



The County of San Diego

Planning Commission Hearing Report

Date:	October 16, 2026	Case/File No.:	Kitchen Creek Wireless Telecommunication Facility; PDS2025-MUP-25-014; PDS2025-ER-25-16-001
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	30763 Old Highway 80, Pine Valley, CA 91962
Agenda Item:	#2	General Plan:	Public/Semi-Public Facilities (P/SP)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	General Agriculture (A72)
Applicant/Owner:	Nuwave on behalf of Verizon/San Diego Gas and Electric	Community:	Central Mountain Subregional Plan Area (Pine Valley Community)
Environmental:	CEQA § 15303 Exemption	APN:	527-080-12-00

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) for the Kitchen Creek Wireless Telecommunication Facility (Project), conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Planning & Development Services (PDS) staff recommends approval of the MUP Modification, with the conditions noted in the attached MUP decision (Attachment B).

A Minor Use Permit (ZAP) (Record ID: ZAP-96-010) was approved to authorize the operation of a wireless telecommunication facility consisting of a 35-foot tall monopole. In accordance with the amortization schedule of the Zoning Ordinance, the wireless facility has expired and the facility must be brought into conformance with the Zoning Ordinance through a camouflaged design. A new MUP (Record ID: PDS2025-MUP-25-014) consists of removing the existing monopole and construction of a new approximately 56-foot tall faux monopine tree and associated equipment enclosures.

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

B. REQUESTED ACTIONS

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

1. Find the MUP in conformance with the California Environmental Quality Act (CEQA) and adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt in accordance with the California Environmental Quality Act (CEQA).
2. Grant MUP Modification PDS2025-MUP-25-014, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

On June 14, 1996, the Zoning Administrator approved a Minor Use Permit (ZAP) (Record ID: ZAP-96-010) to authorize the operation of a wireless communication antenna facility on a 35 foot tall monopole and equipment in the Central Mountain Subregional Planning Area.

On October 31, 2006, the Zoning Administrator approved a ZAP Modification (Record ID: ZAP-96-010W1) to authorize the collocation on wireless communication antenna facility on a 27-foot, tall monopole along with new equipment shelter and equipment in the Central Mountain Subregional Planning Area.

Since approval of the previous monopole and wireless telecommunication facility, the facility has expired in accordance with the amortization schedule of the wireless ordinance. The current project consists of converting the existing monopole to a camouflaged faux tree design.

D. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a MUP to remove an existing monopole and equipment shelter and construct a new approximately 56-foot tall faux monopine tree and an associated concrete masonry unit (CMU) equipment enclosure (Figures 1 and 2). The faux monopine tree is designed to accommodate multiple carriers. Verizon Wireless and T-Mobile antennas and supporting equipment are planned to be constructed on the new faux tree wireless telecommunication facility. The project also consists of installing a backup emergency generator within the CMU enclosure in order to allow for operation of the facility in the event of an emergency. The project site is located at 30763 Old Highway 80 in the Pine Valley Community of the Central Mountain Subregional Plan. Access to the site is provided by an existing driveway that ultimately connects to Old Highway 80, a County-maintained road. The project is not proposing any water or sewer facilities as it is an unmanned wireless telecommunications facility.

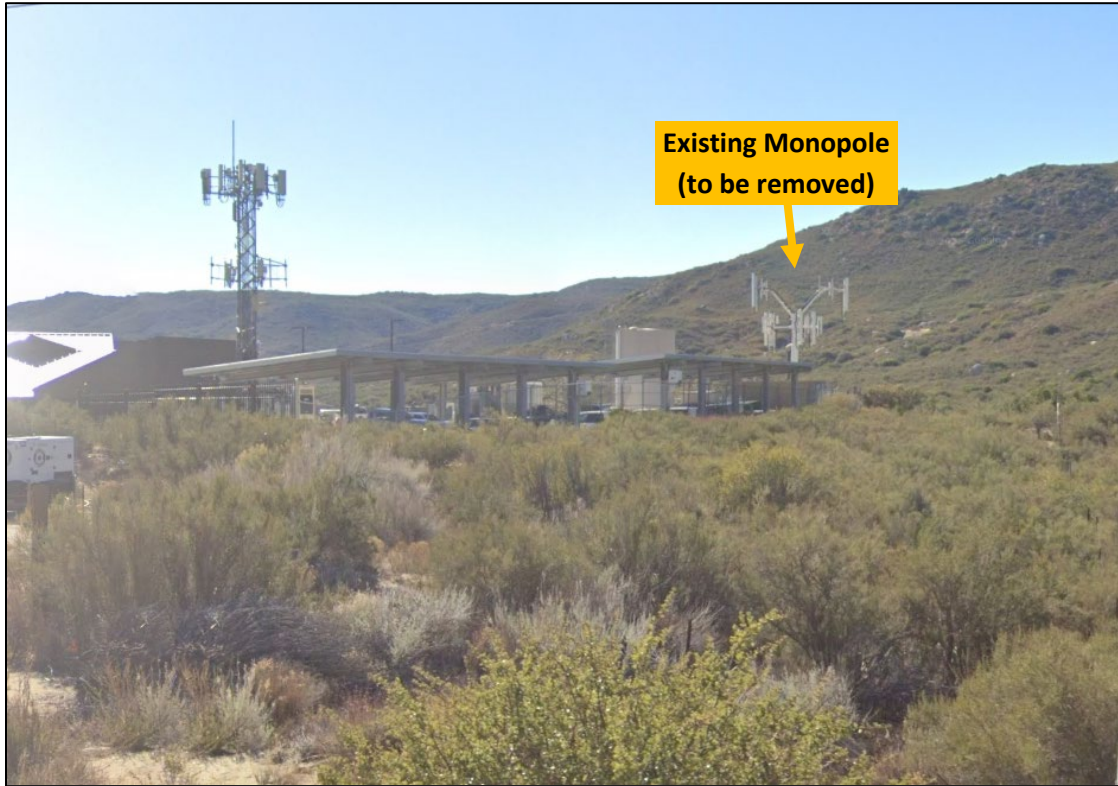


Figure 1: Existing view of monopole and antennas looking Southwest toward Project site



Figure 2: View of proposed wireless facility looking Southwest toward Project site

2. Subject Property and Surrounding Land Uses

The Project site is comprised of an approximately 19.2-acre site owned by San Diego Gas & Electric (SDG&E) and is located west of Interstate 8 (I-8) and Old Highway 80 (Figure 3). The Project site is subject to the General Agriculture (A72) Zoning Use Regulation and the Public/Semi-Public Facilities (P/SP) General Plan Land Use Designation. The Project site contains existing SDG&E structures, a parking lot, and a separate lattice tower wireless telecommunication facility authorized by a separate MUP (Record ID: MUP-88-044) that is not currently proposed to be modified. Portions of I-8 and Old Highway 80 adjacent to the Project site are Scenic Highways identified in the County of San Diego General Plan. The surrounding area is categorized as rural and consists of vacant land with native vegetation, major roadways, and government owned land with large parcel sizes ranging in size from 10 acres to over 50 acres. Surrounding land uses consist of vacant land, SDG&E structures, major roadways, a rest area, and border patrol facilities.

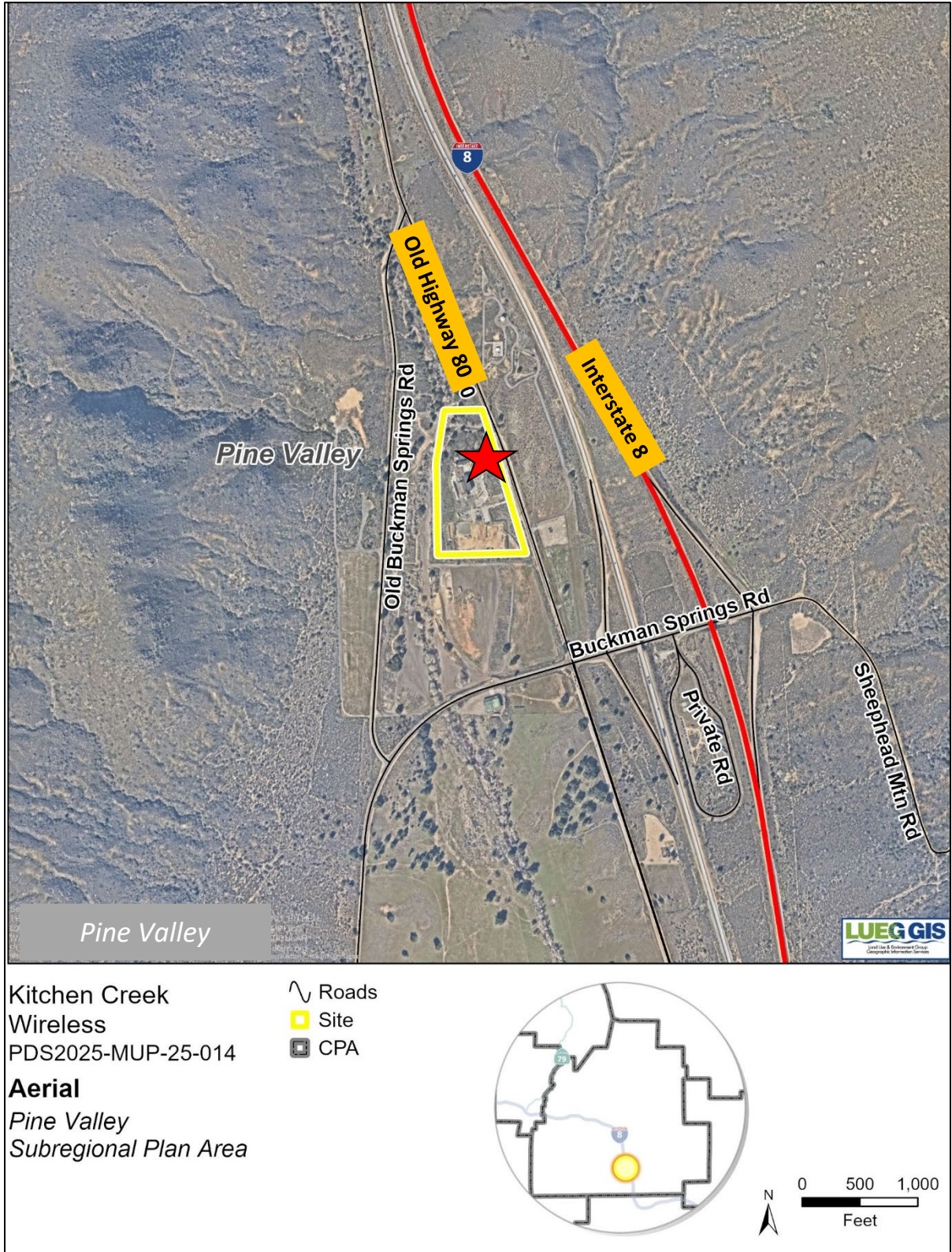


Figure 3: Aerial photograph showing proposed project site and project vicinity (Far extent)



Figure 4: Aerial photograph showing proposed project site and project vicinity (Closer extent)

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Rural Lands (RL-40)	General Rural (S92)	N/A	Vacant Land
East	Rural Lands (RL-40)	General Agriculture (A72)	Old Highway 80/Interstate 8	Public Highway, Travel Rest Area
South	Rural Lands (RL-40)	General Agriculture (A72)	N/A	Vacant Land
West	Rural Lands (RL-40)	General Agriculture (A72)	Old Buckman Springs Road	Vacant Land

E. 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 Pine Valley Community of the Central Mountain Subregional Plan, the Zoning Ordinance, and CEQA Guidelines. The following items were reviewed throughout the processing of the project and are detailed below: Site Planning Analysis, Scenic Highway/Community Compatibility/Visual Impacts, and Alternative Site Analysis (ASA).

1. Key Requirements for Requested Actions

- Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- Does the project comply with the policies set forth under the Pine Valley Community of the Central Mountain Subregional Plan?
- Is the proposed project consistent with the County's Zoning Ordinance?
- Is the project consistent with the County's Wireless Ordinance?
- Does the project comply with CEQA?

2. Analysis

The project is located in a non-preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a MUP.

Amortization

The existing wireless telecommunication facility is in a residential zone as defined by the wireless ordinance and is defined as "high visibility" in accordance with Sections 6985 and 6991 of the Zoning Ordinance. MUP findings have been made to support the removal of existing wireless facility and the

new proposed monopine to meet the standards. In accordance with Section 6991 of the Zoning Ordinance, the applicant has submitted a valuation letter stating that the facility is valued at over \$500,000 resulting in a 15-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 compatible with the surrounding land uses, existing structures, vegetation, and topography (Figures 2 and 3). The surrounding landscape within the project vicinity consists of open land with dense vegetation and mature trees along Interstate 8. The proposed faux tree is compatible with the visual landscape of the surrounding community as it is an expected visual feature for drivers using Interstate 8. The wireless facility is proposed to be located close to existing SDG&E buildings and in an area of the property that contains existing mature trees and vegetation. The mature trees and vegetation will assist with screening the associated equipment enclosure from public views. Additionally, the scope of the Project consists of removing an existing monopole and constructing a faux monopine wireless facility on a property that contains multiple equipment enclosures and buildings tied to providing services and utilities.

Scenic Highway/Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas and natural features. The Project site is also subject to a "S" Special Area Designator for Scenic Area regulations. The Project site is adjacent to portions of I-8 and Old Highway 80 that are designated as scenic highways in the County of San Diego General Plan. The scope of the Project consists of removing a monopole and constructing a faux monopine in order to bring the wireless telecommunication facility into conformance with the amortization schedule of the Zoning Ordinance. The existing monopole is visible from portions of I-8 and Old Highway 80 and monopoles are not permitted when visible from scenic highways identified in the County of San Diego General Plan. Drivers utilizing Interstate 8 and Old Highway 80 will have a limited and temporary view of the facility due to speed of vehicles using the roadways and intervening vegetation and landscaping between the Project site and roadways. The facility will appear as a faux monopine tree and mature trees are an expected visual element within the project vicinity to motorists traveling along public roads in the area as the surrounding visual landscape consists of vacant land with dense vegetation. The supporting CMU equipment enclosure will be screened by existing on-site vegetation and painted earth-tone colors. For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity, be compatible with the existing community character, and will not result in impacts to the natural environment.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide increased cellular service coverage to motorists traveling along I-8 and Old Highway 80. The site is zoned General Agriculture (A72), which is a non-preferred zone, and therefore requires an ASA. The scope of the Project consists of bringing an existing wireless telecommunication facility into conformance with the amortization schedule of the Zoning Ordinance. The Project will remove an existing monopole and construct a new faux tree designed to accommodate multiple carries including Verizon Wireless and T-Mobile. No other facilities are located within the coverage objectives of the area that could allow

collocation of the facility. The Project site contains an existing lattice tower that is filled with equipment by other carriers and agencies that is not proposed to be modified. The Project will not result in the need for construction of a brand new wireless facility. Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps illustrate coverage in the area and depict the coverage provided by the wireless telecommunication facility. The GSA maps demonstrate that the proposed location is necessary for the carrier to maintain coverage in the surrounding area and provide adequate service to motorists in the area (Figure 5). The wireless facility is designed to accommodate both T-Mobile and Verizon Wireless equipment which will allow a wide range of motorists in the area to have cell service. The GSA maps can also be found in Attachment F.

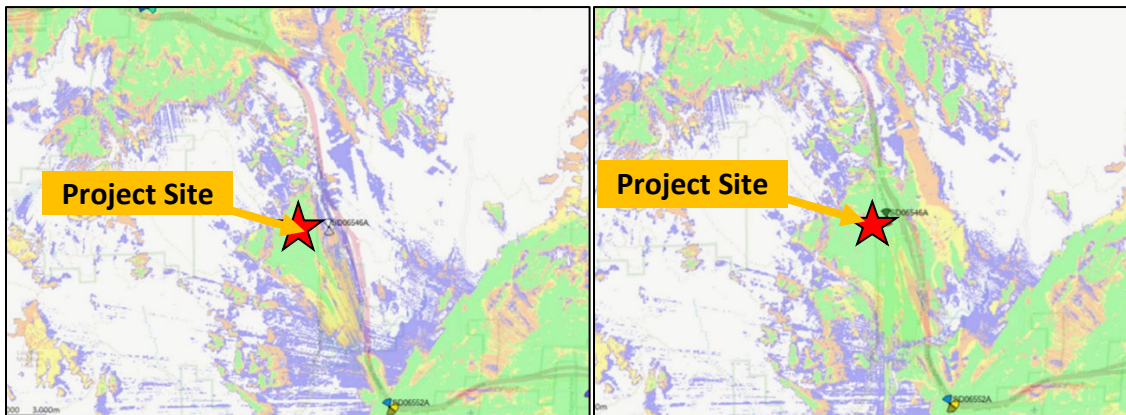


Figure 5: Current coverage without site (left) and the proposed project coverage with T-Mobile equipment only (right).

3. General Plan Consistency

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

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.	The Project will provide continued coverage throughout the area, which is essential in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by continuing to provide service and coverage in the area. There is a fire station as well as a border patrol station within the wireless coverage location.
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.	

General Plan Policy	Explanation of Project Conformance
POLICY COS 11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes. POLICY COS 11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas. POLICY LU 15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.	The Project site is adjacent to portions of Interstate 8 and Old Highway 80 that are designated as scenic highways in the County of San Diego General Plan. The scope of the Project consists of removing a monopole and constructing a faux monopine in order to bring the wireless telecommunication facility into conformance with the amortization schedule of the Zoning Ordinance. The proposed faux monopine will be compatible with the natural features and community character within the project vicinity and on the subject property. Drivers utilizing Interstate 8 and Old Highway 80 will have a limited and temporary view of the facility due to speed of vehicles using the roadways and intervening vegetation and landscaping between the Project site and roadways. The proposed faux monopine will be located on the Project site adjacent to existing mature trees and near an on-site structure. The supporting CMU equipment enclosure will be screened by existing on-site vegetation and painted earth-tone colors. For these reasons, the faux monopine wireless telecommunication facility will blend with the visual setting in the vicinity, will be sited and designed to be compatible with the existing community character, and will not result in impacts to the natural environment or a scenic resource.
POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.	The Project consists of the removal of an existing monopole and construction of a new faux monopile wireless telecommunication facility designed to accommodate multiple carriers such as T-Mobile and Verizon Wireless.

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the General Agriculture (A72) zone with the incorporation of conditions of approval (See Table E-2).

Table E-2 Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A72	Yes, upon approval of a MUP
Animal Regulation:	O	N/A
Density:	-	N/A
Lot Size:	20 AC	N/A
Building Type:	C	Yes
Height:	G	Yes, upon approval of a Major Use Permit
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	A, S, FCI	Yes, upon approval of a MUP with Site Plan findings.

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 Project includes a faux monopine tree that reaches a maximum height of 56 feet tall. The design and height of the project will be in conformance with the "G" height designator upon approval of a MUP.	Yes ☒ No ☐
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The Project is not located within the front, rear, or side yard setbacks. Therefore, the proposed facility will meet the "C" setback requirements per Section 4800 of the Zoning Ordinance.	Yes ☒ No ☐

b. Wireless Ordinance Consistency

By federal law, the County is prohibited from regulating the placement, construction and Modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions, if the facilities comply with the FCC's regulations concerning RF emissions. Therefore, County decision makers do not consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also, staff does not require information from the applicant concerning such effects

from RF emissions associated with the project. Information regarding potential health effects is available from the cellular providers upon request as it is also required from the Federal Communication Commission.

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 Federal Communication Commission.

Table E-3: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The proposed 56-foot tall faux monopine tree is set back from the nearest property line by over 100 feet.	Yes ☒ No ☐
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 faux monopine tree and equipment enclosure will be located outside of all required setbacks.	Yes ☒ No ☐
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The project site is zoned A72 and is subject to the most restrictive one-hour average sound level limit of 45 dBA at the property lines according to Section 36.404 of the County Noise Ordinance. The Project includes an emergency generator proposed within a CMU enclosure that will attenuate noise to County standards. Therefore, the project will comply with the County Noise Ordinance.	Yes ☒ No ☐
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.	The Project is considered a "high visibility" facility because the facility is in a agricultural zone. Since the proposed Project has a valuation of \$710,600, the MUP has been conditioned to have a maximum term of 15 years.	Yes ☒ No ☐

Development Standard	Proposed/Provided	Complies?
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 Project is visible from portions of Interstate and Old Highway 80 that have designated portions as Scenic Highways in the County of San Diego General Plan. The Project consists of removing an existing monopole and constructing a faux tree monopine design in order to camouflage the facility and minimize visual impacts of the wireless telecommunication facility.	Yes ☒ No ☐

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.

F. COMMUNITY PLANNING GROUP

On April 14, 2026, the Pine Valley Community Planning Group (CPG) recommended approval of the Project without any conditions by a vote of 8-0-0 (8-Yes, 0-No, 0-Absent). The Pine Valley CPG recommendation form can be found in Attachment E.

G. 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 21,000 feet of the project site. Staff did not receive any calls or comments as a result of the notices associated with the application submittal. Prior to the Planning Commission hearing, public notices were sent to a minimum of 20 property owners within approximately 21,000 feet of the project site.

H. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

- a. Find the MUP in conformance with the California Environmental Quality Act (CEQA) and adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt in accordance with the California Environmental Quality Act (CEQA).
- b. Grant MUP PDS2025-MUP-25-014, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

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AUTHORIZED REPRESENTATIVE:

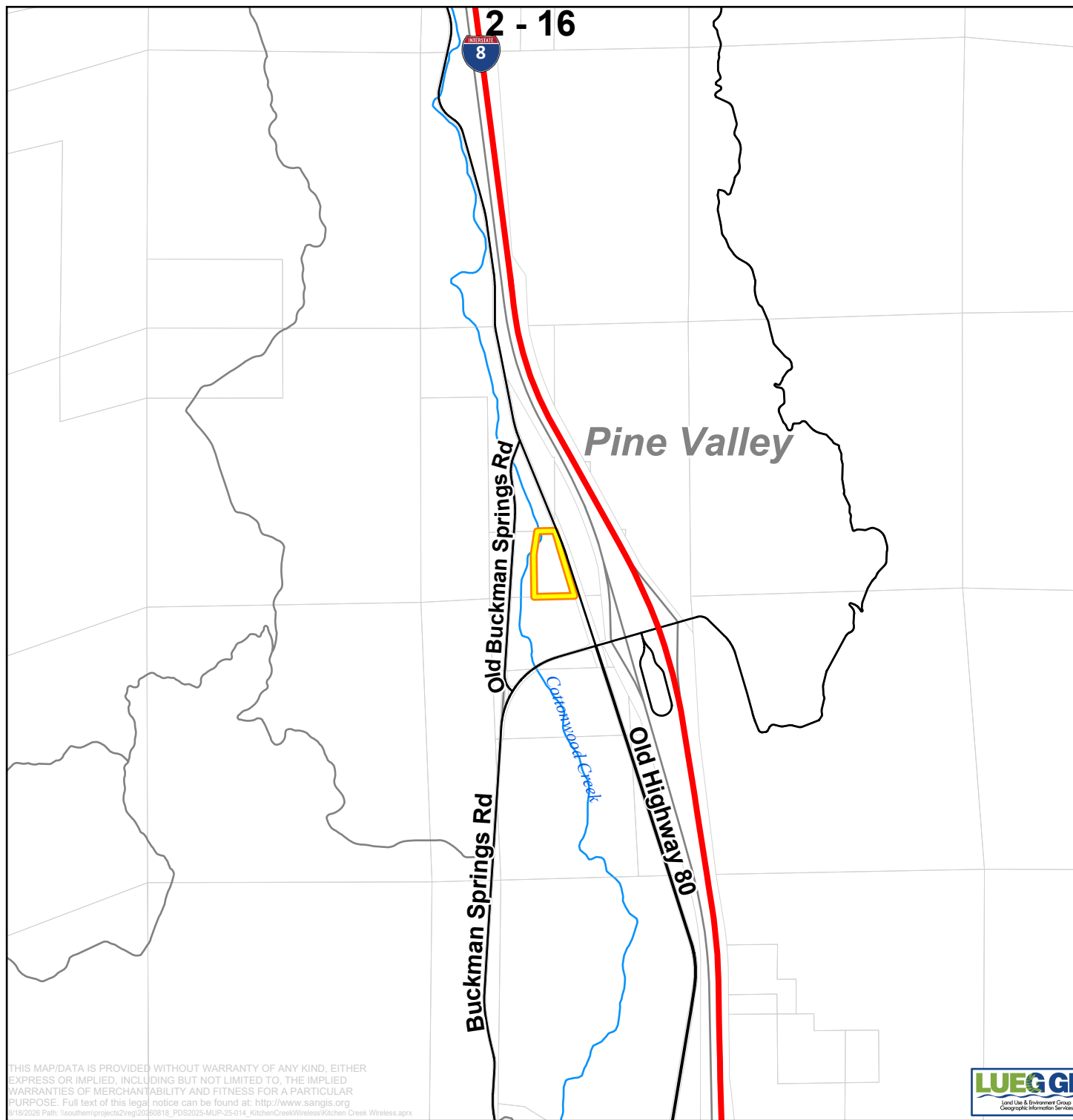
Vince Nicoletti

VINCE NICOLETTI, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2025-MUP-25-014
Attachment C – Environmental Documentation
Attachment D – Environmental Findings
Attachment E – Public Documentation
Attachment F – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis
Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

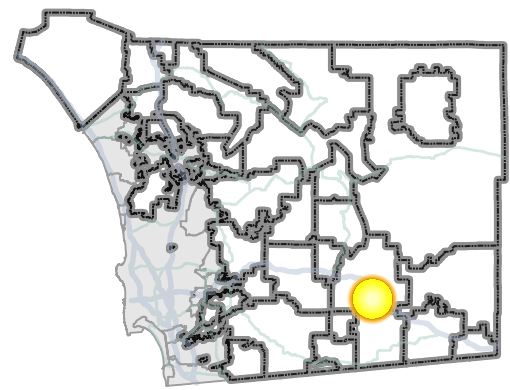
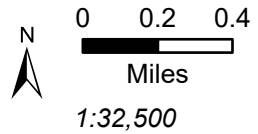


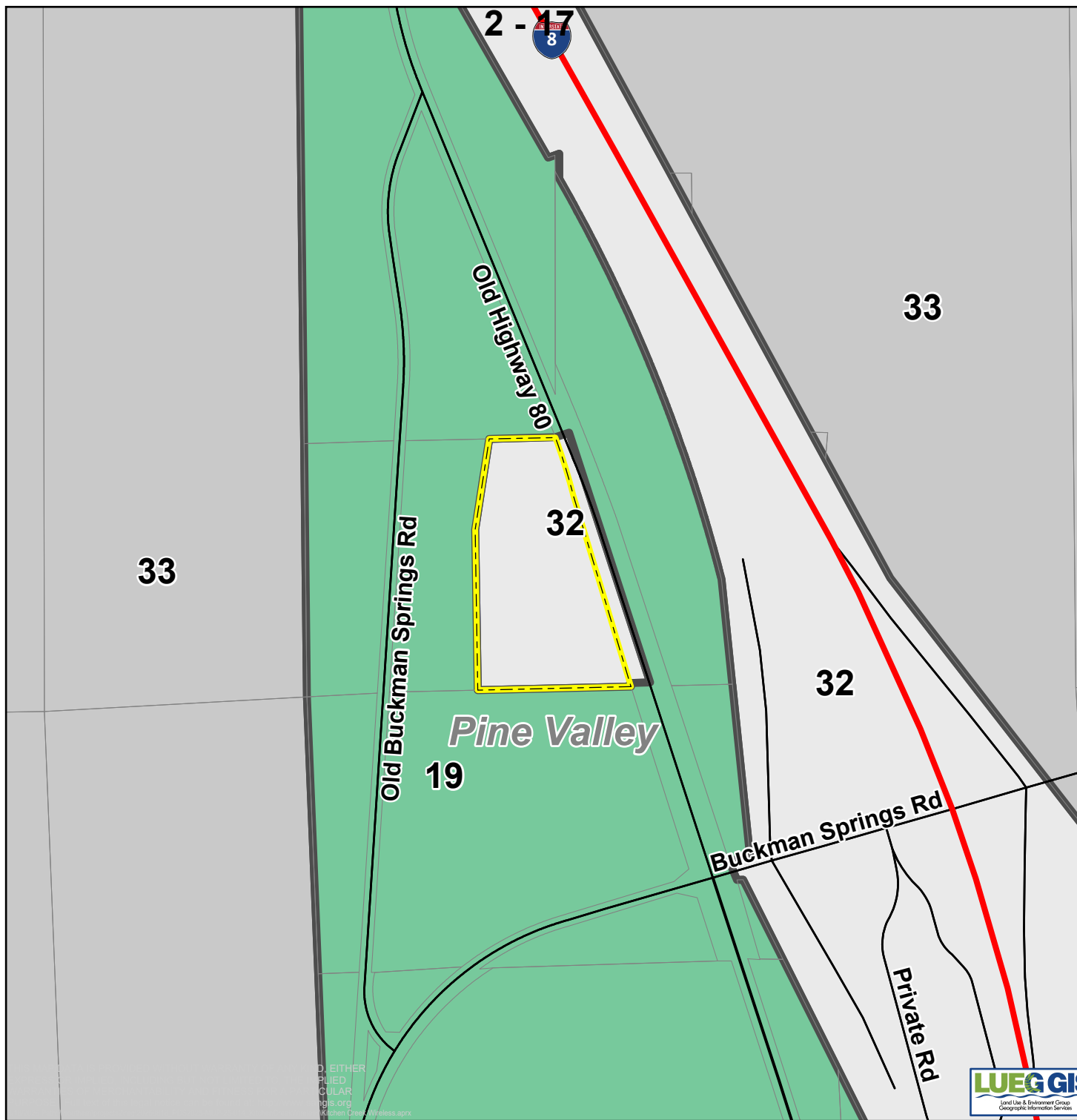
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**Kitchen Creek
Wireless**
 PDS2025-MUP-25-014
Vicinity
Pine Valley
Subregional Plan Area

- Roads
- Site
- Parcels
- CPA



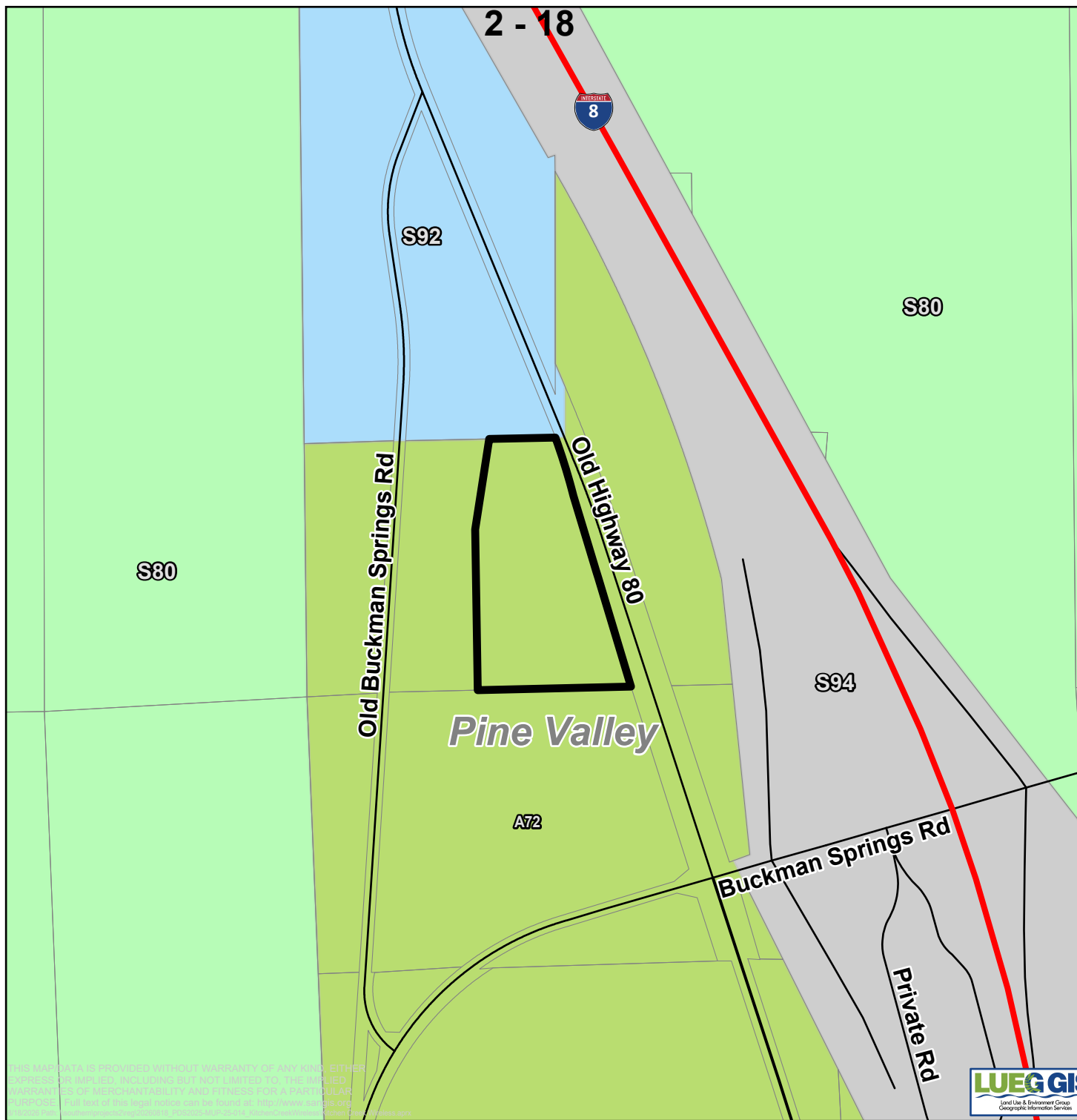


Kitchen Creek
Wireless
PDS2025-MUP-25-014
General Plan
*Pine Valley
Subregional Plan Area*

-  Roads
-  Site
-  Parcels
-  CPA

- General Plan**
-  (19) Rural Lands (RL-40)
-  (32) Public/Semi-Public Facilities
-  (33) Public Agency Lands





Kitchen Creek
Wireless
PDS2025-MUP-25-014

Zoning
Pine Valley
Subregional Plan Area

- Roads
- Site
- Parcels
- CPA

Zoning

- (A) Agriculture
- (S92) General Rural
- (S80) Open Space
- (S##) Transportation and Utility



2 - 19

Pine Valley

Old Buckman Springs Rd

Old Highway 80

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Geographic Information Systems

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2 - 19

Pine Valley

Old Buckman Springs Rd

Old Highway 80

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2 - 19

Pine Valley

Old Buckman Springs Rd

Old Highway 80

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Geographic Information Systems

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2 - 19

Pine Valley

Old Buckman Springs Rd

Old Highway 80

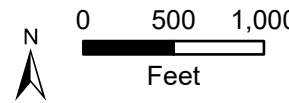
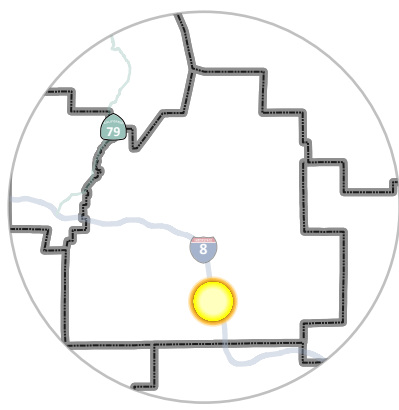
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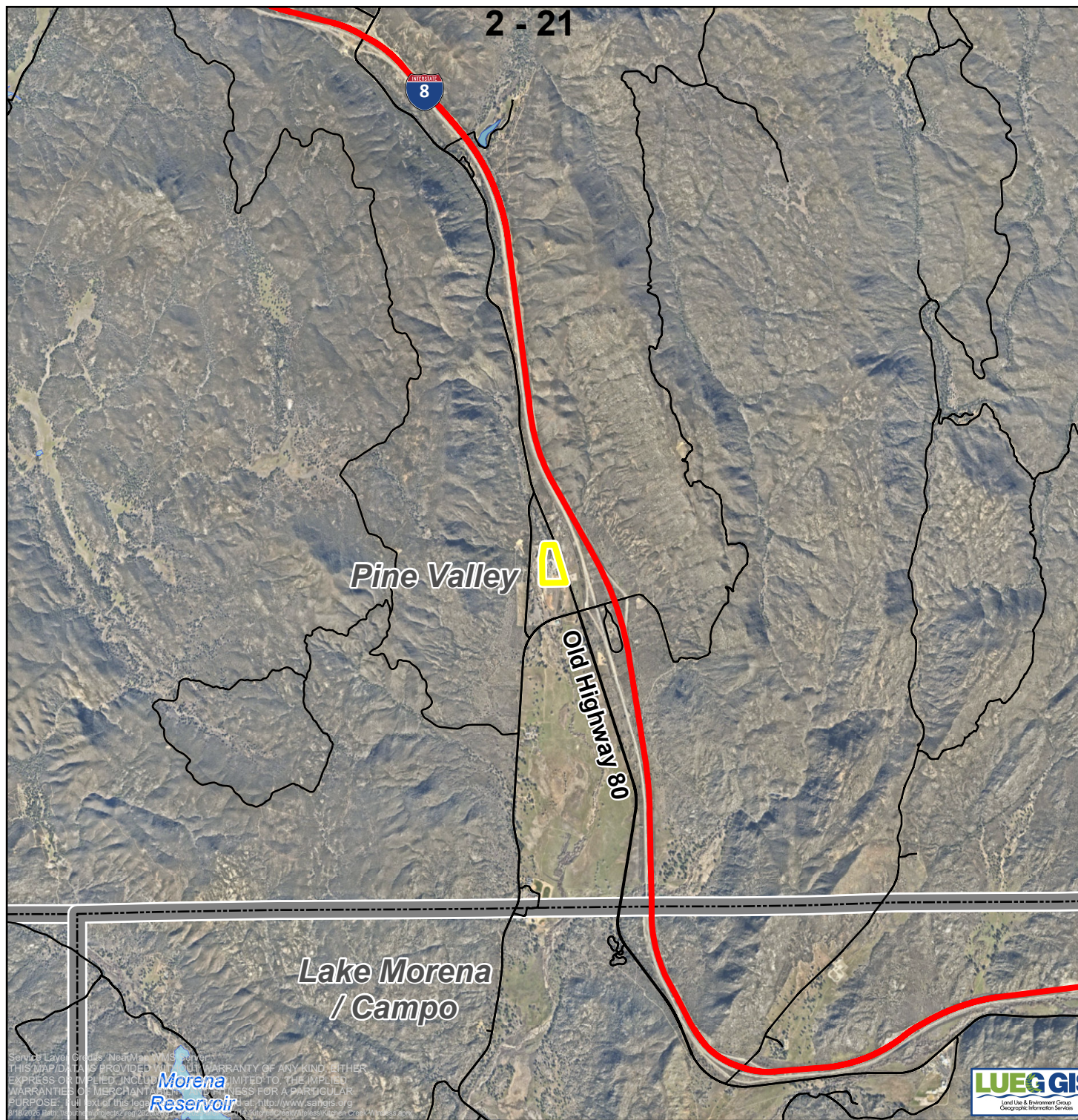
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Kitchen Creek
Wireless
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Aerial
*Pine Valley
Subregional Plan Area*

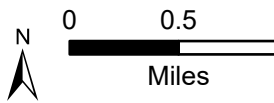
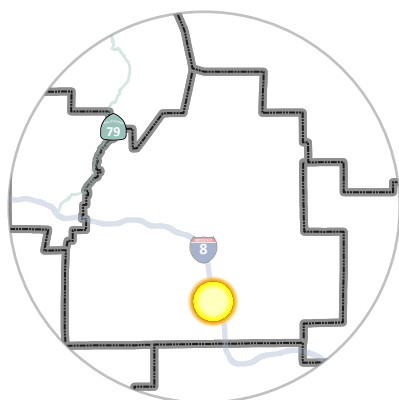
- Roads
- Site
- CPA

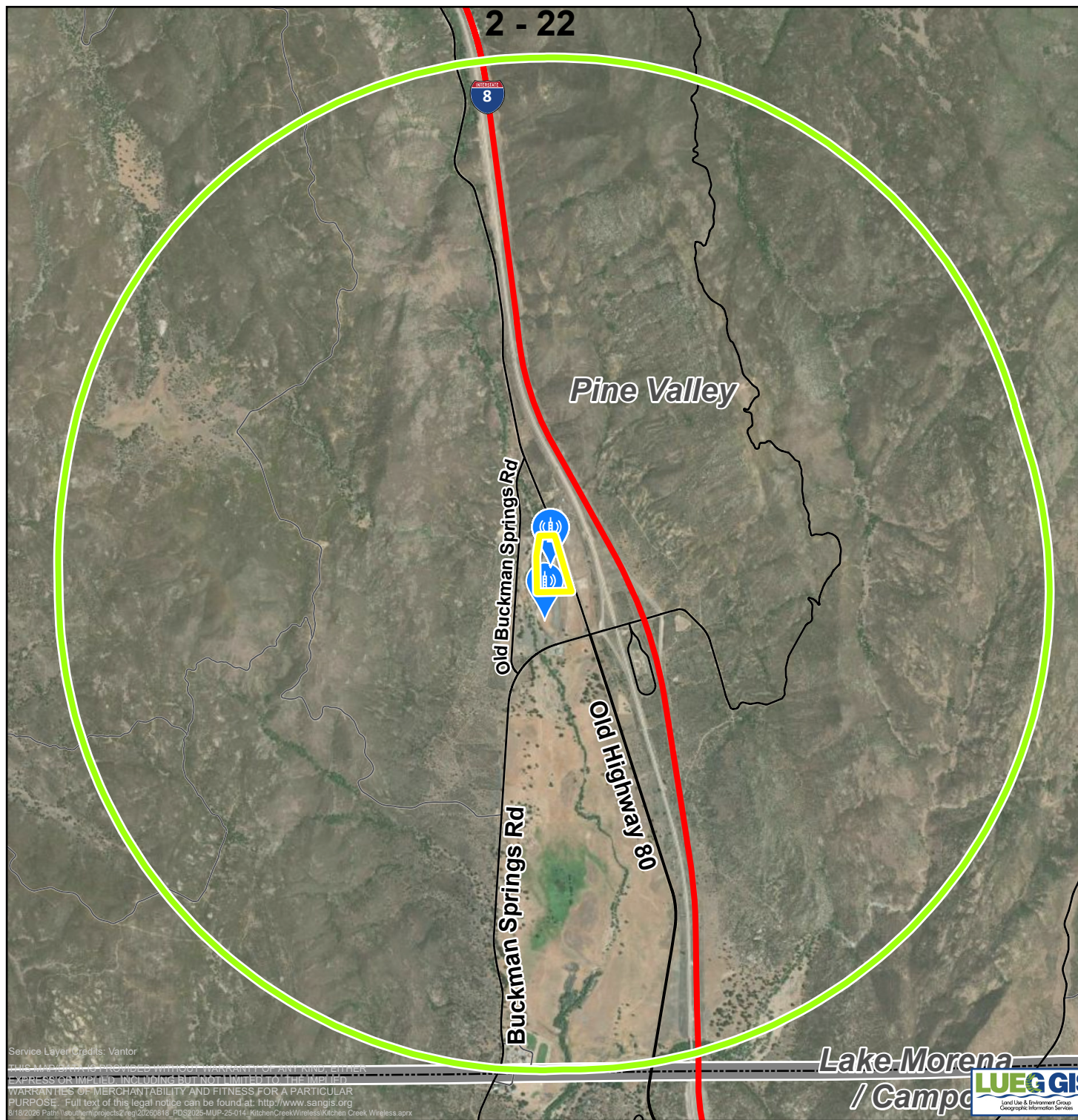




Kitchen Creek
Wireless
PDS2025-MUP-25-014
Aerial
*Pine Valley
Subregional Plan Area*

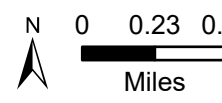
-  Roads
-  Site
-  CPA





Kitchen Creek
Wireless
PDS2025-MUP-25-014
Cell Towers within Two Miles
*Pine Valley
Subregional Plan Area*

- Roads
- Site
- CPA
- Cell Tower
- 2-Mile Buffer





Kitchen Creek
Wireless
PDS2025-MUP-25-014

Land Use
Pine Valley
Subregional Plan Area

- Roads
- Site
- Parcels
- CPA

- Land Use**
- Agriculture
- Open Space Preserve

- Residential
- Transportation
- Vacant and Undeveloped Land



1P,2P,&3P
A/C
ADJ.
AFF
APPROX.
ASTM
AWG
A OR AMP.
BLDG.
BLK.
BMR
B/S
BTCW
CU.
C.O.
C.
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CKT.
CLG.
CLR.
CONC.
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DEF
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EL, ELEV
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HARD'WD
HORIZ.
HR
HT.
HVAC
I.B.C.
I.D.
IN.
INFO
INSUL.
INT.

SINGLE POLE, TWO POLE, & THREE POLE
AIR CONDITIONING
ADJUSTABLE
ABOVE FINISH FLOOR
APPROXIMATELY
AMERICAN SOCIETY FOR TESTING AND MATERIALS
AMERICAN WIRE GAUGE
AMPERE
BUILDING
BLOCK
BASE MOBILE RADIO
BUILDING STANDARD
BARE TIN COPPER WIRE
COPPER
CONDUIT ONLY
CONDUIT SIZED AS NOTED
CIRCUIT BREAKER
CIRCUIT
CEILING
CLEAR
CONCRETE
CONSTRUCTION
CONTINUOUS
CONTRACTOR FURNISHED CONTRACTOR INSTALLED
DOUBLE
DIAMETER
DIAGONAL
DIMENSION
DOWN
DETAIL
DRAWING
DUAL ELEMENT FUSES
EACH
ELEVATION
ELECTRICAL
EQUAL
EQUIPMENT
EACH WAY
EXISTING
EXISTING GRADE
EXTERIOR
ELECTRICAL CONTRACTOR
EQUIPMENT GROUND BUS
ELECTRICAL METALLIC TUBING
FINISH
FINISH GRADE
FLUORESCENT
FLOOR
FOOT
GALVANIZED RIGID CONDUIT
GROUND
GAUGE
GALVANIZE(D)
GENERAL CONTRACTOR
GLOBAL POSITION SYSTEM
GYPSUM WALL BOARD
GYPSUM BOARD
HARDWOOD
HORIZONTAL
HOUR
HEIGHT
HEATING, VENTING AND AIR CONDITIONING
INTERNATIONAL BUILDING CODE
INSIDE DIA.
INCH
INFORMATION
INSULATION
INTERIOR

KW.
LB(S)
MAX.
MECH
MET, MTL
MFR.
MGR
MIN.
MISC
MGB
MTD.
N.E.C.
NEUT.
NA
NIC
NTS
O.F.C.I.
OD
OPG.
OPP
OHP
OHF
OHP/OHF
PVC.
PLYWD.
PR
PH
PROJ.
PROP
PT
RECPT.
REQ'D
RM
R.O.
SW.
SHT
SIM
SPEC.
SQ.
STL.
STRUCT.
SUSP.
S.V.
S.S.
STD.
STRUC.
TEMP.
THK.
THRU
T.N.
TNND
T.O.A.
T.O.C.
T.O.F.
T.O.M.
T.O.S.
TYP.
U.O.N.
UBC
UCP
UGF
UGF
VERT.
VIF
V.C.T.
W/
WIN
W/O
W.

KILOWATTS
POUND(S)
MAXIMUM
MECHANICAL
METAL
MANUFACTURER
MANAGER
MINIMUM
MISCELLANEOUS
MAIN GROUND BUS
MOUNTEDD
NATIONAL ELECTRICAL CODE
NEUTRAL
NOT APPLICABLE
NOT IN CONTRACT
NOT TO SCALE
OWNER FURNISHED, CONTRACTOR INSTALLED
OUTSIDE DIAMETER
OPENING
OPPOSITE
OVERHEAD POWER
OVERHEAD FIBER
OVERHEAD POWER/OVERHEAD FIBER
SCHEDULE 40 PLASTIC CONDUIT.
PLYWOOD
PAIR
PHASE
PROJECT
PROPERTY
PRESSURE TREATED
RECEPTACLE
REQUIRED
ROOM
ROUGH OPENING
SWITCH
SHEET
SIMILAR
SPECIFICATION
SQUARE
STEEL
STRUCTURAL
SUSPENDED
SHEET VINYL
STAINLESS STEEL
STANDARD
STRUCTURAL
TEMPORARY
THICK(NESS)
THROUGH
TOE NAIL
TINNED
TOP OF ANTENNA
TOP OF CURB
TOP OF FRONDS
TOP OF MASONRY
TOP OF SLAB
TYPICAL
UNLESS OTHERWISE NOTED
UNIFORM BUILDING CODE
UNDERGROUND POWER
UNDERGROUND FIBER
VERTICAL
VERIFY IN FIELD
VINYL COMPOSITE TILE
WITH
WINDOW
WITHOUT
WATTS

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6. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES, CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

7. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT MANAGER AND WITH LANDLORD'S AUTHORIZED REPRESENTATIVE.

8. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.

9. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2--A OR 2--A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.

10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHAPTER 16A OF THE CALIFORNIA BUILDING CODE REGARDING EARTHQUAKE PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS AND MECHANICAL EQUIPMENT. ALL WORK MUST BE IN ACCORDANCE WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.

11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.

12. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.

13. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.

14. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

15. CONTRACTOR TO PROVIDE A COMPLETE SET OF AS BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.

16. CONTRACTOR IS TO SPRAY WITH EPA APPROVED WEED CONTROL PRIOR TO PLACING 4" AGGREGATE BASE, GEOTECH FABRIC AND CRUSHED ROCK. TYPICAL INSIDE ENTIRE SITE.

1. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM 1988.

2. THE ENGINEER SPECTRUM SERVICES, INC. AND REPRESENTATIVES OF THE OWNER, MUST BE NOTIFIED AT LEAST TWO FULL DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT (702) 367--7705.

3. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.

4. DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.

5. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS--CONSTRUCTED DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.

6. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT/ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.

7. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION AND INSTRUCTION. NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO START OF CONSTRUCTION.

8. ALL PROPOSED AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.

9. THE BUILDING DEPARTMENT ISSUING THE BUILDING PERMIT SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK OR AS STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.

10. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO EXISTING GRADES AT THE GRADING LIMITS.

11. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

12. STRUCTURAL FILLS SUPPORTING PAVEMENTS SHALL BE COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DRY DENSITY.

13. PROPOSED GRADES NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE ACHIEVED BY FILLING WITH APPROVED CLEAN FILL AND COMPACTED TO 95% OF MAXIMUM MODIFIED PROCTOR DRY DENSITY.

14. ALL FILL SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.

15. ANY FILLS PLACED ON EXISTING SLOPES THAT ARE STEEPER THAN 10 HORIZONTAL TO 1 VERTICAL SHALL BE PROPERLY BENCHED INTO THE EXISTING SLOPE AS DIRECTED BY A GEOTECHNICAL ENGINEER.

16. THE GRADES WITHIN THE FENCED IN AREA ARE TO BE ACHIEVED BY COMPACTING CLEAN FILL TO A DENSITY OF 90% OF MAXIMUM MODIFIED PROCTOR DRY DENSITY AND REPAVING WITH ASPHALT CONCRETE TO MATCH EXISTING.

17. CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPERS, TRASH, WEEDS, BRUSH OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF--SITE BY THE GENERAL CONTRACTOR.

18. DRIVEWAY CONSTRUCTION, GRADING AND DRAINAGE WORK SHALL CONFORM TO CALIFORNIA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATION FOR THE ROAD AND BRIDGE CONSTRUCTION", LATEST EDITIONS, AND ALL APPLICABLE PROVISIONS OR LOCAL COUNTY ORDINANCES.

19. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL ELECTRIC COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

20. SPECIAL INSPECTION:
SPECIAL INSPECTIONS ARE REQUIRED FOR HIGH STRENGTH BOLTING BY THIRD PARTY INSPECTOR.

21. CONCRETE: IF THE CONCRETE MIX ACHIEVES ITS DESIGN STRENGTH PRIOR TO 28 DAY BREAK TEST, IT IS ACCEPTABLE FOR FINAL REPORT.

22. COMPRESSIVE STRENGTH TEST SPECIMENS WITH DIMENSIONS OF 4" X 8" MAY BE USED.

1. CONCRETE: REINFORCING STEEL AND PLACEMENT.

2. CONCRETE WITH DESIGN GREATER THAN 2500 PSI.

3. PILE, PIER OR CAISSON FOUNDATIONS.

4. SOILS: SITE PREPARATION, FILL PLACEMENT, IN--PLACE DENSITY.

5. MASONRY CONSTRUCTION

6. POST INSTALLED ANCHORS

NOTICE: THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. AND/OR STATE WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE STATE OR U.S. ON THE SUBJECT PROPERTY. THE AGENCY CONTACT INFORMATION IS PROVIDED BELOW.

U.S. ARMY CORPS OF ENGINEERS: 915 WILSHIRE BLVD., SUITE 1101, LOS ANGELES, CA 90017; (213) 452--3333; HTTP://WWW.USACE.ARMY.MIL/
REGIONAL WATER QUALITY CONTROL BOARD: 2375 NORTHSIDE DRIVE, SUITE 100, SAN DIEGO, CA 92108;RB9 DREDGEFILL@WATERBOARDS.CA.GOV ;
HTTP://WWW.WATERBOARDS.CA.GOV/SANDIEGO/
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92123; (858) 636--3160; HTTPS://WILDLIFE.CA.GOV/

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3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER.

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REGIONAL WATER QUALITY CONTROL BOARD: 2375 NORTHSIDE DRIVE, SUITE 100, SAN DIEGO, CA 92108;RB9 DREDGEFILL@WATERBOARDS.CA.GOV ;
HTTP://WWW.WATERBOARDS.CA.GOV/SANDIEGO/
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92123; (858) 636--3160; HTTPS://WILDLIFE.CA.GOV/

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5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES, OR REGULATION TAKE PRECEDENCE.

6. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES, CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

7. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT MANAGER AND WITH LANDLORD'S AUTHORIZED REPRESENTATIVE.

8. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.

9. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2--A OR 2--A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.

10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHAPTER 16A OF THE CALIFORNIA BUILDING CODE REGARDING EARTHQUAKE PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS AND MECHANICAL EQUIPMENT. ALL WORK MUST BE IN ACCORDANCE WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.

11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.

12. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.

13. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.

14. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

15. CONTRACTOR TO PROVIDE A COMPLETE SET OF AS BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.

16. CONTRACTOR IS TO SPRAY WITH EPA APPROVED WEED CONTROL PRIOR TO PLACING 4" AGGREGATE BASE, GEOTECH FABRIC AND CRUSHED ROCK. TYPICAL INSIDE ENTIRE SITE.

1. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM 1988.

2. THE ENGINEER SPECTRUM SERVICES, INC. AND REPRESENTATIVES OF THE OWNER, MUST BE NOTIFIED AT LEAST TWO FULL DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT (702) 367--7705.

3. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.

4. DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.

5. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS--CONSTRUCTED DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.

6. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT/ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.

7. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION AND INSTRUCTION. NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO START OF CONSTRUCTION.

8. ALL PROPOSED AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.

9. THE BUILDING DEPARTMENT ISSUING THE BUILDING PERMIT SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK OR AS STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.

10. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO EXISTING GRADES AT THE GRADING LIMITS.

11. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

12. STRUCTURAL FILLS SUPPORTING PAVEMENTS SHALL BE COMPACTED TO 95% OF MAXIMUM MODIFIED

RANCHO LAND COMPANY

1-A ACCURACY CERTIFICATION

Date of Survey: 3/28/2022
Site Name: KITCHEN CREEK
Site Type: PROPOSED MONOPINE ID: 168739
Site Location: 30763 OLD HWY 80, PINE VALLEY, CA 91962

I, Casey Lynch, hereby certify that the following coordinates at the center of the existing structure are in terms of NORTH AMERICAN DATUM 1983 (NAD83):

Latitude: 32°45’51.9156”N (NAD83) (32.764421)
Longitude: 116°29’23.9712”W (NAD83) (-116.489992)

And to further certify that the elevations below are ABOVE MEAN SEA LEVEL (A.M.S.L.) and in terms of the NORTH AMERICAN DATUM 1988 (NAVD 88):

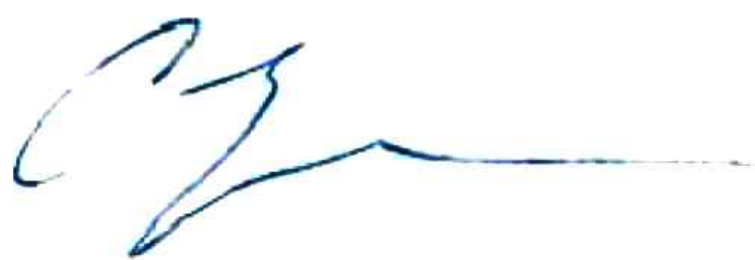
Ground Elevation at Base of Existing Structure= 3286.00’(A.M.S.L.)(NAVD88)

And to further certify that the measured heights below are stated in terms of being ABOVE GROUND LEVEL (A.G.L.):

Height of Proposed Structure= 50’ 8”(A.G.L.)(NAVD88)

The horizontal accuracy for this certification and Geodetic Coordinates noted hereon is +/- Fifteen (15) Feet (NAD 83). The vertical accuracy for this certification is +/- Three (3) Feet (NAVD 88).

Sincerely,



Casey R. Lynch, PLS
California Licensed Land Surveyor No. 8380
Expiration Date: 12/31/2023



406 16th Street, Suite 102, Ramona, CA 92065
Email: clynch@rancholandco.com Phone: (760)788-1530

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/02/24	90% ZONING DRAWINGS	M.B.
1	11/05/24	90% ZD'S REVISED	M.B.
2	11/14/24	CLIENT REDLINE	DE
3	12/05/24	CLIENT REDLINE	DE
4	02/06/26	90% ZONING DRAWINGS	M.B.
5	07/27/26	90% ZDS REVISION	M.B.



1875 Coronado Ave
Signal Hill, CA 90755
A NUWAVE COMPANY

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.



KITCHEN CREEK
PROJECT ID: 16459191
APN: 527-080-12-00
30763 OLD HIGHWAY 80
PINE VALLEY, CA. 91952

SHEET TITLE:

1A CERTIFICATION

T3

REVISION:

5

NFPA 704	24"x36" SCALE: NTS 11"x17" SCALE: NTS	7	CHEMICAL INFORMATION SIGNAGE	24"x36" SCALE: NTS 11"x17" SCALE: NTS	4	EMERGENCY CONTACT SIGNAGE	24"x36" SCALE: NTS 11"x17" SCALE: NTS	1
				NOTE: SECURELY POST ON THE PROPOSED LOCATION IN A MANNER CONSPICUOUS TO ALL INDIVIDUALS ENTERING THERON AS INDICATED ON SHEET A-2				
NOT USED	24"x36" SCALE: NTS 11"x17" SCALE: NTS	8	CHEMICAL WARNING SIGNAGE	24"x36" SCALE: NTS 11"x17" SCALE: NTS	5	POSTED INFORMATION SIGNAGE	24"x36" SCALE: NTS 11"x17" SCALE: NTS	2
				NOTE: SECURELY POST ON THE PROPOSED LOCATION IN A MANNER CONSPICUOUS TO ALL INDIVIDUALS ENTERING THERON AS INDICATED ON SHEET A-2				
NOT USED	24"x36" SCALE: NTS 11"x17" SCALE: NTS	9	BATTERY DANGER SIGNAGE	24"x36" SCALE: NTS 11"x17" SCALE: NTS	6	POSTED GENERAL NOTICE SIGNAGE	24"x36" SCALE: NTS 11"x17" SCALE: NTS	3

ISSUE STATUS			
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5	07/27/26	90% ZDS REVISION	M.B.
PROPRIETARY INFORMATION THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.			
KITCHEN CREEK PROJECT ID: 16459191 APN: 527-080-12-00 30763 OLD HIGHWAY 80 PINE VALLEY, CA. 91952			
SHEET TITLE: VERIZON WIRELESS SIGNAGE DETAILS			
T4			REVISION: 5

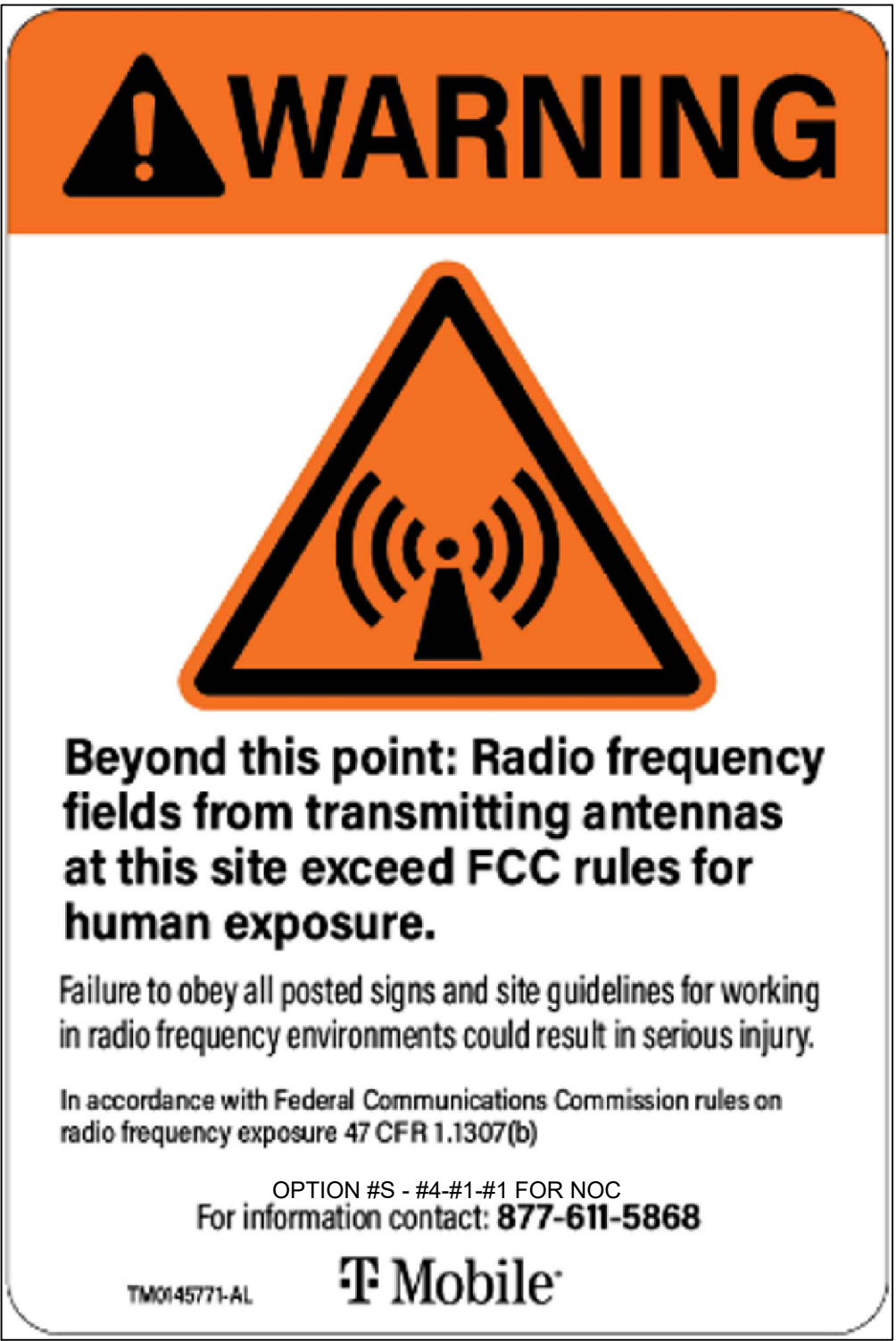
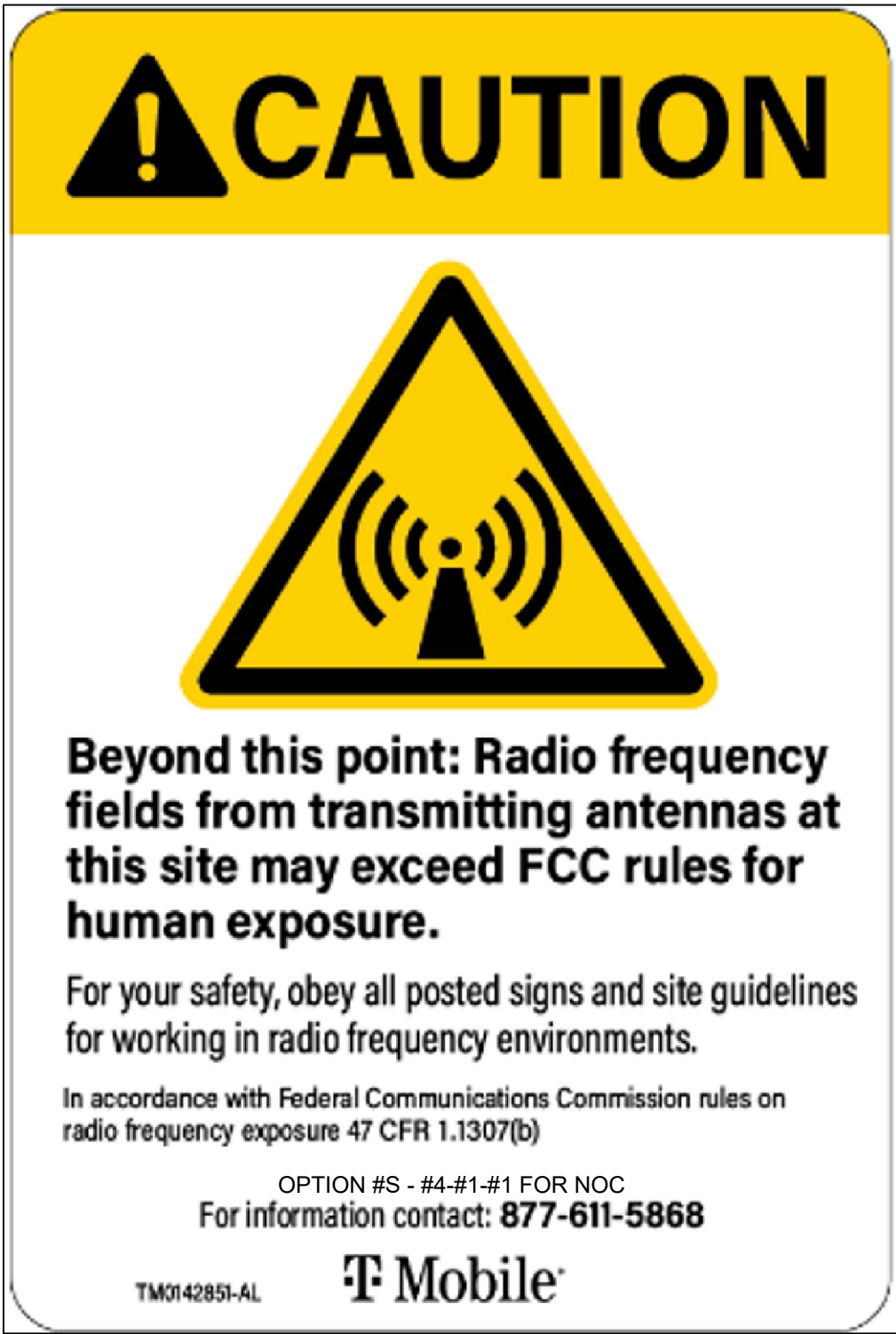
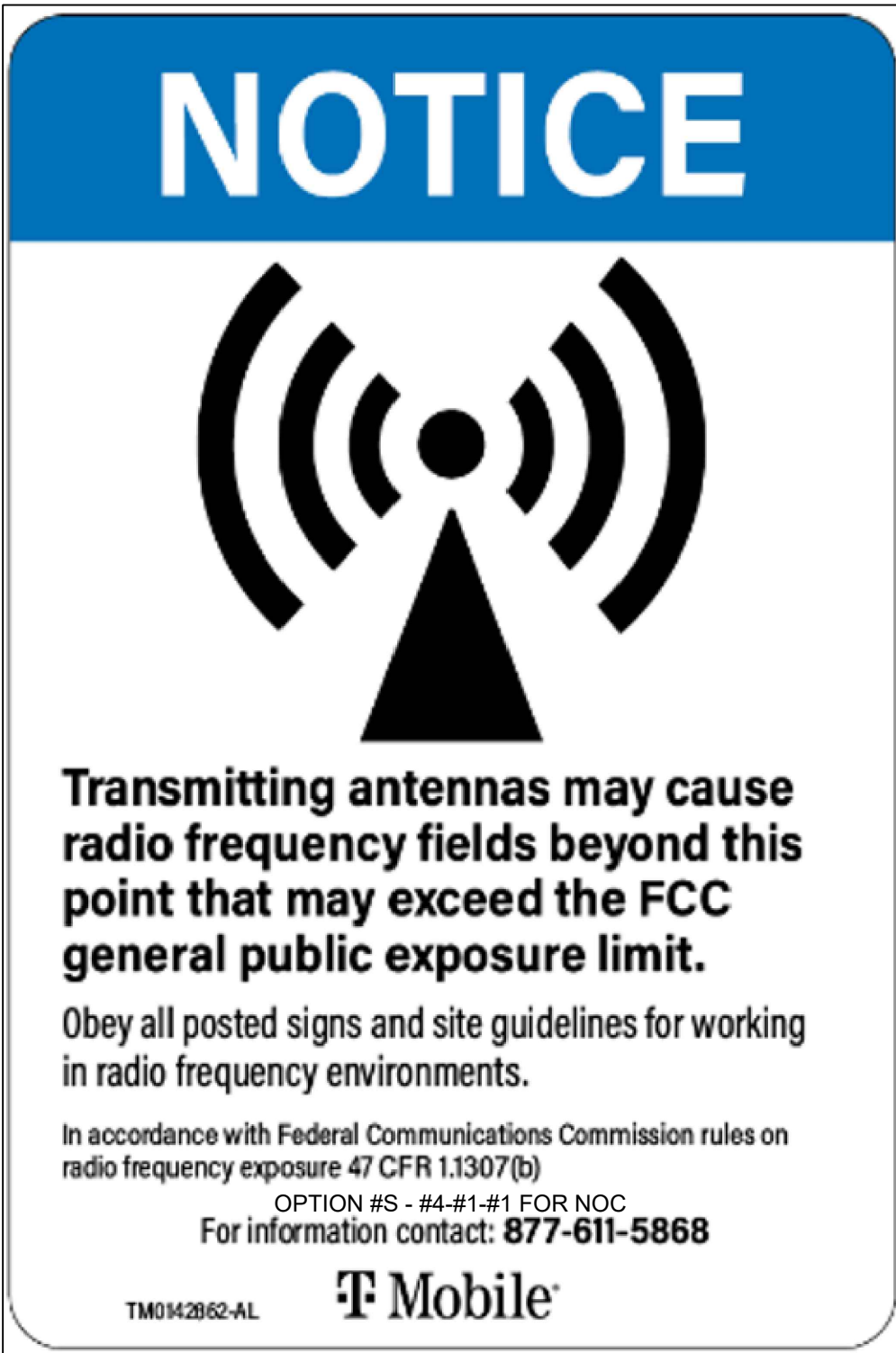
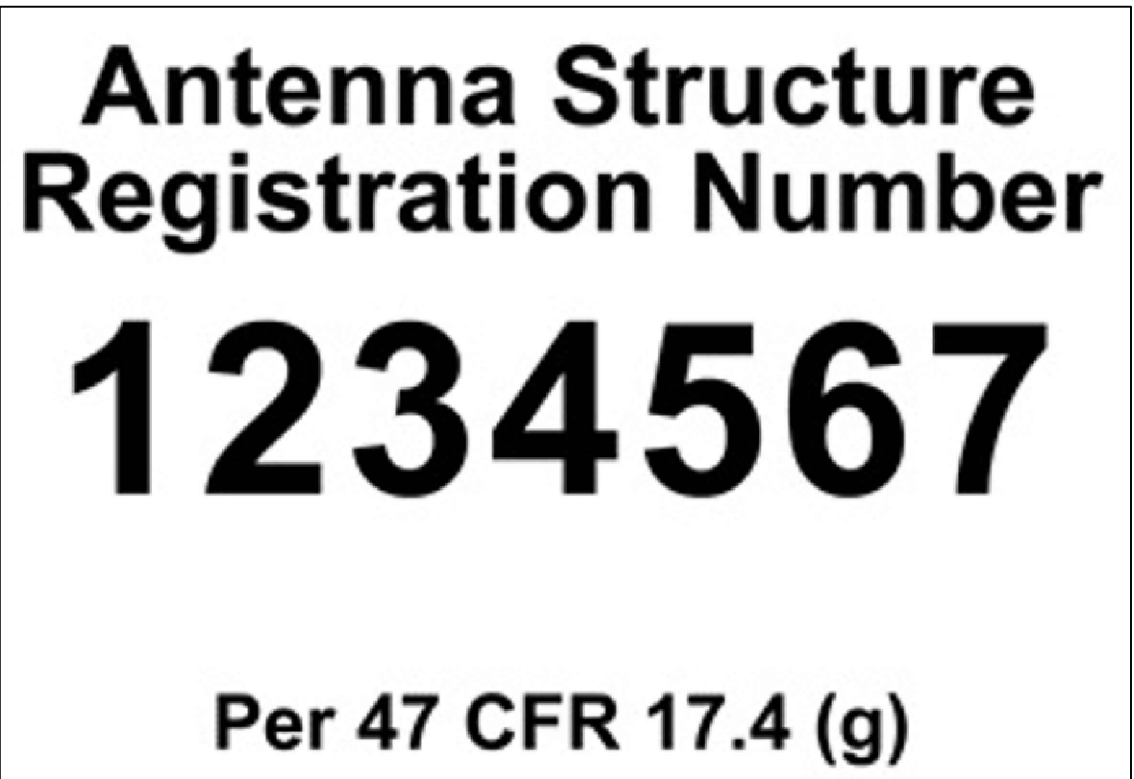
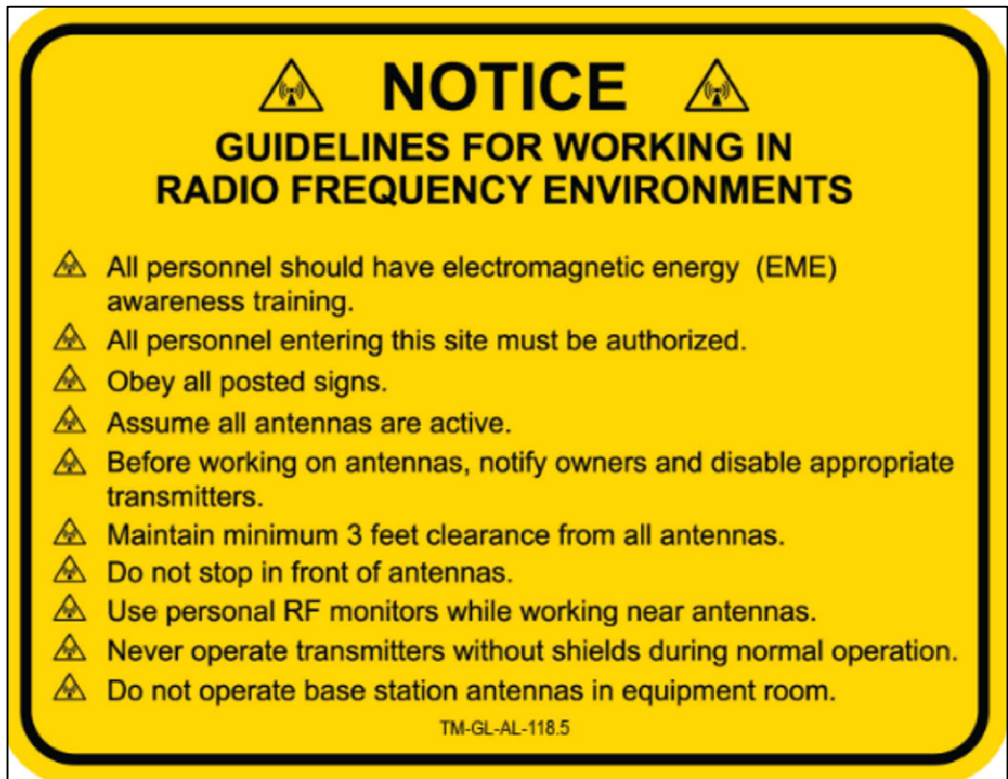
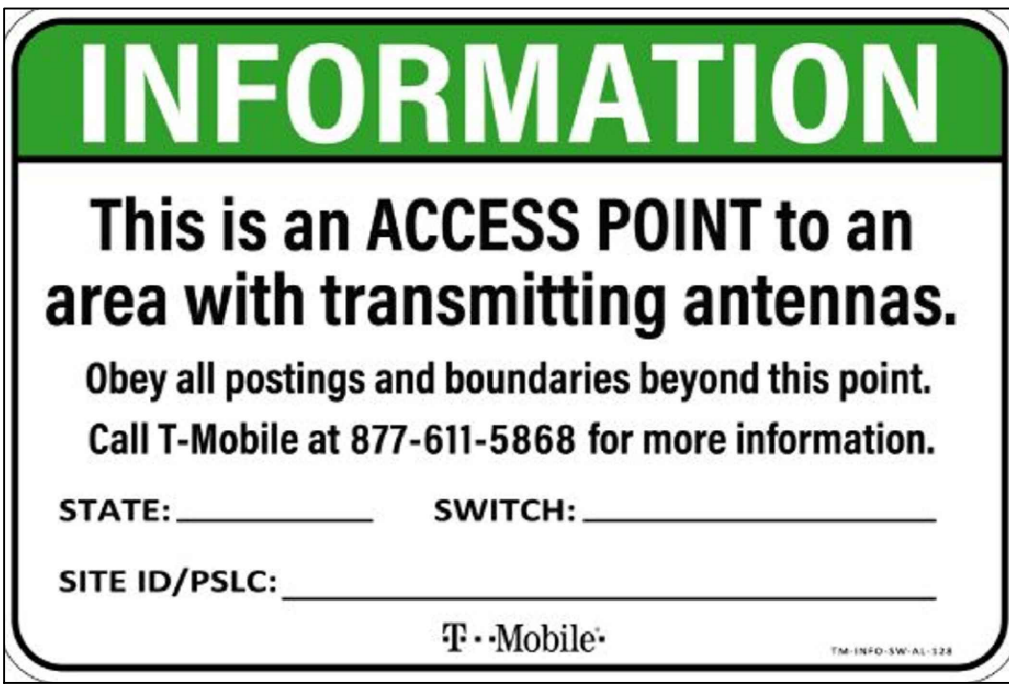
Occupational Safety and Health Administration (OSHA) Requirements

OSHA requires that those in the Occupational classification must complete training in RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
- Utilization of good equipment - Enact control of hazard areas - Limit exposures - Employ medical surveillance and accident response	- Employ Lockout/Tag out - Utilize personal alarms & protective clothing - Prevent access to hazardous locations - Develop or operate an administrative control program

RF SIGNAGE AND BARRIERS

All RF signs should be obeyed by at all times.



If there are workers in an area with a sign that they do not understand, they can call the NOC Number at 877-611-5868 for guidance.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/02/24	90% ZONING DRAWINGS	M.B.
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5	07/27/26	90% ZDS REVISION	M.B.

1875 Coronado Ave
Signal Hill, CA 90755
A NUWAVE COMPANY

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2792 WALNUT AVENUE
TUSTIN, CALIFORNIA 92780

KITCHEN CREEK
PROJECT ID: 16459191
APN: 527-080-12-00
30763 OLD HIGHWAY 80
PINE VALLEY, CA. 91952

SHEET TITLE:
T-MOBILE SIGNAGE DETAILS

T5

REVISION:
5



APN
527-080-12-00, SAN DIEGO COUNTY, CA
TITLE REPORT
TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH GUARANTEE NO.
932601829 DATED FEBRUARY 9, 2026.

RECORD OWNER
SAN DIEGO GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION

BASIS OF ELEVATIONS: (NAVD 1988)

SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 18" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88, CALIFORNIA ZONE 6.

FLOOD_ZONE
SITE IS LOCATED IN FLOOD_ZONE "D" PER F.I.R.M. MAP NO. 06073C1775E EFFECTIVE DATE

5/16/2012
LEGAL DESCRIPTION

AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT DEPENDENT RESURVEY APPROVED FEBRUARY 13, 1937, DESCRIBED AS FOLLOWS:

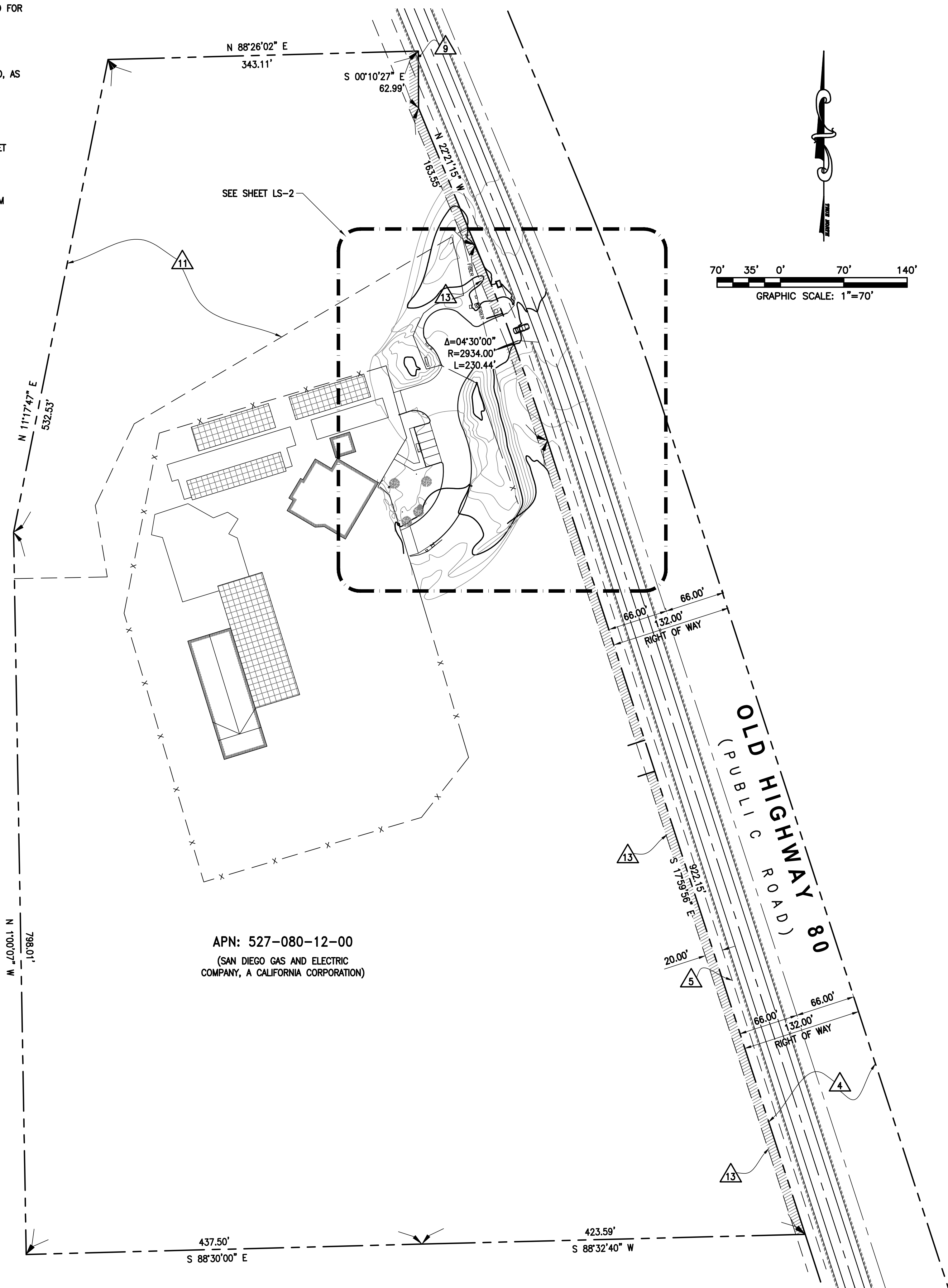
BEGINNING AT A 2 INCH PIPE WITH A 2 1/2 INCH BRASS CAP STAMPED "USGLO, T16S, R5E, 1936", MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 20 SAID CORNER BEARS NORTH 88° 30' 00" EAST, 2552.28 FEET FROM A 2 INCH PIPE WITH A 2 1/2 INCH BRASS CAP STAMPED "USGLO, T16S, R5E, 1936", MARKING THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 20, SOUTH 88° 30' 00" WEST, 437.50 FEET; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 01° 00' 07" WEST, 798.01 FEET; THENCE NORTH 11° 17' 47" EAST, 532.53 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE ALONG SAID NORTHERLY LINE, NORTH 88° 26' 02" EAST, 343.11 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SAID NORTHEAST CORNER, ALSO, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 80 AS DESCRIBED IN AN EASEMENT TO THE COUNTY OF SAN DIEGO RECORDED MAY 2, 1975 AS FILE NO. 75-105129 AND RE-RECORDED SEPTEMBER 16, 1975 AS FILE NO. 75-251560, BOTH OF OFFICIAL RECORDS OF SAID COUNTY OF SAN DIEGO; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AS FOLLOWS: (1) ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, SOUTH 00° 10' 27" EAST, 62.99 FEET, (2) LEAVING SAID EASTERLY LINE, SOUTH 22° 29' 56" EAST, 163.55 FEET, (3) TO THE BEGINNING OF A TANGENT 2934.00 FEET RADIUS CURVE CONCAVE WESTERLY, SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 30' 00" A DISTANCE OF 230.44 FEET, (4) SOUTH 17° 59' 56" EAST, 922.15 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 20; DISTANT THEREON SOUTH 88° 32' 40" WEST, 2130.54 FEET FROM A 2 INCH PIPE WITH 2 1/2 INCH BRASS CAP STAMPED "USGLO, T16S, R5E, 1936", MARKING THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE SOUTHERLY LINE OF SAID SECTION 20, SOUTH 88° 32' 40" WEST, 423.59 FEET TO SAID SOUTH QUARTER CORNER OF SECTION 20.

SCHEDULE B (EXCEPTIONS)

ITEMS A-D,12 ARE TAX/LIENS RELATED
ITEM 1 IS WATER RIGHTS RELATED
ITEM 2 IS AGRICULTURAL RELATED
ITEM 3 IS PATENT RELATED
ITEMS 6,7 ARE MINING RELATED
ITEM 8 IS WORK NOTICE RELATED
ITEM 10 IS A WAIVER
ITEM 14 IS A PARKING RESTRICTION
ITEM 15 IS PERMIT RELATED
ITEMS 16,17 ARE DISCLAIMERS

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE COUNTY OF SAN DIEGO
 PURPOSE: PUBLIC HIGHWAY AND EMBANKMENT SLOPES
 RECORDING DATE: JANUARY 11, 1978
 RECORDING NO.: 78-13146 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

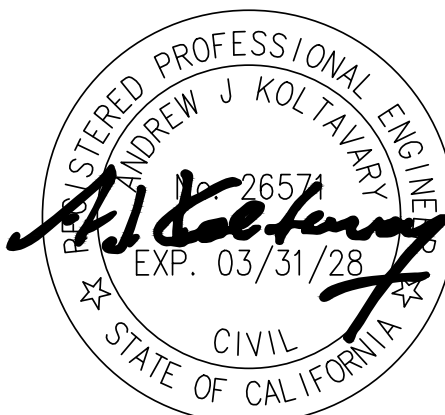
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION
 PURPOSE: LINES OR POLES AND/OR POWERS, WITH WIRES AND CABLES SUSPENDED AND UNDERGROUND CONDUITS, WIRES, CABLES, VAULTS AND MANHOLES
 RECORDING DATE: JANUARY 24, 1978
 RECORDING NO.: 78-29892 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

[illegible]

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL

ANY USE OR DISCLOSURE OTHER THAN AS IT
RELATES IS STRICTLY PROHIBITED



KITCHEN CREEK

30763 OLD HIGHWAY 80,
PINE VALLEY, CA 91952

SHEET TITLE:
**BOUNDARY
DETAILS**

LS-1

LEGEND

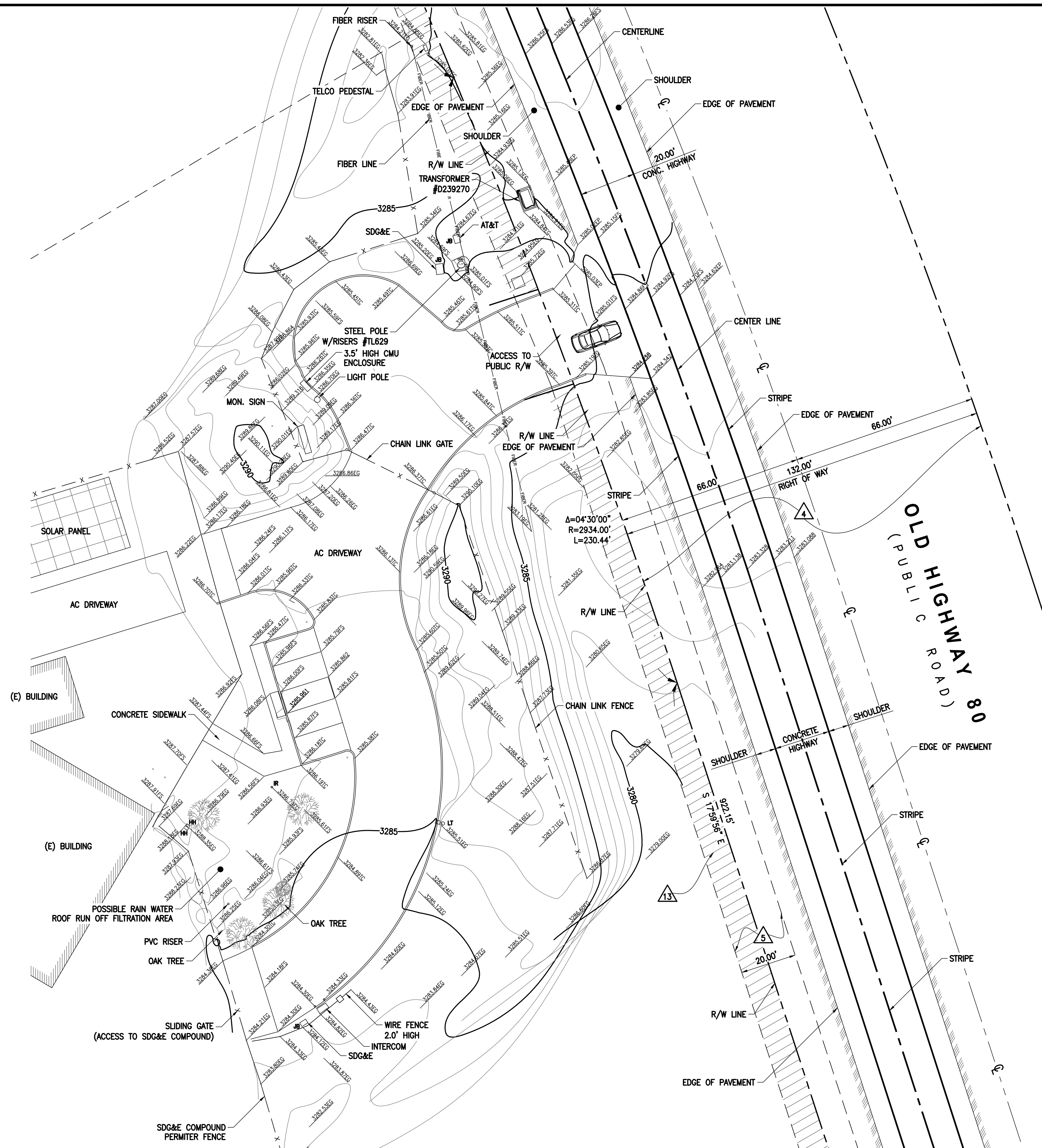
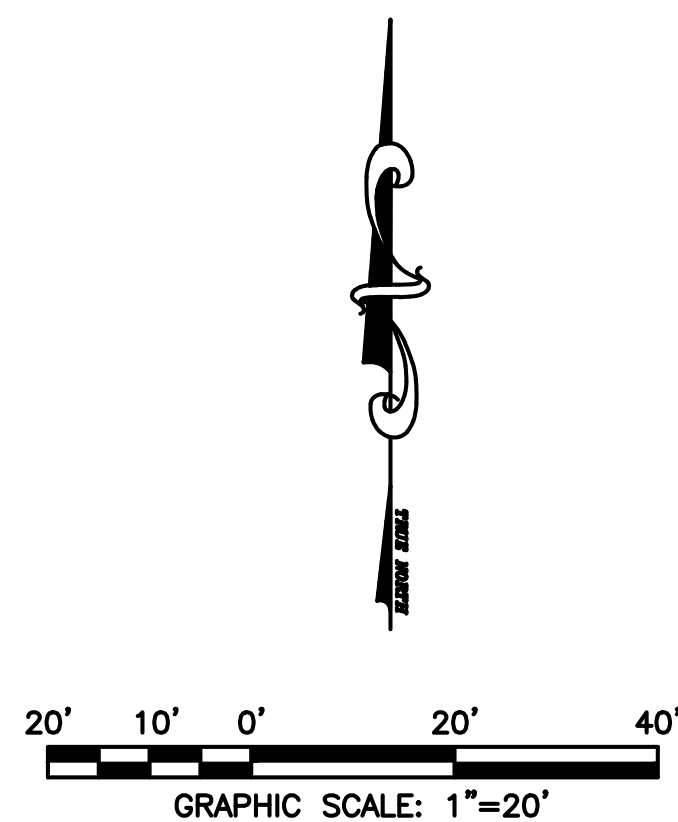
	CENTER LINE
	PROPERTY LINE
	CHAIN LINK FENCE
	WOODEN FENCE
	STEEL FENCE
	OVERHEAD ELECTRICAL LINE
	CONDUIT
	CMU WALL
AC	MECHANICAL EQUIPMENT
AH	ACCESS HATCH
B	BOLLARD
BFV	BACK FLOW VALVE
CB	CATCH BASIN
ER	EQUIPMENT RACK
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FS	FINISH SURFACE
GM	GAS METER
HH	HANDHOLE
IR	IRRIGATION
JB	JUNCTION BOX
LT	LIGHT POLE
MH	MANHOLE
PP	POWER POLE
RD	ROOF DRAIN
SCO	SANITARY CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY MANHOLE
SL	SKY LIGHT
SD	SATELLITE DISH
TC	TOP OF CURB
TR	TRANSFORMER
WV	WATER VALVE
WM	WATER METER
V	VENT
VT	VAULT
	EXISTING STREET LIGHT
	EXISTING TRAFFIC SIGNAL
	EXISTING SIGN
	EXISTING MANHOLE
	GUY WIRE
	POWER POLE
	FIRE HYDRANT

MONUMENTS

- MONUMENT FD.
(SEE SHEET LS-1)

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. AJK ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
2. THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
3. FIELD SURVEY COMPLETED ON MARCH 13, 2026.



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/23/26	FINAL SURVEY	LJ
1	07/21/26	PROPERTY LINE UPDATE	LJ

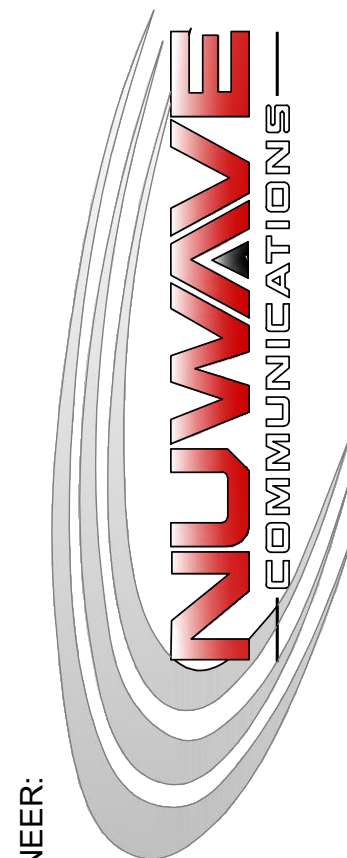
ENGINEERING
AND SURVEY

24 RECODO, IRVINE, CA 92620
714.624.9027

PROPRIETARY INFORMATION

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DRAWINGS IS PROPRIETARY & CONFIDENTIAL**

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RELATES IS STRICTLY PROHIBITED**



ENGINEER:



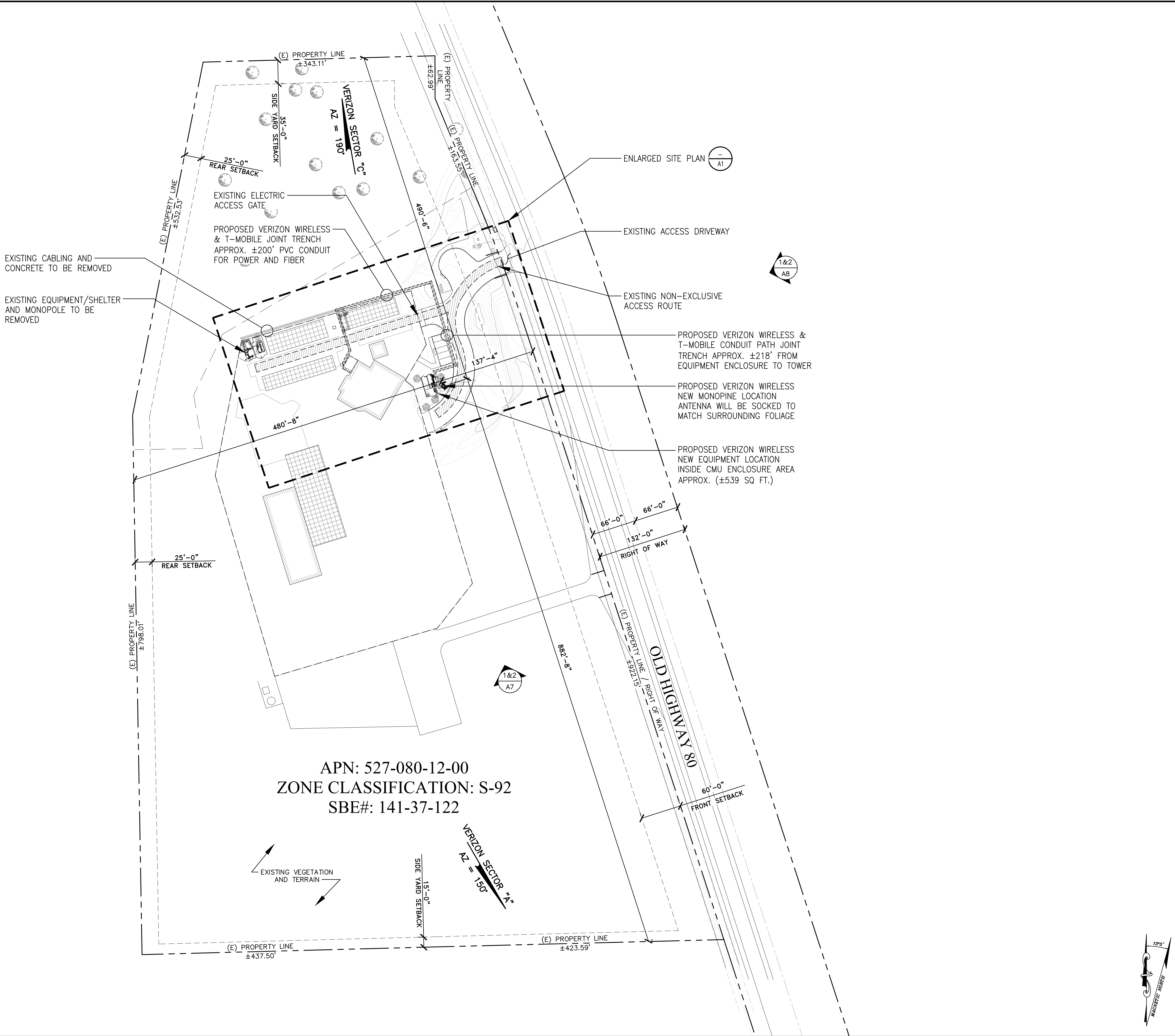
KITCHEN CREEK

30763 OLD HIGHWAY 80,
PINE VALLEY, CA 91952

SHEET TITLE:
**TOPOGRAPHIC
SURVEY**

LS-2

NOTE:
NO PROPOSED LANDSCAPING



OVERALL SITE PLAN

SCALE: 1"=70'-0"

0 35' 70'

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/02/24	90% ZONING DRAWINGS	M.B.
1	11/05/24	90% ZD'S REVISED	M.B.
2	11/14/24	CLIENT REDLINE	DE
3	12/05/24	CLIENT REDLINE	DE
4	02/06/26	90% ZONING DRAWINGS	M.B.
5	07/27/26	90% ZDS REVISION	M.B.



1875 Coronado Ave
Signal Hill, CA 90755

A NUWAVE COMPANY

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2792 WALNUT AVENUE
TUSTIN, CALIFORNIA 92780

KITCHEN CREEK
PROJECT ID: 16459191

APN: 527-080-12-00
30763 OLD HIGHWAY 80
PINE VALLEY, CA. 91952

SHEET TITLE:

OVERALL SITE PLAN

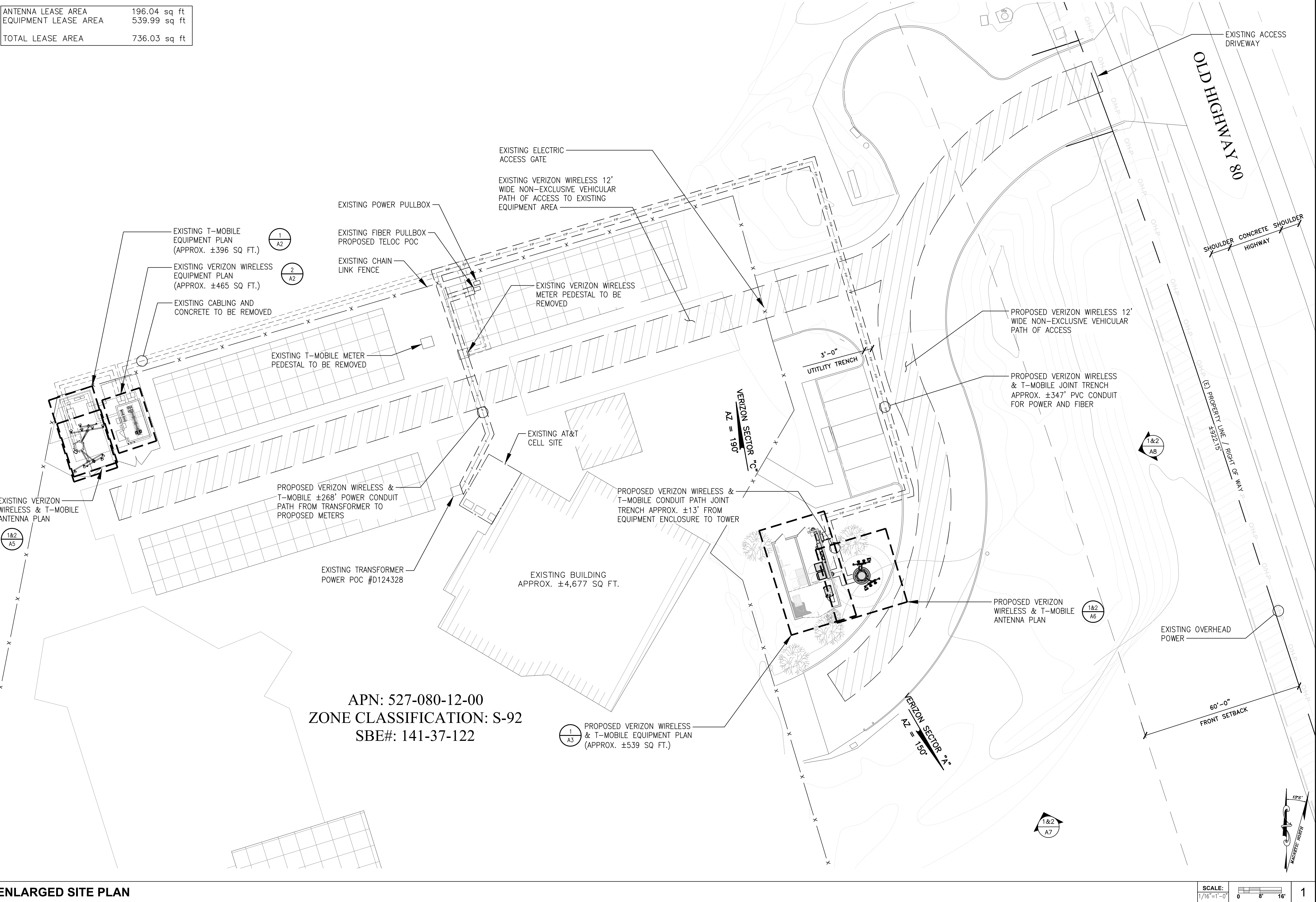
REVISION:

A0

5

- NOTES:
- NO PROPOSED LANDSCAPING.
 - NO CHANGES TO EXISTING SITE ACCESS FROM OLD HIGHWAY 80.
 - NO WORK WITHIN PUBLIC RIGHT-OF-WAY.
 - EXISTING FACILITY IMPROVEMENTS REMAIN ON PRIVATE PROPERTY.

ANTENNA LEASE AREA	196.04 sq ft
EQUIPMENT LEASE AREA	539.99 sq ft
TOTAL LEASE AREA	736.03 sq ft



ENLARGED SITE PLAN

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/02/24	90% ZONING DRAWINGS	M.B.
1	11/05/24	90% ZD'S REVISED	M.B.
2	11/14/24	CLIENT REDLINE	DE
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verizon
2792 WALNUT AVENUE
TUSTIN, CALIFORNIA 92780

KITCHEN CREEK
PROJECT ID: 16459191
APN: 527-080-12-00
30763 OLD HIGHWAY 80
PINE VALLEY, CA. 91952

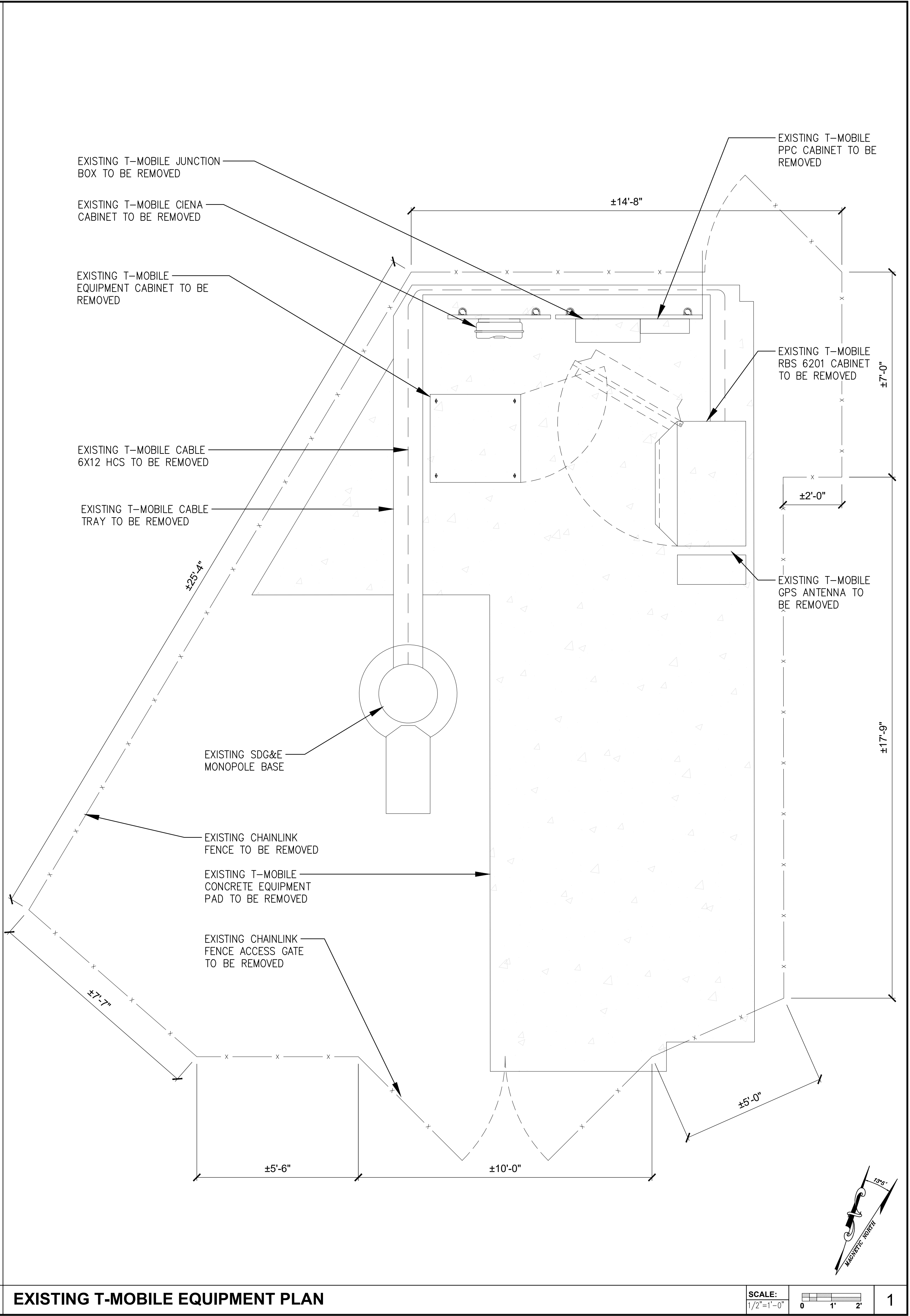
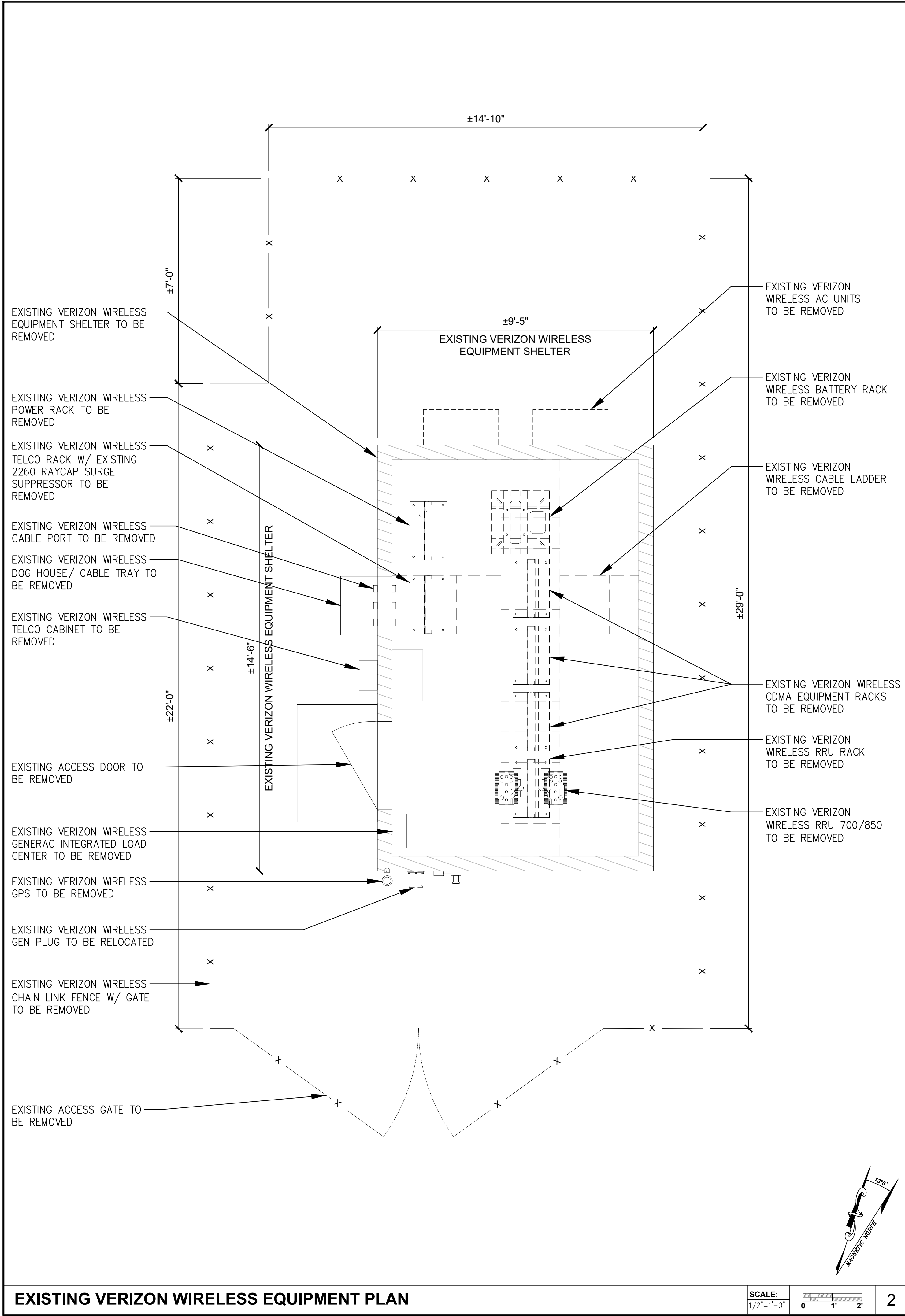
SHEET TITLE:

ENLARGED SITE PLAN

REVISION:

A1

5



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	10/02/24	90% ZONING DRAWINGS	M.B.
1	11/05/24	90% ZD'S REVISED	M.B.
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4	02/06/26	90% ZONING DRAWINGS	M.B.
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Signal Hill, CA 90755
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KITCHEN CREEK
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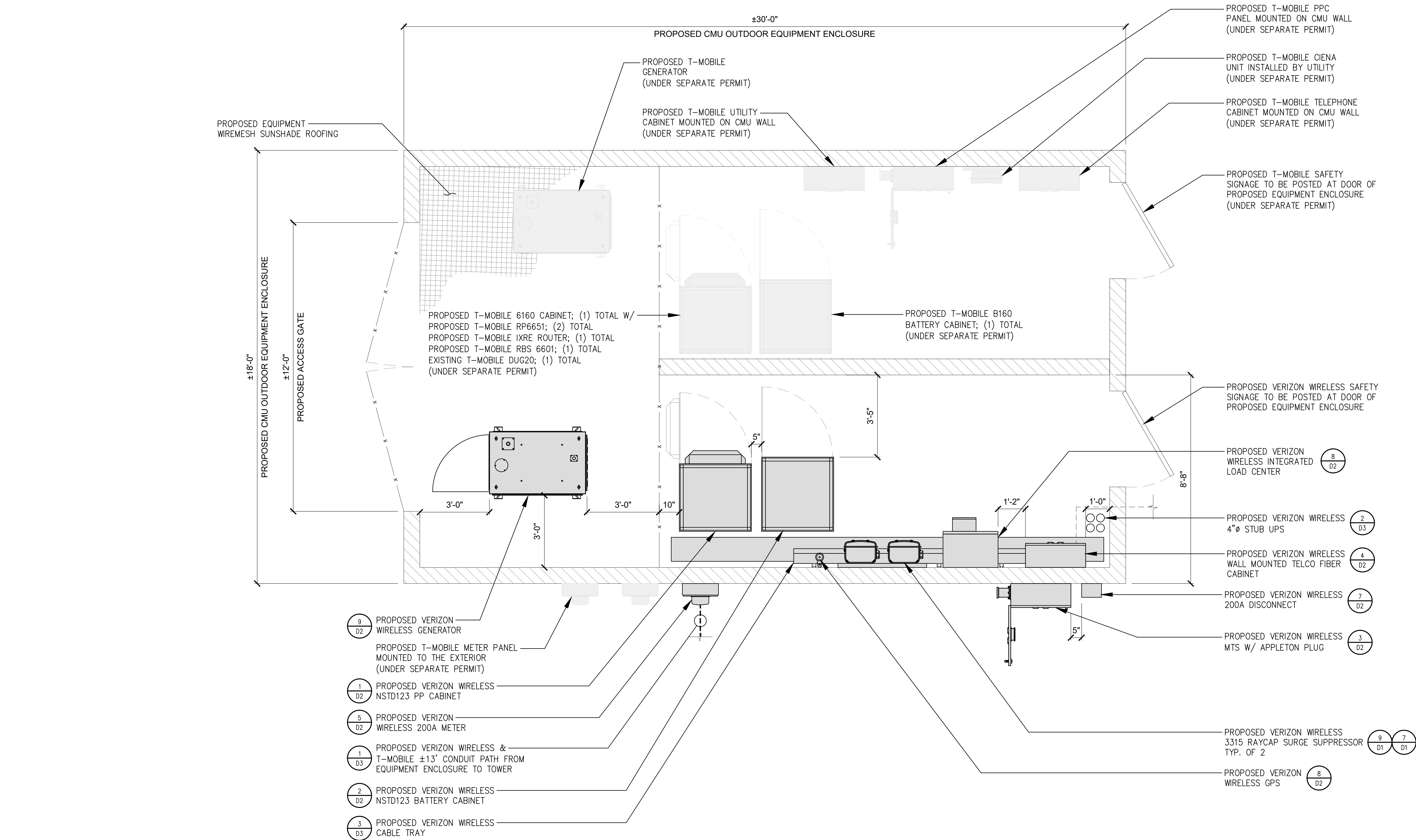
APN: 527-080-12-00
30763 OLD HIGHWAY 80
PINE VALLEY, CA. 91952

SHEET TITLE:
**EXISTING
EQUIPMENT PLAN**

REVISION:
5

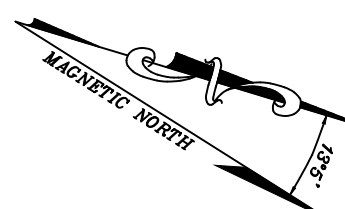
A2

5



PROPOSED VERIZON WIRELESS & T-MOBILE EQUIPMENT PLAN

SCALE: 1/2"=1'-0"



REV.	DATE	DESCRIPTION	BY
0	10/02/24	90% ZONING DRAWINGS	M.B.
1	11/05/24	90% ZD'S REVISED	M.B.
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KITCHEN CREEK
PROJECT ID: 16459191

APN: 527-080-12-00
30763 OLD HIGHWAY 80
PINE VALLEY, CA. 91952

SHEET TITLE:
PROPOSED
EQUIPMENT PLAN

A3

REVISION:
5

SECTOR	ANTENNA QUANTITY	ANTENNA MODEL NUMBER/ MANUFACTURER	ANTENNA SIZE	ANTENNA RAD CENTER	ANTENNA TIP HEIGHT	AZIMUTH	DOWNTILT	RRUS	OVP	CABLES	QTY
A	-	-	-	-	-	-	-	1 PROPOSED RRUS 4490 1 PROPOSED RRUS 4890	1 OVP RAYCAP SURGE SUPPRESSOR	1-3/8"Ø HYBRID	1
A	1 - LTE 700/LTE 850/PCS	NHH-65C-R2B / COMMSCOPE	8'-0"	45'-6"	49'-8"	150°	-				
A	1 - LTE 700/LTE 850/AWS	NHH-65C-R2B / COMMSCOPE	8'-0"	45'-6"	49'-8"	150°	-				
A	1 - C-BAND	AIR 6419	2'-5"	45'-6"	46'-9"	150°	-				
C	-	-	-	-	-	-	-	1 PROPOSED RRUS 4490 1 PROPOSED RRUS 4890	1 OVP RAYCAP SURGE SUPPRESSOR	1-3/8"Ø HYBRID	1
C	1 - LTE 700/LTE 850/PCS	NHH-65C-R2B / COMMSCOPE	8'-0"	45'-6"	49'-8"	350°	-				
C	1 - LTE 700/LTE 850/AWS	NHH-65C-R2B / COMMSCOPE	8'-0"	45'-6"	49'-8"	350°	-				
C	1 - C-BAND	AIR 6419	2'-5"	45'-6"	46'-9"	350°	-				
TOTAL QUANTITY	6 - ANTENNAS							4 - RRUS	2-OVP		2 HYBRID

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

PROPOSED VERIZON WIRELESS PANEL ANTENNA AND RRU SCHEDULE

NOT TO SCALE

2

SECTOR	ANTENNA QUANTITY	ANTENNA MODEL NUMBER/ MANUFACTURER	ANTENNA SIZE	ANTENNA RAD CENTER	ANTENNA TIP HEIGHT	AZIMUTH	DOWNTILT	RRUS	OVP	CABLES	QTY
A	1 - LTE L600/L700/N600/L2100 L1900/G1900	APXVAALL24_43-U-NA20	8'-0"	36'-8"	40'-8"	350°	-	1 PROPOSED RRUS 4480 1 PROPOSED RRUS 4460	-	HCS	2
A	1	AIR 6419 B41	4'-7"	38'-5"	40'-8"	350°	-	1 PROPOSED RRUS 4480 1 PROPOSED RRUS 4460	-	HCS	2
B	1 - LTE L600/L700/N600/L2100 L1900/G1900	APXVAALL24_43-U-NA20	8'-0"	36'-8"	40'-8"	175°	-				
B	1	AIR 6419 B41	4'-7"	38'-5"	40'-8"	175°	-				
TOTAL QUANTITY	4 - ANTENNAS							4 - RRUS			

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

PROPOSED T-MOBILE PANEL ANTENNA AND RRU SCHEDULE (UNDER A SEPARATE PERMIT)

NOT TO SCALE

1

ISSUE STATUS

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KITCHEN CREEK
PROJECT ID: 16459191

APN: 527-080-12-00
30763 OLD HIGHWAY 80
PINE VALLEY, CA. 91952

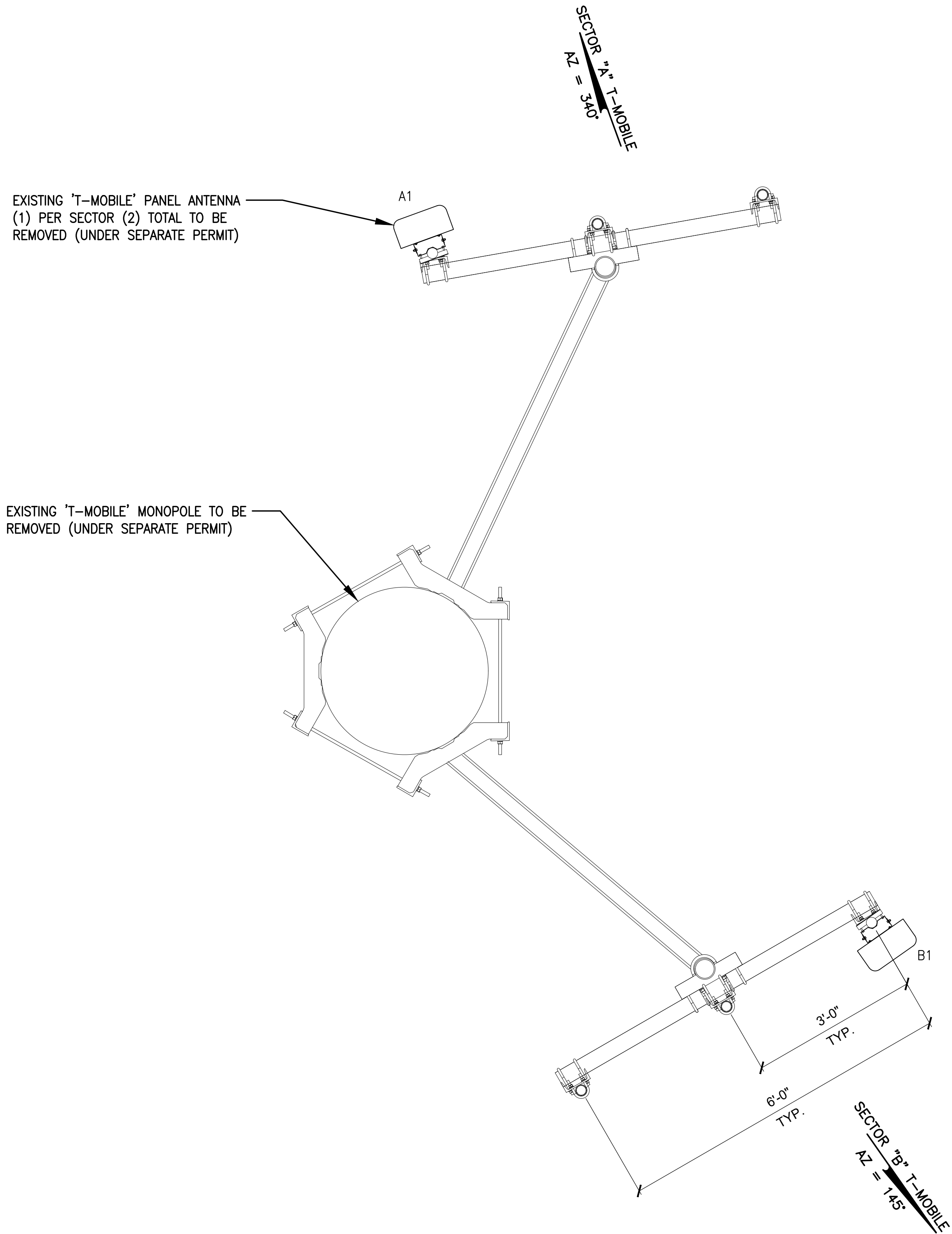
SHEET TITLE:

ANTENNA AND RRU
SCHEDULE

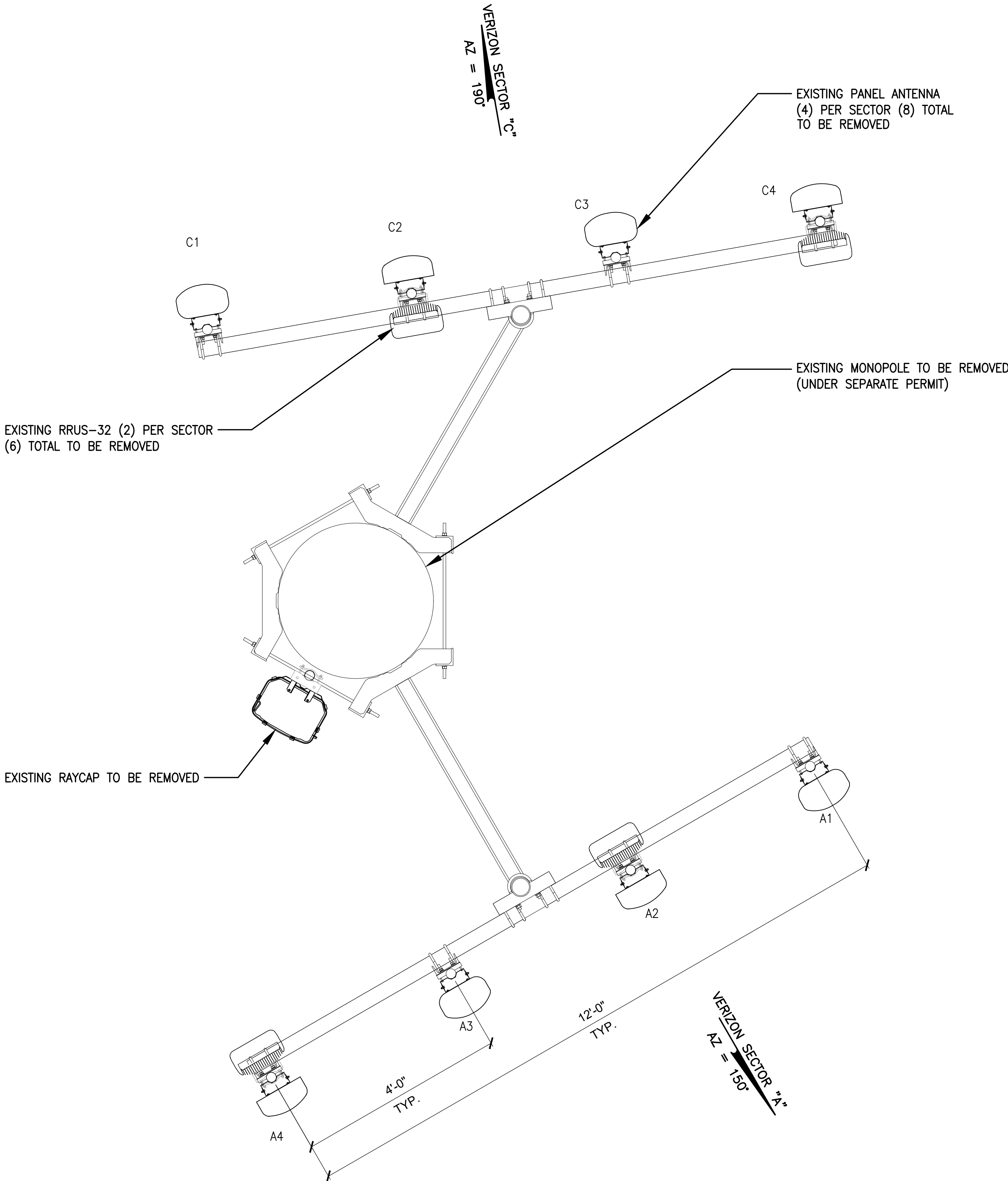
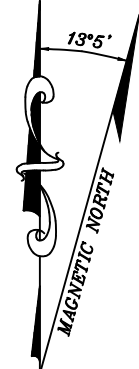
A4

REVISION:

5



EXISTING T-MOBILE ANTENNA LAYOUT AT 37'-6" RAD CENTER
(UNDER SEPARATE PERMIT)



EXISTING VERIZON WIRELESS ANTENNA LAYOUT AT 25'-0" RAD CENTER



ISSUE STATUS			
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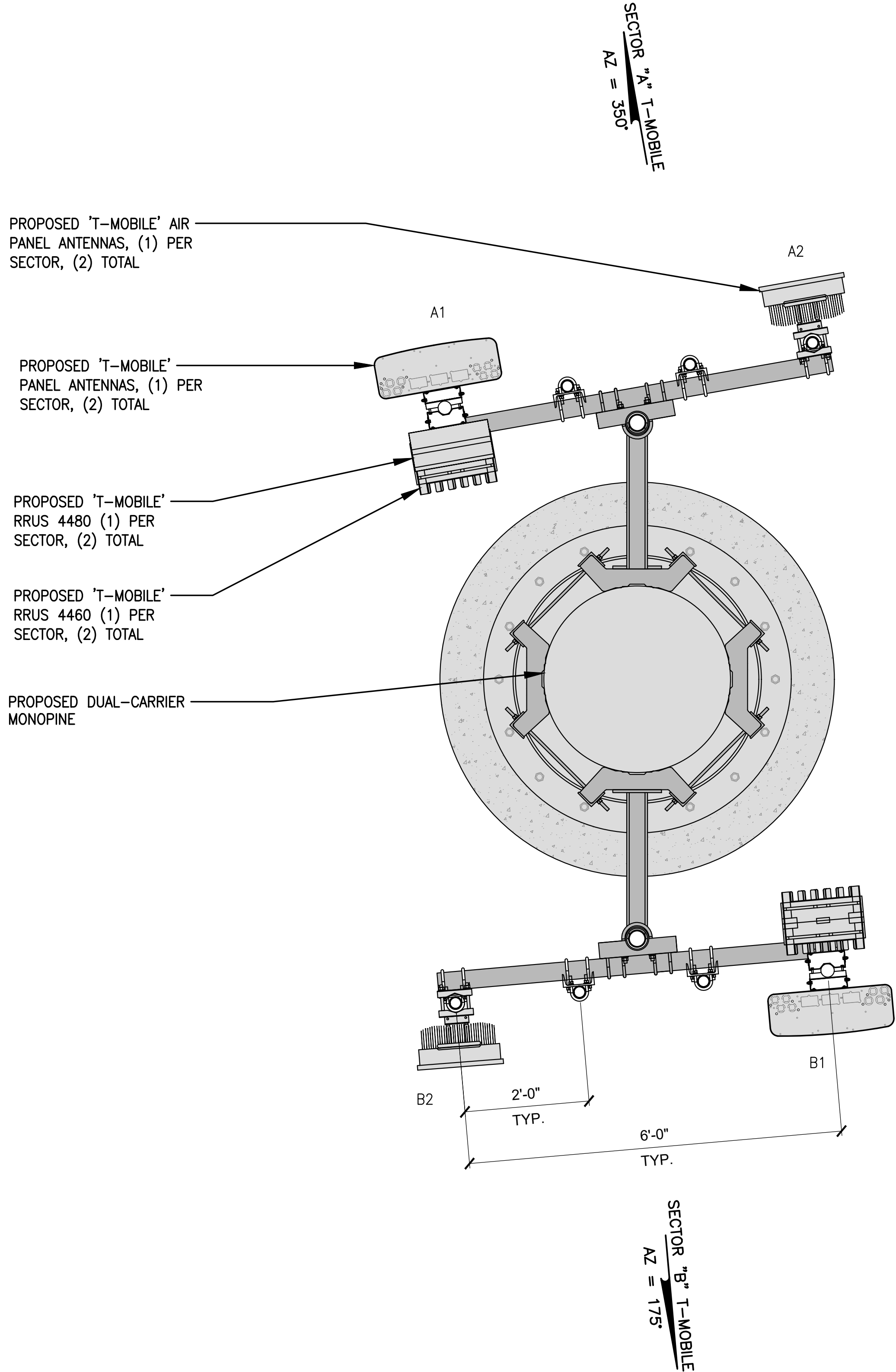


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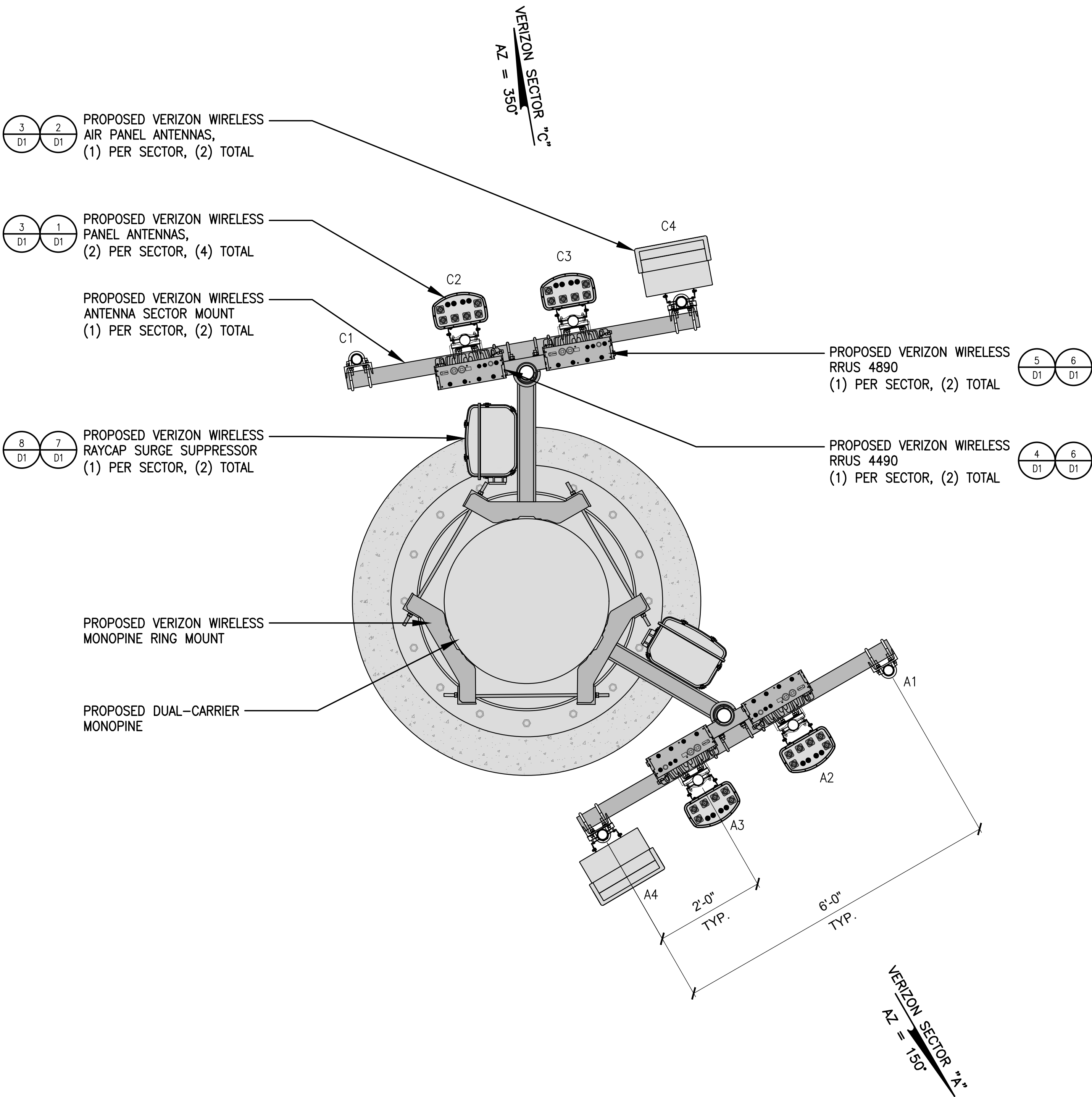
KITCHEN CREEK
PROJECT ID: 16459191

APN: 527-080-12-00
30763 OLD HIGHWAY 80
PINE VALLEY, CA. 91952

SHEET TITLE: EXISTING ANTENNA LAYOUT		REVISION:
A5		5



PROPOSED 'T-MOBILE' ANTENNA LAYOUT AT 36'-8" & 38'-5" RAD CENTER (UNDER SEPARATE PERMIT)



PROPOSED VERIZON WIRELESS ANTENNA LAYOUT AT 45'-6" RAD CENTER



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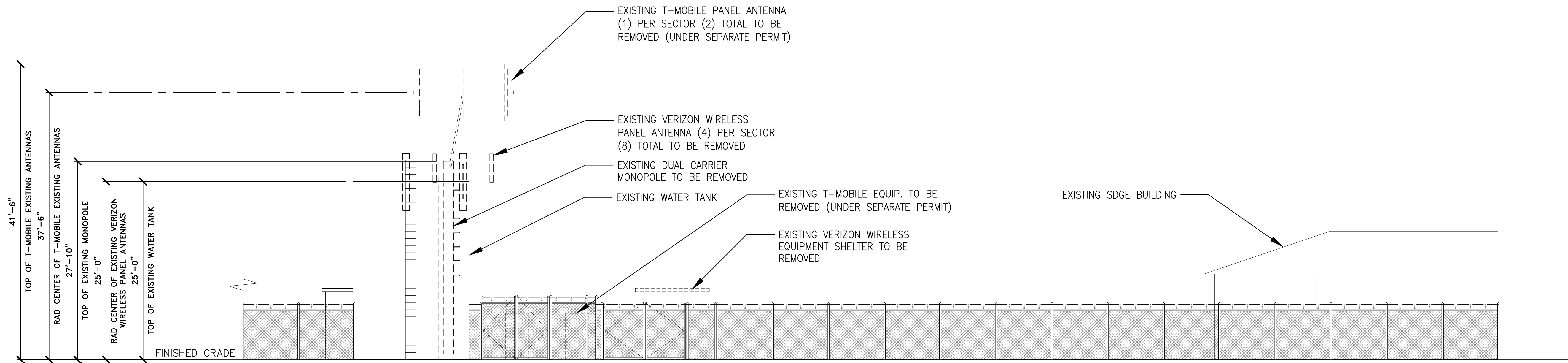
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30763 OLD HIGHWAY 80
PINE VALLEY, CA. 91952

SHEET TITLE:
PROPOSED ANTENNA
LAYOUT

A6

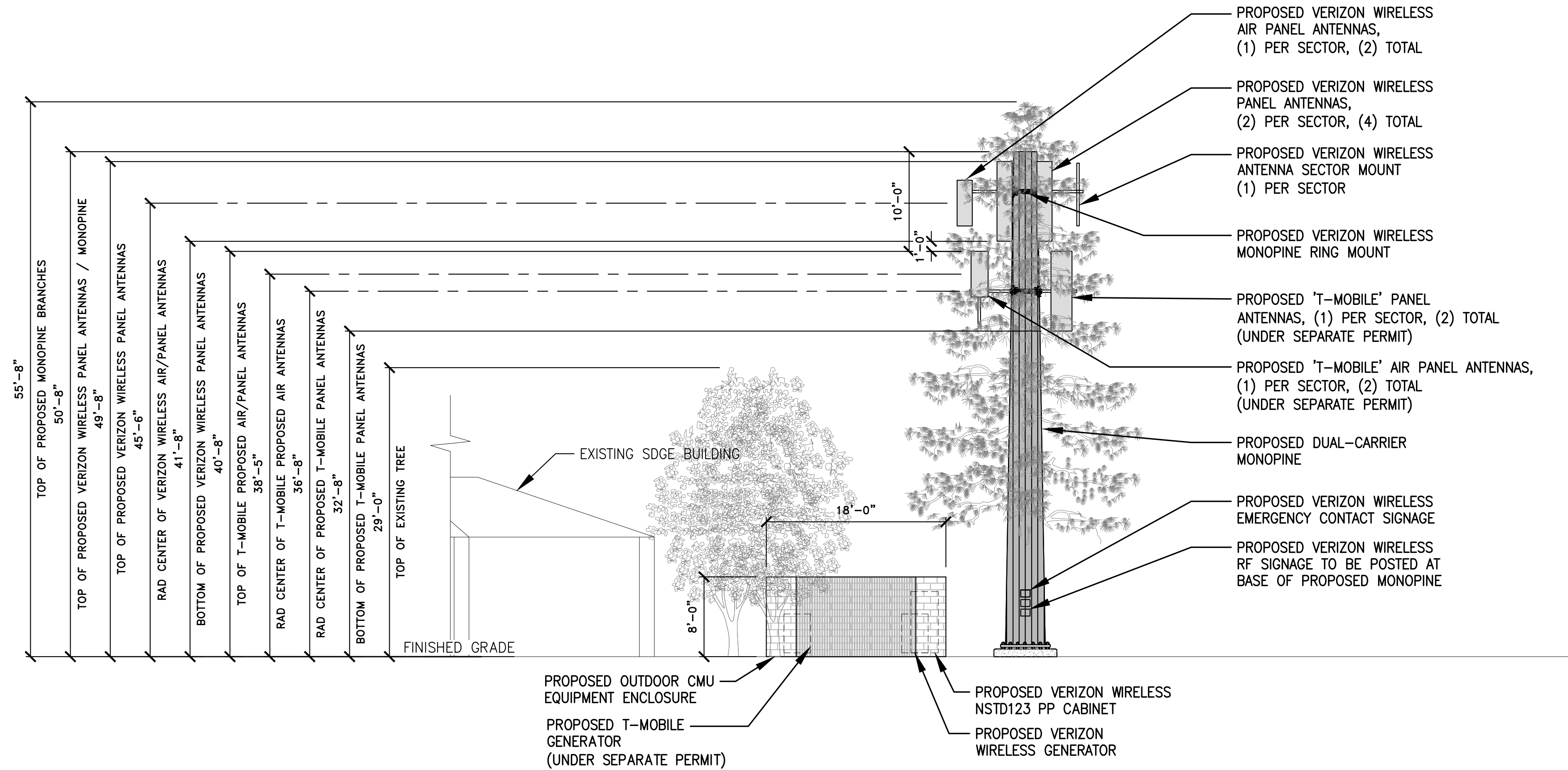
REVISION:
5



EXISTING SOUTH ELEVATION

SCALE: 1/8"=1'-0"
0 4' 8' 2

NOTE:
PROPOSED ANTENNA EQUIPMENT
WILL BE PAINTED AND/OR
SOCKED TO MATCH MONOPINE.



PROPOSED SOUTH ELEVATION

SCALE: 1/8"=1'-0"
0 4' 8' 1

ISSUE STATUS

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SHEET TITLE:

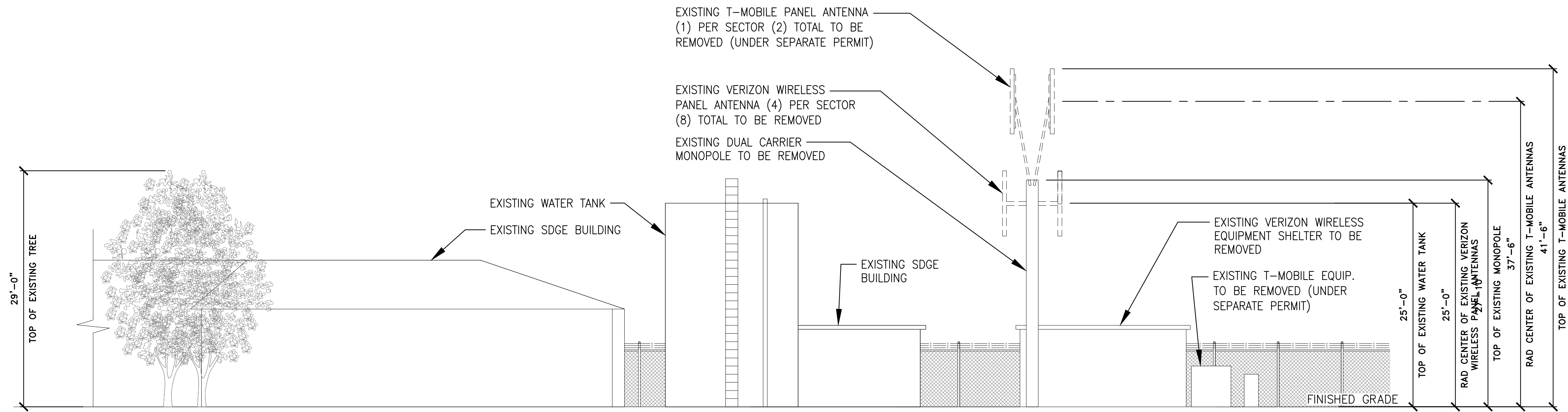
ELEVATIONS

A7

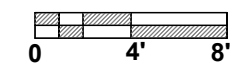
REVISION:

5

EXISTING EAST ELEVATION



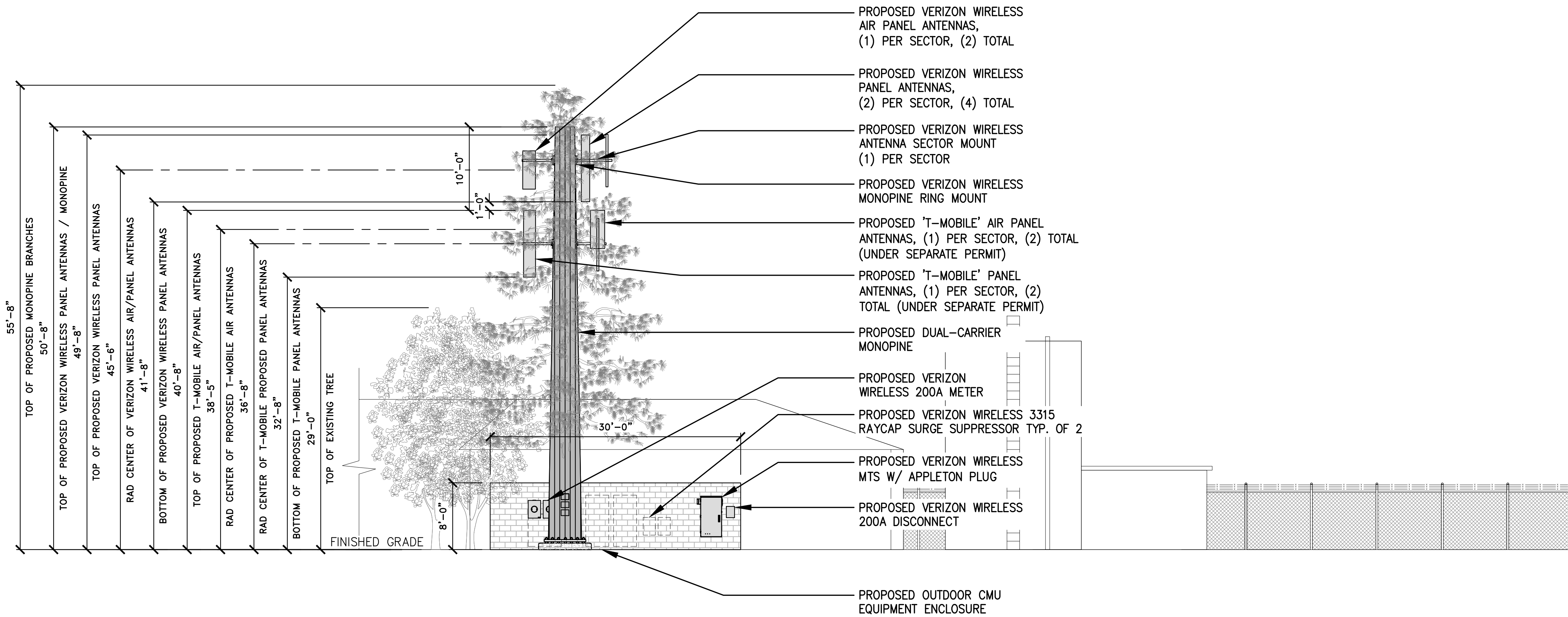
SCALE:
1/8"=1'-0"



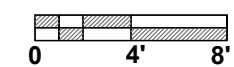
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NOTE:
PROPOSED ANTENNA EQUIPMENT
WILL BE PAINTED AND/OR
SOCKED TO MATCH MONOPINE.

PROPOSED EAST ELEVATION



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



1

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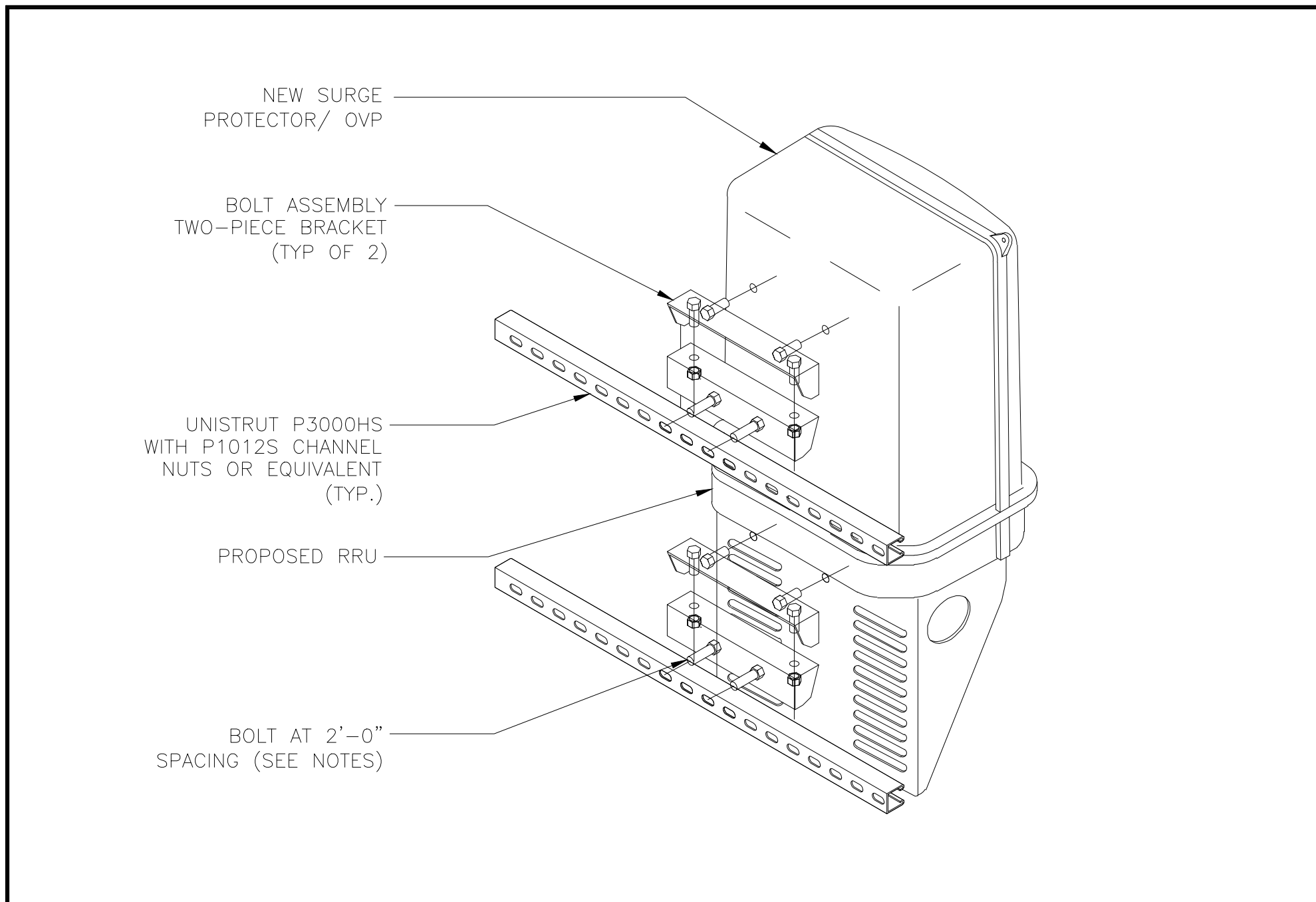
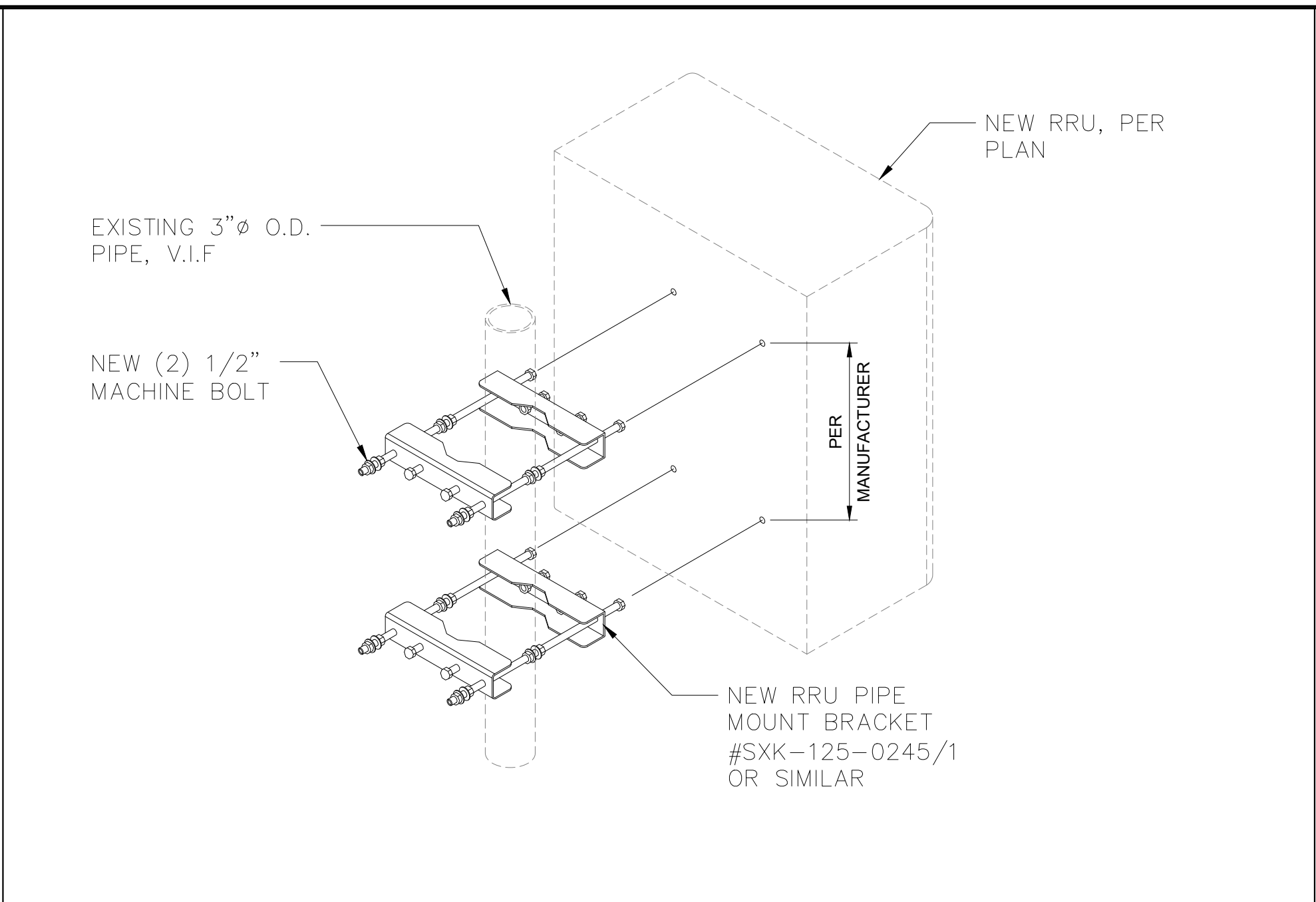
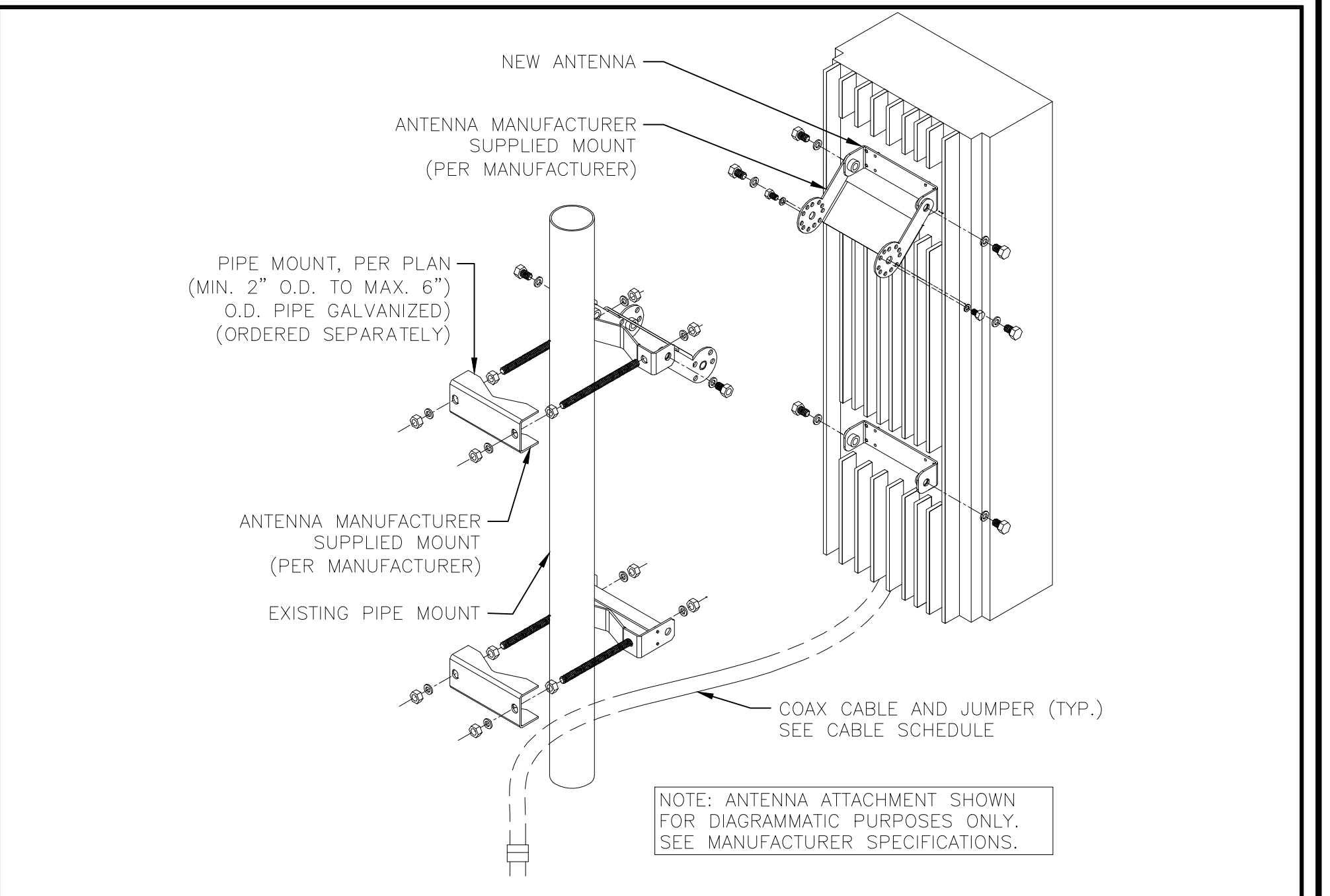
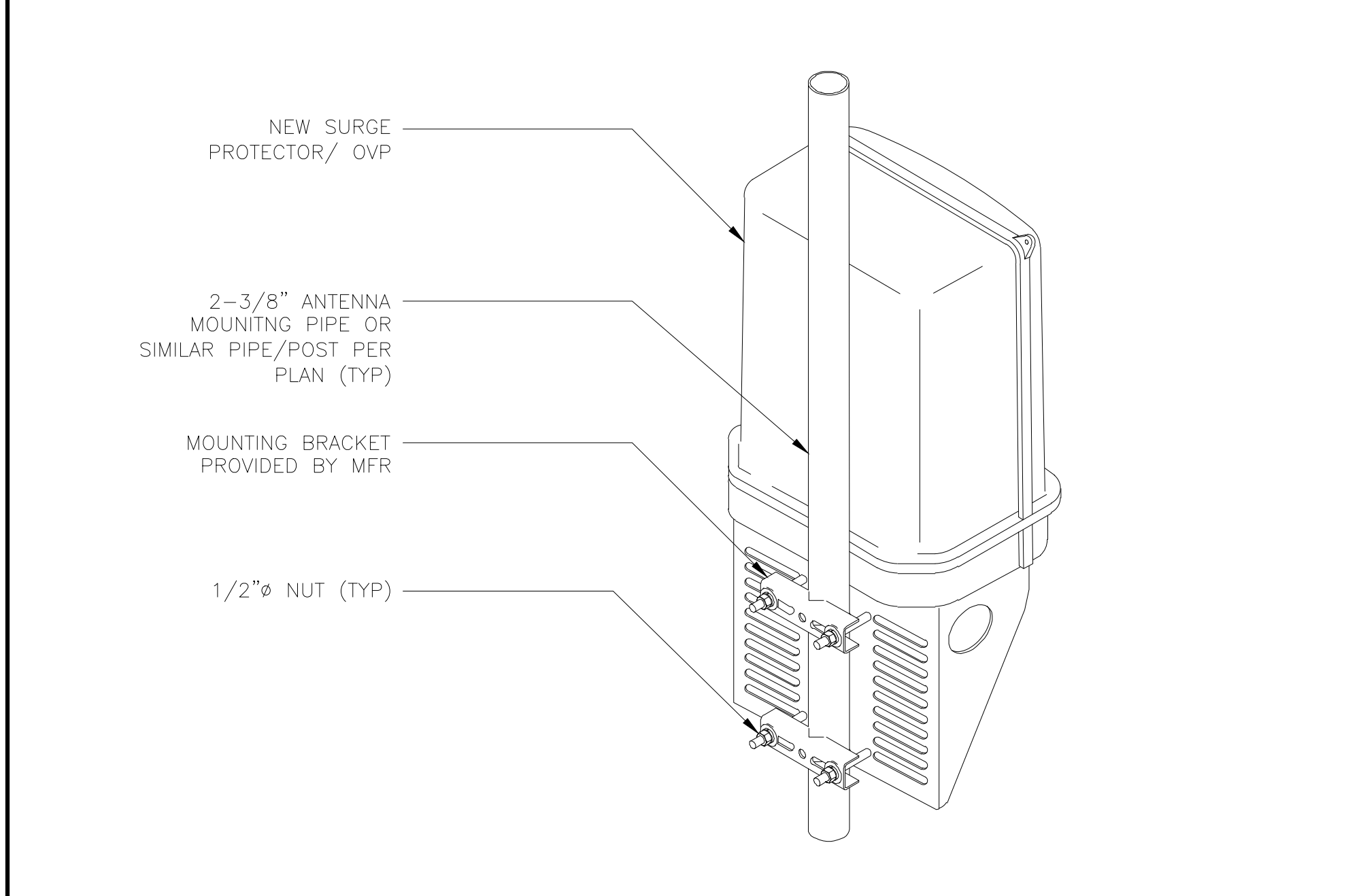
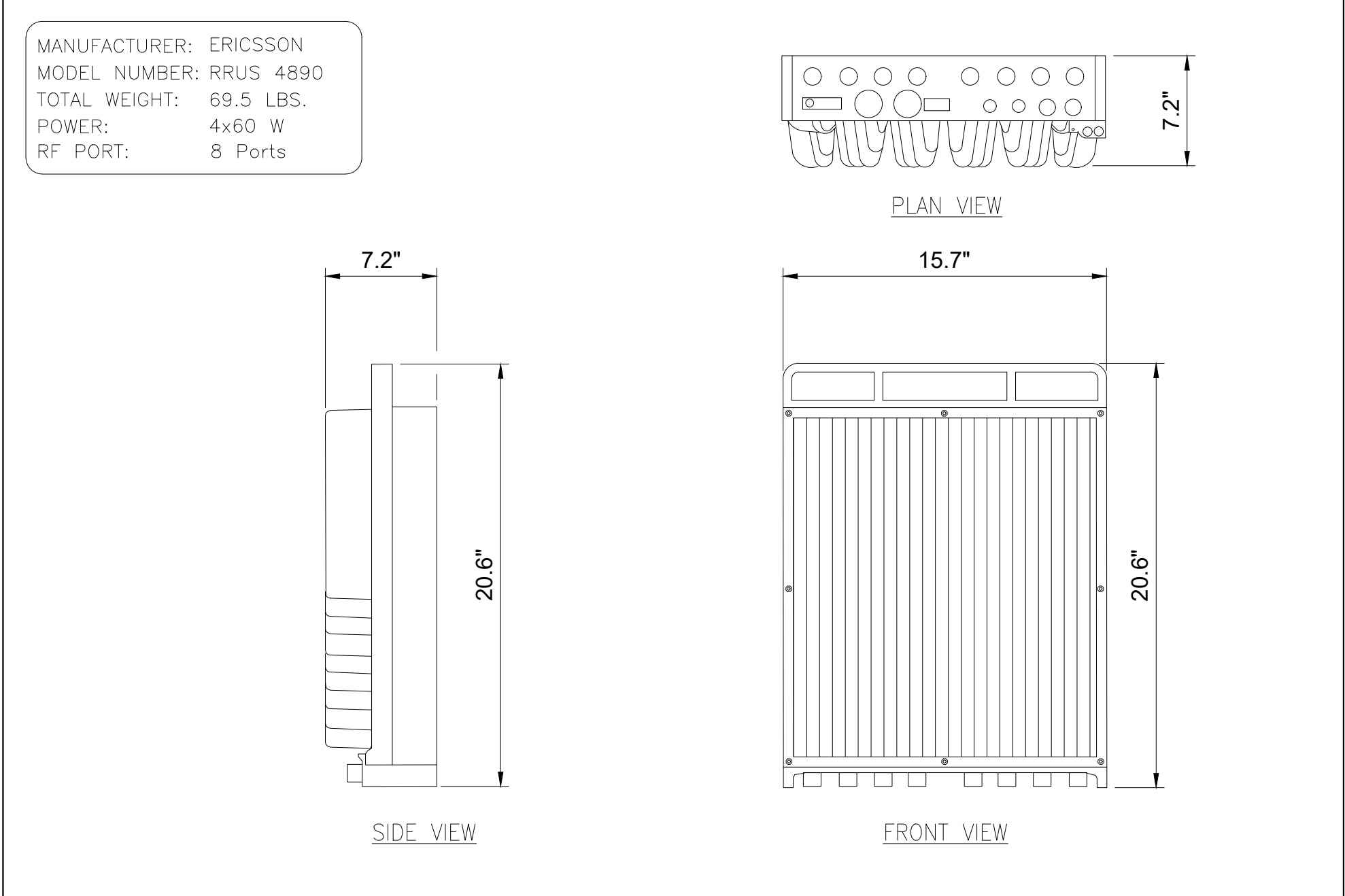
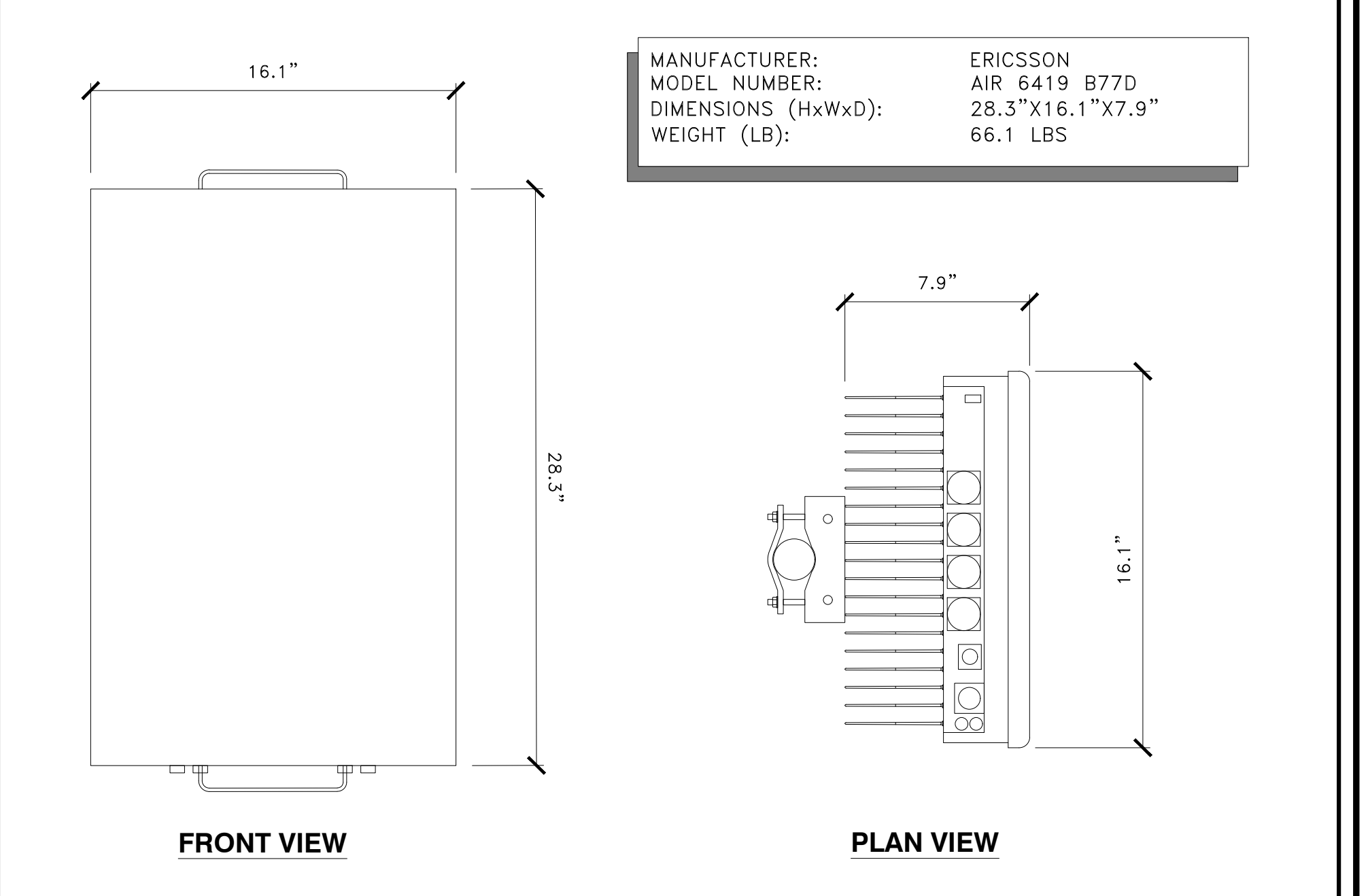
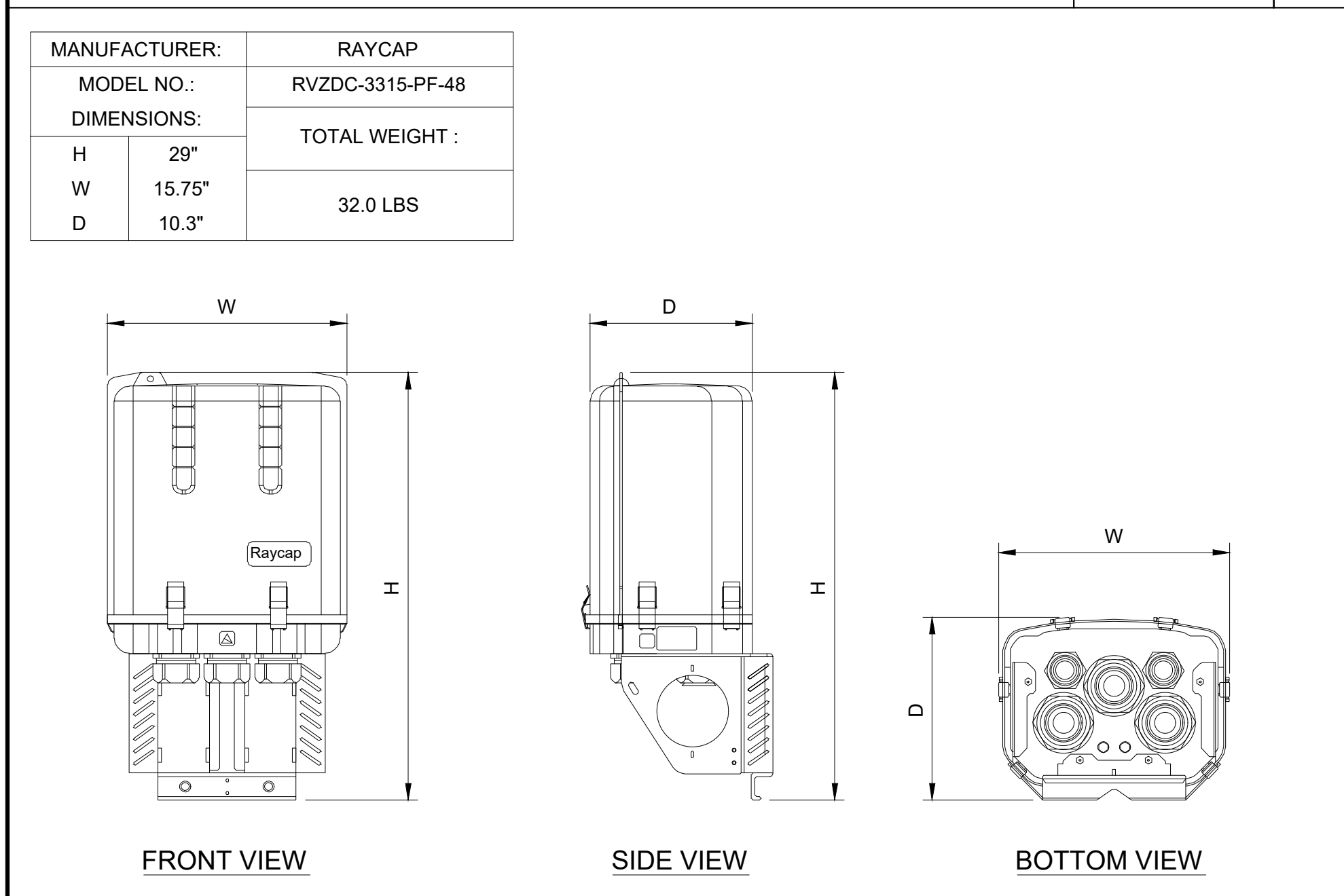
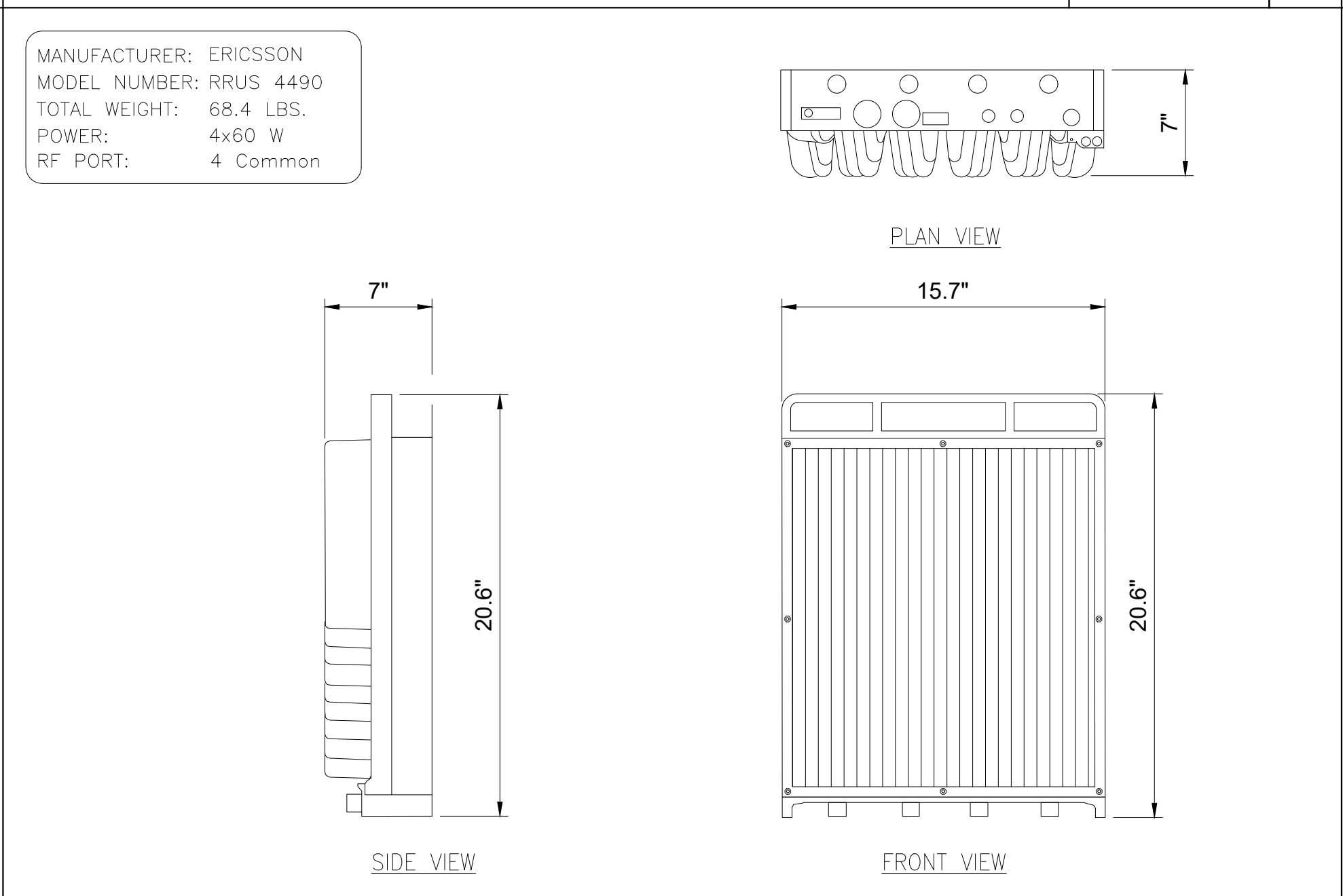
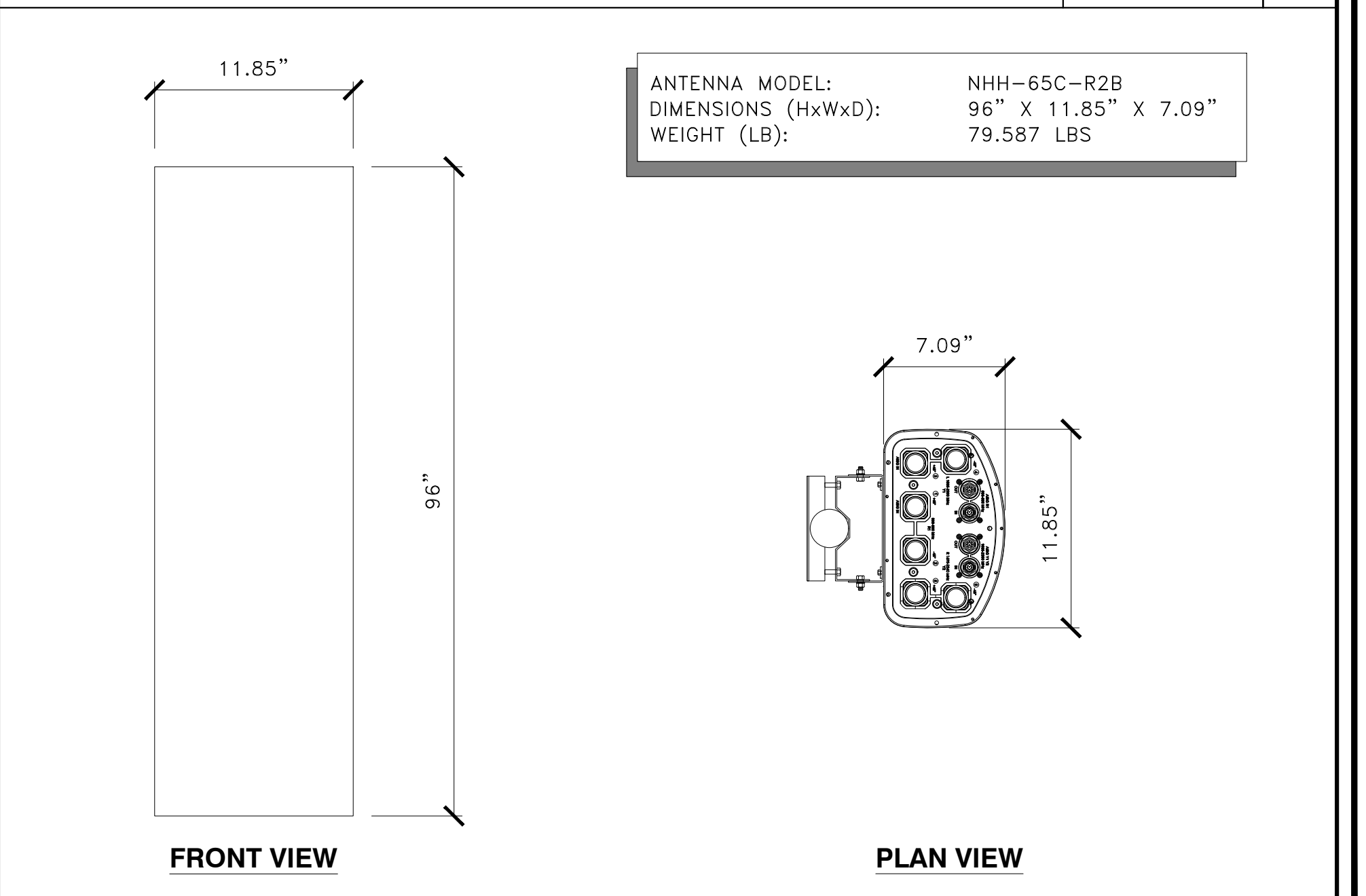
SHEET TITLE:

ELEVATIONS

A8

REVISION:

5

		NOT TO SCALE	9			NOT TO SCALE	6			NOT TO SCALE	3
RAYCAP MOUNTING DETAIL		NOT TO SCALE	9	RRUS MOUNTING DETAIL		NOT TO SCALE	6	TYPICAL ANTENNA MOUNT		NOT TO SCALE	3
		NOT TO SCALE	8	MANUFACTURER: ERICSSON MODEL NUMBER: RRUS 4890 TOTAL WEIGHT: 69.5 LBS. POWER: 4x60 W RF PORT: 8 Ports 		NOT TO SCALE	5	MANUFACTURER: ERICSSON MODEL NUMBER: AIR 6419 B77D DIMENSIONS (HxWxD): 28.3"x16.1"x7.9" WEIGHT (LB): 66.1 LBS 		NOT TO SCALE	2
RAYCAP MOUNTING DETAIL		NOT TO SCALE	8	RRUS 4890 DETAIL		NOT TO SCALE	5	ANTENNA DETAIL		NOT TO SCALE	2
MANUFACTURER: RAYCAP MODEL NO.: RVZDC-3315-PF-48 DIMENSIONS: TOTAL WEIGHT : H 29" W 15.75" D 10.3" 32.0 LBS 		NOT TO SCALE	7	MANUFACTURER: ERICSSON MODEL NUMBER: RRUS 4490 TOTAL WEIGHT: 68.4 LBS. POWER: 4x60 W RF PORT: 4 Common 		NOT TO SCALE	4	ANTENNA MODEL: NHH-65C-R2B DIMENSIONS (HxWxD): 96" X 11.85" X 7.09" WEIGHT (LB): 79.587 LBS 		NOT TO SCALE	1
RAYCAP DETAIL		NOT TO SCALE	7	RRUS 4490 DETAIL		NOT TO SCALE	4	ANTENNA DETAIL		NOT TO SCALE	1

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SHEET TITLE:
DETAILS

D1

REVISION:
5

ILC Series with Manual Transfer Switch

Service Entrance Solution for Small Cell Sites, Including Walk-In Cabinets and H-Frame Mounts



Actual product may vary from photograph.

The ILC Series with Manual Transfer Switch is an integrated panel board with a manual transfer switch that is designed for small AC service entrance spaces. The compact enclosure for the 30- and 42-position panel boards measure 48" H. The width is 22" or 27" with an integral CamLok, or 32" with an KGC. The depth is 16.5". A mechanically-locked manual transfer switch, weather-resistant approval, all-weather surge protection devices, a Square D 30- or 42-position load center, or alarm for utility power loss, an integral outlet with SPD receptacle, and CamLok connectors all are integrated within a lightweight aluminum NEMA Type 3R enclosure. The NEMA Type 3R design is suitable for outdoor installations, and the panel may be pad-mounted, wall-mounted, or installed on an H-Frame.

AC Service Entrance Rated

- Single phase, 120/240 V, 200 A, rated 425 AC
- Three phase, 120/208 V, 200 A, rated 425 AC
- Rugged RTM-3R compliant enclosure for outdoor or indoor use
- Aluminum construction is lightweight and corrosion-resistant
- Pad-lockable door prevents unauthorized access to ILC
- Pad-lockable tab on CamLok insert or KGC panel prevents unauthorized access to CamLoks-with or without generator cables connected

Powerful Integrated Protection

- Mechanically-interlocked transfer switch constructed of two main circuit breakers prevent both utility and generator power sources from being closed at the same time
- Safeguards critical loads from transients and load transfer spikes using all-mode surge protection
- Redundant individually fused SPD technology provides protection against multiple strikes
- UL Type 2 surge protection devices feature extended temperature operation
- Square D, QO Series panel board supports 30- or 42-circuits

For more information contact Intersect at solutions@intersectinc.com.

Intersect, Inc.

Quality products. Premium customer care. Integrated solutions.

Product No.	Description
IE-120000-30	120/240 V, NEMA 1B, 2 (150) 30-position Load Center
IE-120000-30-1	120/240 V, NEMA 1B, 150 (150) 30-position Load Center with integrated CamLok Connectors
IE-120000-30-1	120/240 V, NEMA 1B, 150 (150) 30-position Load Center with integrated CamLok Connectors
IE-120000-30-1	120/240 V, NEMA 1B, 150 (150) 30-position Load Center with integrated CamLok Connectors
IE-120000-30-1	120/240 V, NEMA 1B, 150 (150) 30-position Load Center with integrated CamLok Connectors
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IE-120000-30-1	120/240 V, NEMA 1B, 150 (150) 30-position Load Center with integrated CamLok Connectors
IE-120000-30-1	120/240 V, NEMA 1B, 150 (150) 30-position Load Center with integrated CamLok Connectors

General Data

Load Center Dimensions
30" front x 22" x 16.5" (30-position Load Center)
42" front x 22" x 16.5" (42-position Load Center)
30" front x 22" x 16.5" (30-position Load Center)
42" front x 22" x 16.5" (42-position Load Center)
30" front x 22" x 16.5" (30-position Load Center)
42" front x 22" x 16.5" (42-position Load Center)
30" front x 22" x 16.5" (30-position Load Center)
42" front x 22" x 16.5" (42-position Load Center)
30" front x 22" x 16.5" (30-position Load Center)
42" front x 22" x 16.5" (42-position Load Center)

Electrical Specifications

30-Position
42-Position
150-Position
150-Position
150-Position
150-Position
150-Position
150-Position
150-Position
150-Position

Enclosure

NEMA Type 3R
Aluminum
Weather-Resistant
UL Type 2
UL Type 2
UL Type 2
UL Type 2
UL Type 2
UL Type 2
UL Type 2
UL Type 2
UL Type 2

Load Center

30-Position
42-Position
150-Position
150-Position
150-Position
150-Position
150-Position
150-Position
150-Position
150-Position

Suppression Technology

Technology Type
All-mode surge protection devices
- 150V for single phase
- 150V for three phase
- 150V for three phase
- 150V for three phase
- 150V for three phase
- 150V for three phase
- 150V for three phase
- 150V for three phase
- 150V for three phase
- 150V for three phase

DIESEL GENERATOR

88-25-0603

ENCLOSURE DIMENSIONS (HxWxD):
WEIGHT:
INPUT VOLTAGE:
OUTPUT VOLTAGE:

76.53"x49.39"x31"
1248 lbs
28.8 - 60
14 - 14.4

PLAN

FRONT

SIDE

RAYCAP PPC

RTMAC-2465-P-240-MTS

ENCLOSURE DIMENSIONS (HxWxD):
WEIGHT:
OPERATING AC VOLTAGE:

39"x20"x11.3"
80 lbs
240/120 1 PHASE 3W+G

BACK

SIDE

FRONT

SIDE

BOTTOM

INTEGRATED LOAD CENTER

NOT TO SCALE

9

PCTEL	
GPSGL-TM6-SPI-40NCB	
DIMENSIONS (DIAxH) MM/INCH	81x184mm 3.2"x7.25"
WEIGHT W/ACCESSORIES	075 lbs
CONNECTOR	N-FEMALE
FREQUENCY RANGE	1590 ± .30MHz

GPS UNIT

MOUNTING BRACKET

BACK

SIDE

EATON METER SOCKET WITH BYPASS

79903855153

METER SOCKET TYPE	RING
ENCLOSURE DIM (HxWxD)	19 1/8"x13 1/4"x5"
MAIN AMPERE RATING	200A
WEIGHT	TBD

SIDE

BACK

FRONT

PLAN

GPS ANTENNA DETAIL

NOT TO SCALE

8

SQUARE D SAFETY SWITCHES	
D224NRB	
ENCLOSURE DIM (HxWxD)	29.25"x19.00"x8.50"
ENCLOSURE TYPE	NEMA 3R RAINPROOF
UL LISTED	FILE E-2875

SIDE

FRONT

METER SOCKET DETAIL

NOT TO SCALE

5

ROSENBERGER SITE SOLUTIONS
FC-12-ABOX FIBER LOOP BOX

SIDE VIEW

FRONT VIEW

BATTERY CABINET DETAIL

NOT TO SCALE

2

760250540 | CMC-74-36B

HEIGHT: 74IN
WIDTH: 36IN
DEPTH: 37IN
WEIGHT: 1,060LBS

FRONT

SIDE

BACK

PLAN

DISCONNECT SWITCH DETAIL

NOT TO SCALE

7

FRONT

SIDE

FIBER CABINET DETAIL

NOT TO SCALE

4

FRONT

SIDE

AIO CABINET DETAIL

NOT TO SCALE

1

FRONT

SIDE

BACK

PLAN

ISSUE STATUS

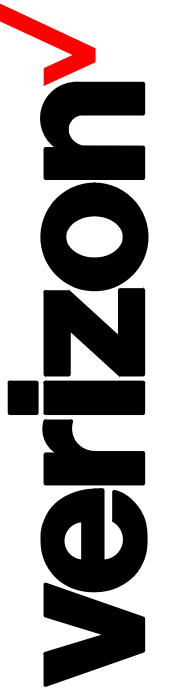
REV.	DATE	DESCRIPTION	BY
0	10/02/24	90% ZONING DRAWINGS	M.B.
1	11/05/24	90% ZD'S REVISED	M.B.
2	11/14/24	CLIENT REDLINE	DE
3	12/05/24	CLIENT REDLINE	DE
4	02/06/26	90% ZONING DRAWINGS	M.B.
5	07/27/26	90% ZDS REVISION	M.B.



1875 Coronado Ave
Signal Hill, CA 90755
A NUWAVE COMPANY

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.



2792 WALNUT AVENUE
TUSTIN, CALIFORNIA 92780

KITCHEN CREEK
PROJECT ID: 16459191

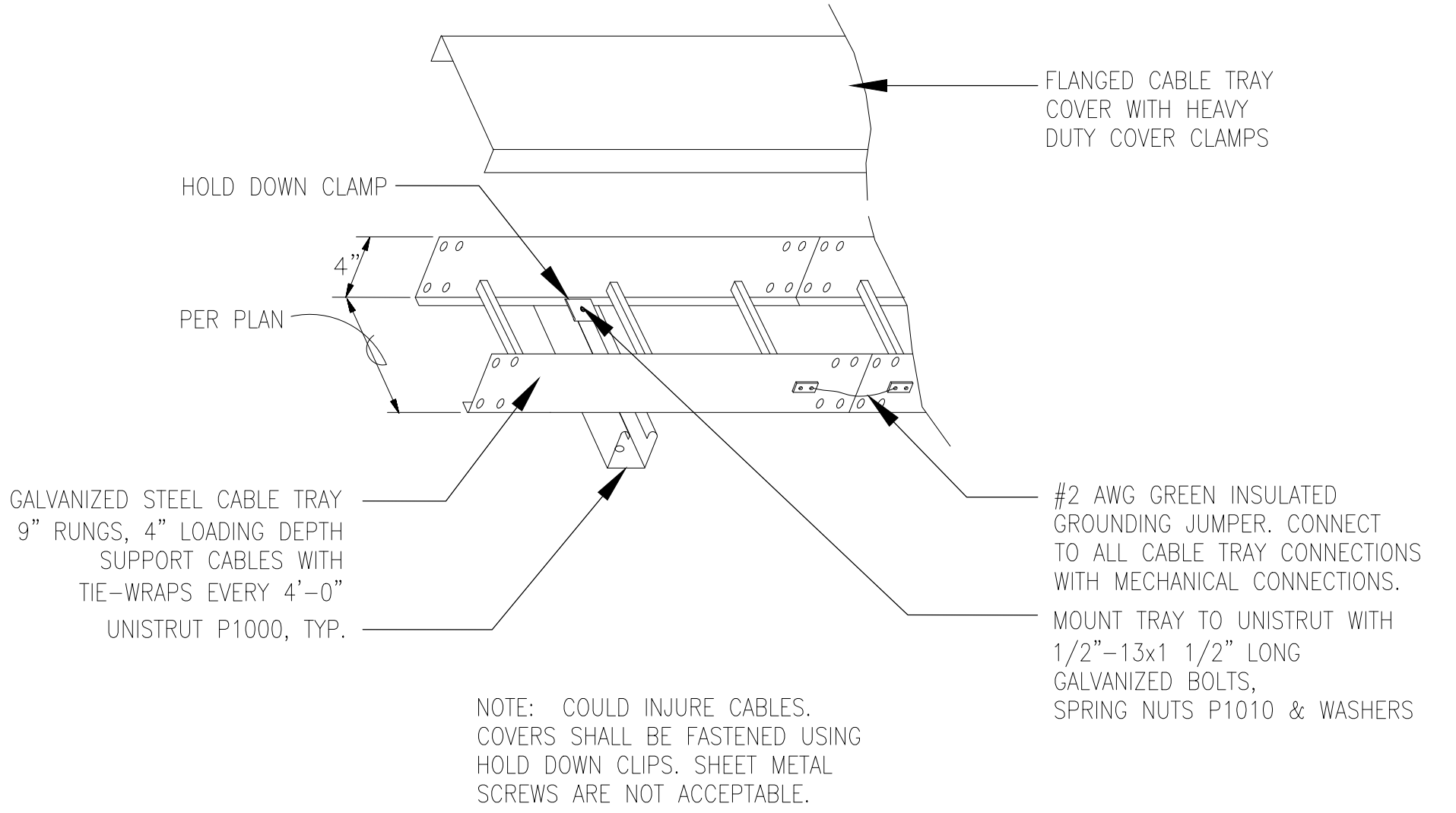
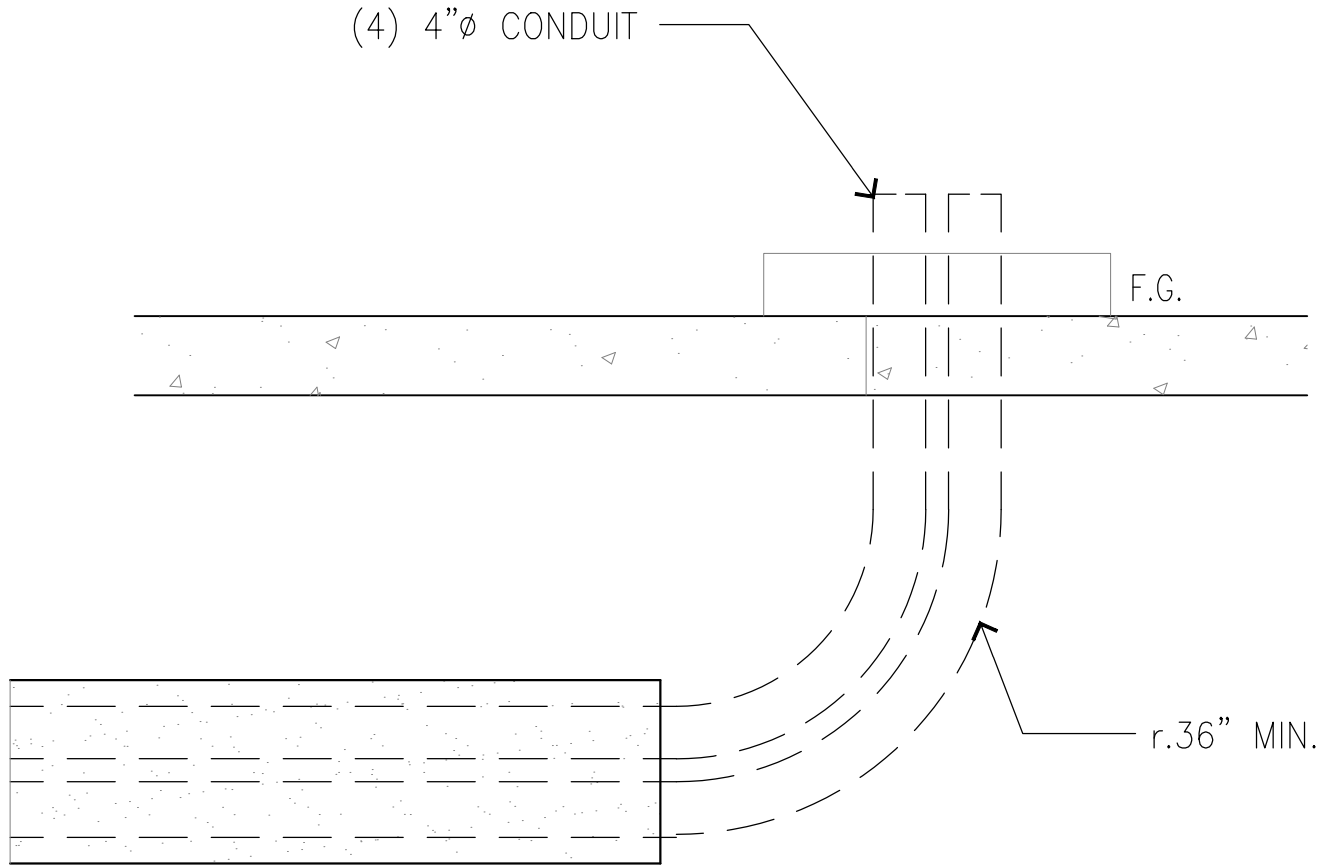
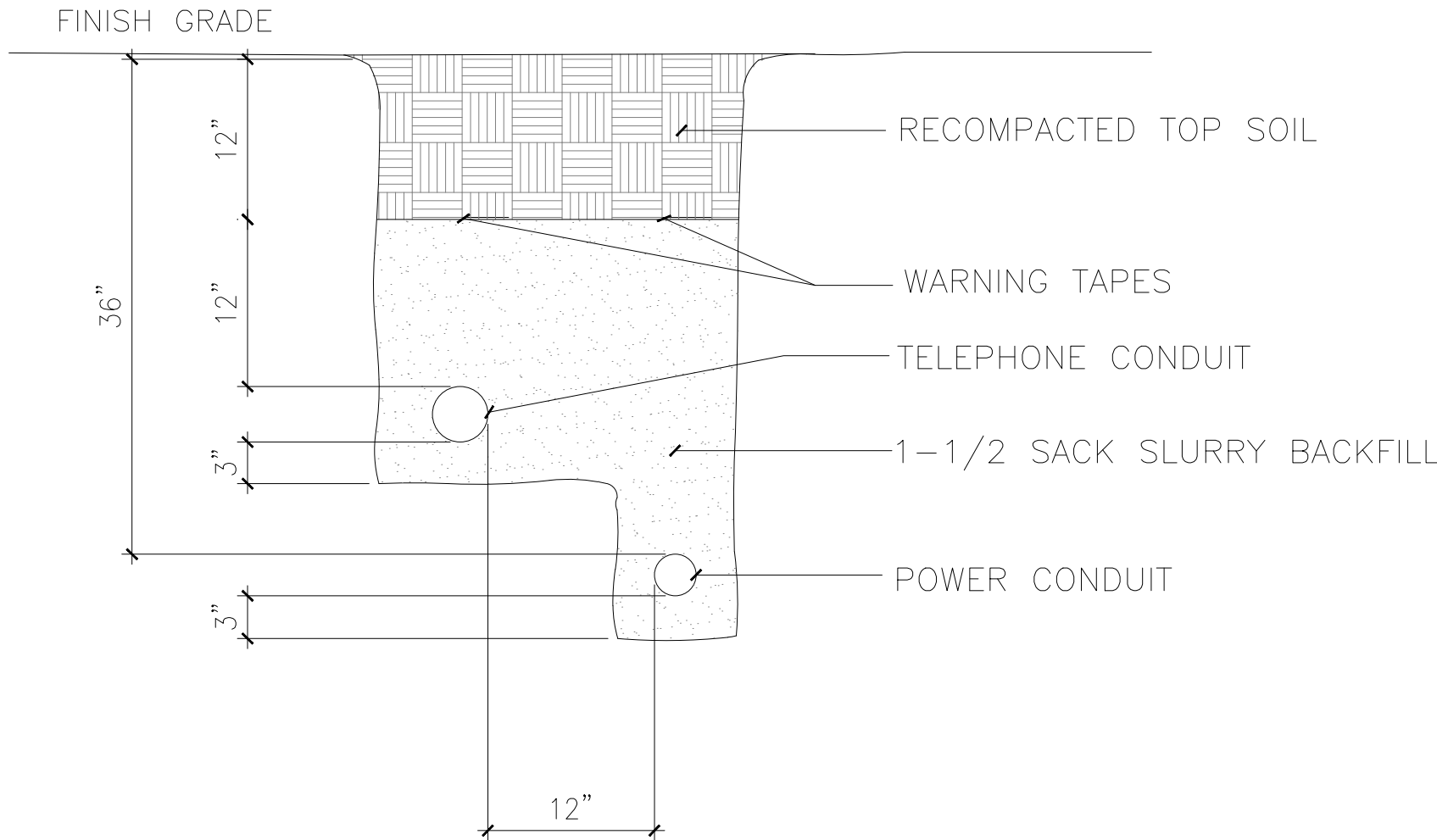
APN: 527-080-12-00
30763 OLD HIGHWAY 80
PINE VALLEY, CA. 91952

SHEET TITLE:

DETAILS

D2

REVISION: 5

								
NOT USED	NOT TO SCALE	9	NOT USED	NOT TO SCALE	6	CABLE TRAY DETAIL	NOT TO SCALE	3
								
NOT USED	NOT TO SCALE	8	NOT USED	NOT TO SCALE	5	STUB UP DETAIL	NOT TO SCALE	2
								
NOT USED	NOT TO SCALE	7	NOT USED	NOT TO SCALE	4	UTILITY TRENCH	NOT TO SCALE	1

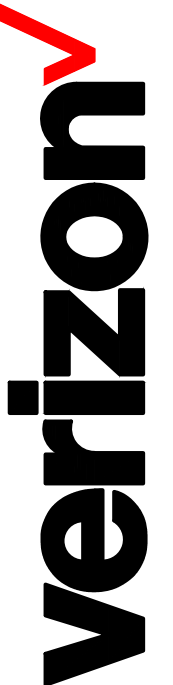
ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	10/02/24	90% ZONING DRAWINGS	M.B.
1	11/05/24	90% ZD'S REVISED	M.B.
2	11/14/24	CLIENT REDLINE	DE
3	12/05/24	CLIENT REDLINE	DE
4	02/06/26	90% ZONING DRAWINGS	M.B.
5	07/27/26	90% ZDS REVISION	M.B.



1875 Coronado Ave
Signal Hill, CA 90755
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PROPRIETARY INFORMATION
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2792 WALNUT AVENUE
TUSTIN, CALIFORNIA 92780

KITCHEN CREEK
PROJECT ID: 16459191

APN: 527-080-12-00
30763 OLD HIGHWAY 80
PINE VALLEY, CA. 91952

SHEET TITLE:
DETAILS

D3

REVISION:
5

**Attachment B – Form of Decision
Approving PDS2025-MUP-25-014**



VINCE NICOLETTI
DIRECTOR

TYLER FARMER
ASSISTANT DIRECTOR

PLANNING & DEVELOPMENT SERVICES

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

COMMISSIONERS

Michael Edwards (Chair)
David Pallinger (Vice Chair)
Ronald Ashman
Yolando Calvo
Molly Weber
Colton Sudberry
Kevin Sabellico

October 16, 2026

PERMITTEE: NUWAVE ON BEHALF OF VERIZON AND SAN DIEGO GAS AND
ELECTRIC (ATTN: RINN NGETH)
MAJOR USE PERMIT: PDS2025-MUP-25-014
E.R. NUMBER: PDS2025-ER-25-16-001
PROPERTY: 30763 OLD HIGHWAY 80 WITHIN THE PINE VALLEY COMMUNITY
PLANNING AREA
APN: 527-080-12-00

DECISION OF THE PLANNING COMMISSION

MAJOR USE PERMIT DECISION (MUP-25-014)

This Major Use Permit for PDS2025-MUP-25-014 consists of several sheets including plot plan, equipment layout, and elevations dated approved October 16, 2026. This permit authorizes the removal of an existing wireless monopole and equipment shelter permitted by Minor Use Permit ZAP-96-010 and installation of a new approximately 56-foot tall faux monopine with new equipment and an associated concrete masonry unit (CMU) equipment enclosure. This permit authorizes supporting equipment for the facility including an emergency backup generator with the CMU equipment enclosure. The project has been reviewed in conformance with the "S" Special Area Designator in accordance with Sections 5200 through 5214 of the Zoning Ordinance.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **October 16, 2028** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

Wireless telecommunication facilities subject to this Major Use Permit are considered "high visibility" facilities, therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 15 years (ending October 16, 2041, at 4:00 p.m.). This may be extended for an additional period of time through modification of this permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time. All monopoles and wireless telecommunication facilities subject to this Major Use Permit shall be reviewed for

conformance with the amortization requirements outlined in Sections 6985 and 6991 of the Zoning Ordinance through the modification of this permit.

SPECIFIC CONDITIONS FOR MAJOR USE PERMIT MUP-25-014: 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. **EASEMENTS#1–EASEMENT CONCURRENCE LETTERS**
INTENT: In order to ensure work is constructed within easements through authorization of the public entity or grantee of the easement. **DESCRIPTION OF REQUIREMENT:** A letter of authorization or documentation shall be provided demonstrating that work or construction can occur within applicable easements on the subject property. **DOCUMENTATION:** The applicant shall provide letters of

authorization from a grantee of an easement or documentation demonstrating that work or construction can occur within applicable easements on the subject property. The applicant shall submit the documentation to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval of any construction plan, the documentation shall be submitted. **MONITORING:** The [PDS, LDR] or shall review the documentation.

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

4. GEN#3–INSPECTION FEE

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

5. 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 and photo surveys dated **10/16/26** to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] and DPR [TC, PP] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

6. 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.

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

8. **HAZ#1–HEALTH AND SAFETY PLAN**

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

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

9. **GEN#4–DEMOLITION PERMIT AND FACILITY REMOVAL**

INTENT: In order to ensure that the existing wireless telecommunication facility authorized by original Minor Use Permit ZAP-96-010 and subsequent Modifications/Minor Deviations is removed. **DESCRIPTION OF REQUIREMENT:** Within 180 days of occupancy and upon completion of the construction/modifications to the wireless telecommunication facility authorized by Major Use Permit MUP-25-014, the existing wireless telecommunication facility

authorized by original Minor Use Permit ZAP-96-010 and subsequent Modifications/Minor Deviations shall be removed. **DOCUMENTATION:** The applicant shall obtain the applicable demolition permits and remove the existing offsite wireless telecommunication facility authorized by original Minor Use Permit ZAP-96-010 and subsequent Modifications/Minor Deviations. The applicant shall provide the applicable demolition permits and photo evidence of the facility being removed to the [PDS, PCC] to ensure compliance with this condition. **TIMING:** Within 180 days upon establishment of the use and occupancy of the facility authorized by Major Use Permit MUP-25-014, the off-site wireless telecommunication facility authorized by original Minor Use Permit ZAP-96-010 and subsequent Modifications/Minor Deviations shall be removed. **MONITORING:** The [PDS, PCC] shall review the provided photos and documentation for compliance with this condition and removal of the monopole and associated equipment.

10. 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. This includes, but is not limited to maintaining the following: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. 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.

11. 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 and associated equipment shelter, as depicted in the approved photo simulations and photo surveys dated **10/16/26**. 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. This period can be extended based on provided documentation to the satisfaction of the Director of DPR and the Director of PDS.

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.

12. NOISE#1–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.

13. **ROADS#1–SIGHT DISTANCE**

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT**

There shall be a minimum unobstructed sight distance of 550 feet in both directions along ***Old Highway 80*** from the project driveway openings for the life of this permit.

DOCUMENTATION: A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, *Code Compliance Division*] is responsible for compliance of this permit.

14. **ROADS#2–ROAD MAINTENANCE**

INTENT: In order to ensure that the on and offsite roads are maintained and not damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on-site and offsite roads that serve the Project. Furthermore, the applicant is responsible for maintenance on a proportional basis (number of trips) during the term of this permit to on-site and offsite roads that serve the Project. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The [PDS, *Code Enforcement Division*] is responsible for enforcement of this permit.

MAJOR USE PERMIT FINDINGS FOR PDS2025-MUP-25-014

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*
Scale and Bulk:

The project area can primarily be characterized as rural and vacant land with highways. Mature trees, administrative structures, and government agency structures are located within the project vicinity. The proposed faux monopine is of comparable height to existing vertical structures on the project site such as a lattice tower.

The Project site is adjacent to portions of Interstate 8 and Old Highway 80 that are designated as scenic highways in the County of San Diego General Plan. The scope of the Project consists of removing a monopole and constructing a faux monopine in order to bring the wireless telecommunication facility into conformance with the amortization schedule of the Zoning Ordinance. The proposed faux monopine will be compatible with the natural features and community character within the project vicinity and on the subject property. Drivers utilizing Interstate 8 and Old Highway 80 will have a limited and temporary view of the facility due to speed of vehicles using the roadways and intervening vegetation and landscaping between the Project site and roadways. The proposed faux monopine will be located on the Project site adjacent to existing mature trees and near an on-site structure. The Project site also contains various vertical structures of comparable scale such as utility poles. The supporting CMU equipment enclosure will be screened by existing on-site vegetation and painted earth-tone colors.

Coverage:

The subject parcel is approximately 19.2 acres in size and owned by San Diego Gas and Electric. Surrounding land uses consist of vacant land, open space, and government owned property with parcel sizes ranging in size from 10 acres to over 50 acres. The project is located on a parcel that is developed with existing structures and a parking lot. The project site contains an existing wireless telecommunications facility designed as a monopole with a supporting equipment enclosure. All construction associated with the project will be comparable to the footprint of the existing wireless telecommunication facility. Due to the small scale of the facility, the project will not contribute significantly to the existing site coverage, nor will it substantially increase the scale and bulk of the subject property. As such, the modifications of the existing telecommunications facility will maintain similar coverage with surrounding parcels. Considering the size of the subject lot compared with the size and location of the existing structure, and the coverage characteristics of surrounding properties, the removal of the

existing facility and construction of a new wireless telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

Density:

The project is a Major Use Permit to authorize the operation of a telecommunication facility and does not have a residential component subject to density.

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

The project is located within the jurisdiction of the San Diego County Fire Protection District. The project has been reviewed and found to be FP-2 compliant and includes supporting equipment within a CMU enclosure. The project would not require water or sewer services. Electrical and telephone services are available on-site. The proposed project involves construction to an existing wireless telecommunication facility with existing access to adequate utilities. All required utilities are therefore available for the project.

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

The project is a Major Use Permit to authorize the removal of an existing monopole and construction of a faux monopine tree wireless telecommunication facility. The subject project will not result in additional wireless telecommunication facilities and will bring the project into conformance with the Zoning Ordinance by removing a monopole and constructing a camouflaged design. Photo-simulations on file with the Major Use Permit demonstrate that the faux monopine and associated equipment will be in harmony with the existing neighborhood character. The proposed facility is located away from any nearby occupied structures and will result in construction of the facility adjacent to existing buildings on a property owned by SDG&E.

Drivers utilizing Interstate 8 and Old Highway 80 will have a limited and temporary view of the facility due to speed of vehicles using the roadways and intervening vegetation and landscaping between the Project site and roadways. The proposed faux monopine will be located on the Project site adjacent to existing mature trees and near an on-site structure. The supporting CMU equipment enclosure will be screened by existing on-site vegetation and painted earth-tone colors.

The project has been reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project is not located adjacent to noise sensitive land uses. The project includes a backup emergency generator within a CMU enclosure that will attenuate noise in conformance with County standards. The project, as designed, would not

cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to result in approximately one trip per month and will utilize an existing driveway connecting to Old Highway 80 for access. The use associated with this Major Use Permit is compatible with the existing rural nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and will be compatible with adjacent uses. Therefore, the number of maintenance trips will not substantially increase or alter the physical character of Old Highway 80 or Interstate 8.

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

The applicant proposes a Major Use Permit for the removal of an existing monopole and construction of a faux monopine facility. The subject property has access and utility services adequate to serve the proposed use. The project site already supports existing wireless telecommunications facilities and the scope of work would not result in significant alterations to the landform or grading. The project, as designed, would be camouflaged, would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

None identified.

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

The project is within the Public/Semi-Public Facilities (P/SP) General Plan Land Use Designation, and it is within the Pine Valley Community of the Central Mountain Subregional Plan. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the

project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location. The project would result in removal of a monopole that is visible from a scenic highway identified in the County of San Diego General Plan and construction of a camouflaged designed facility. Lastly, on April 14, 2026, the Pine Valley Community Planning Group recommended approval of the Project without any conditions by a vote of 8-0-0 (8-Yes, 0-No, 0-Absent). Therefore, the proposed use and project are consistent with the San Diego County General Plan.

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

A Notice of Exemption dated October 16, 2026 was prepared and is on file with Planning & Development Services. It has been determined that the project, as designed, would not cause any significant impacts on the environment and would be found in conformance with CEQA in accordance with Section 15303.

Pursuant to Sections 5200 through 5214 and the “S” Special Area Designator, the following Site Plan findings are made:

- a. *That the proposed development meets the intent and specific standards and criteria prescribed in pertinent sections of the Zoning Ordinance:*

The project site is subject to the General Agriculture (A72) Zoning Use Regulation which is defined as a residential zone in the wireless telecommunications facility section of the Zoning Ordinance. The removal of the existing monopole and construction of a new faux monopine facility is permitted within the A72 Zoning Use Regulation upon approval of a Major Use Permit. The facility meets all setbacks of the property and will result in the removal of a monopole that is visible from a Scenic Highway. Monopoles are not permitted when visible from a scenic highway and the scope of work will bring the project into conformance with the Zoning Ordinance.

- b. *That the proposed development is compatible with the San Diego County General Plan:*

The project is within the Public/Semi-Public Facilities (P/SP) General Plan Land Use Designation, and it is within the Pine Valley Community of the Central Mountain Subregional Plan. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is

designed for co-location. The project would result in removal of a monopole that is visible from a scenic highway identified in the County of San Diego General Plan and construction of a camouflaged designed facility. Lastly, on April 14, 2026, the Pine Valley Community Planning Group recommended approval of the Project without any conditions by a vote of 8-0-0 (8-Yes, 0-No, 0-Absent). Therefore, the proposed use and project are consistent with the San Diego County General Plan.

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

No standard or criteria has been waived.

Pursuant to Sections 5970 through 5972 of the Zoning Ordinance, the Major Use Permit has been reviewed for compliance with the Former Forest Conservation Initiative (FCI) Properties Overlay:

The project consists of a Major Use Permit for the removal of an existing monopole and construction of a faux monopine wireless telecommunications facility. The proposed scope of work does not consist of a General Plan Amendment and does not consist of a residential use that would increase the density of the property beyond the General Plan designation of the property. Therefore, the Major Use Permit is in conformance with the FCI Special Area Designator.

WIRELESS TELECOMMUNICATION FINDINGS

The project is in a non-preferred location in a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a MUP. 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 designed as a faux monopine tree. Due to the camouflaging of the facility and lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

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

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No

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

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

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

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 comply 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 one 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 and amended in November 2015. *Project design shall comply with the new Municipal Permit regulations.* The County has provided a Low Impact Development (LID) Handbook as a source for LID information to be utilized by County staff and outside consultants for implementing LID in our region. The LID Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmpps/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 the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016, and the BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE COMPLIANCE NOTICE: The project shall comply with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010

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

CONSTRUCTION PERMIT REQUIRED: A Construction Permit (and possibly an Encroachment Permit) are required for any and all work within the County right-of-way. Contact PDS Construction/Road Right of Way Permits Services Section at rowpermitcounter@sdcounty.ca.gov or (858) 694-2055 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. The Construction Permit application form can be found at the following link:

<https://www.sandiegocounty.gov/content/sdc/dpw/pfdlist.html>

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

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

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

COUNTY OF SAN DIEGO PLANNING COMMISSION
VINCE NICOLETTI, DIRECTOR

BY:

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

email cc:

Sean Oberbauer, Planning Manager, PDS
Andrew Holtz, Project Manager, PDS
Jennilyn Gonzalez, Land Development, PDS
Rinn Ngeth, Applicant Team
Tiffany Robertson, Applicant Team
Sonal Thakur, Applicant Team

Attachment C – Environmental Documentation

2-62 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: Kitchen Creek Wireless Telecommunication Facility; PDS2025-MUP-25-014; PDS2025-ER-25-16-001

Project Location: 30763 Old Highway 80, Pine Valley, CA within unincorporated San Diego County (APN: 527-080-12-00)

Project Applicant: Nuwave on behalf of Verizon (Attn: Rinn Ngeth) Phone: (562) 673-9924;
1329 N. Custer St. Santa Ana, CA 92701

Project Description: The project involves the removal of an existing monopole wireless telecommunication facility and associated equipment enclosure, and construction of an approximately 56-foot tall faux monopine and a new equipment enclosure on an approximately 19.2-acre property. The project site is located at 30763 Old Highway 80 in the Pine Valley Community of the Central Mountain Subregional Planning Area. The project is subject to the General Plan Regional Category No Jurisdiction, Land Use Designation Public/Semi-Public Facilities (P/SP), and Zoning Use Regulation General Agriculture (A72).

Agency Approving Project: County of San Diego

County Contact Person: Andrew Holtz Telephone: 619-458-2038

Date Form Completed: October 16, 2026

This is to advise that the County of San Diego Planning Commission has approved the above-described project on October 16, 2026 and found the project to be exempt from the CEQA under the following criteria:

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

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State of California Environmental Quality Act Guidelines, the project is exempt from CEQA because it involves construction of small structures such as a wireless telecommunications facility or utilities structures and will result in the removal of a monopole and construction of a faux tree. 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: _____ Telephone: (619) 458-2038

Name (Print): Andrew Holtz 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

**Kitchen Creek Wireless Telecommunication Facility
MAJOR USE PERMIT
PERMIT NO.: PDS2025-MUP-25-014
ENVIRONMENTAL LOG: PDS2025-ER-25-16-001**

ENVIRONMENTAL FINDINGS

October 16, 2026

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): PDS2025-MUP-25-014

Project Name: Kitchen Creek

Planning/Sponsor Group: Pine Valley Community Planning Group

Results of Planning/Sponsor Group Review

Meeting Date: _____

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

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: 8 Yes 0 No 0 Abstain 0 Vacant / Absent

C. Recommended conditions of approval:

Reported by: VERU DENHAM Position: CHAIR Date: 4-14-26

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

Building: (858) 565-5920 | Zoning: (858) 694-8985 or PDSZoningPermitCounter@sdcounty.ca.gov
<http://www.sdcounty.ca.gov/pds>



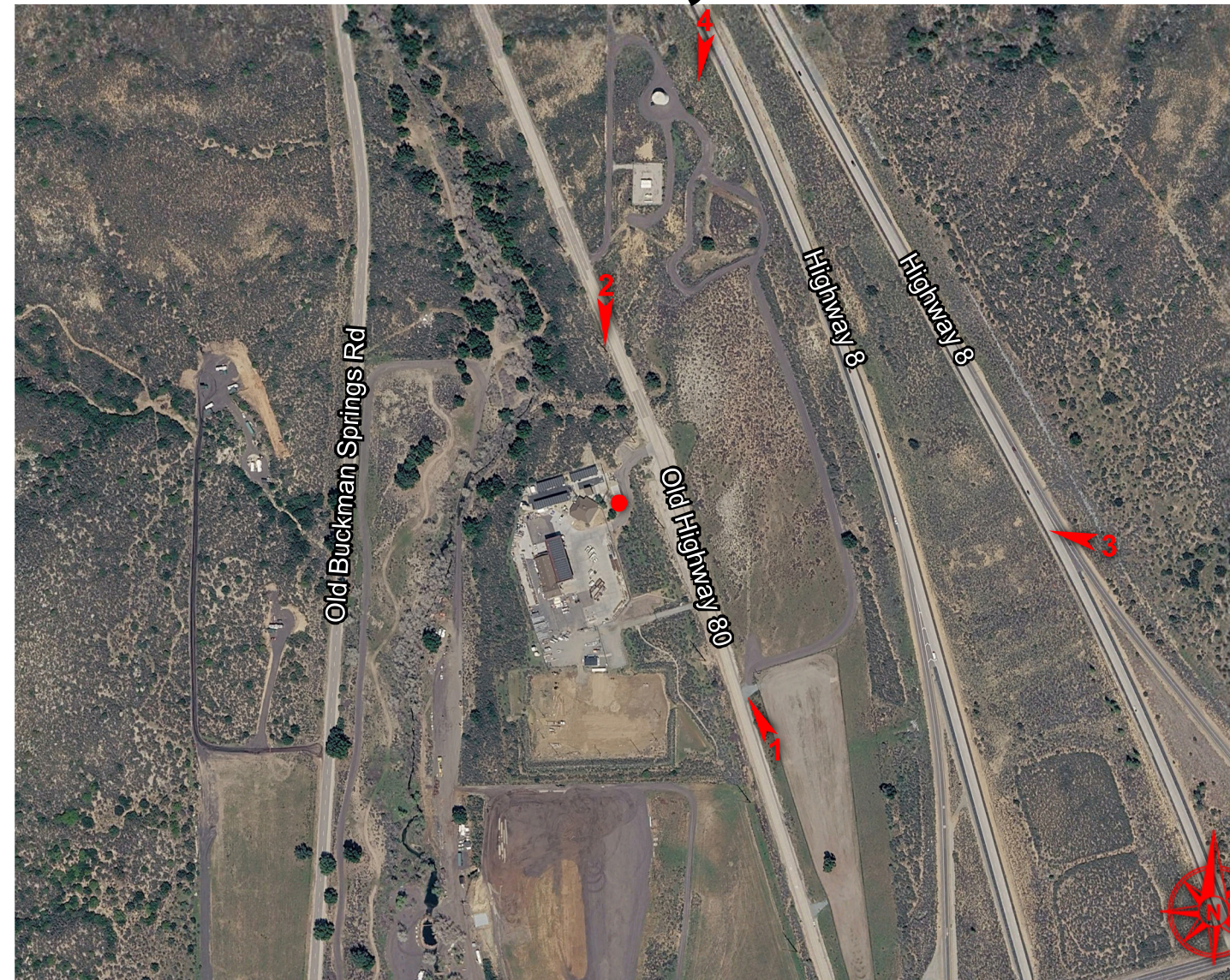
**Attachment F – Photo-Simulations, Geographic
Service Area Maps, and Alternative Site Analysis**

PHOTO SIMULATION

MONOPINE MOUNTED PANEL ANTENNAS:

30763 OLD HIGHWAY 80

PINE VALLEY, CA 91952



SHEET INDEX

PAGE NO.	PAGE TITLE
1	COVER
2	VIEW 1
3	VIEW 2
4	VIEW 3
5	VIEW 4

PROJECT DESCRIPTION

VERIZON PROPOSES A WIRELESS INSTALLATION

● PROPOSED LOCATION

COVER

02.11.26



PROJECT INFORMATION

SITE NAME: KITCHEN CREEK

PROJECT ID: 16601875

SITE ADDRESS: 30763 OLD HIGHWAY 80, PINE VALLEY, CA 91952

SDC PDS RCVD 04-22-26

MUP25-014

EXISTING



PROPOSED



VIEW 1 | NORTHWEST VIEW FROM OLD HIGHWAY 80

02.11.26



PROJECT INFORMATION

SITE NAME: KITCHEN CREEK

PROJECT ID: 16601875

SITE ADDRESS: 30763 OLD HIGHWAY 80, PINE VALLEY, CA 91952



VIEW 2 | SOUTH VIEW FROM OLD HIGHWAY 80

02.11.26



PROJECT INFORMATION

SITE NAME: KITCHEN CREEK

PROJECT ID: 16601875

SITE ADDRESS: 30763 OLD HIGHWAY 80, PINE VALLEY, CA 91952

EXISTING



PROPOSED



VIEW 3 | WEST VIEW FROM HIGHWAY 8

02.11.26



PROJECT INFORMATION

SITE NAME: KITCHEN CREEK
PROJECT ID: 16601875
SITE ADDRESS: 30763 OLD HIGHWAY 80, PINE VALLEY, CA 91952

EXISTING



PROPOSED



VIEW 4 | SOUTHWEST VIEW FROM HIGHWAY 8

02.11.26



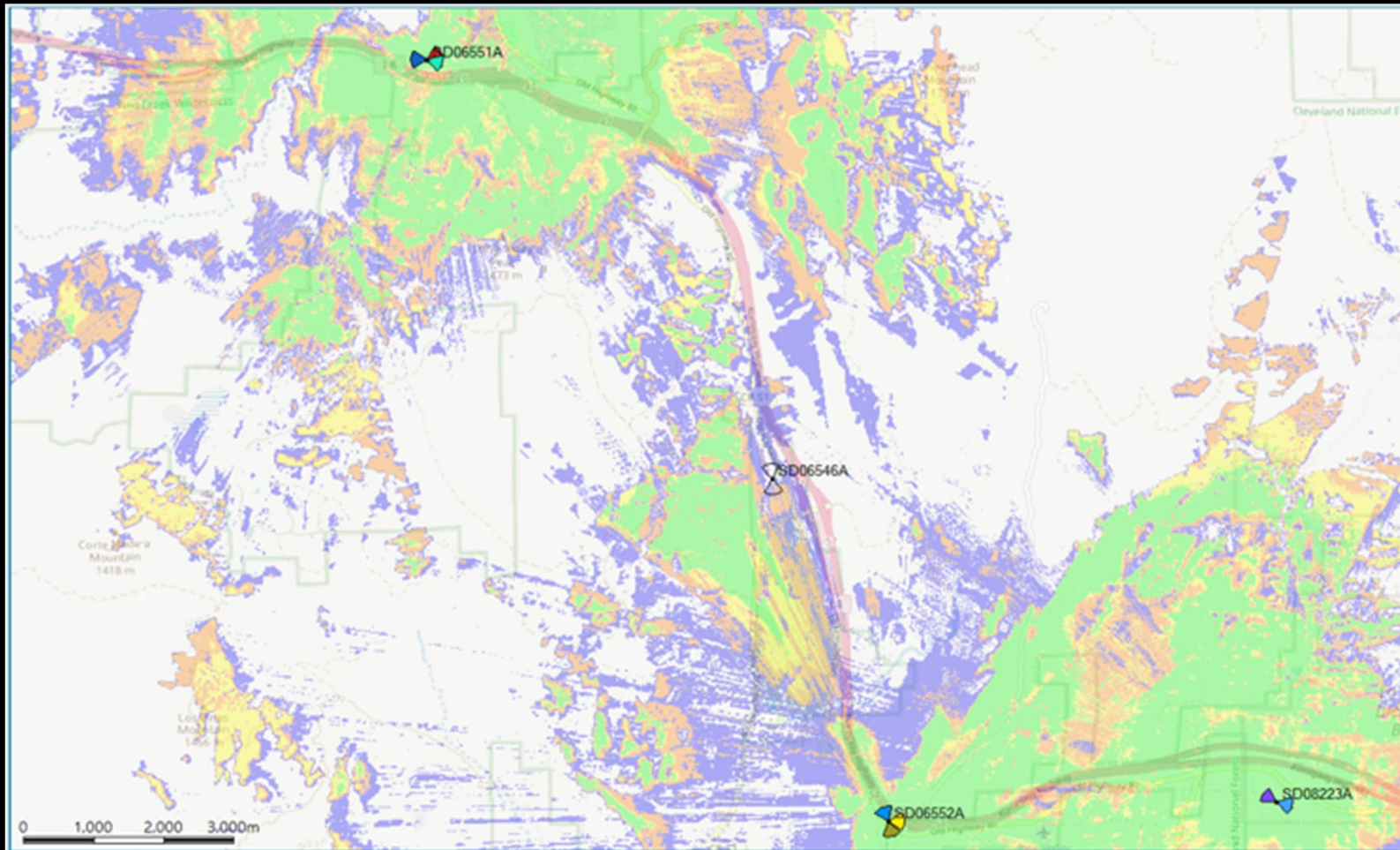
PROJECT INFORMATION

SITE NAME: KITCHEN CREEK

PROJECT ID: 16601875

SITE ADDRESS: 30763 OLD HIGHWAY 80, PINE VALLEY, CA 91952

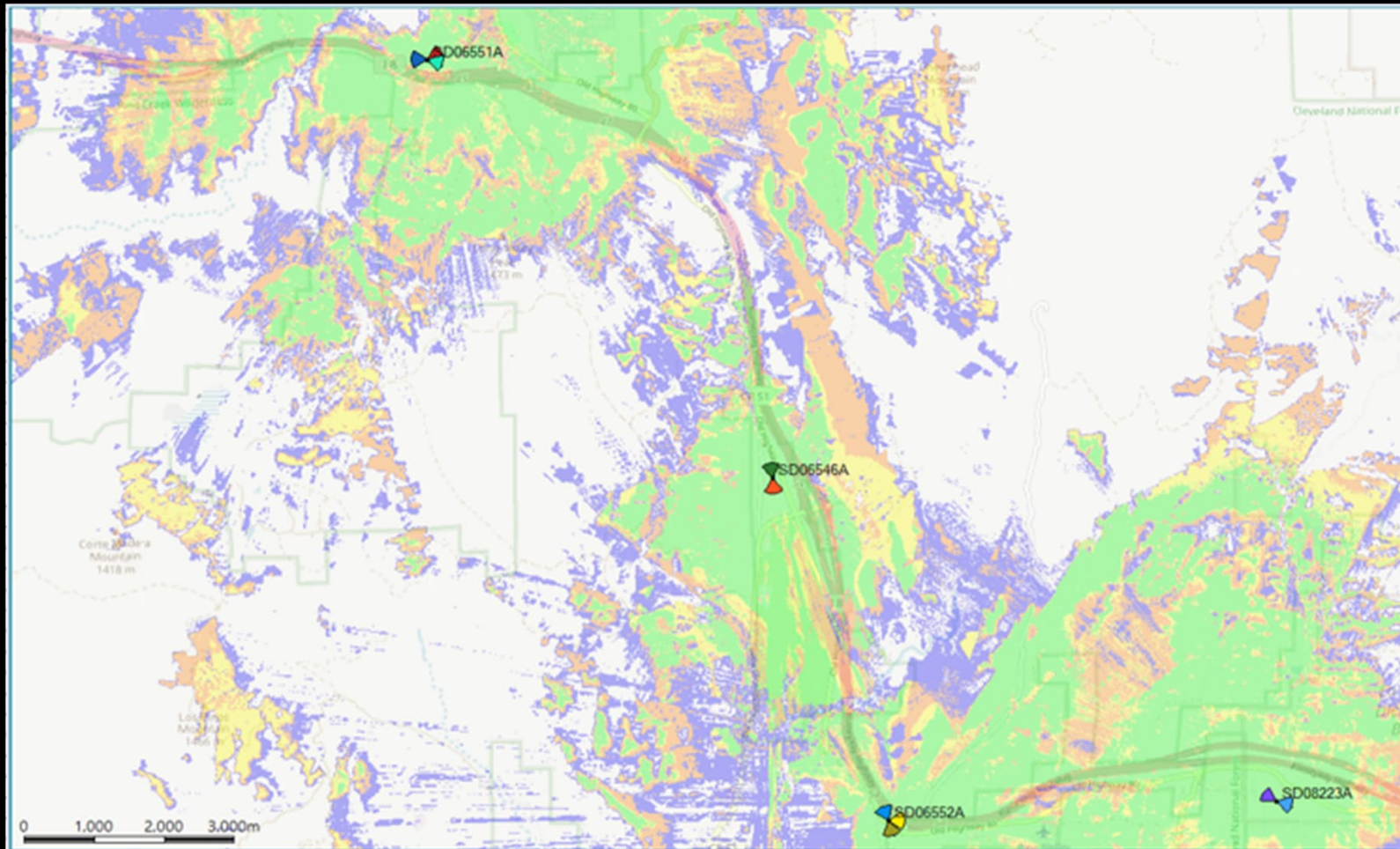
COVERAGE WITHOUT SD06546A



Legend

- IBC: $-95\text{dBm} < \text{RSRP}$
- IBR: $-100\text{dBm} < \text{RSRP} < -95\text{dBm}$
- In-Vehicle: $-108\text{dBm} < \text{RSRP} < -100\text{dBm}$
- Outdoor: $-115\text{dBm} < \text{RSRP} < -108\text{dBm}$

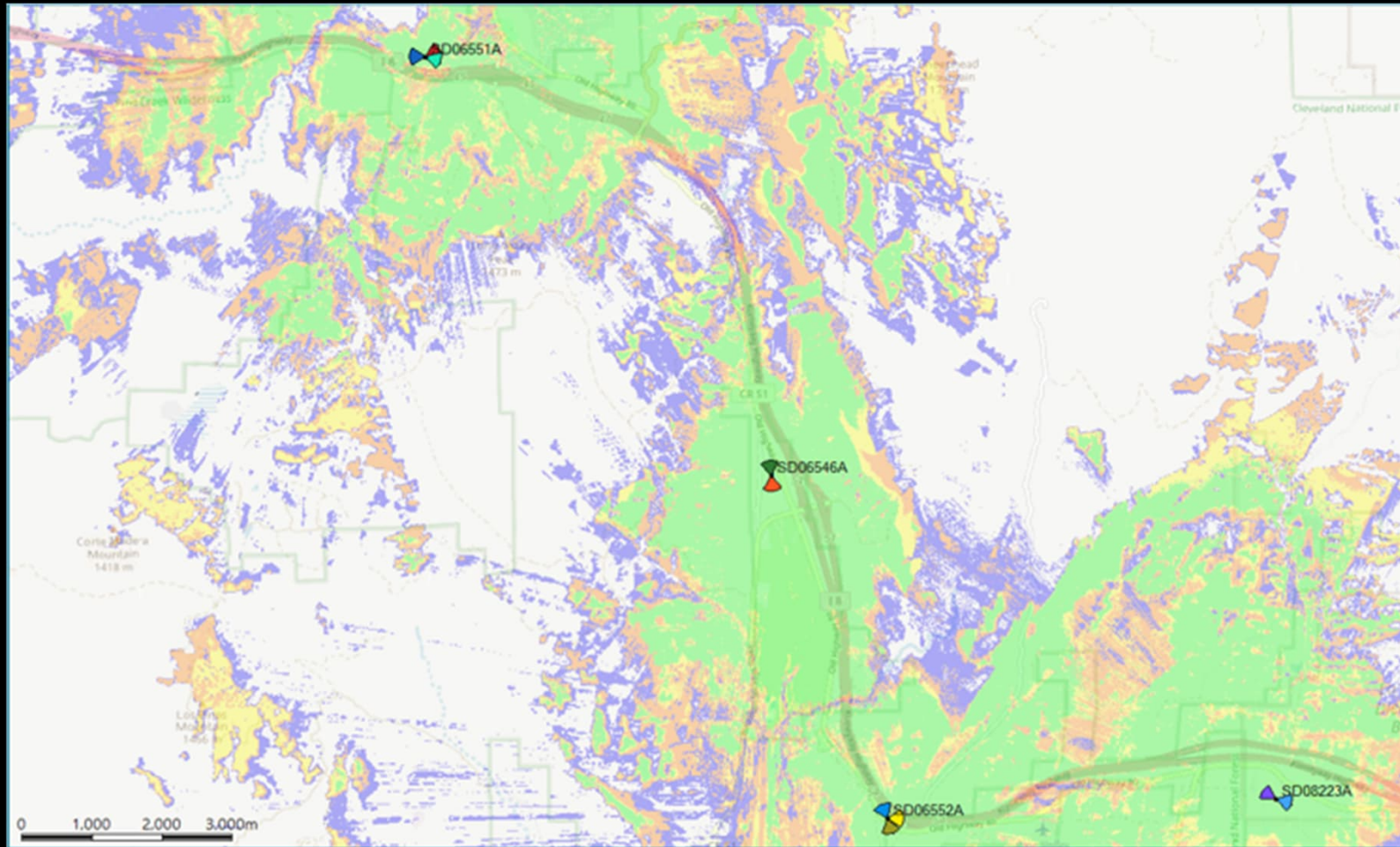
COVERAGE WITH SD06546A AT 35'



Legend

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- IBR: -100dBm < RSRP < -95dBm
- In-Vehicle: -108dBm < RSRP < -100dBm
- Outdoor: -115dBm < RSRP < -108dBm

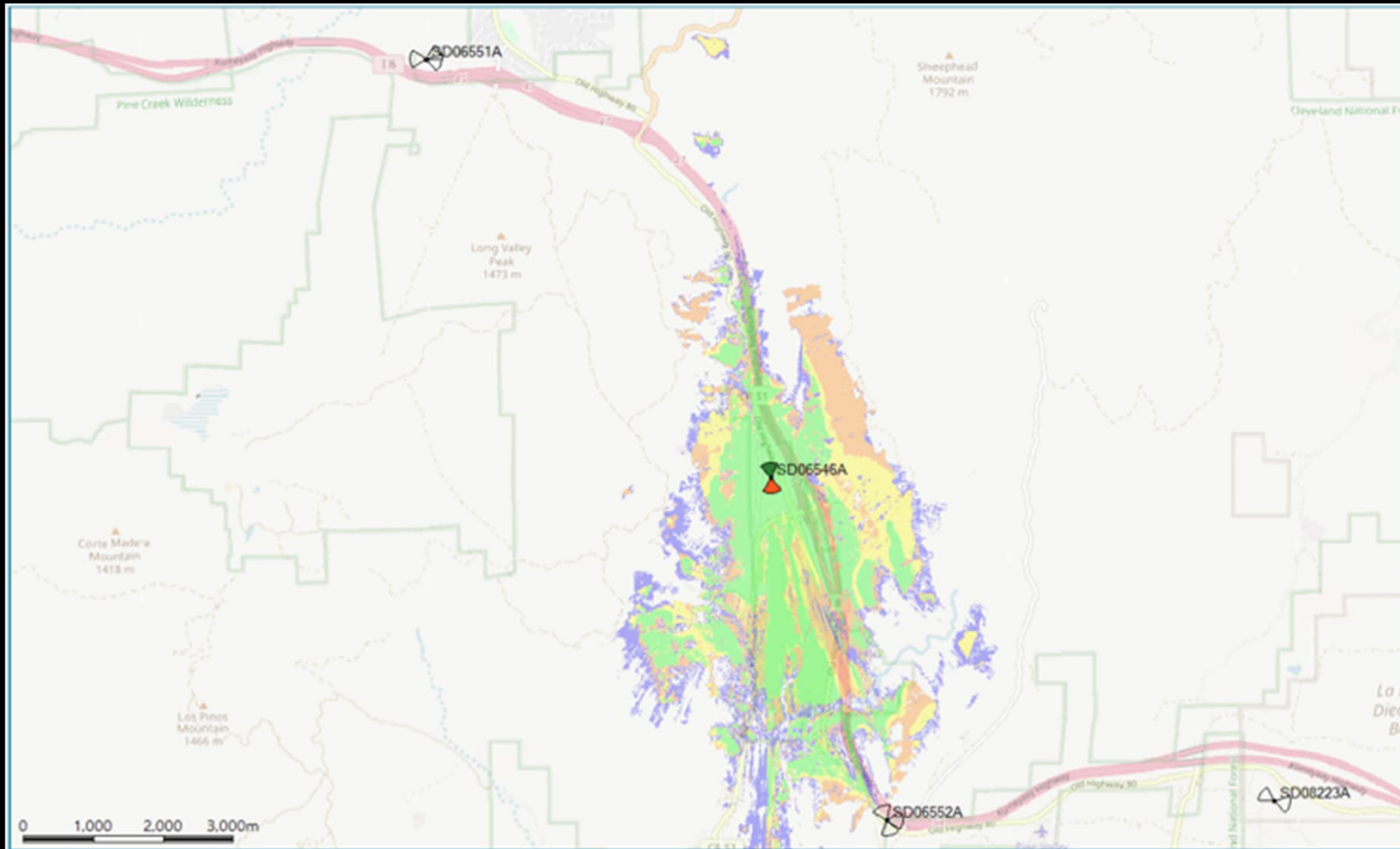
COVERAGE WITH SD06546A AT 55'



Legend

- IBC: $-95\text{dBm} < \text{RSRP}$
- IBR: $-100\text{dBm} < \text{RSRP} < -95\text{dBm}$
- In-Vehicle: $-108\text{dBm} < \text{RSRP} < -100\text{dBm}$
- Outdoor: $-115\text{dBm} < \text{RSRP} < -108\text{dBm}$

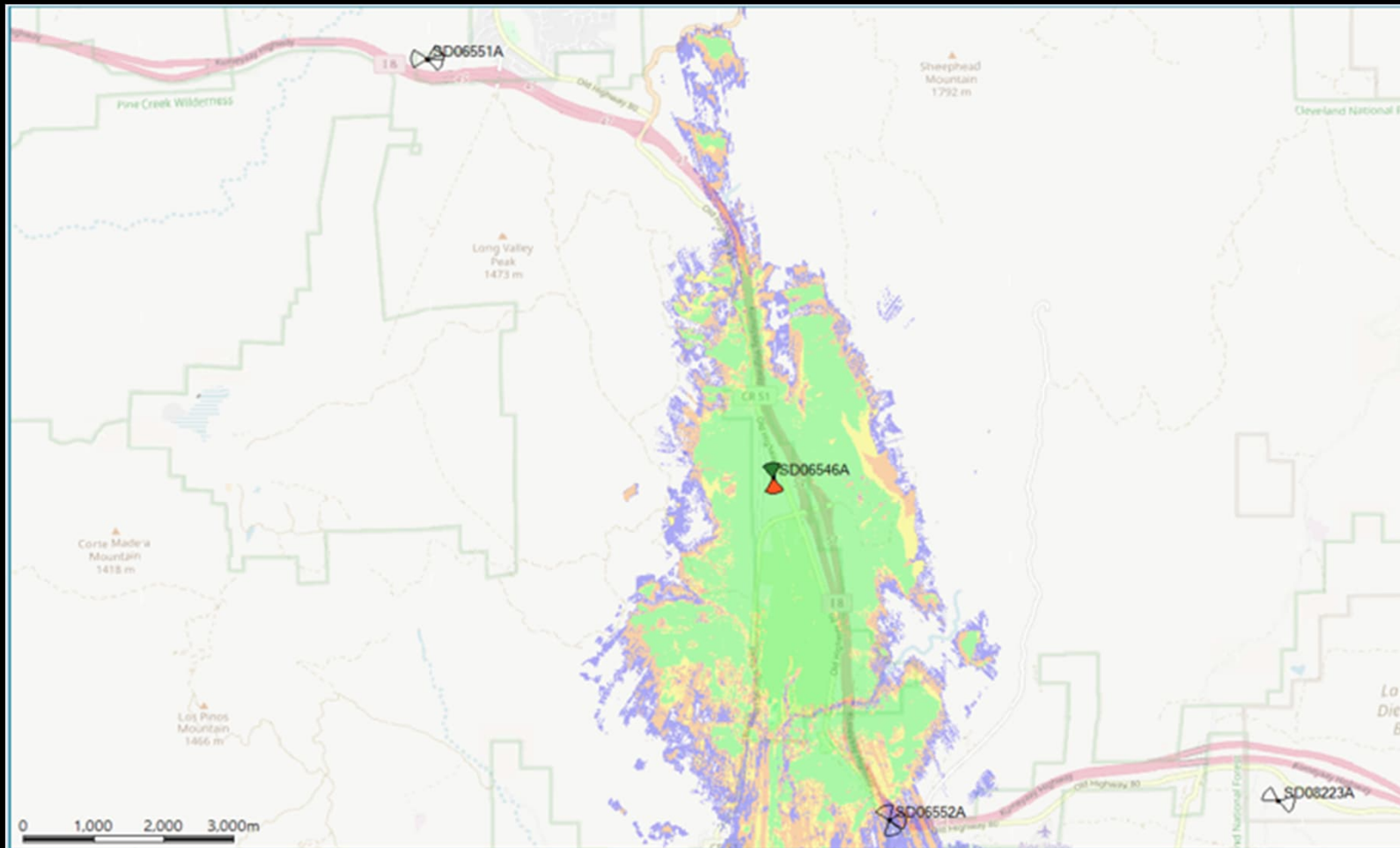
ONLY SD06546A COVERAGE AT 35'



Legend

- IBC: $-95\text{dBm} < \text{RSRP}$
- IBR: $-100\text{dBm} < \text{RSRP} < -95\text{dBm}$
- In-Vehicle: $-108\text{dBm} < \text{RSRP} < -100\text{dBm}$
- Outdoor: $-115\text{dBm} < \text{RSRP} < -108\text{dBm}$

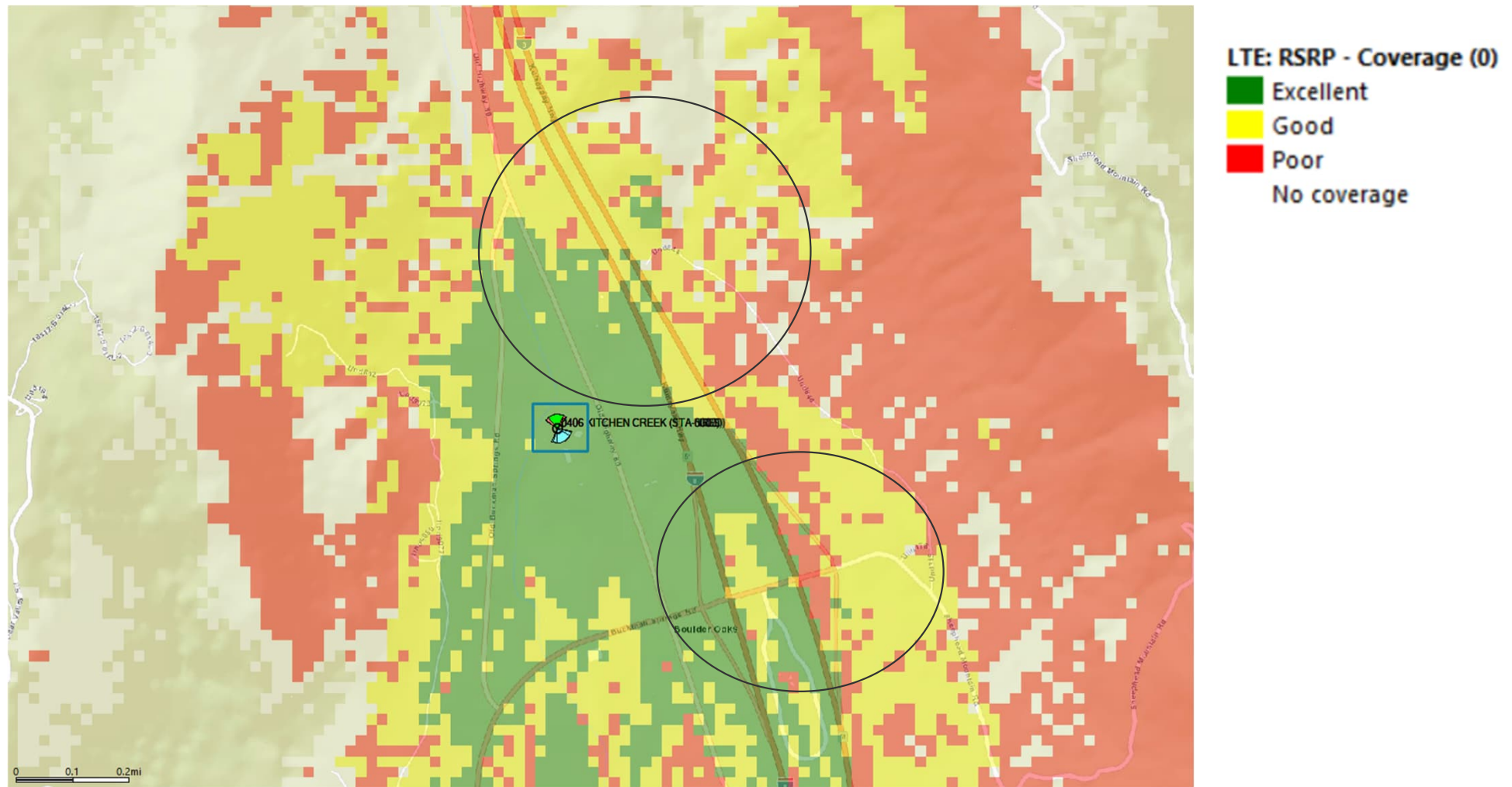
ONLY SD06546A COVERAGE AT 55'



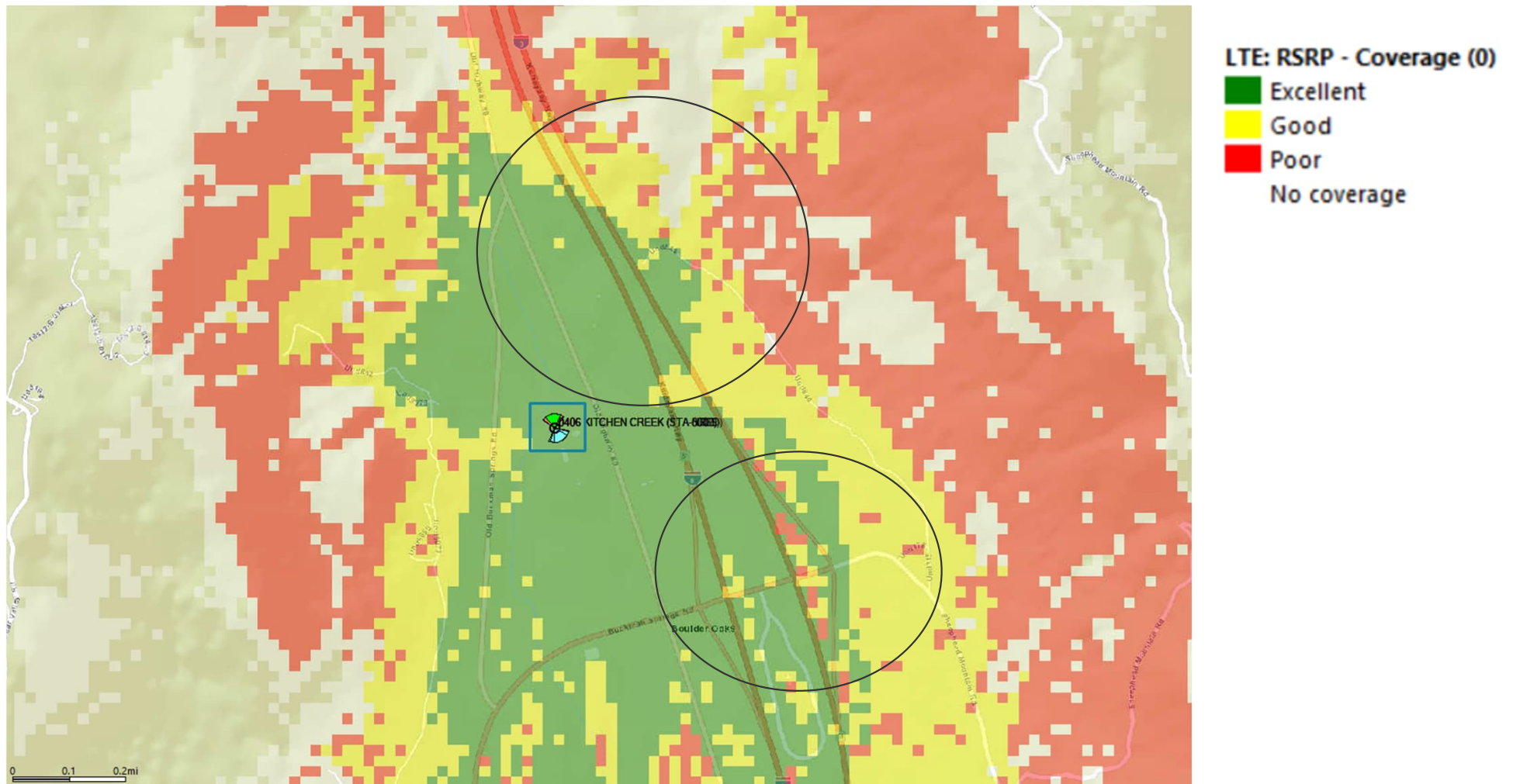
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- In-Vehicle: $-108\text{dBm} < \text{RSRP} < -100\text{dBm}$
- Outdoor: $-115\text{dBm} < \text{RSRP} < -108\text{dBm}$

Coverage Site Alone at 35 Ft



Coverage Site Alone at 55 Ft



This improvement is significant, as it facilitates a smoother handoff and results in fewer dropped calls.



on behalf of



July 29th, 2026

Alternative Site Analysis & Height Justification

City of Encinitas
Planning Department
Subject: Kitchen Creek
Project: Tower Relocation
Address: 30763 Old Highway 80

Alternative Site Analysis

The proposed project consists of a tower relocation within the existing wireless facility to replace the current monopole. Relocating the tower within the existing facility area minimizes visual impacts while maintaining the existing site and avoiding the need for a new wireless facility. The proposed location is the least intrusive alternative that meets the required coverage and capacity, reduces environmental impacts, and utilizes existing utility connections and site access.

Height Justification Letter

The proposed 55-foot monopole is the height necessary to achieve the required wireless coverage. There would be fewer dropped calls, better coverage on the freeway, and improved network capacity. RF analysis demonstrates that a shorter structure would significantly reduce coverage and increase the potential for dropped calls. Please see documents "T-MOBILE - SD06546A - Tower Height Justification PDF" and "Verizon - Kitchen Creek - Tower Height Justification PDF"

Thank you,
Rinn Ngeth
Site Acquisition, Authorized Agent for Verizon Wireless



Address: 1875 Coronado Ave Signal Hill CA 90755
Phone: 562-673-9924
Email: rinn.ngeth@nuwavecom.com

Attachment G – Ownership Disclosure



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

Record ID(s) PDS2023-ZAP-96-010W3 PDS2025-MUP-25-014

Assessor's Parcel Number(s) 527-080-12-00

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

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

San Diego Gas and Electric Company (SDGE)

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."

Rinn Ngeth

Signature of Applicant

Print Name

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

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>

