



November 28, 2012

Laurel Reimer
2739 Saturn Street
Brea, CA 92821

RE: PROJECT NAME: GLEN OAKS WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT MODIFICATION; 3301 04-049-01 (MUP); ENVIRONMENTAL
LOG NO: 04-14-041A (ER) APPLICATION AMENDMENT FORM/COUNTY
ADMINISTRATIVE FEEDOCUMENT REQUEST; PROJECT ADDRESS: 9590
CHOCOLATE SUMMIT DR, WITHIN THE UNINCORPORATED AREA OF SAN DIEGO
COUNTY; APN 402-201-23 & 25; KVA PROJECT: 12-0189828

Dear Laurel Reimer:

Planning & Development Services (PDS) has completed the review of your Application for the modification to a Major Use Permit and have found it to be adequate. However, prior to drafting the Major Use Permit Modification decision which will include conditions that will need to be satisfied for your project, we request your concurrence with the project conditions. Please review the attached Application Amendment Form and, if you concur with the conditions, sign and return the original as soon as possible. It is recommended that you review these conditions closely as they cannot be changed after project approval. Your concurrence is being requested so that we may move forward with processing a CEQA Exemption for your project.

NOTE: We strongly suggest that you review these measures carefully because changing them later may result in substantial costs and delays in the processing of your project.

DEPARTMENT RECOMMENDATION

Comments and information in this letter, or lack thereof, should not be construed as the Department implying an overall recommendation or decision on your project. Planning

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or account deficit, Board Policy I-137 will apply; please refer to the Board Policy I-137 at http://www.sdcgov.com/PDS/Docs/Inactive_Case_Board_Policy-I-137.pdf and the FAQ sheet at http://www.sdcgov.com/PDS/Docs/Inactive_Case_Board_Policy-I-137.pdf for the Processing of Inactive and Deficit Projects.

If you have any questions or need additional information, please contact me at (950) 694-2621 or by e-mail at marisa.smith@sdcounty.ca.gov.

Sincerely,

Marisa Smith
Marisa Smith, Project Manager
Project Planning Division

JR ms

Attachment
Estimate of Discretionary Processing Time and Costs
Application Amendment Form

cc: Alpine Christian Fellowship, attn John Lutz, 6590 Chocolate Summit Dr, El Cajon, CA 92021
Verizon Wireless, 15505 Sand Canyon Ave, Bldg D, 1st Floor, Irvine, CA 92618
Andrew Perez, 2749 Saturn St, Brea, CA 92821

email cc:
Janett Ramalva, Planning Manager, PDS
Ed Sinsay, Team Leader, PDS
Alpine Community Planning Group
reimer@core.us.com

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& Development Services generally makes a final recommendation or decision to approve or deny a project when all planning analysis and environmental documentation is complete and, if applicable, Planning Group input is received. Please note that the Alpine CPG has not had their meeting regarding this project yet, and any conditions they request may be added to the Decision afterwards.

ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS
Your original discretionary processing cost estimate was \$22,643. Based on your current point in progress, your project is currently far ahead of schedule and well below the projected budget.

Your project has been determined to be exempt from the California Environmental Quality Act (CEQA) and a Notice of Exemption (NOE). A County administrative fee of \$50 dollars must be paid at the time of filing a NOE. The filing of a Notice of Exemption allows a project to be challenged for a period of 35 days. However, if the Notice of Exemption is not filed, this period is extended to 180 days. If the County Administrative Fee is not paid, the Notice of Exemption will not be filed. Payment can be submitted to the cashier at the PDS office or directly to the County Clerk.

If you have any specific questions regarding the above or want to request any modifications to the mitigation requirements, please contact Marisa Smith at (950) 694-2621 or e-mail at marisa.smith@sdcounty.ca.gov.

MINOR COMMENTS

The following minor comments on the plot plan are requested. Ensure the following revisions are incorporated into the final technical documents, prior to reproduction and submittal to PDS.

- On page T-1: While it's understood that there is no increase in lease area, please list on the front page the total lease area, and that there will be no expansion. The original approved Major Use Permit notes that the lease area is approximately 600 square feet. Please verify.
- Page T-1: The project description discusses the installation of 1 fuel cell and 2 hydrogen storage tanks. The next paragraph discusses the back up generator. Which item is the generator? Are all three units together considered the generator? Is the generator located elsewhere? Please clarify.
- Page A-2 and A-3 show the three cabinets, but do not clarify where the back up generator is. See item 7-2. Please clearly call out on the plans.
- Page A-2: Identify and label the existing 8 foot high CMU block wall enclosure as a "noise control feature".

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RECORDATION OF PERMIT

Pursuant to the San Diego County Zoning Ordinance Section 7019, Permit Decisions for Administrative Permits, Density Bonus Permits, Site Plans, Use Permits, Variances, Reclamation Plans, or any modifications to those permits 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. The Recordation form, with Decision attached, will be provided immediately after the Decision determination for this project and must be signed, notarized and returned to PDS at the initiation of the Condition Satisfaction Process, or as otherwise specified. Once received, PDS staff shall have the document recorded at the County Recorder's Office.

SUBMITTAL REQUIREMENTS

Unless other agreements have been made with County staff, you must submit all of the following items concurrently and by the submittal date listed below in order to make adequate progress and to minimize the time and costs in the processing of your application. The submittal must be made to the PDS Zoning Counter at 5510 Overland Ave, Suite 110, San Diego, CA 92123-1665. For fastest service when submitting information requested in this letter, arrive at the PDS Zoning Counter between 8:00 a.m. and 10:00 a.m. Please note that all Public Counters at PDS are closed daily from 11:45 a.m. through 12:30 p.m. Expect longer wait times before and after the lunchtime closure.

The submittal must include the following items:

- A copy of this letter.

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- The following information and/or document(s) with the requested number of copies as specified. All copies must be the latest version of the document and clean with all strike-out/underline text removed. Any maps or figures associated with a study must not exceed 11" x 17" (maximum). The Project Number and Environmental Log Number must be clearly and visibly labeled on all submitted documents.

Information/Document	# of Copies	CD or Flash Drive with Word and PDF Docs	Lead Review/Section or Dept (For Admin Purposes Only)
Map/Plot Plan Exhibit (11 x 17" max.) dated 11/13/12 <i>(Please note - this is the required amount for Planning Commissioners and final stamped plans)</i>	15		Marisa Smith (15) Business Plan: Plot Plan
Photosimulations <i>(Please note - this is the required amount for Planning Commissioners and the Hearing Room)</i>	15		Marisa Smith (15) Business Plan: Photos
Proof of payment (i.e., receipt) of DP&G fees <i>(Must pay fees by certified check or cashier's check to the Cashier)</i>	1		Marisa Smith Business Plan: Fees and Game Fees Receipt
Application Amendment Form signed and dated.	1		Marisa Smith Business Plan: Application Amendment Form

SUBMITTAL DUE DATE: The Department requires that the Application Amendment Form (copies of documents and proof of payment of the Department of Fish and Game fees) requested in this letter be submitted by December 27, 2012. An extension of this date may be granted by the Director of Planning & Development Services upon submittal of a written request, signed and dated by the project applicant. The request must include the proposed revised timelines and a brief reasoning for the extension request.

The Department's goal is to help facilitate the efficient and timely processing of each application. If, however, a project becomes delayed due to excessive project inactivity

APPLICATION AMENDMENT FORM

PROJECT NAME: Glen Oaks Wireless Telecommunication Facility Major Use Permit Modification

CASE NUMBERS: 3301 04-049-01 (MUP)(WV); 3910 04-14-041A(ER)

I would like to amend my application for the above-listed project to include as part of the project proposal the following conditions of approval:

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

EXISTING CONDITIONS FOR PREVIOUSLY APPROVED 3300 04-049 (MUP):

A. Prior to obtaining any building or other permit pursuant to this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:

- Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use. [SATISFIED]
- Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Public Works. [SATISFIED]
- Provide evidence that vehicular access to the project site is approved to the satisfaction of the Lakeside Fire Protection District. [SATISFIED]
- Obtain a Construction Permit for any work within the County road right-of-way. DPW Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3276 to coordinate departmental requirements. Also, 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. [SATISFIED]
- Obtain a grading permit, required prior to commencing of the grading, where quantities exceed 200 cubic yards of material and/or cuts or fills are eight feet (8') or more in height per Section 87.202 of the County Code.

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- Pay the Transportation Impact Fee (TIF) in accordance with applicable County Ordinance at the time of building permits. [SATISFIED]

7. Submit evidence to the satisfaction of the Director of Planning and Land Use (Building Division) that all "Prior to Use or Occupancy" conditions B through B5 of this Major Use Permit have been printed on a separate sheet of all building plans associated with this Major Use Permit: [SATISFIED]

- The conditions shall be printed on a separate sheet of the building plans.
- The Directors of Public Works or Planning and Land Use may waive this condition to allow the issuance of a grading permit. The requirement shall be met before the issuance of any building permit.

8. Furnish the Director of Planning and Land Use a letter from the Director of the Department of Public Works stating Conditions A2 through A6 have been complied with to that Department's satisfaction. [SATISFIED]

B. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:

- Pay the Major Use Permit Compliance Inspection Fee as specified in the DPLU Fee Ordinance at Section 362 of the San Diego County Administrative Code. The fee shall be paid at the DPLU Zoning Counter. The permittee shall also schedule an appointment for an initial inspection with the County Permit Compliance Coordinator to review the on-going conditions associated with this permit. The inspection should be scheduled for a date approximately six months subsequent to establishing occupancy or use of the premises. [SATISFIED]
- Have a registered civil engineer, a registered traffic engineer, or a licensed surveyor provide a certified signed statement that physically, there is minimum unobstructed sight distance in both directions along Chocolate Summit Drive from the private driveway serving the project for the prevailing operating speed of traffic on Chocolate Summit Drive. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that said lines of sight fall within the existing right-of-way and a clear space easement is not required. The engineer or surveyor shall further certify that the sight distance of adjacent driveways and street openings will not be adversely affected by this project. These certifications shall be to the satisfaction of the Director of Public Works. [SATISFIED]

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- Authorize DPW Lighting District to process the project into the San Diego County Street Lighting District. After approval of the project, the property shall be transferred, without notice or hearing, to Zone "A" of the San Diego County Lighting District. The applicant shall pay the cost to process the project by making a minimum deposit at the Land Development County Services. [SATISFIED]

4. Provide photographic evidence to the Director of Planning and Land Use that demonstrates that each panel antenna mounted to the faux monopine has been covered with a "sock". [SATISFIED]

5. Submit photographic proof, to the satisfaction of the Director of Planning and Land Use, that all landscaping, as shown on sheet Z-2, Detailed Site Plan, submitted on March 13, 2009, has been installed and an automatic irrigation system provided to help establish vegetation. [SATISFIED]

6. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating that Condition B2 and B3 have been completed to that Department's satisfaction. [SATISFIED]

C. The following conditions shall apply during the term of the Major Use Permit:

- The applicant 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 applicant is complying with all terms and conditions of the Major Use 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 applicant is responsible for the maintenance and repair of any damage caused by them to on site and off site private roads that serve the project.
- 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 Section 6324 of The Zoning Ordinance.

REV	DATE/BY	DESCRIPTION
0	10/08/12 SR	ISSUED FOR ZONING
1	12/19/12 APP	REVISED PER PLANNING COMMENTS AND ISSUED FOR ZONING

ENGINEER / CONSULTANT

SITE BUILDER



15505 SAND CANYON AVENUE
BLDG. D, FIRST FLR.
IRVINE, CALIFORNIA 92618
949.286.7000

A&E DEVELOPMENT



DEVELOPMENT SERVICES
A&E SERVICES
2749 Saturn Street
Brea, California 92821
(714)729-8404 (714)333-4441 fax
www.core.us.com

APPROVALS

APPROVED BY	INITIALS	DATE
LANDLORD		
VZW SITE ACO.		
ZONING		
VZW RF		
VZW INTERCONNECT		
VZW UTILITY		
VZW CONST.		
VZW PROJ. MGR.		

SITE INFORMATION

SITE NAME:
GLEN OAKS
SITE ADDRESS:
9590 CHOCOLATE SUMMIT DRIVE,
EL CAJON, CA 92021
SAN DIEGO COUNTY

SHEET TITLE

CONDITIONS OF APPROVAL

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
SR	AP	10.02.2012

SHEET NUMBER

T-2

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- 4. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance (except for an electric bell or chime system which may be sounded between 9:00am and sunset one day per week and on religious holidays for churches only).
- 5. The parking areas and driveways shall be well maintained.
- 6. All landscaping shall be adequately watered and well maintained at all times.
- 7. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.
- 8. The applicant shall maintain the appearance of the facility and associated equipment shelter, as depicted in photo simulation son file with Major Use Permit P04-049, of the duration of the facility's operation.
- 9. 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.
- 10. All wireless telecommunications sites shall be kept clean and free of litter.
- 11. All equipment cabinets shall display a legible operator's contact number for reporting maintenance problems.
- 12. 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 90 days prior to the final day of use.
- 13. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use.
- 14. 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.
- 15. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner.

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- 6. **SITE PLAN IMPLEMENTATION: IPDS, BII IUD I DPR, TC, PPI**
INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved Major Use Permit plot plan and the building plans. This includes, but is not limited to: improving all parking areas and driveways, installing all required design features, painting all structures with the approved colors, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The IPDS, Building Inspector and DPR ITC, PPI shall inspect the site for compliance with the approved Building Plans.
- 7. **NOISE CONTROL DESIGN MEASURES: IPDS, BPPRI IPDS, PCC IBPI IPDS FEE XII INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Ordinance for Determining Significance, the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measures shall be constructed pursuant to the approved building plans: The proposed Fuel Cell System shall be located within the existing eight (8) foot high CMU block wall enclosure. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational. **MONITORING:** The IPDS, BII shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.
- 8. **HEALTH AND SAFETY PLAN: IDEH, HMDI IUD, FGI**
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 8.05, 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 IDEH, HMDI, The Hazardous Materials Division. Plan Check section contact is Joan Swanson (619) 728-5770 or by email at joan.swanson.sdcoumby.ca.gov. **TIMING:** Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The IPDS, Code Enforcement Division is responsible for enforcement of this permit.

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- 16. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
 - 17. Noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.
 - 18. Equipment cabinets and antenna structures shall be secured to prohibit unauthorized access.
 - 19. Comply with all applicable stormwater regulations at all times. 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 (Ordinance No. 8559) and all other applicable ordinances and standards. This includes requirements for Low Impact Development (LID), materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
 - 20. The project shall conform to the approved plot plan(s). Failure to conform to the approved plot plan(s), is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703.
 - 21. Any installation of a generator unit shall require a modification to this Major Use Permit P04-049.
- D. This Major Use Permit shall expire on January 8, 2011, at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7378 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.
- CONDITIONS FOR 361 04-049-01(MU)W1:**
The following conditions are imposed with the granting of this Major Use Permit Modification:
- ANY PERMIT:** (Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).
1. **COST RECOVERY: IPDS, DPW, DEH, DPRI, IGP, CP, BP, UOI**

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- Joan Swanson sdcoumby.ca.gov. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** IDEH, HMDI shall verify and approve all documents for compliance with this condition.
- ONGOING:** (Upon establishment of use, the following conditions shall apply during the term of this permit).
- 9. **ON-GOING SOUND LEVEL COMPLIANCE: IDPLU, CODES1 ILOGI**
INTENT: In order to comply with the applicable sections of Title 3, Division 8, 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:
a. Major Use Permit Modification associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404.
b. The operations of any mechanical equipment associated with this Major Use Permit Modification shall conform to the daytime and nighttime sound level limits for uses zoned as A79 pursuant to Section 36.404.
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 disturbance, 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 use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The IDPLU, CODES1 is responsible for enforcement of this permit.
- 10. **SITE CONFORMANCE: IPDS, PCO ILOGI DPR, TC, PPI**
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 landmarks plans, building plans, and plot plan(s). This includes, but is not limited to: maintaining the following: all parking and driveways areas, watering all landscaping at all times, painting all necessary aesthetics design features, and installing all lighting, water/lowering and required signage. 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

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- INTENT:** In order to comply with Section 352 of Article XX of the San Diego County Administrative Code, Schedule B1 5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **Documentation:** The applicant shall provide a receipt to the 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. **RECORDATION OF DECISION: IPDS, IGP, CP, BP, UOI**
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.
- BUILDING PERMIT:** (Prior to approval of any building plan and the issuance of any building permit).
- 3. **NOISE REQUIREMENT: IPDS, BPPRI IBPI IPDS, FEE XII INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Ordinance for Determining Significance, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance. The proposed Fuel Cell System shall be located within the existing eight (8) foot high CMU block wall enclosure. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to IPDS, Building Division Plan Pre-review (BPPRI) for review and approval. **TIMING:** Prior to issuance of any building permit, the design

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- the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The IPDS, Code Enforcement Division is responsible for enforcement of this permit.
- 11. **PRIVATE ROAD MAINTENANCE: IPDS, CODES1 IBPI, IGP, UOI INTENT:** In order to ensure that the on and off-site private 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 off-site private 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 off-site private 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 IPDS, Code Enforcement Division is responsible for enforcement of this permit.
- 12. **HEALTH AND SAFETY PLAN: IDEH, HMDI IUD, FGI**
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 8.05, 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 IDEH, HMDI, The Hazardous Materials Division. Plan Check section contact is Joan Swanson (619) 728-5770 or by email at joan.swanson.sdcoumby.ca.gov. **TIMING:** Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The IPDS, Code Enforcement Division is responsible for enforcement of this permit.
- 13. **SITE CONFORMANCE: IPDS, PCO ILOGI INTENT:** In order to comply with the County Zoning Ordinance Section 6982 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: This includes, but is not limited to: maintaining the following:
a. Maintain the appearance of the facility, landscaping and associated equipment shelter, as depicted in the approved photo simulations.

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- elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The IPDS, BPPRI shall verify that the specific notes, and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.
- OCCUPANCY:** (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).
- 4. **PHOTO SIMULATION: IPDS, PCG IUD, FGI IPDS, FEE1**
INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated November 13, 2012, 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 IPDS, PCG 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 IPDS, PCG shall review the provided photos for compliance with this condition and compliance with the photo-simulations.
- 5. **INSPECTION FEE: IPDS, ZONING IPOS, PCO ILOGI DPR, TC, PPI**
INTENT: In order to comply with Zoning Ordinance Section 7382 a, the Discretionary Inspection Fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the Discretionary Permit Inspection Fee at the IPDS, Zoning Counter and schedule an appointment for a follow up inspection with the County Permit Compliance Officer to review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. **Documentation:** The applicant shall provide a receipt showing that the inspection fee has been paid. The applicant shall also schedule the follow up inspection with the IPDS, PCG. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The IPDS, Zoning Counter shall process an invoice and collect the fee for the Use Permit Compliance Inspection Fee. Upon collection of the fee, an inspection milestone shall be entered to schedule an inspection six months from the date that occupancy or use of the site was established. The permittee contact information shall be updated in the County permit tracking system, and the IPDS, Permit Compliance Officer should be notified. The IPDS, Permit Compliance Officer shall contact the permittee and schedule the initial inspection.

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- 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.
 - 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.
 - 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 90 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
 - DOCUMENTATION:** The property owner and applicant shall conform to the ongoing requirements of this condition. Failure to conform to the approved plot plan(s) is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **TIMING:** Upon establishment of use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The IPDS, Code Enforcement Division is responsible for enforcement of this permit.
- The undersigned, as the individual(s) with legal authority to fully represent the above-referenced project, concur with the inclusion of the above-listed amendments as conditions of approval of the referenced project.
- Dy: *Alfred Acinas* Date 1/4/13
Laurel Leiter (Print Name and Title)
Project Manager

REV	DATE/BY	DESCRIPTION
0	10/08/12 SR	ISSUED FOR ZONING
1	12/19/12 APP	REVISED PER PLANNING COMMENTS AND ISSUED FOR ZONING

ENGINEER / CONSULTANT

SITE BUILDER



15505 SAND CANYON AVENUE
BLDG. D, FIRST FLR.
IRVINE, CALIFORNIA 92618
949.286.7000

A&E DEVELOPMENT



DEVELOPMENT SERVICES
A&E SERVICES
2749 Saturn Street
Brea, California 92821
(714)729-8404 (714)333-4441 fax
www.core.us.com

APPROVALS

APPROVED BY	INITIALS	DATE
LANDLORD		
ZVW SITE ACO.		
ZONING		
ZVW RF		
ZVW INTERCONNECT		
ZVW UTILITY		
ZVW CONST.		
ZVW PROJ. MGR.		

SITE NAME:
GLEN OAKS

SITE ADDRESS:
9590 CHOCOLATE SUMMIT DRIVE,
EL CAJON, CA 92021

SAN DIEGO COUNTY

SHEET TITLE

CONDITIONS OF APPROVAL

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
SR	AP	10.02.2012

SHEET NUMBER

T-3

REV	DATE/BY	DESCRIPTION
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VZW UTILITY		
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VZW PROJ. MGR.		

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EL CAJON, CA 92021

SAN DIEGO COUNTY

SHEET TITLE

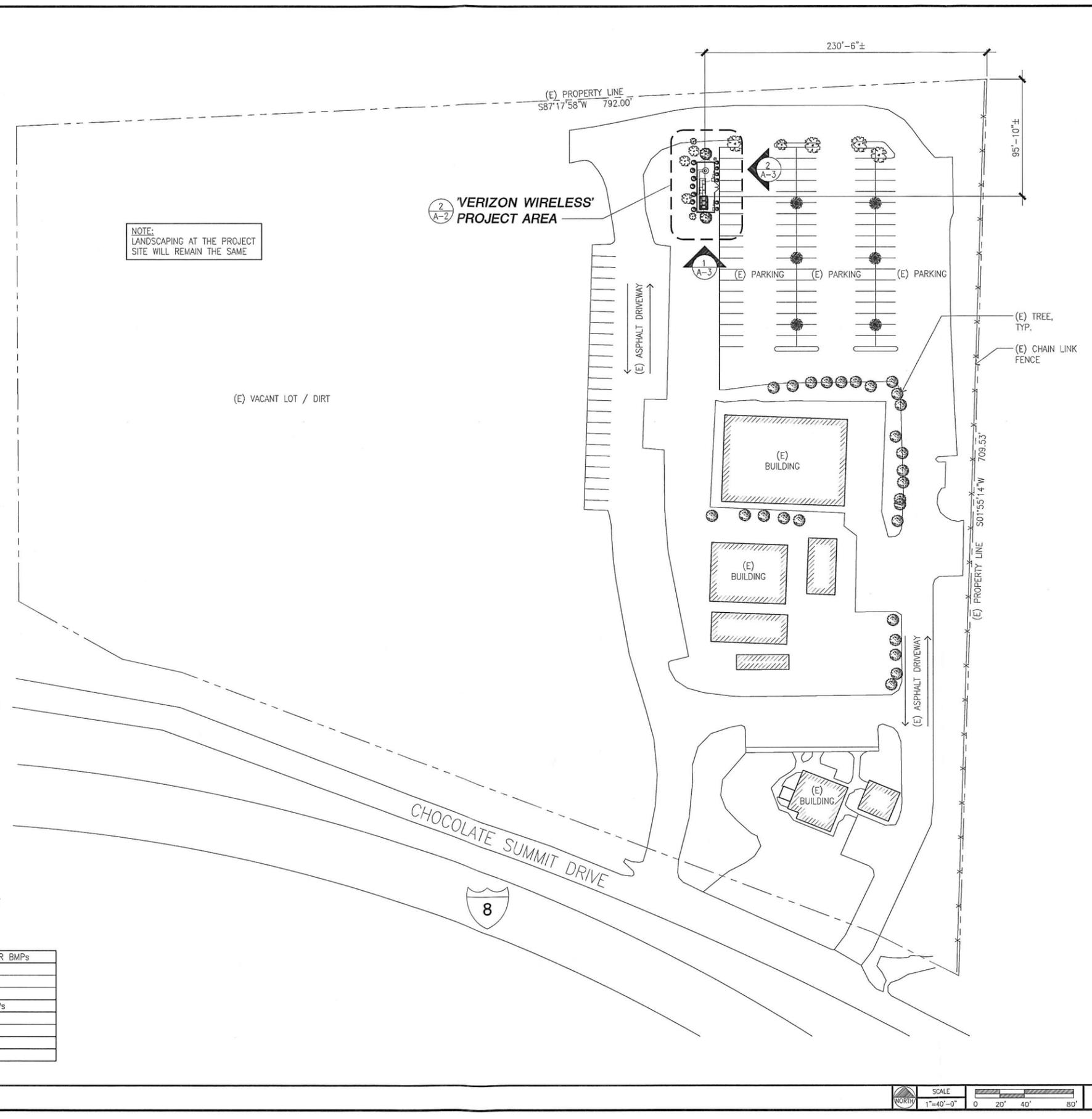
SITE PLAN

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
SR	AP	10.02.2012

SHEET NUMBER

A-1



CONSTRUCTION SITE STORMWATER RUNOFF CONTROL
POORLY MAINTAINED BMPs CAN RESULT IN SIGNIFICANT QUANTITIES OF SEDIMENT BEING DISCHARGED TO STORM DRAINS.

UNCONTROLLED STORMWATER RUNOFF FROM CONSTRUCTION SITES CAN SIGNIFICANTLY IMPACT RIVERS, LAKES AND ESTUARIES. SEDIMENT IN WATERBODIES FROM CONSTRUCTION SITES CAN REDUCE THE AMOUNT OF SUNLIGHT REACHING AQUATIC PLANTS, CLOG FISH GILLS, SMOTHER AQUATIC HABITAT AND SPAWNING AREAS, AND IMPEDE NAVIGATION.

PHASE II MS4S ARE REQUIRED TO DEVELOP A PROGRAM TO REDUCE POLLUTANTS IN STORMWATER RUNOFF TO THE MS4 FOR CONSTRUCTION SITES DISTURBING ONE OR MORE ACRES. THIS PRIMARILY INCLUDES DEVELOPING:

- AN ORDINANCE,
- REQUIREMENTS TO IMPLEMENT EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs),
- REQUIREMENTS TO CONTROL OTHER WASTE AT THE CONSTRUCTION SITE,
- PROCEDURES FOR REVIEWING CONSTRUCTION SITE PLANS,
- PROCEDURES TO RECEIVE AND CONSIDER INFORMATION SUBMITTED BY THE PUBLIC, AND
- PROCEDURES FOR INSPECTIONS AND ENFORCEMENT OF STORMWATER REQUIREMENTS AT CONSTRUCTION SITES.

IN ADDITION TO THE STORMWATER REQUIREMENTS THAT PHASE II MS4S PLACE ON CONSTRUCTION SITES, CONSTRUCTION OPERATORS MUST ALSO APPLY FOR NPDES PERMIT COVERAGE IF THEIR PROJECT DISTURBS AT LEAST ONE ACRE AND DISCHARGES TO A WATERBODY. A DESCRIPTION OF THESE REQUIREMENTS IS AVAILABLE AT EPA'S STORMWATER CONSTRUCTION WEBSITE.

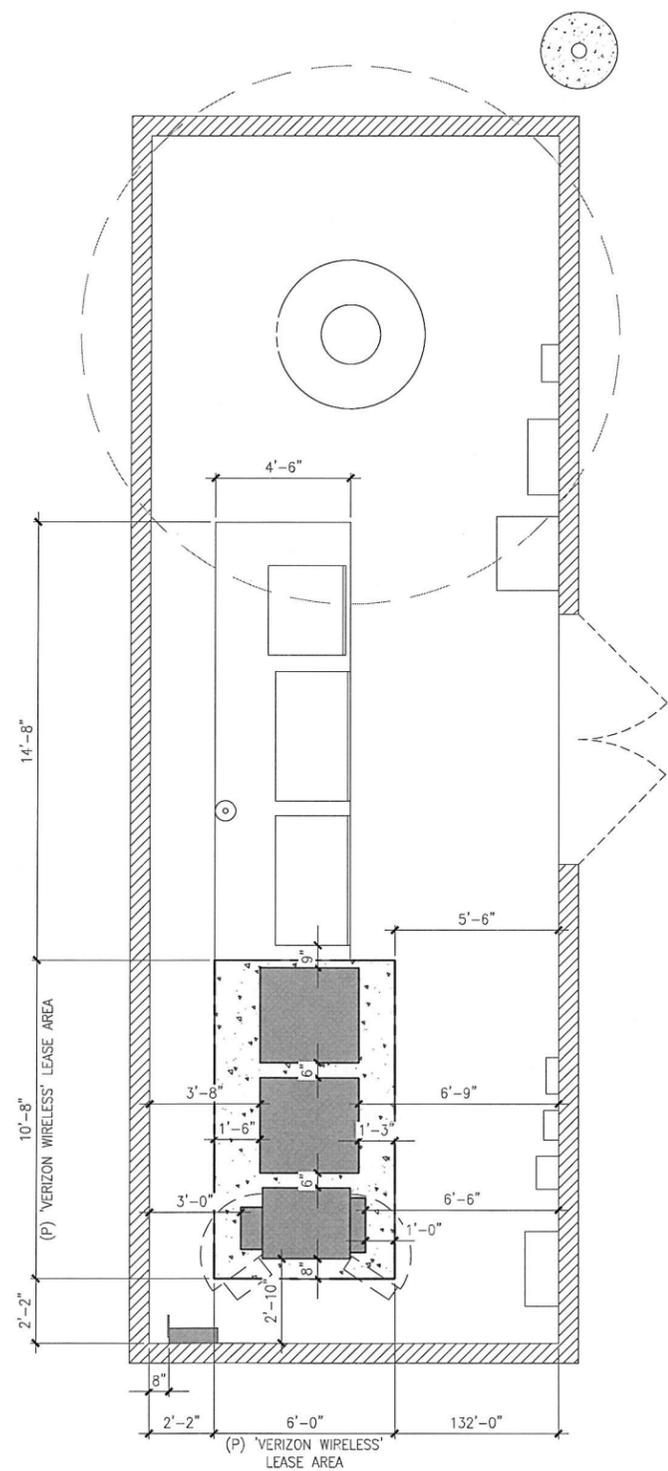
ID	BMP NAME
SC-6,8	SEDIMENT CONTROL (DISTURBED AREAS)
WM-1,4,5,8	GENERAL SITE MANAGEMENT BMPs
TABLE - II MINIMUM REQUIRED LOW IMPACT DEVELOPMENT BMPs	
2.2.3,2.2.4	LID PLANNING PRACTICES
3.2	LID MANAGEMENT PRACTICES
TABLE - III POST CONSTRUCTION PERMANENT BMPs	
SD-32,SD-34	SOURCE CONTROL BMPs

SITE PLAN

SCALE
1"=40'-0"



1

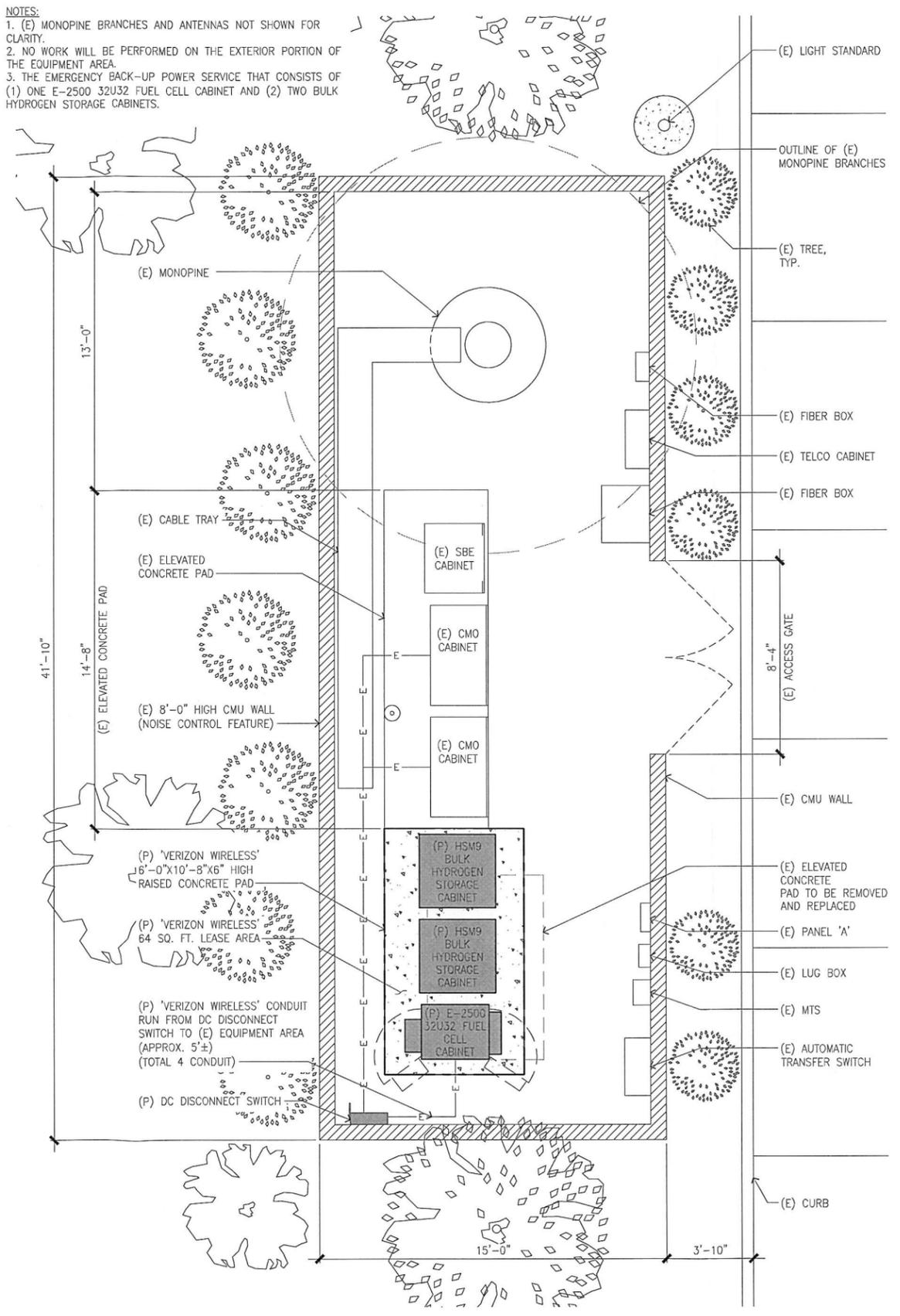


DIMENSION PLAN

SCALE
3/8"=1'-0"
0 1' 2' 4'

2

NOTES:
1. (E) MONOPINE BRANCHES AND ANTENNAS NOT SHOWN FOR CLARITY.
2. NO WORK WILL BE PERFORMED ON THE EXTERIOR PORTION OF THE EQUIPMENT AREA.
3. THE EMERGENCY BACK-UP POWER SERVICE THAT CONSISTS OF (1) ONE E-2500 32U32 FUEL CELL CABINET AND (2) TWO BULK HYDROGEN STORAGE CABINETS.



ENLARGED SITE PLAN

SCALE
3/8"=1'-0"
0 1' 2' 4'

1

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ENGINEER / CONSULTANT

SITE BUILDER

A&E DEVELOPMENT

APPROVALS

APPROVED BY	INITIALS	DATE
LANDLORD		
VZW SITE ADO.		
ZONING		
VZW RF		
VZW INTERCONNECT		
VZW UTILITY		
VZW CONST.		
VZW PROJ. MGR.		

SITE INFORMATION

SITE NAME:
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SAN DIEGO COUNTY

SHEET TITLE

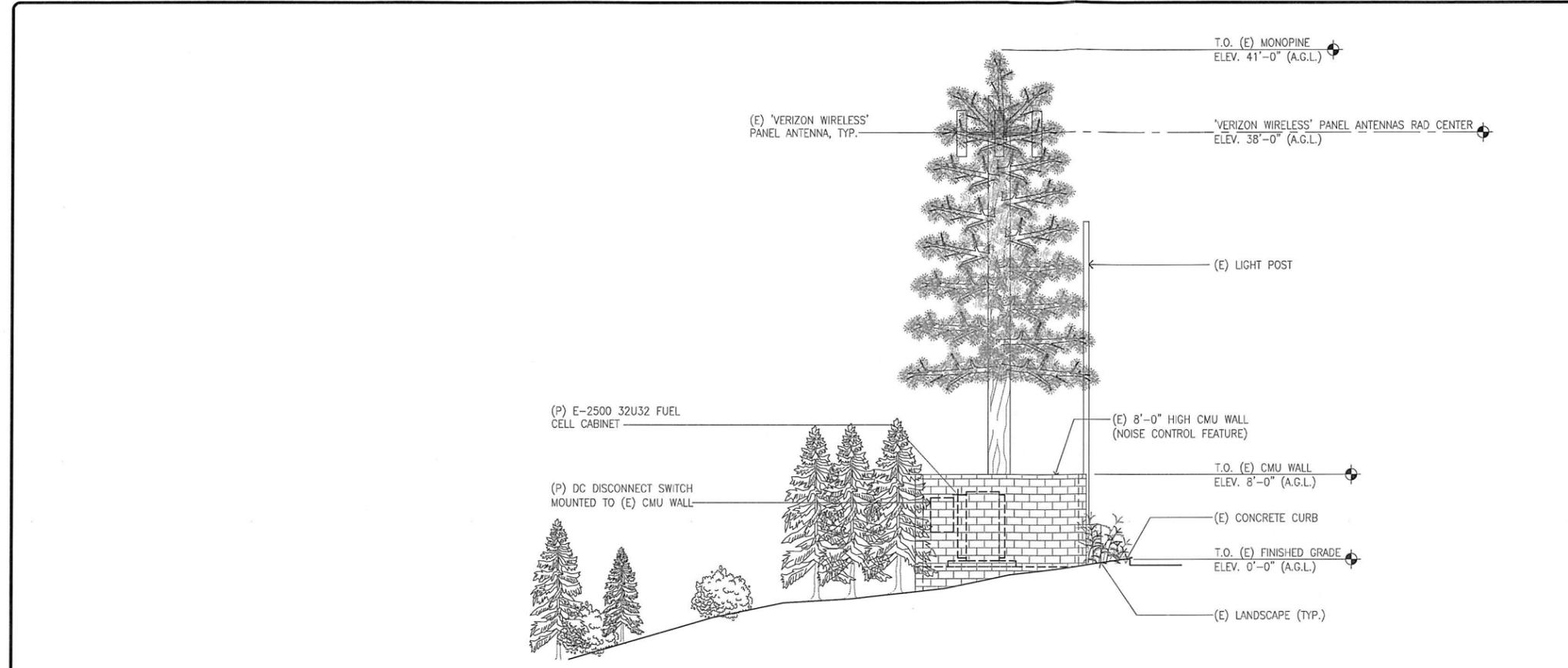
**ENLARGED
SITE PLAN &
DIMENSION PLAN**

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
SR	AP	10.02.2012

SHEET NUMBER

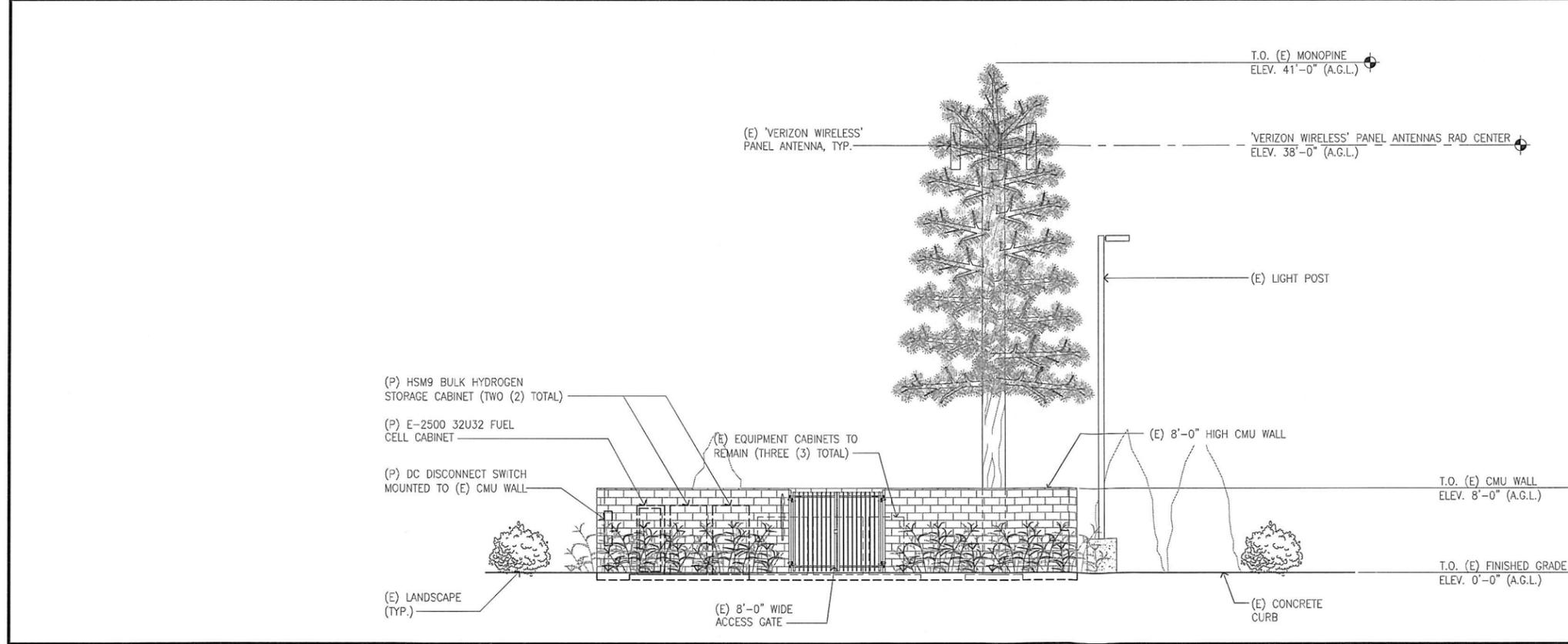
A-2



NOTES:
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SOUTH ELEVATION

SCALE 3/16"=1'-0" 0 2' 4' 8' 1



NOTES:
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 3. THE EMERGENCY BACK-UP POWER SERVICE THAT CONSISTS OF (1) ONE E-2500 32U32 FUEL CELL CABINET AND (2) TWO BULK HYDROGEN STORAGE CABINETS.

EAST ELEVATION

SCALE 3/16"=1'-0" 0 2' 4' 8' 2

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SHEET TITLE

ELEVATIONS

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A-3