



*The County of San Diego*

# Planning Commission Hearing Report

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<b>Date:</b>	October 10, 2014	<b>Case/File No.:</b>	Olive/Grapevine Major Use Permit; PDS2014-MUP-14-003 PDS2014-ER-14-07-001
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Wireless Telecommunication Facility
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	1505 Olive Avenue, Vista
<b>Agenda Item:</b>	#2	<b>General Plan:</b>	Village Residential (VR-4.3)
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	Limited Agricultural (A70)
<b>Applicant/Owner:</b>	PlanCom, Inc., on behalf of Verizon Wireless/Olive 1505 Vista, Inc., LLC	<b>Subregion:</b>	North County Metropolitan Subregional Plan Area
<b>Environmental:</b>	CEQA Exemption (Section 15303)	<b>APN:</b>	162-493-22

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## A. EXECUTIVE SUMMARY

### 1. Requested Actions

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

- a. Adopt the environmental findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
- b. Grant MUP PDS2014-MUP-14-003, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

**2. Key Requirements for Requested Actions**

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the North County Metropolitan Subregional Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with the County's Wireless Ordinance?
- e. Does the project comply with CEQA?

**B. REPORT SUMMARY**

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed MUP, conditions of approval and findings, and environmental findings prepared in accordance with CEQA.

The applicant proposes an unmanned wireless telecommunication facility consisting of a faux mono-eucalyptus tree and associated equipment. Based on staff's analysis, it is the Department's position that the required findings can be made, and recommends approval of the MUP, with the conditions noted in the attached Form of Decision.

**C. DEVELOPMENT PROPOSAL**

**1. Project Description**

The applicant requests an MUP to construct, operate, and maintain an unmanned wireless telecommunication facility for Verizon consisting of 12 panel antennas, 12 remote radio units (RRU's) and one microwave antenna mounted upon a new 35-foot tall faux mono-eucalyptus tree.

The RRU's would be placed behind the panel antennas, so they would not be seen, and each panel antenna would be covered in "socks" which essentially are faux leaf coverings to match the branches of the faux eucalyptus tree. Furthermore, the branches would extend a minimum of two feet past the panel antennas to help conceal them. The trunk of the faux tree would have a heavy bark texture. Finally, the microwave antenna would be located within the faux branches and painted green to match the color of the faux branches and leaves. The design of the facility would allow for future co-location if the findings for an additional unmanned telecommunication facility can be made.

The equipment necessary for the facility would be located directly to the southeast of the base of the faux mono-eucalyptus and would be divided into two segments. One portion would contain the equipment, and the other would house the generator. The portion containing the equipment would be surrounded by a 12-foot wide by 22-foot long by 13-foot, nine-inch tall stick built enclosure, with a pitched roof and asphalt shingles. The portion containing the 30kW emergency generator would be enclosed by a 12-foot wide by 15-foot long by 12-foot tall concrete masonry unit (CMU) wall with a chain-link lid to allow for air flow and wood trellis for aesthetic enhancement which would be

painted brown to match the surroundings. A proposed gravel walkway would be added to access the equipment enclosure from the existing driveway to the enclosure and for ongoing maintenance. The applicant is requesting an exception to Section 6985.C.2 of the Zoning Ordinance which limits equipment enclosures to 10-feet in height unless a greater height is necessary to maximize architectural integration and requires landscaping.

The applicant would install a 200AMP electrical meter pedestal and transformer, along with a retaining wall, near the south side of the property, along Olive Avenue. The site lease area would be 493 square feet. Two Global Positioning System (GPS) antennas would be mounted to the pitched roof of the enclosure.

The applicant also proposes landscaping to camouflage the facility. The landscaping consists of two proposed palm trees along the eastern portion of the facility to help buffer the faux tree and equipment from nearby residents. An irrigation system would also be installed and would be connected to the single family residence.

Additionally, the project would result in an approximately 420-foot long utility trench and 435-foot long telephone and cable (telco) trench. This trenching would be within a completely disturbed area, and would not require any mitigation or monitoring.

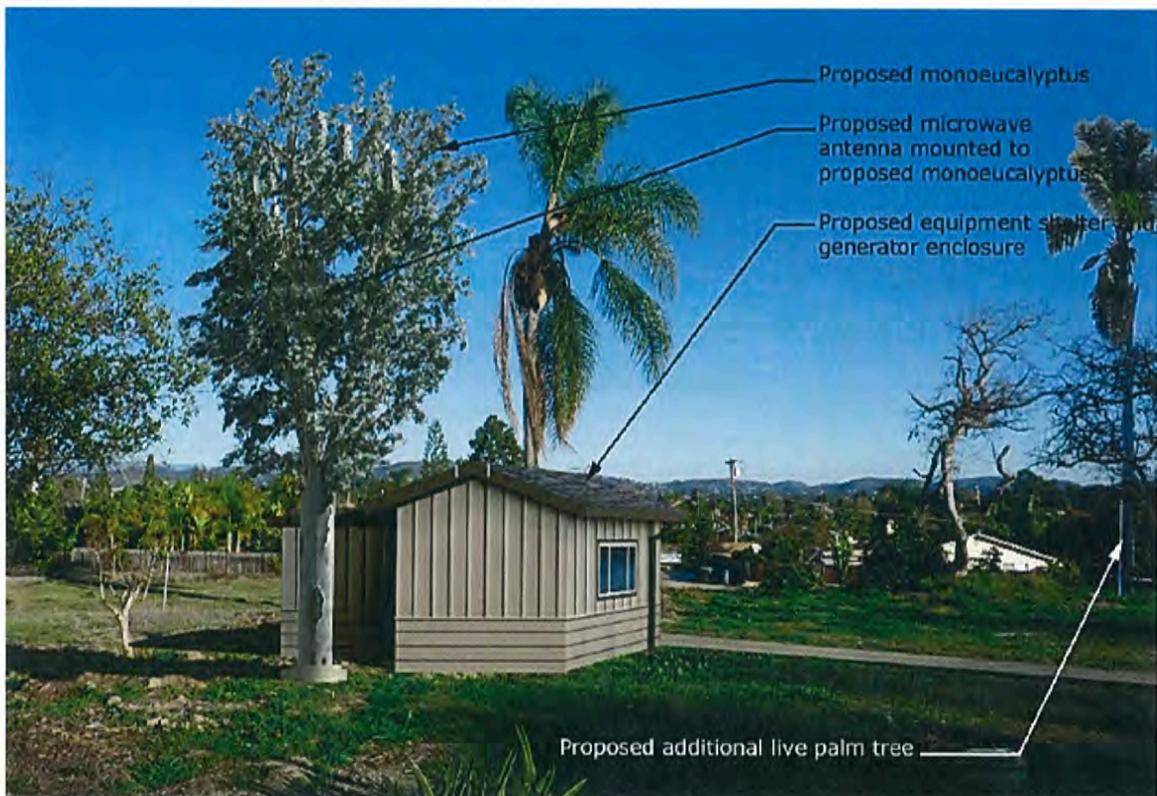


Figure 1: Photosimulation

Please refer to Attachment A – Planning Documentation, to view the Plot Plan.

## 2. Subject Property and Surrounding Land Uses

The subject property is 3.2 acres and is located at 1505 Olive Avenue, along the north side of Olive Avenue, in the North County Metropolitan Subregional Plan Area (see Figure 2). The site is currently developed with a single-family residence, storage unit, and detached garage.

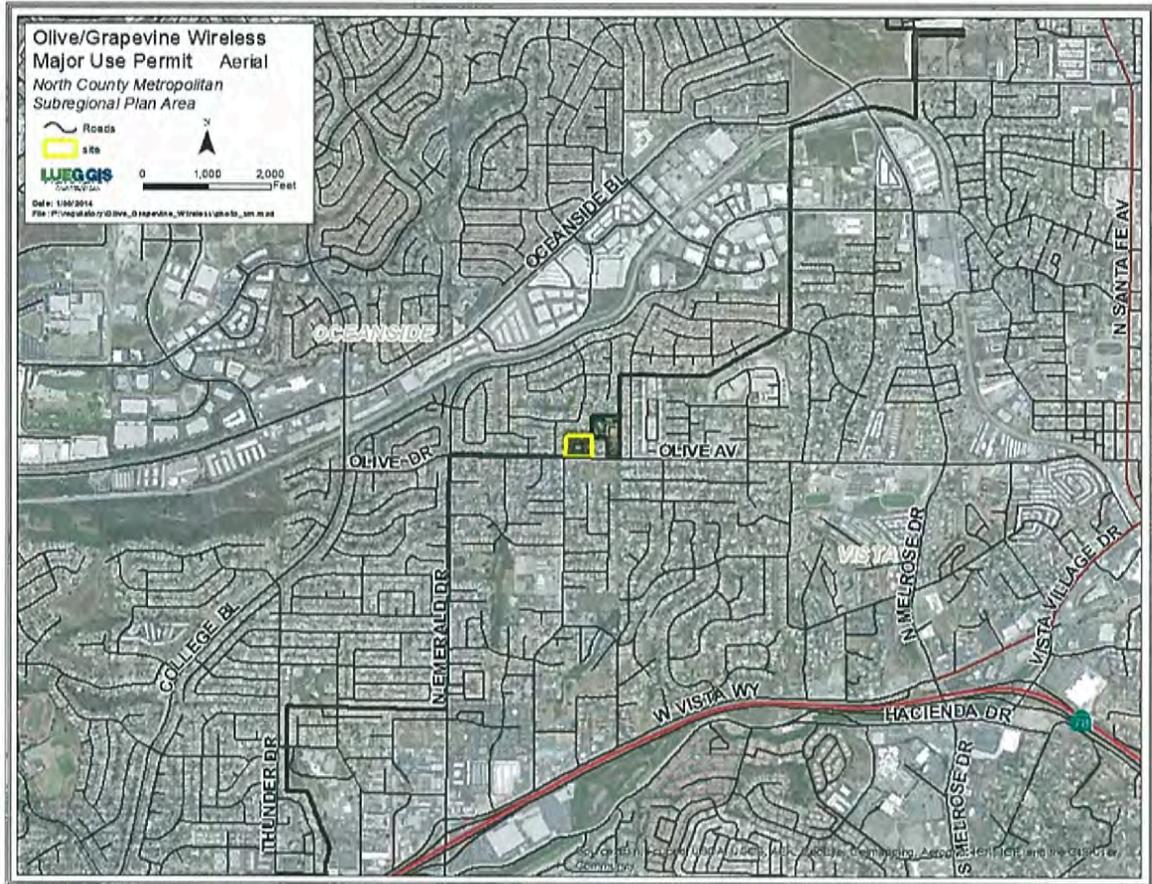


Figure 2: Project Location



Figure 3: Aerial Photo

The subject parcel and surrounding area is residential in use. The City of Oceanside abuts the property to the north and west, and the City of Vista to the south and east. There is one other pocket of unincorporated County of San Diego located to the northeast of the project site. The proposed faux tree and associated equipment would be located near the center of the property, shown in the aerial as a white dot.

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	City of Oceanside	N/A	Springtime Drive, Falling Leaf Road, Sunburst Drive, Maple Drive, North Avenue	Residential, School
East	Village Residential, City of Vista	A70	Tiki Drive, Burke Road, Cielita Linda Drive, Olive Avenue	Residential
South	City of Vista	N/A	Olive Avenue, Grapevine Road, Earth Drive, Galaxy Drive, Moon Road	Residential
West	City of Oceanside	N/A	Olive Avenue, Winter Road, Chablis Lane, Summer Drive, Seasons Road	Residential

**D. ANALYSIS AND DISCUSSION**

**1. Project Analysis**

The project has been reviewed to ensure it conforms to all relevant ordinances and guidelines, including, but not limited to, the San Diego General Plan, North County Metropolitan Subregional Plan, Zoning Ordinance, and CEQA Guidelines.

The proposed wireless telecommunication facility would be located over 200 feet north of Olive Avenue, to allow for buffering and shielding of the faux tree and associated equipment, while providing adequate cellular coverage to drivers and the surrounding residents nearby.

Site Planning Analysis

The applicant originally proposed the project in the same location, but without the proposal of additional landscaping. A field visit by staff determined that while the proposed faux eucalyptus tree height and design would blend in with the existing palm, broadleaf, and eucalyptus trees in the area, the addition of landscaping would help to further screen the facility from adjacent viewsheds. The applicant agreed by adding two palm trees along the eastern side of the equipment enclosure.

Community Compatibility

The proposed 35-foot faux mono-eucalyptus tree would be compatible with the surrounding land uses and existing structures. Vertical elements surrounding the proposed faux eucalyptus and

equipment enclosure include street lights, mature trees, and accessory structures. The existing single family residence is located between Olive Avenue and the wireless facility, acting as both a shield and a buffer to motorists along Olive Avenue and residents located south of the site. In addition, the property gains over 10 feet of elevation within 30 feet of the property line along Olive Avenue, making the facility more difficult to see from the roadway.

The applicant has designed the telecommunication facility as a 35-foot tall faux eucalyptus, which would be complemented by the existing mature palm and broadleaf trees. The applicant has agreed to add two additional palm trees as landscaping. To help camouflage the antennas upon the faux tree, each panel antenna would be covered in "socks," and the branches would extend two feet past the panel antennas to help conceal them from view.

The equipment enclosure would be designed as an accessory structure. The enclosure would have a pitched roof with asphalt shingles, a faux window, and a wood paneling finish that would be a beige color, which would match the existing residence and accessory structure. These architectural features would help the equipment enclosure blend in with the on-site residence and accessory structures. (Please refer to Attachment E for photo-simulations).

### Alternative Site Analysis

The proposed facility is designed to provide increased service to the surrounding area and allows the applicant to provide broader coverage to surrounding residents, businesses, emergency services, and drivers. The applicant reviewed several other potential sites within the area before deciding to pursue this location. The project site is zoned Limited Agricultural (A70), which is a non-preferred zone per the Wireless Ordinance, and therefore, the applicant submitted an Alternative Site Analysis (ASA) in order to demonstrate that coverage objectives could not be met in a preferred location or preferred zone.

When analyzing alternative sites, it was identified that the target coverage areas are along Olive Avenue and the surrounding residential area. All alternative sites provided were either within the City of Oceanside, or the City of Vista. There are no water tanks in the search area, and no traffic lights or street lights available that would allow for the number of antennas required, nor would they serve the coverage objective. While there are commercial and industrial buildings within 0.5 mile north of the proposed location, these properties are 80 feet lower in elevation, making the objective coverage area impossible to reach. The applicant also reviewed the option of co-locating at a few facilities, located within 2 miles of the subject parcel, each within a right-of-way. The Sprint facility is located upon an SDG&E utility pole, and the AT&T Mobility facility is located on two light standards. The Sprint facility was not considered since it is located outside the coverage objective. The AT&T site would not be feasible since there would not be enough space for Verizon's proposed antennas without increasing the height of the facility. An increase to the existing height would cause the street lights to appear out of character with the other nearby lights. It would be difficult to make findings that the bulk and scale of the additional panel antennas would fit in with the surrounding uses. In addition, the associated equipment would be required to be placed within an underground vault. These reasons did not allow this location to be a viable alternative for a facility. Further information detailing the Alternative Site Analysis can be found in Attachment E.

**2. General Plan Consistency**

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

*Table D-1: General Plan Conformance*

<b>General Plan Policy</b>	<b>Explanation of Project Conformance</b>
<b>GOAL S-1 – Public Safety.</b> Enhanced public safety and the protection of public and private property.	The proposed wireless telecommunications facility would allow for increased Verizon coverage throughout the area, which is essential in the event of an emergency.
<b>GOAL S-2 – Emergency Response.</b> 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.	The proposed facility would minimize telecommunication interruptions during the event of an emergency by improving coverage in the area. The facility would also increase the volume and data coverage of phone calls that would allow Verizon to provide service in the surrounding area. Additionally, the applicant proposes an emergency generator that would allow the facility to operate in the event of a power outage.
<b>POLICY LU 15.1 – Telecommunication Facilities Compatibility with Setting.</b> 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 proposed facility would be compatible with the existing community character because tall trees are found throughout the area. The terrain, on-site residence, mature vegetation, and additional landscaping help to minimize the views of the facility from multiple vantage points. For these reasons, the facility would blend with the visual setting in the vicinity, be compatible with the existing community character, and would not result in impacts to the natural environment.
<b>POLICY LU 15.2 – Co-Location of Telecommunication Facilities.</b> Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.	Pursuant to Section 6984 of the Zoning Ordinance, the applicant provided a letter indicating that they are willing to allow other carriers to co-locate on the proposed wireless facility.

General Plan Policy	Explanation of Project Conformance
<p><b>POLICY COS 11.1 – Protection of Scenic Resources.</b> Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>	<p>The project is not visible from or near a County scenic highway. Therefore, the new telecommunication facility and equipment enclosure would not adversely affect a scenic highway.</p>
<p><b>POLICY COS 11.3 – Development Siting and Design.</b> Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p>	<p>The facility was sited and designed to minimize the view from surrounding land uses and roadways. The proposed facility would be placed in a location that would utilize the existing single family residence and landscape of mature palm and broadleaf trees as a visual buffer. In addition, the proposed height of 35 feet is compatible with the surrounding landscape, which includes other tall vertical elements in the area, including street lights and mature trees. The associated equipment would be sited to the north of the existing home, causing it to be shielded from motorists along Olive Street. Neighbors to the west and north are at a lower elevation, and would not have a direct view of the facility. The neighbors to the east would have a more direct view. However, the faux tree and equipment cabinet have been designed to minimize visual impacts, and the applicant has proposed planting two additional trees along the eastern side of the facility.</p>

**3. Subregional Plan Consistency**

The proposed project is consistent with the following relevant North County Metropolitan Subregional Plan goals, policies, and actions as described in Table D-2.

*Table D-2: Subregional Plan Conformance*

Subregional Plan Policy	Explanation of Project Conformance
<p>Goal #4 - Protect natural and economic resources by designating appropriate lands as rural, semi-rural, and environmentally constrained areas.</p>	<p>Implementation of the project would ensure the provision of services necessary to meet the service needs of those in the North County Metropolitan Subregional Plan Area, while still protecting economic resources.</p>

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Limited Agricultural (A70) zone with the incorporation of conditions of approval. The Planning Commission should consider whether the included conditions of approval ensure the proposed project is compatible with the surrounding properties and overall community character.

Table D-3: Zoning Ordinance Development Regulations

<b>CURRENT ZONING REGULATIONS</b>		<b>CONSISTENT?</b>
Use Regulation:	A70	Yes, with issuance of a MUP.
Animal Regulation:	L	N/A
Density:	-	N/A
Lot Size:	1 acre	Yes
Building Type:	C	Yes
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	W	Yes
Open Space:	-	N/A
Special Area Regulations:	C	Yes – no additional requirements necessary.

<b>Development Standard</b>	<b>Proposed/Provided</b>	<b>Complies?</b>
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The applicant is proposing a faux mono-eucalyptus at a height of 35 feet. Therefore, the project complies.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "W" setback requirements of a 60-foot front yard setback, 15-foot side yard setback, and a 25-foot rear yard setback.	The project meets all required setbacks. The closest property line is approximately 100 feet to the south.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**b. Wireless Telecommunications Facilities**

The facility would fill several coverage gaps which would allow Verizon to have better network coverage along Olive Avenue, east and west, and the surrounding residences.

The proposed project is classified as a Tier 4 site pursuant to Section 6985.A. of the Zoning Ordinance because the project is considered a high visibility facility (e.g. faux tree). Zoning for the property is Limited Agricultural (A70), which is a non-preferred zone for telecommunication facilities, pursuant to Section 6986 of the County of San Diego Zoning Ordinance. The site was selected because no preferred zones or locations exist in the service area which meets the coverage objectives of the carrier.

By federal law, the County is prohibited from regulating the placement, construction and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions, if the facilities comply with the Federal Communication Commission's (FCC'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 FCC)

The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular facilities. Therefore, staff does not require information from the applicant on potential health effects from EMR associated with the project. When previously inquiring about health effects from cellular providers, we have found that the amounts of EMR associated with these projects is low and could only cause possible health effects when persons are exposed for long periods of time and at very close distances to the facility. Generally, this information is available from the cellular providers upon request as it is also required from the FCC.

*Table D-4: Wireless Ordinance Development Regulations*

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The applicant is proposing an equipment enclosure with a total height of 12 feet. The top two feet of the enclosure consist of a pitched roof designed to match the roof of the existing home and detached garage located on the property. In addition, the project would include landscaping consisting of two additional palm trees along the eastern side of the proposed equipment enclosure.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 6985.C.4 of the Wireless Telecommunications Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The project complies with the 50-foot setback requirement. The setback from the faux mono-eucalyptus to the nearest residential property line is approximately 100 feet.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed mono-eucalyptus and equipment enclosure would be placed outside of all required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The project site is zoned A70, and is subject to the most restrictive nighttime one-hour average sound level limit of 45dBA at the project property lines pursuant to the County Code Noise Ordinance. Noise producing equipment consists of wall mounted heating, ventilation, and air conditioning (HVAC) units, which are noise generating sources. The HVAC units would produce noise levels below the 45 dBA limit required at the property line and would comply with the County Noise Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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 proposed project is considered a "high visibility" facility because the project is designed as a faux mono-eucalyptus. Since the proposed project has a valuation of \$470,000, the MUP has been conditioned to have a maximum term of 10 years.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**5. California Environmental Quality Act (CEQA) Compliance**

The project has been reviewed in compliance with CEQA and it is recommended that the project qualifies for a categorical exemption under CEQA Section 15303. Section 15303 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 substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

**E. COMMUNITY PLANNING GROUP**

There is no Community Planning Group or Sponsor Group for this portion of the North County Metropolitan Subregional Plan Area.

**F. PUBLIC INPUT**

No formal comments were received as a result of the public notices sent at the time of the MUP application submittal, or during processing of the permit. Noticing included property owners within a 300-foot radius of the project site, as well as the City of Oceanside and the City of Vista Planning Department. However, one neighbor voiced concern about health effects due to their proximity immediately west of the project. Staff shared the project maps, design, and photosimulations with the neighbor. No additional concerns or questions were raised.

**G. RECOMMENDATIONS**

Staff recommends that the Planning Commission:

1. Adopt the environmental findings included in Attachment D, which includes a finding that the project is exempt from CEQA.
2. Grant Major Use Permit PDS2014-MUP-14-003, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

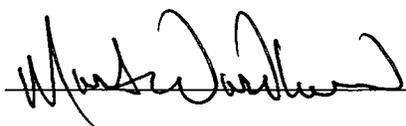
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**Report Prepared By:**  
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**Report Approved By:**  
 Mark Wardlaw, Director  
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[Mark.Wardlaw@sdcounty.ca.gov](mailto:Mark.Wardlaw@sdcounty.ca.gov)

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**AUTHORIZED REPRESENTATIVE:**  \_\_\_\_\_  
 MARK WARDLAW, DIRECTOR

**ATTACHMENTS:**

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2014-MUP-14-003

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

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

Attachment F – Ownership Disclosure

## **Attachment A – Planning Documentation**

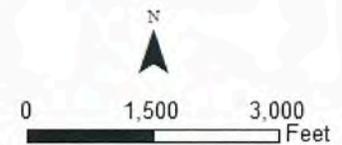
# Olive/Grapevine Wireless Major Use Permit Vicinity Map

North County Metropolitan Subregional Plan Area



1:3,500,000

- Roads
- site
- Parcels
- Incorporated



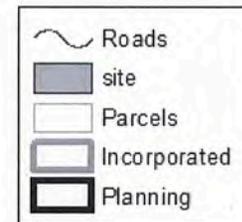
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Olive/Grapevine Wireless  
Major Use Permit  
General Plan Map

North County Metropolitan  
Subregional Plan Area

(6) Village Residential (VR-4.3)



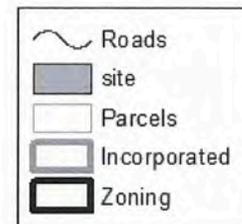
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Olive/Grapevine Wireless  
Major Use Permit  
Zoning Map

North County Metropolitan  
Subregional Plan Area

A70 - Limited Agriculture

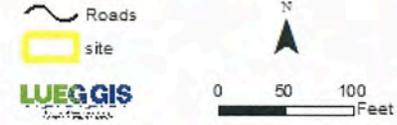


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Olive/Grapevine Wireless  
Major Use Permit Aerial

North County Metropolitan  
Subregional Plan Area



Source: Esri, Intellicast, USDA, USGS, AEA, GeoEye, Geomapping, AeroGRID, IGN, IGP, and the GIS User Community

Olive/Grapevine Wireless  
Major Use Permit Aerial  
North County Metropolitan  
Subregional Plan Area

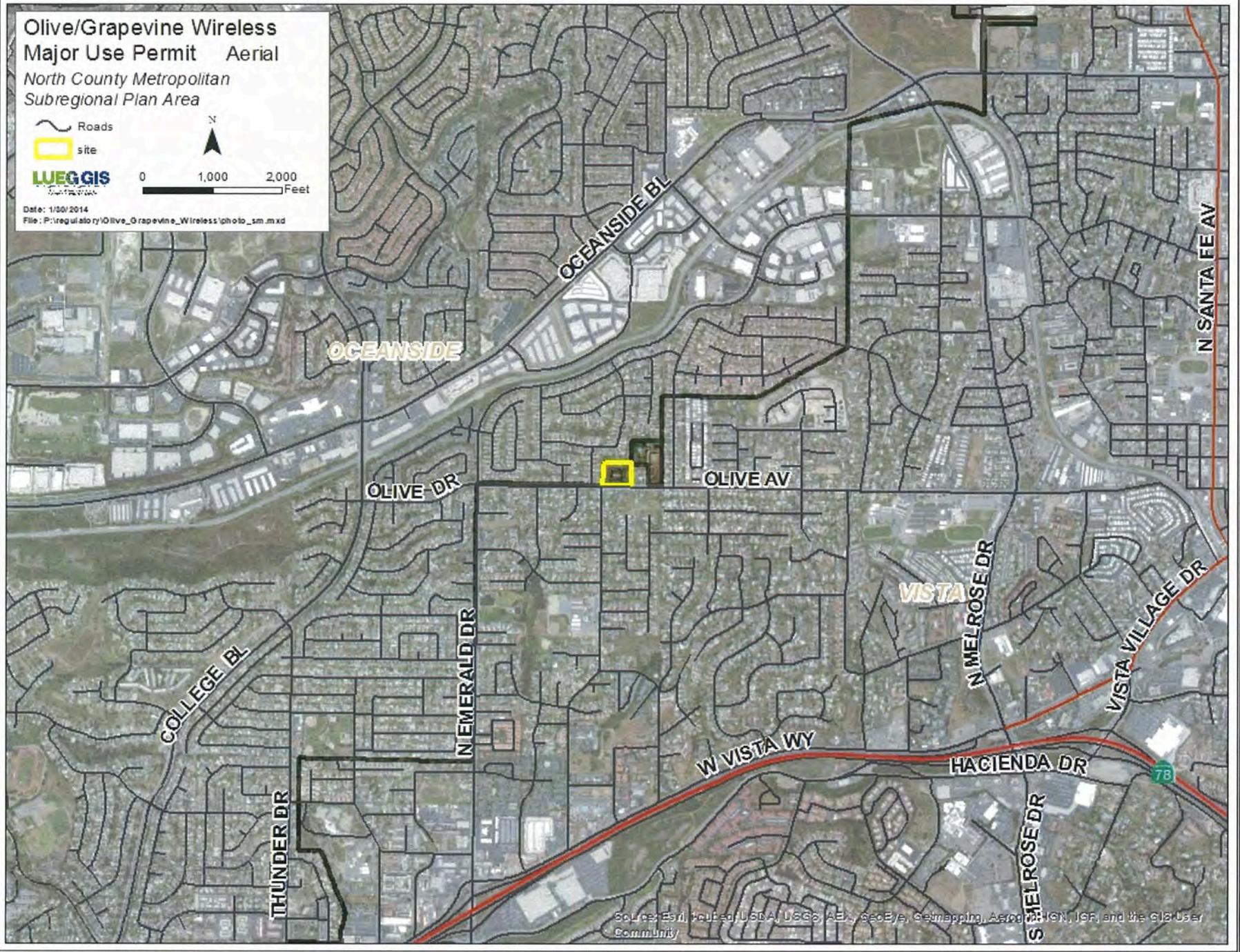
Roads

site

**LWEGGIS**



Date: 1/30/2014  
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Source: Esri, DeLorme/USA, USGS, Aero, GeoEye, Geomapping, Aero, IGN, IGP, and the GIS User Community

Olive/Grapevine Wireless  
Major Use Permit  
2 Mile Radius Map

North County Metropolitan  
Subregional Plan Area

- Cell Site
- Site
- 2 Mile Radius



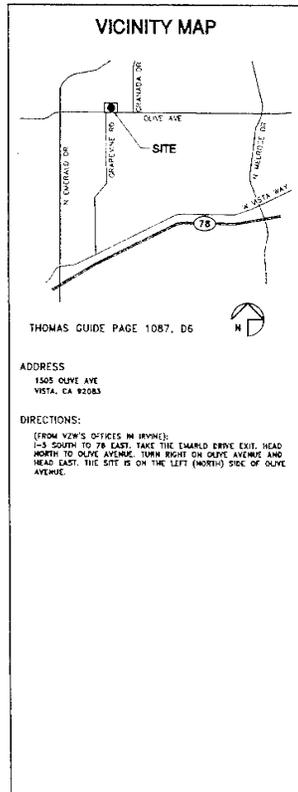
Date: 2/2/2014  
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Source: Esri, Intellicart, USDA, USGS, AEX, GeoEye, Earthstar, IGN, IGF, and the GIS User Community

# verizon wireless

OLIVE / GRAPEVINE  
OLIVE SD  
1505 OLIVE AVE  
UNINCORPORATED VISTA, CA 92083



### CONSULTANT TEAM

**ARCHITECT:**  
BOOTH & SUAREZ ARCHITECTURE INC.  
325 CARLSBAD VILLAGE DRIVE, SUITE 02  
CARLSBAD, CA 92008  
(760) 434-8474  
(760) 434-8586 (FAX)

**LEASING/PLANNING:**  
PLANCON, INC.  
ROONEY PRAKHOWER  
302 STATE PLACE  
ESCONDIDO, CA 92029  
(619) 200-2340

**SURVEYOR:**  
JRM CIVIL ENGINEERS  
232 AVENIDA FARMACIATE, SUITE 107  
SAN CLEMENTE, CA 92672  
(949) 248-4885

### PERMITS REQUIRED

• W/ALP USE PERMIT

### SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE. ALL DRAWINGS ARE SCHEMATIC. DO NOT SCALE DRAWINGS TO DETERMINE OR VERIFY ANY DIMENSIONS. DRAWINGS OF ANY SIZE SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

### PROJECT SUMMARY

**APPLICANT:** VERIZON WIRELESS  
15505 SAND CANTON AVENUE  
IRVINE, CA 92618  
CONTACT: ROONEY PRAKHOWER  
PHONE: (619) 200-2340

**OWNER:** OLIVE 1505 VISTA, LLC  
1505 OLIVE AVE  
VISTA, CA 92083  
SITE CONTACT: LLOYD TOPKAND  
PHONE: (707) 774-3642

**PROJECT DESCRIPTION:**

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT RACKS INSIDE A NEW 22'-0" x 12'-0" x 13'-9" HIGH STEEL BUILT EQUIPMENT BUILDING WITH WOOD SHINGLES AND ASPHALT SHINGLE ROOF ON A CONCRETE PAD.
- INSTALLATION OF NEW 15'-0" x 12'-0" x 12'-0" HIGH CONCRETE BLOCK WALL ENCLOSURE WITH WOOD SHINGLES, CHAIN LINK U/LD AND "TRELS" AT GRADE LEVEL.
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTIONS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS) MOUNTED ON A NEW 35'-0" HIGH FAUX EUCALYPTUS.
- INSTALLATION OF FOUR (4) VERIZON WIRELESS RRU UNITS PER SECTION (TOTAL OF TWELVE (12) RRUS) MOUNTED BEHIND PROPOSED ANTENNAS.
- INSTALLATION OF ONE (1) VERIZON WIRELESS 4'-6" MICROWAVE DISH (FOR TELCO SERVICE FEED) MOUNTED TO PROPOSED 35'-0" HIGH FAUX EUCALYPTUS.
- PROPOSED (3) RAYCAP DC SURGE PROTECTION UNITS MOUNTED ON PROPOSED 35'-0" HIGH FAUX EUCALYPTUS AND (2) RAYCAP DC SURGE PROTECTION UNITS MOUNTED BEHIND PROPOSED STEEL BUILT BUILDING (TOTAL OF 5 RAYCAP UNITS).
- INSTALLATION OF (2) TWO VERIZON WIRELESS E/911 GPS ANTENNAS.
- INSTALLATION OF A NEW ENCLOSED STANDBY GENERATOR WITH A 210 GALLON DIESEL TANK ON A CONCRETE PAD INSIDE PROPOSED CONCRETE BLOCK EQUIPMENT ENCLOSURE.
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE (TOTAL ELECTRICAL LENGTH = 840'-0").
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION (TOTAL TELCO LENGTH = 435'-0").
- W/ALP LANDSCAPING AND IRRIGATION IS PLANNED FOR THIS PROJECT.

**PROJECT ADDRESS:** 1505 OLIVE AVE  
VISTA, CA 92083

**ASSESSORS PARCEL NUMBER:** 162-493-22

**EXISTING ZONING:** R-1 SINGLE FAMILY

**TOTAL SITE AREA:** 139,112 S.F.  
= 3.19 ACRES

**PROPOSED PROJECT AREA:**

EQUIPMENT BUILDING:	264 SF
CONCRETE BLOCK ENCLOSURE:	180 SF
ANTENNA GROUND SLAB AREA:	49 SF
TOTAL:	493 SF

**PROPOSED TYPE OF CONSTRUCTION:** TYPE NR

**PROPOSED OCCUPANCY:** P

**NOTE:** THERE ARE NO EXISTING TELECOMMUNICATIONS FACILITIES ON THIS SITE.

### SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	EQUIPMENT FLOOR PLAN
A-2	ROOF, TRELLIS AND CHAIN LINK U/LD PLAN
A-3	EXTERIOR ELEVATIONS
A-4	ANTENNA PLAN & FAUX EUCALYPTUS ELEVATION
C-1	TOPOGRAPHIC SURVEY

### LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
THAT PORTION OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 2 WEST, AND OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

### APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:  
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION  
CALIFORNIA PLUMBING CODE, 2010 EDITION  
CALIFORNIA MECHANICAL CODE, 2010 EDITION  
CALIFORNIA ELECTRICAL CODE, 2010 EDITION  
CALIFORNIA FIRE CODE, 2010 EDITION  
CALIFORNIA TREE CODE, 2010 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

### ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITER INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

## BOOTH & SUAREZ

ARCHITECTURE INC. INCORPORATED  
325 CARLSBAD VILLAGE DRIVE SUITE 02  
CARLSBAD, CA 92008 (760) 434-8474

---

PREPARED FOR

P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 286-7000

---

APPROVALS

ABC	DATE
NE	DATE
RF	DATE
ME	DATE
EL/IN	DATE
OPS	DATE
EL/QUI	DATE

---

PROJECT NAME  
**OLIVE / GRAPEVINE  
OLIVE SD**  
1505 OLIVE AVENUE  
VISTA, CA 92083  
SAN DIEGO COUNTY

---

DRAWING DATES

10/29/13	1006 20 (en)
11/01/13	1006 20 (ec)
11/11/13	1006 20 Revision 1 (c)
12/30/13	1006 20 Revision 2 (a)
01/20/14	1006 20 Revision 3 (a)
02/24/14	1006 20 Revision 4 (a)
03/24/14	1006 20 Revision 5 (a)
04/10/14	1006 20 Revision 6 (a)
04/15/14	1006 20 Revision 7 (a)
04/23/14	1006 20 Revision 8 (a)
05/26/14	1006 20 Revision 9 (a)
06/12/14	1006 20 Revision 10 (c)
06/25/14	1006 20 Revision 11 (c)
06/25/14	1006 20 Revision 12 (c)
07/02/14	1006 20 Revision 13 (c)

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SHEET TITLE

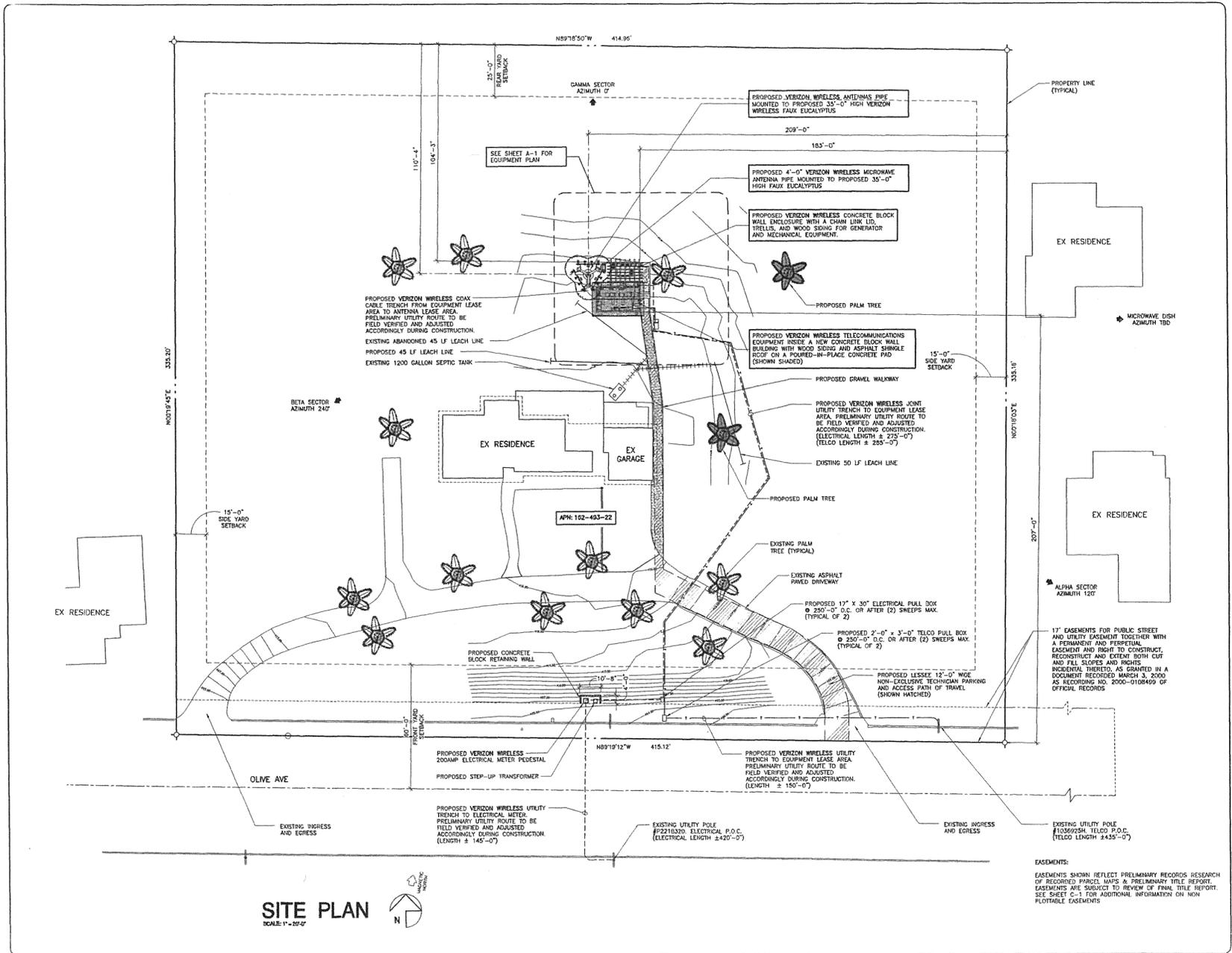
**TITLE SHEET  
&  
PROJECT DATA**

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PROJECTS: VERIZON\13206

2 - 22

SDC PDS RCVD 7-17-14  
**MUP14-003**  
T-1



**SITE PLAN**  
SCALE: 1" = 20'-0"

# Booth Suarez &

ARCHITECTURE INCORPORATED  
335 CALSBAD VILLAGE BLVD. SUITE 09  
CALSBAD, CA 92008 (760) 434-8474

---

PREPARED FOR

P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 255-7000

---

APPROVALS

ARC	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

---

PROJECT NAME

**OLIVE / GRAPEVINE  
OLIVE SD**

1505 OLIVE AVENUE  
VISTA, CA 92083  
SAN DIEGO COUNTY

---

DRAWING DATES

10/25/13	30% CD (6)
10/29/13	100% 2D (6)
11/11/13	100% 2D Revision 1 (1c)
11/13/13	100% 2D Revision 2 (1c)
12/20/13	100% 2D Revision 3 (4)
01/20/14	100% 2D Revision 4 (1c)
02/24/14	100% 2D Revision 5 (1c)
03/24/14	100% 2D Revision 6 (1c)
04/10/14	100% 2D Revision 7 (1c)
04/17/14	100% 2D Revision 8 (4)
04/23/14	100% 2D Revision 9 (4)
05/20/14	100% 2D Revision 10 (1c)
08/12/14	100% 2D Revision 11 (1c)
08/26/14	100% 2D Revision 12 (1c)
07/07/14	100% 2D Revision 13 (1c)

---

SHEET TITLE

**SITE PLAN**

---

PROJECTS: VERIZON\_13308

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**A-0**

2 - 23





PREPARED FOR  
  
 P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 286-7000

APPROVALS

ABC	DATE
RC	DATE
RF	DATE
HI	DATE
EE/WH	DATE
OPS	DATE
EE/GUT	DATE

PROJECT NAME  
**OLIVE / GRAPEVINE  
 OLIVE SD**  
 1505 OLIVE AVENUE  
 VISTA, CA 92083  
 SAN DIEGO COUNTY

DRAWING DATES

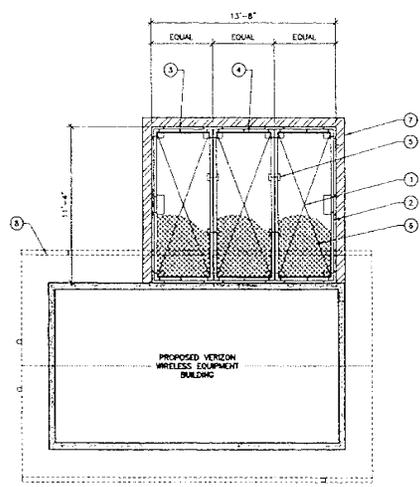
10/25/12	100% ZD (64)
10/29/12	100% ZD (13)
11/14/12	100% ZD Revision 1 (3)
11/15/12	100% ZD Revision 2 (1)
12/05/12	100% ZD Revision 3 (54)
01/30/14	100% ZD Revision 4 (21)
02/27/14	100% ZD Revision 5 (26)
03/24/14	100% ZD Revision 6 (26)
04/10/14	100% ZD Revision 7 (6)
04/17/14	100% ZD Revision 8 (26)
04/23/14	100% ZD Revision 9 (34)
05/28/14	100% ZD Revision 10 (2)
06/12/14	100% ZD Revision 11 (2)
06/23/14	100% ZD Revision 12 (2)
07/07/14	100% ZD Revision 13 (2)

SHEET TITLE  
**ROOF PLAN,  
 TRELLIS PLAN &  
 CHAIN LINK LID PLAN**

PROJECT: VERIZON-13305

A-2

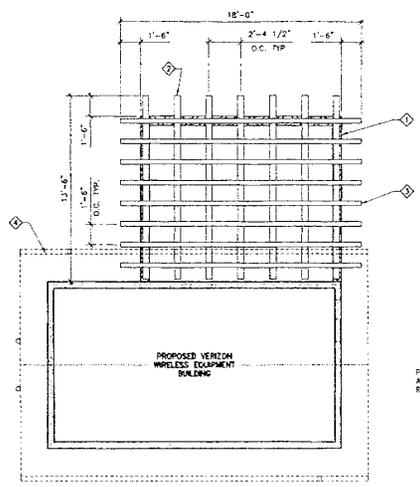
2 - 25



**CHAIN LINK LID PLAN**  
 SCALE: 1/4" = 1'-0"

**CHAIN LINK LID PLAN NOTES:**

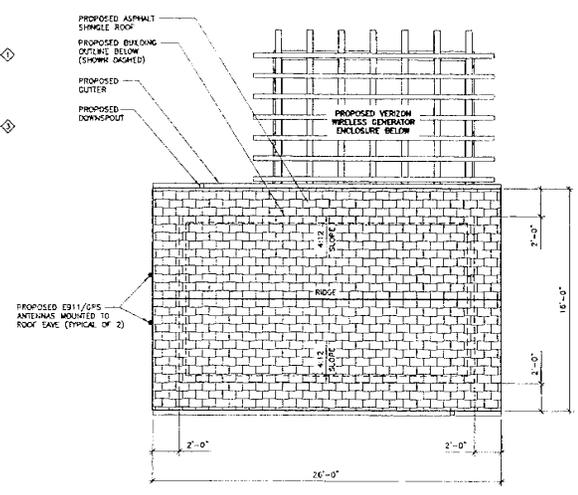
- ① "X" INDICATES A SINGLE PANEL OF THE CHAINLINK LID
- ② PROPOSED 3/4" SCHEDULE 40 GALVANIZED STANDARD PIPE FRAME (TYPICAL)
- ③ PROPOSED GALVANIZED STEEL PIPE CLAMPS FOR CHAINLINK TENSIONER STRIP
- ④ PROPOSED GALVANIZED TENSIONER STRIP (TYPICAL)
- ⑤ PROPOSED BRACKET SUPPORT CLAMP FOR CHAINLINK LID AT 4'-0" O.C.
- ⑥ PROPOSED GALVANIZED CHAINLINK MESH PARTIALLY REMOVED FOR CLARITY. PROVIDE STANDARD WIRE TIES TO FRAME @ 12" O.C. WITH DOUBLE KNOTS ON BOTTOM SIDE OF FRAME. SEE SPECIFICATION THIS SHEET.
- ⑦ PROPOSED CONCRETE BLOCK WALL (NOISE CONTROL FEATURE)
- ⑧ PROPOSED ADJACENT BUILDING ROOF OVERHANG



**TRELLIS PLAN**  
 SCALE: 1/4" = 1'-0"

**TRELLIS PLAN NOTES:**

- ① PROPOSED CONCRETE BLOCK ENCLOSURE WALL BELOW
- ② PROPOSED 6 x 12 WOOD BEAMS (TYPICAL)
- ③ PROPOSED 4 x 6 AT 18" O.C. (TYPICAL)
- ④ PROPOSED ADJACENT BUILDING ROOF OVERHANG



**ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

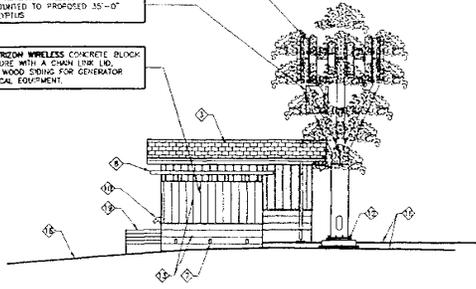
**ROOF PLAN NOTES:**

- ① PROPOSED ASPHALT SINGLE ROOF
- ② PROPOSED BUILDING OUTLINE BELOW (CHIMNEY DAMAGED)
- ③ PROPOSED GUTTER
- ④ PROPOSED DOWNSPOUT
- ⑤ PROPOSED EPS 1 1/2" INSULATION MOUNTED TO ROOF EAVE (TYPICAL OF 2)

PROPOSED VERIZON WIRELESS ANTENNAS PIPE MOUNTED TO PROPOSED 35'-0" HIGH VERIZON WIRELESS FAUX EUCALYPTUS

PROPOSED 4'-0" VERIZON WIRELESS MICROWAVE ANTENNA PIPE MOUNTED TO PROPOSED 35'-0" HIGH FAUX EUCALYPTUS

PROPOSED VERIZON WIRELESS CONCRETE BLOCK WALL ENCLOSURE WITH A CHAIN LINK LD, TRELLIS, AND WOOD SIDING FOR GENERATOR AND MECHANICAL EQUIPMENT.



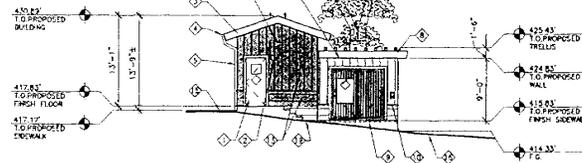
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

PROPOSED 4'-0" VERIZON WIRELESS MICROWAVE ANTENNA PIPE MOUNTED TO PROPOSED 35'-0" HIGH FAUX EUCALYPTUS

PROPOSED VERIZON WIRELESS ANTENNAS PIPE MOUNTED TO PROPOSED 35'-0" HIGH VERIZON WIRELESS FAUX EUCALYPTUS

PROPOSED VERIZON WIRELESS CONCRETE BLOCK WALL ENCLOSURE WITH A CHAIN LINK LD, TRELLIS, AND WOOD SIDING FOR GENERATOR AND MECHANICAL EQUIPMENT.

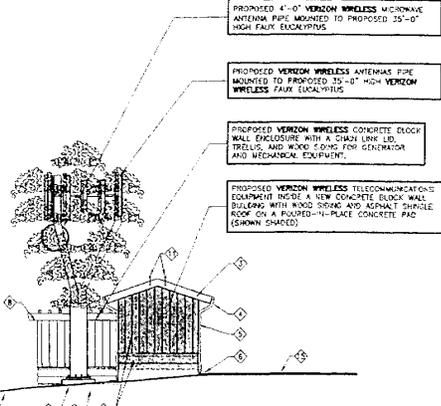
PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW CONCRETE BLOCK WALL BUILDING WITH WOOD SIDING AND ASPHALT SHINGLE ROOF ON A POURED-IN-PLACE CONCRETE PAD (SHOWN SHADED)



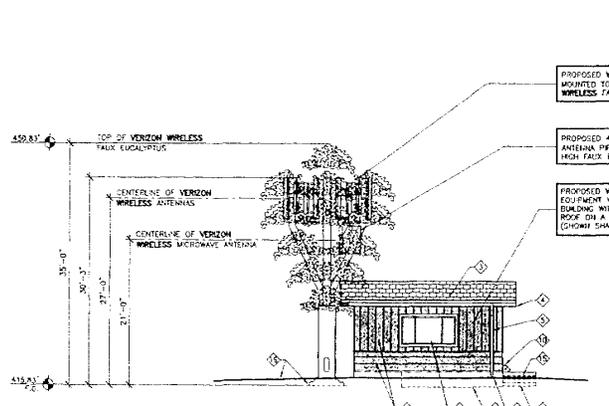
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**ELEVATION NOTES:**

- ① PROPOSED 3'-0" WIDE WOOD DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- ② PROVIDE WALL MOUNTED EXTERIOR LIGHT FEATURE MOUNTED TO BUILDING
- ③ PROPOSED ASPHALT SHINGLE ROOF
- ④ PROPOSED GUTTER
- ⑤ PROPOSED DOWNSPOUT
- ⑥ PROPOSED SPLASH BLOCK
- ⑦ PROVIDE 4" x 8" OPENING AT BASE OF WALL FOR DRAIN (TYPICAL OF 3)
- ⑧ PROPOSED WOOD TRELLIS FOR AESTHETICS
- ⑨ PROPOSED PAIR 4'-0" WIDE STEEL GATES W/ FRAME & SIGNAGE. THE PROPOSED GATES SHALL BE DESIGNED WITH OVERLAPPING ENCLOSURES ON THE BOTTOM AND SIDES TO ENSURE NO GAPS BELOW OR THROUGH THE GATE SCREEN. ALL WEATHER STRIPS MAY BE USED TO FILL ALL GAPS OF THE GATE DOORS.
- ⑩ PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEIPTABLE FOR STANDBY GENERATOR CONNECTION MOUNTED TO WALL
- ⑪ PROPOSED ED11/CPS ANTENNAS MOUNTED TO ROOF EAVE (TYPICAL OF 2)
- ⑫ PROPOSED FAUX EUCALYPTUS CASSON FLOORING
- ⑬ PROPOSED WOOD SIDING
- ⑭ PROPOSED WINDOW WITH HIGH-REFLECTIVE MATERIAL
- ⑮ PROPOSED GRAVEL WALKWAY
- ⑯ EXISTING DRIVE
- ⑰ PROPOSED CONCRETE STEPS BEYOND
- ⑱ PROPOSED FRESH FLOOR/SURFACE BEYOND
- ⑲ PROPOSED CONCRETE STEPS & LANDING



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**Booth & Suarez**  
ARCHITECTURE INCORPORATED  
355 CALLEJAS VILLAGE DRIVE SUITE 20  
CARLSBAD, CA 92008 (760) 434-4424



PREPARED FOR  
**verizon wireless**  
P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 285-7000

APPROVALS

ARC	DATE
KE	DATE
RF	DATE
INT	DATE
EE/WH	DATE
DPS	DATE
EL/DOH	DATE

PROJECT NAME  
**OLIVE / GRAPEVINE  
OLIVE SD**  
1505 OLIVE AVENUE  
VISTA, CA 92083  
SAN DIEGO COUNTY

DRAWING DATES

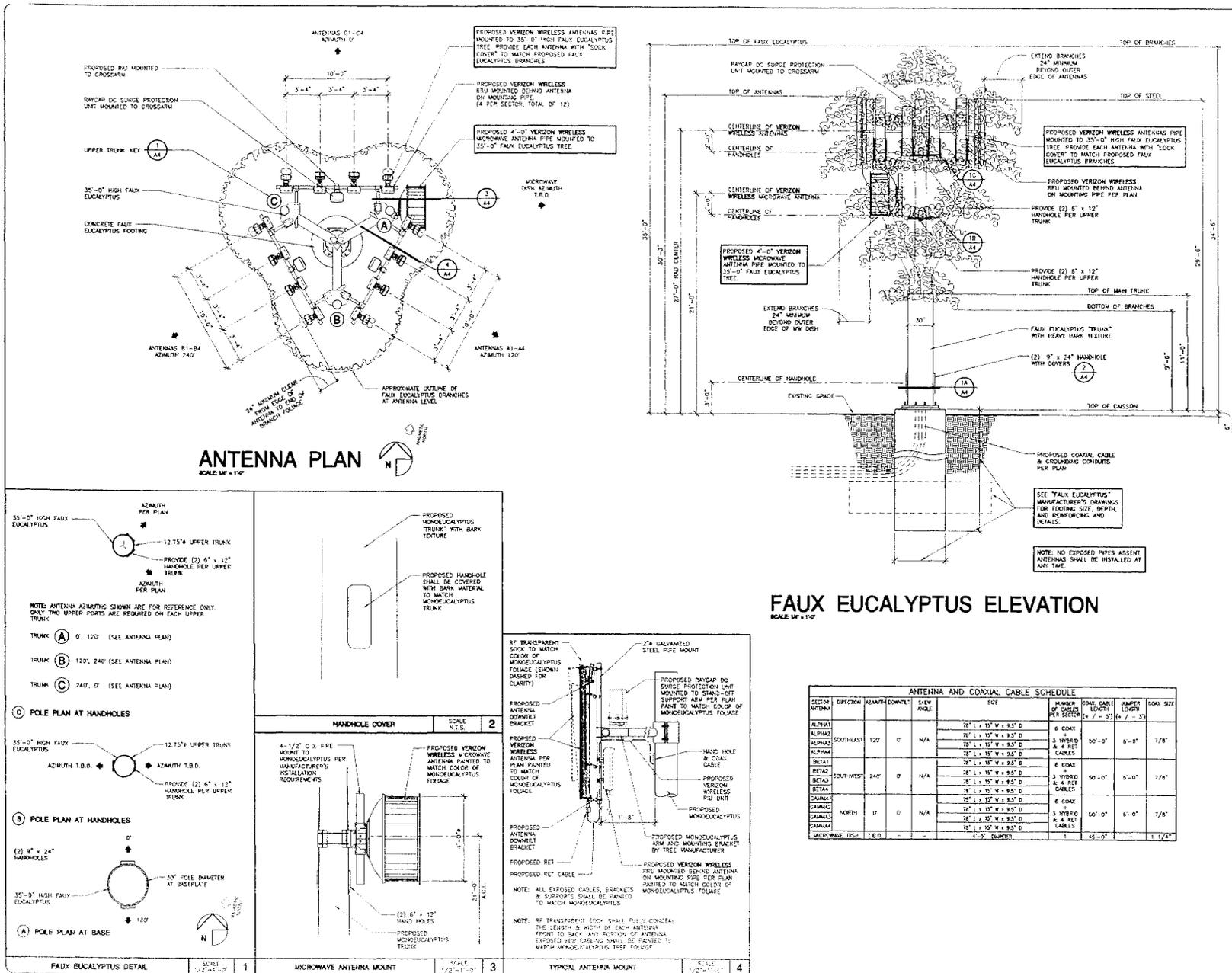
10/23/13	90% CD (6)
10/29/13	100% CD (6)
11/11/13	100% CD Revision 1 (6)
11/15/13	100% CD Revision 2 (6)
12/30/13	100% CD Revision 3 (6)
01/20/14	100% CD Revision 4 (6)
02/24/14	100% CD Revision 5 (6)
03/24/14	100% CD Revision 6 (6)
04/10/14	100% CD Revision 7 (6)
04/17/14	100% CD Revision 8 (6)
04/23/14	100% CD Revision 9 (6)
05/28/14	100% CD Revision 10 (6)
06/17/14	100% CD Revision 11 (6)
06/26/14	100% CD Revision 12 (6)
07/07/14	100% CD Revision 13 (6)

SHEET TITLE  
**EXTERIOR ELEVATIONS**

PROJECTS\VERIZON\13108

**A-3**

2 - 26



**Booth & Suarez**  
ARCHITECTURE INCORPORATED  
191 CALLEAS VILLAGE BLVD SUITE 101  
CARLSBAD, CA 92008 (760) 434-6474

PREPARED FOR  
**verizon wireless**

P.O. BOX 19707  
IRVING, CA 92621-9707  
(949) 286-7000

APPROVALS

ARC	DATE
RE	DATE
RF	DATE
INT	DATE
ES/PS	DATE
OPN	DATE
EE/OUT	DATE

PROJECT NAME  
**OLIVE / GRAPEVINE OLIVE SD**  
1505 OLIVE AVENUE  
VISTA, CA 92083  
SAN DIEGO COUNTY

DRAWING DATES

10/25/15	90% 2D (60)
10/29/15	100% 2D (15)
11/11/15	100% 2D Revision 1 (4)
11/13/15	100% 2D Revision 2 (6)
12/29/15	100% 2D Revision 3 (4)
01/29/16	100% 2D Revision 4 (8)
02/24/16	100% 2D Revision 5 (2)
03/24/16	100% 2D Revision 6 (8)
04/10/16	100% 2D Revision 7 (6)
04/22/16	100% 2D Revision 8 (4)
05/26/16	100% 2D Revision 9 (16)
06/12/16	100% 2D Revision 10 (16)
07/07/16	100% 2D Revision 11 (16)
	100% 2D Revision 12 (16)
	100% 2D Revision 13 (16)

SHEET TITLE  
**FAUX EUCALYPTUS TREE ELEVATION & ANTENNA PLAN**

PROJECTS/VERIZON/15306

**A-4**

2-27



**Attachment B – Form of Decision  
Approving PDS2014-MUP-14-003**

Recording requested by and for the benefit )  
of the County of San Diego, Planning & )  
Development Services )  
)  
Return to: County of San Diego )  
Planning & Development Services )  
Mail Station O650 )  
5510 Overland Avenue, Suite 110 )  
San Diego, CA 92123 )  
Attention: Don Kraft )  
)

(No Transfer Tax Due)

(Above Space For Recorder's Use)

Major Use Permit PDS2014-MUP-14-003  
**ISSUED BY COUNTY OF SAN DIEGO**

The Planning Commission of the County of San Diego on October 10, 2014 hereby grants Major Use Permit PDS2014-MUP-14-003 subject to the terms and conditions listed below, relating to that real property located in the County of San Diego, California, more particularly described as follows:

See Attachment "A"

The Zoning Ordinance of the County of San Diego requires that this Major Use Permit be recorded with the San Diego County Recorder, and 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 Major Use Permit. (Zon. Ord. § 7019.)

The undersigned Owners of the property subject to this Major Use Permit hereby agree, for themselves and their successors, to perform and at all times comply with all terms and conditions specified herein.

OWNERS

\_\_\_\_\_  
Helmut O. Kiffmann, Manager of Olive 1505 Vista, LLC

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lloyd G. Topzand and Jennifer Topzand,  
Managers of Olive 1505 Vista, LLC

\_\_\_\_\_  
Date

(Attach California All Purpose Acknowledgements)

ATTACHMENT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

The Northwest Quarter of Section 23, Township 11 South, Range 4 West, SBM, in the County of San Diego, State of California, according to United States Government Survey December 17, 1870.

Excepting therefrom the Easterly 429.00 feet, the Westerly 680.23 feet, measured along the North and South lines of said Northwest quarter, and all that portion lying Northerly of the Northerly railway right of way line.

Also excepting therefrom that portion lying within Parcel Map 7815 filed in the Office of the County Recorder of San Diego County, September 13, 1978 as file No. 78-390738 of Official Records.



County of San Diego  
PLANNING & DEVELOPMENT SERVICES

MARK WARDLAW  
Director

DARREN GRETLER  
Assistant Director

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

COMMISSIONERS

Peder Norby (Chairman)  
Bryan Woods (Vice Chairman)  
Michael Beck  
Leon Brooks  
Adam Day  
David Pallinger  
Michael Seiler

October 10, 2014

PERMITEE: VERIZON WIRELESS  
MAJOR USE PERMIT: PDS2014-MUP-14-003  
E.R. NUMBER: PDS2014-ER-14-07-001  
PROPERTY: 1505 OLIVE AVENUE, VISTA  
APN: 162-493-22

DECISION OF THE PLANNING COMMISSION

This Major Use Permit for MUP14-003 consists of seven sheets including plot plan, equipment plans and elevations dated July 17, 2014. This permit authorizes construction, operation, and maintenance of 12 panel antennas and one microwave antenna mounted upon a 35-foot tall faux mono-eucalyptus tree, along with associated equipment and an emergency back-up generator, pursuant to Section 6985 and 7358 of the Zoning Ordinance.

Grant an exception to Section 6985.C.2 of the Zoning Ordinance to allow the generator enclosure to be 10 feet, six inches in height, and the equipment enclosure to be 13 feet, nine inches in height, where 10 feet is the maximum height allowed.

**MAJOR USE PERMIT EXPIRATION:** This Major Use Permit shall expire on **October 10, 2016** 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.

The wireless telecommunication facility is considered a "high visibility" facility; therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 10 years (October 10, 2024). This 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 that time.

.....

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

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

1. **GEN#1–COST RECOVERY [PDS, DPW, DEH, DPR], [GP, CP, BP, UO]**  
**INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust 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 trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.
  
2. **GEN#2–RECORDATION OF DECISION**  
**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#1–NOISE REQUIREMENT [PDS, FEE X3]**  
**INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

- a. The generator unit shall be located within a CMU block wall enclosure at a minimum height of nine (9') feet.
- b. The HVAC units shall be located within CMU block wall enclosure at a minimum height of nine (9') feet.
- c. The gate doors associated with the generator & HVAC enclosure shall be designed with overlapping enclosures on the bottom and sides to ensure no gaps below or through the gate design. All weather strips may be used to fill all gaps of the gate doors.

**DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

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

#### 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. NOISE#2-NOISE CONTROL DESIGN MEASURES [PDS FEE X3]

**INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans:

- a. The generator unit shall be located within CMU block wall enclosure at a minimum height of nine (9') feet.
- b. The HVAC units shall be located within a CMU block wall enclosure at a minimum height of nine (9') feet.
- c. The gate doors associated with the generator & HVAC enclosure shall be designed with overlapping enclosures on the bottom and sides to ensure no gaps

below or through the gate design. All weather strips may be used to fill all gaps of the gate doors.

**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 [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

**6. PLN#1–SITE PLAN IMPLEMENTATION**

**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: 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 [PDS, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.

**7. PLN#2– PHOTO SIMULATION: [PDS, PCC] [UO, FG] [PDS, FEE]**

**INTENT:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations.

**DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated July 17, 2014 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] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

**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 modification, 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]. The Hazardous Materials Division, Plan Check section, contact is Joan Swanson, (619) 726-5770 or by email at: Joan.Swanson@sdcounty.ca.gov.

**DOCUMENTATION:** A Health and Safety Plan, and Hazardous Materials Business Plan that outlines worker safety and personal protection equipment appropriate for the chemical of concern and the construction activities planned for the site regarding all on-site storage, handling, and disposal of potentially hazardous substances. 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 documents for compliance with this condition.

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

**9. NOISE#3–NOISE REQUIREMENT [PDS, FEE X1]**

**INTENT:** In order to reduce the impacts of the installation of any generator or any external noise-generating device, that would use the external power stub (generator receptacle) and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following requirements shall be continued for the life of this permit. **DESCRIPTION OF REQUIREMENT:** Prior to the installation of any generator or any external noise-generating device, that would use the external power stub and/or proposed pad location approved with this Use Permit, the permittee shall obtain approval of a minor deviation or modification:

- a. The minor deviation shall comply with Zoning Ordinance Sections 7609 and 6985.b as defined by 6983.l for Invisible – Facilities. Upon the approval of the minor deviation, the proposed generator shall comply with the County Noise Ordinance Section 36.404.
- b. Failure to comply with the invisibility standards of Zoning Ordinance Section 6983.l, and compliance with the County Noise Ordinance Section 36.404, will require an application and subsequent approval of a Modification to this Use Permit before any generator can added or used on the site.

**DOCUMENTATION:** The property owner and permittee shall comply with the requirements of the County Noise Ordinance, Section 36.404 and this condition. If the permittee or property owner chooses to install a generator unit associated with the cellular facility, they must apply for a Deviation or Modification of this permit pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Prior to the installation of any generator or any external noise-generating device, that would use the external power stub and/or proposed pad location approved with this Use Permit, the permittee shall obtain approval of a minor deviation or modification to the approved plot plans, and provide proof that the device complies with the County Noise Ordinance. **MONITORING:** The County Noise Specialist shall review all proposed generator unit installation and ensure that the project complies with on-going noise ordinance standards. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

**10. PLN#3–SITE CONFORMANCE**

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking and driveways areas, painting all necessary aesthetics design features, and all lighting wall 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 the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

**11. PLN#4 - SITE CONFORMANCE: [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 enclosure, as depicted in the approved photo-simulations dated July 17, 2014.
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
- e. The applicant is responsible for the maintenance and repair of any damage caused by them to on-site and off-site private roads that serve the project.
- f. The telecommunication facility shall be inspected annually to ensure it is operating properly and the facility remains undamaged. The applicant shall provide the necessary inspection fee on an annual basis.
- g. The branches shall extend past the panel antennas at least 24-inches. In addition, each panel antenna shall be covered in "socks," and the microwave antenna shall be painted to match the faux tree.

- h. The facility and back-up generator shall be maintained only between the hours of 7am to 6pm Monday through Friday.
- i. The applicant shall ensure the existing trees within 50 feet of the proposed wireless telecommunication facility are maintained. If a tree is scheduled to be removed, another of like size and shape shall be replaced within the same location, so as to buffer and screen the surrounding viewshed.

**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.

### MAJOR USE PERMIT FINDINGS

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

- (a) *The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to*
  - 1. *Harmony in scale, bulk, coverage, and density:*

The project is a Major Use Permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunication facility. The facility would be designed as a 35-foot tall faux eucalyptus tree along with associated equipment and a backup generator. Twelve panel antennas, 24 remote radio units (RRU's), and one microwave antenna would be mounted upon the faux tree. Two GPS antennas would be mounted to the eaves of the equipment enclosure. The equipment necessary to operate the facility would be located inside a 13-foot, nine-inch tall pre-fabricated equipment enclosure, and the 30kW backup generator would be located inside a 10-foot, six-inch tall CMU enclosure. Two palm trees would be added to the eastern side of the facility to help buffer the facility from nearby residences. The proposed lease area would occupy approximately 493 square feet of the 3.2 acre parcel. The project is subject to the Village Residential General Plan (VR-4.3), and Limited Agricultural (A70) zoning.

#### Scale and Bulk

The project area can be characterized as residential. The area surrounding the project site consists of residential properties, with a small area of commercial to the north. The City of Oceanside abuts the property to the north and west, and the City of Vista abuts to the south and east. Photo-simulations on file illustrate that the proposed 35-foot faux mono-eucalyptus and associated equipment would blend into the surrounding viewshed. The faux mono-eucalyptus tree would buffer the panel antennas, RRU's and microwave antenna due to extended branches, a full branch count, and socks around the panel antennas.

The equipment enclosure and generator enclosure architectural style and color would be designed to match the existing residence and accessory structures located approximately 60-feet to the south of this proposed facility. The location of the facility is located 104-feet away from the closest residential property line. The proposed location provides reduced visibility to drivers along the Olive Avenue, while still maintaining adequate elevation to maintain an acceptable level of coverage. The scale and bulk of the project would be minimal due to other tall vertical elements in the area including utility poles, street lights, and mature trees. The footprint of the enclosure is approximately 493 square feet which is a small part of the 3.2 acre parcel.

While there are residential viewsheds within sight of the proposed facility, the project would be compatible with adjacent uses in terms of scale and bulk because of the stealth design, landscaping, and other vertical elements such as single-family residences, utility poles, mature trees, and street lights. The equipment enclosure is similar to the surrounding residential and accessory structures. Views of the proposed location from surrounding roadways are interrupted by surrounding mature vegetation, proposed landscaping and rolling terrain. For the reasons stated above, the project would be in harmony with surrounding scale and bulk and would not result in negative impacts to the surrounding areas.

#### Coverage

The subject parcel is approximately 3.2 acres. Surrounding land uses consist mainly of single-family residences with a small commercial area to the north. The City of Oceanside abuts the parcel to the north and west, and the City of Vista abuts the parcel to the south and east. Parcel sizes in the area range from approximately 0.5 acre to over 3 acres. The subject property is developed with a single family residence and accessory structures. The lease area for this unmanned wireless telecommunication facility would total approximately 493 square feet (less than one percent lot coverage). Due to the small proposed footprint, the addition of the telecommunication facility would maintain similar coverage with surrounding area.

#### Density

The project is a Major Use Permit to authorize the installation 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 Vista Fire Protection District. They respond with career firefighters to structural, wildland, and emergency medical services on a year round basis. The project has been reviewed by the Vista Fire Protection District, and found acceptable. Electrical and telephone services are available on-site. In addition, water service is already available and would be provided by Vista Irrigation. The subject property is connected to Olive

Avenue, a public road, by a driveway. Therefore, all public facilities, services, and utilities are available and exist on the property.

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

The project is a Major Use Permit for the authorization of a wireless telecommunication facility. The project consists of 12 panel antennas placed upon a 35-foot faux eucalyptus tree, along with associated equipment. The generator portion of the equipment enclosure is designed to have block wall with a wood paneling siding, which would be painted an earth tone color. The equipment portion of the enclosure is a stick built structure with the same wood paneling siding as the generator portion. The applicant also proposes landscaping consisting of two palm trees along the eastern portion of the equipment enclosure. The location of the proposed faux tree and equipment would be located toward the northern portion of the property. This location provides an increased setback to drivers using Olive Avenue, while still maintaining adequate elevation to provide necessary coverage to surrounding roads.

The project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged as mentioned above. Photo simulations on file with this Major Use Permit illustrate that the line, form and color of the facility would be consistent with the surrounding area. As seen in the photo-simulations, the proposed facility would be located north of the existing single family residence, and surrounded by mature palms and broadleaf trees, which would help it appear as a part of the existing landscape. The equipment enclosure could be seen from the homes to the east, and additional landscaping would be placed to the east of the facility. Therefore, the applicant has designed the enclosure to appear as an accessory structure to the existing home. In addition, 'socks' would be placed around each panel and the antennas would be set back into the eucalyptus at least 24-inches, which would further buffer and screen the facility.

The project was also reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. Based on the proposed equipment enclosure and distance from the proposed facility to the surrounding property lines, it was determined that the facility would comply with the County Noise Ordinance. Given these design measures, the project, as designed, would not cause any adverse aesthetic or noise effect to the surrounding area and roadways. For the reasons stated above, the project would not have a harmful effect on neighborhood character.

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

The traffic generated from this proposed project is expected to average one to two maintenance trips per month and would utilize a private driveway connecting to Olive Avenue. Existing parking is available on the property. The use associated with this Major Use Permit would be compatible with the existing rural nature of the area because the number of maintenance trips would not

substantially alter the expected traffic or physical character of the surrounding streets and would be compatible with the adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of Olive Avenue.

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 which consists of 12 panel antennas, 12 RRU's and four surge suppressors mounted to a proposed 35-foot tall faux mono-eucalyptus and an associated equipment enclosure and generator enclosure. While the telecommunication facility would be for Verizon's use, the design could allow one additional carrier to co-locate upon the faux eucalyptus. The subject property is 3.2 acres and is developed with access and utility services adequate to serve the proposed use. The installation of the telecommunication facility would not require significant alteration to the land form. 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 subject to the Rural Land Use Designation Village Residential (VR-4.3) and the North County Metropolitan 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 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 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 has been designed as a co-located facility. Lastly, the project also complies with the General Plan Policy COS11.1 and 11.3 because the project has been designed to minimize visual impacts to Olive Avenue through the camouflaging of the facility, existing and proposed landscaping, and site location amongst existing residential buildings.

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

Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunication 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; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause substantial change in the significance of historical resource; and would not result in damage to a scenic highway.

.....  
**ORDINANCE COMPLIANCE AND NOTICES:** The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10096 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the project's approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

**LOW IMPACT DEVELOPMENT NOTICE:** On January 24, 2007, 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 January 25, 2008. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

[http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/stormwater/docs/sd\\_permit/r9\\_2007\\_0001/2007\\_0001final.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf). <http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>.

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link above.

**GRADING PERMIT:** A grading permit is required prior to commencement of grading per criteria of Section 87.201 of the County Code.

**CONSTRUCTION PERMIT REQUIRED:** A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3283, to coordinate departmental 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.

**EXCAVATION PERMIT REQUIRED:** Obtain an excavation permit from the County Department of Public Works for undergrounding and/or relocation of utilities within the County right-of-way.

**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 plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, 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.

**TRANSPORTATION IMPACT FEE:** The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.219. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [*PDS, Land Development Counter*] and provide a copy of the receipt to the [*PDS, Building Division Technician*] at time of permit issuance.

**NOTICE:** THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

**NOTICE:** - The project was found to be "Exempt" from the California Environmental Quality Act (CEQA), therefore no fee is required.

**NOTICE:** The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on October 10, 2014.

<b>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</b>			
<b>Planning &amp; Development Services (PDS)</b>			
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		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health (DEH)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
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.

ON MOTION of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, this Form of Decision is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 10<sup>th</sup> day of October, 2014, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

COUNTY OF SAN DIEGO PLANNING COMMISSION  
MARK WARDLAW, SECRETARY

BY:

Sami Real, Chief  
Project Planning Division  
Planning & Development Services

cc: Margie Sullivan, PlanCom, Inc., 302 State Place, Escondido, CA 92029  
Olive Vista Inc, 1505 Olive Ave, Vista, CA 92083  
Verizon Wireless, 15505 Sand Canyon Ave, Irvine, CA 92618

email cc:

Margie.sullivan@plancominc.com  
Booth & Suarez Architecture, Inc, [ringer@boothsuarez.com](mailto:ringer@boothsuarez.com)  
office@groundlevelinc.com  
Ed Sinsay, Team Leader, PDS  
Jarrett Ramaiya, Planning Manager, PDS

## **Attachment C –Environmental Documentation**

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

**FOR PURPOSES OF CONSIDERATION OF  
Olive/Grapevine Wireless Telecommunication Facility Major Use Permit;  
PDS2014-MUP-14-003; PDS2014-ER-14-07-001**

**January 28, 2014**

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

YES

NO

NOT APPLICABLE/EXEMPT

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

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

YES

NO

NOT APPLICABLE/EXEMPT

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

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

YES

NO

NOT APPLICABLE/EXEMPT

The project is an unmanned wireless telecommunication facility. The project will not use any groundwater for any purpose, including irrigation or domestic supply. Irrigation for the proposed landscaping would be provided by Vista Irrigation.

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

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

**Wetland and Wetland Buffers:** The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

**Floodways and Floodplain Fringe:** The project site is not located contiguous to any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it contiguous to a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

**Steep Slopes:** Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

**Sensitive Habitats:** No sensitive habitat lands were identified on the site as determined on a site visit conducted by staff on February 4, 2014. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

**Significant Prehistoric and Historic Sites:** Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project site does not contain any archaeological resources. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES

NO

NOT APPLICABLE

The project SWMP is in compliance with Ordinance No. 10096 for the requirements of the WPO and the Standard Urban Storm Water Mitigation Plan (SUSMP).

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

YES

NO

NOT APPLICABLE

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

The project is comprised of noise generating equipment consisting of a generator unit, air conditioning units (HVAC), and equipment cabinets. The project is zoned A70 and is subject to the most restrictive 45 dBA one-hour average at the project property line. All equipment cabinets would be located within an equipment enclosure and are anticipated to generate noise levels that are less than significant. The exterior equipment and primary noise sources are the proposed generator unit and HVAC units. These units would be located within a nine (9') foot high CMU block wall enclosure with an open roof. The wood trellis overhang would add 18 inches to the height. The generator unit and HVAC units would be located approximately 170 feet from the nearest property line to the east (worst-case). Based on noise attenuation by distance and incorporation of the 9 foot high CMU block wall enclosure, noise level are not anticipated to exceed the 45 dBA requirement at the closest property line. Therefore, the project design, layout and location would demonstrate compliance with the County Noise Ordinance.

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**NOTICE OF EXEMPTION**

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

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

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

Project Name: Olive/Grapevine Wireless Telecommunication Facility Major Use Permit;  
PDS2014-MUP-14-003; PDS2014-ER-14-07-001

Project Location: 1505 Olive Avenue, in the North County Metropolitan Subregional Plan Area, within the unincorporated County of San Diego (APN 162-493-22)

Project Applicant: Margie Sullivan, PlanCom, Inc., 302 State Place, Escondido, CA (760) 613-3488

Project Description: Verizon proposes to install an unmanned wireless telecommunication facility. The new facility would contain a total of 12 panel antennas and a microwave antenna upon a 35-foot tall faux mono-eucalyptus tree. Supporting equipment would be located within a 12' x 22' stick built enclosure. A 30kW emergency generator would be located in a 12' x 15' CMU enclosure, which would be attached to the equipment enclosure. The 3.2 acre site contains a single family dwelling unit. Trenching would be required for power and telco purposes. The project is located in the North County Metropolitan Subregional Plan Area, within the unincorporated San Diego County. The parcel is subject to the Village Residential General Plan (VR-4.3), and Zoning for the site is Limited Agricultural (A70).

Agency Approving Project: County of San Diego  
County Contact Person: Marisa Smith Telephone Number: (858) 694-2621  
Date Form Completed: January 28, 2014

This is to advise that the County of San Diego Planning Commission has approved the above described project October 10, 2014, 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.

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it is an unmanned telecommunication 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 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: (858) 694-2621

Name (Print): Marisa Smith Title: Land Use and 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**

**OLIVE/GRAPEVINE WIRELESS TELECOMMUNICATIONS FACILITY  
MAJOR USE PERMIT PDS2014-MUP-14-003  
ENVIRONMENTAL LOG NO. PDS2014-ER-14-07-001**

**ENVIRONMENTAL FINDINGS**

July 24, 2014

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 (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 – Photo Simulations, Photo Study,  
Geographic Service Area Map, and Alternative  
Site Analysis**

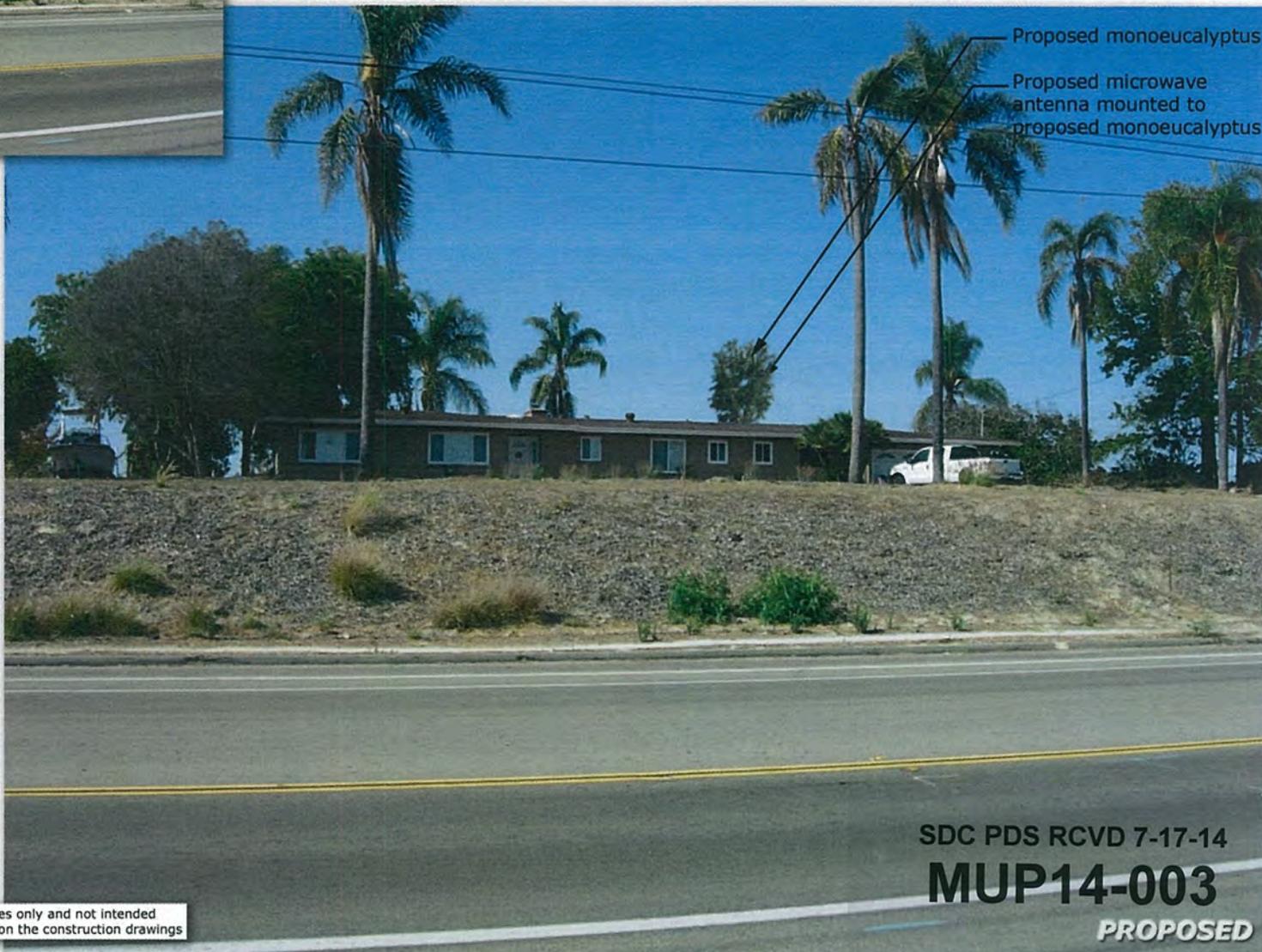
**EXISTING**



**Olive SD**  
 1505 Olive Ave.  
 Vista CA, 92083



PDS2014-MUP-14-003  
PDS2014-ER-14-07-001



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These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

SDC PDS RCVD 7-17-14

**MUP14-003**

**PROPOSED**

6/4/2014

*Photosimulation of proposed telecommunications site*

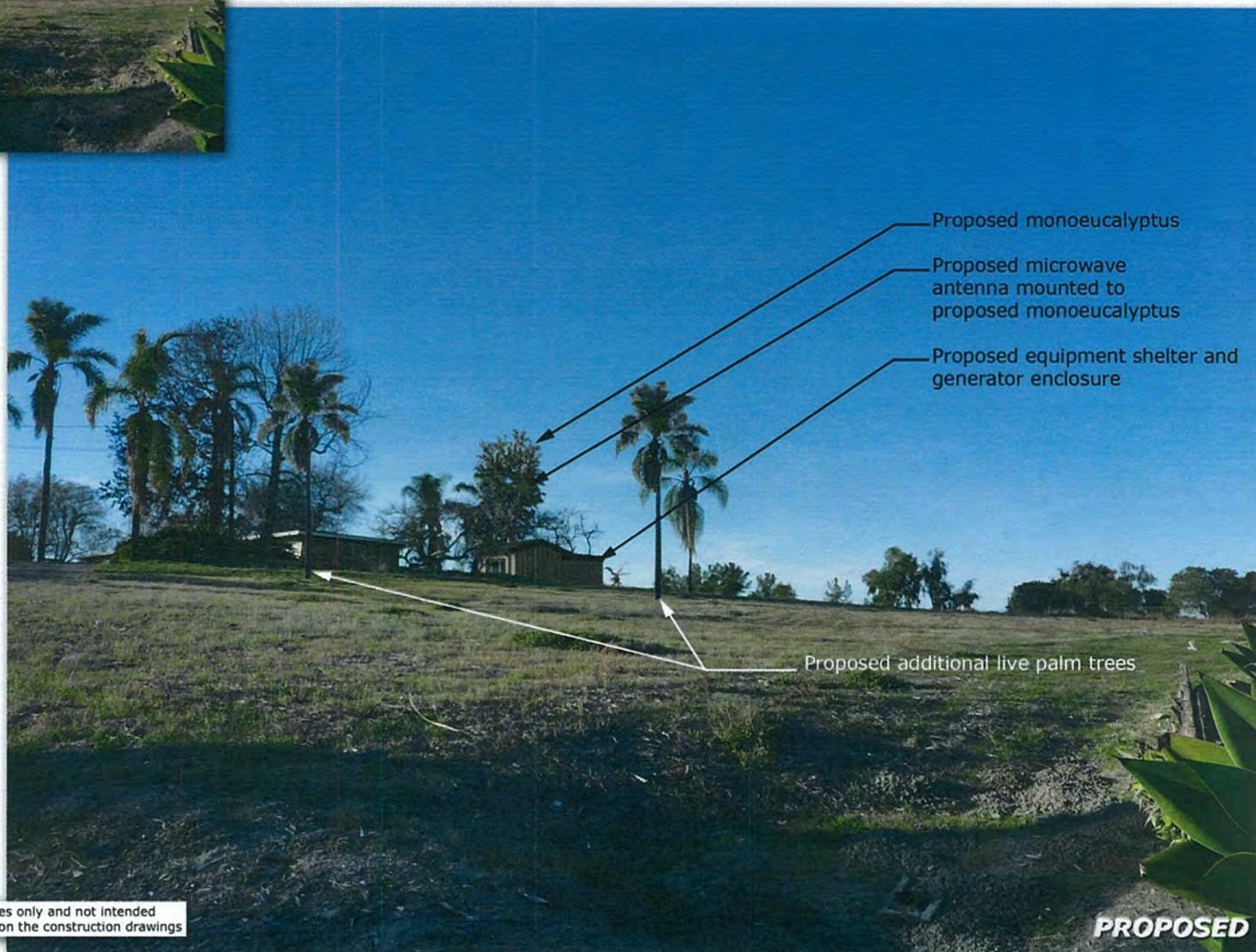
**EXISTING**



**Olive SD**  
1505 Olive Ave.  
Vista CA, 92083



PDS2014-MUP-14-003  
PDS2014-ER-14-07-001



- Proposed monoecalyptus
- Proposed microwave antenna mounted to proposed monoecalyptus
- Proposed equipment shelter and generator enclosure

Proposed additional live palm trees

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

**PROPOSED**

**EXISTING**



**Olive SD**  
 1505 Olive Ave.  
 Vista CA, 92083



PDS2014-MUP-14-003  
PDS2014-ER-14-07-001

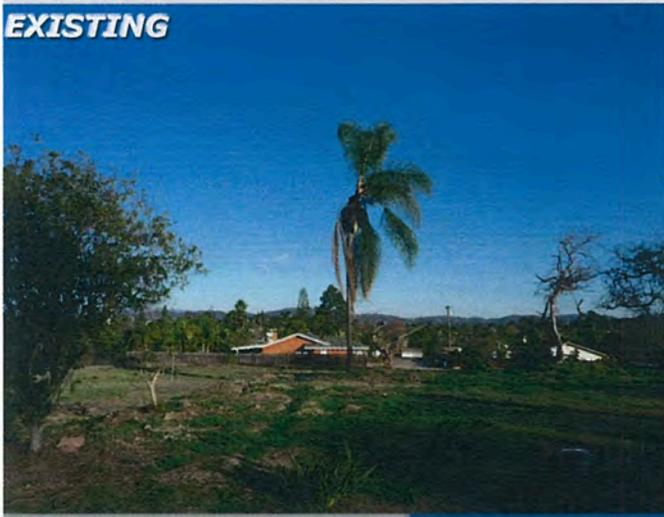


These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

6/4/2014

**Photosimulation of proposed telecommunications site**

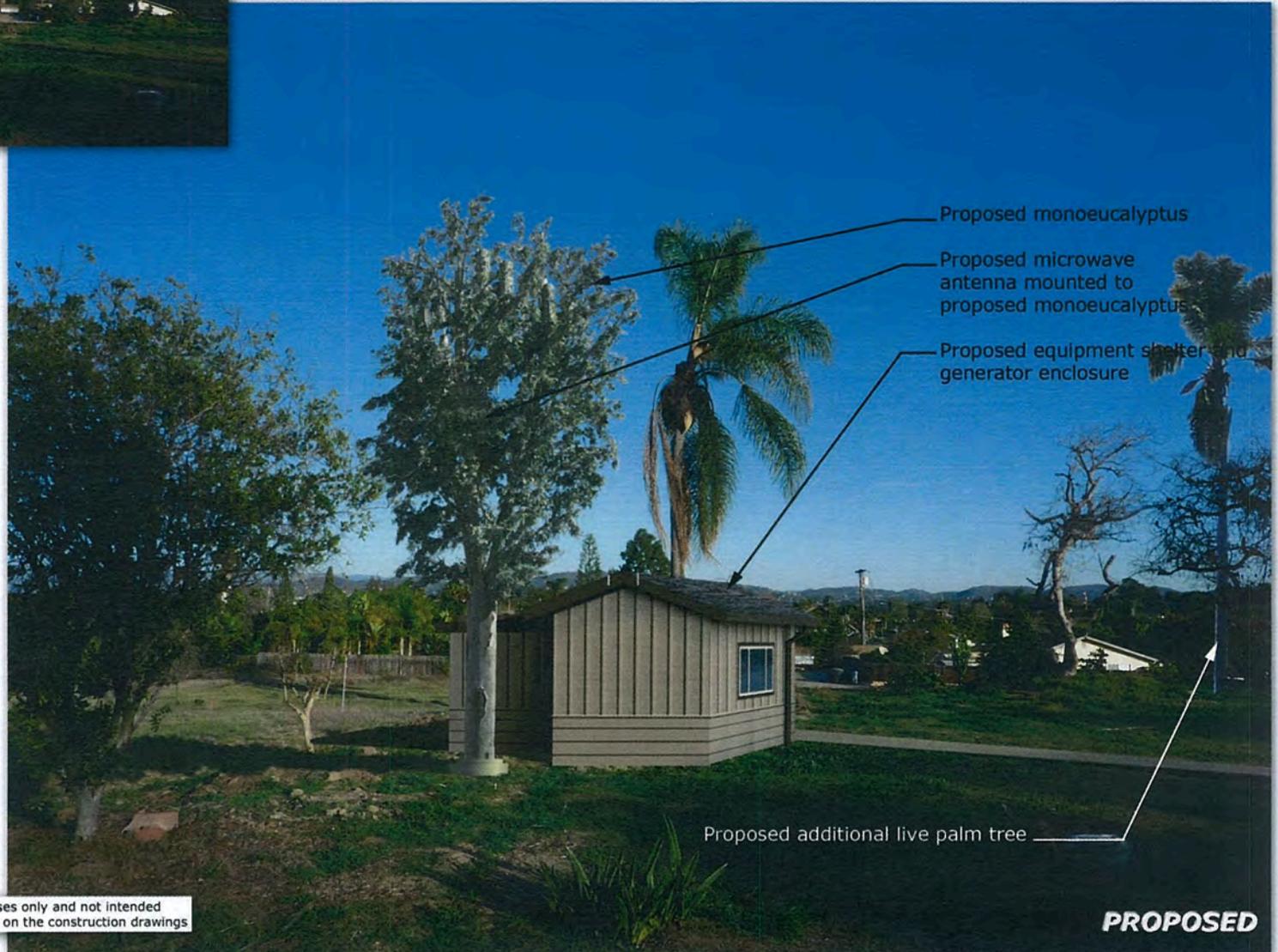
**EXISTING**



**Olive SD**  
1505 Olive Ave.  
Vista CA, 92083



PDS2014-MUP-14-003  
PDS2014-ER-14-07-001



2 - 57

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

**PROPOSED**

**Photosimulation of proposed telecommunications site**

6/4/2014



## PHOTO STUDY & KEY MAP

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PROPOSAL TO ESTABLISH AND OPERATE A  
NEW DIGITAL PCS  
COMMUNICATIONS FACILITY

**Verizon Wireless**  
**"Olive SD"**

1505 Olive Ave.  
Vista, CA 9208

Prepared for:  
**County of San Diego**

Prepared by:

**PlanCom, Inc.**  
*Contractor Representatives for*  
**Verizon Wireless**

302 State Place  
Escondido, CA 92029  
Contact: Margie Sullivan, Planning Consultant  
(760) 613-3488

September 5, 2013



Looking North from site



Looking East from site



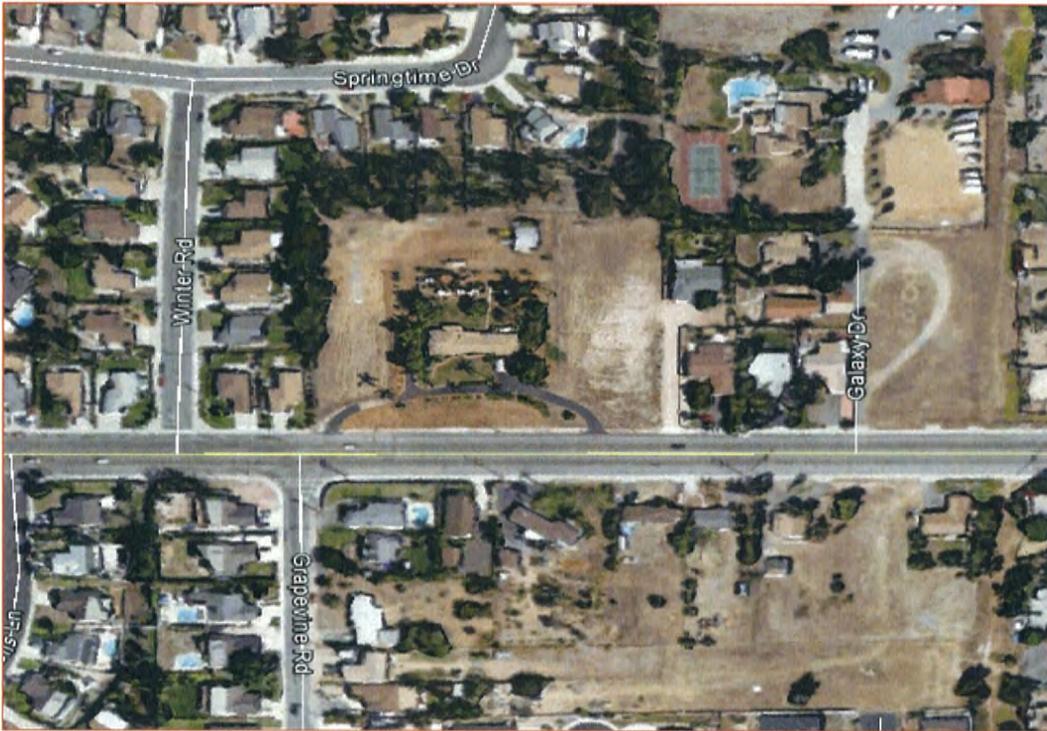
Looking West from site



Looking South from site



Looking Northwest towards site



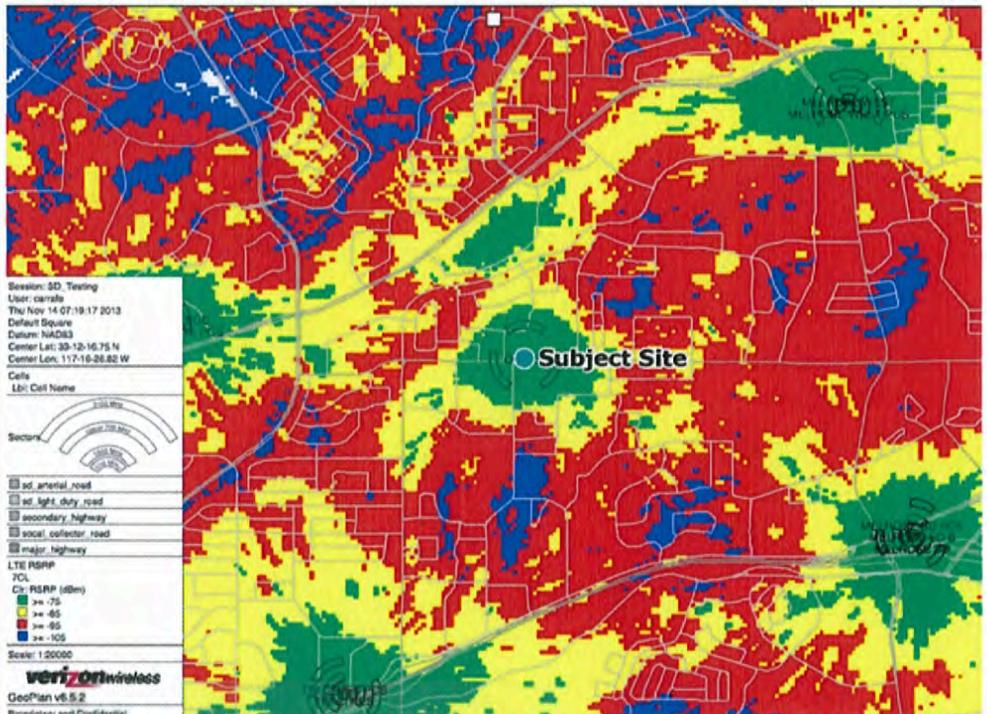
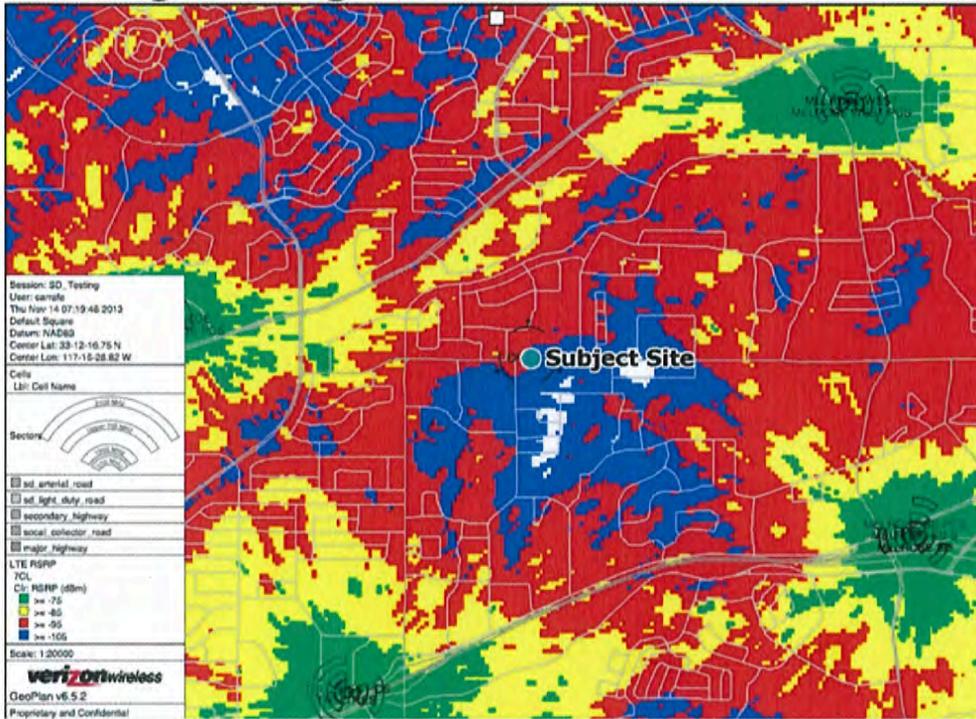
Aerial image of site location

Olive SD  
 1505 Olive Ave.  
 Vista CA, 92083



PDS2014-MUP-14-003  
 PDS2014-ER-14-07-001

**Existing coverage**



**Coverage Levels:**

- Excellent
- Good/Variable
- Poor

11/15/2013

SDC PDS RCVD 7-17-14

**Proposed coverage**

**MUP14-003**

**MUP 14-003**  
**VERIZON WIRELESS COMMUNICATIONS FACILITY**  
**OLIVE/GRAPEVINE**  
**1505 OLIVE AVENUE**  
**VISTA, CA 92083**  
**ALTERNATE SITE ANALYSIS**

**SITE SELECTION/PREFERRED SITES PER SECTION 6986**

The proposed project site is zoned A-70, limited agriculture, which is classified as a rural zone, a non-preferred zone as defined in the County Zoning Ordinance Section 6986A.1.(a). The proposed project is new 35-foot high faux eucalyptus leaf with 12 antennas and 12 remote radio units (RRU) mounted at the 27-foot level; a 4-ft. microwave dish will be mounted at the 21-foot level. The project site is at a ground elevation of 416 feet above mean sea level (AMSL). This report on potential alternate sites is required to identify sites that may have served the geographical service area and the reasons the sites were rejected.

The proposed site was chosen because of the coverage afforded by its strategic location and lack of nearby obstructions to allow a signal to cover the geographical service area. The project location also provides the technical ability to control the frequencies of the site within a defined geographical area and provide connectivity to its neighboring sites in the local network. The proposed site allows the applicant to provide coverage to Olive Avenue, east and west, and north and south to the surrounding rural residential area. The project site is currently a single family residence.

**Antenna Height Justification**

As stated above, the antennas are proposed at a height of 27 feet and the 4-foot microwave dish is proposed at a height of 21 feet on the 35-foot tall mono-eucalyptus tree. Coverage plots, or geographical service area maps (GSA), were prepared to indicate the coverage expected from the project. Additional GSA's were prepared at lower heights depicting expected coverage that somewhat approximate the coverage at the 35-foot level; however, the lower overall tree height will significantly lower the height of the microwave dish and impact the ability to use the microwave dish for a telephone connection. For instance, a tree height of 30 feet and 25 feet, respectively, will place the microwave dish at the 16 foot and 11 foot level. These lower heights will make the microwave dish connection unstable and possibly inoperable. Also, placing the antennas and MW dish at the same height is not technically possible.

### **Evaluation of Existing Facilities and Previously Approved Wireless Facilities**

There are two known previously approved sites in the geographical service area; one site is owned and operated by AT&T Mobility and the other is operated by Sprint PCS. The AT&T facility is located on two light standards in the public right of way on Winter Road in the City of Oceanside. Each light standard has three antennas concealed by a shroud. Co-location on these light standards is not a feasible alternative due to the lack of antenna space to add Verizon's antennas and the need for additional equipment cabinet space. The two AT&T light standards share an underground vault in the road right of way for equipment. Verizon determined that an underground vault is not a feasible alternative for a site in this area; the street lights are limited in the number of antennas Verizon can use, further limiting any facility added to the street lights.

The Sprint PCS facility is located on a utility pole in the public right of way at 1573 Ridge Road, Vista, approximately 1.75 miles south of the project site. Verizon did not seriously consider this due to its location out of the target coverage area.

### **Preferred Locations in the Geographical Service Area**

The only preferred locations in the geographical service area are located approximately 400 feet west of the project site on Winter Road in the City of Oceanside. There are two AT&T wireless facilities installed on modified streetlights. These installations are discussed above in the "Existing Facilities" section of this report. The remainder of the surrounding area is zoned R-1, single family residential, in the City of Vista or the City of Oceanside, which is not a preferred zone.

### **Water Tanks**

There are no water tanks in the geographical service area.

### **Utility Towers, Poles, traffic lights, street lights**

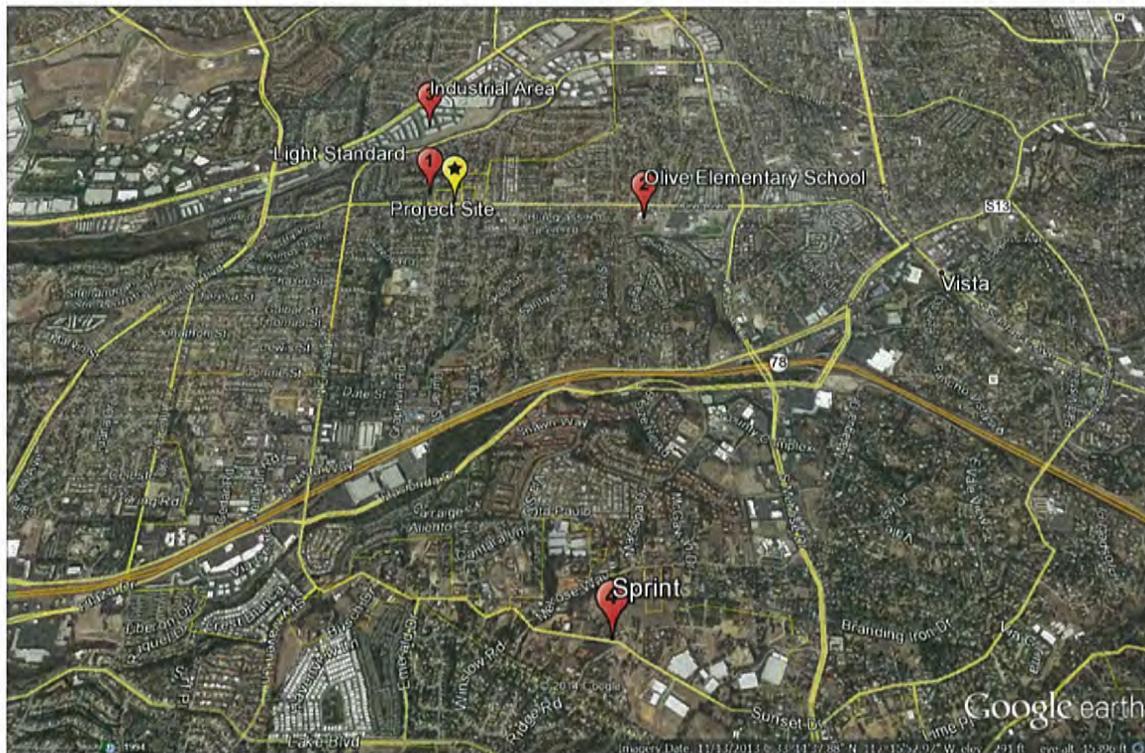
There are no lattice-style utility towers in the area; however, there are wooden utility poles along Olive Avenue. There is a traffic signal at the intersection of Olive Avenue and Emerald Drive, approximately one-half west of the project site. None of these alternatives are technically feasible due to the need for 12 antennas and the accompanying remote radio units (RRUs), which need more than the wooden pole to support their weight. The proposed mono-eucalyptus structure will provide camouflage for any visual impact made by the antennas as well as provide the structural integrity for the weight of the antennas and equipment.

**Commercial and Industrial Buildings**—the closest commercial or industrial buildings are approximately one-quarter to one-half mile north of the project

site, but at a ground elevation of approximately 325 feet AMSL, which is 80 feet lower in elevation than the project site. Furthermore, the primary coverage area is south of Olive Avenue and none of the industrial sites can offer coverage to the south of Olive Avenue due to lower elevation.

**County or Other Government Facilities** The closest government facility is Olive Elementary approximately .75 mile east of the project site. The elementary school is not a preferred location, according to Section 6986 A.2.a of the County Zoning Ordinance.

### Aerial View of Alternate Sites



1. AT&T light standard
2. Olive Elementary School
3. Industrial Area
4. Sprint PCS utility pole

## **Attachment F – 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) PDS2014-MUP-14-003

Assessor's Parcel Number(s) 162-493-22-00

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.

Olive 1505 Vista, LLC

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.

Helmut O Kiffmann Trust

Lloyd G. Topzand & Jennifer Topzand

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."

Handwritten signature of Margie Sullivan, Agent

Signature of Applicant

Margie Sullivan, Agent

Print Name

5/5/14

Date

--- OFFICIAL USE ONLY ---
SDC PDS RCVD 05-16-14
MUP14-003

