ATTACHMENT E – Public Documentation

ATTACHMENT E

County of San Diego, Planning & Development Services

COMMUNITY PLANNING OR SPONSOR GROUP PROJECT REVIEW

ZONING DIVISION

Record ID(s): PDS2022-MUP-22-012

Project Name: CAL02871 paradise Valley Road

Project Manager: Polina Mitcheom

Project Manager's Phone: 619-942-1376

Scope of Review:

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

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

Initial Review and Comment:

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

Planning Group review and advisory vote:

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

B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be noticed when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period.*

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

Notification of scheduled hearings:

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

ATTACHMENT E

County of San Diego, Planning & Development Services

COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION

ZONING DIVISION

Record ID(s): PDS2022-MUP-22-012

Project Name: CAL02872 Paradise Valley Road

Planning/Sponsor Group: Spring Valley

Results of Planning/Sponsor Group Review

Meeting Date: 2nd and 4th Tuesday of the Month

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

Public concerns on health risks and lack of outreach. Does County have the study and verifies? County says they rely on third party report. Group members: can the project be moved? American Cancer Society says no strong evidence from RF waves from cell towers causes any noticeable health effects. Does the County deny if study shows health effects?

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: 6 **Yes** 6 **No** 1 **Abstain** 2 **Vacant / Absent**

C. Recommended conditions of approval:

Reported by: Tim Snyder **Position:** Group Member **Date:** 2/23/2023

Please email recommendations to BOTH EMAILS;
Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov **and to** CommunityGroups.LUEG@sdcounty.ca.gov

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

CAL02872
USID: 322191 FA# 15558384
SITE ID: CAL02872

8538 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977

5G NSB

MRSDL042318/ MRSDL044649/ MRSDL044554/ MRSDL044529/ MRSDL044606/ MRSDL044648/ MRSDL044592

PROJECT DESCRIPTION

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

AT ANTENNA LEVEL:
- INSTALL (1) 35'-0" HIGH MONO EUCALYPTUS TOWER
- INSTALL (3) SITE PRO VFA-10HD MOUNTS
- INSTALL (1) SITE PRO MSFAA SECTOR FRAME MOUNT
- INSTALL (12) 2SCH40, 8'-0" LONG PIPE MOUNTS
- INSTALL (6) 2SCH40, 6'-0" LONG PIPE MOUNTS
- INSTALL (6) PANEL ANTENNAS
- INSTALL (3) AIR6419 B77D ANTENNAS
- INSTALL (3) AIR6449 B77G ANTENNAS
- INSTALL (3) DC9 SURGE SUPPRESSORS
- INSTALL (9) RRUS
- INSTALL (3) FIBER CABLE TRUNKS
- INSTALL (9) DC CABLES

AT EQUIPMENT LEVEL:
- INSTALL (1) 15'-0" x 20'-0x8'-0" HIGH CMU WALL
- INSTALL (1) CHAIN LINK FENCE W/ PRIVACY SLATS
- INSTALL (1) VERTIV 512 DCPP CABINET
- INSTALL (2) PURCELL FLX21 CABINETS
- INSTALL (1) NEW GENERAC SDC020 2.2L 20KW GENERATOR DIESEL GENERATOR
- INSTALL (1) CHAIN LINK FENCE W/ PRIVACY SLATS
- INSTALL (1) 3'-6" WIDE ACCESS GATE
- INSTALL (1) CIENA BOX
- INSTALL (2) DC12 SURGE SUPPRESSORS
- INSTALL (1) TELCO BOX
- INSTALL (1) PTLC W/ CAM LOK
- INSTALL (1) 200AMP METER PEDESTAL
- INSTALL (1) DISCONNECT SWITCH
- INSTALL (1) GPS ANTENNA
- INSTALL (1) FIRE EXTINGUISHER
- INSTALL (1) FIRE EXTINGUISHER CABINET
- INSTALL (1) EMERGENCY SHUTOFF SWITCH

SITE INFORMATION

PROPERTY OWNER:	SAN DIEGO COUNTY WATER AUTHORITY
LATITUDE:	32° 42' 02.03"
LONGITUDE:	-117° 00' 46.04"
GROUND ELEVATION:	332.22'± AMSL
JURISDICTION:	SAN DIEGO COUNTY
ZONING:	RV
PARCEL #:	5861701500
COUNTY:	SAN DIEGO
OCCUPANCY GROUP:	U-UNMANNED
CONSTRUCTION TYPE:	II-B
POWER COMPANY:	-
TELEPHONE COMPANY:	-

PROJECT TEAM

APPLICANT:
AT&T WIRELESS
7337 TRADE STREET
SANDIEGO, CA 92121

PROJECT MANAGER:
MD7
10590 W. OCEAN AIR DR., STE 250
SAN DIEGO, CA 92130
PHONE: (858) 799-7850

A&E CONTACT:
MORRISON HERSHFIELD CORP
JOSH REYNOLDS
1455 LINCOLN PKWY, SUITE 500
ATLANTA, GA 30346
770-379-8500
JReynolds@morrisonhershfield.com

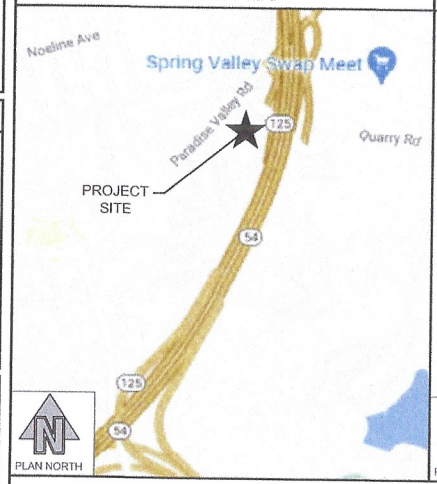
ZONING / SITE ACQUISTION:
MD7
10590 W. OCEAN AIR DE., STE 250
SAN DIEGO, CA 92130
PHONE: (858) 799-7850

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

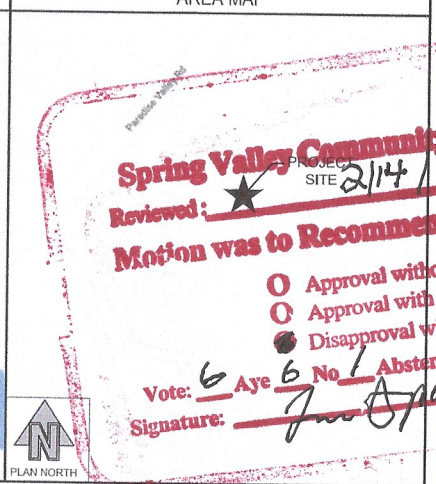
RF ENGINEER:
AT&T WIRELESS
CRISTIAN SOTO
cs459g@att.com

LOCATION MAPS

VICINITY MAP



AREA MAP



NO SCALE

DRIVING DIRECTIONS

FROM SAN DIEGO INTERNATIONAL AIRPORT:

HEAD EAST ON N HARBOR DR TOWARD MCCAIN RD. USE THE LEFT 3 LANES TO TURN LEFT ONTO W GRAPE ST. USE THE RIGHT 2 LANES TO TAKE THE RAMP ONTO I-5 S. MERGE WITH I-5 S. USE THE RIGHT 2 LANES TO TAKE EXIT 15B FOR CA-94 E/M L KING JR FWY. CONTINUE ONTO CA-94 E. TAKE EXIT 9A TO MERGE WITH CA-125 S. TAKE EXIT 12 TOWARD PARADISE VALLEY RD/JAMACHA BLVD. TURN RIGHT ONTO ELKELTON PL. USE THE LEFT LANE TO TURN LEFT ONTO PARADISE VALLEY RD. TURN LEFT. DESTINATION WILL BE ON THE LEFT.

ENGINEERING

THE FOLLOWING CODES W/ CALIFORNIA STATE AMENDMENTS
1. 2019 INTERNATIONAL BUILDING CODE
2. 2019 NATIONAL ELECTRICAL CODE
3. TIA-222-H OR LATEST EDITION
4. 2019 INTERNATIONAL MECHANICAL CODE
5. 2019 INTERNATIONAL FIRE CODE

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

APPROVALS

AT&T RF ENGINEER:		DATE:
AT&T OPERATIONS:		DATE:
SITE ACQUISITION:		DATE:
CONSTRUCTION MANAGER:		DATE:
PROPERTY OWNER:		DATE:
ZONING:		DATE:
PROJECT MANAGER:		DATE:

DRAWING INDEX

SHT NO.	DESCRIPTION
ATS01	AT&T TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
A01.0	SITE PLAN
A01.1	ENLARGED SITE PLAN
A02.0	EQUIPMENT PLAN
A04.0	ELEVATIONS
A04.1	ANTENNA PLAN & SCHEDULE

Spring Valley Community Planning Group
Reviewed: 2/14/23
Motion was to Recommend:
O Approval without conditions
O Approval with conditions
● Disapproval with concerns
Vote: 6 Aye 6 No 1 Abstention 2 Absent 0 Vacant
Signature: Date: 2/23/23

11"X17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

811 Know what's below. Call before you dig.

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

No.	Date	Action
O	11/16/22	FINAL ZONING DRAWINGS
B	11/03/22	PRELIMINARY ZONING DRAWINGS
A	10/17/22	PRELIMINARY ZONING DRAWINGS

Plans Prepared For:
MD7
10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130

Applicant:
at&t
Your world. Delivered.

Plans Prepared By:
MORRISON HERSHFIELD
5100 S MACADAM AVE., UNIT 500
PORTLAND, OR 97239
Tel: 503-595-9128 Fax: 503-595-9136
www.morrisonhershfield.com

Project:
CAL02872
SITE ID: CAL02872
8538 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977
FA: 15558384

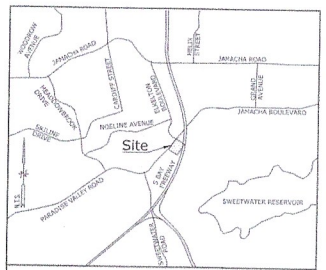
Drawing Title:
AT&T TITLE SHEET

Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: GS	Checked By: --
PM Review: JR	Client Approval
Issue No.: 0	Drawing No. ATS01

SCALE IS BASE ON 22" X 34" SHEET

ATTACHMENT E

E-4



Vicinity Map

Title Report

PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER NO. 37777068
DATED: SEPTEMBER 29, 2022

Legal Description

PROPERTY LOCATED IN SAN DIEGO COUNTY, CALIFORNIA
ALL THAT PORTION OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF QUARTER SECTION 2 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 MADE BY MURRILL AND ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID QUARTER SECTION 2 WITH THE EASTERLY RIGHT-OF-WAY OF ROAD SURVEY NO. 609-3 (PARADISE VALLEY ROAD); THENCE ALONG SAID EASTERLY, LINE SOUTH 17°45'56" EAST 998.27 FEET TO THE WESTERLY RIGHT-OF-WAY OF COUNTY HIGHWAY 58 (SOUTH BAY FREEWAY); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 21°19'42" WEST (RECORD SOUTH 21°11'32" WEST) 64.62 FEET, AND SOUTH 48°49'10" WEST (RECORD SOUTH 48°48'54" WEST) 128.49 FEET TO THE SOUTHEASTERLY CORNER OF COUNTY OF SAN DIEGO TRACT NO. 3502, MAP THEREOF NO. 5995 AS FILED IN SAID COUNTY RECORDER'S OFFICE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID MAP NO. 5995 NORTH 17°45'26" WEST 999.38 FEET (RECORD NORTH 17°45'44" WEST 999.28 FEET) TO SAID EASTERLY RIGHT-OF-WAY OF ROAD SURVEY NO. 609-3; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 39°43'11" EAST (RECORD NORTH 39°43'55" EAST 187.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.67 ACRES MORE OR LESS.

LESS AND EXCEPT THAT PORTION OF PROPERTY CONVEYED TO STATE OF CALIFORNIA FROM THE SAN DIEGO COUNTY WATER AUTHORITY BY GRANT DEED RECORDED ON OCTOBER 27, 1998 IN INSTRUMENT NO. 1998-0696549.

AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SAN DIEGO COUNTY WATER AUTHORITY FROM HAROLD E. NIEDERMEYER, TRUSTEE OF THE HAROLD E. NIEDERMEYER TRUST AND ARLENE G. NIEDERMEYER, TRUSTEE OF THE ARLENE G. NIEDERMEYER TRUST, AND DOES 1 THROUGH 20, INCLUSIVE BY FINAL ORDER OF CONDEMNATION DATED JULY 31, 1992 AND RECORDED AUGUST 28, 1992 IN INSTRUMENT NO. 1992-0539118.

Assessor's Parcel No.

586-170-15

Easements

(5) EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION SET FORTH IN INSTRUMENT RECORDED ON OCTOBER 4, 1996 IN INSTRUMENT NO. 1996-0505298 OFFICIAL RECORDS. **(PLOTTED HEREON).**

Access & Utility Route/Lease Area

TO BE DETERMINED

Geographic Coordinates at Mono-Eucalyptus Tower

1983 DATUM: LATITUDE 32° 42' 04.43" N LONGITUDE 117° 00' 47.51" W
ELEVATION = 324.7 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS (") TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (2022.25) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING LEICA SMARTNET NORTH AMERICA (SNNA) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS):

SNNA, CACO
NORTHING = 1851857.30' EASTING = 6348332.57'

SNNA, CASD
NORTHING = 1877183.42' EASTING = 6233621.68'

Benchmark

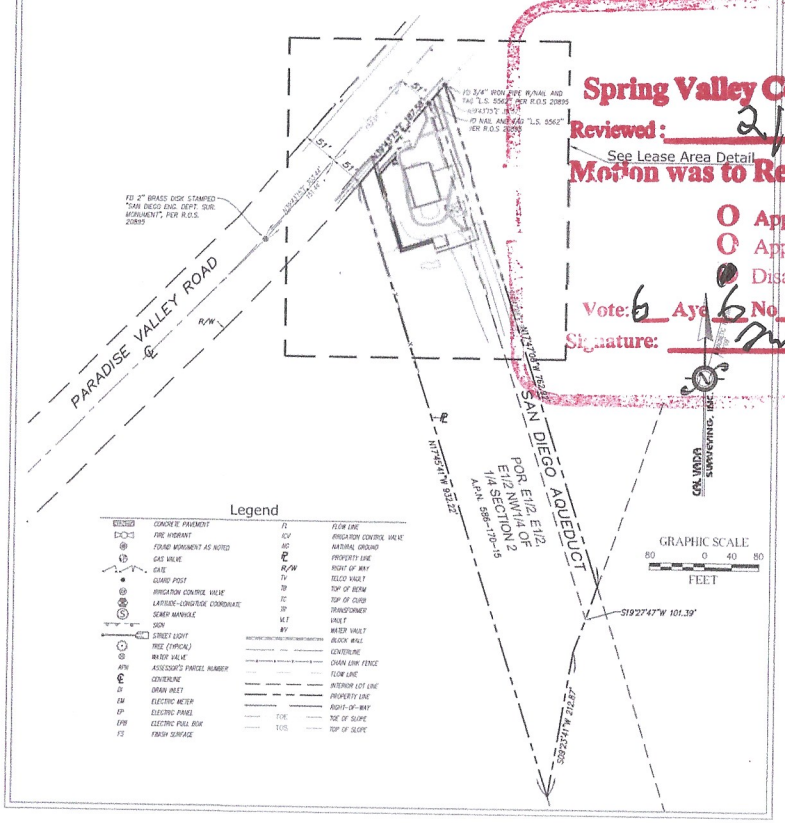
THE SMARTNET NORTH AMERICA CORS, CASD, ELEVATION 453.07 FEET (NAVD 88).

Date of Survey

SEPTEMBER 23, 2022

Boundary Detail

SCALE: 1"=80'

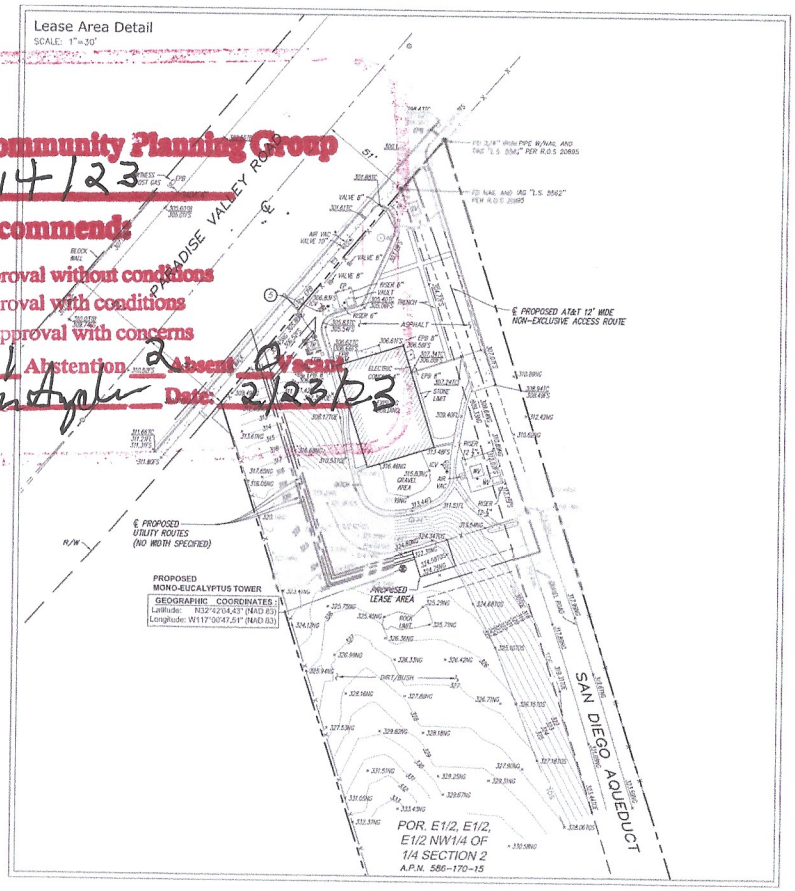


Legend

	CONCRETE PAVEMENT	FL	FLOW LINE
	FIRE HYDRANT	ICV	IRRIGATION CONTROL VALVE
	FOUND MONUMENT AS NOTED	NG	NATURAL GROUND
	GAS VALVE	PL	PROPERTY LINE
	GATE	R/W	RIGHT OF WAY
	GUARD POST	TV	TELCO VAULT
	IRRIGATION CONTROL VALVE	TB	TOP OF BERM
	LATITUDE-LONGITUDE COORDINATE	TC	TOP OF CURB
	SEWER MANHOLE	TP	TRANSFORMER
	SIGN	VLT	VAULT
	STREET LIGHT	WV	WATER VAULT
	TREE (TYPICAL)		BLOCK WALL
	WATER VALVE		CENTERLINE
	ASSESSOR'S PARCEL NUMBER		CHAIN LINK FENCE
	CENTERLINE		FLOW LINE
	DRAIN INLET		INTERIOR LOT LINE
	ELECTRIC METER		PROPERTY LINE
	ELECTRIC PANEL		RIGHT-OF-WAY
	ELECTRIC PULL BOX	TOE	TOE OF SLOPE
	FINISH SURFACE	TOS	TOP OF SLOPE

Lease Area Detail

SCALE: 1"=30'



PROPOSED MONO-EUCALYPTUS TOWER

GEOGRAPHIC COORDINATES	
Latitude:	N32°42'04.43" (NAD 83)
Longitude:	W117°00'47.51" (NAD 83)

Spring Valley Community Planning Group
Reviewed: 2/14/23
Motion was to Recommend:
O Approval without conditions
O Approval with conditions
● Disapproval with concerns
Vote: 6 Aye 6 No 1 Abstention 2 Absent 0 Vacant
Signature: [illegible] Date: 2/23/23

at&t

ABE DEVELOPMENT:

MORRISON HERSHFIELD

CONSULTANT:

CAL VADA SURVEYING, INC.
611 Sells Ct., Suite 205, Corona, CA 92878
Phone: 951-279-0060 Fax: 951-279-0746
Toll Free: 800-CALVADA www.calvada.com
JOB NO. 22720

LICENSURE:

LICENSED LAND SURVEYOR
LS 7780
Date Signed: 11/14/2022
STATE OF CALIFORNIA

REVISION:

REVISION:	DATE: / BY:	DESCRIPTION:
	10/07/22 JT	SUBMITTAL
1	11/14/22 HP	FINAL

SITE INFORMATION:

CAL02872

PARADISE VALLEY ROAD
LA PRESA, CA 91977
SAN DIEGO COUNTY

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER:

LS-1

SHEET 1 OF 1

ATTACHMENT E

THIS IS NOT A SURVEY

ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND ARE APPROXIMATE.

LEGAL DESCRIPTION:
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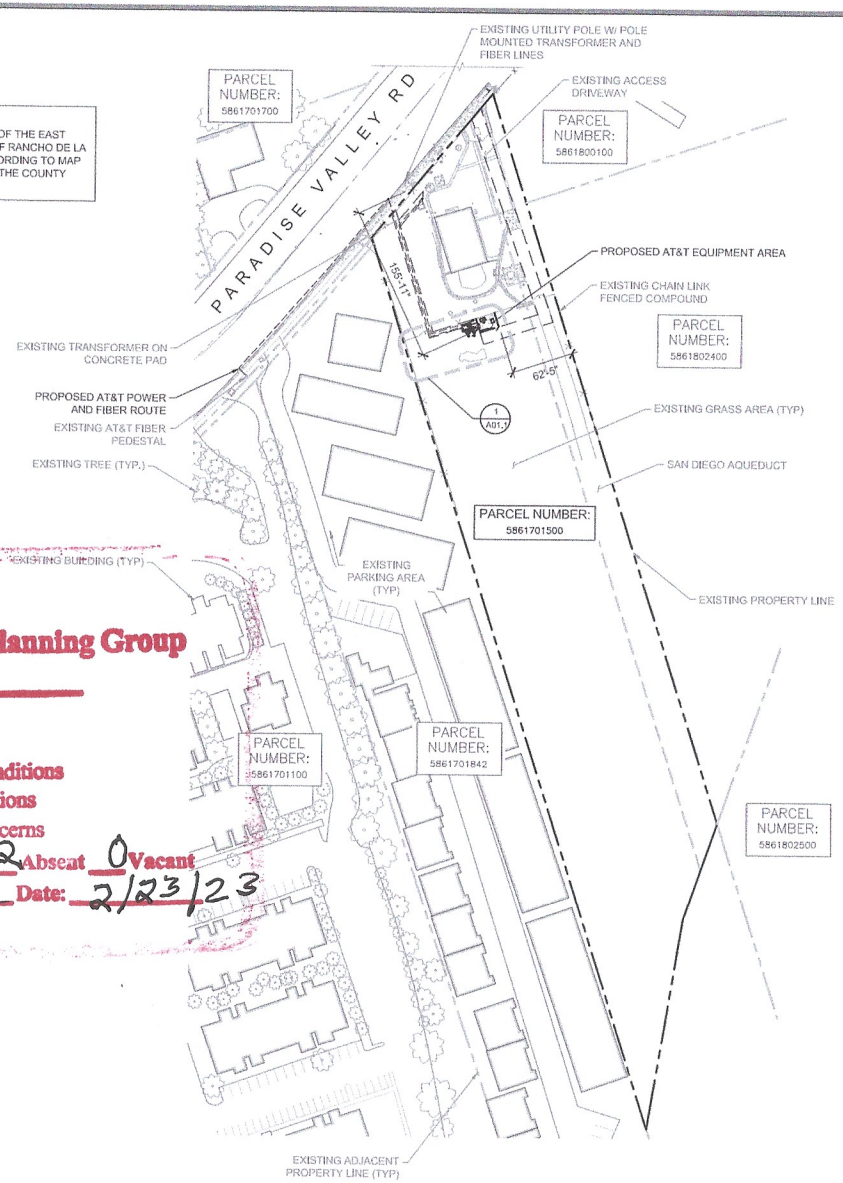

Spring Valley Community Planning Group
Reviewed: 2/14/23
Motion was to Recommend:
O Approval without conditions
O Approval with conditions
● Disapproval with concerns
Vote: 6 Aye 6 No 1 Abstention 2 Absent 0 Vacant
Signature: Jim Snyder Date: 2/23/23

811 Know what's below. Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN UTAH
TOLL FREE: (800) 662-4111 OR
CALL 3 WORKING DAYS BEFORE YOU DIG

SITE PLAN

60' 0 30' 60'
SCALE: 1"=60'-0" (22x34)
(OR) 1/2"=60'-0" (11x17)
1

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

No.	Date	Action
0	11/16/22	FINAL ZONING DRAWINGS
B	11/03/22	PRELIMINARY ZONING DRAWINGS
A	10/17/22	PRELIMINARY ZONING DRAWINGS

Plans Prepared For:
MD7
10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130

Applicant:
at&t
Your world. Delivered.

Plans Prepared By:
MORRISON HERSHFIELD
5100 S MACADAM AVE., UNIT 500
PORTLAND, OR 97239
Tel: 503-595-9128 Fax: 503-595-9136
www.morrisonhershfield.com

Project:
CAL02872
SITE ID: CAL02872
8538 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977
FA: 15558384

Drawing Title:
SITE PLAN

Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: GS	Checked By: –
PM Review: JR	Client Approval
Issue No.: 0	Drawing No. A01.1

SCALE IS BASE ON 22" X 34"

ATTACHMENT E

LEGAL DESCRIPTION:
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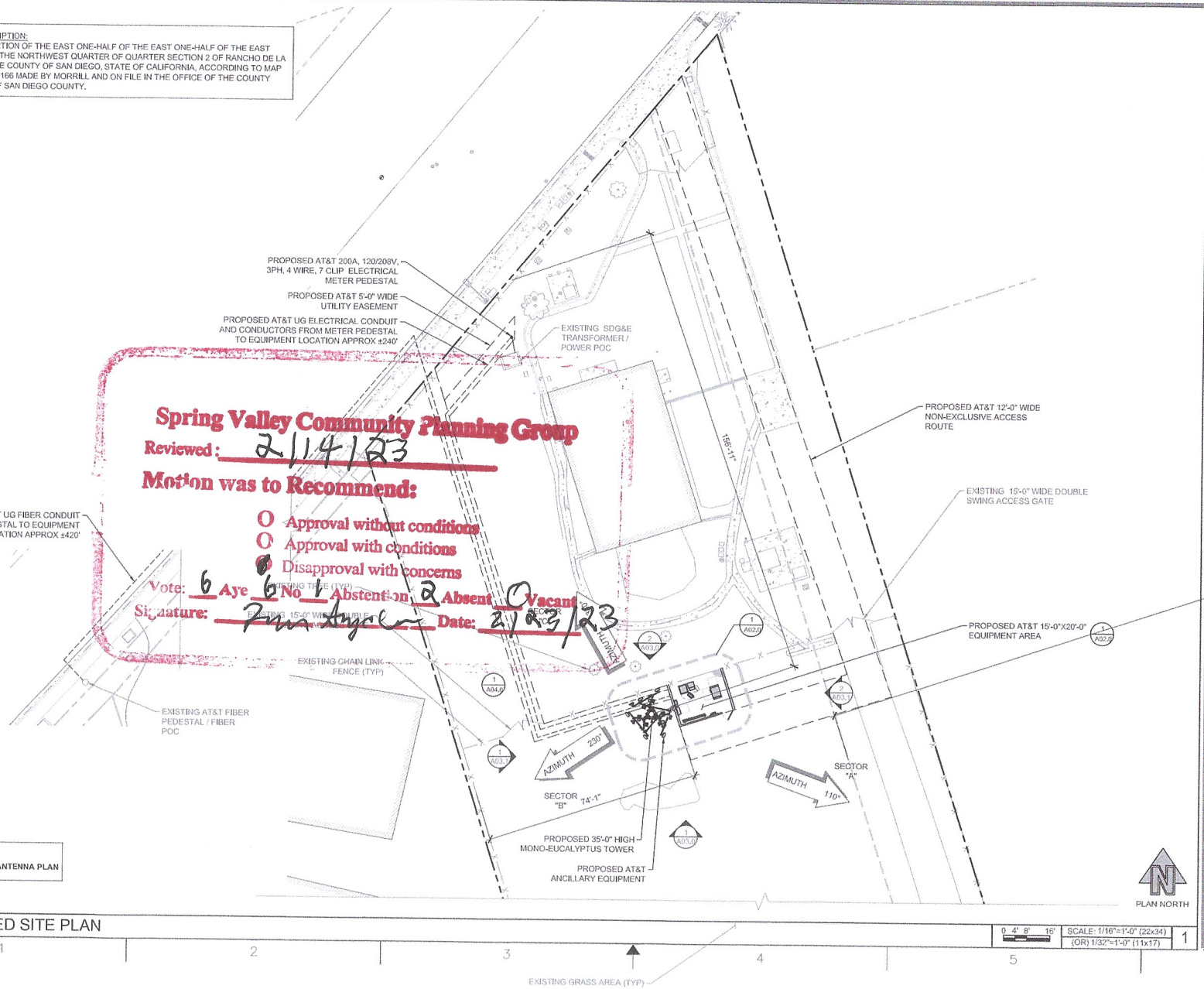

Spring Valley Community Planning Group
Reviewed: 2/14/23
Motion was to Recommend:
O Approval without conditions
O Approval with conditions
● Disapproval with concerns
Vote: 6 Aye 6 No 1 Abstention 2 Absent 0 Vacant
Signature: [illegible] Date: 2/23/23

NOTE:
SEE A04.0 FOR ANTENNA PLAN

ENLARGED SITE PLAN

0 4' 8' 16'
SCALE: 1/16"=1'-0" (22x34)
(OR) 1/32"=1'-0" (11x17)
1

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MD7
10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130

Applicant:
at&t
Your world. Delivered.

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5100 S MACADAM AVE., UNIT 500
PORTLAND, OR 97239
Tel: 503-595-9128 Fax: 503-595-9136
www.morrisonhershfield.com

Project:
CAL02872
SITE ID: CAL02872
8538 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977
FA: 15558384

Drawing Title:
ENLARGED SITE PLAN

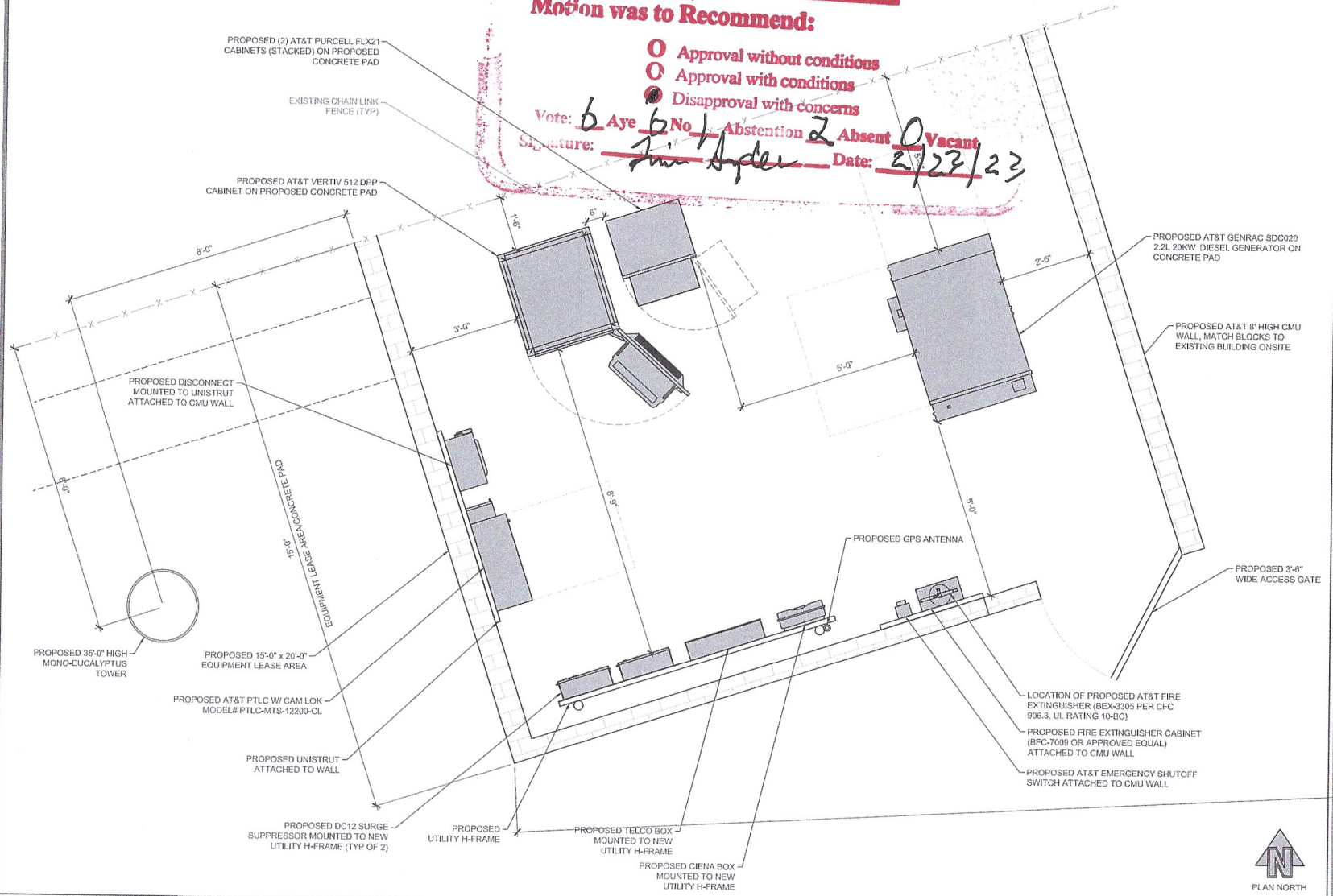
Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: GS	Checked By: —
PM Review: JR	Client Approval
Issue No.: 0	Drawing No. A01.0

SCALE IS BASE ON 22" X 34"

ATTACHMENT E

\\Cityfs4\Pw\Mt Cloud\Proj\2022\220348700-MD7 SoCal ATT New Site Build\11 Sites\CAL02872 - 15558384\09. CAD\MD7-727 -15558384-CAL02872_NSB_FTD_Rev 0_11.15.22.dwg 11/16/2022 3:34pm RBrawley

Spring Valley Community Planning Group
Reviewed: 2/14/23
Motion was to Recommend:
O Approval without conditions
O Approval with conditions
● Disapproval with concerns
Vote: 6 Aye 6 No 1 Abstention 2 Absent 0 Vacant
Signature: [illegible] Date: 2/23/23



EQUIPMENT PLAN

0 3"6" 1' SCALE: 3/4"=1'-0" (22x34) (OR) 3/8"=1'-0" (11x17) 1

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

No.	Date	Action
O	11/16/22	FINAL ZONING DRAWINGS
B	11/03/22	PRELIMINARY ZONING DRAWINGS
A	10/17/22	PRELIMINARY ZONING DRAWINGS

Plans Prepared For:
MD7
10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130

Applicant:
at&t
Your world. Delivered.

Plans Prepared By:
MORRISON HERSHFIELD
5100 S MACADAM AVE., UNIT 500
PORTLAND, OR 97239
Tel: 503-595-9128 Fax: 503-595-9136
www.morrisonhershfield.com

Project:
CAL02872
SITE ID: CAL02872
8538 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977
FA: 15558384

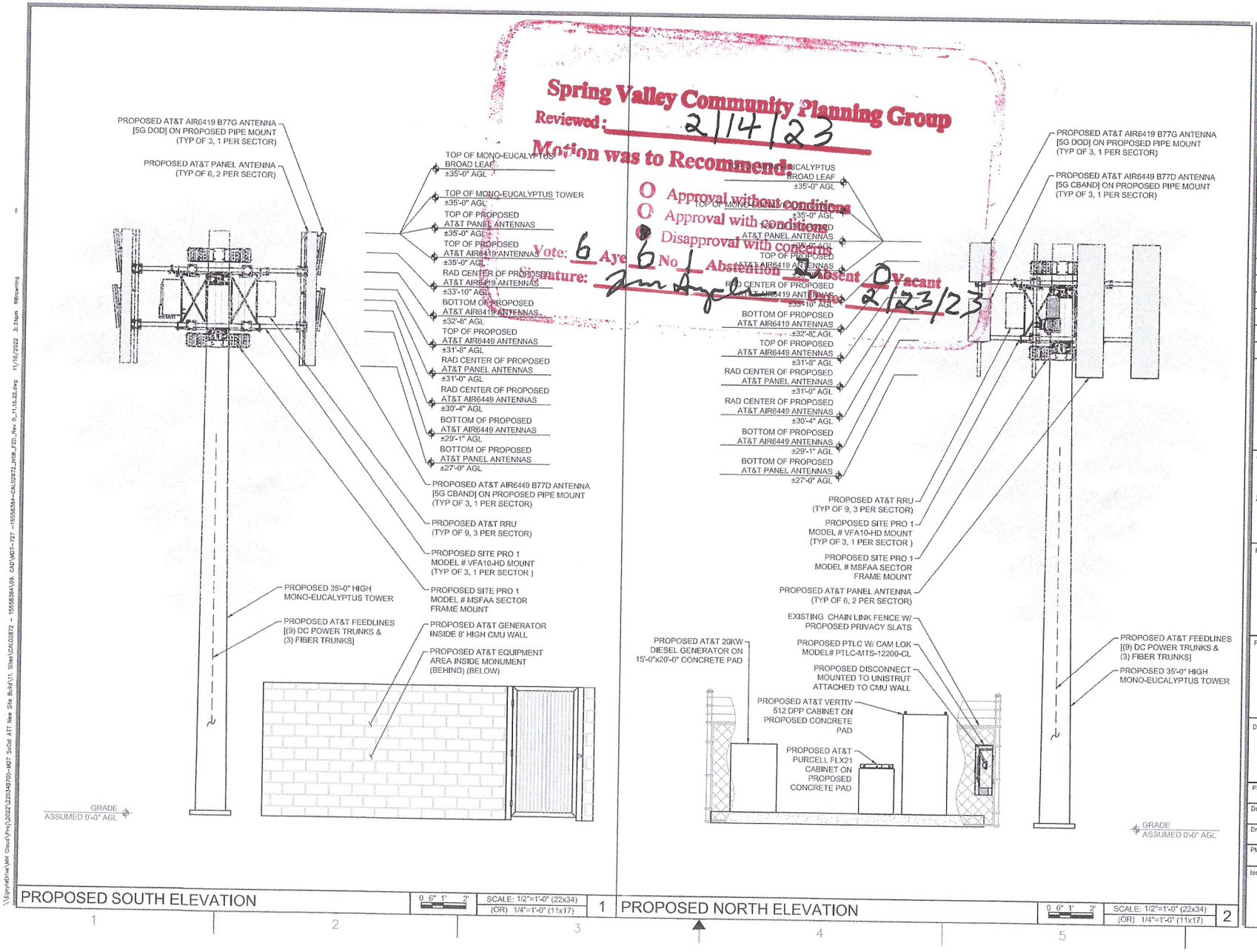
Drawing Title:
EQUIPMENT PLAN

Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: GS	Checked By: –
PM Review: JR	Client Approval
Issue No.: 0	Drawing No. A02.0

SCALE IS BASE ON 22" x 34"

ATTACHMENT E

E-8



Spring Valley Community Planning Group
Reviewed: 2/14/23
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Vote: 6 Aye 6 No 1 Abstention 1 Absent 0 Vacant
Signature: 2/23/23

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Project:
CAL02872
SITE ID: CAL02872
8538 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977
FA: 15558384

Drawing Title:
ELEVATIONS

Project No.:
Designer: Date:
Drawn By: Checked By:
PM Review: Client Approval
Issue No.: 0
Drawing No. A03.0

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

ATTACHMENT E

Spring Valley Community Planning Group

Reviewed: 2/14/23

Motion was to Recommend:

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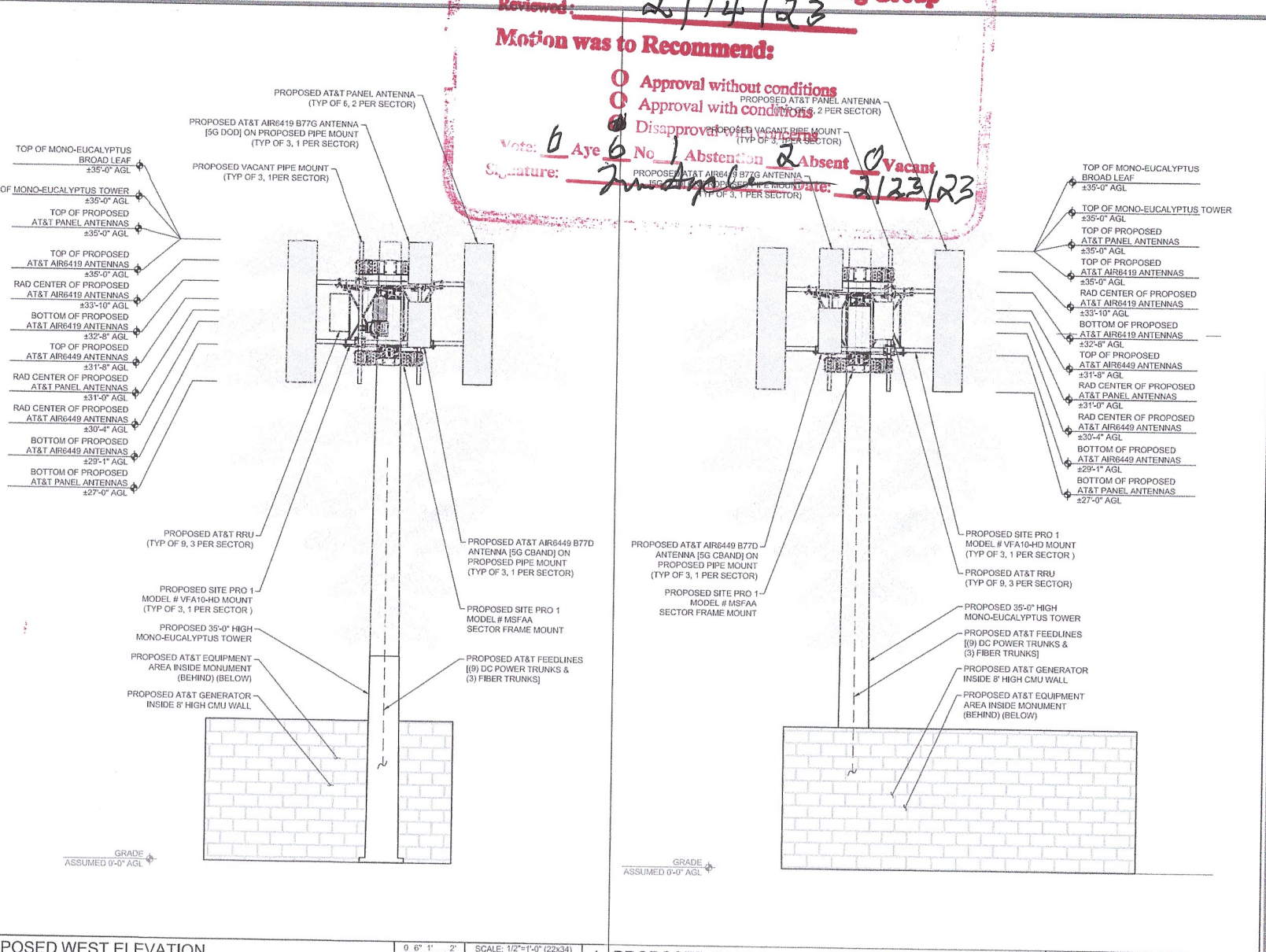
- O Approval with conditions
- Disapproval with conditions

Vote: 6 Aye 6 No 1 Abstention 2 Absent 0 Vacant

Signature: [illegible] Date: 2/23/23



PROPOSED WEST ELEVATION | 0 6" 1' 2' | SCALE: 1/2"=1'-0" (22x34) (OR) 1/4"=1'-0" (11x17) | 1

PROPOSED EAST ELEVATION | 0 6" 1' 2' | SCALE: 1/2"=1'-0" (22x34) (OR) 1/4"=1'-0" (11x17) | 2

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

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Project:

CAL02872
SITE ID: CAL02872
8538 PARADISE VALLEY ROAD
SPRING VALLEY, CA 91977
FA: 15558384

Drawing Title:

ELEVATIONS

Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: GS	Checked By: --
PM Review: JR	Client Approval
Issue No.: 0	Drawing No. A03.0

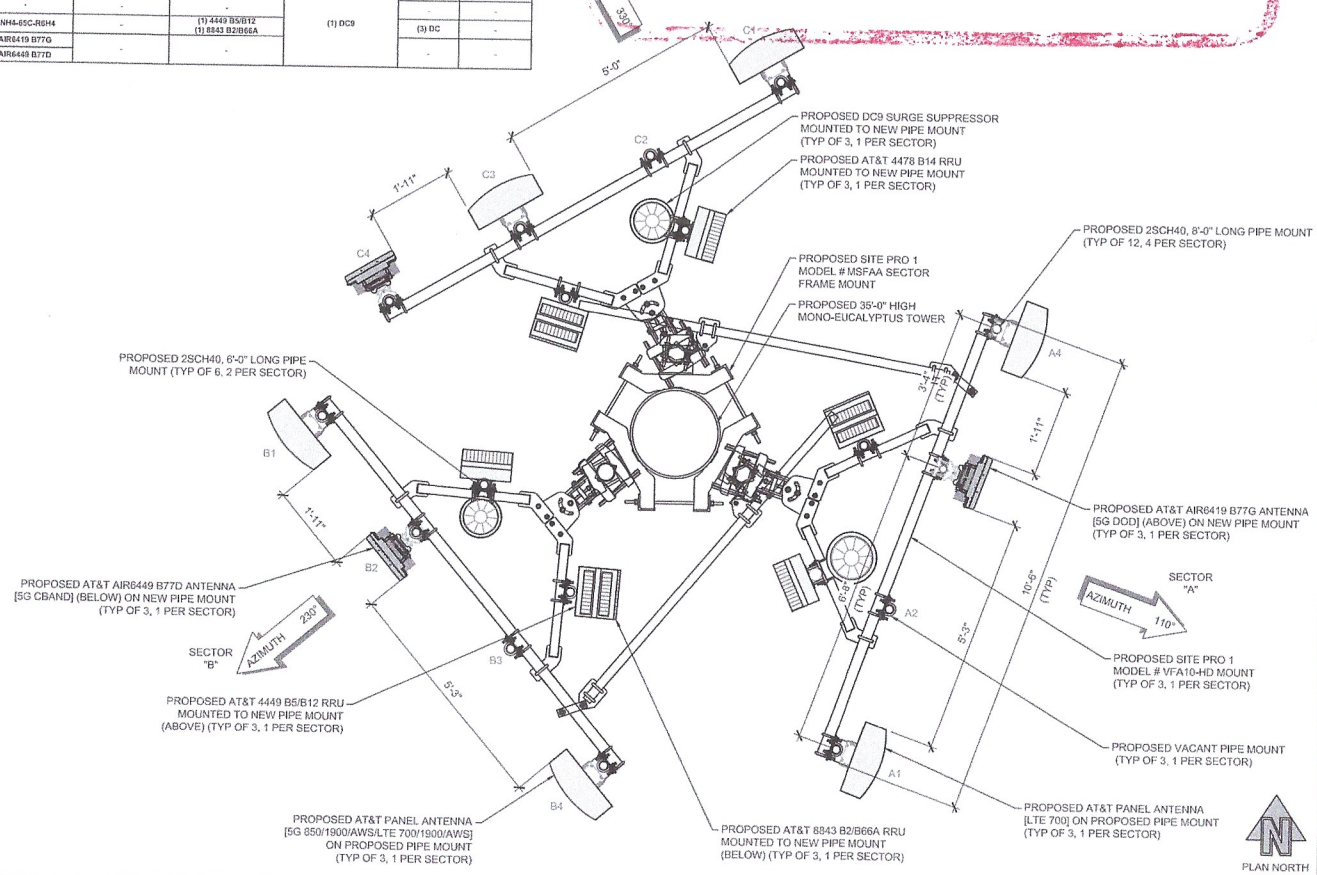
SCALE IS BASE ON 22" X 34" D SIZE

ATTACHMENT E

ATTACHMENT E

PROPOSED ANTENNA CONFIGURATION AND SCHEDULE - PER RFDS VERSION 1.0 - DATED 07-28-2022

	CARRIER / SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	FEEDER JUMPER	FEEDER LENGTH
SECTOR A	5G 850/1900/AWS LTE 700/1900/AWS	A1	110°	31'-0"	NNH4-65C-R6H4	-	(1) 4449 B5/B12 (1) 8843 B2/B66A	(1) DC9	(3) DC	-
	-	A2	-	-	-	-	-		-	-
	5G DOD	A3	110°	33'-10"	AIR6419 B77G	-	-		-	-
	5G CBAND			30'-4"	AIR6449 B77D				-	-
	LTE 700	A4	110°	31'-0"	NNH4-65C-R6H4	-	(1) 4478 B14		(1) FIBER	-
SECTOR B	CARRIER / SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	FEEDER JUMPER	FEEDER LENGTH
	LTE 700	B1	230°	31'-0"	NNH4-65C-R6H4	-	(1) 4478 B14	(1) DC9	(1) FIBER	-
	5G DOD	B2	230°	33'-10"	AIR6419 B77G	-	-		-	-
	5G CBAND			30'-4"	AIR6449 B77D™				-	-
	-	B3	-	-	-	-	-		-	-
	5G 850/1900/AWS LTE 700/1900/AWS	B4	230°	31'-0"	NNH4-65C-R6H4	-	(1) 4449 B5/B12 (1) 8843 B2/B66A		(3) DC	-
SECTOR C	CARRIER / SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	FEEDER JUMPER	FEEDER LENGTH
	LTE 700	C1	330°	31'-0"	NNH4-65C-R6H4	-	(1) 4478 B14	(1) DC9	(1) FIBER	-
	-	C2	-	-	-	-	-		-	-
	5G 850/1900/AWS LTE 700/1900/AWS	C3	330°	31'-0"	NNH4-65C-R6H4	-	(1) 4449 B5/B12 (1) 8843 B2/B66A		(3) DC	-
	5G DOD	C4	330°	33'-10"	AIR6419 B77G	-	-		-	-
	5G CBAND			30'-4"	AIR6449 B77D				-	-



Spring Valley Community Planning Group
Reviewed: 8/14/23
Motion was to Recommend:
O Approval without conditions
O Approval with conditions
O Disapproval with concerns
Vote: 6 Aye 6 No 1 Abstention 2 Absent 2 Vacant
Signature: Don Byrd Date: 8/22/23

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Project:

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SITE ID: CAL02872
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SPRING VALLEY, CA 91977
FA: 15558384

Drawing Title:

ANTENNA PLAN & SCHEDULE

Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: GS	Checked By: --
PM Review: JR	Client Approval
Issue No.: 0	Drawing No. A04.0

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

ANTENNA PLAN & SCHEDULE

0 3"6" 1' | SCALE: 3/4"=1'-0" (22x34) (OR) 3/8"=1'-0" (11x17) | 1

\\EnvirideDrive\MH Cloud\Proj\2022\220348700-MD7 SoCal ATT New Site Build\11. Sites\CAL02872 - 15558384\09. CAD\MD7-727 - 15558384-CAL02872_N98_FTD_Rev 0_11.15.22.dwg 11/16/2022 3:34pm RBrowning