural topography and vegetation further ensure that it remains in harmony with the scale and bulk of the surrounding area and does not negatively impact the viewshed.

Coverage:

The subject parcel is 3.96 acres and already contains existing infrastructure. The lease area for this unmanned wireless facility is 1225 square feet, amounting to less than 1% lot coverage. The small scale of the facility ensures that it is consistent with the existing character and coverage of surrounding properties.

Density:

No residential structures are proposed. The MUP is solely for the authorization of a wireless telecommunication facility, which does not introduce a residential component or alter the density of the site.

2. The availability of public facilities, services, and utilities
The project is within the jurisdiction of Jamul-Dulzura and meets all fire protection requirements. The facility does not require sewer service. Electrical and telephone services are available on-site, ensuring that all necessary utilities and services are readily available for the project.
3. *The harmful effect, if any, upon desirable neighborhood character;*

The project consists of an unmanned wireless telecommunication facility built as a 50-foot tall faux mono-pine. The camouflaged design ensures minimal visual impact, while the equipment cabinet is enclosed within a secured lease area, preventing any disruption to the character of the neighborhood.

The facility is set back a considerable distance from nearby residences, and its design integrates naturally with the environment, ensuring that it does not create an adverse visual impact. Photo-simulations confirm that the line, form, and color of the faux mono-pine allow it to blend seamlessly with the existing landscape.

For these reasons, the project will not negatively impact the desirable neighborhood character.

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

The project is an unmanned wireless facility and will generate minimal traffic. The site has existing parking available, and the occasional maintenance trips will not substantially alter the expected traffic patterns or physical character of the surrounding streets.

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

The proposed wireless telecommunication facility is appropriate for the site given the existing infrastructure and available services. The parcel is already developed with access and utilities, ensuring that the facility will function efficiently without requiring significant alterations to the landform. The faux mono-pine has been designed to blend into the existing setting, ensuring compatibility with adjacent land uses. Due to its stealth design and limited physical impact, the project is well-suited for this location and the proposed intensity of use.

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

No additional relevant impacts have been identified.

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

The project complies with the San Diego County General Plan and applicable land use policies. The site is designated General Commercial (C36) and supports essential infrastructure improvements.

The project aligns with:

- Goal S-1 (Public Safety) and S-2 (Emergency Response) by ensuring reliable communication services to enhance public safety and emergency response.
- General Plan Policy LU 15.1 – The project has been designed and sited to minimize visual impacts, ensuring compatibility with the existing community character and avoiding disruption to natural resources.
- General Plan Policy LU 15.2 – The facility is capable of supporting multiple carriers if necessary.

- General Plan Policy COS 11.3 – The faux mono-pine design minimizes visibility, ensuring the project does not detract from scenic views or neighboring properties.

The project is located along CA-94, which is designates as a scenic highway. The stealth design of the mono-pine mitigates potential visual impacts and allows for the wireless facility to blend in with the existing on-site vegetation. As such, the proposed facility is consistent with the San Diego County General Plan.

WIRELESS TELECOMMUNICATION FINDINGS

The project is in a preferred location in a non-preferred zone. Pursuant to Section 6986.B 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. Pursuant to Section 6986.C of the Ordinance, the applicant has provided a camouflaged facility as a faux mono-pine. Due to the camouflaging of the facility and lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable 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:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

(LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

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.

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 Minor 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 Minor 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.

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

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

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

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

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.

Department of Public Works policy prohibits trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three (3) years following project surface application. Therefore, you will need to notify all adjacent property owners who may be affected by this policy and are considering development of applicable properties. The owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.

Address all correspondence regarding this matter to PDS Land Development Teams, 5510 Overland Avenue, Suite 310 (MS O650), San Diego, California 92123.

Any personal inquiries or submittals should be made at the Land Development Counter, 5510 Overland Avenue, Suite 110 (MS O650), San Diego, California 92123.

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	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 Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO
VINCE NICOLETTI, DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

email cc:

Angelica Truong, Planning Manager, PDS
Layla Bajelan, Project Planner, Land Use/Environmental Planner, PDS
Mike Moughphak, Point-of-Contact

Attachment C – Environmental Documentation



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

To: File

From: Layla Bajelan, Project Manager

RE: PROJECT NAME: CAL01945/DULZ01; CASE NUMBER(S): PDS2023-MUP-23-001; Conformance with the MSCP Subarea Plan; APN 652-020-10-00

The project proposes the development of a wireless facility. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program.

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

The project is consistent with the MSCP Subarea Plan for the following reasons:

- The site does not support sensitive habitat or wildlife.
- There are other conditions that would restrict wildlife use of the area for nesting, foraging or dispersal.
- The site is not within a core, linkage, Pre-Approved Mitigation Area, Preserve Area, or other highly sensitive area as designated by the MSCP.
- The site does not support any features that might encourage wildlife movement, such as a well-vegetated drainage, stream, or creek.

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

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

**FOR PURPOSES OF CONSIDERATION OF
BARRETT LAKE ROAD TELECOMMUNICATION FACILITY
MAJOR USE PERMIT
PDS2023-MUP-23-001, PDS2023-ER-20-001**

April 18, 2025

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

YES NO NOT APPLICABLE/EXEMPT

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

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

YES NO NOT APPLICABLE/EXEMPT

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

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

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

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

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

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

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

YES NO NOT APPLICABLE/EXEMPT

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

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

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

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

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

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

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

Significant Prehistoric and Historic Sites:

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

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

YES

NO

NOT APPLICABLE

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

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

YES

NO

NOT APPLICABLE

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

NOTICE OF EXEMPTION

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

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

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

Project Name: Barrett Lake Road Wireless Facility, PDS2023-MUP-23-001, PDS2023-ER-20-001.

Project Location: 1025 Barrett Lake Rd., Dulzura CA, 91917 in the Jamul-Dulzura Community Planning Area within unincorporated San Diego County. APN: 586-170-15-00.

Project Applicant: TE GROUP OBO AT&T Wireless; 4710 East Elwood Street, Ste. 9, Phoenix, AZ 85040

Project Description: The applicant (AT&T) requests a Major Use Permit to construct, maintain, and operate a new Public Safety Tower to provide FirstNet to enhance emergency service for first responders. The proposed facility would include 6 antennas on 12 mount pipes, 9 remote radio units (RRU's), 3 DC9 fiber squids, mounted upon a new 50-foot-tall faux mono-pine tree with 3 sector mounts, one collar mount, and three modified RRH mounts, 9 DC power trunks, 3 fiber trunks, 54 fiber strands. The faux mono-pine tree would be covered by "socks" which are faux branches to help conceal the antennas. The facility also includes supporting equipment located within a 1,089 square foot (6-foot-tall) concrete masonry unit (CMU) block wall enclosure. A 30kW diesel generator with a 190-gallon tank, one h-frame with 600a gutter and 100a meter and service disconnect, one walk-up cabinet, and other supporting equipment would be located within the equipment enclosure. The project proposes trenching to install underground electrical and fiber conduit. The project will require approximately 35.6 cubic yards of cut and 33.4 cubic yards of fill. The proposed equipment lease area is 1,225 square feet with additional access easements which include a gravel access driveway.

Agency Approving Project: County of San Diego

County Contact Person: Layla Bajelan Phone Number: (619) 952-3223

Date Form Completed: April 19, 2025

This is to advise that the County of San Diego Planning Commission has approved the above-described project on April 19, 2025 and found the project to be exempt from the CEQA under the following criteria:

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

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State of California Environmental Quality Act Guidelines, the project is exempt from CEQA because it involves minor construction to an unmanned wireless telecommunications facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause a substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

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

Signature: Layla Bajelan Telephone: (619) 952-3223

Name (Print): Layla Bajelan Title: Land Use/Environmental Planner

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

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

Attachment D – Environmental Findings

**BARRETT LAKE ROAD TELECOMMUNICATION FACILITY
MAJOR USE PERMIT
PERMIT NO.: PDS2023-MUP-23-001
ENVIRONMENTAL LOG: PDS2023-ER-20-001**

ENVIRONMENTAL FINDINGS

April 18, 2025

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

Attachment E – Public Documentation



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

Record ID(s): PDS2023-MUP-23-001

Project Name: CAL01945/DULZ01

Planning/Sponsor Group: Jamul-Dulzura Community Planning Group

Results of Planning/Sponsor Group Review

Meeting Date: 1st and 3rd Tuesday of the month

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

There was concerns over the proposed height of 80 feet,the sound being produced by the generator and that "earth tones" should be used to make it blend in better with the environment.

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:

- 1) The height of the tower does not exceed 50 feet, 2) Earth tones used for the project.
- 3) That the generator is surrounded by the proposed 6 foot CMU wall with a solid steel gate to suppress the sound of the generator, when it is running, to acceptable levels of decibels, and if there are complaints that the sound is too loud, that additional sound proving will be applied.

Reported by: Kevin May **Position:** Chairperson **Date:** June 17,2024

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

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



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

Record ID(s): PDS2023-MUP-23-001

Project Name: CAL01945/DULZ01

Project Manager: Hayley Makinster

Project Manager's Phone: 619-629-4434

Scope of Review:

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

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

Initial Review and Comment:

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

Planning Group review and advisory vote:

- A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.
- B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be noticed 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.

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



EXISTING



PROPOSED LOOKING NORTHWEST FROM CAMPO ROAD



EXISTING



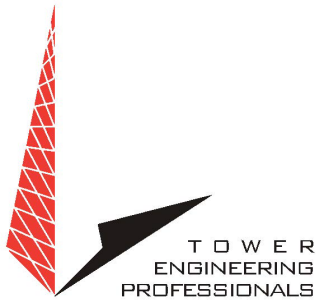
PROPOSED LOOKING EAST FROM CAMPO ROAD



EXISTING



PROPOSED LOOKING SOUTHWEST FROM BARRETT LAKE ROAD



TEP PHOENIX OFFICE
 4710 E. ELWOOD, SUITE 9
 PHOENIX, AZ 85040
 480-285-0035
 WWW.TEPGROUP.NET

January 3, 2024

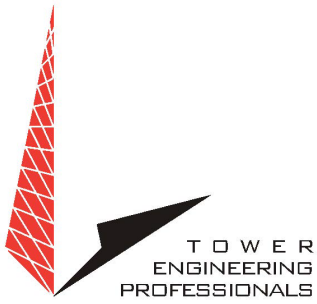
Re: Alternative Site Analysis – New Public Safety Tower / FirstNet at 1025 Barrett Lake Road – Major Use Permit (CAL01945 / DULZ01)

To County of San Diego:

We are proposing a new Public Safety Tower to provide FirstNet to enhance emergency service for first responders at 1025 Barrett Lake Road. Several alternative locations were considered for this project with Rural/Agricultural corridors are not preferred locations; however, these areas have a lack of coverage for FirstNet. Nearby properties were considered as possible locations, but upon review, it was noted these potential candidates would not work for the FirstNet/AT&T coverage objective.

Please see below:

Owner	Parcel Number	Property Usage	Parcel Address	Reason for Elimination
Tomislav Kirovski	6511400500		20364 Highway 94, Dulzura CA 91917 32.61410846555816, - 116.7088855082045	LL not interested.
Jon N Peterson	6510801700	Residential	1061 Barrett Lake Road	LL unresponsive.
Leo & Monique Herzog	6510802400	Residential	0 Barrett Lake Road	LL unresponsive.
Jean M Chism	6520201700	Residential	20825 Barrett Smith Road 32.60963312165536, - 116.69772567405565	LL not viable.



TEP PHOENIX OFFICE
4710 E. ELWOOD, SUITE 9
PHOENIX, AZ 85040
480-285-0035
WWW.TEPGROUP.NET

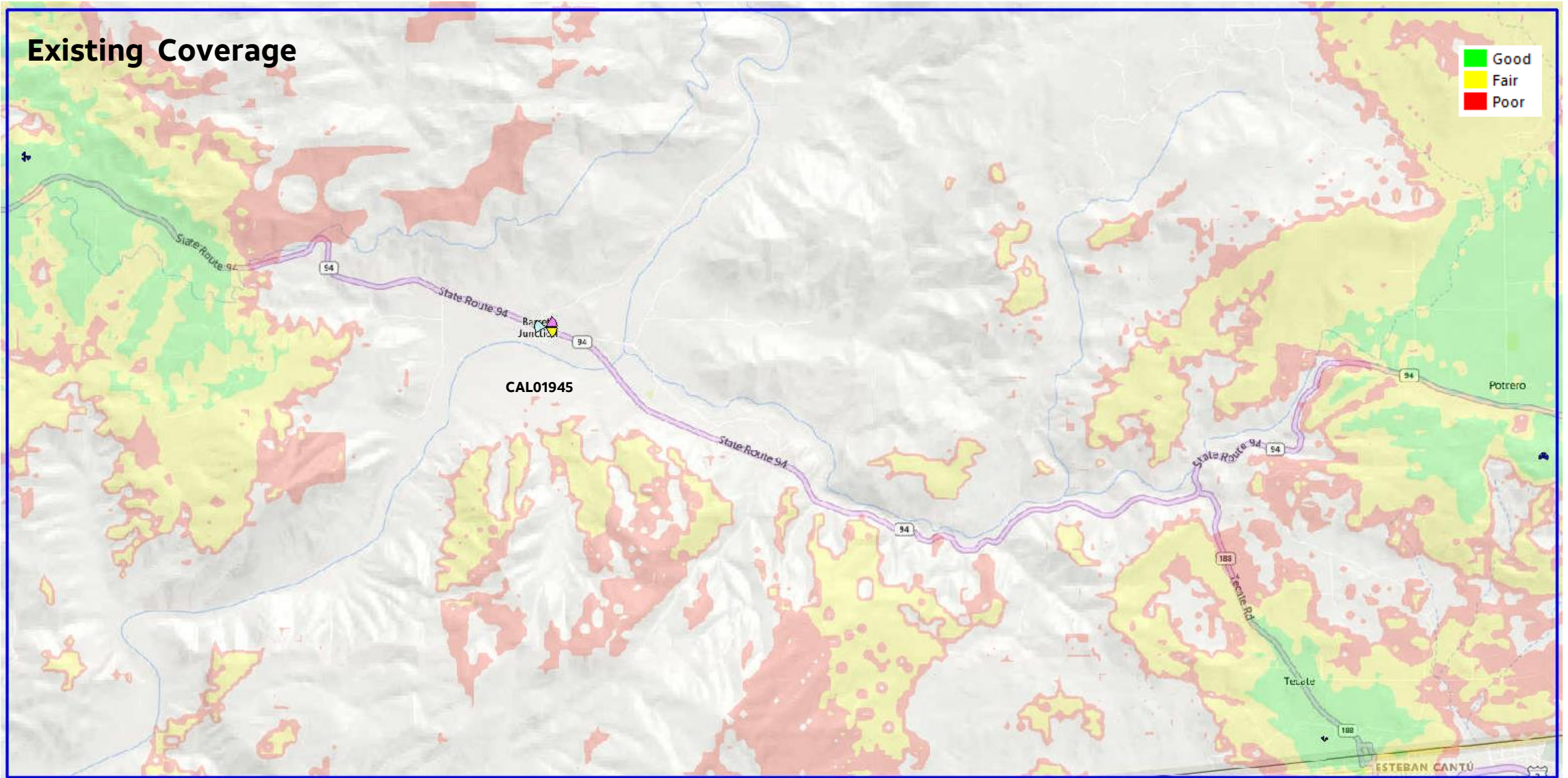
Miguel A Correa	6520301000	Residential	21321 Barrett Smith Road 32.60307969852197, - 116.68746077130253	LL not viable.
Patrick Ehsan	6520300300	Residential	21586 Highway 94 32.60003978247437, - 116.68505609816572	LL not viable.
Rodger Mitchell	6520201400	Residential	20924 Barrett Smith Road 32.61204509298428, - 116.6976872613065	LL not viable.
Jean Pijeneburg	6520300900	Open Land	0 Barrett Road 32.604770015925226, - 116.68985426153465	LL not viable.

Because 1025 Barrett Lake Road currently sits in a significant gap for FirstNet/AT&T this location was ultimately selected and approval for the project by property ownership was obtained. This location will help to cover and serve the surrounding areas.

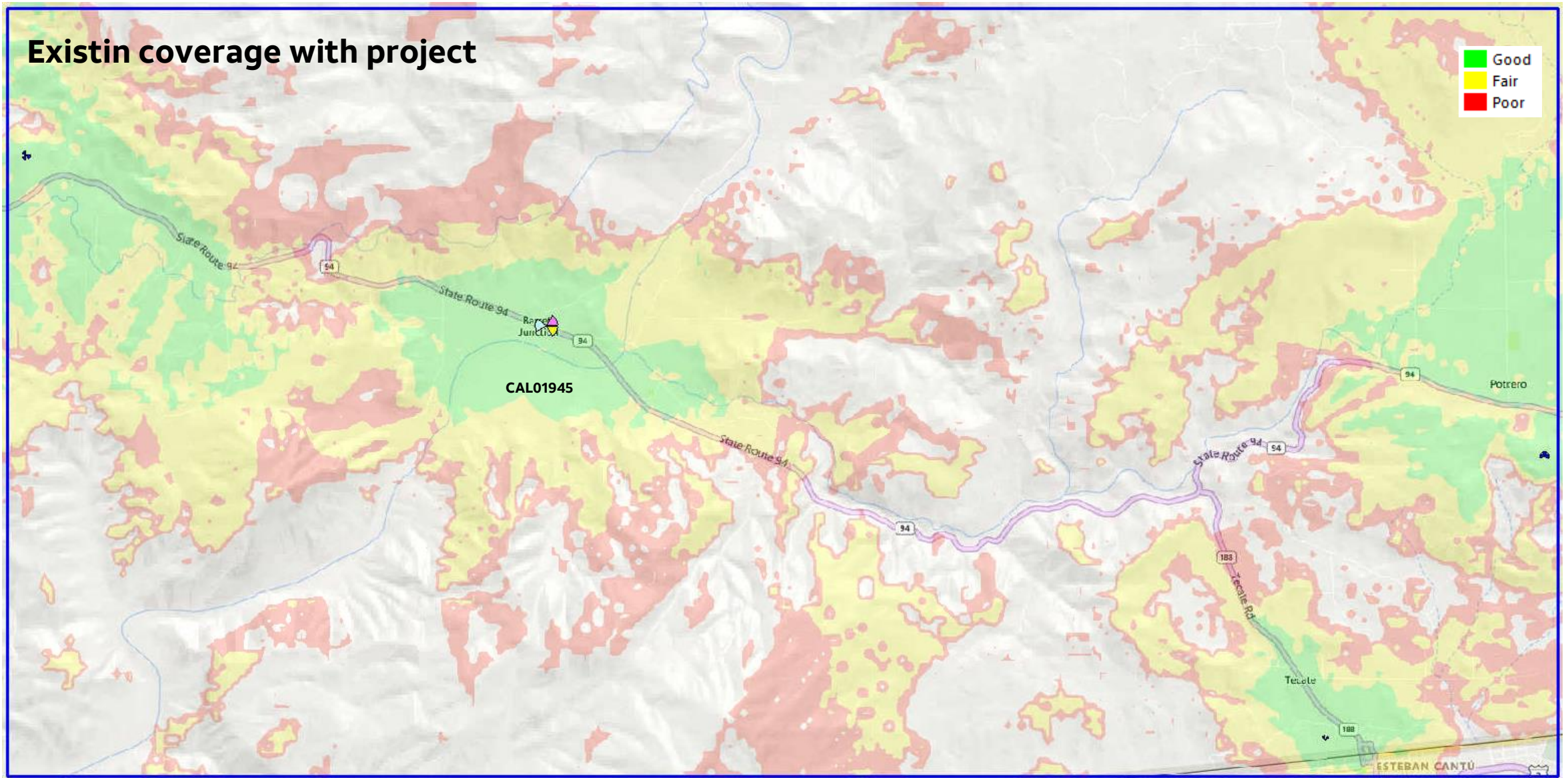
CAL01945^{2 - 72}

Coverage Plots

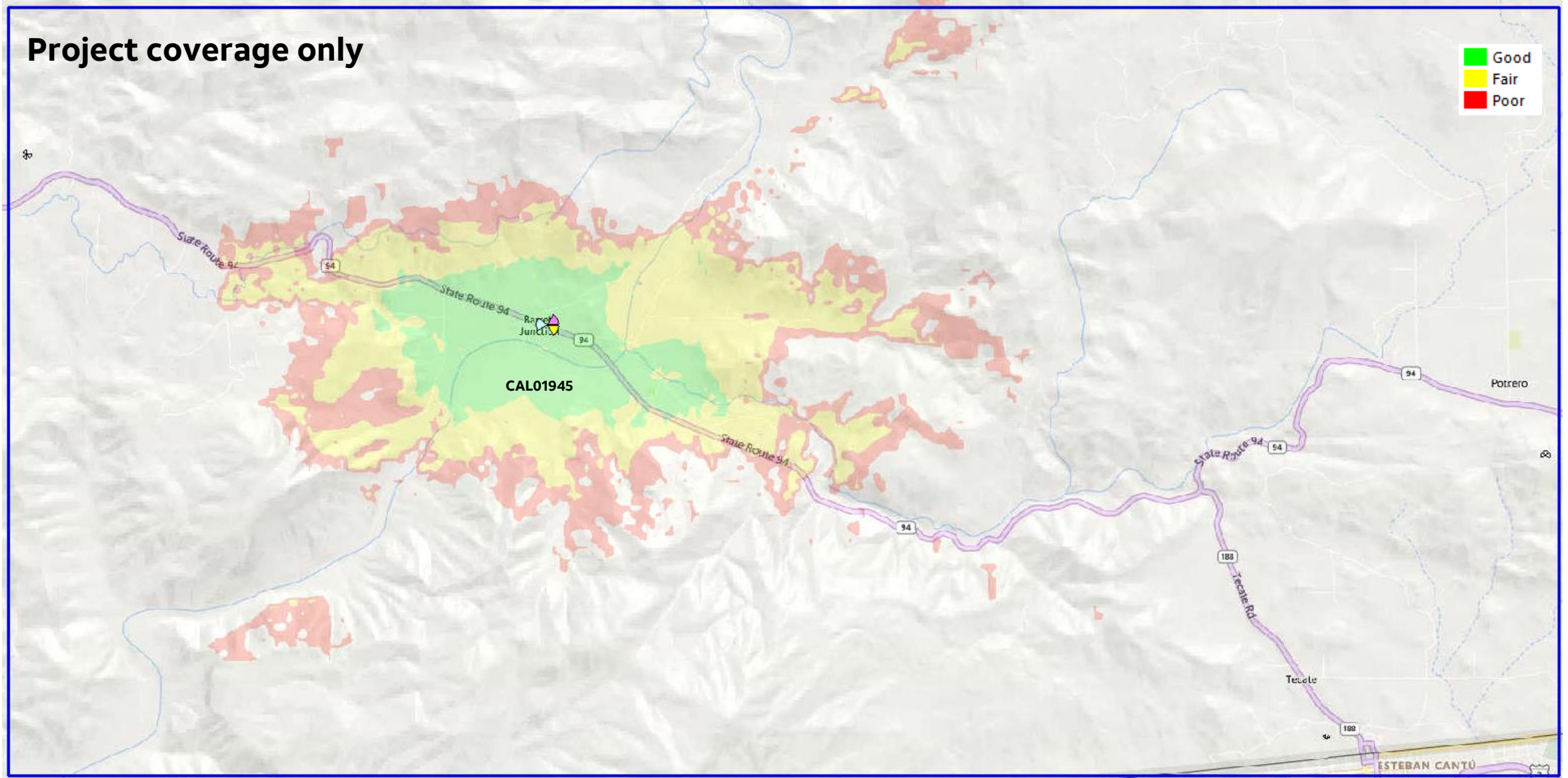
CAL01945



CAL01945



CAL01945



Attachment G – Ownership Disclosure Form



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

Record ID(s) PDS2023-MUP-23-001

Assessor's Parcel Number(s) _____

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

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

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

Signature of Applicant


 Print Name

----- OFFICIAL USE ONLY -----
SDC PDS RCVD 06-02-23
MUP23-001

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>