



County of San Diego

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August 29, 2014

PROJECT NAME: OLD MINE ROAD TELECOMMUNICATION FACILITY MAJOR USE
PERMIT; CASE NUMBER(S): PDS2011-3300-11-034; PROJECT ADDRESS: 27865 OLD
MINE ROAD, RANCHITA; APN 196-060-12

RE: RESPONSE TO COMMENTS

To All Commenters:

Planning & Development Services (PDS) has completed the Response to Comments. Please find Attachment A as the original Plot Plan and Photosimulations, which were circulated during Public Review from August 23, 2012 through September 21, 2012. Attachment B includes the current Plot Plan and Photosimulations, which reflect a redesign to the project. Please note that there are still outstanding items, such as the Alternative Site Analysis and Geographic Study Area, which will be made available once received.

If you have any questions regarding this letter or other aspects of the project, please contact me at (858) 694-2621.

Sincerely,

A handwritten signature in black ink, appearing to read "Marisa Smith".

Marisa Smith, Project Manager

Project Planning Division



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

TO: File
FROM: Marisa Smith, Land Use/ Environmental Planner
SUBJECT: Old Mine Wireless Telecommunication Facility, PDS2012-3300-11-034
3910 11-10-006 (ER)
DATE: August 29, 2014

The following are staff's responses to comments received during the public review period for the draft Mitigated Negative Declaration dated August 23, 2012. The draft Mitigated Negative Declaration was circulated for public review from August 23, 2012 through September 21, 2012. Comments were received that require changes to the Mitigated Negative Declaration, Initial Study/Environmental Analysis, and/or the project. Also, as a result of public review, the applicant redesigned the proposed telecommunication facility. The proposed design included in public review was for a 58-foot faux tree or water tank (please see Attachment A for a copy of the plot plans and photo-simulations). The currently proposed design is for two 35-foot tall faux tree's (please see Attachment B for a copy of the updated plot plans and photo-simulations).

Response to comments received from Dave Singleton, Native American Heritage Commission:

A - 1 Comment: The Native American Heritage Commission (NAHC) is the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources pursuant to California Public Resources Code §21070 and affirmed by the Third Appellate Courts in the case of EPIC v. Johnson (1985: 170 Cal App. 3rd 604).

This letter includes state and federal statutes relating to Native American historic properties or resources of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

Response: Introductory comments noted.

A - 2 Comment: The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including...objects of historic or aesthetic

significance.” In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the ‘area of potential effect (APE), and if so, to mitigate that effect.

Response: The County acknowledges and appreciates this comment which refers to the California Public Resources code 21000-21177. 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 is not likely to contain any archaeological resources. In addition, the project must comply with the San Diego County Grading, Clearing, and Watercourse Ordinance (§87.101-87.804), CEQA §15064.5(d), and §7050.5 of the Health & Safety Code. Section 87.429 of the Grading, Clearance, and Watercourse Ordinance requires the suspension of grading operations when human remains or Native American artifacts are encountered. Therefore, the project will not have an adverse impact on cultural resources. No changes were made to CEQA documentation as a result of this comment.

A - 3 Comment: The NAHC recommends that the lead agency request that the NAHC do a Sacred Lands File search as part of the careful planning for the proposed project.

Response: The County acknowledges and appreciates this comment. A check of the Sacred Lands File was not completed as part of this project because the project is an unmanned wireless telecommunication facility. However, local Native American tribes were contacted during the public review process and no responses were received. No changes were made to CEQA documentation as a result of this comment.

A - 4 Comment: The NAHC “Sacred Sites,” as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254(r).

Response: The County acknowledges and appreciates this comment. The County agrees that the location of sacred sites is confidential and that they are exempt from the California Public Records Act. No changes were made to CEQA documentation as a result of this comment.

A - 5 Comment: Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources of burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in

the project area (e.g. APE). We strongly urge that you make contact with the list of Native American contacts on the on the attached list of Native American contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Pursuant to CA Public Resources Code §5097.95, the NAHC requests cooperation from other public agencies in order that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justices as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parities, including archaeological studies. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery Native American cultural recourses and Section 2183.2 that requires documentation, data recovery of cultural resources.

Response: The County acknowledges and appreciates this comment. The County agrees that early consultation with Native American tribes is the best way to avoid unanticipated discoveries of cultural resources or burial sites. Local Native American tribes were contacted during the public review process and no responses were received. County Guidelines also require avoidance of significant archaeological sites as the preferred method of preservation. Avoidance will not be required for this project since no prehistoric or historic sites were identified within the Area of Potential Effect (APE). No changes were made to CEQA documentation as a result of this comment.

A - 6 Comment: Furthermore, the NAHC if the proposed project is under the jurisdiction of the statues and regulation of the National Environmental Policy Act (e.g. NEPA; 42 U.S.C. 4321-43351). Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq*), 36 DFR Part 800.3(f)(2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate.

Response: Comment noted. Major Use Permit P11-034 is not under the jurisdiction of the Federal Government. As such, regulations including the National Environmental Policy Act (NEPA), Native American Graves and Repatriation Act (NAGPRA), and Section 106 of the National Historic Preservation Act (NHPA) etc. do not apply to this permit. However, should any Federal permits be required, the applicant would be required to comply with Federal statutes and regulations.

A - 7 Comment: The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendation for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.'

Response: Comment noted. No cultural resources are present on the subject property. Also see response under item 6 above.

A - 8 Comment: Confidentiality of "historic properties of religious and cultural significance" should also be considered as protected by California Government Code §6254(r) and may also be protected under Section 304 of the NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

Response: The County acknowledges and appreciates this comment. The County agrees with the need for confidentiality when discussing cultural resources. No confidential information has been provided to the public. No changes were made to CEQA documentation as a result of this comment.

A - 9 Comment: Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for inadvertent discovery of human remains mandate the processes to be followed in the event of a discovery of human remains in a project location other than a 'dedicated cemetery'.

Response: The County acknowledges and appreciates this comment. The project must comply with the San Diego County Grading, Clearing, and Watercourse Ordinance (§87.101-87.804), CEQA §15064.5(d), and §7050.5 of the Health & Safety Code. Section 87.429 of the Grading, Clearance, and Watercourse Ordinance requires the suspension of grading operations when human remains or Native American artifacts are encountered. No changes were made to CEQA documentation as a result of this comment.

A - 10 Comment: To be effective, consultation of specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding

tribal consultation, a relationship built around regular meeting and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

Response: The County acknowledges and appreciates this comment. The County agrees that ongoing consultation with Native American tribes is the most effective way to develop relationships between Native American tribes, lead agencies, project proponents and their contractors. Local Native American tribes were contacted during the public review process and no responses were received.

A - 11 Comment: Finally, when Native American cultural sites and/or Native American burial sites are prevalent within the project site, the NAHC recommends 'avoidance' of the site as reference by CEQA Guidelines Section 15370(a).

Response: The County acknowledges and appreciates this comment. Avoidance is also the recommended mitigation measure for cultural resources. No cultural resources are located within the project APE.

Response to comments received from Douglas Moriarty, Mercy Medical Transportation, Inc.

B - 1 Comment: In regards to a potential cellular tower in the rural setting of Ranchita, east county of San Diego. Certainly as a first responder of the Advanced Life Support (ALS) service this would be without question a necessary addition as 'communication' for the Paramedic service is vital to sending and receiving information and direction for patient care. As well as seamless ongoing patient care documentation with handheld devices that are carried on all our emergency vehicles.

Response: The County acknowledges and appreciates this comment. Comment noted.

B - 2 Comment: Therefore, I give my support for this added platform (in) hopes of continuing and enhancing the vital communication in the backcountry of this particular catchment.

Response: The County acknowledges and appreciates this comment. Comment noted.

Response to comments received from Steven and Sandy Howard, residents of Ranchita

C - 1 Comment: I have been an owner of a 52 acre ranch in Ranchita since Feb. 1977. We need this cell tower. When we have had fires out here we have lost communication with the outside. We will probably see the tower from our property. This cell tower is well over due.

Response: The County acknowledges and appreciates this comment. Comment noted.

Response to comments received from Ken Russell, resident of Ranchita

D - 1 Comment: I am a home owner in Ranchita. I received your letter on the Notice of Intent to Adopt a Mitigated Negative Declaration.

I wanted to write in that I very strongly support this cell tower. Cell service is so terrible in Ranchita that I don't have a cell phone just because of this. We just had a very major fire in Ranchita. Safety is my main point for wanting this tower. Our Land Lines go down almost every time there is a fire. The power is either shut off or the poles burn and the electricity goes out. Our phone service will not work without line voltage, so every time we (lose) power, we also (lose) phone service. I don't know the exact wording for the devices but there is a AT&T switching box that controls the phone service and it is powered by the line voltage. So, no power, no land line phone.

However, this cell tower will provide its own generator for when power outages occur, so we will have full power for our phone services. We will also have the benefit of cellular service during a fire which means we can call wherever we are. During fires, very often, we are displaced or on the move to avoid the fire. Because this is a very small community, we depend on our friends and neighbors or they depend on us. There are many elderly out here. We are the type of community which looks out for the other. Telephones make it all possible.

There are more than a few folks in town who do not have land lines as the telephone company has not run them, or the cost to bring wires to them is too much for them to pay (we are a real frontier town!), so these people have dell phones. These folks have all kinds of trouble getting any phone service at all and must drive to a point that the cellular reception is good. Just making an emergency call for a health issue or injury might not be possible, especially if one were alone and injured. The lack of good cell service is a life and death thing for them. The lack of quality, good cellular service may mean people die. This is a very real possibility and must not be taken lightly.

The reason I am so very attuned to cellular service is I am Treasurer of the Montezuma Valley Volunteer Fire Department. I work with firemen and the public almost every day. I understand the concerns of a few people who do not want this service, but the benefits far outweigh the possible downside. As a member of the Fire Board, I can say that lives are in the balance. I believe that people will lose their lives without it. It is of interest that the firemen and our Fire Chief all carry cell phones and stay in touch with the population, with each other, and with the Fire Board with their cell phones, including and especially during fires. This tower will mean that they will always be able to stay in communication.

We need this cellular service very much.

Response: The County acknowledges and appreciates this comment. Comment noted.

Response to comments received from Patti Dvorak, resident of Ranchita

E - 1 Comment: Thank you for your time today in answering my questions on the proposed cell tower project for Old Mine Road in Ranchita – Case #3910-11-10-006.

I would like to formally express my support for this project. I have read the documentation on line and was very impressed with the care and detail the proponents have taken to adhere to environmental concerns and visual concerns for our area. I was also impressed with the fact the site will actually plant and water live foliage around the tower site to blend in with our beautiful environment and compliment our landscape and view.

It is obvious those working on this project have taken great care to make not only the local residents happy but to adhere to environmental laws and concerns as well.

The benefits of having expanded coverage in Ranchita are obvious but I will state briefly the immediate benefits I see:

1. Emergency usage of cell phones in cases of vehicle accidents, fires and loss of electricity. I have personally experienced the need for cell phone usage during a power outage from the Witch Creek Fire years ago. Our land lines were down but I could not contact my children in Ramona, who were evacuating, by cell phone without traveling away from our house and closer to the center of town to get coverage. Power outages and loss of land line phones occur in Ranchita annually and often more than once due to weather, etc.

2. In the case of accidental and emergencies on rural property away from the main road, the increased cell service would allow residents to reach emergency services more easily.
3. The convenience and cost savings available to residents who want to use cell service instead of a land line is obvious.
4. The convenience of using the Internet via 3G and 4G service on other electronic devices, such as computers and tablets, without being limited to unreliable and extremely slow dial-up service and very expensive and slow satellite service is a financial and convenience benefit. As our world and culture rely more heavily on electronic divides for our every function, it becomes a necessary part of our lives to have cell and Internet access.

I would like to voice my 100% support of the completion and installation of this project.

Please keep me advised of any notifications, hears or meetings regarding this project.

Response: The County acknowledges and appreciates these comments. The County will provide notification to the commenter's when a public hearing is scheduled.

Response to comments received from Mitchell Berner, resident of San Diego

F - 1 Comment: Would you please see that my name and address are added to all mailing lists for public notices, hearings, environmental documents and staff reports please?

Response: The commenter's name and address have been added to ensure they receive future notifications.

F - 2 Comment: Can you also send me a set of notices and environmental document out for public review please?

Response: The link to the document (previously emailed to the commenter) is <http://www.sdcounty.ca.gov/dplu/ceqa/3300-11-034.html>.

Response to comments received from Rachel Grimes, resident of Ranchita

G - 1 Comment: I am against the building of the proposed Verizon cell phone tower on the end of Old Mine Road. Currently I have AT&T as my cell phone provider and I have excellent reception not only at my residence but also all along the 79 as well as all along Montezuma Valley Highway.

Response: The County acknowledges and appreciates these comments. Comment noted.

G - 2 Comment: The AT&T tower is five miles away and I believe is a safer location as it is not close to homes as well as not being an eye sore for a classified scenic highway.

Response: The County acknowledges and appreciates these comments. As demonstrated in the Alternative Site Analysis and Geographic Service Area (GSA), various other locations were considered and studied but would not fill in the gaps in coverage. Although there is some coverage in the area from outlying facilities, the GSA maps demonstrate that the existing coverage is not adequate for the residential areas and Montezuma Valley Road. However, in order to reach the coverage objective for a co-locatable facility and to provide an overall network to transmit information from tower to tower, this particular area was the best location for the purposes of coverage. Coverage maps from the facility that is referenced by the commenter does not provide adequate coverage for the same area that this site is proposed, nor would it help provide a continuous network for the carrier(s) to utilize in transferring information.

Also, as a result of public review, the applicant redesigned the proposed telecommunication facility. The proposed design included in public review was for a 58-foot faux tree or water tank. The currently proposed design is for two 35-foot tall faux tree's (please see Attachment B for a copy of the updated plot plans and photo-simulations).

The proposed wireless telecommunication facility is located approximately 1,300 feet north of Montezuma Valley Road, which is part of the County of San Diego Scenic Highway System. The proposal of a telecommunication site within the vicinity of Montezuma Valley Road required a review on how the aesthetics of the design would comply with applicable regulations and standards. The project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged. The equipment enclosure would be located within a concrete pre-fabricated enclosure with landscaping to screen it from the surrounding properties. Photo simulations illustrate that the line, form, and color of the facility would be largely consistent with other elements that make up the visual setting of the area, such as the existing accessory structures and

the existing vegetation. Drivers using this road would have limited views of the faux tree design as it would be screened with additional tree's and landscaping that would help the facility blend into the area, and not be a prominent feature for drivers using this scenic road, nor inconsistent with the character of the area.

G - 3 Comment: I also tether my computer to my phone for internet service and I have a very strong signal. I believe that the Verizon Tower should be placed in a similar location.

Response: The County acknowledges and appreciates these comments. Comment noted.

Response to comments received from Gene and Deborah Stewart, residents of Ranchita

H - 1 Comment: Regarding your notice of intent to build out in Ranchita, CA: As owners of the above property (28020 Old Mine Rd, Ranchita, CA 92066) – we have no objection to your proposed 58 foot pretend pine – communication tower.

Response: The County acknowledges and appreciates this comment. Also, as a result of public review, the applicant redesigned the proposed telecommunication facility. The proposed design included in public review was for a 58-foot faux tree or water tank. The currently proposed design is for two 35-foot tall faux tree's (please see Attachment B for a copy of the updated plot plans and photo-simulations). Comment noted.

Response to comments received from Karin and Philip McAleese, residents of Ranchita

I - 1 Comment: We went to a meeting in Ranchita to listen to the facts in regards to the cell tower on a piece of land in the small town called Ranchita. I, Karin R. McAleese and my husband, Philip G. McAleese, definitely want to have a new Verizon Cell Tower installed here in our little town. There are some people who are trying to keep the rest of the community from enjoying the secure phone connections we need from the much needed cell phone tower.

My husband and I had trouble with our AT&T landline phones. If we had too much rain, snow, or winds. We ended up not having a phone for several days. The AT&T service man finally gave me a number to reach him in person to fix the phones. Recently, we purchased a Verizon wireless home phone to go along with our cell phone and it is so great to be able to pick up the phone and have it there. My husband and I are over 70 years old and we have found what a convenience having reliable phone service is for us. Even now however, some of our service can be interrupted, due to the lack of a cell tower in our valley. When

this happens we are out of touch with not only our community but all the safety personal to help us and lots or others. From my house we (lose) the cell phone as we drive towards S-2. I have friends in the valley's to the west, who are not able to have cell service at all their homes. They need a close by cell tower as is planned for our area and it is VERY NECESSARY! for the safety of those people and ever for the main part of the town we live in.

Response: The County acknowledges and appreciates these comments. Comment noted.

- I - 2 Comment:** Secondly, the lady who has become involved with this attempt to stop the tower, has her home on the market to be sold. She admitted that she does not reside in her home all the time. Why should her attempt to interrupt the safety of many Ranchita residents overpower the fairness to our people. I find this very selfish on her part. She does not have the right to hold back safety for our residents because she wants to sell her home. I have seen the towers of pine trees and palm trees and in my opinion they do not look terrible. I applaud the cell companies for making an attempt to not destroy the look of nature. PLEASE DO NOT STOP THE CELL TOWER FROM RANCHITA TO MAKE ONE PERSON HAPPY, MAKE ALL THE USERS OF VERIZON IN OUR BACK COUNTRY HAVE THE PROTECTION THEY DESERVE.

Response: The County acknowledges and appreciates these comments. Comment noted.

Response to comments received from Judith Benedict, resident of Ranchita

- J - 1 Comment:** As a homeowner living ¼ mile from proposed wireless 4G Tower by the Verizon Co, I believe there must be better sites for this large tower than among homes in this small rural community of 400 people.

Response: The County acknowledges and appreciates this comment. Please see response to comment G2.

- J - 2 Comment:** Montezuma Valley Road is a designated as a scenic highway.

Response: The County acknowledges and appreciates this comment. Montezuma Valley Road is part of the County of San Diego Scenic Highway System. A "scenic roadway highway" can pertain to any freeway, highway, road, or other vehicular right-of-way along a corridor with considerable natural or otherwise scenic landscape. The proposal of a telecommunication facility within the vicinity of Montezuma Valley Road included a review on how the aesthetics of the design would comply with the California Environmental Quality Act (CEQA), Zoning Ordinance and General Plan. Drivers using this road would have

limited views of the faux tree design as it would be screened with additional trees and landscaping. Therefore, screening the faux facility with several live trees and shrubs would help the facility blend into the area, and not be a prominent feature for drivers using this scenic road.

J - 3 Comment: Also this site is a “non-preferred” area.

Response: The County acknowledges and appreciates this comment. The project is zoned A70 (Limited Agricultural), which is not considered a “preferred area” as identified in section 6986A (1). Therefore, the project is subject to a Major Use Permit, which the applicant has filed as MUP11-034.

The applicant submitted an Alternative Site Analysis (Revised June 4, 2012), which was displayed for Public Review. This report detailed that the proposed location was determined after reviewing various surrounding sites. The Vulcan Mountain site has an existing telecommunication facility (a.k.a., Rutherford Peak, P08-046) and was reviewed by the applicant, but rejected since the location is too far west to meet objectives. Another location was reviewed along Highway 79, approximately 8.4 miles west of the proposed Old Mine Road facility. An application was filed with the County (P06-075) but later withdrawn. No site was permitted nor built. It was determined that this location could not be utilized since it is too far away to provide the necessary coverage with the intervening ridgelines. A Nextel facility (P06-036) was previously filed with the County but also withdrawn. This site is 8.8 miles away and was too far west to meet coverage objectives. Mobilite had filed an application (P11-009) for a 70-foot tall faux windmill, but was withdrawn due to sensitive biology within the proposed lease area.

Vista Towers has an existing facility named Mesa Grande (P06-096). This site is a 60-foot tall faux mono-broadleaf tree, and both AT&T and Verizon have existing sites at this location. The proposed Old Mine Road facility would help to fill in the coverage gaps that the Mesa Grande facility cannot, due to intervening topography.

Furthermore, the applicant had obtained a lease with a property owner on Old Saddle Road, approximately 0.3 mile from the current proposed location. In order to avoid possible biology impacts, Vista Towers decided to relocate the lease area within the property boundaries. Based on the changes to the draft plans, the property owner and Vista Towers were unable to agree on the updated lease arrangements, and the project was never filed with the County.

In addition to the Alternative Site Analysis, the applicant submitted a Geographic Service Area Map, which was also on file during Public Review. These maps show the difference in service coverage for both AT&T and Verizon with and

without the proposed site. This demonstrates how the coverage would continue along Montezuma Valley Road and connect the coverage "gaps" which currently exist.

For telecommunication facilities, the Zoning Ordinance (Z.O.) requires that certain findings be made in order to determine that certain zones and locations are preferable to others. Section 6980-6991 is the Wireless Telecommunication Facilities Ordinance that governs the permitting of cell sites for the County of San Diego. In particular, Section 6986 of the Z.O. states that each application shall identify the zone and location preference that the proposed facility is meeting. If the proposed facility is not in a preferred zone or if it is not in a preferred location, the applicant shall provide a map of the geographical area and a discussion of preferred sites that could potentially serve the same area as the proposed site and should include a description of each site.

Preferred zones include commercial zones (C32, C34, C35, C36, C37, C38, C40, C42), industrial zones (M50, M52, M54, M56, M58) and special purpose zones (S82, S86, S94, and S88 when the facility would be located in a commercial or industrial component of the Specific Plan). Preferred locations include existing structures including but not limited to, water tanks, utility towers and poles, traffic lights, "cobra-style" street lights, and roadway overpasses in non-residential zones when the size and scale are compatible, commercial and industrial buildings, County or other governmental facilities, and collocation in zones other than residential to a total of three towers each.

The proposed facility is not in a preferred zone or location, therefore, the applicant provided a map of the geographical area and a discussion of non-residential land or zones that could potentially serve the same area as the proposed site. The proposed project site is developed with a single family residence, with the surrounding area characterized by single-family residences, agricultural use, and vacant lands. There is a commercial zone and a fire station, both located approximately two miles southeast of the requested coverage area. The commercial site is currently occupied by a convenience store with accessory structures. However, neither the fire station site nor the commercial site was selected because of a predominant ridgeline between these locations and the project coverage area. The ridge would block any cell service coverage to the west of the intervening ridgeline. This example is shown in the Alternative Site Analysis. The proposed location was selected because the knoll where the facility is proposed would allow the maximum coverage. The proposed telecommunication facility would allow carriers to connect to any coverage provided by their existing sites to the west on Highway 79 which loops around Lake Henshaw and to east towards Borrego Springs. The facility would specifically target an existing gap in coverage along Montezuma Valley Road, while also allow providing broader coverage to surrounding residential areas,

businesses, emergency services, and drivers while lessening the number of needed telecommunication facilities in the vicinity of the area.

An Alternative Site Analysis was provided by the applicant which includes discussions of potential locations in an 8.8 mile radius of the proposed project site. The analysis concluded that there are no preferred zones or locations that would be able to provide the necessary coverage characteristics as that requested by the current project site.

Therefore, the proposed revised design demonstrates that preferred sites are not technologically feasible and the proposed facility would blend in with the surrounding existing and man-made environment to the maximum extent possible.

J - 4 Comment: I'm concerned about property values, too.

Response: The County acknowledges and appreciates this comment. However, this comment is not a CEQA related issue. County review of a proposed Major Use Permit does not focus on property value *per se*, but rather on consistency with the General Plan, Zoning Ordinance, and all other applicable laws and regulations, and matters such as visual impacts, height, location, noise, design and compatibility with the surrounding neighborhood. Therefore, it is not relevant to the review of the County of San Diego.

J - 5 Comment: Is this really the best place for this tower?

Response: The County acknowledges and appreciates this comment. Please see response to comments G-2 and J-3.

J - 6 Comment: We have a fire season here in Ranchita. Is there any problem with tower causing or interfering with fires?

Response: The County acknowledges and appreciates this comment. The project has been reviewed by the County of San Diego Fire Authorities. The project has been found to be in compliance with Policy FP-2, Fire Code Compliance for Cellular Facilities. The goal of the fire prevention standards in Policy FP-2 are to ensure cellular sites are designed to be self protected, with no fire agency emergency response anticipated, including major wildland areas. This is accomplished primarily through construction with non-combustible exterior materials. Based on compliance with the County Policy FP-2, Fire Code Compliance for Cellular Facilities, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

Furthermore, a CMU wall needs a prolonged burn at an intense heat. As all the fuel around the proposed facility are low and should burn out relatively quickly, the CMU wall design would withstand a fire in the immediate area.

J - 7 Comment: I'd rather the tower site of 27865 Old Mine Road be located elsewhere in Ranchita.

Response: The County acknowledges and appreciates this comment. Please see response to comment J-3 for more information. Comment noted.

Response to comments received from Michael Pinto, Ph.D., resident of Ranchita

K - 1 Comment: As past president and founder of the Ranchita Community Center, I have been involved in helping to bring positive things to our community including a lending library, recycling center, community park and heritage museum. Ranchita is an economically challenged community and one where it is so easy to take advantage of this condition. The applicant's proposal that sites the tower in a residential area is such an action.

Response: The County acknowledges and appreciates these comments. Comment noted.

K - 2 Comment: The community is not against cell service and in fact welcomes the latest technological advances. What it doesn't need is a tower that poses a fire hazard...

Response: The County acknowledges and appreciates these comments. Please see response J-6.

K - 3 Comment: ...flies against the county's own requirements for secondary access (there is only one way out for the homes sited next to the proposed tower's location)...

Response: The County acknowledges and appreciates these comments. The secondary access requirement is in regards to when density will be increased. This project does not propose any change in density. Furthermore, it is an unmanned facility, which would not require anyone to be at the facility other than routine maintenance. Therefore, secondary access is not applicable.

K - 4 Comment: ...and where there are alternatives (such as the ATT tower on Volcan Mountain) that would meet the communities and the applicant's needs.

Response: The County acknowledges and appreciates these comments. See response to comments G-2 and J-3.

Response to comments received from Alana Sills, resident of Ranchita

L - 1 Comment: I strongly object to the above referenced proposed cell phone tower to be erected in my neighborhood for the following reasons:

Ranchita is a historical neighborhood with beautiful views and an untampered environment which has preserved its history and it holds the secrets of a long vanished tropical past.

Ranchita was not always considered high desert as it was engulfed by the Ancient Sea of Cortez.

Since the late 19th century, numerous scientific studies and published papers have centered on the marine organisms that inhabited the ancient Sea of Cortez. Fossil assemblages from the classic 'Imperial Formation' includes calcareous nanoplankton and dinoflagellates, foraminifera, corals, polychaetes, clams, gastropods, sea urchins, and sand dollars, and crabs and shrimp. The deposits also yield the remains for marine vertebrates such as sharks and rays, bony fish, baleen whale, walrus, and dugong.

The region in and around Ranchita have an exceptional fossil record; and include preserved plants, a variety of invertebrate shells, animal tracks, and an array of bones and teeth. These fossils date from six million to under a half million years in age, or about 60 million years after the last dinosaur age ended.

Response: Introductory comments noted.

L - 2 Comment: I have personally collected these beautifully preserved fossils from the property that I live on, which is on Old Mine Road. The Cell Tower Base Site will be just hundreds of feet from these finds and will GREATLY DISTURB protected wildlife and DAMAGE valuable ancient treasures which are a resource of education and historical importance.

Response: The County acknowledges and appreciates this comment. The wireless project footprint would impact approximately 2,394 square feet of the 10-acre parcel and would include the redesigned faux mono-pines for the antennas as well as pads for all of the associated equipment. In addition to the project footprint, an approximate 750-foot utility trench will be graded up to an existing utility pole. While it is true that the project footprint will disturb native vegetation, the grading will be limited and may not exceed the 200 cubic yards that would trigger the requirement for a grading permit. The limited amount of grading will not likely impact the fossil layer. However, the project will be conditioned for Paleontological monitoring. Implementation of the project would not impact sensitive species, and mitigation has been conditioned for the impacts to

vegetation. Changes will be made to CEQA documentation as a result of this comment.

- L - 3 Comment:** A report has not been done by the CEQA (California Environmental Quality Act) nor by the NEPA (National Environmental Policy Act). These studies must be performed before allowing destruction of this site.

Response: Staff does not agree with this comment. An Initial Study was prepared for the project and all CEQA environmental issues were reviewed, including Paleontology. County maps indicate that the underlying project site is Quaternary Alluvium with a low potential for paleontological deposits. A condition for paleontological monitoring will be added to the MND should the grading exceed 200 cubic yards, and a grading permit would then be required. A NEPA review would be conducted after discretionary approval and prior to building, when the applicant applies for a permit from the Federal Communication Commission (after a decision is rendered at local level).

Changes will be made to CEQA documentation (initial study and MND) as a result of this comment.

- L - 4 Comment:** Ranchita has already suffered enough with the recent fires and it is a non-preferred zone under the County's Ordinance. For all the aforementioned reasons, this proposed Cell Tower Base Site should be DENIED.

Response: The County acknowledges and appreciates this comment and agrees that recent fires have been devastating. The wireless communications facility would be a passive, unmanned facility with all utility connections undergrounded. Please see response J-3 in regards to preferred location. Please see response J-6 in regards to fire.

- L - 5 Comment:** I am grateful for your consideration in this matter. I would be personally devastated if this is allowed to be built in such a historical neighborhood.

Response: Concluding comment noted.

Response to comments received from Susan Stevenson, resident of Ranchita

- M - 1 Comment:** I am writing to object to the proposed cell tower on Old Mine Rd as unnecessary duplication of service and it would destroy some of the last beautiful views from our scenic highway, on Montezuma Valley Rd. This industrial site would be completely out of character for the community, especially in this particular area with historic adobes that are of significance to the San Diego County at large. I drive Montezuma Valley Rd. often and have perfect cell

reception all along Montezuma Valley Rd, till it drops down to Borrego. I also have great service at all locations I have been in Ranchita. I am also familiar with the historic adobes that are on Old Mine Rd and it would be a shame to destroy the beauty and historic character of this neighborhood especially because of historic significance of these adobes to the County's history.

Response: The County acknowledges and appreciates these comments. Please see response to comment G-2 for a discussion on the scenic road and further below.

The project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged. The equipment would be located within a concrete pre-fabricated enclosure. Photo simulations on file with Major Use Permit P11-034 illustrate that the line, form, and color of the facility would be largely consistent with other elements that make up the visual setting of the area, such as the existing structures and vegetation. The photo simulations demonstrate that the project would be visually unobtrusive to the surrounding viewshed (refer to Attachment B for updated photosimulations). As seen in the photo simulations, the proposed facility to be landscaped with Allepo Pine trees and Toyon shrubs to help buffer the proposed structure, and would appear as part of the existing landscape. This is due to the increased setback distances to existing residences and Montezuma Valley Road, and proposed landscaping, which would buffer the facility and equipment cabinet. In addition, 'socks' would be placed around each panel which would further buffer and screen the facility. Also, the microwave antenna would be painted to match the color of the faux tree, and the trunk would have a heavy bark texture. Furthermore, the project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

Additionally, the project site is located along Montezuma Valley Road, which is designated as a County scenic highway. The project would be consistent with General Plan Goal COS-11 because the project has been sited and designed to minimize visual impacts by designing the project to blend with the rural surrounding. Therefore, the proposed project is consistent with the General Plan.

Lastly, the adobes on Old Mine Road are not listed on the historic site list. Therefore, the historic values of these adobes are not known.

M - 2 Comment: Specifically on Old Mine Road in Ranchita my AT&T cell gets 4 and 5 bars. I understand others confirm there is no problem with AT&T cell service in the area. If Verizon wants to add an antenna, direct them to do it where a newer

tower already exists which gives great coverage in the target area. Don't destroy some of our County's most beautiful undisturbed views just so a tower company can make more profit. It is totally unnecessary with the existing infrastructure as mentioned above. Thank you for your consideration.

Response: The County acknowledges and appreciates these comments. See response to comments G-2 and J-3 in regards to coverage.

Response to comments received from Scott Stevenson, resident of Ranchita

N - 1 Comment: I am writing to object to the proposed cell tower on Old Mine Rd as unnecessary duplication of service and it would destroy some of the last beautiful views from our scenic highway, on Montezuma Valley Road. This industrial site would be completely out of character for the community, especially in this particular area with historic adobes that are of significance to the San Diego County at large. I drive Montezuma Valley Road often and have perfect cell reception all along Montezuma Valley Road, till it drops down to Borrego. I also have great service at all locations I have been in Ranchita.

Response: The County acknowledges and appreciates these comments. Please see response to comment G-2 for a discussion on the scenic road, and see M-1 for more information on community character. As a note, telecommunication facilities are defined as a civic use, not commercial or industrial. Comment noted.

N - 2 Comment: I am an architect and contractor and am very familiar with the area the tower is proposed to go, and, with the newer AT&T site on Vulcan Mountain on Mr. Rutherford's property, Ranchita no longer has a cell service problem. If Verizon or other carriers want to add antennae, they should do it in an area with AT&T or somewhere else where it is not visible from our scenic highway along Montezuma Rd.

Response: The County acknowledges and appreciates these comments. See response to comments G-2 and J-3.

N - 3 Comment: I am also familiar with the historic adobes that are on Old Mine Rd and it would be a shame to destroy the beauty and historic character of this neighborhood especially because of historic significance of these adobes to the County's history.

Response: The County acknowledges and appreciates these comments. Comment noted. The adobes are not on the historic site list, therefore, their historic values are unknown.

N - 4 Comment: I have clients on Old Mine Road in Ranchita and my AT&T cell gets 4 and 5 bars. I understand others confirm there is no problem with AT&T cell service in the area. If Verizon wants to add an antenna, direct them to do it where a newer tower already exists which gives great coverage in the target area. Don't destroy some of our County's most beautiful undisturbed views just so a tower company can make more profit. It is totally unnecessary with the existing infrastructure as mentioned above. Thank you for your consideration.

Response: The County acknowledges and appreciates these comments. Comment noted.

Response to comments received from Tammy Cooter, resident of Ranchita

O - 1 Comment: I am opposed to putting in another cell tower in Ranchita when we already have a AT&T cell tower which is located on Vulcan Mountain. I have a Verizon house phone and my roommate and I both have Verizon cell phones which work just fine. I have neighbors and family that have AT&T service and live in Ranchita near me. I have both spoke with and observed them receive and dial out with the AT&T phone service in various locations of Ranchita. They get good service too.

Response: The County acknowledges and appreciates these comments. Please see response to comments G-2 and J-3 for more information.

O - 2 Comment: I object to being able to even see this tower because a 58 foot tall cell tower with base station which is visible from Montezuma Valley Road. This will interfere with our beautiful natural views. It is inconsistent with the character of our rural community. Even if it is camouflaged it will still stand out on a balled hill.

Response: The County acknowledges and appreciates these comments. As a result of public review, the applicant redesigned the proposed telecommunication facility. The proposed design included in public review was for a 58-foot faux tree or water tank. The currently proposed design is for two 35-foot tall faux tree's (please see Attachment B for a copy of the updated plot plans and photo-simulation). Please note that aesthetics were reviewed as a part of the Initial Study. The project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged. The equipment enclosure would be located within a concrete pre-fabricated enclosure with landscaping to screen it from the viewshed of surrounding properties. Photo simulations illustrate that the line, form, and color of the facility would be largely consistent with other elements that make up the visual setting of the area, such as the existing accessory structures and the existing vegetation (please see Attachment B for a copy of the updated photo-simulations).

As seen in the photo simulations, the proposed facility to be landscaped with trees and shrubs to help buffer the proposed structure, and would appear as part of the existing landscape. In addition, the project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

Also, the project site is located along Montezuma Valley Road, which is designated as a County scenic highway. The project would be consistent with General Plan Goal COS-11 because the project has been sited and designed to minimize visual impacts by designing the project to blend with the rural surrounding. Therefore, the proposed project is not inconsistent with the character of the area.

O - 3 Comment: I am concerned with the fire safety because we are in a high fire zone. The Old Mine Road has only one way in and out. This proposed cell tower can create access problems which could propose unforeseeable hazards.

Response: The County acknowledges and appreciates these comments. Please see response to comment J-6.

O - 4 Comment: Please deny this cell site as it is not necessary.

Response: Concluding comment noted.

Response to comments received from Linda R. and Ubaldo Mouett, residents of Ranchita

P - 1 Comment: My husband, Ubaldo Mouett, and I are property owners in Ranchita and we would prefer that the cell tower in said case not be placed on Old Mine Road. We would prefer that it go on Vulcan Mountain. We are concerned with what the cell tower would do to our property values if placed on Old Mine Road. Also, we would have our view interrupted by this tower from our property and this would also affect our property values.

Response: The County acknowledges and appreciates these comments. Please see response to comment J-3 in regards to Volcan Mountain, see response to comment J-4 regarding impacts to property values, and see response to comment G-2 regarding impacts to viewsheds. Comment noted.

Response to comments received from Joseph Rauh, resident of Ranchita

Q - 1 Comment: I definitely would love a new cell tower in Ranchita and support any location, even multiple locations! The current proposed position seems well thought out and to the best benefit of the community. The next one should be on the opposite end of town to support the grade down to Borrego Springs which have many 'dead' spots on it and is a real pain when a car breaks down on it. Many thanks for your help.

Response: The County acknowledges and appreciates these comments. Comment noted.

Response to comments received from Aldern Family, residents of Ranchita

R - 1 Comment: We the Jared Aldern Family strongly object to the above referenced proposed cell tower in our neighborhood. NO NOTICE WAS GIVEN TO US OR TIME TO REVIEW STUDIES.

We have been sadly disappointed that neither the owner of the property in question nor the County have contacted us to inform us of this situation.

Response: The County acknowledges and appreciates these comments. During the initial submittal of the Major Use Permit application, the department is required to notice a minimum of 20 different property owners within 300-feet of the project site. In this instance, the noticing radius was extended farther out to gather a minimum of 20 different property owners, and they were mailed a notice of the proposed project. However, your parcel fell outside this noticing radius.

During Public Review, County Staff and the applicant agreed to notice a wider area, even though it was not required. Staff gathered names and addresses of property owners with a 7,000-foot radius and noticed them of the Public Review period. It is noted that your address was listed on the Public Review Noticing. However, the address the notification was mailed to is the Montezuma Valley Road address, which you have indicated in your letter is not your preferred mailing address. The address was gathered using the Tax Assessor's listing, and the Montezuma Valley address was the only address noted. Staff did not receive a returned notice from the United Postal Service, so no further noticing action was taken. Staff will send all future notices to both of the addresses.

R - 2 Comment: Thanks to our neighbors, we learned recently that this project threatens the property value of our private parcel of 30 acres at the address above, which is in very very close proximity to the proposed project, and our home on the parcel, which is also close to the proposed project through not on

the same road. The oversight of contacting all affected parties was somehow overlooked, and we would now like to express our interest in all social and environmental impact studies thus far which have taken place in relation to this proposal and our property.

Response: The County acknowledges and appreciates these comments. Please see response to comment R-1 on how the County provided notices to a larger noticing radius to the community. Please see response to comment J-4 in regards to property values.

R - 3 Comment: HEALTH CONCERNS - We are concerned that the proposed site of the tower does not take us and other property owners above the site into consideration; our homes are at a more horizontal level with the active components of the tower. The perceived danger from these units and any future units is increased for property owners or dwellings that have a horizontal relationship to the active unit, and all studies that have been done would need to specifically address this super-elevational concern as well as the proximity issue for our dwelling or any future dwellings on our parcel.

Additionally, we have women and small children in our family and renting at our property, and we do not believe that this tower is in the best interest of our children or four of our female family members, who may be at higher risk of contracting cancer from living and functioning within close proximity of this tower. Many of our dear female friends in Ranchita who already are cancer survivors would be at higher health risk while at homes in close proximity to this tower, and we do not feel that this is helping the residents of our community to have a situation such as that interfere with our small town.

In addition, we do not want to lose our neighbor, who is sensitive to these structures and who has invested heavily in the betterment of our community through improving her own property, which is a historic house on the level of the nearby Warner Springs Ranch and Resort. Even if she is somehow compensated individually for her loss, we would in that case be losing her as a friend and community member, which would be a devastating overall loss of our family and our community.

We believe that Ranchita deserves cell tower service, but we do not believe that this site is the place for a powerful 4G tower within a neighborhood of homes.

Response: The County acknowledges and appreciates these comments. 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 Communications Commission's (FCC) regulations concerning

RF emissions. 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 available from the FCC.

- R - 4 Comment:** DAMAGES VIEW SHED FROM OUR SCENIC HIGHWAY, MONTEZUMA VALLEY ROAD, AND HISTORICAL NEIGHBORHOOD - This proposed tower is not more than 1,500 feet from Montezuma Valley Rd, which is a designated scenic highway by our County.

Response: The County acknowledges and appreciates this comment. Please see response G-2.

- R - 5 Comment:** This is also an historical neighborhood within sight of the international Pacific Crest Trail, and other beautiful sweeping views of the very historic Warner Valley and San Diego County's highest peak, Hot Springs Mountain, which make this part of Ranchita one of the best neighborhoods in the town.

There are adobe dwellings in this neighborhood, which are some of Ranchita's most historic buildings, which give the area character popular with tourists from all over the world as well.

To put an industrial complex and 58 ft faux tree or 58 ft fake water tank would not be consistent with the neighborhood's high quality historic or natural character.

Response: The County acknowledges and appreciates this comment. Please see responses R-2 and M-1 for more information. Also see response G-2 regarding the redesign of the project.

- R - 6 Comment:** INCREASES COSTLY FIRE DANGER IN HIGH FIRE DANGER ZONE – We are also concerned about it causing additional fire hazard, in close proximity to our property, which is rated at the highest fire danger rating where safety is of utmost concern. This summer, there were three fires which cost the county a huge amount of money which were caused by lightning strikes in or near the town of Ranchita and creating a metal tower in the neighborhood would most likely cost more than if that were at a high mountaintop elevation where most towers are located.

There are duck ponds and swimming pools in the vicinity that serve as emergency sources of water for fire fighters. Placing a 58 foot cell tower and substantial major use permit base station within the vicinity of a water source for fire fighting is negligent and puts residence in further danger in the event of fire, in our opinion, and it will only take one fire in this area to see an accident that will result in more costs and compensations.

Response: The County acknowledges and appreciates this comment. Please see responses J-6 and G-2.

R - 7 Comment: ACCEPTABLE ALTERNATE LOCATION FOR ANTENNA THAT GIVE ADDITIONAL VERIZON COVERAGE TO THE ALREADY EXCELLENT SIGNAL FROM AT&T IN THE STATED TARGET AREA.

We would suggest that the interested company use an existing spot or choose a spot that would maximize coverage to those who do not already have service, which would not impact the safety or property values of any other neighborhood.

Response: The County acknowledges and appreciates this comment. Please see response to comments G-2 and J-3.

R - 8 Comment: As stated by one of our neighbors:

“There is a newer tower installed in March 2010 that gives excellent AT&T service all along the route Vista Tower Company states is its target area for coverage. There is no need to put an additional tower rather than co-locate with the AT&T Tower that already gives excellent cell service all over Ranchita and the entire length of Montezuma Valley Rd.

We do not want our little historic neighborhood to be sacrificed for Vista Tower’s profit when there is a perfectly good alternative as well as thousands of acres of BLM and Vista Irrigation lands to choose from that would give the coverage it seeks.”

We are in agreement of these sentiments.

Response: The County acknowledges and appreciates this comment. The applicant submitted a detailed Alternative Site Analysis, which was available to read during Public Review. The study detailed several alternative areas for a telecommunication facility, but none had the extended coverage and range while still being able to comply with the County’s ordinances and findings. In addition, the applicant researched the area and found this particular property with a willing property owner, which would have little to no impact on the environment (Biology, Cultural). This is one reason why a residential property which has previously disturbed land was beneficial over undisturbed land. Finally, fire clearing around an existing house is mandatory.

R - 9 Comment: There are also a multitude of other locations over thousands of acres of land that this tower could be located. As of March 2010, AT&T cell service works with excellent signal strength along the target area this Tower company

identified. There is absolutely no reason this tower company should not co-located Verizon and other antenna at the Vulcan mountain site.

There is no need for another base station to provide a signal to the target area along Montezuma Valley Road and Ranchita, as it already exists.

Response: The County acknowledges and appreciates this comment. See response to comments G-2 and J-3.

R - 10 Comment: MISREPRESENTATIONS BY THE TOWER COMPANY – We understand that the Tower Company has made a representation of Ranchita that this tower is necessary and that the people of Ranchita deserve service. However, if this is so, it is misrepresenting the situation, as the service exists and the tower could be placed elsewhere in less historical areas to pick up signals to places that do not currently have service. Don't unnecessarily destroy one of the last rural viewsheds from a scenic highway and jam an industrial building and fake tree in a sleepy historic neighborhood that is an inappropriate placement of a cell tower.

Response: The County acknowledges and appreciates this comment. See response to comments G-2, J-2, J-3 and R-8 for more information.

R - 11 Comment: NECESSARY TO DO CEQA AND NEPA STUDY; NO ACCEPTABLE EXCEPTION – We understand that there has been neither a California Environmental Quality Act report (CEQA) nor a National Environmental Policy Act report (NEPA) done. These studies should be done before allowing destruction of habitat of protected plants and animals as well as valuable historic and archeological resources.

Response: See response to comment L-3.

R - 12 Comment: INTERFERENCE WITH FIRE SAFETY AND WATER SOURCES TO FIGHT FIRES – This is a residential area, a non-preferred zone under the County's Ordinance. Also contrary to the representation of the Vista Tower Company there is a small commercial zone in Ranchita. But Volcan Mountain provides excellent coverage thought the area in that these signals travel at least TEN MILES with good strength. For all the aforementioned reasons, this proposed major use permit meant for an industrial or commercial site should not be allowed in a residential historical neighborhood, also marring the viewshed from homes and the designated scenic highway just hundreds of feet away. This tower application should be denied.

Response: The County acknowledges and appreciates this comment. See response to comments G-2, J-3 and R-8.

R - 13 Comment: Thank you for your consideration and we hope you require due diligence in form of the proper CEQA and NEPA studies. Residents in this part of the County deserve to be protected by the County representatives and ordinances that are put in place to protect all citizens. The low cost of living attracts low-income families who deserve social environmental justice, to be protected under the law as well.

Response: The County acknowledges and appreciates this comment. See response to comment L-3.

Response to comments received from Melvin Pearles, resident of Ranchita

S - 1 Comment: My family has owned property in Ranchita for over 20 years. I am writing to both of you to express my concern about the proposed 4G Cell tower installation in my community. This proposed site is a "non-preferred" location due to the immediate proximity to numerous residences.

Response: The County acknowledges and appreciates this comment. See response to comment J-3.

S - 2 Comment: An alternate site already exist on nearby Vulcan Mountain where the tower could be co-located with the current AT&T antenna.

Response: The County acknowledges and appreciates this comment. See response to comments G-2 and J-3.

S - 3 Comment: The proposed site does not have sufficient infrastructure to support the construction, operation or maintenance of this proposed facility. Those of us personally familiar with the area understand the environmental and geographical damage that would likely occur, particularly in the winter months.

Response: The County acknowledges and appreciates this comment. Comment noted.

S - 4 Comment: In addition this area is a designated scenic auto route...

Response: The County acknowledges and appreciates this comment. See response to comment J-2.

S - 5 Comment: ...with no industrial development anywhere along the highway corridor and only one small scale commercial development, consisting of the Ranchita Country Store and a small office. The store has been in existence since

the early 1940's and adds to the country charm of the area rather than detract from it as the cell tower complex would.

Response: The County acknowledges and appreciates this comment. Please see response to comments G-2 and J-3 for more information. Comment noted.

S - 6 Comment: Please do not allow the greed of one land owner and a commercial construction company to damage my communities charm and the property values of the surrounding residences. Thank you.

Response: Please see response to comment G-2 for an explanation on how the project would not have an adverse effect upon community character, and please see response to comment J-4 for a response to impacts upon property values. Closing comments noted.

Response to comments received from Pat and Sandy Talbott, residents of Ranchita

T - 1 Comment: I would like to draw your attention to a proposed wireless cell tower on Old Mine Road in Ranchita, case #3910-11-006. We are a small community with few voices with which to object but we appreciate our peaceful rural environment. We moved here to escape the noise and light pollution that is inherent to cities.

Response: Opening comments noted.

T - 2 Comment: There are no structures or trees here that are 45 ft tall to enable the tower to be camouflaged.

Response: The County acknowledges this comment. In order to help camouflage the proposed facility, a landscape plan would need to be designed in order to blend the proposed facility into the surrounding viewshed. The applicant submitted a landscape plan that would require low maintenance, native, drought tolerant, and yet grow quickly to help buffer the proposed structure and equipment cabinet. The applicant proposes to utilize the property owner's existing water supply for the irrigation of the additional landscaping, and steps were taken to use the least amount of water necessary, while encouraging growth of the proposed plants. Please see G-2 in regards to the redesign.

T - 3 Comment: We hope to preserve our open spaces for all to enjoy. We are surrounded by thousands of acres that are not in proximity to private property i.e., Vista Irrigation, and that would pose much less of a risk for fire, electromagnetic fields, and property value loss.

Response: The County acknowledges and appreciates this comment. See response to comments R-3 (fire), J-6 (electromagnetic fields), and J-4 (property values).

T - 4 Comment: We appeal to you to please support and advocate for use. Thank you for your time.

Response: Closing comments noted.

Response to comments received from Patricia and Barbara Schnier, residents of Ranchita

U - 1 Comment: Please find our PUBLIC COMMENT and two photos included with COMMENT. Please confirm you have received this as it is 3:15 pm September 21, 2012 which is within the public comment period.

Response: Staff had replied via email to Patricia and Barbara Schnier, acknowledging the receipt of their email, and that it was received prior to the end date of Public Review.

U - 2 Comment: We suggest the Vista Tower company co-locate it clients' antennas on the newer existing cell tower/base station on Rutherford Peak/Vulcan Mt. where AT&T provides and excellent signal to all of Ranchita and the 7 mile corridor on Montezuma Valley Rd, stated as the Tower Companies target coverage area.....or locate to an alternate more appropriate site for its commercial facility, away from residential homes. There are thousands of acres available to site this tower without putting it in a place visible from a designated scenic highway such as Montezuma Valley Rd or in a neighborhood with homes of historical significance to the County.

Response: The County acknowledges and appreciates these comments. Please see response to comments G-2 and J-3 (alternative sites) and J-2 (scenic highway).

U - 3 Comment: This is a neighborhood that includes old California adobes built in the 1940s that are of historical significance to San Diego County.

Response: The County acknowledges and appreciates this comment. While it is possible that there are homes that would qualify as a historic building, this is only evaluated if the said structure is proposed to be removed or renovated. Since the proposed telecommunication facility is not requiring removal or relocation of any other structures, this is not applicable.

U - 4 Comment: This industrial complex would not be consistent with the community or neighborhood character and detract from the historic buildings and view shed causing diminution in value of our homes and compromise of a San Diego treasure. This location is known for beautiful sweeping views of the Palomar Observatory and neighboring hills and nature.

Response: The County acknowledges and appreciates these comments. Please see response to comment J-3. Also see response to comment G-2 regarding the redesign of the project.

U - 5 Comment: This also will over burden the private easements of this privately maintained dirt road, which are meant for residential traffic in and out not siting of an industrial commercial facility.

Response: The County acknowledges and appreciates these comments. While the County does agree that there would be additional traffic during the construction phase of a wireless telecommunication facility, once construction is completed, maintenance trips would average one to two trips per month. The permit will be conditioned to require the applicant be responsible for any damages on the private road easement caused by the construction and/or maintenance of the facility.

U - 6 Comment: This also creates addition access problems of possible increased runoff adding to flooding of the intersection of Old Saddle Rd and Old Mine Rd in the winter. Under the best of conditions at various spots on Old Mine Rd one has to pull over to let an oncoming car pass. The grading of the steep slopes at the proposed cell site, would add to the runoff and flooding that already cause difficulty to access for residents beyond Old Saddle Rd in the winter and a credible safety hazard. (See picture Attachment 1)

Response: The County acknowledges and appreciates these comments. A Storm Water Management Plan was submitted by the applicant and approved by the Department of Public Works. In addition, the property was reviewed for flood purposes, and the project site, as designed and placed, would not be affected or increase the risk of additional flooding and/or runoff. In addition, the proposed project would be sited in an area which would require minimal grading, since the location is not in a steep area. The project would be conditioned that if grading were to exceed 200 cubic yards, which it is not expected to, a grading permit would be required, and additional environmental review by the County would be required.

U - 7 Comment: Fire risk is a big concern to residence in our neighborhood. We just dealt with threats from fires started by lightning strikes in our immediate area. Old Mine Rd and Old Saddle Rd are also dead end roads giving residence no

alternate escape in case of additional fire risk caused by the proposed cell tower/base station.

Response: The County acknowledges and appreciates these comments. Please see response to comment J-6.

U - 8 Comment: There is an alternate site that contrary to the Vista Tower Company's representation, gives excellent and complete cell and data services throughout Vista Tower Company's stated target coverage area. I have an AT&T cell phone which gets uninterrupted service all along Montezuma Valley Rd as well as at our home. The signal is better than those found in most cities (5 bars). I also have a Verizon droid phone which I would like better signal for but that can be accomplished by co-located with the AT&T site on Rutherford Peak which provides excellent coverage throughout the target coverage area.

This newer tower became operational installed in 2010 which gives excellent AT&T. There is no need to put an additional tower rather than co-locate with the AT&T Tower that already exists. This is an unnecessary duplication of coverage. It is our opinion that the only reason the Vista Tower Company wants another tower that duplicates coverage of an existing tower is that it makes more money building a new tower and base station. We do not want our little historic neighborhood to be sacrificed for Vista Tower's profit when there is a perfectly good alternative as well as thousands of acres of BLM and Vista Irrigation land to choose from that would give the coverage it sought.

Response: The County acknowledges and appreciates these comments. Please see response to comments G-2, J-3 and R-8.

U - 9 Comment: Additionally our family has a disabled family member designated as so, by the United States Social Security Administration and protected under the Americans with Disabilities Act, Title II and Title III. While the Telecommunications Act of 1996 section 704 prohibits objecting to siting of cell towers on health grounds, it does not prohibit objection to cell tower placement on based on discrimination against a disabled person, under federally legislated and projected right. She has been diagnosed with chemical injury, neurological damage as well as radiation illness. We formerly request an accommodation from the County and the Tower Company to relocate its tower away from this disabled person's home. Putting a powerful 4G tower within a few hundred feet of her home with approval of the County is a discriminatory even though the ordinance is neutral on it's face. (see endnote 1). The County's approval of such a tower, this close to a disabled person's home, who is particularly disabled by radiation emissions in much lower does than that emitted from a 4G tower, would be a violation of Title II of the Act. The tower company would be violating Title III of the act by placing a commercial facility in close proximately so as to cause

certain harm to a disabled person who is severely sensitive to radiation emissions.

This is a Federal disability and California disability issue not a health issue pursuant to section 704 of the Telecommunications Act. Objection based on disability IS NOT prohibited by the 1996 ACT. If the Tower Company has taken Government funding through the bailout program this would additionally be a violation of Section 504 of the Rehab Act of 1973, and numerous California disability laws protected the disabled from discrimination.

Response: The County acknowledges and appreciates these comments. See response to comment R-3.

U - 10 Comment: This tower does not harmonize with the surrounding residential neighborhood and should not be allowed. There are charming California adobe ranch homes on this street of historical significance, and several horse farms that are beautiful. A tower such as this, jutting out of a bald hill will harm our property values and impact our historic neighborhood and change the character of our beautiful neighborhood.

Response: The County acknowledges and appreciates these comments. See response to comments J-4 (property values) and M-1 for community character.

U - 11 Comment: I viewed the pictures the tower company presented and it grossly misrepresents the size, proximately from the road and fails to show the prominence this lone pine will display over bald hills with no trees near it (See attachment 2 showing view of site from our home).

Response: The County acknowledges and appreciates these comments. See response to comments G-2 (redesign), J-2 (scenic road) and T-2 (community character). The photosimulations show the proposed faux trees with landscaping, which would be a condition of the Major Use Permit.

U - 11 Comment: There are protected species in the area, both animals such as kangaroo rat and protected plants. Moreover there are archeological concerns regarding Indian relics and historic archeological treasures such as sea shells millions of years old left from when the Sea of Cortez ran through this area. This area historically used to be a waterway and we have found shells perfectly preserved, that have been examined and dated to over five million years ago. The cell site is just hundreds of feet from these finds. To disturb the land to put a 35 by 60 foot base station with an eight foot block wall around it may destroy truly historic valuable archeological resources that are irreplaceable.

Response: The County acknowledges and appreciates these comments. See response to comments A2 through A11(cultural), and L-2 (paleo).

U - 12 Comment: There has been neither a California Environment Quality Act report (CEQA) nor a National Environmental Policy Act report (NEPA) done. These studies should be done before allowing destruction of habitat of projected plans and animals as well as valuable historic and archeological resources.

Response: The County acknowledges and appreciates these comments. See response to comments A2 through A11(cultural), and L-3 (NEPA).

U - 13 Comment: Remember under the failure to proceed standard, the test for determining if CEQA review is required is whether there is a mere "possibility" that a project's impacts will ultimately cause or contribute to physical effects on the environment. (See Friends of Davis v. City of Davis (2000) 83 Cal. App. 4th 1004, 1017, citing Dunn-Edwards Corp. V. Bay Area Air Quality Management District (1992) 9 Cal. App 4th 644, 655; Terminal Plaza Corp v. City and County of San Francisco (1986) 177 Cal. App. 3rd 892, 903.)

Response: The County acknowledges and appreciates these comments. See response to comment L-3.

U - 14 Comment: In this case, there are clear if not overwhelming possibility that the following socio-economic factors, individually and cumulatively, may cause the Tower Company to terminate development thus creating or contributing to physical environmental impacts that include, inter alia, having needlessly destroyed or damaged trees, wildlife, archeological treasures such as Indian relics or ancient fossil sea shells and other sensitive and irreplaceable biological resources.

Response: The County acknowledges and appreciates these comments. A full Environmental Study/ CEQA Analysis was completed and available during Public Review. See response to comment L-3.

U - 15 Comment: The military also does flying exercises quite often over our road and a 58 ft tower would pose a potential danger to the military exercises. Has anyone checked with the military regarding impingements on their training routes?

Response: The County acknowledges and appreciates these comments. Staff reviews all wireless applications for Federal Airport Authority (FAA) conformance. This project does not fall within the FAA review requirement based on the height of the facility and the elevation of the land. In addition, this area was reviewed for flight patterns, and found to be in conformance.

U - 16 Comment: Thank you for your consideration and we hope you require due diligence in form of the proper CEQA and NEPA studies. Also this will protect irreplaceable archeological areas, rare animals and plants and the access and fire safety, view shed, historic nature of our neighborhood as well as other important above-stated concerns. We own one of the historic Adobes of historical significance to San Diego, and that has archeological fossil treasure found in the soil. Moreover the character and view shed should be preserved.

Response: Closing comments noted.

Response to comments received from Joseph and Judy Duarte, residents of Ranchita

V - 1 Comment: We live at 27734 Old Mine Rd., very near where the cell phone tower might be. We DEFINITELY do not want it there, as we believe it is very dangerous to the health of the people from the research we read.

Response: The County acknowledges and appreciates these comments. Please see response to comment R-3.

Response to comments received from Ellen Schnier, resident of Ranchita

W - 1 Comment: Please find attached the petition of community members that would like to comment by signing the commission. Written authorization for each name is on file in our records. It is 3:22 pm September 21, 2012. Please acknowledge receipt within public comment period.

Response: Staff had replied via email to Ellen Schnier, acknowledging the receipt of their email, and that it was received prior to the end date of Public Review. The form and names that were attached to the comment letter were received.

Response to comments received from Paul Newell, resident of Ranchita

X - 1 Comment: I have owned Warner Springs Realty for 15+ years, and founded Ranchita Realty. As the principal real estate broker serving the northeastern mountain area of San Diego County I know the area well and over the years have handled the sale of many properties in the scenic Ranchita community. Among these properties are several historic "Southwestern" adobes on acreage along Old Mine Rd, not far from the proposed tower site.

Response: Opening comments noted.

X - 2 Comment: This seems a poor location in which to site an industrial type cell tower. Montezuma Valley Rd is a scenic highway and the hill on which this tower is proposed for placement is conspicuously visible from the country highway. Most of the hills and mountains are picturesque, but lacking in vegetation. Placement of an industrial structure here would create a stark contrast and tend to spoil the natural vistas enjoyed by residents and traveling vistas, and consequently would diminish the value of the small ranches, homes and equestrian properties proximal to the tower.

Response: The County acknowledges and appreciates these comments. Please see response to comments J-2 (scenic) and J-4 (property value).

X - 3 Comment: I hope that a more appropriate site can be found for this proposed facility, and that the County will find it appropriate to deny permits for its construction in this location.

Response: Closing comments noted.

Response to comments received from Susan Brinchman, resident of Ranchita

Y - 1 Comment: Whereas there is a growing body of thousands of independent, peer-reviewed research studies showing an association between the chronic exposures to electromagnetic frequencies (EMF) (emitted in high amounts by cell towers) and adverse biological or health effects, such as, but not limited to, cancers or precancerous conditions such as DNA breakage; breast cancer, leukemia, lymphomas, spinal cord and brain tumors in children; reproductive dysfunction such as miscarriages, and lower sperm count, chromosomal abnormalities and malformations of offspring; central nervous system dysfunction such as amyotrophic lateral sclerosis, Alzheimer's, insomnia, headaches, sexual dysfunction, chronic fatigue, learning and memory problems, development of diabetes, autism and assorted other maladies; and high risk for all of the above...

Whereas there are many hundreds of experts, scientists, and physicians around the world warning against these exposures and telling governments to utilize the Precautionary Principle (not waiting for disaster to strike) to protect the citizens from invisible but potent electromagnetic radiation pollution known as "electrosmog," and that the World Health Organization has recently established radiofrequency radiation (such as is emitted by cell towers in massive quantities) as a B-2 carcinogen...

Whereas there is an outcry about the potential health impacts and that there are also people who are sensitive to radio frequency radiation and may be unable to live in their homes if a cell tower is nearby...

Whereas once a cell tower is located on a property, the companies have the right to endlessly upgrade and increase the dangerous radiofrequency exposure of the surrounding residents to more radio frequency radiation...

Whereas any insistence of safety is not based on independent, but industry-based research only, and is, in reality, false...

It makes sense for the County of San Diego keep this and all cell towers away from occupied or residential areas, following the currently recommended plan, without waivers.

The County of San Diego has enough disabled, suffering, sick, dispossessed, and homeless people without adding to their numbers. We should not expose people unnecessarily to radio frequency radiation with known risks, as there are other choices. We should not ignore our County's policies. Corporate interests must take a backseat to our County's well-written and well-established cell tower siting policy, supporting safety and protection of the citizenry. I can provide an assortment of studies and consensus statements by physicians, experts, scientists, and researchers to support all of the above.

Please deny this location and relocate the cell tower many miles away from residential properties. That is certainly possible to do. If the cell tower is no vital, I encourage you to deny it completely.

Less electrosmog pollution in our communities is the only thing that makes sense.

Response: The County acknowledges and appreciates these comments. Please see response to comment R-3.

Response to comments received from Glynn Morrow & Carolyn Smith Morrow, residents of Ranchita

Z - 1 Comment: We have lived in Ranchita since 2004 and have no cell service (nor phone service) at our house. We are in full support of a cell phone tower on Old Mine Road.

We feel it is important to the growth of our little town and, on a personal basis, it will help us tremendously in growing our businesses. Without phone service, we have been significantly hampered, plus it is a safety issue. Living out in the county can be dangerous (rattle snakes, fire, etc.) and we have no way of calling for help from our property.

Again, we went to register our support for this tower and hope to see it built in the very near future.

Response: The County acknowledges and appreciates these comments. Comment noted

Response to comments received from Mitchell Berner, Public Solutions:

(Please note, due to the length of each comment, and the number of comments, only the responses are listed. Please refer to the original letter for the comment).

AA-1 Response: Staff disagrees with the comment that the Mitigated Negative Declaration is inadequate in the analysis and conclusion.

The Mitigated Negative Declaration and Initial Study are complete and the analysis is thorough per the requirements of the California Environmental Quality Act (CEQA). Furthermore, the conclusion is consistent since appropriate mitigation measures and conditions would be implemented if the Major Use Permit was implemented.

AA-2 Response: Staff disagrees with the comment that there is substantial evidence that the project will have a significant effect on the environment with particular emphasis upon visual impacts.

The applicant has made attempts to offer two different options to the community with a faux mono-pine tree or a faux elevated water tank. Both options complement the area. Pine trees are found within the area of Ranchita. The other option is a faux elevated water tank, whereby water tanks are found within the region. In addition, the applicant has agreed to provide extensive landscaping to help buffer and screen the proposed wireless facility. The landscaping would help either the faux tree or elevated water tank blend in, as referenced in Section 6987.B of the County of San Diego Zoning Ordinance. Finally, the applicant designed the facility to ensure that views along Montezuma Valley Road – a county designated scenic highway – would be well screened as demonstrated in the photo-simulations. The distance from the proposed structure to Montezuma Valley Road is approximately 1,100 feet and from the proposed structure to Old Mine Road is approximately 1,000 feet. Additionally, the enclosure is situated so as to cause the least amount of impact to those drivers using the scenic road. With implementation of a redesign of two faux trees, the aesthetic impacts would be “Less than Significant.”

AA-3 Response: Staff disagrees with the comment that the project fails to meet County standards and guidelines.

The project is subject to Section 6980 of the Zoning Ordinance, which regulates Wireless Telecommunication Facilities. Although the project is located within a non-preferred zone, the site was selected because no other preferred zones exist in the service area that meets the coverage objective. The area surrounding the proposed project is characterized by single family residences and open space, with no commercial zones or structures in the immediate vicinity that would provide the same request for coverage.

The proposed facility would be 35-feet in height, which is consistent with the Zoning Ordinance height limit of 35-feet. In addition, findings can be made, since the proposed faux trees would be placed along the northeast portion of the property, and would be screened by an adequate landscape plan.

The project is classified as a Tier 4 site pursuant to Section 6985A of the Zoning Ordinance which requires a Major Use Permit. The project meets the standard application requirements, general regulations, and the design regulations for wireless facilities.

The proposed project is subject to the Rural Regional Category and Rural Lands (RL-40) General Plan Land Use Designation. The project, as proposed, is consistent with the General Plan because the proposal is for an unamanned telecommunication facility and major impact utilities are anticipated in the Rural Lands Land Use Designation. Civic uses are allowed if they support the local population. Therefore, the project is in conformance with the policies of the General Plan.

The proposed project is subject to Land Use Element Policies 15.1 and 15.2. These policies require wireless telecommunication facility 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 project, is consistent with the General Plan because the proposal is for an unmanned telecommunication facility, which would blend in with the visual setting of the vicinity, be compatible with the existing community character, and would not result in adverse impacts to the natural environment. In addition, the proposed project would allow co-location of another telecommunication facility in the future. Therefore, the project is in conformance with the policies of the General Plan.

The proposed project would serve the needs of the local population by improving the countywide telecommunication system, and is designed so as not to detract from the community character. Finally, the project meets all ordinance requirements as detailed in the Ordinance Compliance Checklist.

AA-4 Response: Staff disagrees with the comment that the project is inconsistent with the Telecommunication Ordinance Section 6987.B, and that the project is inconsistent with community character and stands out.

During Public Review, the applicant provided the option of either a 58-foot tall faux tree or a 58-foot tall faux elevated water tank, both which would fit in with the community since similar tree's and water tanks are typically found in the area. Since Public Review, the project has been redesigned as two 35-foot tall faux mono-pine trees. Furthermore, the applicant has provided a detailed landscape plan which incorporates several trees and shrubs around the proposed wireless facility and equipment enclosure. The trees and shrubs, as proposed, mimic other residents' landscaping alongside their homes and along Montezuma Valley Road. These measures are shown in the photosimulations, and will meet Section 6987.B, as the proposed structure would not "stand out" along the viewshed.

In addition, grading monitoring would be placed into the conditions of approval for paleontology and hydromodification purposes; off-site purchase of northern mixed chaparral, migratory bird breeding season avoidance and temporary fencing would all be conditioned for biology; an eight-foot tall CMU wall lined with acoustical paneling would be placed around the equipment and emergency generator to help mitigate the decibel level to a level at or below the County Noise Ordinance requirement; and Transportation Impact Fees would be paid at the Building Permit stage to mitigate for project related traffic.

The project would not significantly conflict with the existing land use goals, objectives, policies, or recommendations of the General Plan, including the North Mountain Subregional Plan. The proposed project would be consistent with the applicable environmental plans or policies adopted by agencies with jurisdiction over the project. These design considerations allow staff to make the proper findings.

AA-5 Response: Staff disagrees that the project is inconsistent with community character and that the two options provided during Public Review are inappropriate for the site. Compatibility with the surrounding community is an important component for project design to ensure that the proposed faux tree or faux elevated water tank would not cause significant impacts to community character. In regards to impacts to community character, the environmental analysis considered potentially significant impacts to aesthetics, archeology, biology, land use and planning, transportation and traffic, air quality, groundwater and noise associated with implementation of the project. The project does not involve uses or activities that would adversely impact surrounding existing uses or indirectly cause existing surrounding land uses to change. The project would not generate traffic that would adversely affect circulation patterns or cause

significant congestion. The development would not adversely impact existing uses within the project area.

Since Public Review, the project was redesigned to that of two 35-foot tall faux pine trees. This was chosen as an option because the additional landscaping would help it blend in with the new trees and shrubs, and appear as a small grove of trees, which are found within the area. The facility would be screened with additional landscaping so that it would blend in with the viewshed, and meet the requirements of the Wireless Ordinance.

AA-6 Response: Staff disagrees with the comment that the project fails to avoid adverse visual impacts from Montezuma Valley Road, a County Scenic Highway.

The applicant was made aware that Montezuma Valley Road is a designated Scenic Highway per the County of San Diego General Plan. The original photosimulations provided by the applicant did not provide adequate buffering and screening for several vantage points, particularly Montezuma Valley Road. Therefore, the applicant agreed to landscape the project to help the facility blend into the surrounding land.

In addition, the distance from the proposed facility to Montezuma Valley Road is approximately 1,100 feet. The distance from the proposed facility to Old Mine Road is approximately 1,000 feet. The distance to the nearest surrounding single family residents is between 590 to 980 feet, and there are rolling hills and other nearby trees to help buffer the view. The increased distance from the roads and surrounding neighbors helps the proposed facility be less obtrusive, as the appearance would be less noticeable.

AA-7 Response: Staff disagrees with the comment that the project is inconsistent with the purpose of the Telecommunication Ordinance Section 6980.

Section 6982 defines the purpose of the County Wireless Telecommunication Ordinance:

The purpose and intent of this Section is to provide a uniform and comprehensive set of standards for the development, siting and installation of wireless telecommunications facilities. These regulations are intended to protect and promote the public health, safety and welfare of the residents of the unincorporated areas of San Diego County and to preserve community character and protect aesthetic quality in accordance with the guidelines and intent of the Telecommunications Act of 1996 and to encourage siting in preferred locations to minimize aesthetic impacts and to minimize the intrusion of these uses into residential areas.

The applicant detailed in the Alternative Site Analysis why this particular site was the best location for the wireless telecommunication facility. While it was understood that the proposed location is not a preferred site, it was determined that there are no nearby preferred zones or locations which would facilitate the same coverage objective. Preferred zones are defined as primarily commercial and industrial areas. Preferred locations would include existing structures, such as water tanks, government facilities, and commercial or industrial buildings. Any other zones or locations would be considered non-preferred. However, even if a location or zone is non-preferred, the applicant can submit a discretionary permit (such as a Major Use Permit) to determine if the proposed facility and location/zone could meet the appropriate findings and provide design considerations and/or mitigation for associated impacts.

AA-8 Response: Staff disagrees with the comment that the project violates the purpose of the Telecommunication Ordinance Section 6983, which details the camouflaging of a proposed facility:

C. Camouflaged – Any telecommunications facility that is designed to blend into the surrounding environment. Examples of camouflaged facilities may include architecturally screened roof-mounted antennas, building-mounted antennas painted to match the existing structure, antennas integrated into architectural elements, towers made to look like trees and antenna structures designed to look like light poles. Camouflaged facilities may be considered low or high visibility depending on the type of facility, degree of camouflaging and compatibility with the surrounding existing environment (see definitions of low and high visibility).

The applicant has provided two options that are both designed to be camouflaged as either a faux tree or faux elevated water tank. Both options are considered camouflaged, and qualify under the above definition. As previously mentioned, the facility has been redesigned to two 35-foot tall faux pine trees.

AA-9 Response: Staff disagrees with the comment that the project violates the purpose of the Telecommunication Ordinance Section 6983, Community Character, defined as “those unique attributes including, but not limited to, architecture, historical and cultural features, historical development patterns, landscape, hardscape and the size, scale and spacing of buildings and other structures that define a community’s identity.”

The proposed wireless telecommunication facility does not adversely affect community character, as the facility was originally offered as either a faux tree or elevated water tank to disguise its appearance as a telecommunication facility. Since Public Review, the applicant has redesigned the project to two 35-foot tall

faux pine trees. In addition, the project would incorporate landscaping to help buffer and screen the site from surrounding vantage points.

AA-10 Response: Staff disagrees with the comment that the project violates the purpose of the Telecommunication Ordinance.

As previously discussed, the original proposed facility was designed as either a faux tree or elevated water tank to help disguise its appearance as a wireless telecommunication facility. The applicant has incorporated details in the design to help the facility be less noticeable (i.e., "painting the faux elevated water tank a weathered appearance or providing a faux tree design that would appear natural in concert with additional landscaping with "socks" placed on the antennas). Since Public Review, the applicant has redesigned the project to two 35-foot tall faux pine trees. The project would also incorporate landscaping to help buffer and screen the site from surrounding vantage points.

AA-11 Response: Staff disagrees with the comment that the project violates the criteria of the Telecommunication Ordinance Sections 6986 A(1) and (2) for preferred sites.

The applicant submitted an Alternative Site Analysis (Revised June 4, 2012), which was displayed for Public Review. This report detailed that the proposed location was determined after reviewing various surrounding sites. The Vulcan Mountain site has an existing telecommunication facility (a.k.a., Rutherford Peak, P08-046) and was reviewed by the applicant, but rejected since the location is too far west to meet the coverage objectives. Another location was reviewed along Highway 79, approximately 8.4 miles west of the proposed Old Mine Road facility. An application was filed with the County (P06-075) but later withdrawn. No site was permitted nor built. It was determined that this location could not be utilized since it is too far away to provide the necessary coverage with the intervening ridgelines. A Nextel facility (P06-036) was previously filed with the County but also withdrawn. This site is 8.8 miles away and was too far west to meet coverage objectives. Mobilite had filed an application (P11-009) for a 70-foot tall faux windmill, but was withdrawn due to sensitive biology within the proposed lease area.

Vista Towers has an existing facility named Mesa Grande (P06-096). This site is a 60-foot tall faux mono-broadleaf tree, and both AT&T and Verizon have existing sites at this location. The proposed Old Mine Road facility would help to fill in the coverage gaps that the Mesa Grande facility cannot, due to topography.

Furthermore, the applicant had obtained a lease with a property owner on Old Saddle Road, approximately 0.3 mile from the current proposed location. In order to avoid possible biology impacts, Vista Towers decided to relocate the lease

area within the property boundaries. Based on the changes to the draft plans, the property owner and Vista Towers were unable to agree on the updated lease arrangements, and the project was never filed with the County.

In addition to the Alternative Site Analysis, the applicant submitted a Geographic Service Area Map, which was also on file during Public Review. These maps show the difference in service coverage for both AT&T and Verizon with and without the proposed site. This demonstrates how the coverage would continue along Montezuma Valley Road and connect the coverage "gaps" which currently exist.

For telecommunication facilities, the Zoning Ordinance (Z.O.) requires that certain findings be made in order to determine that certain zones and locations are preferable to others. Section 6980-6991 is the Wireless Telecommunication Facilities Ordinance that governs the permitting of cell sites for the County of San Diego. In particular, Section 6986 of the Z.O. states that each application shall identify the zone and location preference that the proposed facility is meeting. If the proposed facility is not in a preferred zone or if it is not in a preferred location, the applicant shall provide a map of the geographical area and a discussion of preferred sites that could potentially serve the same area as the proposed site and should include a description of each site.

Preferred zones include commercial zones (C32, C34, C35, C36, C37, C38, C40, C42), industrial zones (M50, M52, M54, M56, M58) and special purpose zones (S82, S86, S94, and S88 when the facility would be located in a commercial or industrial component of the Specific Plan). Preferred locations include existing structures including but not limited to, water tanks, utility towers and poles, traffic lights, "cobra-style" street lights, and roadway overpasses in non-residential zones when the size and scale are compatible, commercial and industrial buildings, County or other governmental facilities, and collocation in zones other than residential to a total of three towers each.

The proposed facility is not in a preferred zone or location, therefore, the applicant provided a map of the geographical area and a discussion of non-residential land or zones that could potentially serve the same area as the proposed site. A property subject to the C40 (Rural Commercial) zone is located approximately 2 miles from the project site. This site is not chosen because there is a ridgeline to the west of the commercial property which inhibits the cellular signal from traveling any further past the ridge. Therefore, would not be able to provide the same coverage objective as the project site. The applicant also analyzed the fire station located adjacent to the commercial property, yet this site was also not utilized for the same reasons as the commercial property. The selected site allows the applicant to provide broader coverage to surrounding

residential areas, businesses, emergency services, and drivers while lessening the number of needed telecommunication facilities in the vicinity of the area.

The discussion in the alternate site analysis details the potential locations in an 8.8 mile radius of the proposed project site illustrates that no preferred zone or preferred location is feasible that would provide the necessary coverage characteristics as that requested by the current proposed project. The proposed project site is characterized agricultural and residentially zoned parcels that are considered non-preferred zones. Preferred zones are located near Borrego Springs, which is much lower in elevation, has intervening ridgelines, and exceeds the distance needed in order to provide adequate coverage to the specific area that is currently proposed. Although the project is located within a non-preferred zone and non-preferred location, the site was selected because no other preferred zones exist in the service area that meets the coverage objective. Therefore, the proposed project is consistent with Section 6986 of the Zoning Ordinance by demonstrating that each preferred sites are not technologically feasible.

AA-12 Response: Staff disagrees with the comment that the project does not conform to the criteria of the Telecommunication Ordinance Section 6987 design regulations. Please see response to comment AA-4.

AA-13 Response: Staff disagrees with the comment that the project violates the criteria of the Telecommunication Ordinance Sections by not providing adequate screening.

The project would be camouflaged, as previously discussed. See response to comments AA-4, AA-6, and AA-8.

During Public Review, the proposed project includes a submitted Conceptual Landscape Plan (page L.1.1 of the plot plans for the faux tree and page A.1.2 for the faux elevated water tank). For both options, three 48-inches boxed sized Allepo Pine trees (*Pinus halepensis*) and ten 5-gallon California Holly/Toyon (*Heteromeles Arbutifolia*) shrubs would be planted. The updated design of two 35-foot tall faux trees includes a Landscape Plan which would incorporate three 48-inches boxed sized Allepo Pine trees (*Pinus halepensis*) and thirteen (13) 5-gallon California Holly/Toyon (*Heteromeles Arbutifolia*) shrubs. The maturity of the shrubs will be range between six to ten feet tall, which would buffer and screen the proposed equipment enclosure (to be a maximum height of six feet eight-inches). The maturity of the proposed trees would range between 30 feet to 60 feet in height at a moderate growth rate, and would be further screened with the existing mature trees that are on-site. Water would be obtained from an existing on-site water tank, which is currently being used by the property owner and would be maintained by Vista Towers.

In addition, Section 6983.C. of the Wireless Ordinance defined camouflaged as "Any telecommunication facility that is designed to blend into the surrounding environment. Examples of camouflaged facilities may include architecturally screened roof-mounted antennas, building-mounted antennas painted to match the existing structure, antennas integrated into architectural elements, towers made to look like trees and antenna structures designed to look like light poles." In this case, the proposed facility would be "made to look like trees." Therefore, the project fits the criteria of camouflaging.

AA-14 Response: Although staff did state in the Scoping letter dated January 9, 2012 that the project was inconsistent with Telecommunication Ordinance Section (6987.B.), the applicant subsequently provided an updated design. As stated in the response above, the revised facility included landscaping comprised of Toyon bushes and Aleppo pine trees.

The original design was either a 58-foot tall faux tree or a 58-foot tall elevated water tank, which would help disguise its appearance as a telecommunication facility. Since Public Review, the project has been redesigned to that of two 35-foot tall faux pine trees. In addition, the project would incorporate landscaping to help buffer and screen the site from surrounding vantage points. As previously discussed, the applicant has incorporated details in the design to help the facility be less noticeable (i.e., "socks" on the antenna of the faux tree, faux bark trunk). The updated plans and photosimulations demonstrate that the applicant has addressed the County's concerns (please see Attachment B).

AA-15 Response: Staff disagrees with the commenter that findings cannot be made to support the project. Findings are made within the Form of Decision, which is not completed as part of the public review process, but is prepared when the project is ready for recommendation to the decision making authority (Planning Commission).

Please see previous responses, specifically AA-2, AA-3, AA-5, AA-6.

For telecommunication facilities, the Zoning Ordinance (Z.O.) requires that certain findings be made in order to determine that certain zones and locations are preferable to others. The MUP findings are made when the project is docketed for hearing, and are issued in the form of a staff report that is made available prior to the item being presented to the decision making authority. See responses AA 1-11 regarding various alternate sites and "preferred zones/locations."

The project is subject to the A70 (Limited Agricultural) zone, which is a non-preferred zone for wireless telecommunication facilities, pursuant to Section 6986 of the County of San Diego Zoning Ordinance. Although the project site is

located within a non-preferred zone and location, the site was selected because no other preferred zones exist in the service area that meets the coverage objective. The area surrounding the proposed project is characterized by single family residences with no commercial zones in the immediate vicinity.

Pursuant to Section 6986B of the Wireless Telecommunication Facilities Ordinance, the applicant discussed why alternate locations within the area not technologically or legally feasible. Due to the camouflaging of the facility and the lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

Staff disagrees with the commenter that an EIR is needed. The Mitigated Negative Declaration is adequate for the purposes of CEQA.

AA-16 Response: Staff disagrees with the comment that a violation of the Telecommunication Ordinance occurred or that the project requires consultation with the historic site board.

The County acknowledges and appreciates this comment. The parcel in which the project is proposed does not contain any historic or archaeological resources. County Cultural Staff reviewed the National Register of Historic Places, the California Register of Historic Resources, the Local Register of Historic Resources, and County files including GIS provided by the South Coastal Information Center who retains archival information regarding archaeological and historic resources for San Diego County. Nearby residential homes are not listed on the National Register of Historic Places, the California Register of Historic Resources, nor on the Local Register of Historic Resources and are not identified as historic in the GIS database. In addition, residences in the vicinity are not identified in any historic inventory nor have any residential homes been determined eligible for listing or as a district. Age and historical interest alone do not automatically deem a structure historic. In order to be listed or determined eligible, it must be demonstrated that a structure meets one of the following criteria:

- A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B) Is associated with the lives of persons important in our past;
- C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important individual, or possesses high artistic values; or

D) Has yielded, or may be likely to yield, information important in prehistory or history.

The commenter has not provided any factual evidence that any structures in the surrounding area meet the criteria above. In addition, the commenter has not provided any documentation to support their claim that there are historic resources in the vicinity. Section 6987(c) relates only to the subject parcel and not to the surrounding vicinity. Because there are no historic resources within the project footprint and immediate surrounding area, a determination by the Historic Site Board is not required.

The historic character of the area is determined through the Historic Designation process. To date, no property owners have approached the Historic Site Board to consider their properties or cultural landscapes for designation. As stated above, no structures have been designated or determined eligible to the National, California or local registers. No changes were made to CEQA documentation as a result of this comment.

AA-17 Response: Staff disagrees that the project does not conform to Section 6987C of the Telecommunication Ordinance. See response to comment AA-16.

AA-18 Response: Staff disagrees with the comment that the project would have unmitigable visual and aesthetic impacts.

Please see responses to comments AA-2, AA-4, AA-5, AA-6, AA-8, AA-9, AA-10, AA-13, AA-14.

AA-19 Response: Staff disagrees with the comment that the project fails to comply with Section 6987E of the Telecommunication Ordinance.

The original proposed faux elevated water tank is, in fact, designed where the panel antennas for two carriers would be located inside the water tank. This design helps to screen it from view. The third row of antennas, when a third carrier is secured, would be placed on the legs of the water tank, just under the tank itself. They would be painted to match the exterior of the facility, helping it to blend in with the tank. However, this option was not chosen by the applicant, and the project was redesigned to two 35-foot tall faux pine trees.

The proposed faux mono-pines would require that the antennas be placed closer into the tree (near the "trunk") to allow the branches to extend out and help screen it from view. In addition, each panel antenna would be covered with a "sock" to help it to blend in with the faux needles and not be as apparent. In addition, either design would include extensive landscaping which would help it to become part of the vista, and less obtrusive.

AA-20 Response: Staff disagrees with the comment that the project does not comply with Section F of the Telecommunication Ordinance Section.

The proposed project would implement landscaping for the screening of the two 35-foot tall faux mono-pines trees around the tower and equipment enclosure in order to buffer and screen the telecommunication facility. The mono-pines would be painted and textured to match the surrounding trees. In addition, the associated equipment enclosures would be painted earth tones to blend in with the surrounding terrain. The antennas would not protrude beyond the end of the limbs. In addition, each antenna would have a "sock" placed over it to help screen the panels. Therefore, the project would match the site characteristic of foliage with the use of a faux trees and additional landscaping.

AA-21 Response: Staff disagrees with the comment that the documents fail to show how project is designed to minimize visual impacts.

See response to comments AA-2, AA-4, AA-5, AA-6, AA-8, AA-9, AA-10, AA-13, AA-14.

AA-22 Response: Staff disagrees with the comment that the faux design of the telecommunication facility is not compatible with Ranchita community.

As previously discussed, the applicant provided two options: a faux elevated water tank design which was intended to complement the ranch uses and character of the area. The other was a faux tree design, as there are trees found in the area, particularly adjacent to Montezuma Valley Road. In addition to the designs, the applicant has agreed to add landscaping around the facility to help it blend in better with the surrounding viewshed.

AA-23 Response: Staff disagrees with the comment that Section I of the Telecommunication Ordinance applies to the proposed project. The proposed site location is not located between the face of a building and a public street, bikeway, trail or park.

This Ordinance is in place to ensure that a high visibility facility, such as a faux tree, and associated equipment is not located immediately between a public easement and a building. For example, in a commercial area, there might be a public road adjacent to a commercial building. The applicant would be asked to place the wireless facility on the side of the building opposite the roadway. In this case, this is an area where there is a great distance between the facility and the road, and there is no building opposite the proposed facility.

AA-24 Response: Staff disagrees with the comment that the project violates Section K of the Telecommunication Ordinance.

The proposed project would utilize the existing tree canopy for the screening of the 35-foot mono-pines. The project would implement a landscape plan that would place additional trees and shrubs in order to buffer and screen the telecommunication facility which would blend in with the existing mature trees. The mono-pine would be painted and textured to match the surrounding trees. In addition, the associated 6-foot 8-inch high equipment enclosure would be painted to match. Therefore, the proposed project is sited in a manner as to cause the least detriment to the viewshed of adjoining properties.

In addition, the applicant has the facility proposed in a location which is over 580 feet from the nearest neighbor, as well as be over 1,100 feet from Montezuma Valley Road. This demonstrates that the applicant is trying to incorporate the intent of Section K – whereby the project design would cause the least detriment to the viewshed of adjoining properties and drivers using Montezuma Valley Road (scenic road).

AA-25 Response: Staff disagrees with the comment that the project does not comply with Section P of the Telecommunication Ordinance.

The proposed project includes a security fence that will be fully screened by existing and proposed landscaping and would not include razor or barbed wire. Per regulations of the San Diego County Fire Department, the equipment enclosure must have a chain link gate for access. However, the plot plan shows that the gate is situated toward the north, and away from drivers along Old Mine Road and Montezuma Valley Road. Furthermore, the view of the gate along Old Saddle Road would be shielded by one of the proposed Aleppo Pine trees. Furthermore, the plans show on pages L1.1 where the landscaping would be placed.

AA-26 Response: Staff disagrees with the comment that the project landscaping palette is not compatible with the environment. Given that the tower is a faux pine tree, Aleppo Pines were chosen to help create a plant pallet which would mimic the structure.

While it is true that the Aleppo pines are not typical of Mixed Chaparral habitat, the Toyon shrubs are. However, Aleppo pines can be found within the area as ornamental plants, and the fast-growing trees were chosen to help quickly buffer and screen the proposed facility. Furthermore, both Aleppo pine trees and Toyon shrubs are not invasive plant species, per the California Invasive Plant Counsel.

AA-27 Response: Staff disagrees with the comment that the project does not comply with Section R of the Telecommunication Ordinance which states that no facility sited on a ridgeline or hilltop shall be approved. The project site area does not

qualify as a ridgeline or hilltop, therefore, Section 6987.R. of the Zoning Ordinance does not apply.

Section 6987.R. of the Telecommunication Ordinance states that *No facility sited on a ridgeline or hilltop shall be approved unless the facility blends with the surrounding existing and man-made environment to the maximum extent possible and a finding is made that no other location is feasible.* The proposed project is located on or near a hilltop but not a ridgeline. A ridgeline, as defined in a dictionary, is a line formed along the highest points of a mountain ridge. To state that this project is located on a hilltop is subjective as the proposed location may be the highest point on the property owner's land, but there are taller "hilltops" within the immediate area. (See staff response AA-7 regarding alternate locations.) These other locations (existing and proposed) were situated along a hilltop, and are also non-preferred zones and locations. In addition, the applicant reviewed the site and found that it would not conform to the coverage characteristics that are needed for the project.

The Ranchita area is characterized as agricultural and residentially zoned parcels that are considered non-preferred zones. Preferred zones are located near Highway 78, which is much lower in elevation and exceeds the distance needed in order to provide adequate coverage to the specific area that is currently proposed. Although the project is located within a non-preferred zone and non-preferred location, the site was selected because no other preferred zones exist in the service area that would meet the coverage objective. Therefore, the proposed project is consistent with Section 6987.R. of the Zoning Ordinance by demonstrating that preferred sites are not technologically feasible and the proposed facility would blend in with the surrounding existing and man-made environment to the maximum extent possible.

AA-28 Response: Staff disagrees with the comment that the Mitigated Negative Declaration, Initial Study and supporting documents fail to address CEQA components such as greenhouse gasses and aesthetics.

The topic of aesthetics has been well discussed throughout the Initial Study, and the Mitigated Negative Declaration (MND) addresses the condition of landscaping, which will ensure that the project will comply with this requirement. Please see staff response to comments AA-2, AA-4, AA-5, AA-6, AA-8, AA-9, AA-10, AA-13, AA-14.

Greenhouse gasses are addressed in the Initial Study. Since the project meets a level of "Less than Significant," impact upon the environment, there is no mitigation required to be addressed within the MND. The Initial Study notes that "an individual project's GHG emissions will generally not result in direct impacts under CEQA, as the climate change issue is global in nature." It further reads,

“An individual project could be found to contribute to a potentially significant cumulative impact...when the incremental contribution of those emissions may be cumulatively considerable.” The project is an unmanned wireless telecommunication facility, and is expected to generate less than 900 metric tons of GHG emissions. The majority of the GHG would be from the 30kW generator and vehicle maintenance trips (one to two per month). The Initial Study continues by addressing how project which generate less than 900 metric tons of GHG will be regulated by California Air Resources Board (CARB) or other regulatory entities to participate in emission reductions.

AA-29 Response: Staff disagrees with the comment that the Mitigated Negative Declaration, Initial Study and supporting documents fail to show how the project is designed to minimize visual impacts.

See staff response to comments AA-2, AA-4, AA-5, AA-6, AA-8, AA-9, AA-10, AA-13, AA-14.

AA-30 Response: Staff disagrees with the comment that the Mitigated Negative Declaration, Initial Study and supporting documents fail to address historic setting/impacts of Ranchita and would have impacts upon the historic setting.

The County acknowledges and appreciates this comment. See response to comment AA-16. No changes were made to CEQA documentation as a result of this comment.

AA-31 Response: The County acknowledges and appreciates this comment but disagrees that cultural resources were not addressed in the public review documents. 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 is not likely to contain any archaeological resources. In addition, the project must comply with the San Diego County Grading, Clearing, and Watercourse Ordinance (§87.101-87.804), CEQA §15064.5(d), and §7050.5 of the Health & Safety Code. Section 87.429 of the Grading, Clearance, and Watercourse Ordinance requires the suspension of grading operations when human remains or Native American artifacts are encountered. Therefore, the project will not have an adverse impact on cultural resources. No changes were made to CEQA documentation as a result of this comment.

AA-32 Response: Staff disagrees with the comment that the Mitigated Negative Declaration, Initial Study and supporting documents failed to address hazards and materials.

The generator does contain hazardous materials such as back up battery packs and fuel for the emergency back-up generator. However, the project is designed to contain any fuel spill to be contained entirely within the proposed enclosure and the battery is designed to be self contained, the enclosure is design to prohibit access by the public, an the maintenance workers that would visit the site are trained to work with hazardous materials.

AA-33 Response: Staff disagrees with the comment that the Mitigated Negative Declaration, Initial Study and supporting documents failed to address air quality.

The project site is located within the San Diego Air Basin which is the area of the perimeter of the County of San Diego. The North Mountain subregion is primarily affected by ozone (O₃) and respirable particulate matter (PM 10). Ozone is produced in the atmosphere and are primarily related to motor vehicles. Particulate matter results from different kinds of dust and fumes generating industrial and agricultural operations, fuel combustion, and atmospheric photochemical reactions. Sensitive receptors to air pollutants are generally considered public or residential areas. Exposure to high pollutant concentrations can trigger health issues. Project construction would not violate any state of local air quality management efforts. There would be no significant adverse impacts to sensitive receptors associated with toxic air contaminants as a result of project operations.

The Initial Study discusses the topic of Air Quality. The proposed project will not substantially affect air quality aside from grading of the site. Grading operations associated with the project would be subject to the County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, temporary and localized, resulting in pollutant emissions below the Land Use Environment Group guidelines for determining significance. In addition, the vehicle trips generated from the project would result in less than two trips per month, or 0.07 Average Daily Trips (ADT), which is well below the 2,000 ADT guideline for criteria pollutants.

Finally, there are no sensitive receptors (schools, hospitals, resident care facilities) within a quarter mile of the project site, which is the radius determined by South Coast Air Quality Management District in which the dilution of pollutants is typically significant. Therefore, the project complies with the Air Quality CEQA findings.

AA-34 Response: Staff disagrees with the comment that the Mitigated Negative Declaration, Initial Study and supporting documents failed to address groundwater usage.

The project would include a condition to establish landscaping around the facility to help screen it from the surrounding neighbors and motorists along adjacent roadways, specifically Montezuma Valley Road. The applicant and property owner have agreed to allow an irrigation line from the property owner's existing on-site water tank to the proposed landscaping. The ground water use is already existing, and the amount necessary to establish and maintain the required landscaping is minimal, and would be a negligible amount when analyzed next to the usage for the single family residence.

AA-35 Response: Staff disagrees with the comment that the Mitigated Negative Declaration, Initial Study and supporting documents failed to address sensitive habitat.

See response to comment AA-26.

AA-36 Response: Staff disagrees with the comment that the Mitigated Negative Declaration, Initial Study and supporting documents failed to address sensitive subject areas such as prehistoric, and historic sites in Ranchita.

Regarding Prehistoric sites, see response to comments L-1 through L-5. Regarding Historic homes, see response AA-16. No changes were made to CEQA documentation as a result of this comment.

AA-37 Response: Staff disagrees with the comment that the Major Use Permit findings cannot be made, nor that the project complies with the Zoning Ordinance.

The Initial Study and Ordinance Compliance Checklist, and associated documents, ensure that the project complies with CEQA. The findings are made during the last stage of the project, before it is brought to the Decision Making Body, in this case, Planning Commission.

The location and zoning, as described in Section 6986B and 6986C of the Wireless Telecommunication Facilities Ordinance, has been determined to be preferable due to aesthetic and community character compatibility.

The project is a non-preferred location in a non-preferred zone. However, this is a modification to an approved Major Use Permit Wireless Telecommunication Facility. Pursuant to Section 6986B of the Wireless Telecommunication Facilities Ordinance, the applicant discussed why alternate locations within the area were not technologically or legally feasible. Due to the camouflaging of the facility, and the lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

AA-38 Response: Staff disagrees with the commenter that the project is inconsistent with wireless smart growth initiative.

The Wireless Smart Growth Initiative was voted in with the San Diego County Board of Supervisors in January 2001, prior to the adoption of the San Diego County Wireless Ordinance. The intent was to establish development standards for siting and aesthetic quality since there was becoming an increased demand for new wireless facilities.

The initiative encouraged placing the facilities in commercial or industrial, and avoiding residential. This was noted as part of the Alternative Site Analysis (ASA). The applicant did pursue the commercial site and fire station, but the topography did not allow the facility to cover the intended area. Furthermore, the applicant's proposed facility does allow for co-location, and the design of two faux pine trees would fit the character of the community.

AA-39 Response: Staff disagrees with the comment that the project violates the intent of wireless smart growth and has virtually no support from community.

See response AA-38. Staff has received multiple support letters from residents in Ranchita.

AA-40 Response: Staff disagrees with the comment that no preference was given to commercial/industrial zones (preferred zones) for the project.

See staff response to comments AA-7 and AA-11.

AA-41 Response: Staff disagrees with the comment that the applicant did not propose to locate the facility on public buildings or existing structures.

See staff response to comments AA-7 and AA-11.

AA-42 Response: Staff disagrees with the comment that the applicant would not collocate with other providers.

See staff response to comments AA-7 and AA-11. Furthermore, this project is designed to co-locate up to two carriers on the facility. An existing Vista Towers site is located approximately eight miles southwest of the proposed site, and it is utilized by Verizon and AT&T. This existing facility (also owned by the applicant) shows that the intent of the proposed project is to co-locate carriers onto one facility.

AA-43 Response: Staff disagrees with the comment that the design of the facility is not consistent with community character. Although there was no local design review

board, County staff worked with the applicant to provide an alternate design for the community's consideration. As previously discussed, the applicant provided two options during Public Review: a 58-foot tall faux elevated water tank design with the intent to complement the ranch uses and character of the area. The other was a 58-foot tall faux tree design, as there are trees found in the area, particularly adjacent to Montezuma Valley Road. In addition to the two designs, the applicant has provided an adequate landscape plan around the facility to help it blend in better with the surrounding viewshed. The project has been redesigned to two 35-foot tall faux pine trees, but the footprint and equipment enclosure remain the same. The applicant has even provided three additional shrubs with the landscaping proposal.

AA-44 Response: Staff was provided the original Alternative Site Analysis (ASA) at intake. It was requested that the applicant revise it, as there were inconsistencies. This was a draft form that was replaced with an updated ASA, and was not considered final. Therefore, it is not applicable.

AA-45 Response: Staff disagrees with the comment that Major Use Permit (P06-096) would be suitable location for this application. The applicant has an existing site (P06-096) in which Verizon and AT&T already utilize. The applicant stated they needed to fill in the gap in coverage with a new facility. The ASA discusses other existing locations; none would give the required coverage needed. Also, it further states under "Other Sites Considered" that a separate residential property was able to provide the necessary coverage. However, the project was abandoned due to irreconcilable differences between the property owner and the applicant. In addition, the applicant proposed to place the antennas on the current owner's existing water tank. However, the applicant would be unable to meet Zoning Ordinance setbacks.

AA-46 Response: Staff disagrees with the comment that PDS did not receive any information regarding the feasibility of collocating with the site approved under MUP application P06-096. As noted in response AA-45, the facility which was filed under MUP06-096 already has AT&T and Verizon on the tower. These are the same two carriers who are interested in leasing at the new facility to fill in coverage gaps.

AA-47 Response: Staff and the applicant had met to discuss several different design options prior to Public Review. The items requested in the initial Scoping Letter from January 2012 were addressed by the applicant over several months.

The applicant was requested to show an alternate design because the original faux tree "stands out" from the surrounding due to the height and the lack of nearby trees or vertical elements to help buffer and screen it from view (Section 6987.B of the Wireless Ordinance). The applicant provided several different draft

designs before it was decided that landscaping would be required to help any of the designs blend in with the surrounding landscape. Furthermore, the applicant agreed to provide two options – a faux mono-pine and a faux elevated water tank – as a way to allow the community and the decision makers decide which design was preferred. Since Public Review, the applicant has redesigned the project to two 35-foot tall faux mono-pine trees.

The applicant was made aware that Montezuma Valley Road is a designated Scenic Highway per the County of San Diego General Plan. The original photosimulations provided by the applicant did not provide adequate buffering and screening as shown from several vantage points, particularly Montezuma Valley Road. Therefore, the applicant provided the requested landscape plan to help the facility blend into the surroundings.

Please note that a recommendation on the project is not made by the Department until after public review has concluded and the project is being prepared for hearing.

AA-48 Response: The commenter is requesting a copy of a Defense & Indemnification agreement, but no such document has been discussed, nor requested at this time. Should a Defense & Indemnification be signed, the commenter will be notified.

AA-49 Response: Staff disagrees that a fair argument has been made by the commenter's for the CEQA documents. The fair argument standard has been considered, and the conclusion is that the Mitigated Negative Declaration is adequate under State Law since all identified issues have been adequately addressed through implementation of design considerations and mitigation measures.

Public input during Public Review were received, but items addressed did not show that the project would have unmitigated impacts to the surrounding environment. All areas where there was a potential impact have been mitigated properly: Grading monitoring would be placed into the conditions for paleontology and hydromodification; landscaping is required for visual impacts; off-site purchase of northern mixed chaparral, migratory bird breeding season avoidance and temporary fencing would all be conditioned for biology; an eight-foot tall CMU wall lined with acoustical paneling would be placed around the equipment and emergency generator to help mitigate the decibel level to a level at or below the County Noise Ordinance requirement; Transportation Impact Fees would be paid at the Building Permit stage to mitigate for traffic impacts.

It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect or substantial change to the

environment; is not on a hazardous waste site; would not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway.

These design considerations and mitigation measures bring all CEQA areas to a level at or below "Less than Significant" impact. Therefore, Staff disagrees that the proposed project has failed to meet CEQA guidelines.

AA-50 Response: Attachments noted.

AA-51 Response: While much of the video shows the inside and outside of the adobe homes, the remainder shows the landscape of the Ranchita area. The video shows low lying shrubs and open areas. However, there also are areas shown of mature trees and surrounding shrubs. The applicant has agreed to landscape the proposed faux mono-pines. This landscaping is considered to bring the visual impact to a level of "Less than Significant with Mitigation Incorporated."

AA-52 Response: Conclusion noted.

Attachment A
Original Plot Plan and Photosims
(circulated during Public Review)

GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
- GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
- DETAILS HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MAJOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
- SEAL, PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHAL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND/OR PROJECT SITE.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS (PAVING, CURBING, ETC.) DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO THE CONSTRUCTION ON OR ABOUT THE PROPERTY.
- CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BRINGING THE JOB ARE, NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

DIRECTIONS

- DIRECTIONS (FROM CA-76 HWY)
- HEAD SOUTHEAST ON CA-76 E TOWARD MESA GRANDE RD
 - TURN LEFT ONTO CA-79 N.
 - TURN RIGHT ONTO COUNTY ROUTE 52/SAN FELIX RD
 - TURN LEFT ONTO MONTEZUMA VALLEY RD
 - TURN LEFT ONTO OLD MINE RD
- DESTINATION WILL BE ON THE RIGHT
- 27865 OLD MINE RD
RANCHITA, CA 92066

Vista Towers

Wireless Site Solutions

10161 BROADVIEW PLACE, N. TUSTIN, CA 92705

RANCHITA
27865 OLD MINE ROAD
RANCHITA, CA 92066
APN: 196-060-12



RANCHITA, CA

LOCATION PLAN

PROJECT DIRECTORY

ARCHITECT MANUEL S. TSHEAS MST ARCHITECTS, INC. 201 ALHAMBRA BLVD., SUITE 2 SACRAMENTO, CA 95816 916-305-3811 manuel@mstarchitects.com	APPLICANT VISTA TOWERS, LLC 10161 BROADVIEW PLACE N. TUSTIN, CA 92705
CONSTRUCTION MANAGER ROBERT MACLACHLAN 10161 BROADVIEW PLACE N. TUSTIN, CA 92705	CONTACT ROBERT MACLACHLAN 714-456-1000 PH 714-417-9571 FX
OWNER CORNELIUS CARSTENSEN & LYNN CARSTENSEN 27865 OLD MINE ROAD RANCHITA, CA 92066 SAN DIEGO COUNTY	

PROJECT SUMMARY

PROPERTY INFORMATION	
LAT.: N 33° 13' 00.42"	NAD 83
LONG.: W 116° 31' 22.86"	NAD 83
ASSESSOR'S PARCEL NUMBER 196-060-12	
JURISDICTION	COUNTY OF SAN DIEGO
OCCUPANCY	S-2
TYPE OF CONSTRUCTION	V-B
ZONING	A-70

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (INCL. TITLE 24 & 25)
- 2010 CALIFORNIA BUILDING CODE (CBC)
- 2010 CALIFORNIA RESIDENTIAL BUILDING CODE
- 2010 CALIFORNIA ELECTRICAL CODE (CEC)
- 2010 CALIFORNIA MECHANICAL CODE (CMC)
- 2010 CALIFORNIA PLUMBING CODE (CPC)
- 2010 CALIFORNIA ENERGY CODE (CEMC)
- 2010 CALIFORNIA HISTORICAL BUILDING CODE
- 2010 CALIFORNIA FIRE CODE (CFC)
- 2010 CALIFORNIA DISTINGUISHED BUILDING CODE
- 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
- 2010 CALIFORNIA REFERENCE STANDARDS CODE
- LOCAL COUNTY OR CITY ORDINANCES

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2010 CBC 11036.1, EXCEPTION 1.

PROJECT DESCRIPTION

INSTALLATION OF A MULTI-CARRIER VISTA TOWERS COMMUNICATIONS FACILITY WITHIN APPROXIMATELY A 36'-0"X61'-0" ENCLOSED WORKING AREA INCLUDING:

- 6'-0" TALL, 8" THICK CMU SCREEN WALL @ LEASE AREA PERMETER
- UNDERGROUND POWER & TELCO UTILITY TO SITE
- (1) T-MOBILE 11'-6"x16'-0" OUTDOOR CONCRETE EQUIPMENT PAD W/ (4) OUTDOOR BITE EQUIPMENT CABINETS, POWER UTILITY H-FRAME & TELCO UTILITY H-FRAME
- (1) VERIZON WIRELESS 11'-6"x16'-0" CONCRETE PRE-FABRICATED EQUIPMENT SHELTER
- (1) AT&T 11'-6"x20'-0" CONCRETE PRE-FABRICATED EQUIPMENT SHELTER
- (1) VERIZON WIRELESS UL2200 CERTIFIED 30KW STANDBY GENERATOR W/UL142 CERTIFIED 210 GALLON DIESEL TANK MOUNTED ON A 5'-0"x10'-0" CONCRETE PAD WITHIN CMU WALL ENCLOSURE
- AN 58'-0" TALL VISTA TOWERS MONOPINE W/ (3) CARRIER ANTENNA CENTERLINES & (2) MICROWAVE DISHES
- (3) NEW BOX PINE TREES & (10) NEW SHRUBS PLANTED AROUND PROPOSED LEASE AREA

PROJECT MILESTONES

11/28/11	/	WORK ZONING DOCS
12/14/11	/	100% ZONING DOCS
04/25/12	/	REVISION 1
05/28/12	/	REVISION 2
06/05/12	/	REVISION 3
06/11/12	/	REVISION 4
06/27/12	/	REVISION 5
07/30/12	/	REVISION 6

INDEX OF DRAWINGS

1	T1.1	TITLE SHEET, LOCATION PLAN, PROJECT DATA
2	L51	CIVIL SURVEY SHEET
3	L52	CIVIL SURVEY SHEET
4	A1.1	OVERALL SITE PLAN
5	A1.2	ENLARGED EQUIPMENT LAYOUT PLAN
6	A1.3	PROJECT ELEVATIONS
7	A1.4	PROJECT ELEVATIONS
8	G1.1	GRADING & BMP PLAN
9	L1.1	LANDSCAPING PLAN

MST ARCHITECTS
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916-305-3811
manuel@mstarchitects.com

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27865 OLD MINE ROAD
RANCHITA, CA 92066

TITLE SHEET, LOCATION PLAN, PROJECT DATA

SHEET TITLE

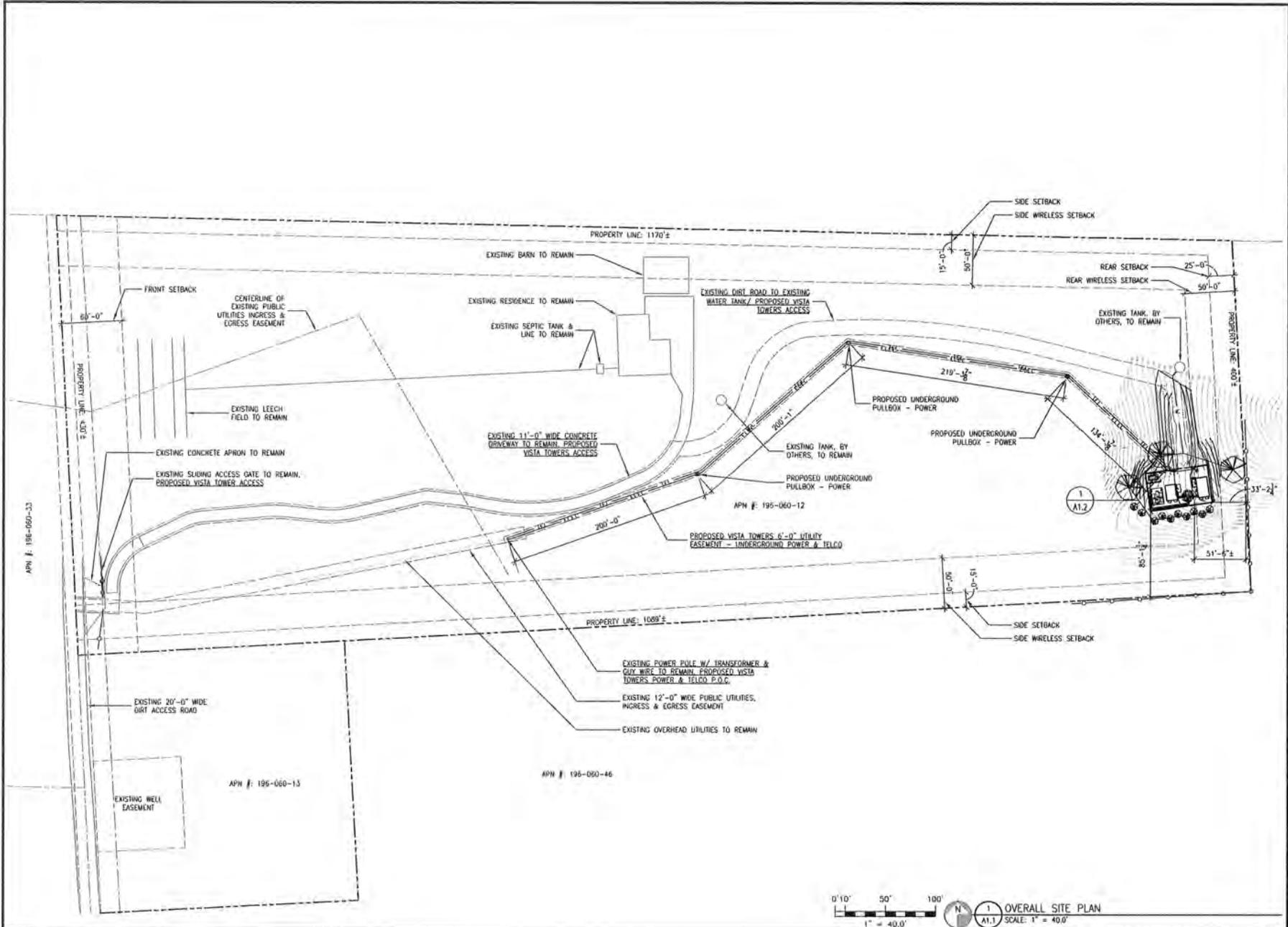
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2	04/25/12	
3	05/28/12	
4	06/11/12	
5	06/27/12	

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Job No. 18026

T1.1



APN # 195-060-33

APN # 195-060-13

APN # 195-060-46

APN # 195-060-12



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 2000 S. GARDEN AVENUE, SUITE 100, GARDEN CITY, CA 92345
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SHEET TITLE: OVERALL SITE PLAN

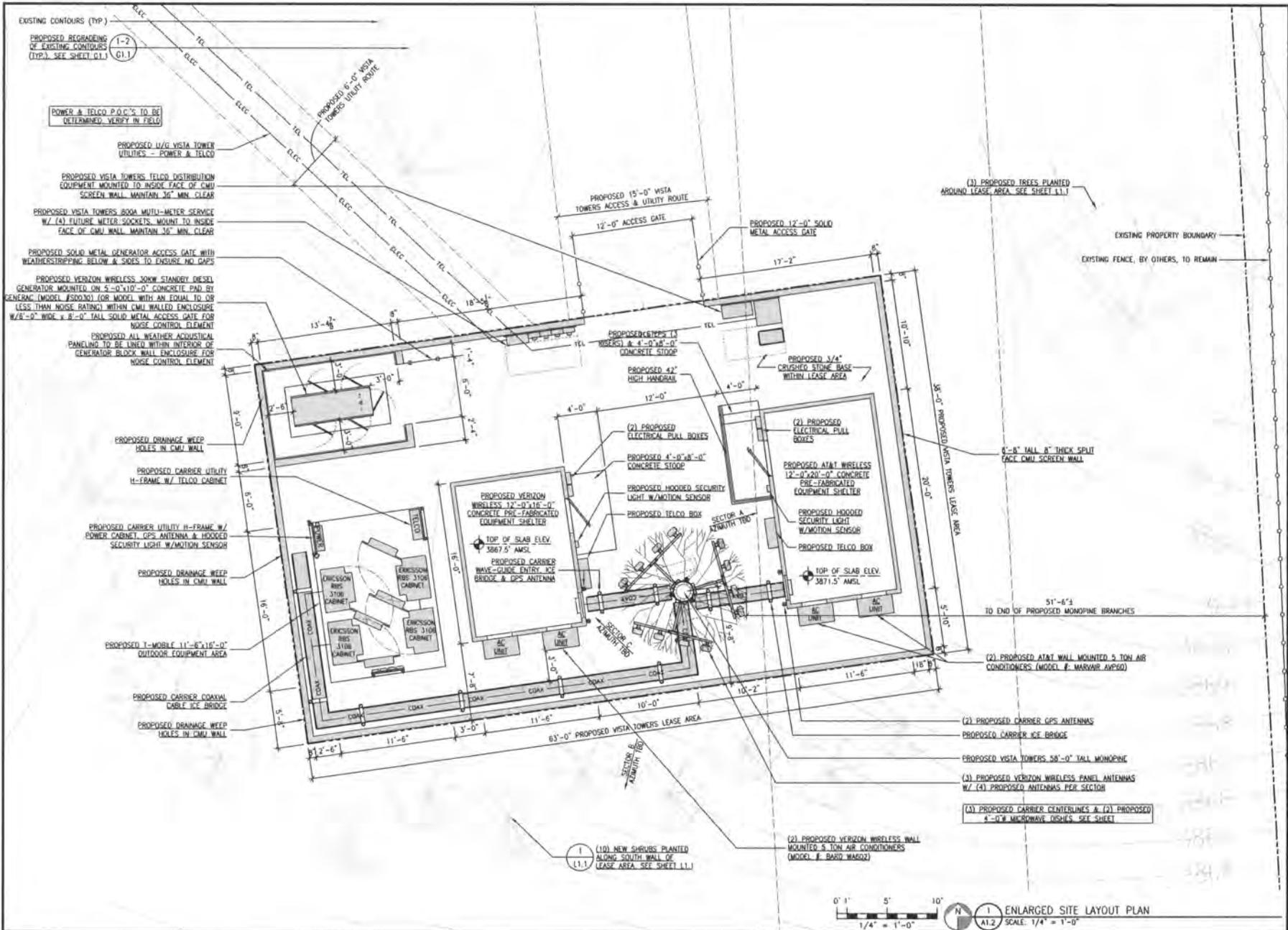
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File: 10032_A11.dwg
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 Checked By: JLB
 Scale: AS NOTED
 Date: 07/27/12

Job No: 10032

A1.1



EXISTING CONTOURS (TYP)
 PROPOSED REGRADING OF EXISTING CONTOURS (TYP.) SEE SHEET G1.1
 (1-2) (G1.1)

POWER & TELCO P.O.C.'S TO BE DETERMINED. VERIFY IN FIELD

PROPOSED 11/8 VISTA TOWER UTILITIES - POWER & TELCO

PROPOSED VISTA TOWERS TELCO DISTRIBUTION EQUIPMENT MOUNTED TO INSIDE FACE OF CMU SCREEN WALL MAINTAIN 36" MIN. CLEAR

PROPOSED VISTA TOWERS ROOM MULTI-METER SERVICE W/ (4) FUTURE METER SOCKETS. MOUNT TO INSIDE FACE OF CMU WALL MAINTAIN 36" MIN. CLEAR

PROPOSED SOLID METAL GENERATOR ACCESS GATE WITH WEATHERSTRIPPING BELOW & SIDES TO ENSURE NO GAPS

PROPOSED VERIZON WIRELESS 30KW STANDBY DIESEL GENERATOR MOUNTED ON 5'-0"x10'-0" CONCRETE PAD BY GENERAC (MODEL #50030) (OR MODEL WITH AN EQUAL TO OR LESS THAN NOISE RATING) WITHIN CMU WALLED ENCLOSURE W/ 6'-0" WIDE x 8'-0" TALL SOLID METAL ACCESS GATE FOR NOISE CONTROL ELEMENT

PROPOSED ALL WEATHER ADJUSTABLE PANELING TO BE USED WITHIN INTERIOR OF GENERATOR BLOCK WALL ENCLOSURE FOR NOISE CONTROL ELEMENT

PROPOSED DRAINAGE WEEP HOLES IN CMU WALL

PROPOSED CARRIER UTILITY H-FRAME W/ TELCO CABINET

PROPOSED CARRIER UTILITY H-FRAME W/ POWER CABINET, GPS ANTENNA & HOODED SECURITY LIGHT W/MOTION SENSOR

PROPOSED DRAINAGE WEEP HOLES IN CMU WALL

PROPOSED 1-MOBILE 11'-6"x16'-0" OUTDOOR EQUIPMENT ASST

PROPOSED CARRIER COAXIAL CABLE ICE BRIDGE

PROPOSED DRAINAGE WEEP HOLES IN CMU WALL

PROPOSED 15'-0" VISTA TOWERS ACCESS & UTILITY ROUTE
 12'-0" ACCESS GATE

PROPOSED 12'-0" SOLID METAL ACCESS GATE

(1) PROPOSED TREES PLANTED AROUND LEASE AREA SEE SHEET L1.1

EXISTING PROPERTY BOUNDARY
 EXISTING FENCE, BY OTHERS, TO REMAIN

PROPOSED 4'-0"x4'-0" CONCRETE STOOP

PROPOSED 42" HIGH HANDRAIL

PROPOSED 3/4" CRUSHED STONE BASE WITHIN LEASE AREA

(2) PROPOSED ELECTRICAL PULL BOXES

PROPOSED 4'-0"x8'-0" CONCRETE STOOP

PROPOSED HOODED SECURITY LIGHT W/MOTION SENSOR

PROPOSED TELCO BOX

PROPOSED AT&T WIRELESS 12'-0"x20'-0" CONCRETE PRE-FABRICATED EQUIPMENT SHELTER

PROPOSED HOODED SECURITY LIGHT W/MOTION SENSOR

PROPOSED TELCO BOX

PROPOSED VERIZON WIRELESS 12'-0"x16'-0" CONCRETE PRE-FABRICATED EQUIPMENT SHELTER

TOP OF SLAB ELEV. 3867.5' AMSL

PROPOSED CARRIER WALK-GUIDE ENTRY ICE BRIDGE & GPS ANTENNA

TOP OF SLAB ELEV. 3871.5' AMSL

6'-8" TALL 8" THICK SPLIT FACE CMU SCREEN WALL

TO END OF PROPOSED MONOPINE BRANCHES

(2) PROPOSED AT&T WALL MOUNTED 5 TON AIR CONDITIONERS (MODEL # MARVAR AVP50)

(2) PROPOSED CARRIER GPS ANTENNAS

PROPOSED CARRIER ICE BRIDGE

PROPOSED VISTA TOWERS 58'-0" TALL MONOPINE

(1) PROPOSED VERIZON WIRELESS PANEL ANTENNAS W/ (4) PROPOSED ANTENNAS PER SECTOR

(1) PROPOSED CARRIER CENTERLINES & (2) PROPOSED 4'-0"x8" MICROWAVE DISHES SEE SHEET

(1) (10) NEW SHRUBS PLANTED ALONG SOUTH WALL OF LEASE AREA SEE SHEET L1.1

(2) PROPOSED VERIZON WIRELESS WALL MOUNTED 5 TON AIR CONDITIONERS (MODEL # BARDI WAC02)

1" = 1'-0"
 1/4" = 1'-0"
 ENLARGED SITE LAYOUT PLAN
 SCALE: 1/4" = 1'-0"

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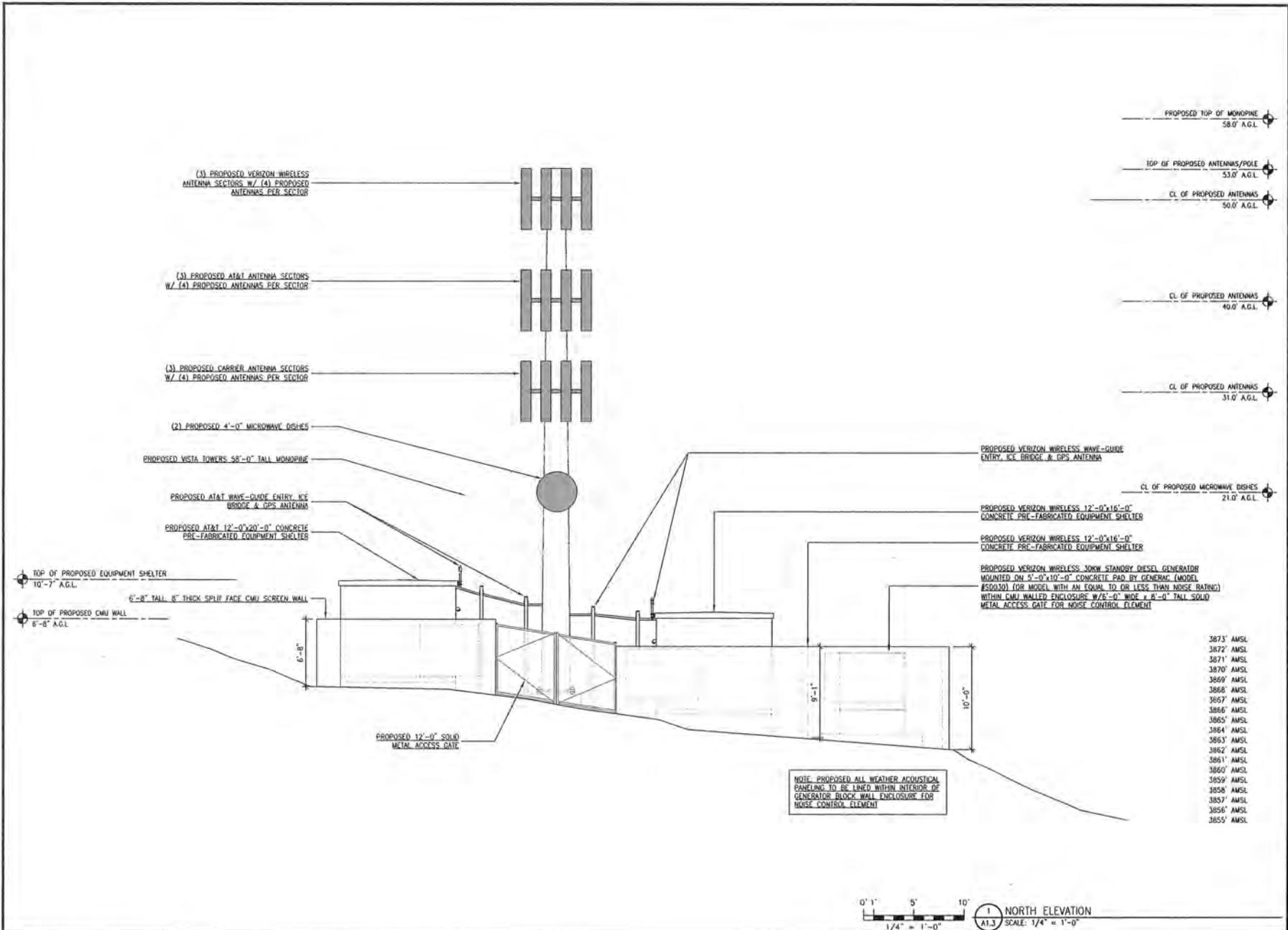
Vista Towers
 Wireless Site Solutions
 RANCHITA
 27865 OLD MINE ROAD
 RANCHITA, CA 92066
 ENLARGED SITE LAYOUT PLAN
 SHEET TITLE

Revisions:
1 05/28/12
2 06/05/12
3 06/11/12
4 06/27/12
5 07/26/12

File: 188941_112.dwg
 Drawn By: AB
 Checked By: MS
 Scale: AS SHOWN
 Date: 07/26/12

Job No. 18894

A1.2



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PROJECT ELEVATIONS

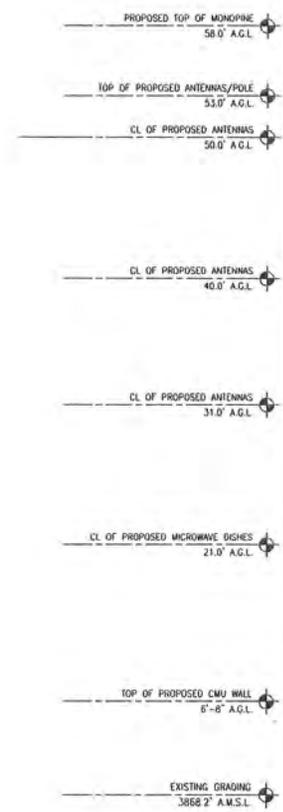
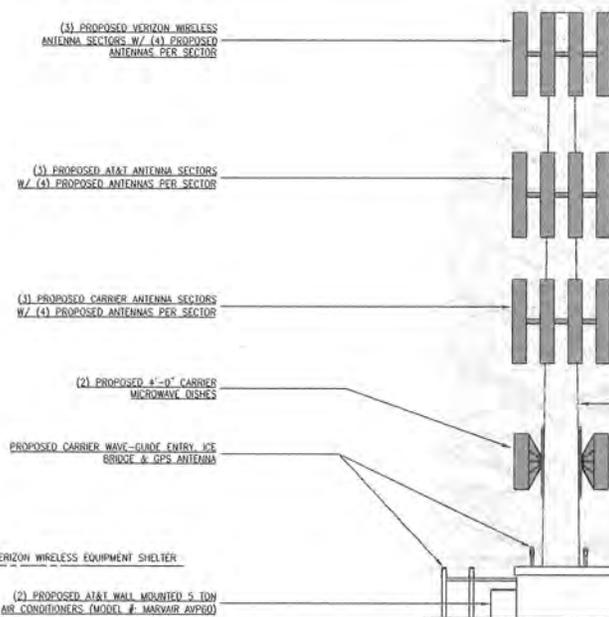
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Revisions:
Δ 05/28/12
Δ 04/20/12
Δ 04/11/12
Δ 04/27/12
Δ 03/26/12

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Checked By: MST
Scale: AS NOTED
Date: 07/10/11

Job No. 18024

A1.3



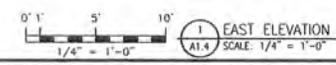
TOP OF PROPOSED VERIZON WIRELESS EQUIPMENT SHELTER
10'-7" A.G.L.

(2) PROPOSED AT&T WALL MOUNTED 5 TON
AIR CONDITIONERS (MODEL # MASVWR AV500)

PROPOSED VISTA TOWERS
58'-0" TALL MONOPINE

PROPOSED AT&T 12'-0"x20'-0" CONCRETE
PRE-FABRICATED EQUIPMENT SHELTER

6'-8" TALL, 8" THICK SPLIT FACE CMU SCREEN WALL



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SHEET TITLE PROJECT ELEVATIONS

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Revisions:
▲ 01/28/12
▲ 01/25/12
▲ 01/17/12
▲ 01/17/12
▲ 01/26/12

File: 18049_A1.4.dwg
Drawn By: AE
Checked By: utj
Scale: as noted
Date: 07/20/11

Job No. 18049

A1.4

CUT / FILL CALCULATIONS	
AMOUNT OF FILL:	+0.0 CU. YDS.
AMOUNT OF CUT:	-0.0 CU. YDS.
TOTAL:	+0.0 CU. YDS.
IMPERVIOUS SURFACE AREA:	828.3 SQ. FT.

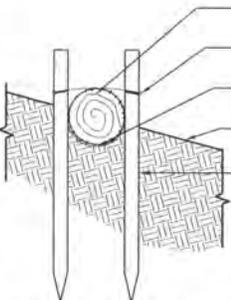
GENERAL CONTRACTOR TO LIGHTLY GRADE, FINISH & COMPACT THIS SECTION OF EXISTING ACCESS ROAD, NO CUT OR FILL (MAINTAIN 2:1 ALL SLOPES)

EXISTING WATER TANK TO REMAIN

EXISTING CONTOURS TO REMAIN
 PROPOSED NEW CONTOURS
 EXISTING CONTOURS TO BE REMOVED
 EDGE OF EXISTING BRUSH TO BE REMOVED AS REQUIRED

(5) PROPOSED TREES PLANTED AROUND LEASE AREA. SEE SHEET L1.1

FIBER WADDLE ROLL, MIN. 8" x 25'-0" LONG, STAKED
 SECURE W/TWINE, 80# MIN. TENSILE STRENGTH
 TRENCH 2" MIN. 4" MAX FOR STRAW WADDLE PLACEMENT
 (E) GRADE
 2"x2" HW STAKES, MIN. 36" LONG, SPACED 4'-0" OC



3 FIBER WADDLE ROLL SEDIMENT BARRIER
 SCALE: 1-1/2" = 1'-0"

STORM WATER QUALITY NOTES - CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMITS, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO. CAS010175 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

MINIMUM REQUIREMENTS:

- SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREETS OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
- ALL STOCK PILES OF UNCOMPACTED SOIL & OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN (7) CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION & SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSED THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
- ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS & EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

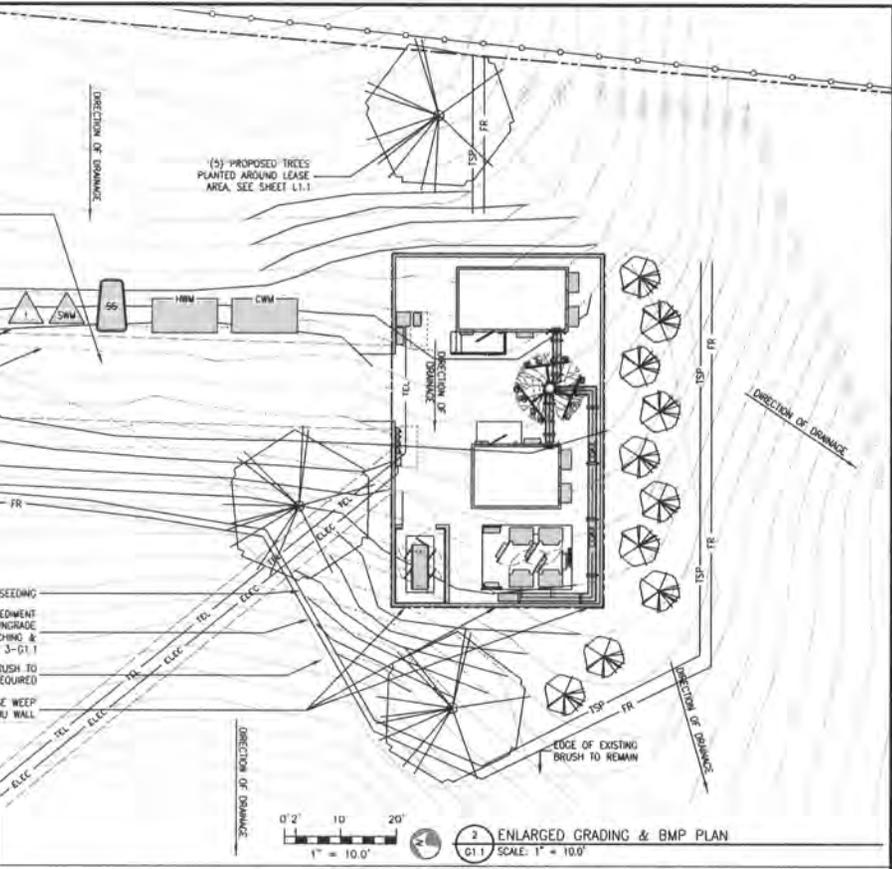
STORM WATER SYMBOLS

- M LIMIT OF WOOD MULCHING (REFER TO BMP HANDBOOK DET. SS-8)
- FR FIBER WADDLES (REFER TO BMP HANDBOOK DET. SC-5)
- TSP HYDROSEEDING (SUMMER) (REFER TO BMP HANDBOOK DET. SS-4)
- CWM CONCRETE WASTE MANAGEMENT (REFER TO BMP HANDBOOK DET. WM-8)
- HWWM HAZARDOUS WASTE MANAGEMENT (REFER TO BMP HANDBOOK DET. WM-6)
- SS SANITARY/SEPTIC WASTE MANAGEMENT (REFER TO BMP HANDBOOK DET. WM-9)
- WM MATERIAL & DELIVERY (REFER TO BMP HANDBOOK DET. WM-1)
- SWM SOLID WASTE MANAGEMENT (REFER TO BMP HANDBOOK DET. WM-5)
- SC/E STABILIZED CONSTRUCTION ENTRANCE/EXIT (REFER TO BMP HANDBOOK DET. TC-1)
- ! HAZARDOUS WASTE MANAGEMENT (REFER TO BMP HANDBOOK DET. WM-6)

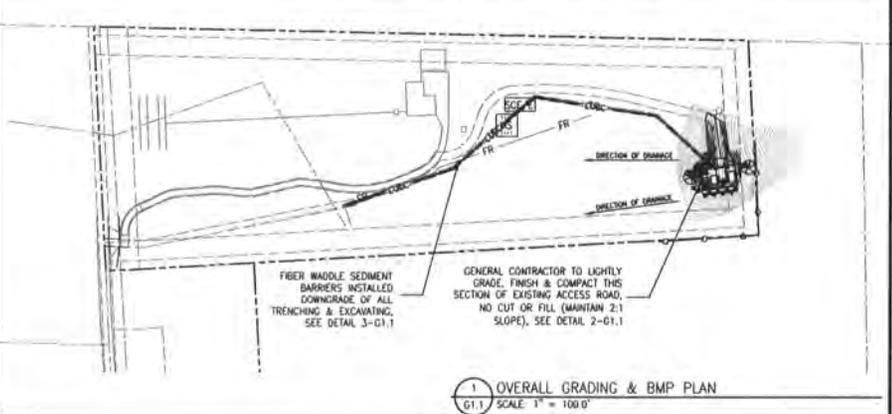
NOTE: REFER TO COUNTY LID HANDBOOK FOR DETAILS & NOTATIONS REGARDING THE FOLLOWING REQUIRED MEASURES:

- CONSERVATION OF NATURAL DRAINAGES, WELL DRAINED SOILS & SIGNIFICANT VEGETATION
- MINIMIZE DISTURBANCES TO NATURAL DRAINAGES
- MINIMIZE & DISCONNECT IMPERVIOUS SURFACES
- MINIMIZE SOIL COMPACTION
- DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PEROVIOUS AREAS

3.1 HYDROLOGIC DESIGN



2 ENLARGED GRADING & BMP PLAN
 SCALE: 1" = 10'0"



1 OVERALL GRADING & BMP PLAN
 SCALE: 1" = 100'0"

MST ARCHITECTS
 1100 W. BROADWAY, SUITE 200, SAN ANTONIO, TEXAS 78207
 TEL: 214.343.1100 FAX: 214.343.1101
 WWW.MSTARCHITECTS.COM

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 RANCHITA 27865 OLD MINE ROAD
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 BMP PLAN
 SHEET TITLE

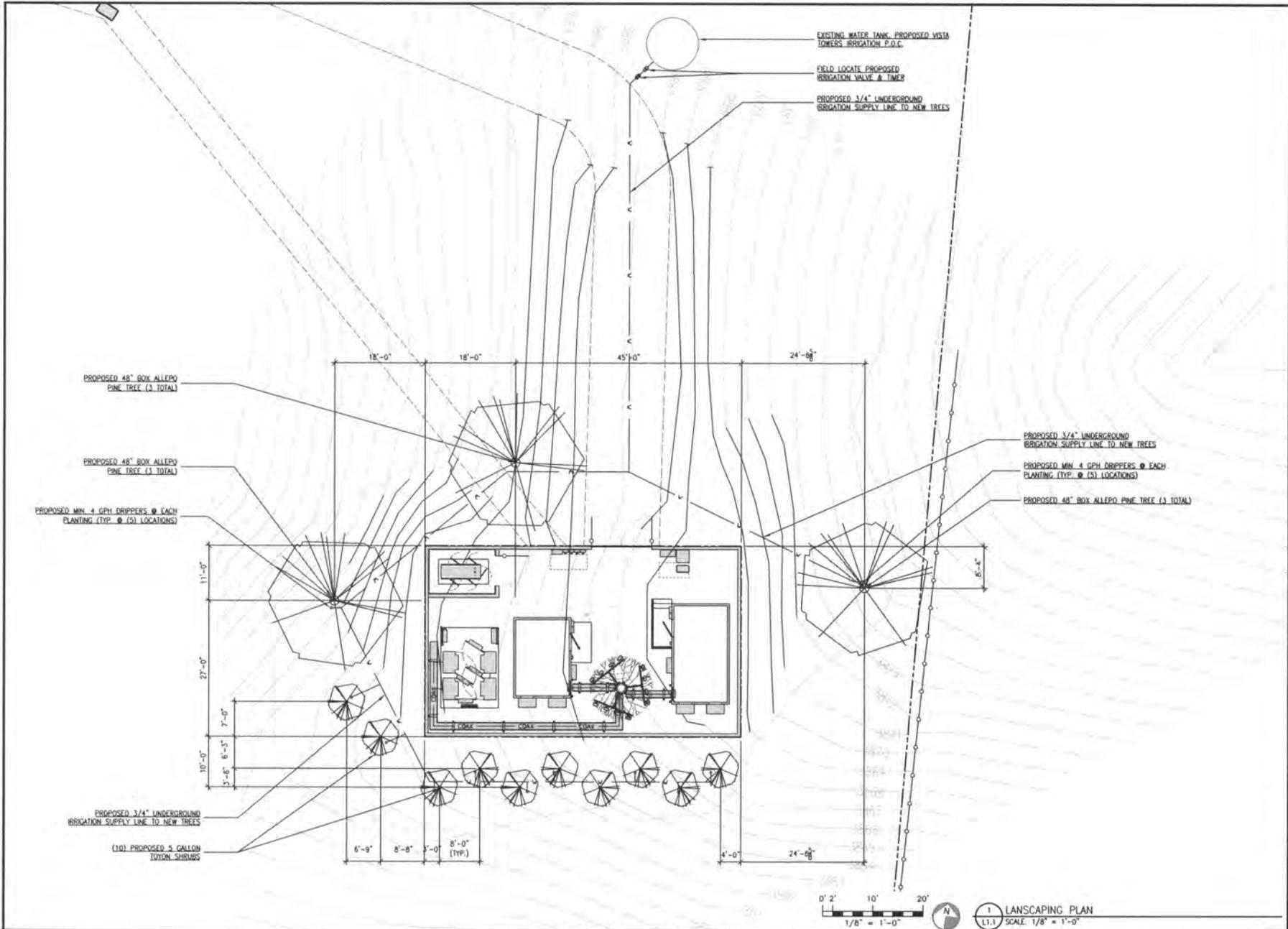
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2	06/29/12
3	06/11/12
4	06/27/12
5	07/26/12

File: 18841_G11.dwg
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 Checked By: mjl
 Scale: as noted
 Date: 07/26/12

Job No. 18841

G1.1



EXISTING WATER TANK PROPOSED VISTA TOWERS IRRIGATION P.O.C.

FIELD LOCATE PROPOSED IRRIGATION VALVE & TIMER

PROPOSED 3/4" UNDERGROUND IRRIGATION SUPPLY LINE TO NEW TREES

PROPOSED 48" BOX ALLEPO PINE TREE (1 TOTAL)

PROPOSED 48" BOX ALLEPO PINE TREE (1 TOTAL)

PROPOSED MIN. 4 GPH DRIPPERS @ EACH PLANTING (TYP. @ (5) LOCATIONS)

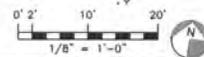
PROPOSED 3/4" UNDERGROUND IRRIGATION SUPPLY LINE TO NEW TREES

PROPOSED MIN. 4 GPH DRIPPERS @ EACH PLANTING (TYP. @ (5) LOCATIONS)

PROPOSED 48" BOX ALLEPO PINE TREE (1 TOTAL)

PROPOSED 3/4" UNDERGROUND IRRIGATION SUPPLY LINE TO NEW TREES

(10) PROPOSED 5 GALLON TOYON SHRUBS



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

MST ARCHITECTS
 1000 S. GARDEN AVENUE, SUITE 100
 ANAHEIM, CALIFORNIA 92805
 TEL: 714.771.1111 FAX: 714.771.1112
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SHEET TITLE: LANSAPING PLAN

Revisions

01/28/12	
02/02/12	
04/11/12	
04/27/12	
07/26/12	

File: 188-41_111.dwg
 Drawn By: jsl
 Checked By: mtr
 Scale: AS NOTED
 Date: 07/26/12

Job No: 188-41

L1.1

Photosimulation of view looking southeast from the junction of Old Saddle Road and Old Mine Road.



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Ranchita, CA 92066

Photosimulation of view looking southeast from the junction of Old Saddle Road and Old Mine Road.



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Photosimulation of view looking northeast from Montezuma Valley Road, just west of the intersection with Old Mine Road.



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Photosimulation of view looking northeast from Montezuma Valley Road, just west of the intersection with Old Mine Road.



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Ranchita, CA 92066

Photosimulation of view looking due north from the nearest point along Montezuma Valley Road.



Existing



Proposed water tank

Proposed

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Ranchita
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Ranchita, CA 92066

Photosimulation of view looking due north from the nearest point along Montezuma Valley Road.



Existing



Proposed monopine

Proposed

Vista Towers
Wireless Site Solutions
Ranchita
27865 Old Mine Road
Ranchita, CA 92066

Photosimulation of view looking northwest from Montezuma Valley Road, just west of Montezuma Road.



Existing

Proposed water tank



Proposed

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Wireless Site Solutions
Ranchita
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Ranchita, CA 92066

Photosimulation of view looking northwest from Montezuma Valley Road, just west of Montezuma Road.



Existing



Proposed monopine

Proposed

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Photosimulation of view looking south from the nearest point along Old Saddle Road.



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Ranchita, CA 92066

Photosimulation of view looking south from the nearest point along Old Saddle Road.



Photosimulation of view looking west from the nearest driveway / private road east of the site.



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27865 Old Mine Road
Ranchita, CA 92066

Photosimulation of view looking west from the nearest driveway / private road east of the site.



Attachment B

Updated Plot Plans and Photosims

GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR INFORMATIONAL PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.

2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

3. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.

4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.

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

7. GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.

8. THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.

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

10. SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.

11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO THE CONSTRUCTION ON OR ABOUT THE PROPERTY.

12. CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

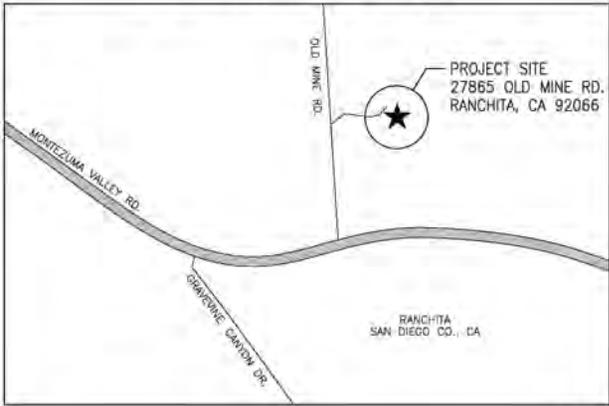
13. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

Vista Towers

Wireless Site Solutions

10161 BROADVIEW PLACE, N. TUSTIN, CA 92705

RANCHITA
27865 OLD MINE ROAD
RANCHITA, CA 92066
APN: 196-060-12



LOCATION PLAN

DIRECTIONS

- DIRECTIONS (FROM CA-76 HWY):
1. HEAD SOUTHEAST ON CA-76 E TOWARD MESA GRANDE RD.
 2. TURN LEFT ONTO CA-79 N.
 3. TURN RIGHT ONTO COUNTY ROUTE 82/SAN FELIPE RD.
 4. TURN LEFT ONTO MONTEZUMA VALLEY RD.
 5. TURN LEFT ONTO OLD MINE RD.
DESTINATION WILL BE ON THE RIGHT.
- 27865 OLD MINE RD
RANCHITA, CA 92066

INDEX OF DRAWINGS

- | | | |
|---|------|--|
| 1 | T1.1 | TITLE SHEET, LOCATION PLAN, PROJECT DATA |
| 2 | LS1 | CIVIL SURVEY SHEET |
| 3 | LS2 | CIVIL SURVEY SHEET |
| 4 | AI.1 | OVERALL SITE PLAN |
| 5 | AI.2 | ENLARGED EQUIPMENT LAYOUT PLAN |
| 6 | AI.3 | PROJECT ELEVATIONS |
| 7 | AI.4 | PROJECT ELEVATIONS |
| 8 | CI.1 | GRADING & BMP PLAN |
| 9 | LI.1 | LANDSCAPING PLAN |

PROJECT DIRECTORY

ARCHITECT:
MANUEL S. TSHUAS
MST ARCHITECTS, INC.
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SACRAMENTO, CA 95816
916-505-3511
manuel@mstarchitects.com

APPLICANT:
VISTA TOWERS, LLC
10161 BROADVIEW PLACE
N. TUSTIN, CA 92705
CONTACT:
ROBERT MACLACHLAN
714-855-1000 PH
714-417-9577 FX

CONSTRUCTION MANAGER:
ROBERT MACLACHLAN
10161 BROADVIEW PLACE
N. TUSTIN, CA 92705
CONTACT:
ROBERT MACLACHLAN
714-855-1000 PH

DIBER:
CORNELIUS CARSTENSEN
& LYNN CARSTENSEN
27865 OLD MINE ROAD
RANCHITA, CA 92066
SAN DIEGO COUNTY

PROJECT SUMMARY

PROPERTY INFORMATION
LAT: N 33° 13' 00.42" MAG 83
LONG: W 116° 33' 22.66" MAG 83

ASSESSOR'S PARCEL NUMBER: 196-060-12

JURISDICTION: COUNTY OF SAN DIEGO

OCCUPANCY: S-2

TYPE OF CONSTRUCTION: V-B

ZONING: A-70

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) (INCL. TITLE 24 & 25)
2. 2013 CALIFORNIA BUILDING CODE (CBC)
3. 2013 CALIFORNIA RESIDENTIAL BUILDING CODE
4. 2013 CALIFORNIA ELECTRICAL CODE (CEC)
5. 2013 CALIFORNIA MECHANICAL CODE (CMC)
6. 2013 CALIFORNIA PLUMBING CODE (CPC)
7. 2013 CALIFORNIA ENERGY CODE (CEC)
8. 2013 CALIFORNIA HISTORICAL BUILDING CODE
9. 2013 CALIFORNIA FIRE CODE (CFC)
10. 2013 CALIFORNIA EXISTING BUILDING CODE
11. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
12. 2013 CALIFORNIA REFERENCE STANDARDS CODE
13. LOCAL COUNTY OR CITY ORDINANCES
14. PRE-FABRICATED EQUIPMENT SHELTER IS STATE OF CALIFORNIA INSPECTED AND APPROVED, NOT FOR LOCAL INSPECTION. ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2013 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

PROJECT DESCRIPTION

INSTALLATION OF A MULTI-CARRIER VISTA TOWERS COMMUNICATIONS FACILITY WITHIN APPROXIMATELY A 38'-0"x63'-0" ENCLOSED WORKING AREA, INCLUDING:

- 8" THICK, VARIABLE HEIGHT CMU SCREEN WALL @ LEASE AREA PERIMETER.
- UNDERGROUND POWER & TELCO UTILITY TO SITE.
- (1) VERIZON WIRELESS 11'-0"x16'-10 1/2" CONCRETE PRE-FABRICATED EQUIPMENT SHELTER.
- (1) AT&T 11'-0"x20'-0" CONCRETE PRE-FABRICATED EQUIPMENT SHELTER.
- (1) VERIZON WIRELESS UL2200 CERTIFIED 30KW STANDBY GENERATOR W/UL142 CERTIFIED 210 GALLON DIESEL TANK MOUNTED ON A 9'-0"x13'-5" CONCRETE PAD WITHIN CMU WALL ENCLOSURE.
- 4 35'-0" TALL VISTA TOWERS MONOPINE FOR (3) VERIZON WIRELESS ANTENNA SECTORS W/(4) ANTENNAS PER SECTOR, (4) RRH UNITS PER SECTOR & (2) RAYCAP SURGE PROTECTORS.
- 4 35'-0" TALL VISTA TOWERS MONOPINE FOR (2) AT&T ANTENNA SECTORS W/(4) ANTENNAS PER SECTOR, (8) RRH UNITS PER SECTOR & (5) RAYCAP SURGE PROTECTOR.
- (3) NEW BOX PINE TREES & (13) NEW SHRUBS PLANTED AROUND PROPOSED LEASE AREA.

PROJECT MILESTONES

11/28/11	/ 95% ZONING DOCS	07/30/12	/ REVISION 6
12/14/11	/ 100% ZONING DOCS	07/01/13	/ REVISION 7
04/25/12	/ REVISION 1	10/28/13	/ REVISION 8
05/28/12	/ REVISION 2	08/26/14	/ REVISION 9
06/05/12	/ REVISION 3		
06/11/12	/ REVISION 4		
06/27/12	/ REVISION 5		

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RANCHITA
27865 OLD MINE ROAD
RANCHITA, CA 92066

Vista Towers
Wireless Site Solutions

TITLE SHEET, LOCATION PLAN, PROJECT DATA

Revision:

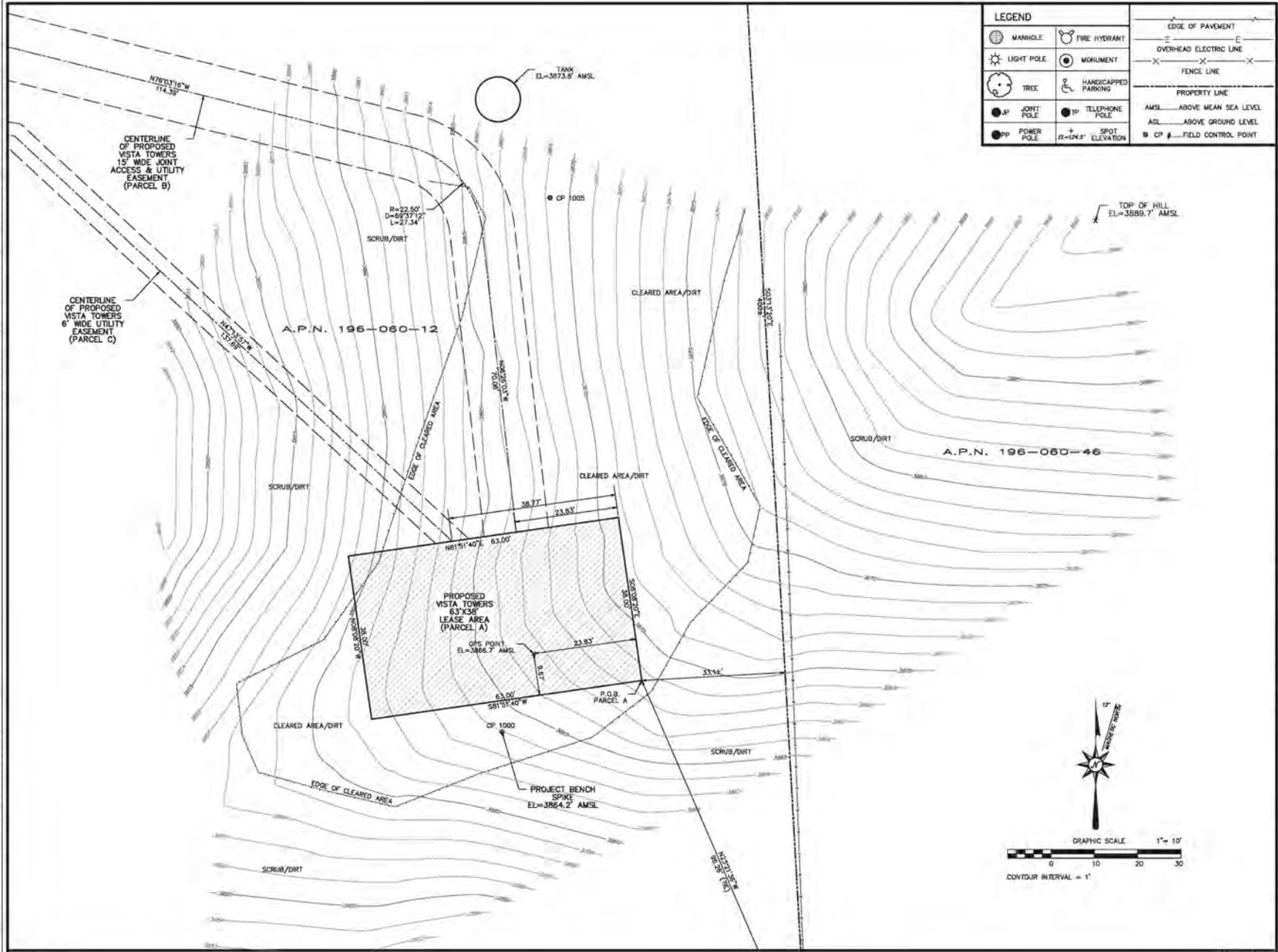
1	
2	
3	
4	
5	

File: 188302_A11.dwg
Drawn By: ALK
Checked By: WOT
Scale: AS NOTED
Date: 10/28/13

Job No. 188302

T1.1

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SITE MAP SCALE: 1"=10' 1

Vista Towers
Wireless Site Solutions

PROJECT INFORMATION:
RANCHITA
27855 OLD MINE ROAD
SAN DIEGO COUNTY, CA

CURRENT ISSUE DATE:
06/05/12

ISSUED FOR:
ZONING

REV. DATE	DESCRIPTION	BY
2	06/05/12	REV. #2 AFS PAD
1	12/14/11	FINAL SURVEY PAD

PLANS PREPARED BY:
Phil Auer Surveying
14407 Corte Lejos, Bakersfield, CA 93314
Phone: (805) 567-8129
Mobile: (619) 714-7204
E-mail: 1st070@earthlink.net

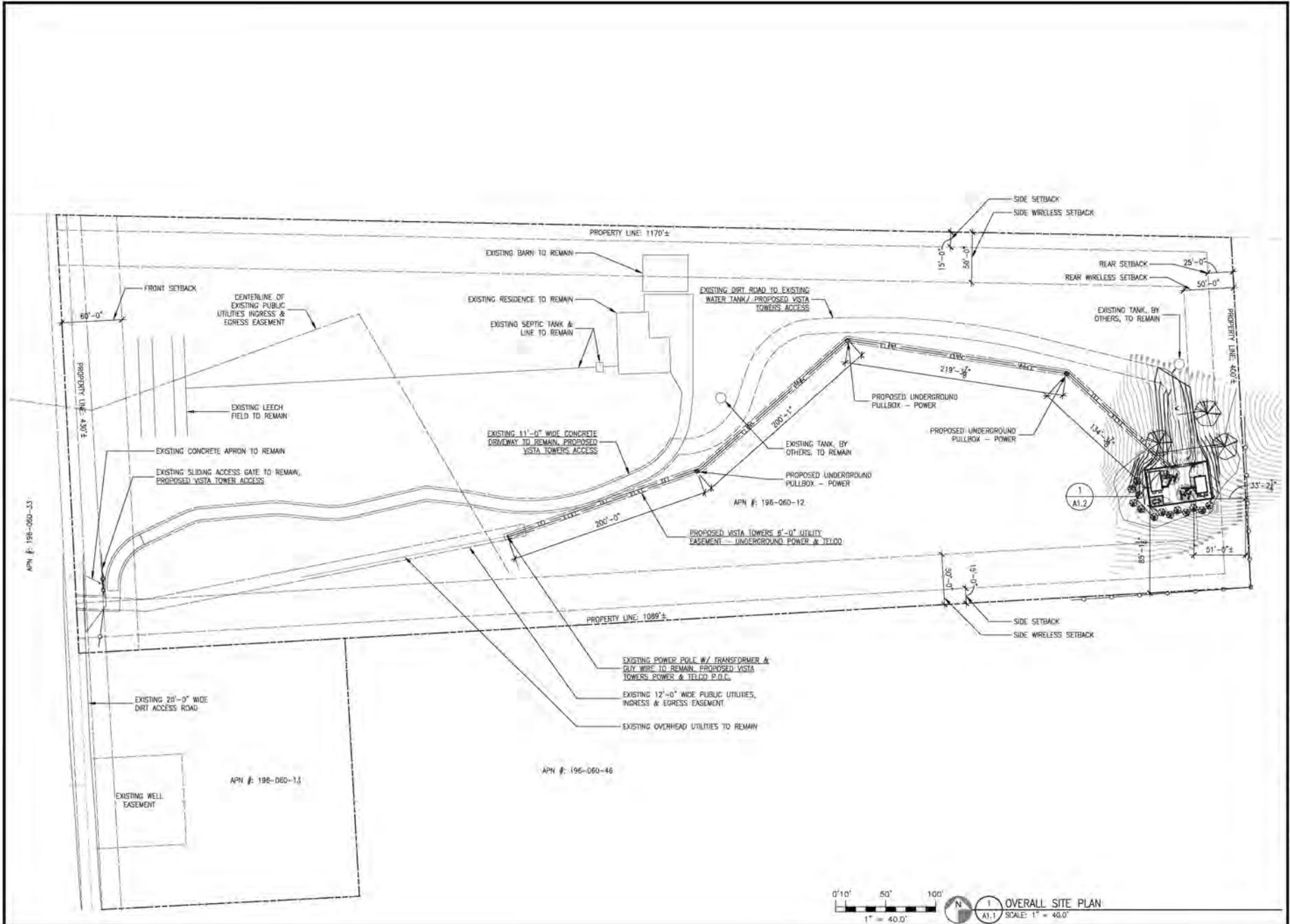
CONSULTANT:

DRAWN BY: PAD OPA OPA



SHEET TITLE:
SURVEY

SHEET NUMBER:
LS2
SHEET 2 OF 2

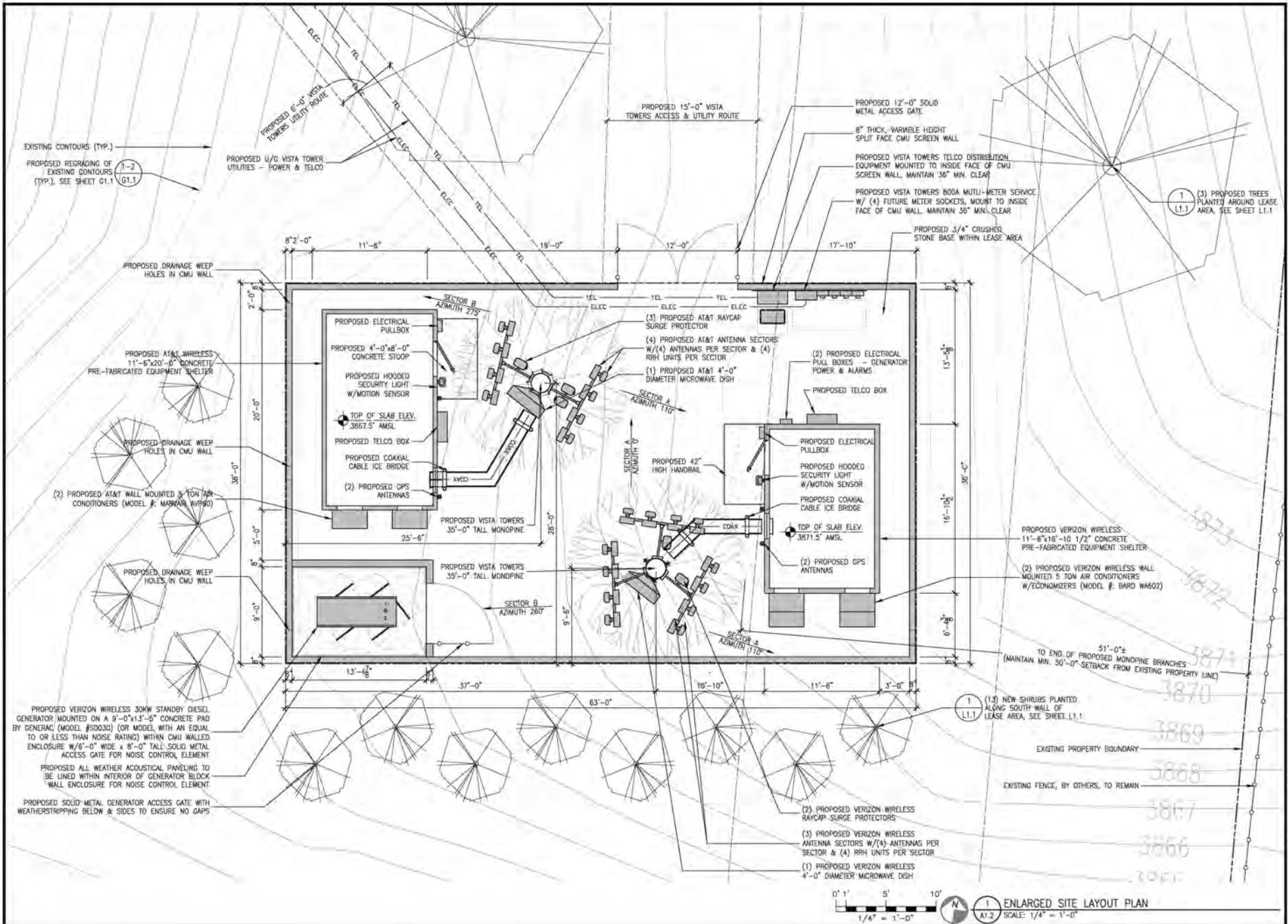


Vista Towers
 Wireless Site Solutions
 RANCHITA 27865 OLD MINE ROAD
 RANCHITA, CA 92066
 SHEET TITLE: OVERALL SITE PLAN

Revision:	Description:

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 Checked By: WJL
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 Date: 10/28/13
 Job No. 188043

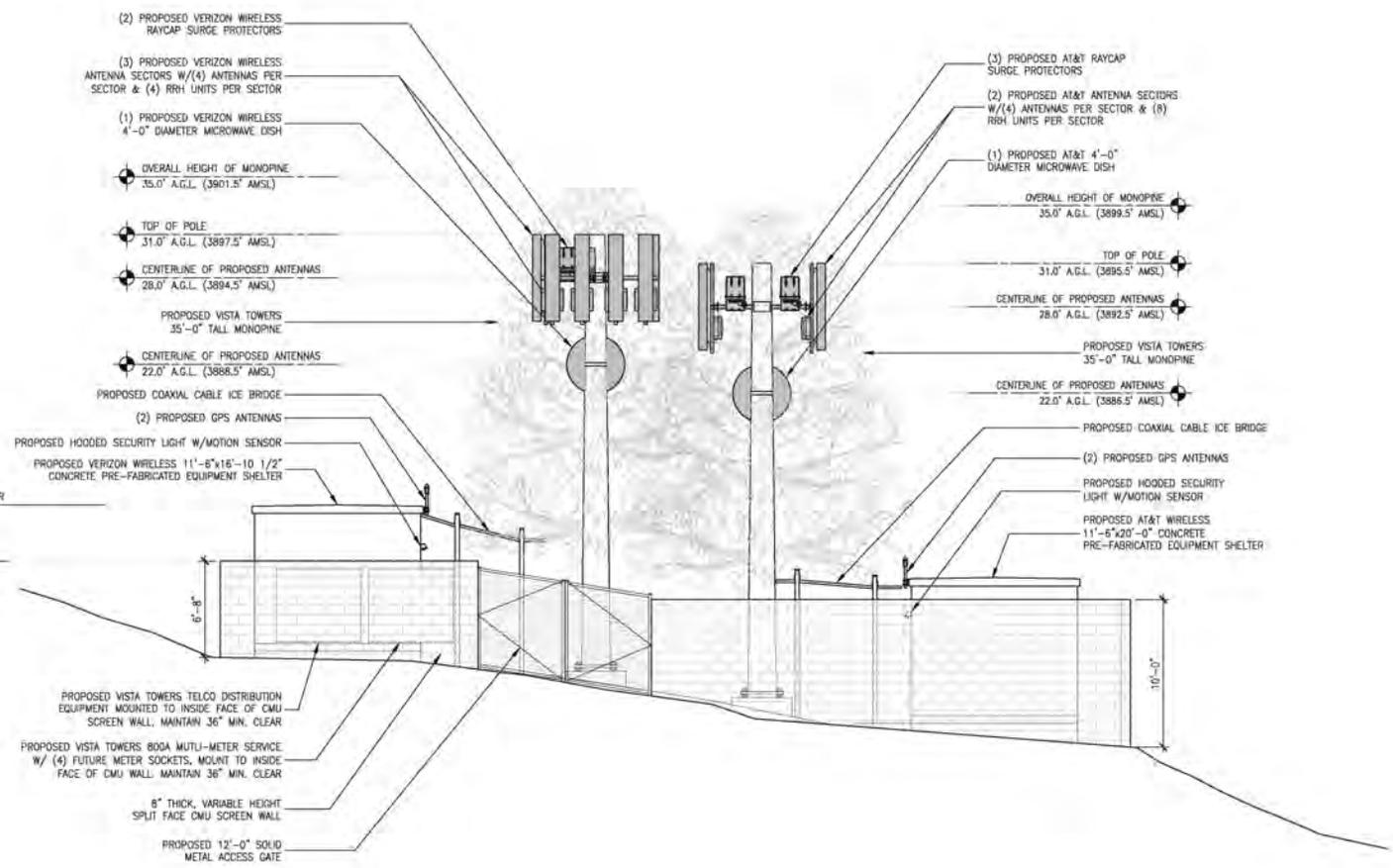
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Revisions:

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Job No. 18M02

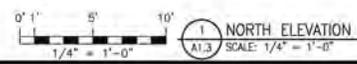


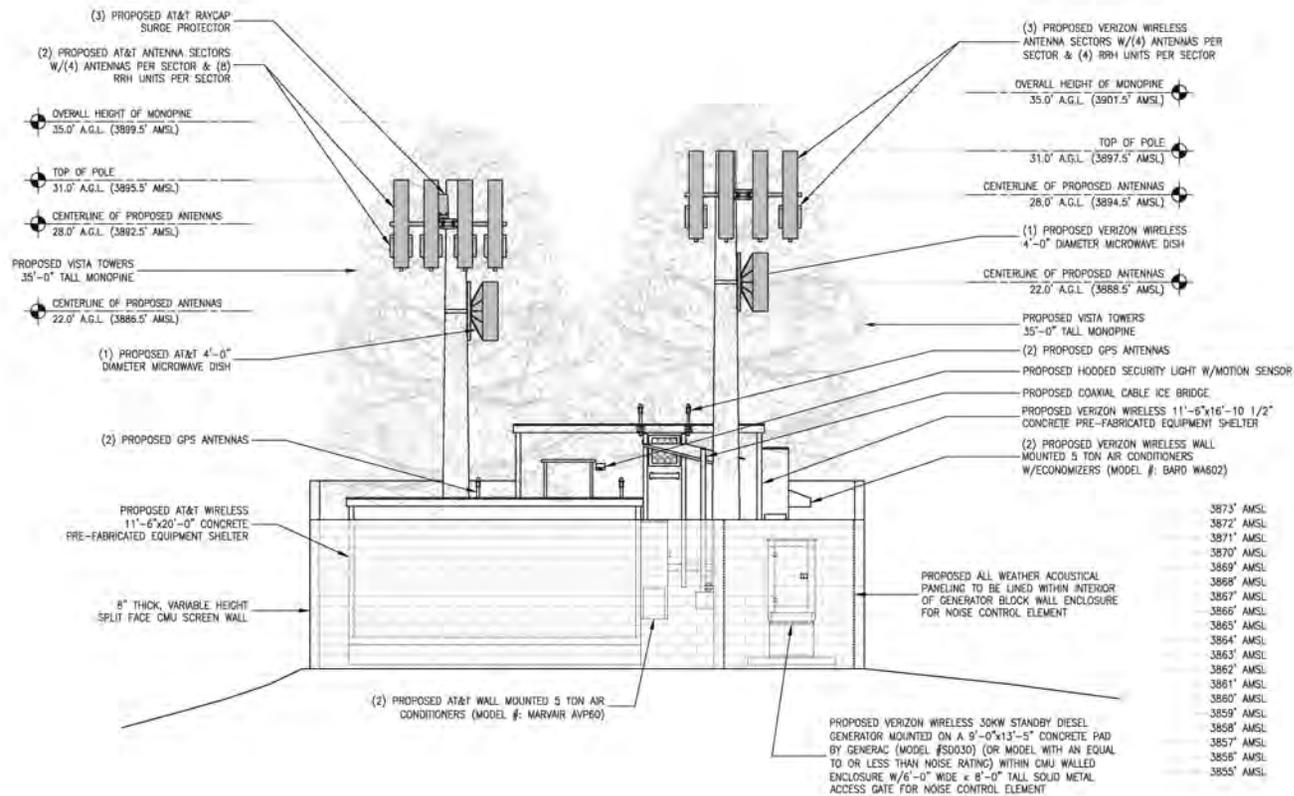
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- 3872' AMSL
- 3871' AMSL
- 3870' AMSL
- 3869' AMSL
- 3868' AMSL
- 3867' AMSL
- 3866' AMSL
- 3865' AMSL
- 3864' AMSL
- 3863' AMSL
- 3862' AMSL
- 3861' AMSL
- 3860' AMSL
- 3859' AMSL
- 3858' AMSL
- 3857' AMSL
- 3856' AMSL
- 3855' AMSL

Revisions:

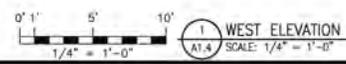
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 Drawn By: ALR
 Checked By: WJ
 Scale: AS NOTED
 Date: 10/29/13

Job No. 18K04





- 3873' AMSL
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- 3870' AMSL
- 3869' AMSL
- 3868' AMSL
- 3867' AMSL
- 3866' AMSL
- 3865' AMSL
- 3864' AMSL
- 3863' AMSL
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Revisions:

File: 18K04_A1.4.dwg
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 Checked By: WST
 Scale: AS NOTED
 Date: 10/29/13

CUT / FILL CALCULATIONS	
AMOUNT OF FILL:	+0.0 CU. YDS.
AMOUNT OF CUT:	-0.0 CU. YDS.
TOTAL:	+0.0 CU. YDS.
IMPERVIOUS SURFACE AREA:	828.3 SQ. FT.

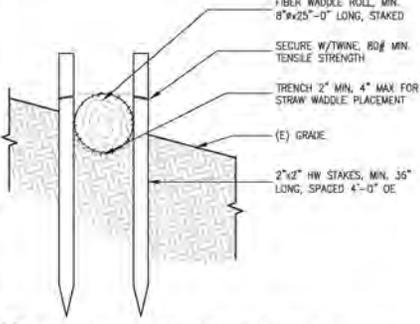
GENERAL CONTRACTOR TO LIGHTLY GRADE, FINISH & COMPACT THIS SECTION OF EXISTING ACCESS ROAD, NO CUT OR FILL (MAINTAIN 2:1 ALL SLOPES)

EXISTING WATER TANK TO REMAIN

EXISTING CONTOURS TO REMAIN
PROPOSED NEW CONTOURS
EXISTING CONTOURS TO BE REMOVED
EDGE OF EXISTING BRUSH TO BE REMOVED AS REQUIRED

HYDROSEEDING
FIBER WADDLE SEDIMENT BARRIERS INSTALLED DOWNGRADE OF ALL TRENCHING & EXCAVATING, SEE DETAIL 3-G1.1
EDGE OF EXISTING BRUSH TO BE REMOVED AS REQUIRED
PROPOSED DRAINAGE: WEEP HOLES IN CMU WALL

(S) PROPOSED TREES PLANTED AROUND EXISTING AREA, SEE SHEET G1.1



3 FIBER WADDLE ROLL SEDIMENT BARRIER
G1.1 SCALE: 1-1/2" = 1'-0"

STORM WATER QUALITY NOTES - CONSTRUCTION BMP'S
THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO. CASD10875 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

- MINIMUM REQUIREMENTS:**
- SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREETS OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
 - ALL STOCK PILES OF UNCOMPACTED SOIL & OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN (7) CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION & SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
 - A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSED THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
 - ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES.
 - ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
 - THE STORAGE OF ALL CONSTRUCTION MATERIALS & EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

STORM WATER SYMBOLS

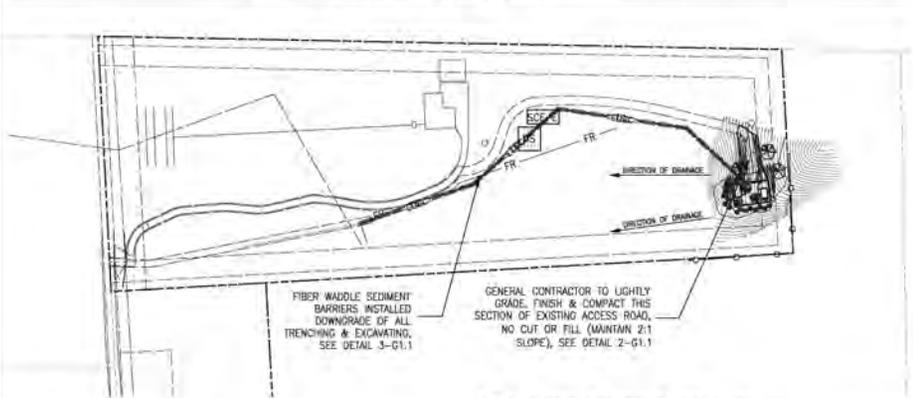
M	LIMIT OF MUD MAINTENANCE (REFER TO BMP HANDBOOK DET. SS-8)
FR	FIBER WADDLES (REFER TO BMP HANDBOOK DET. SC-5)
TSP	HYDROSEEDING (SUMMER) (REFER TO BMP HANDBOOK DET. SS-4)
CMW	CONCRETE WASTE MANAGEMENT (REFER TO BMP HANDBOOK DET. WM-6)
HW	HAZARDOUS WASTE MANAGEMENT (REFER TO BMP HANDBOOK DET. WM-6)
SS	SANITARY/SEPTIC WASTE MANAGEMENT (REFER TO BMP HANDBOOK DET. WM-9)
MS	MATERIAL & DELIVERY (REFER TO BMP HANDBOOK DET. WM-1)
SWM	SOLID WASTE MANAGEMENT (REFER TO BMP HANDBOOK DET. WM-5)
SCE/E	STABILIZED CONSTRUCTION ENTRANCE/EXIT (REFER TO BMP HANDBOOK DET. TC-1)
!	HAZARDOUS WASTE MANAGEMENT (REFER TO BMP HANDBOOK DET. WM-6)

NOTES: REFER TO COUNTY LID HANDBOOK FOR DETAILS & NOTATIONS REGARDING THE FOLLOWING REQUIRED MEASURES:

- 2.2.1 CONSERVATION OF NATURAL DRAINAGES, WELL DRAINED SOILS & SIGNIFICANT VEGETATION
- 2.2.2 MINIMIZE DISTURBANCES TO NATURAL DRAINAGES
- 2.2.3 MINIMIZE & DISCONNECT IMPERVIOUS SURFACES
- 2.2.4 MINIMIZE SOIL COMPACTION
- 2.2.5 DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS AREAS

3.1 HYDROLOGIC DESIGN

2 ENLARGED GRADING & BMP PLAN
G1.1 SCALE: 1" = 10.0'

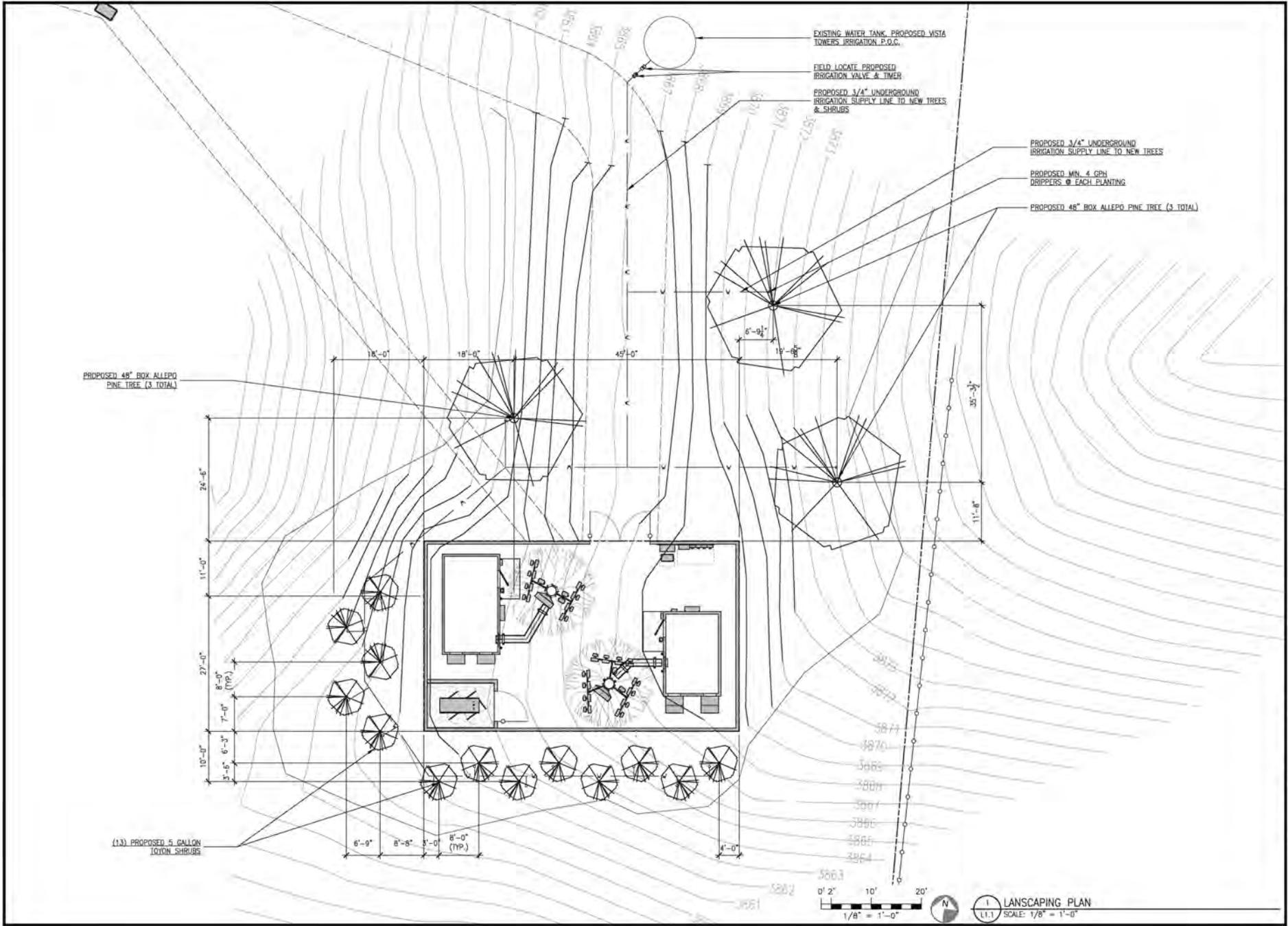


1 OVERALL GRADING & BMP PLAN
G1.1 SCALE: 1" = 100.0'

Revisions:

File: 18M41_G11.dwg
Drawn By: tsr
Checked By: wst
Scale: AS NOTED
Date: 10/29/13

Job No. 18M042



EXISTING WATER TANK, PROPOSED VISTA TOWERS IRRIGATION P.O.C.

FIELD LOCATE PROPOSED IRRIGATION VALVE & TIMER

PROPOSED 1/4" UNDERGROUND IRRIGATION SUPPLY LINE TO NEW TREES & SHRUBS

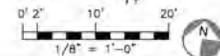
PROPOSED 1/4" UNDERGROUND IRRIGATION SUPPLY LINE TO NEW TREES

PROPOSED MIN. 4 GPH DRIPPERS @ EACH PLANTING

PROPOSED 48" BOX ALLEPO PINE TREE (3 TOTAL)

PROPOSED 48" BOX ALLEPO PINE TREE (3 TOTAL)

(1.3) PROPOSED 5 GALLON TOYON SHRUBS



1 LANSCAPING PLAN
1/8" = 1'-0"

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30 ALVARADO BLVD., SUITE 200, SAN FRANCISCO, CA 94102
415.774.1100
www.mstarchitects.com

Vista Towers
Wireless Site Solutions
RANCHITA 27865 OLD MINE ROAD
RANCHITA, CA 92066

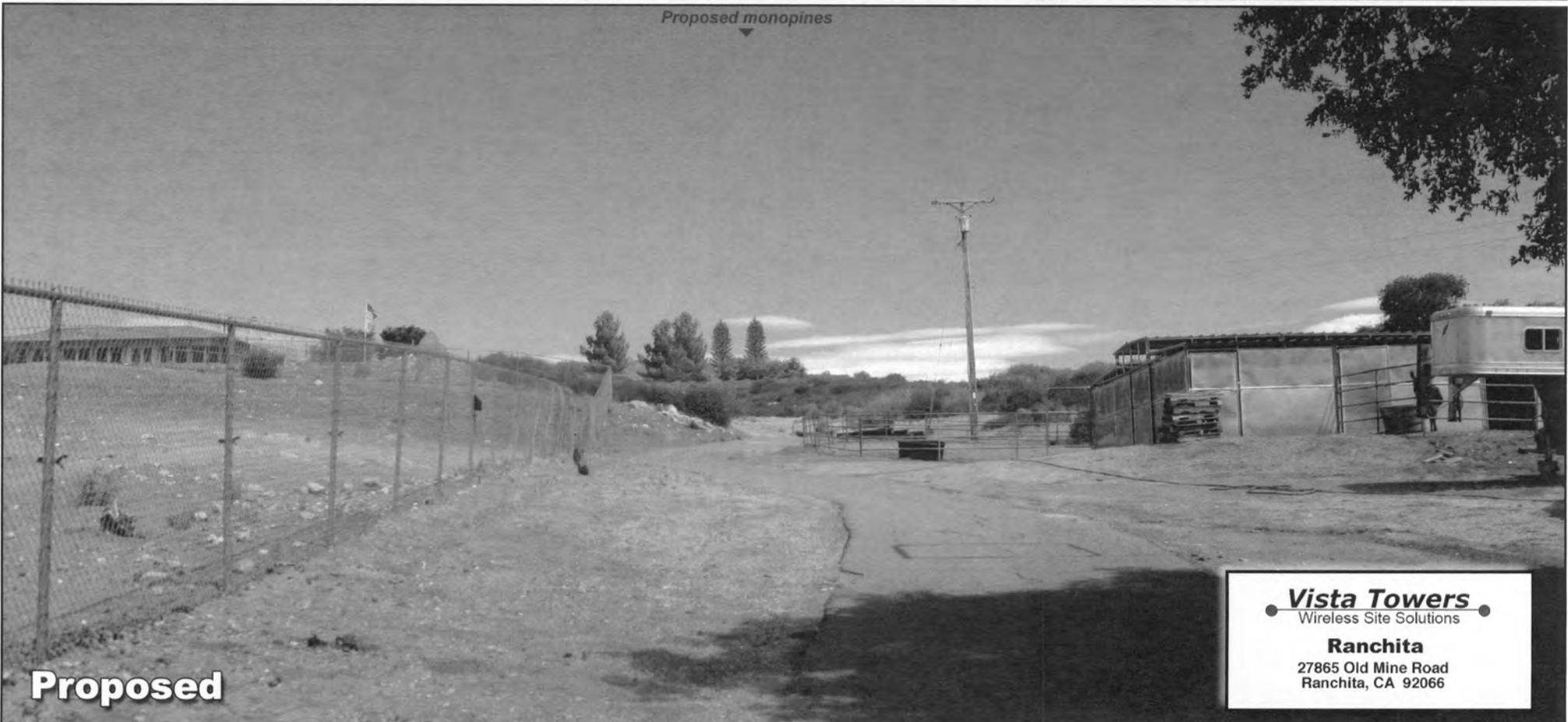
Revisions:

File: 18MAT_111.dwg
Drawn By: tsz
Checked By: wst
Scale: AS NOTED
Date: 10/28/13

Job No. 180242

L1.1

Photosimulation of view looking east from the private access road. Not a public viewpoint.



Vista Towers
Wireless Site Solutions
Ranchita
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Photosimulation of view looking southeast from the junction of Old Saddle Road and Old Mine Road.

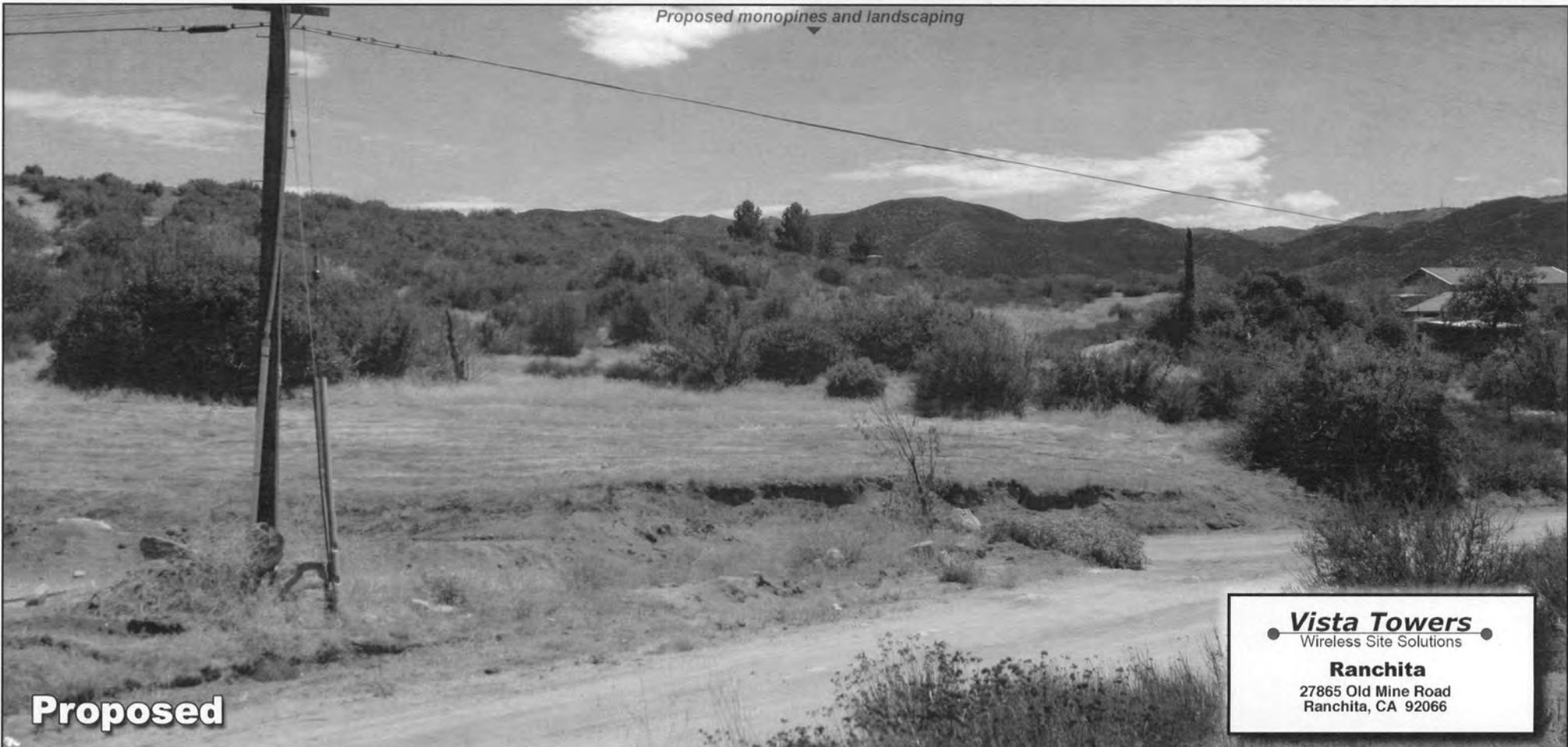


Photosimulation of view looking due north from the nearest point along Montezuma Valley Road.



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Ranchita
27865 Old Mine Road
Ranchita, CA 92066

Photosimulation of view looking south from the end of Old Saddle Road.

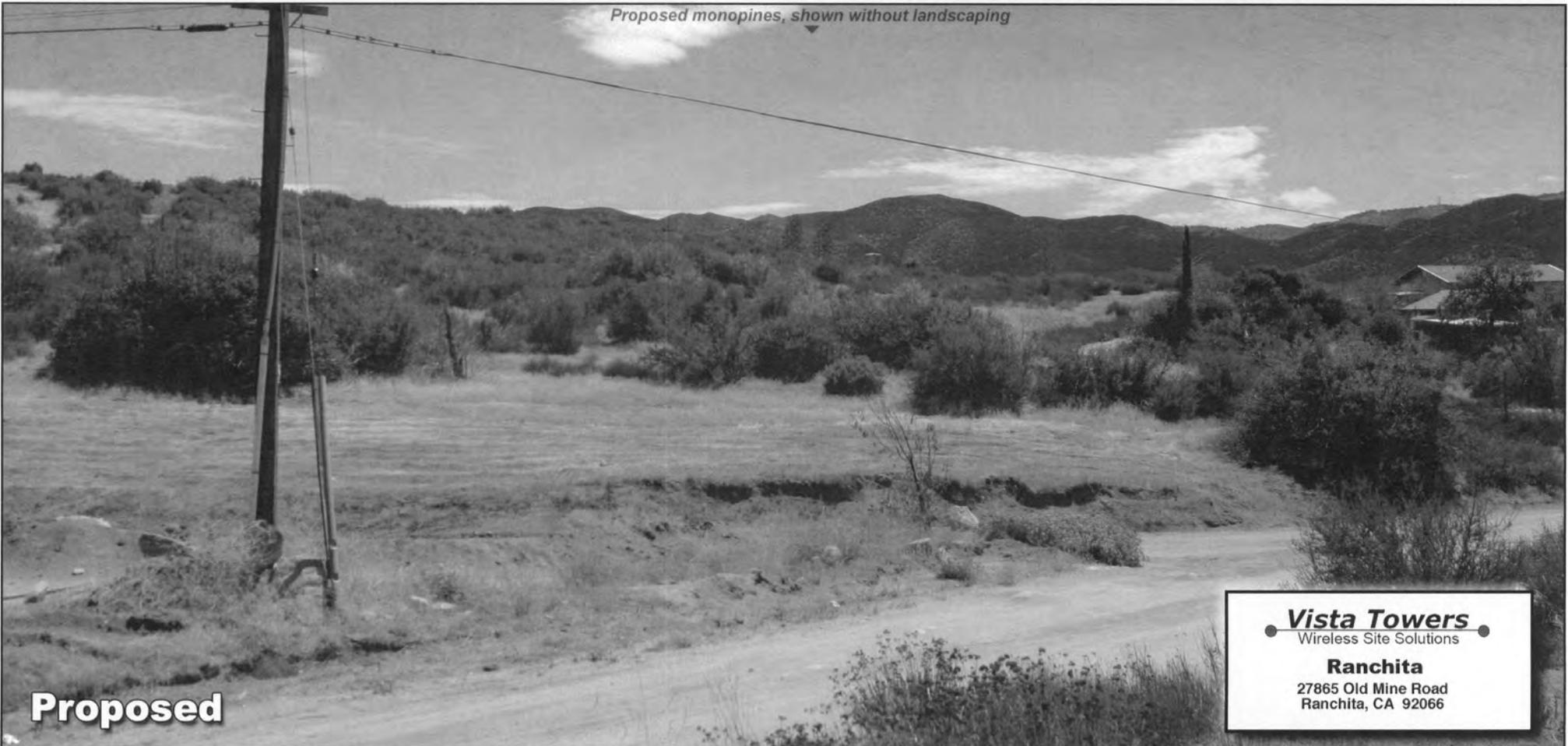


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Ranchita, CA 92066

Photosimulation of view looking south from the end of Old Saddle Road.



Existing



Proposed monopines, shown without landscaping

Proposed

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Photosimulation of view looking west from the nearest driveway / private road east of the site.



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