



The County of San Diego

Planning Commission Hearing Report

Date:	February 5, 2016	Case/File No.:	Champagne Lakes Major Use Permit; PDS2014-MUP-14-024 PDS2014-ER-14-02-007
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	32019 Aquaduct Road
Agenda Item:	#2	General Plan:	Semi-Rural (SR-10)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Limited Agriculture (A70)
Applicant/Owner:	Jacobs Engineering Group, on behalf of Verizon Wireless/TJ Property Management LLC	Community:	Bonsall Community Plan Area
Environmental:	CEQA §15303 Exemption	APN:	127-060-79

A. EXECUTIVE SUMMARY

1. Requested Actions

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

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
- b. Grant MUP PDS2014-MUP-14-024, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and polices of the General Plan?
- b. Does the project comply with the policies set forth under the Bonsall Community Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with the County's Wireless Ordinance?
- e. Does the project comply with California Environmental Quality Act?

B. REPORT SUMMARY

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

The applicant proposes an unmanned wireless telecommunication facility consisting of a faux mono-broadleaf tree and associated equipment within an equipment enclosure. Based on staff's analysis, it is the position of Planning & Development Services (PDS) that the required findings can be made. Staff recommends approval of the MUP, with the conditions noted in the attached Form of Decision, Attachment B.

C. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a MUP to construct, operate, and maintain an unmanned wireless telecommunication facility for Verizon Wireless. The project would consist of a 35-foot tall faux mono-broadleaf tree with antennas, a microwave dish antenna, enclosures and associated equipment with proposed landscaping. The project also includes a CMU equipment enclosure with an average height of 12 feet and the applicant is requesting an exception to Section 6985.C.2 of the Zoning Ordinance which limits equipment enclosures to 10 feet as shown in Figure 1. The additional height of approximately two feet is to accommodate for the architectural integration of the CMU block wall to match the existing 20-foot tall greenhouses and nursery buildings on-site.

The proposed telecommunication facility would consist of 12 panel antennas and 12 remote radio units (RRU's), two Global Positioning System (GPS) antennas and one microwave dish that would all be mounted on the faux mono-broadleaf tree. The equipment necessary for the facility would be located at the base of the faux tree enclosed by a concrete masonry unit (CMU) enclosure. The equipment enclosure would house the equipment cabinets; the heating, ventilating, and air conditioning (HVAC) units; and the 30 kilowatt (kW) generator unit. The equipment enclosure is designed to be painted a matte earth tone color finish that would match nearby accessory structures. Additionally, the proposed project calls for landscaping consisting of three canary island pine trees, one rosewood tree, 10 California lilac trewithen-blue shrubs and 14 lemonade berry bush shrubs that are low in water use. The project would require a new 200-Amp electrical service and trenching of approximately 250 linear feet for a utility trench for the routing of telephone

and cable lines (telco) and a power line. Access is provided by a private driveway connecting to Aquaduct Road, a private road as shown in Figure 3.

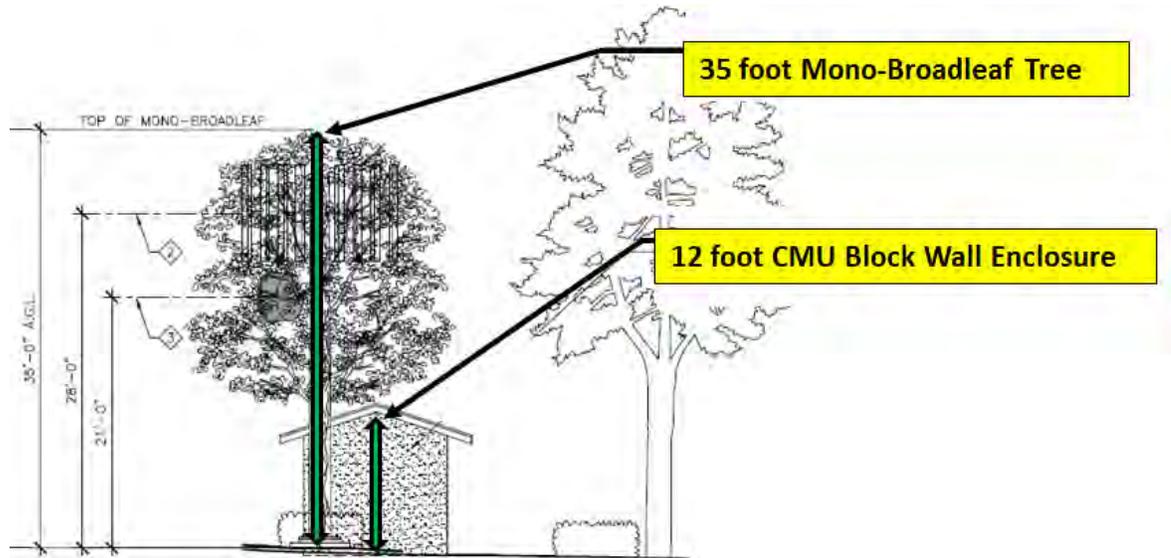


Figure 1: Proposed mono-broadleaf tree and CMU block wall enclosure.

2. Subject Property and Surrounding Land Uses

The subject property is approximately 19.7 acres and is located at 32019 Aquaduct Road, in the Bonsall Community Plan Area as shown in Figure 2. The site is currently developed with an existing nursery containing a number of greenhouses. The faux mono-broadleaf tree and equipment enclosure would be located along the eastern portion of the project site and approximately 264 feet north from the adjacent residential property line, as shown in Figure 3.

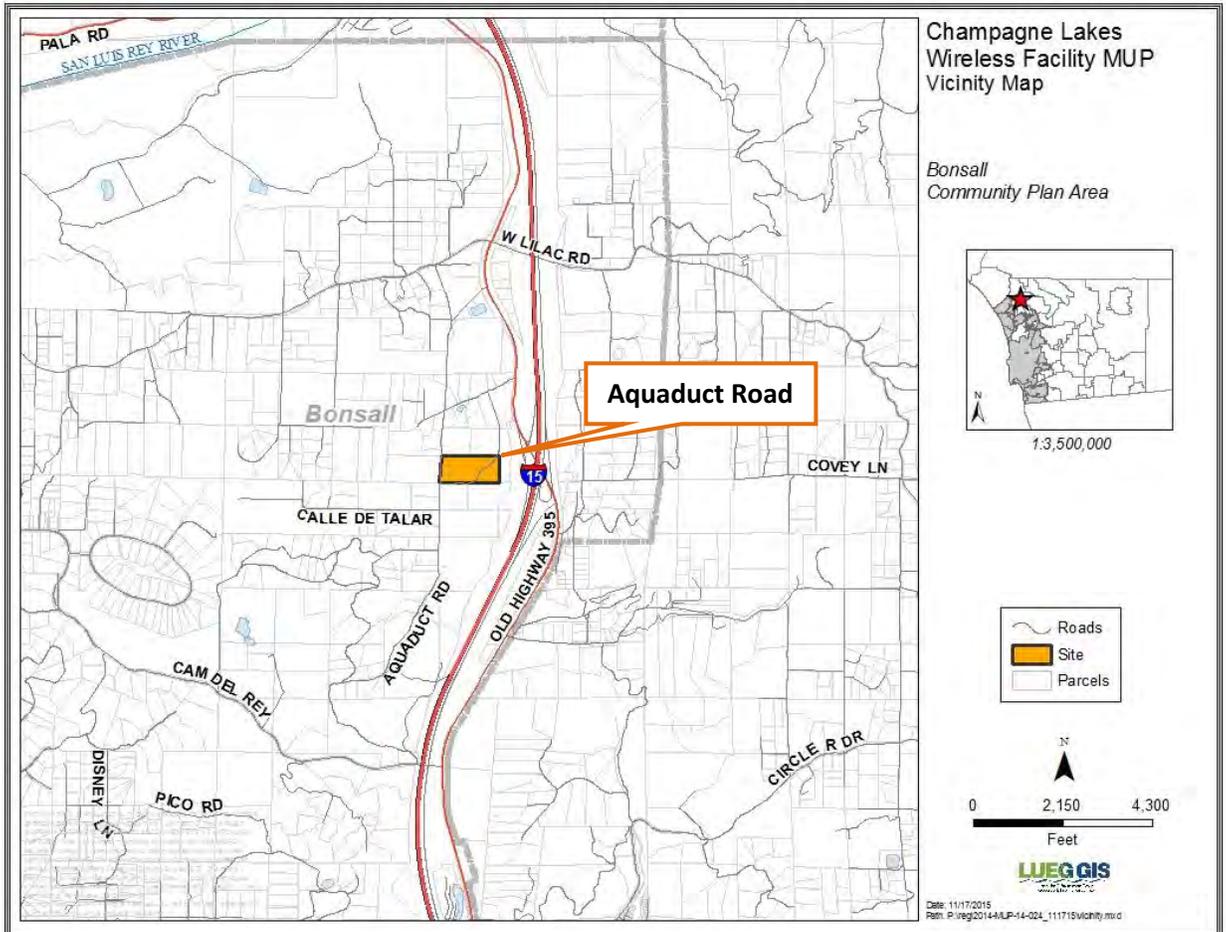


Figure 2: Project Location

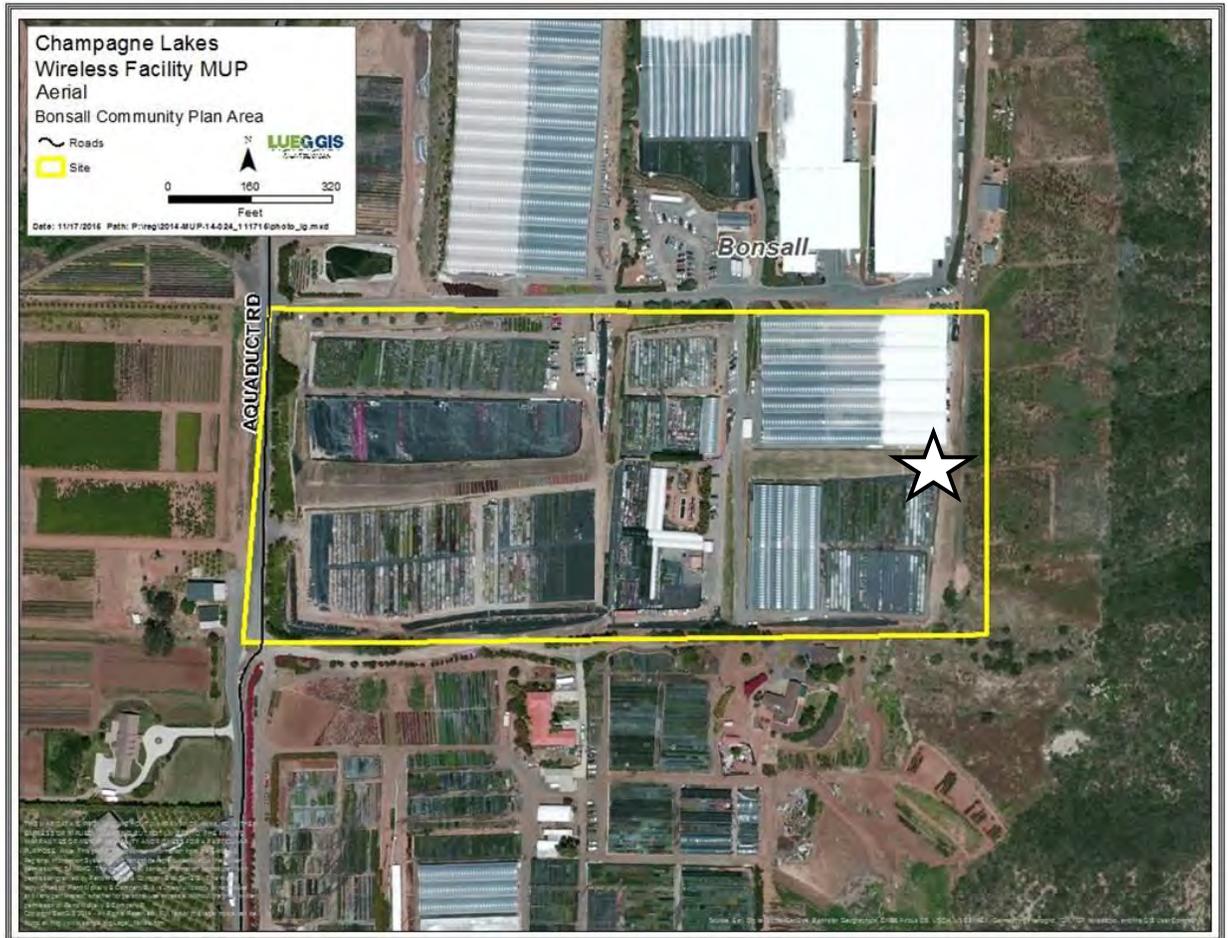


Figure 3: Aerial Photo

The subject parcel and surrounding uses are characterized as residential and agricultural uses. Developed lots in the area contain single family dwellings and accessory structures such as sheds and greenhouses. The proposed faux mono-broadleaf tree and equipment enclosure would be located along the eastern property line and approximately 264 feet north from the adjacent residential property line, as shown in Figure 3 as a white star.

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-4) Semi-Rural Residential (SR-10)	A70 S94	Aquaduct Road Via Urner Way Old Highway 395 I-15	I-15, Residential, Agricultural

East	Semi-Rural Residential (SR-10) Public/Semi-Public Facilities	A70 S94 RR	Old Highway 395 I-15 Palos Verdes Drive	I-15, Residential, Agricultural
South	Semi-Rural Residential (SR-10) Public/Semi-Public Facilities	A70 S94 RR	Aqueduct Road Calle De Talar Calle Joya I-15	I-15, Residential, Agricultural
West	Semi-Rural Residential (SR-10)	A70	Calle De Talar	Residential, Agricultural

D. ANALYSIS AND DISCUSSION

The project has been reviewed to ensure it conforms to the relevant ordinances, plans and guidelines, including the San Diego County General Plan, Bonsall Community Plan, the Zoning Ordinance and CEQA Guidelines. A detailed discussion of the project analysis and consistency with applicable codes, policies, and ordinances is included below. The discussion below provides a summary of the concerns raised, including visual impacts, height, community compatibility, alternative site analysis, geographic service area, health effects, and property devaluation.

1. Project Analysis

Visual Impacts

When the application was first submitted to the County of San Diego on July 11, 2014, the proposal was for a 50-foot tall faux mono-broadleaf tree with associated equipment located at the southern corner of the property, abutting an adjacent residence by approximately 62 feet from the property line. A field visit by staff determined that the height and location of the proposed mono-broadleaf tree was not in harmony with the site because there were no other trees of that height in the vicinity. Additionally, there was community concern regarding visual impacts and were not in support of the height and location of the mono-broadleaf tree. Staff and the Bonsall Community Sponsor Group (CSG) requested the applicant reduce the height of the facility to 35 feet, include additional landscaping, have all transmission units directed in a southwest direction and to relocate the facility further away from the southern property line that abuts a residential property.

The applicant agreed to these changes to the height and location and revised the height of the faux mono-broadleaf tree to 35 feet and relocated the facility further north on the property by approximately 210 feet. In addition, landscaping was included consisting of three canary island pine trees, 10 California lilac trewithen-blue shrubs, one rosewood tree and 14 lemonade berry bush shrubs were added to help buffer and screen the facility as shown in Figure 5.

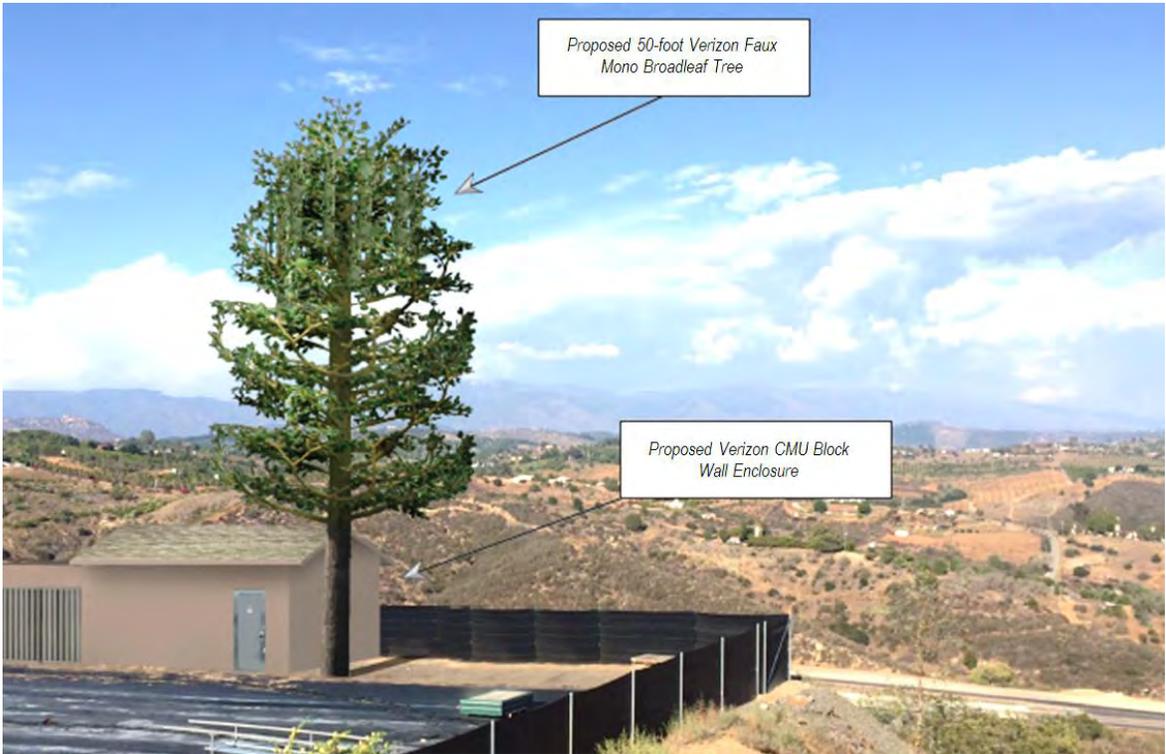


Figure 4: Original proposal, looking north-east at the 50-foot mono-broadleaf tree and the CMU block wall enclosure.

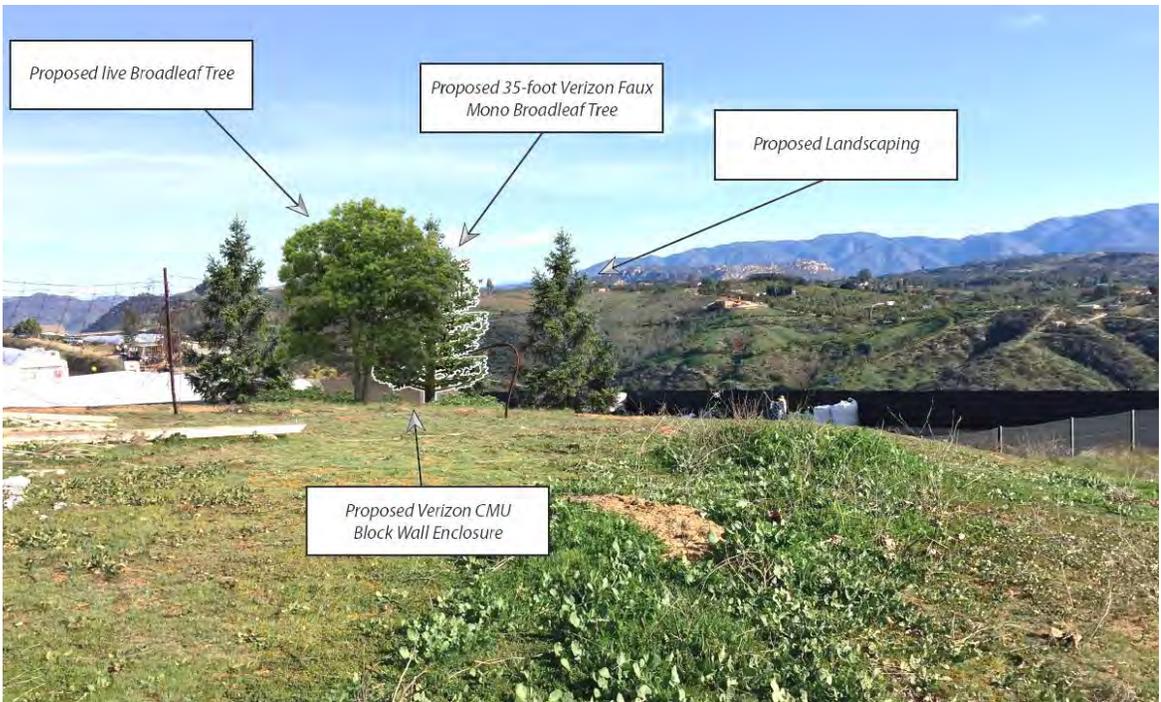


Figure 5: Current proposal, looking north at the proposed mono-broadleaf tree, the CMU block wall enclosure and landscaping.

Height Exceptions

The project includes a CMU equipment enclosure with an average height of 12 feet and the applicant is requesting the exception provision provided in Section 6985.C.2 of the Zoning Ordinance which limits equipment enclosures to 10 feet. The additional height of approximately two feet is to accommodate for the architectural integration of the CMU block wall to match the existing 20-foot tall greenhouses and nursery buildings on-site. As discussed above, the applicant proposes landscaping to screen the equipment enclosure to minimize visual impacts, as shown in Figure 5.

Community Compatibility

The proposed Verizon wireless telecommunication facility is located approximately 800 feet east of I-15, a designated County Scenic Highway and will be accessed by a private driveway off Aquaduct Road. The site is on a hill, and the facility will be visible to motorists travelling along the I-15 and Aquaduct Road as shown in Figures 6 and 7. While the facility might be seen from I-15 and there are residential view sheds within sight of the proposed facility, the project height and design would be compatible with adjacent land uses because of the faux tree design, proposed landscaping and other vertical elements such as single family residences, nursery building, greenhouses, utility poles and mature trees. Drivers using the I-15 would have limited views of the faux tree, as it would be screened with additional trees and landscaping that would help it blend with the surrounding area and would only allow for intermittent views of the facility by motorists traveling north or south along the highway.

Residents to the west would have the majority of the faux tree blocked by existing nursery buildings on-site and topography. Residents to the north, south and east would have a clearer view of the facility, however the proposed canopy of surrounding trees will help to buffer the view. The panel antennas would be covered in "socks" and the branches would extend two feet past the panel antennas to help conceal them from view.

The exterior design of the equipment enclosure would be a matte earth tone color finish with a pitched roof, which are similar to nearby accessory structures including the existing nursery buildings on-site. The proposed equipment enclosure would be screened by landscaping and located in an area which would limit views to the southern residents due to vegetation, distance and topography.



Figure 6: Proposed View looking east from Aquaduct Road.



Figure 7: Looking north-west from I-15 towards faux mono-broadleaf tree and CMU equipment enclosure.

Alternative Site Analysis

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

When analyzing alternative sites, the applicant reviewed alternatives exploring the following; co-location opportunities and location to existing structures. Prior to the proposed location on Aquaduct Road being chosen, the applicant reviewed 11 sites in the area.

The applicant explored the option of co-locating with an existing wireless facility that is a preferred option per the Wireless Ordinance. The existing wireless facility operated by Crown Castle is located at 31510 Aquaduct Road, 0.5 miles from the proposed site. Although this site is a preferred location it would not provide the necessary coverage for the east side and north end of the I-15. If the proposed wireless telecommunication facility were to relocate to this site, a significantly higher tower would be required in order to reach the same coverage objectives, resulting in greater visual impacts to the area.

Existing structures were also evaluated including water tanks, utility poles and buildings. Due to technical infeasibility, including the lack of structural support, terrain challenges, distance and these structures were eliminated. Ten other alternative sites were evaluated but were not pursued because they were outside the target coverage areas and therefore were unable to meet the coverage objectives. Further information detailing the ASA can be found in Attachment F.

Geographic Service Area Maps

The Geographic Service Area (GSA) maps that are shown in Figure 8a and 8b demonstrate the current Verizon coverage within the area versus the projected coverage with the new facility. The colorization is broken down into three categories, white and red being poor coverage, yellow and blue being good coverage and green being an excellent coverage level. The GSA maps provided by the applicant indicate that a height of 35 feet is necessary for the carrier to close a coverage gap in the surrounding area, as compared to the coverage map showing the area without the proposed facility. All GSA maps can also be found in Attachment F.

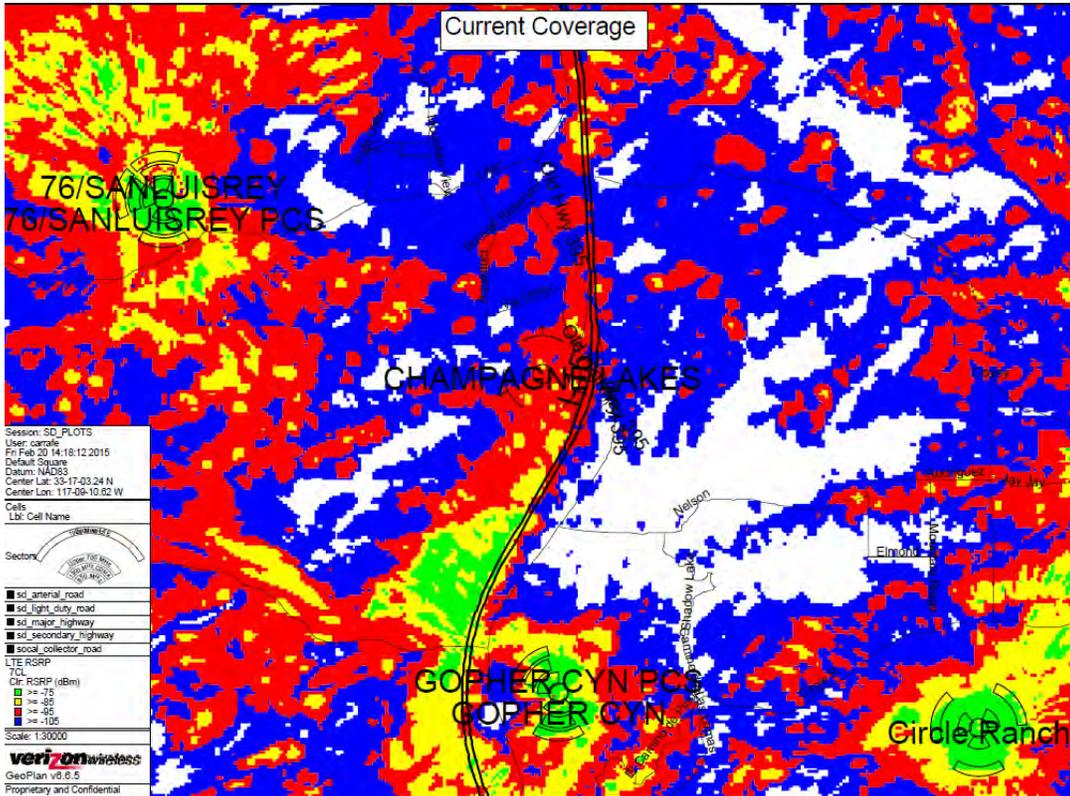


Figure 8a: Geographical Service Area Map Coverage without proposed Wireless Facility.

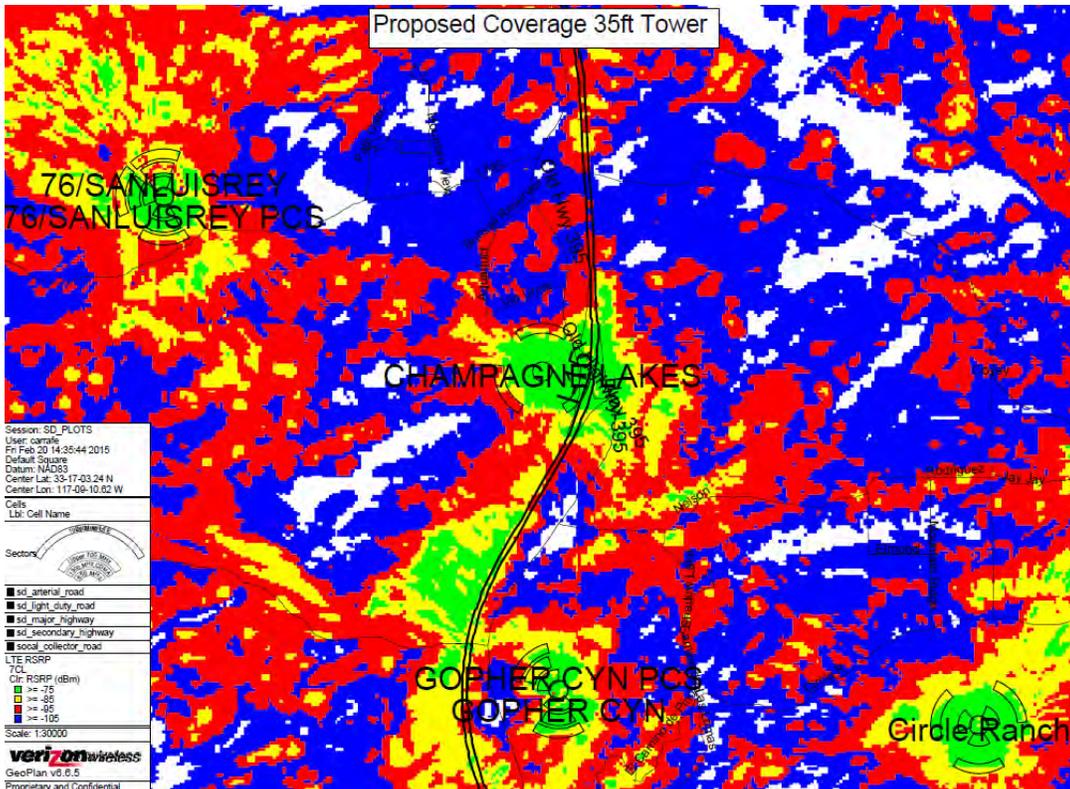


Figure 8b: Geographical Service Area Map Coverage with proposed 35-foot Wireless Facility.

Health Effects

Staff received correspondence from a nearby resident who had concerns on the health effects from the proposed wireless telecommunication facility. 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. Information regarding potential health effects is available from the cellular providers upon request as it is also available from the FCC.

Property Devaluation

Another concern that was also raised by a nearby resident was their property values could be affected negatively if the wireless telecommunication facility was constructed. Property value is not a CEQA issue, nor is it a required MUP finding. The review of the MUP focuses on consistency with the General Plan, Zoning Ordinance, and all other applicable laws and regulations, such as visual impacts, height, location, noise, design and compatibility with the surrounding neighborhood.

2. General Plan Consistency

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

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.	The proposed wireless telecommunications facility would allow for increased Verizon coverage throughout the area, which is essential in the event of an emergency.
GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.	The proposed facility would minimize telecommunication interruptions by improving coverage in the area. The facility would also increase the volume and data coverage of phone calls that would allow Verizon to provide service to the surrounding area. Additionally, the applicant proposes an emergency generator that would allow the facility to operate in the event of a power outage.

General Plan Policy	Explanation of Project Conformance
<p>POLICY COS-4.1 – Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County’s dependence on imported water and conserve groundwater resources.</p>	<p>The proposed project includes three canary island pine trees, 10 California lilac trewithen-blue shrubs, one rosewood tree and 14 lemonade berry bush shrubs that are low in water use. The project has been reviewed by the County’s Landscape Architect and would comply with San Diego County’s Water Conservation in Landscaping Ordinance and the County of San Diego Water Efficient Landscape Design Manual, which includes water conservation requirements and water efficient landscaping.</p>
<p>POLICY COS-4.2 – Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.</p>	<p>As explained above under COS-4.1, the project would comply with San Diego County’s Water Conservation in Landscaping Ordinance and the County of San Diego Water Efficient Landscape Design Manual, which includes water conservation requirements and water efficient landscaping.</p>
<p>POLICY COS 11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>	<p>The project would be visible from the I-15, which is designated as a Scenic Highway per the General Plan. The project has been designed to have the appearance of one faux mono-broadleaf tree, which are found within the area. Furthermore, the project will be landscaped to help buffer and shield the proposed faux tree and equipment enclosure from along I-15, as well as other vantage points throughout the area. Drivers using this highway would have limited views of the faux tree, as it would be screened with additional trees and landscaping that would help it blend with the surrounding area and would only allow for intermittent views of the facility by motorists traveling north or south along the roadway. Therefore, the new telecommunication facility and equipment enclosure would not adversely affect a scenic highway.</p>

General Plan Policy	Explanation of Project Conformance
<p>POLICY COS 11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p>	<p>The facility was sited and designed to minimize the view from surrounding land uses and roadways by the addition of landscaping. The applicant pursued various alternative sites within the area, but none could produce the same coverage as the proposed location. In addition, the proposed height of 35 feet is compatible with the surrounding landscape, which includes other tall vertical elements in the area, including: power poles and mature trees. The proposed facility would be located one of the highest elevations of the property, which would make it more visible. However, this location was necessary for the coverage objective. To mitigate for the visual impact, the applicant has proposed nearby landscaping around the facility to shield the equipment enclosure, and help the mono-broadleaf tree blend in with the proposed three canary island pine trees and one rosewood tree. The combination of the canary island pine trees and a rosewood tree this would help the facility appear as a group of trees, similar to those found within the area.</p>
<p>POLICY LU 15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The proposed facility would be compatible with the existing community character because trees of similar height and type are found throughout the area. The existing nursery, greenhouses, terrain, and proposed landscaping help to minimize the views of the facility from multiple vantage points. Additionally, the CMU equipment enclosure would be located at the rear of the property having minimal contrasts to the natural topography of the site. As identified in the photo-simulations, the proposed landscaping will help screen the mono-broadleaf tree and the CMU equipment enclosure. For these reasons, the facility would blend with the visual setting in the vicinity, be compatible with the existing community character, and would not result in impacts to the natural environment.</p>
<p>POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p>	<p>Pursuant to Section 6984 of the Zoning Ordinance, the applicant provided a letter indicating that they are willing to allow other carriers to co-locate on the proposed wireless facility.</p>

3. Community Plan Consistency

The proposed project is consistent with the following relevant Bonsall Community Plan goals, policies, and actions as described in Table D-2.

Table D-2: Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
<p>Policy LU-6.2.1 Require wireless telecommunication companies to become proficient in designing networks emphasizing the location of open network resources and using the latest technology for transmission of signal in Bonsall.</p>	<p>Implementation of the project would ensure the provision of services necessary to meet the service needs of those in the Bonsall Community Plan Area, while being located within disturbed areas on-site and still protecting economic resources.</p>
<p>Policy LU-6.2.4 Use all avenues and efforts to pursue an increase in the number and diversity of services, while minimizing the proliferation of new towers and infrastructure.</p>	<p>The proposed project would provide coverage for Verizon Wireless as well as emergency services. The project is proposing a microwave antenna dish to help continue telecommunication coverage from site to site. The ASA indicates wireless service in Bonsall and the co-location challenges.</p>
<p>Policy LU- 1.2.1 Require development that is designed to be consistent with the rural character of the Bonsall community.</p>	<p>The proposed facility has been designed as a faux mono-broadleaf tree to blend with other vegetation and additional landscaping is proposed to further screen the facility from adjacent properties, as seen in the photo-simulations.</p>
<p>Policy LU-3.1.5 Preserve ridgelines by siting buildings below ridges or set back with sufficient distance to minimize visual impacts. Encourage screening to visually shield all structures, including the use of vegetation, as well as appropriate and varied building materials.</p>	<p>The facility was sited and designed to minimize visual impacts from surrounding land uses and roadways. The terrain, on-site nursery, mature vegetation, and existing and proposed landscaping help to minimize the views of the facility from multiple vantage points. The proposed wireless telecommunication facility would be located approximately 264 feet north of the closest residential property line. The proposed wireless telecommunication facility would be located over 1,300 feet west of Aquaduct Road and over 800-feet west of I-15. These setback distances allow for natural buffering and shielding from existing topography and vegetation on-site.</p>
<p>Policy S-1.1 Support the provision of adequate law enforcement, fire protection, and emergency services for the residents of Bonsall.</p>	<p>The proposed project would include two GPS antennas that would allow any wireless subscriber to make emergency calls and would expand the coverage area, which is essential in the event of an emergency.</p>

<p>Policy N-1.4 Require a noise survey to minimize noise emissions from cell sites and wind turbine facilities.</p>	<p>The project has been reviewed by the County Noise Specialist and has been found to meet the County Noise Ordinance thresholds. In addition, the facility has been designed with additional noise shielding from the proposed CMU block wall enclosure with an average height of 12 feet for the proposed emergency back-up generator.</p>
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4. Zoning Ordinance Consistency

a. Development Regulations

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

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, with issuance of MUP
Animal Regulation:	L	N/A
Density:	-	N/A
Lot Size:	4 acres	Yes
Building Type:	C	Yes
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	W	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Table D-3: Zoning Ordinance Development Regulations continued

Development Standard	Proposed/Provided	Complies?
<p>Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35-feet in height.</p>	<p>The applicant is proposing mono-broadleaf tree at a height of 35-feet. Therefore, the project complies.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

Development Standard	Proposed/Provided	Complies?
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 60-foot front yard setback, 25-foot side yard setback, 35-foot exterior side yard setback and a 25-foot rear yard setback.	The project meets all required setbacks. The proposed wireless telecommunication facility would be located approximately 264 feet north of the closest residential property line.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Telecommunications Facilities

The proposed project is classified as a Tier 4 site pursuant to Section 6985A of the Zoning Ordinance (because the project is considered a high visibility facility e.g. faux tree). Zoning for the property is Limited Agriculture (A70), which is a non-preferred zone for telecommunication facilities, pursuant to Section 6986 of the County of San Diego Zoning Ordinance. The site was selected because no preferred zones or locations exist in the service area that meet the coverage objectives of the carrier. The facility would fill several coverage gaps which would allow Verizon to have better network coverage along the local road network including the I-15 and the surrounding residential area.

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 RF emissions, if the facilities comply with the FCC regulations concerning RF emissions. Therefore, County decision makers do not consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also, staff does not require information from the applicant concerning such effects from RF emissions associated with the project. (Information regarding potential health effects is available from the cellular providers upon request as it is also required from the FCC).

The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular facilities. Therefore, staff does not require information from the applicant on potential health effects from EMR associated with the project. Generally, this information is available from the cellular providers upon request as it is also required from the FCC.

Table D-4: Wireless Ordinance Development Regulations

Development Standard	Proposed/Provided	Complies?
<p>Section 6985.C.4 of the Wireless Telecommunications Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.</p>	<p>The project complies with the 50-foot setback requirement. The setback from the faux mono-broadleaf to the nearest residential property line is over 260-feet.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.</p>	<p>The proposed faux mono-broadleaf tree and CMU equipment enclosure would be placed outside of all required setbacks.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.</p>	<p>The project includes a CMU equipment enclosure with an average height of 12 feet and the applicant is requesting the exception provision provided in Section 6985.C.2 of the Zoning Ordinance which limits equipment enclosures to 10 feet. The additional height of approximately two feet is to accommodate for the architectural integration of the CMU block wall enclosure to have a pitched roof to match the existing nursery structures on-site. While the equipment enclosure could be seen from a residential view shed the applicant proposes to screen the facility to minimize visual impact by proposing landscaping located around the equipment enclosure. There is also an existing fence along the eastern property line that faces the I-15 which will provide screening of the equipment enclosure from the I-15. Considering the distance of over 270 feet from the adjacent residence and over 800 feet from the I-15 and the variation in grade at the proposed location, the additional two feet will not have a negative visual impact.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If the Planning Commission grants an exception to the height requirement</p>

Development Standard	Proposed/Provided	Complies?
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The project site is zoned A70, and is subject to the most restrictive nighttime one-hour average sound level limit of 45 decibel (dBA) at the project property lines pursuant to the County Code Noise Ordinance. Noise producing equipment consists of wall mounted HVAC and generator units which are noise generating sources. The HVAC units and generator unit would produce noise levels that would not exceed the 45 dBA requirement at the property line and would comply with the County Noise Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.	The proposed project is considered a "high visibility" facility because the project is designed as a faux mono-broadleaf. Since the proposed project has a valuation of \$500,000, the MUP has been conditioned to have a maximum term of 10 years.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and it is recommended that the project qualifies for a categorical exemption under CEQA Section 15303. Section 15303 involves the installation of small, new equipment and facilities in small structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

E. COMMUNITY SPONSOR GROUP

On June 2, 2015 the Bonsall Community Sponsor Group recommended approval with conditions by a vote of 6-0-0-2 (Ayes – 6, Noes – 0, Abstain – 0, Absent/Vacant – 2). The Bonsall CSG recommended conditions of approval consisting of limiting height of faux broadleaf tree to 35-feet and additional landscaping including a broadleaf tree to screen the faux broadleaf tree from the adjacent residence and have the transmission units face within a south west direction. The applicant addressed all these conditions and provided a revised design incorporating a 35-foot high faux mono-broadleaf tree and proposed additional landscaping of an equivalent broadleaf tree, known as a rosewood tree.

The CSG Minutes are found in Attachment E, Public Documentation.

F. PUBLIC INPUT

One resident provided a letter addressing concerns over the visual impacts, plot plan revisions to include the adjacent residence, location of the proposed facility, property values and health risks. The applicant agreed to reduce the height of the facility to 35 feet, relocate the facility 210 feet further north of the facility, provide additional landscaping and updated the plot plan to show the distance of the facility from the nearest residence at the southern property line. The updated design of the proposed facility was submitted to the concerned resident and no further comments were received. While there were a few comments which the County does not recognize as environmental issues (e.g., property values, health risks), all questions were responded to by the applicant and can be found in Attachment E.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from CEQA.
2. Grant Major Use Permit PDS2014-MUP-14-024, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

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AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2014-MUP-14-024
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Photo-Simulations, Photos, Geographic Service Area Map and Alternative Site Analysis
- Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

Champagne Lakes Wireless Facility MUP Vicinity Map

Bonsall
Community Plan Area



1:3,500,000

	Roads
	Site
	Parcels

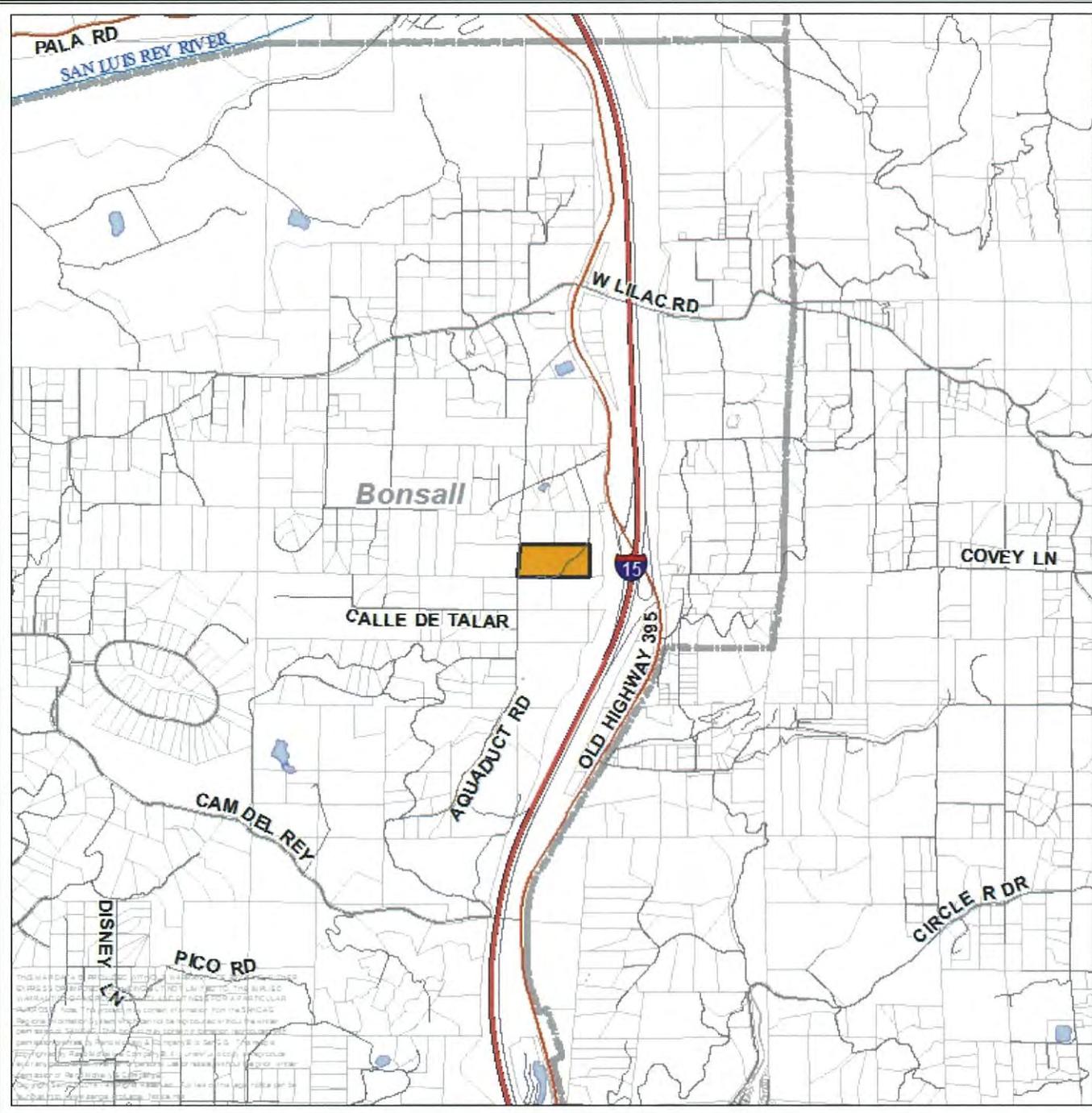
N

0 2,150 4,300

Feet



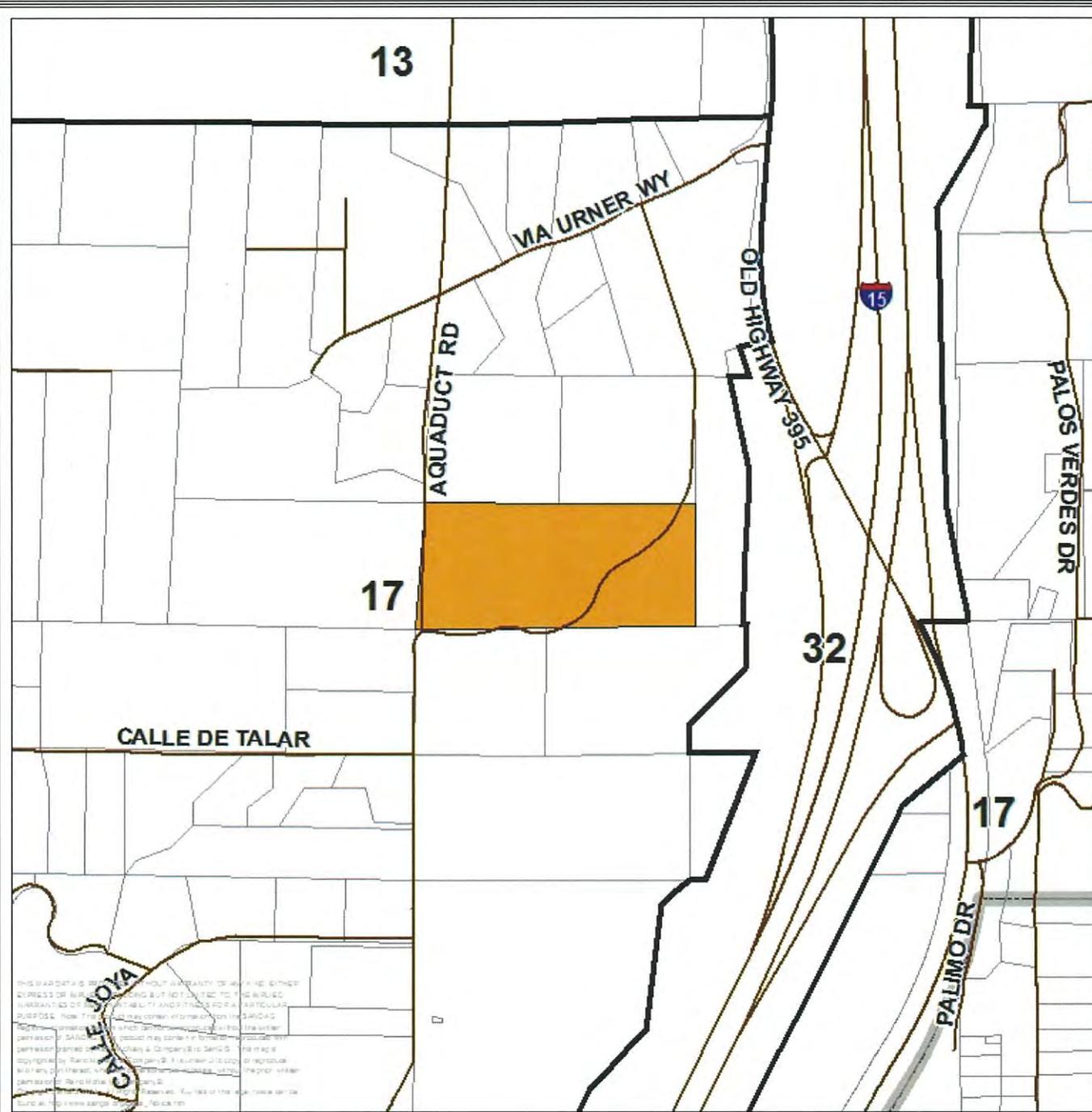
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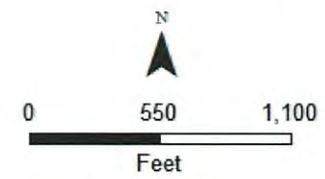
Champagne Lakes Wireless Facility MUP General Plan Map

*Bonsall
Community Plan Area*

- (13) Semi-Rural Residential (SR-4)
- (17) Semi-Rural Residential (SR-10)
- (32) Public/Semi-Public Facilities



	Roads
	Site
	Parcels
	Planning



Date: 11/17/2015
Path: P:\reg\2014\MUP-14-024_111715\plan.mxd

THIS MAP IS A REPRESENTATION OF THE GENERAL PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR LIABILITY FOR ANY PARTICULAR PURPOSE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

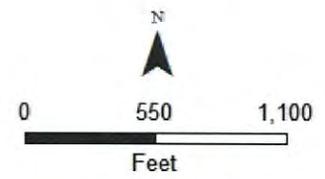
**Champagne Lakes
Wireless Facility MUP
Zoning Map**

*Bonsall
Community Plan Area*

- A70 - Limited Agricultural
- RR - Rural Residential
- S94 - Transportation/Utility Corridor



	Roads
	Site
	Parcels
	Zoning



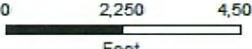
Date: 11/17/2015
 Path: P:\reg\2014-MUP-14-024_111715\zoning.mxd

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**Champagne Lakes
Wireless Facility MUP
2 Mile Radius Map
Bonsall Community Plan Area**

Cell Site
 Site
 2 Mile Radius

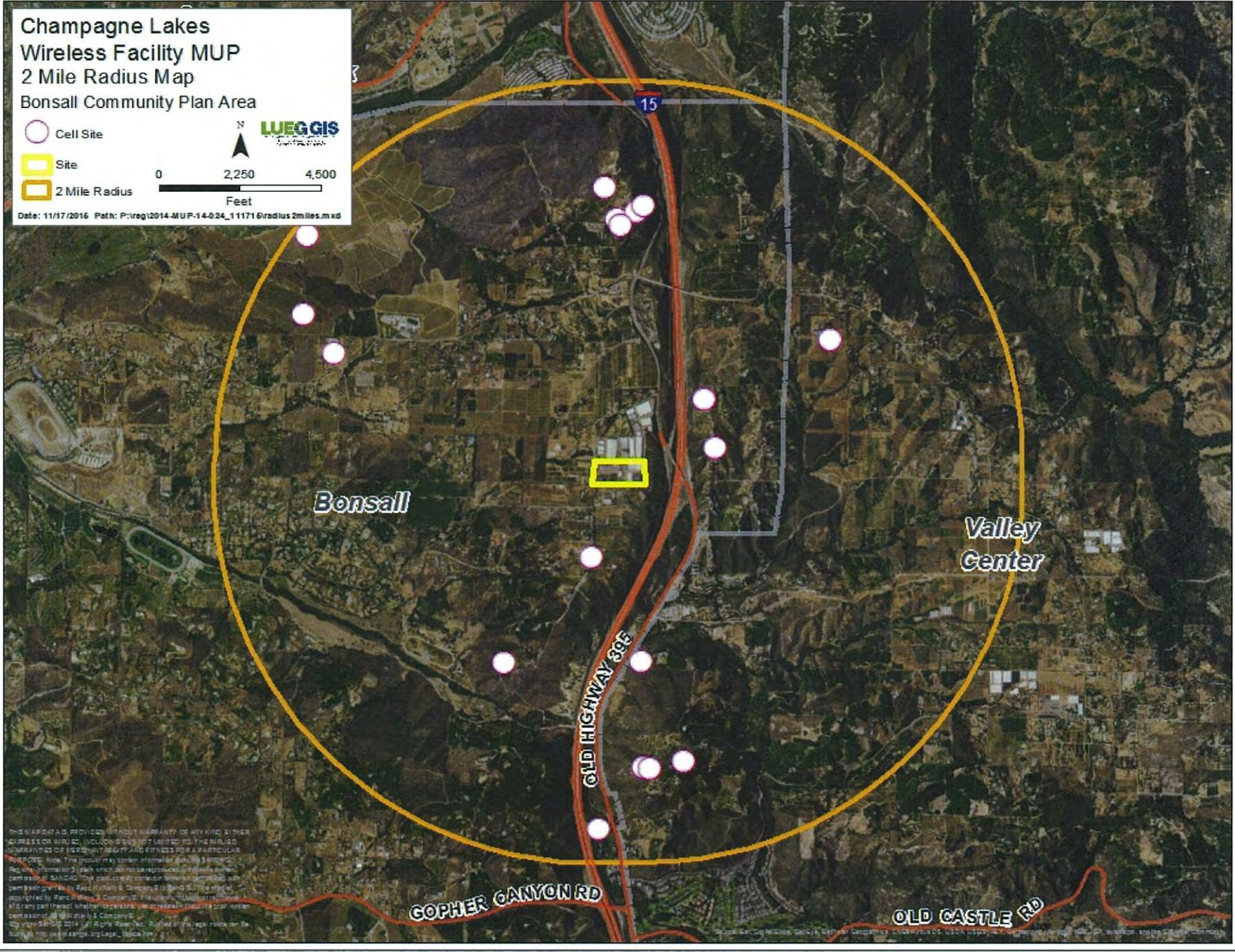




 0 2,250 4,500
 Feet

LUEGGIS
 CONSULTING

Date: 11/17/2016 Path: P:\reg\2014-MUP-14-024_111716\radius2miles.mxd



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CHAMPAGNE LAKES
32019 AQUADUCT ROAD
BONSALL, CA 92003

VICINITY MAP

THOMAS GUIDE PAGE: 106B - J1

ADDRESS
32019 AQUADUCT RD
BONSALL, CA 92003

DIRECTIONS:
(FROM VZW'S OFFICES IN IRVINE)
START OUT DOWN SOUTHWEST ON SAND CANYON AVE TOWARD
WATERWORKS WAY, MERGE ONTO I-405 S TOWARD SAN DIEGO I-405 S
BECOMES I-15 S, MERGE ONTO CA-78 E VIA EXT SAK. TURN RIGHT ONTO
OLD HIGHWAY 335. TURN RIGHT ONTO VIA URNER WAY (PORTIONS
UNPAVED). TAKE THE 1ST LEFT ONTO AQUADUCT RD (PORTIONS UNPAVED).
32019 AQUADUCT RD IS ON THE LEFT.

SCALE

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

CONSULTANT TEAM

ARCHITECT:
ROOTH & SUAREZ ARCHITECTURE, INC.
323 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008
(760) 434-0474
(760) 434-8096 (FAX)

SURVEYORS:
JOHN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CA 92672
(949) 248-4680

FLOYD SURVEYING
28836 OLD TOWN FRONT ST, SUITE 203
TEMECULA, CA 92590
(951) 964-8847

LEASING/PLANNING:
JACOBS
404 CAMINO DEL RIO SOUTH, #60
SAN DIEGO, CA 92108
CONTACT:
FRACY THOMAS
(858) 536-1599 CELL
(849) 224-7500 FAX

LEGAL DESCRIPTION

PARCEL 1)
SOUTH HALF OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 18 SOUTH RANGE 1 WEST SAN BERNARDINO BLUE AND MENDOZA IN
THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL
PLAN THEREON AND RECORDED IN THAT CERTAIN COORDINATE OF CONFORMANCE
RECORDED AUGUST 17, 1990 AS INSTRUMENT NO. 90-452134, OFFICIAL
RECORDS

SEE SHEET C-1 FOR FULL LEGAL DESCRIPTION

PERMITS REQUIRED

• WUP

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92618
CONTACT: VICTORIA SANFILIPPO
PHONE: (714) 476-1516

OWNER: GAF PROPERTIES
32019 AQUADUCT RD
BONSALL, CA 92003
SITE CONTACT: JOHN FORSESTER
PHONE: (760) 535-4343

PROJECT DESCRIPTION:
• INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS
EQUIPMENT RACKS INSIDE A PROPOSED 12'-0" x 22'-0"
CONCRETE BLOCK WALL BUILDING ON A NEW CONCRETE PAD.
• INSTALLATION OF NEW 12'-0" x 12'-0" CONCRETE BLOCK
WALL ENCLOSURE AT GRADE LEVEL.
• INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA
SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE
(12) ANTENNAS) MOUNTED ON A NEW 35'-0" HIGH
MONO-BROADLEAF.
• INSTALLATION OF FOUR (4) VERIZON WIRELESS RRU UNITS PER
SECTOR (TOTAL OF TWELVE (12) RRUs) MOUNTED BEHIND
ANTENNAS ON PROPOSED 55'-0" HIGH MONO-BROADLEAF.
• INSTALLATION OF ONE (1) VERIZON WIRELESS 4'-0" x
MICROWAVE DISH ANTENNA (FOR TELCO SERVICE FEED)
MOUNTED ON PROPOSED 35'-0" HIGH MONO-BROADLEAF.
• INSTALLATION OF (2) TWO VERIZON WIRELESS E/911
OPS ANTENNAS.
• INSTALLATION OF A 30KW ENCLOSED STANDBY GENERATOR WITH
A 210 GALLON DIESEL TANK ON A CONCRETE PAD INSIDE
PROPOSED CONCRETE BLOCK WALL ENCLOSURE.
• INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE.
• INSTALLATION OF A NEW TELCO SERVICE CONNECTION.
• MINOR LANDSCAPE AND IRRIGATION ARE PLANNED FOR THIS
PROJECT.

PROJECT ADDRESS: 32019 AQUADUCT RD
BONSALL, CA 92003

ASSESSORS PARCEL NUMBER: 127-060-79

EXISTING ZONING: A-70
AGRICULTURE

TOTAL SITE AREA: 903,595 S.F.
= 20.8 ACRES

PROPOSED PROJECT AREA:
EQUIPMENT BUILDING: 254 SF
CONCRETE BLOCK ENCLOSURE: 144 SF
ANTENNA LEASE AREA: 389 SF
TOTAL LEASE AREA: 787 SF

TYPE OF CONSTRUCTION: TYPE VB

PROPOSED OCCUPANCY: U

NOTE: THERE ARE NO EXISTING TELECOMMUNICATION FACILITIES ON
THIS PROPERTY

SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-0.1	STORM WATER MANAGEMENT PLAN
A-1	ENLARGED AREA PLAN
A-2	EQUIPMENT FLOOR PLAN
A-3	ROOF PLAN AND CHAINLINK LID PLAN
A-4	EXTERIOR ELEVATIONS
A-5	MONO-BROADLEAF ELEVATION, ANTENNA PLAN & DETAILS
L-1	LANDSCAPE DEVELOPMENT PLAN
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY
LS-1	SITE SURVEY GENERAL INFORMATION
LS-2	SITE SURVEY GENERAL INFORMATION

ACCESSIBILITY DISCLAIMER

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

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2013 EDITION
CALIFORNIA PLUMBING CODE, 2013 EDITION
CALIFORNIA MECHANICAL CODE, 2013 EDITION
CALIFORNIA ELECTRICAL CODE, 2013 EDITION
CALIFORNIA FIRE CODE, 2013 EDITION
CALIFORNIA ENERGY CODE, 2013 EDITION

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

ARCHITECTURE INCORPORATED
161 ZEPHYRUS AVENUE SUITE 61
CARLSBAD, CA 92008 (760) 934-8014

PREPARED FOR

P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 285-7000

APPROVALS

AKC	DATE
RE	DATE
RF	DATE
INT	DATE
EP/IN	DATE
DES	DATE
EE/OUT	DATE

PROJECT NAME

CHAMPAGNE LAKES

32019 AQUADUCT RD
BONSALL, CA 92003
SAN DIEGO COUNTY

DRAWING DATES

01/14/14	00% 2D (REV)
01/17/14	100% 2D (REV)
02/14/14	100% 2D REVISION 1 (REV)
02/21/14	100% 2D REVISION 2 (REV)
04/22/14	100% 2D REVISION 3 (REV)
08/04/14	100% 2D REVISION 4 (REV)
09/21/14	100% 2D REVISION 5 (REV)
11/21/14	100% 2D REVISION 6 (REV)
01/29/15	100% 2D REVISION 7 (REV)
03/27/15	100% 2D REVISION 8 (REV)
05/07/15	100% 2D REVISION 9 (REV)
07/02/15	100% 2D REVISION 10 (REV)
08/05/15	100% 2D REVISION 11 (REV)
09/15/15	100% 2D REVISION 12 (REV)
09/12/15	100% 2D REVISION 13 (REV)
10/21/15	100% 2D REVISION 14 (REV)

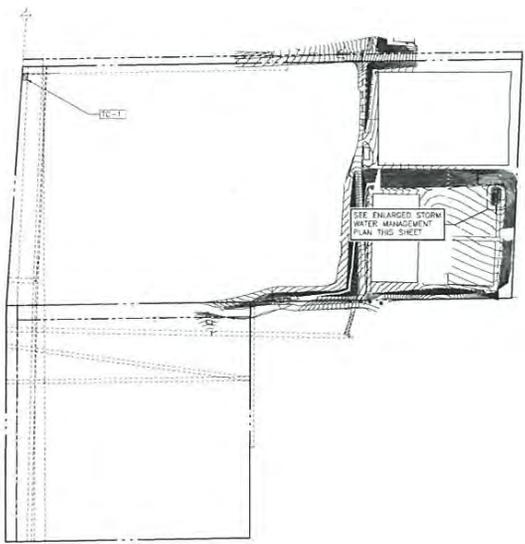
SHEET TITLE

**TITLE SHEET
&
PROJECT DATA**

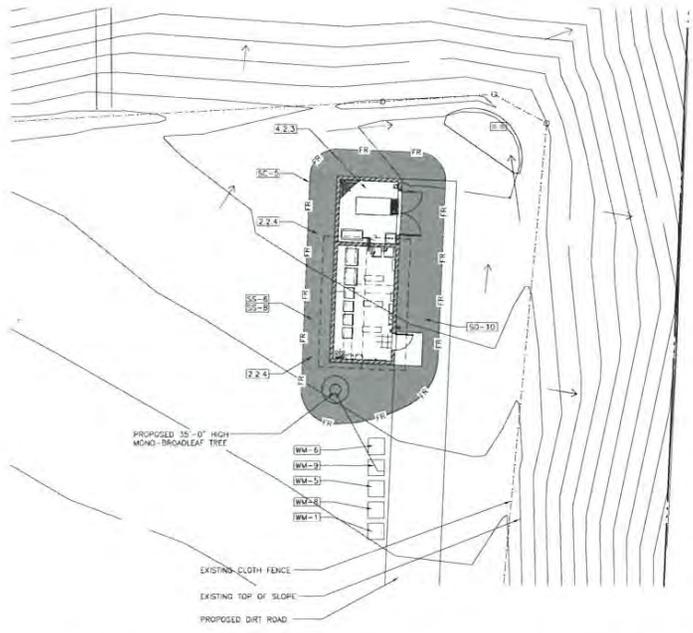
PROJECTS\VERIZON\13368

T-1

2 - 28



STORM WATER MANAGEMENT PLAN
SCALE: 1" = 100'-0"



ENLARGED STORM WATER MANAGEMENT PLAN
SCALE: 1" = 10'-0"



- CONSTRUCTION STORMWATER BMPs:**
- DIRECTION OF LOT DRAINAGE →
 - FR-5 FIBER ROLLS -FR-FR-
 - SS-6 MULCH, STRAW, WOOD CHIPS, SOIL APPLICATION
 - SS-8
 - TC-1 STABILIZED CONSTRUCTION ENTRANCE
 - WM-1 MATERIAL DELIVERY & STORAGE
 - WM-8 CONCRETE WASTE MANAGEMENT
 - WM-5 SOLID WASTE MANAGEMENT
 - WM-9 SANITARY WASTE MANAGEMENT
 - WM-6 HAZARDOUS WASTE MANAGEMENT
- LO PLANNING PRACTICE:**
- 2.2.2 MINIMIZE DISTURBANCES TO NATURAL DRAINAGE
 - 2.2.4 MINIMIZE SOIL COMPACTION
- LO MANAGEMENT PRACTICE:**
- 4.2.3 PERMEABLE PAVEMENT DESIGN
- POST CONSTRUCTION BMPs:**
- SS-10 FLAT PAV AREA COVERAGE

PREPARED FOR
verizonwireless
P.O. BOX 19707
IRVINE, CA 92621-9707
(949) 285-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME
CHAMPAGNE LAKES
32019 AQUADUCT RD
BONSALL, CA 92003
SAN DIEGO COUNTY

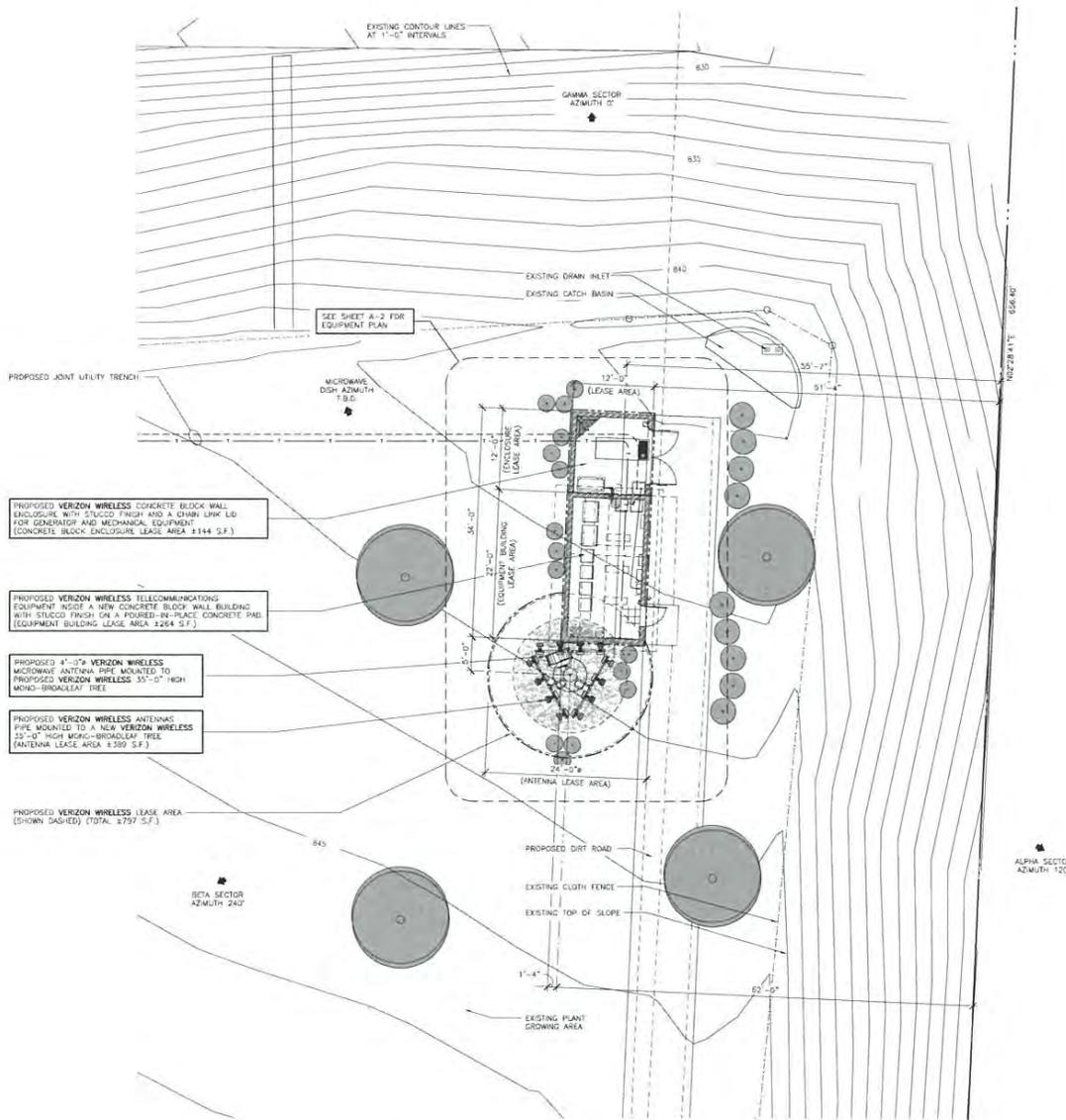
DRAWING DATES

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01/17/14	100% 2D (AP)
02/14/14	100% 2D REVISION 1 (HC)
02/21/14	100% 2D REVISION 2 (HC)
04/22/14	100% 2D REVISION 3 (HC)
06/04/14	100% 2D REVISION 4 (AP)
08/21/14	100% 2D REVISION 5 (IC)
11/21/14	100% 2D REVISION 6 (IC)
01/22/15	100% 2D REVISION 7 (PI)
03/27/15	100% 2D REVISION 8 (PI)
05/07/15	100% 2D REVISION 9 (AP)
07/02/15	100% 2D REVISION 10 (AP)
08/05/15	100% 2D REVISION 11 (AP)
08/15/15	100% 2D REVISION 12 (AP)
09/22/15	100% 2D REVISION 13 (AP)
10/21/15	100% 2D REVISION 14 (AP)

SHEET TITLE
STORM WATER MANAGEMENT PLAN
PROJECTS\VERIZON\13368

A-0.1

2 - 30



ENLARGED AREA PLAN

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



BOOTH & SUAREZ

ARCHITECTURE INCORPORATED
 325 CALLEBARD FLEISCHER DRIVE SUITE 09
 CARLSBAD, CA 92008 (760) 434-6477

PREPARED FOR



P.O. BOX 19707
 IRVING, CA 92623-9707
 (949) 285-7000

APPROVALS

ABC	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IR	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

CHAMPAGNE LAKES

32019 AQUADUCT RD
 BONSALE, CA 92003
 SAN DIEGO COUNTY

DRAWING DATES

01/14/14	30% CD (wp)
01/17/14	100% 2D (wp)
02/17/14	100% 2D REVISION 1 (hc)
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04/22/14	100% 2D REVISION 3 (hc)
08/04/14	100% 2D REVISION 4 (wp)
08/21/14	100% 2D REVISION 5 (hc)
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03/27/15	100% 2D REVISION 8 (hc)
05/07/15	100% 2D REVISION 9 (hc)
07/02/15	100% 2D REVISION 10 (wp)
08/05/15	100% 2D REVISION 11 (wp)
09/15/15	100% 2D REVISION 12 (wp)
09/22/15	100% 2D REVISION 13 (wp)
10/21/15	100% 2D REVISION 14 (wp)

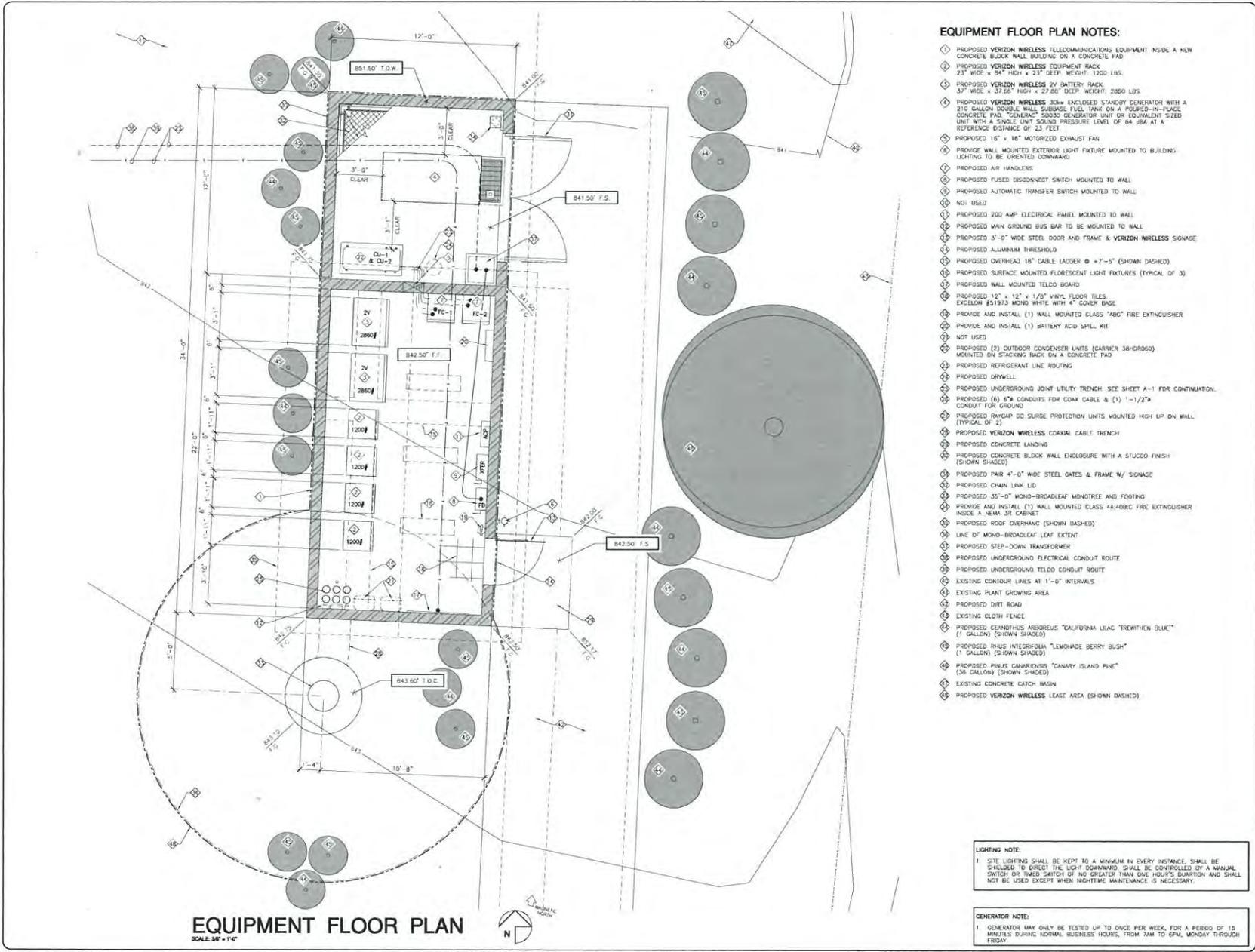
SHEET TITLE

ENLARGED AREA PLAN

PROJECTS\VERIZON\13368

A-1

2-31



EQUIPMENT FLOOR PLAN NOTES:

- 1. PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW CONCRETE BLOCK WALL BUILDING ON A CONCRETE PAD
- 2. PROPOSED VERIZON WIRELESS EQUIPMENT RACK 23" WIDE x 84" HIGH x 23" DEEP WEIGHT: 1200 LBS.
- 3. PROPOSED VERIZON WIRELESS 2V BATTERY RACK 37" WIDE x 27.5" HIGH x 27.5" DEEP WEIGHT: 2850 LBS.
- 4. PROPOSED VERIZON WIRELESS 30W ENCLOSED STANDBY GENERATOR WITH A 210 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD. "TOMBENAC" 30000 GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 84 DBA AT A REFERENCE DISTANCE OF 23 FEET
- 5. PROPOSED 16" x 16" MOTORIZED EXHAUST FAN
- 6. PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING LIGHTING TO BE ORIENTED DOWNWARD
- 7. PROPOSED AIR HANDLERS
- 8. PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- 9. PROPOSED AUTOMATIC TRANSFER SWITCH MOUNTED TO WALL
- 10. NOT USED
- 11. PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- 12. PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO WALL
- 13. PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS STORAGE
- 14. PROPOSED ALUMINUM THRESHOLD
- 15. PROPOSED OVERHEAD 18" CABLE LASSER @ -7'-0" (SHOWN DASHED)
- 16. PROPOSED SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES (TYPICAL OF 3)
- 17. PROPOSED WALL MOUNTED TELCO BOARD
- 18. PROPOSED 12" x 12" x 1/2" VINYL FLOOR TILE EXCELON #51973 MONO WHITE WITH 4" COVER BASE
- 19. PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
- 20. PROVIDE AND INSTALL (1) BATTERY ACID SPILL KIT
- 21. NOT USED
- 22. PROPOSED (2) OUTDOOR CONDENSER UNITS (CARRIER 38-DH060) MOUNTED ON STACKING BACK ON A CONCRETE PAD
- 23. PROPOSED REFRIGERANT LINE ROUTING
- 24. PROPOSED DRYWELL
- 25. PROPOSED UNDERGROUND JOINT UTILITY TRENCH SEE SHEET A-1 FOR CONTINUATION.
- 26. PROPOSED (6) 6" CONDUITS FOR COAX CABLE & (1) 1-1/2" CONDUIT FOR GROUND
- 27. PROPOSED RAYCAP DC SURGE PROTECTION UNITS MOUNTED HIGH UP ON WALL (TYPICAL OF 2)
- 28. PROPOSED VERIZON WIRELESS COAXIAL CABLE TRENCH
- 29. PROPOSED CONCRETE LANDING
- 30. PROPOSED CONCRETE BLOCK WALL ENCLOSURE WITH A STUCCO FINISH (SHOWN SHADED)
- 31. PROPOSED PAIR 4'-0" WIDE STEEL GATES & FRAME W/ SIGNAGE
- 32. PROPOSED CHAIN LINK FENCE
- 33. PROPOSED 35'-0" MONO-BROADLEAF MONOTREE AND FOOTING
- 34. PROVIDE AND INSTALL (1) WALL MOUNTED CLASS 4A-40BC FIRE EXTINGUISHER INSIDE A NEAR 30" CABINET
- 35. PROPOSED ROOF OVERHANG (SHOWN DASHED)
- 36. LINE OF MONO-BROADLEAF LEAF EXTENT
- 37. PROPOSED STEP-DOWN TRANSFORMER
- 38. PROPOSED UNDERGROUND ELECTRICAL CONDUIT ROUTE
- 39. PROPOSED UNDERGROUND TELCO CONDUIT ROUTE
- 40. EXISTING CONTOUR LINES AT 1'-0" INTERVALS
- 41. EXISTING PLANT GROWING AREA
- 42. PROPOSED DIRT ROAD
- 43. EXISTING CLOTH FENCE
- 44. PROPOSED CEANOTHUS ARBOREUS "CALIFORNIA LILAC "REWRITTEN BLUE" (1 GALLON) (SHOWN SHADED)
- 45. PROPOSED PRUNUS NELSORIANA "LEMONADE BERRY BUSH" (1 GALLON) (SHOWN SHADED)
- 46. PROPOSED PRUNUS CAMMERDENIS "CANARY ISLAND PINE" (36 GALLON) (SHOWN SHADED)
- 47. EXISTING CONCRETE CATCH BASIN
- 48. PROPOSED VERIZON WIRELESS LEASE AREA (SHOWN DASHED)

LIGHTING NOTE:
 1. SITE LIGHTING SHALL BE KEPT TO A MINIMUM IN EVERY INSTANCE, SHALL BE SHIELDED TO DIRECT THE LIGHT DOWNWARD, SHALL BE CONTROLLED BY A MANUAL SWITCH ON TIMED SWITCH OF NO GREATER THAN ONE-HOUR'S DURATION AND SHALL NOT BE USED EXCEPT WHEN NIGHTTIME MAINTENANCE IS NECESSARY.

GENERATOR NOTE:
 1. GENERATOR MAY ONLY BE TESTED UP TO ONCE PER WEEK, FOR A PERIOD OF 15 MINUTES DURING NORMAL BUSINESS HOURS, FROM 7AM TO 6PM, MONDAY THROUGH FRIDAY.

ARCHITECTURE INCORPORATED
 751 CALLENDAR AVENUE SUITE 95
 DALLAS TX 75204 (214) 424-1474

PREPARED FOR

P.O. BOX 19707
 IRVINE, CA 92623-9707
 (949) 285-7000

APPROVALS

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

PROJECT NAME

CHAMPAGNE LAKES

32019 AQUADUCT RD
 BONSALL, CA 92003
 SAN DIEGO COUNTY

DRAWING DATES

DATE	BY	REVISION
01/14/14	SKM ZB (mwp)	100% 2D (wp)
01/17/14	SKM ZB (mwp)	100% 2D REVISION 1 (m)
02/21/14	SKM ZB (mwp)	100% 2D REVISION 2 (m)
04/22/14	SKM ZB (mwp)	100% 2D REVISION 3 (m)
08/04/14	SKM ZB (mwp)	100% 2D REVISION 4 (m)
08/21/14	SKM ZB (mwp)	100% 2D REVISION 5 (m)
11/21/14	SKM ZB (mwp)	100% 2D REVISION 6 (m)
01/20/15	SKM ZB (mwp)	100% 2D REVISION 7 (m)
03/27/15	SKM ZB (mwp)	100% 2D REVISION 8 (m)
05/07/15	SKM ZB (mwp)	100% 2D REVISION 9 (m)
07/02/15	SKM ZB (mwp)	100% 2D REVISION 10 (m)
08/05/15	SKM ZB (mwp)	100% 2D REVISION 11 (m)
09/15/15	SKM ZB (mwp)	100% 2D REVISION 12 (m)
09/22/15	SKM ZB (mwp)	100% 2D REVISION 13 (m)
10/21/15	SKM ZB (mwp)	100% 2D REVISION 14 (m)

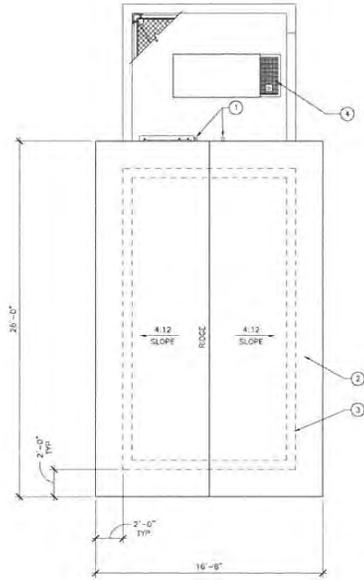
SHEET TITLE

EQUIPMENT FLOOR PLAN

PROJECTS/VERIZON/13308

A-2

2 - 32

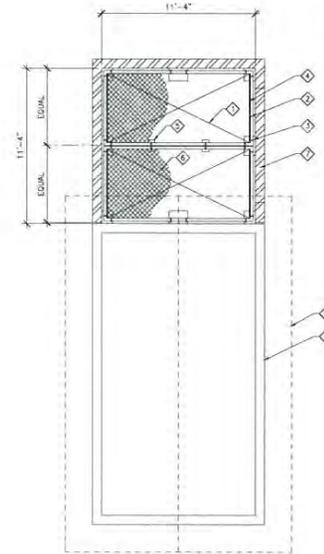


ROOF PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN NOTES:

- ① PROPOSED E911/GPS ANTENNAS MOUNTED TO ROOF EAVE (TYPICAL OF 2)
- ② PROPOSED ROOFING MATERIAL
- ③ PROPOSED CONCRETE BLOCK WALL BUILDING OUTLINE BELOW (SHOWN DASHED)
- ④ PROPOSED ADJACENT GENERATOR ENCLOSURE



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



CHAIN LINK LID PLAN NOTES:

- ① "X" INDICATES A SINGLE PANEL OF THE CHAINLINK LID
- ② PROPOSED 3" SCHEDULE 40 GALVANIZED STANDARD PIPE FRAME (TYPICAL)
- ③ PROPOSED GALVANIZED STEEL PIPE CLAMPS FOR CHAINLINK TENSIONER STRIP
- ④ PROPOSED GALVANIZED TENSIONER STRIP (TYPICAL)
- ⑤ PROPOSED BRACKET SUPPORT CLAMP FOR CHAINLINK LID AT 4'-0" O.C.
- ⑥ PROPOSED GALVANIZED CHAINLINK MESH PARTIALLY REMOVED FOR CLARITY. PROVIDE STANDING WIRE TIES TO FRAME @ 12" O.C. WITH DOUBLE KNOTS ON BOTTOM SIDE OF FRAME, SEE SPECIFICATION THIS SHEET
- ⑦ PROPOSED CONCRETE BLOCK WALL
- ⑧ PROPOSED ADJACENT BUILDING
- ⑨ PROPOSED ADJACENT BUILDING OVERHANG

PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 285-7000

APPROVALS

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

PROJECT NAME

CHAMPAGNE LAKES

32019 AQUADUCT RD
BONSALE, CA 92003
SAN DIEGO COUNTY

DRAWING DATES

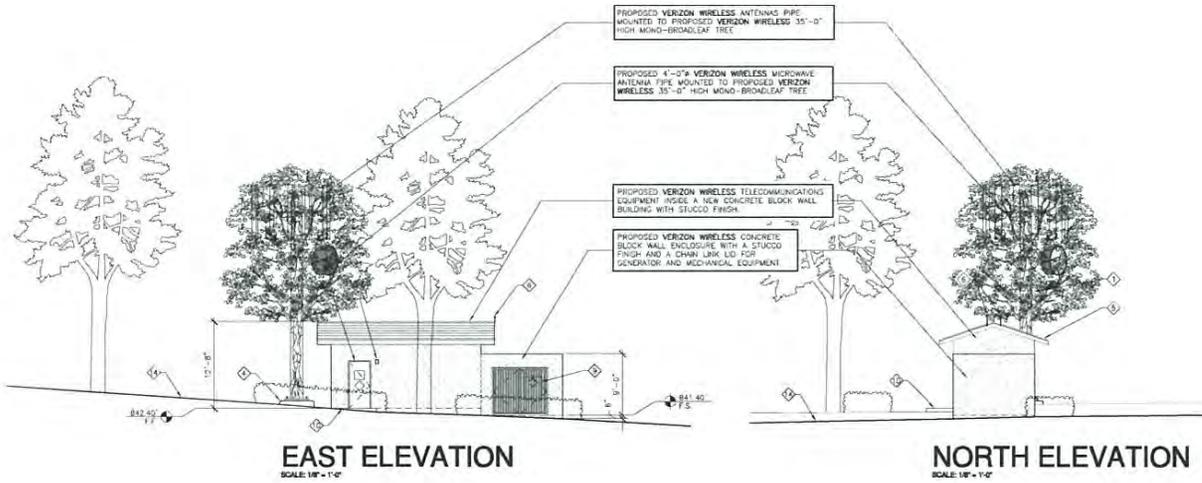
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02/21/14	100% CD REVISION 2 (rc)
04/22/14	100% CD REVISION 3 (rc)
08/04/14	100% CD REVISION 4 (wp)
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09/22/15	100% CD REVISION 13 (wp)
10/21/15	100% CD REVISION 14 (wp)

SHEET TITLE

**ROOF PLAN AND
CHAIN LINK LID PLAN**

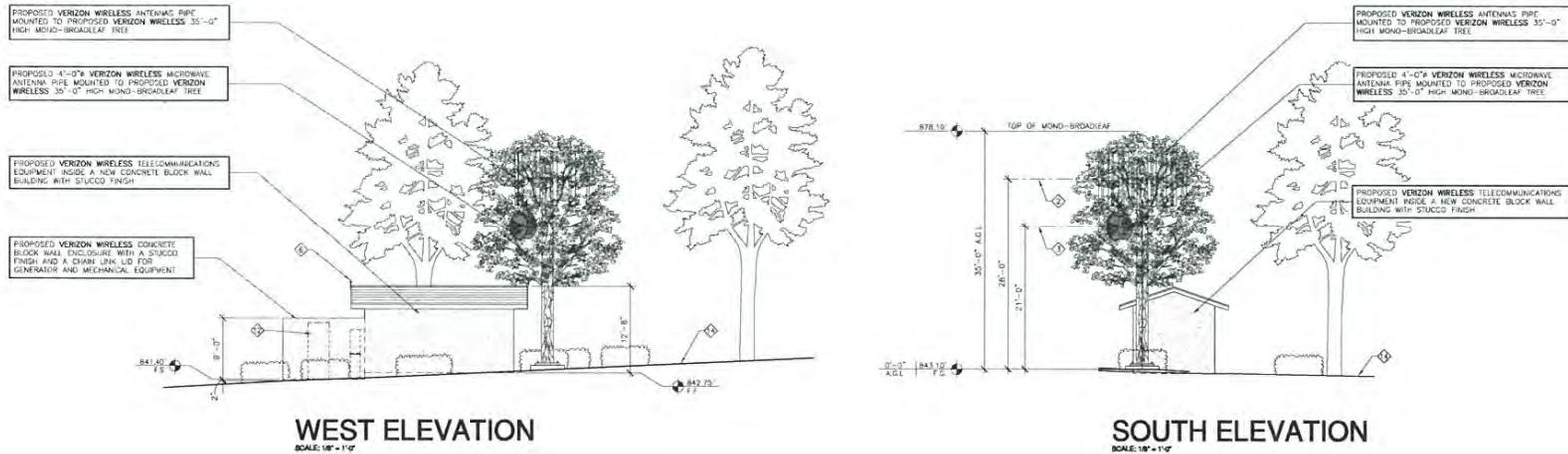
PROJECTS\VERIZON\13368

A-3



ELEVATION NOTES:

- ◇ PROPOSED 35'-0" HIGH MONO-BROADLEAF TREE
- ◇ CENTERLINE OF PROPOSED VERIZON WIRELESS ANTENNA
- ◇ CENTERLINE OF PROPOSED VERIZON WIRELESS MICROWAVE DSH ANTENNA
- ◇ PROPOSED MONO-BROADLEAF TREE CASON FOOTING
- ◇ PROPOSED ROOF
- ◇ PROPOSED E311/QPS ANTENNAS MOUNTED TO ROOF EDGE (TYPICAL OF 2)
- ◇ PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING
- ◇ PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- ◇ PROPOSED PAIR 4'-0" WIDE STEEL GATES & FRAME W/ SIGNAGE
- ◇ PROPOSED CONCRETE LANDING
- ◇ NOT USED
- ◇ PROPOSED VERIZON WIRELESS ENCLOSED STANDBY GENERATOR WITH A DOUBLE WALL SURFACE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD (SHOWN DASHED)
- ◇ PROPOSED (2) STACKED MECHANICAL UNITS MOUNTED ON A CONCRETE PAD (SHOWN DASHED)
- ◇ EXISTING GRADE



BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
383 CALLE SAN VICENTE DRIVE SUITE 201
CARLSBAD CA 92008 (760) 434-8877

PREPARED FOR
verizon wireless

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IRVINE, CA 92623-9707
(949) 285-7000

APPROVALS

ABC	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
QPS	DATE
EE/OUT	DATE

PROJECT NAME
CHAMPAGNE LAKES

32019 AQUADUCT RD
BONSALL, CA 92003
SAN DIEGO COUNTY

DRAWING DATES

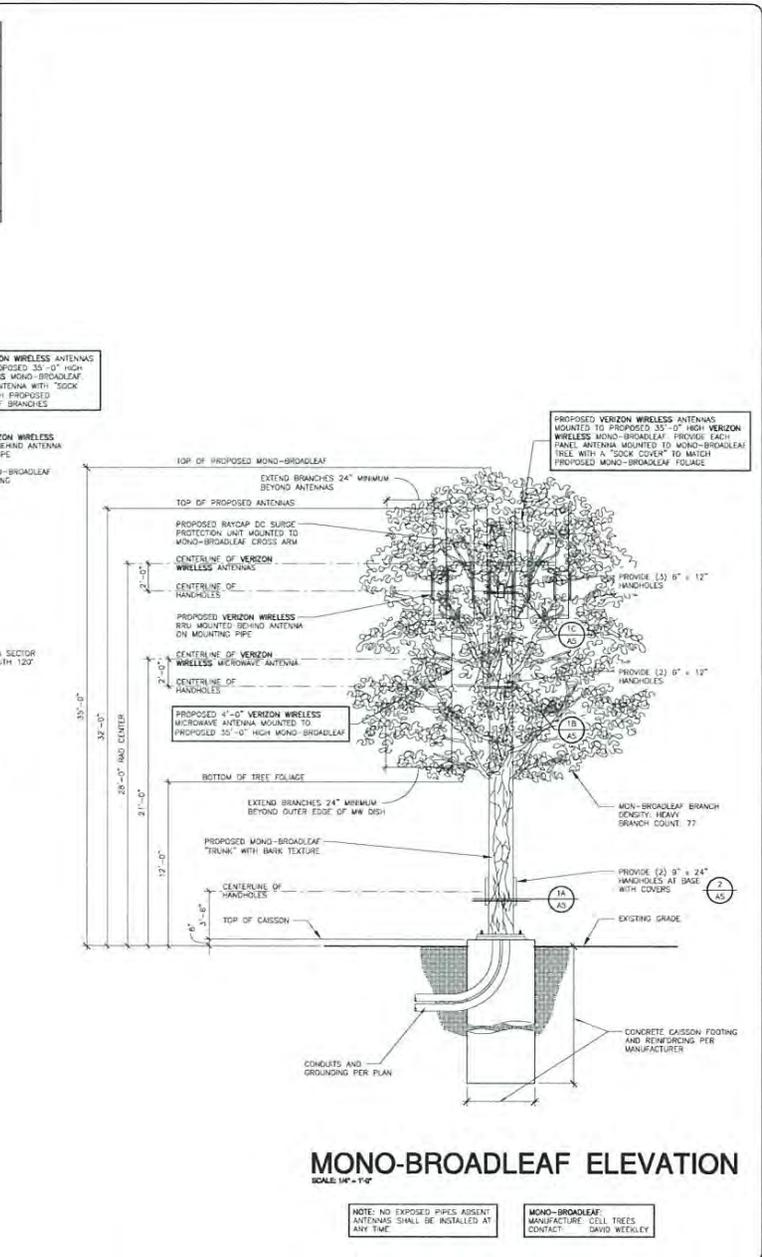
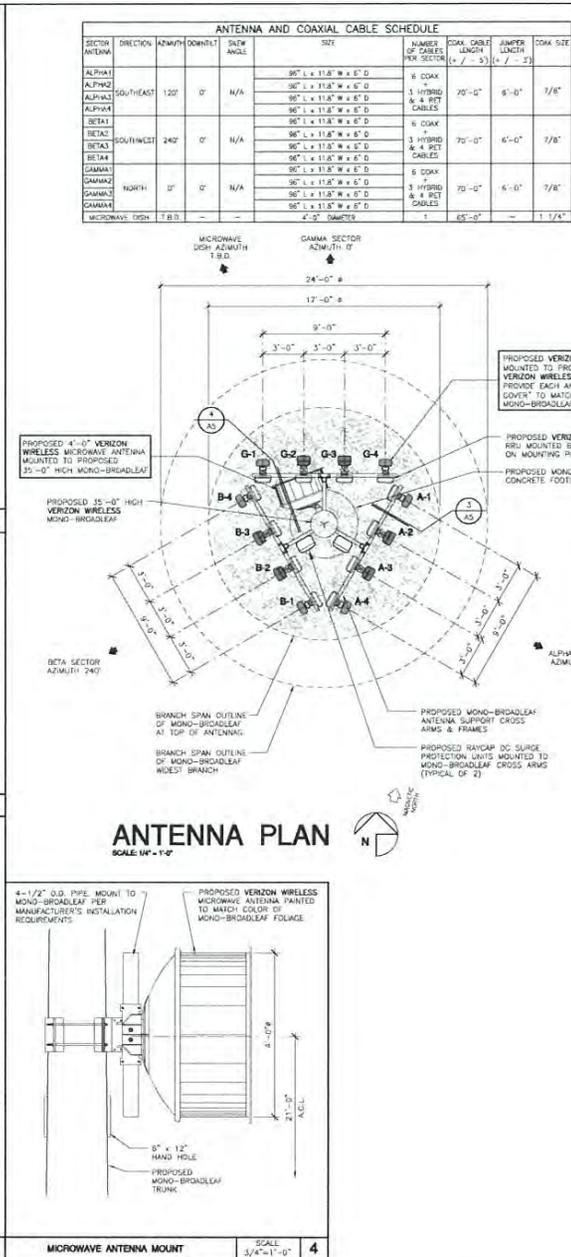
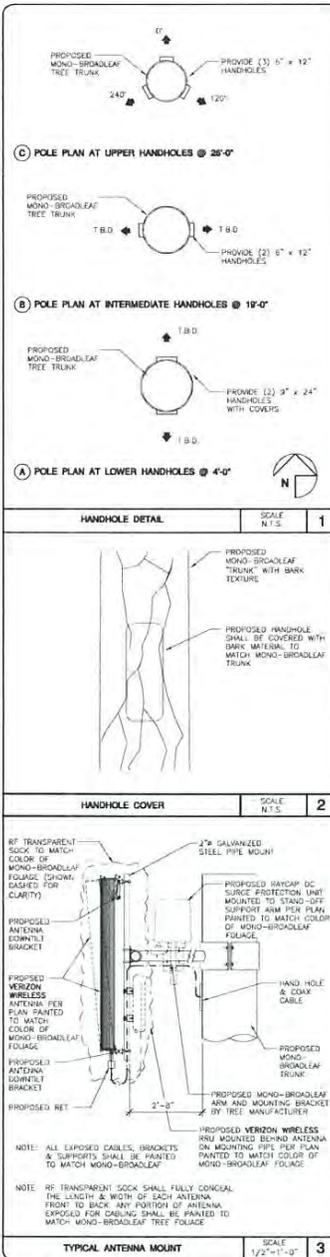
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10/21/15	100% 2D REVISION 14 (REV)

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECTS: VERIZON 13368

A-4

2 - 34



Booth & Suarez
ARCHITECTURE ■■■ INTERIORS
722 CALLE MAR VILLAGE DRIVE SUITE 105
CARLSBAD, CA 92008 (760) 433-1877

PREPARED FOR
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P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 266-7000

APPROVALS

ABC	DATE
RE	DATE
RF	DATE
INT	DATE
CP/W	DATE
DPS	DATE
EE/OUT	DATE

PROJECT NAME
CHAMPAGNE LAKES

32019 AQUADUCT RD
BONSAI, CA 92003
SAN DIEGO COUNTY

DRAWING DATES

DATE	REVISION
01/14/14	30% ZD (REV)
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02/11/14	100% ZD REVISION 1 (REV)
02/21/14	100% ZD REVISION 2 (REV)
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09/22/15	100% ZD REVISION 13 (REV)
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SHEET TITLE
MONO-BROADLEAF ELEVATION, ANTENNA PLAN & DETAILS

PROJECT: VER204\13368

A-5

2 - 35

WATER CONSERVATION NOTES

- ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE SHALL CONFORM TO COUNTY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS AND ALL OTHER APPLICABLE REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
- PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
- LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
- ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT AUTOMATIC UNDERGROUND IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS.
- ALL SOILS WILL BE FERTILIZED, AMENDED, AND FILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
- ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
- ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE.
- SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
- BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONING, RUN-OFF, OVER-SPRAY AND MISTING.
- IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.
- NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX.
- AUTOMATIC IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR.

PLANTING NOTES

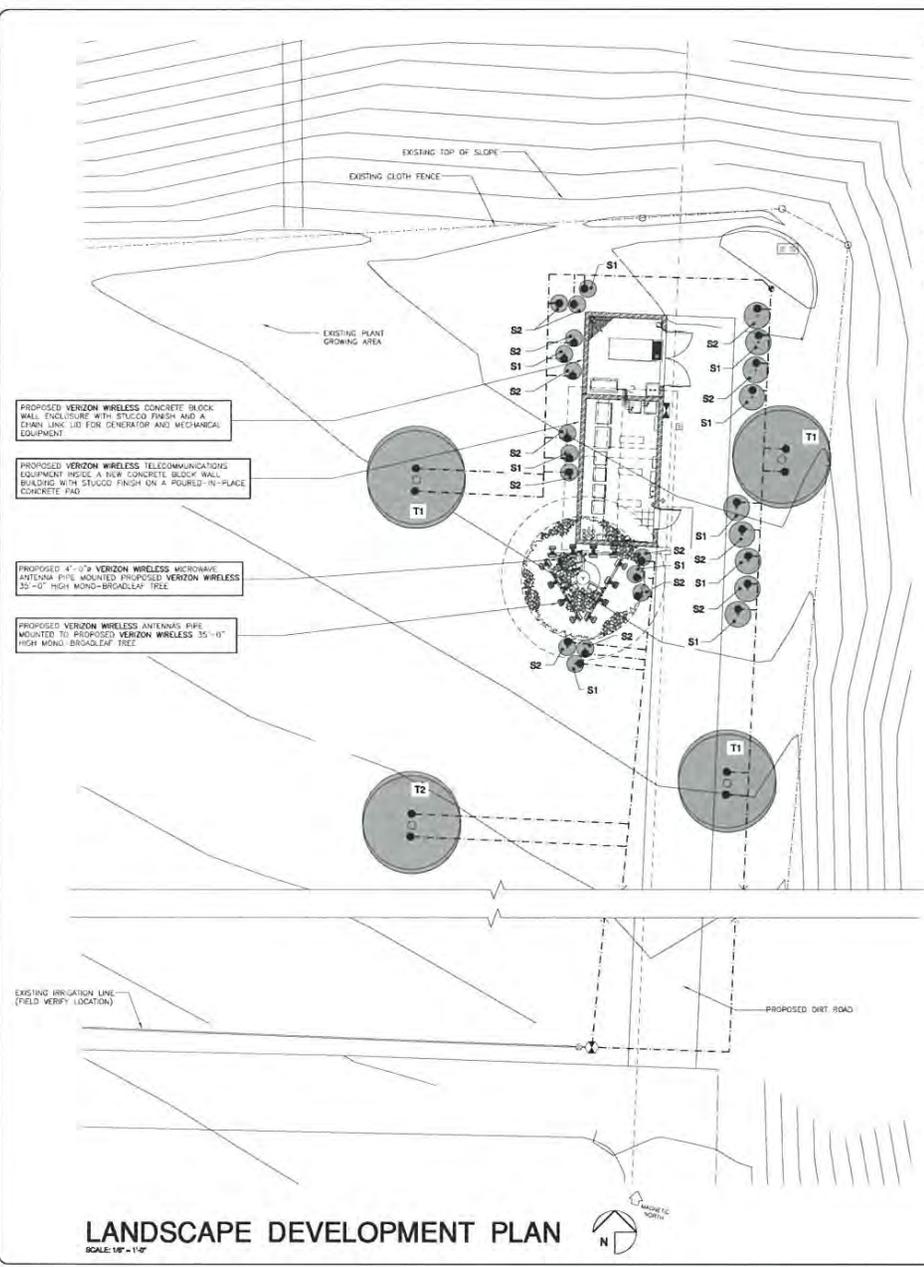
- DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN AN MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
- TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
- ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
- TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
- ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
- PLANTING INSTALLATION CRITERIA: ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
- PLANTING MAINTENANCE CRITERIA: ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE COUNTY OF SAN DIEGO LANDSCAPE STANDARDS.
- MINIMUM TREE SEPARATION DISTANCE IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE: TRAFFIC SIGNALS (STOP SIGN) - 20' ABOVE CROWD UTILITY STRUCTURES - 10' UNDERGROUND UTILITY LINES - 5' DRIVEWAY (ENTRIES) - 10' INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25'
- IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- OWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISCARDED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- IF ANY REQUIRED LANDSCAPE (INCLUDING NEW OR EXISTING PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR A FINAL LANDSCAPE INSPECTION.
- IF TREES WITH A TRUNK WIDTH OF 4 INCHES OR MORE (MEASURED BY CALIPER, 4 FEET ABOVE GROUND) ARE REMOVED OR SIGNIFICANTLY TRIMMED FOR THE INSTALLATION OR OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THEIR REPLACEMENT TREES OF SIMILAR SIZE SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.
- ALL PRUNING SHALL CONFORM WITH THE NATIONAL ARBORIST ASSOCIATION. NO TOPPING OR PRUNING OF VEHICULAR USE AREA TREES INTO TOPHAT/HEAD FORM IS ALLOWED. TREES SHALL BE ALLOWED TO GROW TO THEIR FULL HEIGHT AND WIDTH TO PROVIDE THE INTENDED SHADE OVER PAVED PARKING SURFACES.

IRRIGATION LEGEND

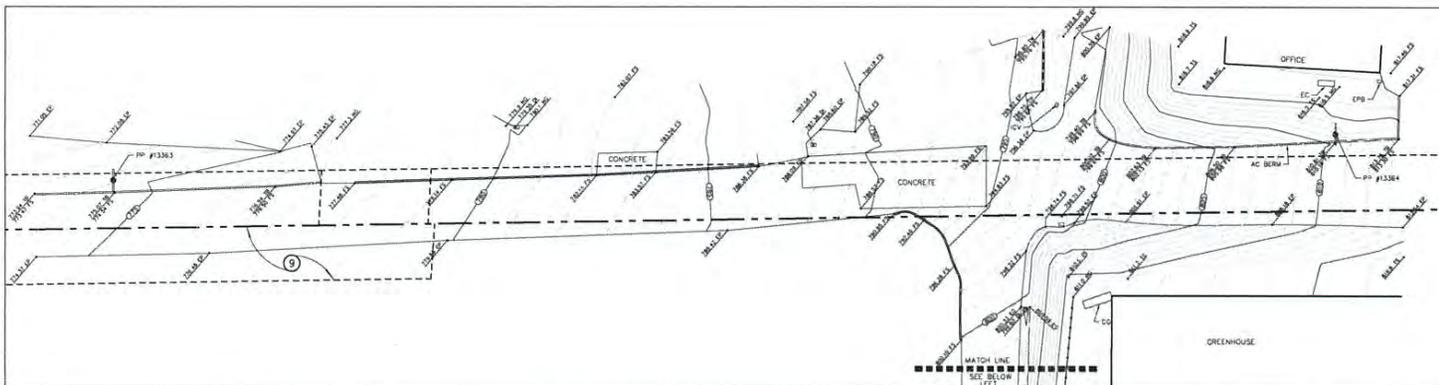
SYMBOL	MANUFACTURER	SERIES AND DESCRIPTION	PSI	CPM	RAD
●	TORG	HARDEE 533 MICHEL ADJUSTABLE FLOW BUBBLER	20	0-2 GPM	0-2'
⊕	RANBRD	100-PEB 1" ELECTRIC REMOTE CONTROL VALVE			
⊗	KBI	IN LINE BALL VALVE FOR SYSTEM SHUT OFF			
⊕	FTBCO	PRESSURE BACKFLOW PREVENTER			
⊕	RANBRD	ESP-4 4 STATION AUTOMATIC TIMER CONTROLLER W/ LOCKING CABINET			
⊕	RANGLARD	ROVR-S VANDAL RESISTANT RAIN SENSOR SHUT OFF DEVICE			
---	J.M	CLASS 200 PVC HIGH PRESSURE LATERAL LINE (USE CLASS 315 PVC FOR 1/2" SIZE)			

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QUANTITY	FORM / FUNCTION	MATURE HEIGHT & SPREAD
T1	PIUS CANARIENSIS	CANARY ISLAND PINE	36 GALLON	3	TREE	80' HEIGHT 30' SPREAD
T2	TIJANA TIPU	ROSEWOOD TREE	36 GALLON	1	TREE	80' HEIGHT 80' SPREAD
S1	CEANOTHUS ARBOREUS	CALIFORNIA LEUC TREWINTEN BLUE	15 GALLON	10	SHRUB	10' HEIGHT 10' SPREAD
S2	RHUS INTEGRIFOLIA	LEMONADE BERRY BUSH	15 GALLON	14	SHRUB	10' HEIGHT 10' SPREAD

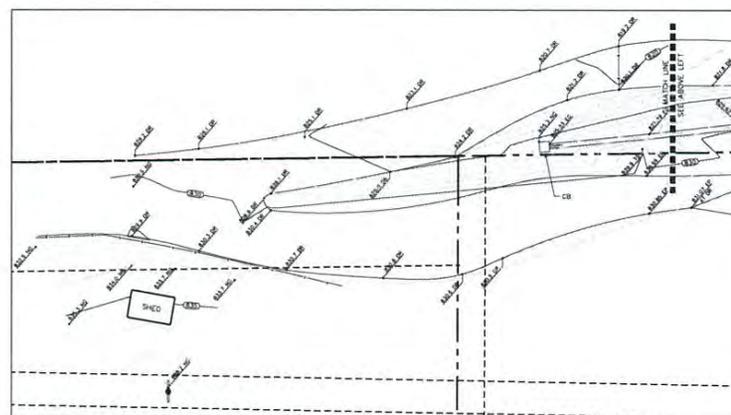
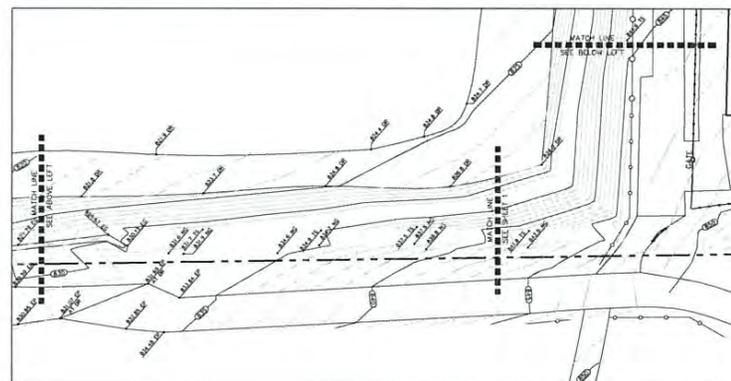
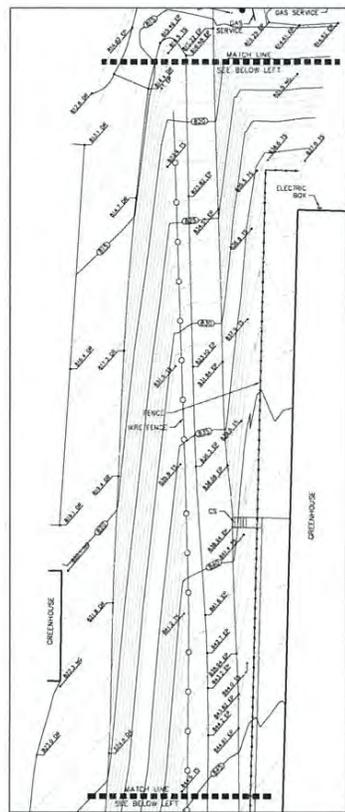
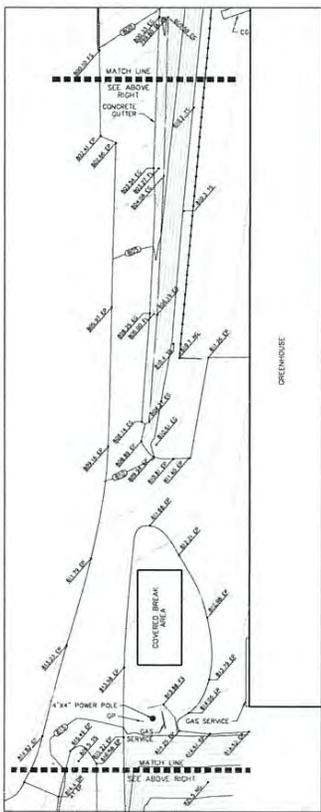


LANDSCAPE DEVELOPMENT PLAN
 SCALE: 1/8" = 1'-0"



TOPOGRAPHIC DETAILS
SCALE: 1" = 20'

- LEGEND:**
- AC - ASPHALTIC CONCRETE
 - APN - ASSESSORS PARCEL NUMBER
 - CB - CATCH BASIN
 - CF - CLOTH FENCE
 - CG - CONCRETE GUTTER
 - DI - DRAIN PILE
 - DR - DIRT ROAD
 - EC - ELECTRIC CABINET
 - EG - EDGE OF GUTTER
 - EP - ELECTRIC PAVILION
 - EP - EDGE OF PAVEMENT
 - EP - EDGE OF PAVEMENT
 - FS - FINISH SURFACE
 - GP - GUARD POLE
 - ICV - IRRIGATION CONTROL VALVE
 - IP - IRON PIPE
 - LS - LICENSED SURVEYOR
 - NG - NATURAL GRADE
 - NO - NUMBER
 - POW - PORTION
 - PP - POWER POLE
 - R - RANGE
 - RS - RECORD OF SURVEY
 - S - SOUTH
 - SEC - SECTION
 - SW - SOUTHWEST
 - T - TOWNSHIP
 - TB - TOP OF BERM
 - TR - TITLE REPORT
 - TS - TOP OF SLOPE
 - TM - TOP OF WALL
 - WF - WIRE FENCE



DATE OF SURVEY:
DECEMBER 3, 2013 AND
JULY 24, 2014



BOOTH & SUAREZ
ARCHITECTURE INCORPORATED
315 CHANESB VILLAGE DRIVE SUITE 85
CHANESB, CA 92008 (760) 434-8474



P.O. BOX 18707
IRVINE, CA 92623-8707
(949) 222-7000

APPROVALS

ABC	DATE
RE	DATE
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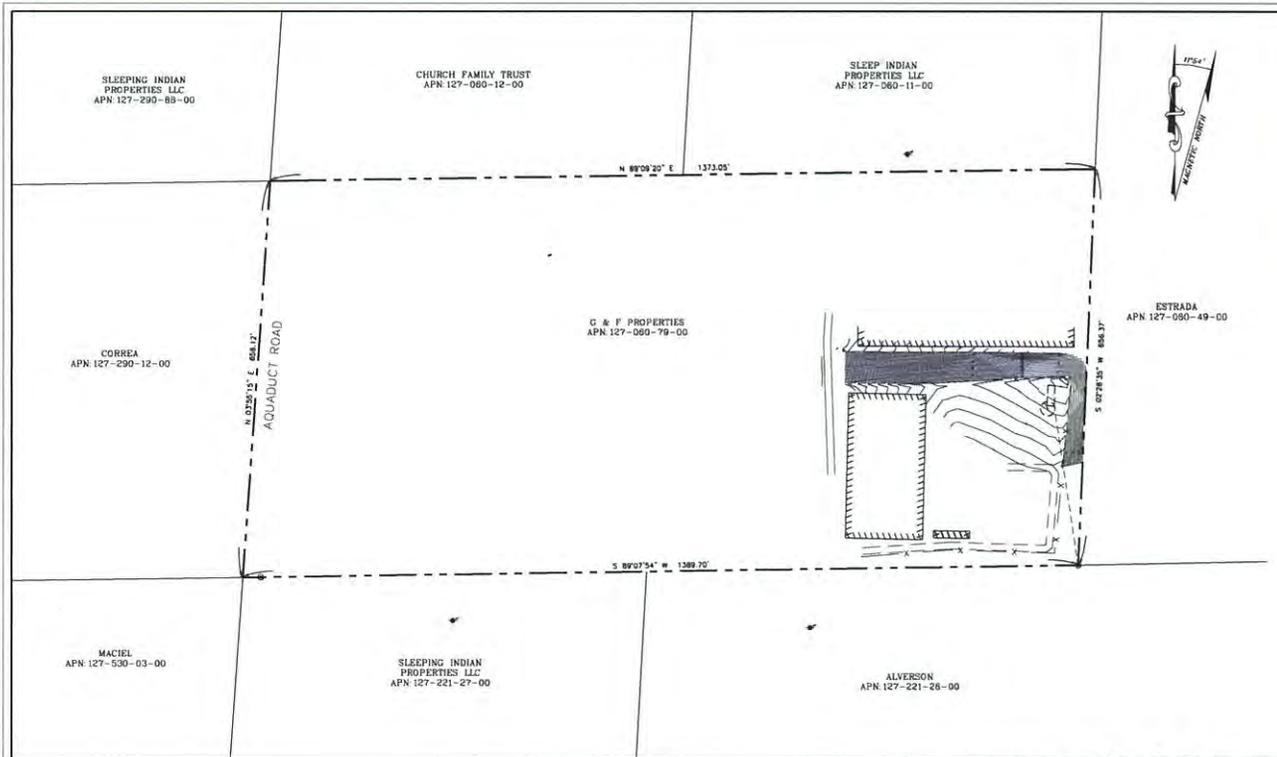
PROJECT NAME
CHAMPAGNE LAKES
32019 AQUEDUCT ROAD
BONSALL, CA. 92003
SAN DIEGO COUNTY

DRAWING DATES

SHEET TITLE
TOPOGRAPHIC SURVEY

PROJECT/VZRN/13278

C2



VICINITY MAP

Booth & Suarez
 ARCHITECTURE & PLANNING
 15000 N. BOOTH ARCHITECT, SUITE 111, LAGUNA ARCHITECT
 4000 BOW, 9811, CARLSBAD, CA 92008 (760) 434-8474

verizon WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CA 92618
 BUILDING 11 1ST FLOOR

PREPARED BY: DAF
 CHECKED BY: DAF
 APPROVED BY: DAF

#	DATE	REVISIONS
1	11/18/14	SITE SURVEY

FLOYD SURVEYING
 28936 OLD TOWN FRONT ST
 SUITE 203
 TEMECULA, CA 92590
 OFFICE: (951) 694-8647
 EMAIL: fs@floydsurveying.com

SITE NAME
CHAMPAGNE LAKES

SITE NUMBER

SITE ADDRESS
 32019 AQUADUCT ROAD
 BONSAI, CA 92003

SHEET TITLE
**SITE SURVEY
 GENERAL INFORMATION**

SHEET NUMBER
LS1

LEGEND

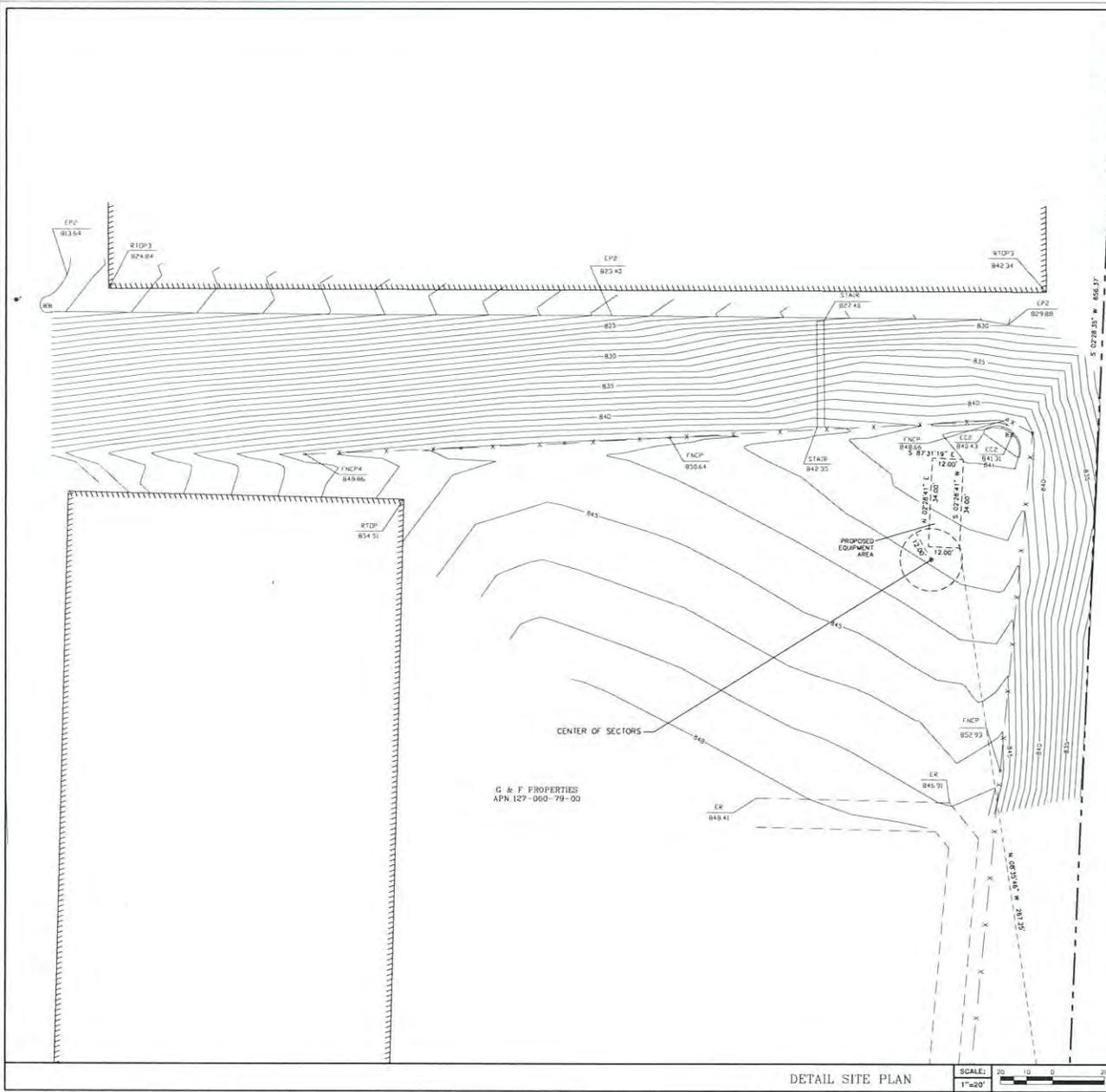
These standard symbols will be found in the drawing.

- ☐ STORM DRAIN INLET
- ⊙ UTILITY POLE
- FOUND MONUMENT
- EC EDGE OF CONCRETE
- EP EDGE OF PAVEMENT
- ER EDGE OF DIRT ROAD
- FNCP FENCE TOP
- NG GROUND SPOT ELEVATION
- RTOP ROOF TOP
- SDIN STORM DRAIN INLET
- BOUNDARY LINE
- CENTERLINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- x FENCE LINE

LEGEND

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on NOVEMBER 17, 2014.

OVERALL SITE PLAN			SCALE: 1"=100'
(WAITING FOR TITLE)	(WAITING FOR TITLE)	(WAITING FOR TITLE)	<p>OWNER'S NAME: G & F PROPERTIES ASSESSOR'S PARCEL NUMBER(S): 127-060-79-00 BASIS OF BEARINGS: (NAD 83, Epoch 2002) THE BEARINGS SHOWN HEREON ARE BASED ON NAD 1983 CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 8 AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.80 SOFTWARE BASIS OF ELEVATIONS: NAVD 1988 ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS, 1) PLOS, ELEVATION = 44.85' AND 2) SIO3, ELEVATION = 237.75' WITH GEOD 2012 CORRECTIONS APPLIED.</p> <p>SITE DATA FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program, County: San Diego Effective Date: 5/16/2012 Map/PANEL: 06073004956 The Flood Zone Designation for this site is: ZONE: X</p>
PROPERTY LEGAL DESCRIPTION	TITLE REPORT NOTES	FEMA FLOOD ZONE INFORMATION	LEGEND



LEGEND

- These standard symbols will be found in the drawing.
- RD STORM DRAIN INLET
 - UP UTILITY POLE
 - FM FOUND MONUMENT
 - EC EDGE OF CONCRETE
 - EP EDGE OF PAVEMENT
 - ER EDGE OF DIRT ROAD
 - FNCP FENCE TOP
 - NG GROUND SPOT ELEVATION
 - RTOP ROOF TOP
 - SDN STORM DRAIN INLET
 - BOUNDARY LINE
 - CENTERLINE
 - MISC. PROPERTY LINE
 - MISC. TIE LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - X FENCE LINE

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- 4) Field survey completed on NOVEMBER 17, 2014.

DETAIL SITE PLAN



LEGEND

Booth & Suarez
 ARCHITECTURE & PLANNING
 15560 SAND CANYON AVENUE
 IRVINE, CA 92618
 BUILDING D 1ST FLOOR

verizon WIRELESS
 15560 SAND CANYON AVENUE
 IRVINE, CA 92618
 BUILDING D 1ST FLOOR

PREPARED BY: DAF
 CHECKED BY: DAF
 APPROVED BY: DAF

#	DATE	REVISIONS
1	11/18/14	SITE SURVEY

FLOYD SURVEYING
 28936 OLD TOWN FRONT ST
 SUITE 203
 TEMECULA, CA 92590
 OFFICE: (951) 694-8647
 EMAIL: fs@floydsurveying.com

SITE NAME
CHAMPAGNE LAKES

SITE NUMBER

SITE ADDRESS
 32019 AQUADUCT ROAD
 BONSALL, CA 92003

SHEET TITLE
**SITE SURVEY
 GENERAL INFORMATION**

SHEET NUMBER
LS2

**Attachment B – Form of Decision
Approving PDS2014-MUP-14-024**

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

(No Transfer Tax Due)

(Above Space For Recorder's Use)

Major Use Permit PDS2014-MUP-14-024
ISSUED BY COUNTY OF SAN DIEGO

The Planning Commission of the County of San Diego on February 26, 2016 hereby grants Major Use Permit PDS2014-MUP-14-024 subject to the terms and conditions listed below, relating to that real property located in the County of San Diego, California, more particularly described as follows:

Certificate of Compliance C90-0158, approved August 17, 1990.

The Zoning Ordinance of the County of San Diego requires that this Major Use Permit be recorded with the San Diego County Recorder, and provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this Major Use Permit. (Zon. Ord. § 7019.)

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

OWNERS

Timmons P. Gibbens

Date:

Gerald E. Church

Date:



MARK WARDLAW
Director

DARREN GRETHER
Assistant Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
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COMMISSIONERS
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February 5, 2016

PERMITEE: VERIZON WIRELESS
MAJOR USE PERMIT: PDS2014-MUP-14-024
E.R. NUMBER: PDS2014-ER-14-02-007
PROPERTY: 32019 AQUADUCT ROAD, IN THE BONSALE COMMUNITY PLANNING AREA,
WITHIN THE UNINCORPORATED AREA OF SAN DIEGO
APN: 127-060-79

DECISION OF THE PLANNING COMMISSION

This Major Use Permit for an unmanned wireless facility consists of 13 sheets including plot plan, equipment plans and elevations dated November 2, 2015. This permit authorizes construction, operation, and maintenance of 12 panel antennas and one microwave antenna mounted to a 35-foot tall mono-broadleaf tree, along with associated equipment and an emergency back-up generator, pursuant to Section 6985 and 7358 of the Zoning Ordinance.

Grant an exception to Section 6985.C.2. of the Zoning Ordinance to allow the equipment building to be 12-feet, where 10-feet is the maximum height allowed.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **February 5, 2018** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

The wireless telecommunication facility is considered a "high visibility" facility; therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 10 years (February 5, 2026). This may be extended for an additional period of time by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

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

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

1. GEN#1–COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. GEN#2–RECORDATION OF DECISION

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

BUILDING PERMIT: (Prior to approval of any building plan and the issuance of any building permit).

3. NOISE#1–NOISE REQUIREMENT [PDS, FEE X3]

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

- a. Generac SD030 generator unit or equivalent sized unit with a single unit sound pressure level of 64 dBA at a reference distance of 23 feet.
- b. Generator unit shall be located within a nine (9') foot high CMU block wall enclosure.
- c. Generator enclosure gates shall be designed with overlapping closures on the bottom and sides with no gaps through or below the design.

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

4. ROADS#1–SIGHT DISTANCE: [PDS LD, LDR] [UO]

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Table 5, Section 6.1 of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____ feet of unobstructed intersectional sight distance in both directions from Via Urner Way along Old Highway 395 in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

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

5. GEN#3-INSPECTION FEE

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

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

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

- a. Generac SD030 generator unit or equivalent sized unit with a single unit sound pressure level of 64 dBA at a reference distance of 23 feet.
- b. Generator unit shall be located within a nine (9') foot high CMU block wall enclosure.
- c. Generator enclosure gates shall be designed with overlapping closures on the bottom and sides with no gaps through or below the design.

TIMING: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational. **MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

7. HAZ#1- HEALTH AND SAFETY PLAN

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section, contact is Joan Swanson, (619) 726-5770 or by email at joan.swanson@sdcountry.ca.gov. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

8. PLN#2-PHOTO-SIMULATION [PDS, FEE]

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated November 2, 2015 to ensure that the site was built to be screened from public view.

- a. Each panel antenna mounted to the faux, broadleaf tree has been covered with a "sock".
- b. Submit photographic proof that the landscape and irrigation has been installed.
- c. Branches extend a minimum of two feet beyond panel antennas.

DOCUMENTATION: The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the photos and photo-simulations for compliance with this condition.

9. PLN#3-SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan Major use Permit Plans including the Landscape Development Plan (Sheet L-1), the project shall be constructed as indicated on the approved Major Use Permit Plans including the landscape development plan. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan, landscape development plan and the building plans. This includes, but is not limited to: installing all planting and irrigation, installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. Trees shall be planted from 36" Box containers, not 36 gallon as shown on the planting legend. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved landscape development plan, plot plan and building plans. The applicant shall provide

photographic proof of installation of landscape improvements including: irrigation systems, irrigation point of connection, planting and existing trees to remain before and after construction. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment enclosure and cannot be seen by an adjacent residence, parcel or roadway, shall not require modification or deviation of the permit. Expansion of the existing approved equipment enclosure and/or addition of noise generating equipment would require either modification or deviation. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans and landscape development plan. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with the approved landscape development plan.

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

10. **PLN#4–SITE CONFORMANCE**

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved plot plan, elevations as well as equipment and antenna plans. This includes, but is not limited to maintaining the following: landscaping, painting and installing all necessary aesthetics design features. Failure to conform to the approved plot plans and landscape development plan; is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a deviation or a modification pursuant to the County of San Diego Zoning Ordinance. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment enclosure that cannot be seen by an adjacent residence, parcel or roadway, shall not require modification or deviation of the permit. Expansion of the existing approved equipment enclosure and/or addition of noise generating equipment would require a modification or deviation. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

11. **PLN#5–SITE CONFORMANCE**

INTENT: In order to comply with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements. This includes, but is not limited to maintaining the following:

- a. Maintain the appearance of the facility, and associated equipment enclosure, as depicted in the approved photo simulations dated November 2, 2015 and Major Use Permit including Landscape Development Plan submitted on November 2, 2015. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment enclosure, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require

Modification or Deviation of the permit, to the satisfaction of the Director of PDS (expansion of the existing approved equipment enclosure and/or addition of noise generating equipment would require either Modification or Deviation of the permit).

- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. The wireless facility shall not interfere with the Regional Communication System. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
- e. The applicant is responsible for the maintenance and repair of any damage cause by them to on-site and off-site private roads that serve the project.
- f. The telecommunication facility shall be inspected annually to ensure it is operating properly and the facility remains undamaged. The applicant shall provide the necessary inspection deposit on an annual basis.
- g. The generator shall only be tested up to once a week for 15 minutes between the hours of 7am to 6pm on a business day (Monday through Friday).

DOCUMENTATION: The property owner and applicant shall conform to the ongoing requirements of this condition. Failure to conform to the approved Major Use Permit Plans and Landscape Development Plan; is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

12. ROADS#2-PRIVATE ROAD MAINTENANCE

INTENT: In order to ensure that the offsite private roads are maintained and not damaged during construction, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for maintenance and repair, in case of damage caused by this project to the on-site and offsite private roads that serve the property during either construction or subsequent operations. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, the following conditions shall apply during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

13. NOISE#3-ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]

INTENT: The property owner and permittee shall comply with the requirements of the San Diego County Code of Regulatory Ordinances, Title 3, Division 6, Chapter 4 (County Noise Ordinance), Section 36.404(a) in addition to the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements:

- a. Major Use Permit Modification associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404(a).
- b. The operations of any noise generating equipment associated with this Major Use Permit Modification shall conform to the daytime and nighttime sound level limits pursuant to Section 36.404(a).
- c. The schedule or hours of all maintenance operations, involving construction equipment or otherwise, for this cell site shall be Monday through Saturday from 7 am to 7 pm excluding Sundays, and holidays as defined in the County Noise Ordinance Section 36.408 (b).
- d. Emergency work may be performed on this site following the notification requirements the County Noise Ordinance Section 36.417 (a)(1) and any such emergency work shall be certified in a signed "emergency-hours" log kept by the applicant listing the date, time, duration, wireless carrier, employee ID number and results of these site visits outside the allowable hours of maintenance.
- e. Upon 24 hours written notice by the Code Compliance Division of the County's Planning and Development Services Department (Code Compliance) Code Compliance, the "emergency-hours" log shall be provided to Code Compliance to evaluate the applicants' compliance to the terms and conditions of this Major Use Permit.

DOCUMENTATION: The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** Code Compliance is responsible for enforcement of this permit. Failure to comply with the listed condition may result in a referral to Code Compliance for enforcement action. Enforcement actions may include issuance of administrative citations up to a total of \$10,000.00; issuance of civil penalties up to \$50,000.00 per year, per violation; referral to County Counsel to request injunctive relief; or referral to the District Attorney's Office to request criminal prosecution.

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MAJOR USE PERMIT FINDINGS

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

(a) *The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to*

1. *Harmony in scale, bulk, coverage, and density:*

The project is a Major Use Permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunication facility. The facility would be designed as a 35-foot tall faux mono-broadleaf tree with antennas and associated equipment. The equipment necessary for the facility would be located at the base of the faux tree and enclosed by an equipment enclosure and a concrete masonry unit (CMU) wall measuring approximately 12 feet. The proposed telecommunication facility would consist of 12 panel antennas and 12 remote radio units (RRU's) and one microwave dish all mounted on the faux mono-broadleaf tree. The equipment, heating, ventilating, and air conditioning (HVAC) units, and the 30 kilowatt (kW) generator unit would be screened inside a 12-foot tall, 30-foot by 34-foot, CMU Block wall enclosure. The equipment enclosure has been designed to match the existing nursery and greenhouse buildings on-site.

The proposed lease area would occupy approximately 797-square feet of the 19.71-acre parcel. The project is subject to the Semi-Rural Lands (SR-10) General Plan Land Use Designation and Limited Agricultural (A70) Zoning.

Scale and Bulk:

The project area can be characterized as agricultural and residential. Developed lots in the area contain accessory structures such sheds and greenhouses. The properties surrounding the project site consist of single-family residential uses intermixed with agricultural uses. The location of the faux mono-broadleaf tree is over 1,300 feet from Aquaduct Road and is located over 800-feet away from the I-15. The proposed facility is approximately 264 feet from closest residential property line.

Photo-simulations on file illustrate that the proposed 35-foot faux mono-broadleaf tree and CMU equipment and enclosure would be unobtrusive to the surrounding view shed. The view from the surrounding area would be minimized because the project is designed to blend with the surrounding area. The 35-foot tall faux mono-broadleaf tree includes 12 radio remote unit's (RRU's) which would be placed behind the 12 panel antennas, so they would not be seen, and each panel antenna would be covered in "socks" which essentially are faux tree leaf coverings to match the branches of the faux mono-broadleaf tree. Furthermore, the branches would extend a minimum of two feet past the panel antennas to

help conceal them. The trunk of the faux mono-broadleaf tree would have a heavy bark texture. The setback distances allow for a natural buffering from existing topography and vegetation which further shields the facility. Considering the distance between the proposed project from Aquaduct Road and the I-15, the camouflaging of the facility, the presence of existing vegetation and proposed landscaping; the proposed project would complement the characteristics of the site and surrounding area. The location of the faux mono-broadleaf tree within the property was strategically sited by the applicant to utilize the natural landforms while incorporating proposed landscaping on-site while still providing the coverage that Verizon requires.

The project also includes a CMU equipment enclosure with an average height of 12 feet and the applicant is requesting an exception to Section 6985.C.2 of the Zoning Ordinance which limits equipment enclosures to 10 feet. The additional height of approximately two feet is to accommodate for the architectural integration of the CMU block wall to match the existing 20-foot tall greenhouses and nursery buildings on-site. The equipment enclosure would house the equipment cabinets that would be fully enclosed and the heating, ventilating, and air conditioning (HVAC) units, and the 30 kilowatt (kW) generator unit would be screened inside. The CMU equipment enclosure would be located directly below the faux mono-broadleaf tree and would be painted a matte earth tone color finish that would finish in order to blend in with the surrounding area. The applicant also proposes to screen the facility to minimize visual impact by proposing nearby landscaping consisting of three canary island pine trees, one rosewood tree, 10 California lilac trewithen-blue shrubs and 14 lemonade berry bush shrubs located around the equipment enclosure. The additional landscaping would provide additional screening and would help to ensure that the bulk and scale of the facility would be in harmony with the surrounding landscape. These features would help the facility blend with the on-site buildings, existing vegetation, trees, and intervening topography and will conceal the view of the facility from motorists and surrounding properties.

As seen in the photo-simulations, the proposed facility would be located at the rear of the site, set back from Aquaduct Road behind the existing greenhouses and nursery buildings. While the facility could be seen from I-15 and there are residential view sheds within sight of the proposed facility, the project height and design would be compatible with adjacent land uses because of the stealth design, additional landscaping and other vertical elements such as single family residences, greenhouses, utility poles and mature trees. In addition, to help camouflage the antennas upon the faux mono-broadleaf tree, each panel antenna would be covered in "socks" and the branches would extend two feet past the panel antennas which would further buffer and screen the facility. Bonsall Community Sponsor Group recommended approval of the project. For the reasons stated above, the project would be in harmony with surrounding scale and bulk and would not result in negative impacts to the surrounding areas.

Coverage:

The subject parcel is approximately 19.71 acres. Surrounding land uses consist of single-family residences, undeveloped residential lots, and public facilities. Parcel sizes in the area range from approximately 2 acres to over 33 acres. The subject property is developed with a nursery. The lease area for this unmanned wireless telecommunication facility would total approximately 797 square feet (less than one percent lot coverage). Due to the small footprint, the addition of the telecommunication facility would maintain similar coverage with surrounding parcels.

Density:

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

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

The project is located within the jurisdiction of the Deer Springs Fire Protection District. They respond with career firefighters to structural, wildland, and emergency medical services on a year round basis. The project has been reviewed and found to be compliant with fire code requirements with adequate access and water supply in place. The project would not require water or sewer services. Electrical and telephone services are available on-site. All required utilities are therefore available for the project.

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

The project is a Major Use Permit for and unmanned wireless telecommunication facility which would be designed as a 35-foot faux mono-broadleaf tree, along with associated equipment. In addition, one microwave dish would be mounted to the "trunk" of the tree and all antennas would be painted to match the faux tree. The equipment enclosure is designed to be painted a matte earth tone color finish that would finish in order to blend in with the surrounding area. The applicant has proposed landscaping around the facility to help buffer and screen the equipment enclosure, as well as to help the faux mono-broadleaf tree appear as it is within a canopy of trees.

Photosimulations on file with the Major Use Permit illustrate that the line, form, and color of the new facility would be largely consistent with other elements that make up the visual setting of the area. The equipment would be enclosed by a concrete block wall which would be painted matte earth tone color finish in order to blend in with the surrounding area. The facility would be located along the eastern portion of the property, which is approximately 1,300 feet from Aquaduct Road. Considering the distance of approximately 270 feet from the adjacent residential property line and over 800 feet from the I-15 and combined with the variation in grade at the proposed location, the proposed location provides an increased setback to motorists using Aquaduct Road and the I-15, while still

maintaining adequate elevation to provide necessary coverage to surrounding roads. While the proposed faux mono-broadleaf tree and equipment enclosure can be seen from a residential view shed and from the I-15 the applicant also proposes to screen the facility to minimize visual impact by proposing landscaping consisting of three canary island pine trees, one rosewood tree, 10 California lilac trewithen-blue shrubs and 14 lemonade berry bush shrubs located around the equipment enclosure and faux mono-broadleaf tree.

The project was also reviewed for visual impacts along the I-15, which is part of the County Scenic Highway System per the County of San Diego General Plan. However, due to the distance from I-15 to the project site, together with buffering of proposed vegetation, the rolling topography, and the camouflaged design, the new faux mono-broadleaf tree and equipment enclosure would not adversely affect the scenic highway. The project was also reviewed for noise impacts and determined to be consistent with the County Noise Ordinance based on the proposed equipment enclosure and distance from the proposed facility to the surrounding property lines, it was determined that the facility would comply with the County Noise Ordinance. Given these design measures, the project, as designed, would not cause any adverse aesthetic or noise effect to the surrounding area and roadways. For the reasons stated above, the project would not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to be one maintenance trip per month and would utilize a private driveway, connecting to Aquaduct Road. Existing parking is available on the property. The use associated with this Major Use Permit would be compatible with the existing rural nature of the immediate area because the number of maintenance trips would not substantially alter the expected traffic or physical character of the surrounding streets and would be compatible with the adjacent uses. Therefore, the number of maintenance trips (one per month) would not increase or alter the physical character of Aquaduct Road.

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

The project is for an unmanned wireless telecommunication facility and associated equipment. The subject property is 19.71 acres and is developed with access and utility services adequate to serve the proposed use. The installation of the telecommunication facility would not require significant alteration to the land form. The project would be unobtrusive and would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

None identified.

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

The project is subject to the Land Use Designation Semi-Rural Lands (SR-10) and the Bonsall Community Plan. The project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project complies with General Plan Policy LU15.1 because it would support the surrounding community, has been designed and sited to minimize visual impacts, would not result in adverse impacts to the natural environment and would be compatible with existing development and community character. Lastly, the project also complies with General Plan Policy COS 11.1 and 11.3 because the project has been designed to minimize visual impacts and would not detract the visual settings to Aqueduct Road and the I-15 through the camouflaging of the facility, existing and proposed landscaping, and locating the facility among existing residential and agricultural buildings.

The project is consistent with Goal #4 which protects natural and economic resources by designating appropriate lands as rural, semi-rural, and environmentally constrained areas. Implementation of the project would ensure the provision of services necessary to meet the service needs of those in Bonsall Community Plan Area, while still protecting economic resources. Based on the aforementioned project design features and layout the project would be consistent with the County General Plan and the Bonsall Community Plan.

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

Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the installation of small, new equipment and facilities in small structures. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause substantial change in the significance of historical resource; and would not result in damage to a scenic highway.

WIRELESS TELECOMMUNICATION FINDINGS

The project is in a non-preferred location and a non-preferred zone. Pursuant to Section 6986.B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternate site analysis and discussed preferred locations in the area and why they were not technologically or legally feasible. Pursuant to Section 6986.C of the Ordinance, the applicant

has provided a well-designed facility as that of faux mono-broadleaf tree. Due to the camouflaging of the facility and lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

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

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

LOW IMPACT DEVELOPMENT NOTICE: On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf.

<http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>.

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

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

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

EXCAVATION PERMIT REQUIRED: An excavation permit from the County Department of Planning & Development Services (PDS) is required for undergrounding and/or relocation of utilities within the County right-of-way.

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

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [DPW, Land Development Counter] and provide a copy of the receipt to the [PDS, Building Division Technician] at time of permit issuance.

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

requirement shall apply during the term of this permit.

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

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

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on September 11, 2015.

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

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with Section 7366 of the County Zoning Ordinance. An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S

FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

ON MOTION of Commissioner Bryan Woods, seconded by Commissioner Peder Norby, this Form of Decision is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 5th day of February, 2016, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

Cara Lacey, Chief
Project Planning Division
Planning & Development Services

cc: Tracy Thomas, 404 South Camino Del Rio, Suite 600, San Diego, CA 92108
TJ Property Management, LLC, 779 Lavender Court, San Marcos, CA 92069
Robert Suarez, 325 Carlsbad Village Drive, Suite D2, Carlsbad, CA 92008

email cc: Tracy Thomas, Tracy.Thomas@jacobs.com
Booth & Suarez, suarez@boothsuarez.com
Franklin Alverson, fgail_2000@yahoo.com
Ken Brazell, Team Leader, PDS
Mark Slovick, Planning Manager, PDS
Bonsall CSG

Attachment C –Environmental Documentation

NOTICE OF EXEMPTION

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

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

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

Project Name: Champagne Lakes Wireless Facility Major Use Permit
PDS2014-MUP-14-024, PDS2014-ER-14-02-007

Project Location: 32019 Aquaduct Road, in the North County Metro Subregional Plan Area, within the unincorporated County of San Diego. (APN: 127-060-79)

Project Applicant: Tracy Thomas for Verizon Wireless, (858) 336-1599
404 South Camino Del Rio, Suite 600, San Diego, CA 92108

Project Description: The proposed project is a Major Use Permit for the construction, operation and maintenance of an unmanned wireless telecommunication facility. The proposed project would include a new 35-foot tall faux monobroadleaf tree to which twelve panel antennas and one microwave dish would be mounted. Support equipment would be located within a pre-fabricated metal equipment enclosure. The equipment enclosure and a 30kw emergency back-up generator would be located within a 34' x 12' CMU block wall enclosure, with landscaping along the perimeter.

Agency Approving Project: County of San Diego

County Contact Person: Bronwyn Brown, 858-495-5516

Date Form Completed: December 9, 2015

This is to advise that the County of San Planning Commission has approved the above described project on February 5, 2016 Item 2 and found the project to be exempt from the CEQA under the following criteria:

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

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and it is recommended that the project qualifies for a Categorical Exemption under CEQA section 15303 that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significant of a historical resource; and will not result in damage to a scenic highway.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____ Telephone: (858) 495-5516

Name (Print): Bronwyn Brown Title: Land Use and Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

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

**FOR PURPOSES OF CONSIDERATION OF
CHAMPAGNE LAKES WIRELESS TELECOMMUNICATIONS FACILITY
MAJOR USE PERMIT PDS2014-MUP-14-024, PDS2014-ER-14-02-007**

February 5, 2016

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

YES NO NOT APPLICABLE/EXEMPT

Discussion:

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

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

YES NO NOT APPLICABLE/EXEMPT

Discussion:

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

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

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The project will obtain its water supply from the Rainbow Municipal Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

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

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

Discussion:

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

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

Steep Slopes:

The average slope for the property is less than 25 percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are steep slopes on the property, however the project footprint will not be located upon nor impact steep slopes. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

No sensitive habitat lands were identified on the site as determined on a site visit conducted by Melanie Tylke on July 18, 2014. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

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

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

YES NO NOT APPLICABLE

Discussion:

The project SWMP is in compliance with Ordinance No. 10385 per requirements of the WPO and the SUSMP.

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

YES NO NOT APPLICABLE

Discussion:

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

The project is zoned A70 and is subject to the most restrictive one-hour average property line sound level limit of 45 dBA at the project property lines. The project is a Major Use Permit of a Verizon facility comprised of a fully enclosed equipment cabinet shelter, exterior HVAC units and a generator unit. The generator unit and HVAC unit is located approximately 52 feet from the nearest property line to the east. The HVAC units would be screened by the proposed equipment shelter and would produce levels below the 45 dBA requirement. The generator unit would be conditioned to incorporate a manufacturer level 2 acoustical enclosures. Additionally, both the proposed equipment shelter with HVAC units and generator unit would all be located within a CMU block wall enclosure. Based on noise attenuation by distance and screening from the CMU block wall enclosure, the proposed equipment is not anticipated to exceed the 45 dBA sound level limit at the project property line. The project would also be conditioned to require a modification or deviation at the time a permanent generator unit is proposed to utilize the proposed generator receptacle plug. Therefore, the project demonstrates compliance with County noise standards.

Attachment D – Environmental Findings

**CHAMPAGNE LAKES NCD
WIRELESS TELECOMMUNICATIONS FACILITY
MAJOR USE PERMIT: PDS2014-MUP-14-024
ENVIRONMENTAL LOG NO: PDS2014-ER-14-02-007**

ENVIRONMENTAL FINDINGS

February 5, 2016

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation



County of San Diego, Planning & Development Services
**COMMUNITY PLANNING OR SPONSOR
 GROUP PROJECT RECOMMENDATION**
 ZONING DIVISION

Record ID(s): PDS2014-MUP-14-024

Project Name: Verizon Wireless Champagne Lakes Facility

Planning/Sponsor Group: Bonsall Sponsor Group

Results of Planning/Sponsor Group Review

Meeting Date: JUNE 2, 2015

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

CONCERN FOR NEIGHBORS VIEW SHED
LOCATION OF SITE ON PROPERTY
REQUEST NEW LOCATION FARTHER NORTH ON
PROPERTY

B. Advisory Vote: The Group Did Did Not make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below.

- MOTION:
- Approve without conditions
- Approve with recommended conditions
- Deny
- Continue

VOTE: 5 Yes No Abstain 2 Vacant/Absent

C. Recommended conditions of approval:

ACCEPT LOCATION PROPOSED WITH A FAUX BROAD
LEAF TREE AS SITE WITH ONE ADDITIONAL LIVE
BROAD LEAF TREE LOCATED NEAR SITE TO BUFFER
THE VIEW FROM THE ALVEYSON PARCEL AND ALL TRANSMISSION
UNITS BE DIRECTED WEST/SOUTH AND NOT AT ANY RESIDENCE,

Reported by: MARGARETTE MORGAN Position: CHAIR Date: 6/3/15

Please email recommendations to BOTH EMAILS;

Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to
CommunityGroups.LUEG@sdcounty.ca.gov

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcounty.ca.gov/pds>



BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

MEETING MINUTES

Tuesday, June 2, 2015

Bonsall Community Center

7:00 P. M.

31505 Old River Road

Bonsall, California

The Bonsall Sponsor Group is looking for 1 candidate to fill a current opening representing the area between West Lilac and Camino Del Rey.

If you are interested, please contact Margarett Morgan, Chair at 760-630-7070.

- A. Roll Call: PRESENT: Davis, Schwartz, Zales, Morgan, Carullo-Miller
ABSENT: Norris, Vacancy: Seat #2 South of 76 and East of Camino del Rey
- B. Pledge of Allegiance
- C. APPROVAL OF THE MINUTES FOR THE MEETING OF May 5, 2015 with the following corrections:

Kevin Johnston requested the following corrections to the meeting of May 5, 2015
Page 12, item c, first paragraph Existing text Portion accidentally carried... Proposed revision
The Specific Plan Area General Plan designation and zoning were accidentally carried forward in the 2011 General Plan Update, even though the Specific Plan had expired in 2007. The properties that make up the area of the former Specific Plan have been added to the Property Specific Requests (PSRs) General Plan Amendment (GPA), in order to develop recommendations for updated General Plan and zoning designations. The PSRs GPA includes 43 additional PSRs that are being analyzed in the GPA per Board of Supervisors direction in 2012. All of the PSR proposals and the proposals for Champagne Gardens will be analyzed for consistency with General Plan goals and policies.

Page 12, item c, middle of third paragraph Mr. Johnston mentioned he had contacted Rainbow Water... Proposed revision Mr. Johnston mentioned he had contacted Rainbow MWD, re: water and sewer facilities, Rainbow MWD noted that it would be very expensive to expand their infrastructure in this area, and suggested it would be ideal to have this area annexed into Valley Center MWD, as it would be more cost effective for them to serve this area.

Correction: Page 12 Second paragraph Mr. Johnston reviewed the pages of Property Specific Requests GPA Change ... The Bonsall Community Plan supports the I-15 Corridor Committees goal of not developing commercial along the corridor. Change to : the Bonsall Community Plan states that the majority of the commercially planned and zoned land is located within the Village area in the vicinity of the intersection of Mission Road and State Route 76 and at the intersection of Olive Hill Road and State Route 76. Two shopping centers are located within this centralized area: 1) River Village, about 21 acres in size; and 2) Bonsall Village Center, approximately 11 acres in size.



BONSALL COMMUNITY SPONSOR GROUP

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Strip commercial is incompatible with Bonsall because it impedes traffic flow due to the need for multiple access points, creates traffic hazards along roads and at intersections, and detracts from the community's rural character. There are no industrial land uses either existing or planned within the Bonsall CPA.

Goal COS-1.3 Naturally vegetated open space corridors of sufficient size to maintain biological diversity and functional access for wildlife between varying habitats and to prevent fragmentation of habitats and the creation of biological "islands".

Policy COS-1.3.1 Encourage the protection of all sensitive lands and habitat as identified by federal, State, and County guidelines such as oak and willow riparian, coastal, and Diegan sage scrub, native grasslands and wetlands.

Policy COS-1.3.2 Support the creation of "mitigation banks" within the Bonsall CPA for development projects, and encourage mitigation be located in Bonsall, when it is required.

Policy COS-1.3.3 Preserve and encourage wildlife corridors including buffer areas, which are essential to the long-term viability of wildlife populations, through open space easements, public acquisition, or other appropriate means. The width of the easement will depend on the type of wildlife using the corridor and the natural topography, plus an appropriate buffer (as determined by a certified wildlife biologist) on either side of the corridor, where feasible.

Page 10 of 13 reads Page 1 of 13 and correction is recommended.

Correction: Page 12 Second paragraph Mr. Johnston reviewed the pages of Property Specific Requests GPA Change ... The Bonsall Community Plan supports the I-15 Corridor Committees goal of not developing commercial along the corridor. Change to : the Bonsall Community Plan states that the majority of the commercially planned and zoned land is located within the Village area in the vicinity of the intersection of Mission Road and State Route 76 and at the intersection of Olive Hill Road and State Route 76. Two shopping centers are located within this centralized area: 1) River Village, about 21 acres in size; and 2) Bonsall Village Center, approximately 11 acres in size.

Strip commercial is incompatible with Bonsall because it impedes traffic flow due to the need for multiple access points, creates traffic hazards along roads and at intersections, and detracts from the community's rural character. There are no industrial land uses either existing or planned within the Bonsall CPA.

Bonsall Community Plan Text

Goal COS-1.3 Naturally vegetated open space corridors of sufficient size to maintain biological diversity and functional access for wildlife between varying habitats and to prevent fragmentation of habitats and the creation of biological "islands".

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<http://www.bcs.org>



BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



Page 10 of 13 reads Page 1 of 13 and correction is recommended. Motion by Zales second by Schwartze approved by all.

A. ACTION ITEMS: (Voting Items)

- a. CALTRANS Project Manager Karen Jewel presented the three part project of Highway 76 which is a 4 lane highway at the cost of \$200 million dollars. Maps were provided showing the new alignment and signalization of the highway. New Flood plain maps will be provided after the project is complete. This was not a voting item but through courtesy we listed the speaker as the first item on the Agenda.
- b...PDS2014-MUP-14-024 Verizon Wireless Champagne Lakes Facility: Presentation of project with new maps indicting new site location on the nursery property.
Motion by Schwartze to accept the new site location proposed with a faux broad leaf tree and one live broad leaf tree located on the site to buffer the view from the Alverson parcel and that all transmission units be directed west/south and not at any residence close by the site. Second by Zales unanimously approved.
- c...General Plan Clean-Up GPA & Rezone – Draft Plan available for GPA public review Introduction & Section 4.1. Motion by Zales not to propose any change to the Bonsall Community Plan and recommend approval of the General Plan Clean Up the GPA & Rezone. We approve changes in language however, Bonsall does not approve any increased density, or land use changes unless it was to decrease density.

F....GROUP BUSINESS – INFORMATION AND DIRECTION

a....The Polo Club discussed.

b... Traffic Advisory Committee – Discussed the County ordinance enacting the 45 MPH speed limit with radar speed enforcement certifications on West Lilac Road from Camino Del Rey northeasterly to Old Highway 395 has been approved by the Board of Supervisors. Second by Carullo-Miller, unanimously approved.

G. MEETING ADJOURNED 8:20 P.M.





404 Camino Del Rio South
Suite 600
San Diego, CA 92108
(619) 269-9953 (office)
(858) 336-1599 (cellular)

Bronwyn Brown
Land Use and Environmental Planner
Department of Planning and Development Services
5510 Overland Ave, 3rd Floor
San Diego, CA 92123

Re: Champaign Lakes PDS2014-MUP-14-024

Dear Ms. Brown:

Please allow this letter to serve as a response to the letter of Franklin Alverson (attached), dated February 12, 2015.

- a. The site plan on the photo sims has been revised to reflect the correct location.
- b. The drawings have been revised to show the Alverson's guest house and residence. The houses were not shown previously, as it is standard procedure that the drawings reflect only the parcels that are part of the proposed wireless site. We have added them for your reference.
- c. The parcels further north of the proposed site and south of Via Urner Way, could not be considered for two reasons:
 1. The elevation in this location is an additional 9 ft lower than the proposed site and would cause significant coverage gaps to the south, due to the dramatic change in terrain.
 2. The property owner has other businesses (i.e. green houses, etc., shown below) in that location and as a result there simply isn't room. The current proposed location is the farthest north the owner would allow us to go.



- d. The drawings and photo sims have been revised to reflect a height of 40'. With the additional landscaping proposed by the County (shown in the photo sims), it now looks like a small grove of trees, rather than a cell site.

It's my understanding that Mr. Alverson expressed concerns with regards to property values and also health issues, while on a telephone call with County staff. Unfortunately, there is no way to quantify any changes in property value. The value of the property will be determined by the real estate market and the individual buyers interested in the parcel at the time it placed on the market. With regard to Mr. Alverson's concerns about health issues, I am providing a brochure for his review. It provides information relating to RF transmissions and also identifies several websites he can reference for additional information. I think reviewing this additional information might help to put his mind at ease.

Please let me know if you need any additional information. Thank you.

Tracy Thomas

/Attachment

Franklin G. Alverson II
3128 Gladiola Court
Sparks, Nevada 89436
February 12, 2015

Ms. Margarette Morgan
Vice-Chair
Bonsall Sponsor Group
E-Mail: morgan7070@cox.net

Re: Champagne Lakes Wireless Facility Major Use Permit, ID PDS2014-MUP-14-024

Dear Ms. Morgan:

This correspondence is in response to the latest information provided by Ms. Tracy Thomas and Ms. Bronwyn Brown with regard to updated photo simulations, site location and preliminary plans. Please refer to my correspondence of August 28, 2014 for additional information on our stance regarding the subject wireless facility. As you are aware, I am the Co-Trustee of the property located at 31472 US Highway 395, Bonsall, CA, and APN 127-221-26-00. Our property, herein referred to as the Alverson Ranch is located directly adjacent to and south of the cell tower project parcel. My mother resides on the Alverson Ranch. We have two single family homes on the parcel. The northern home (built in 1988±) is closest to the proposed cell tower site. At the current time the northern home is used as a guest house by family members and close personal friends. This home has had a number of difference uses: 1) as a personal residence for my grandmother; b) as rental property after the passing of my grandmother; c) currently as a guest house. I mention this because the status of the home, whether it is a guest house, permanent residence or a rental is not applicable to the Champagne Lakes Wireless Facility Major Use Permit. We as a family could decide to rent this home next week. Any presumption that it is okay to construct the cell tower as proposed because the home is currently not occupied by a **permanent resident** is not acceptable as it precludes future use of the home by a permanent resident.

We are aware of Verizon's desire to construct a cell tower in the general area of the Alverson Ranch, see my initial correspondence dated August 28, 2014. As previously noted, if it is within 400 meters (1/4 mile) of either of the residents on our property we will oppose the construction of the tower. However, if the proposed location is greater than 400 meters/ 1/4 of a mile from our homes we may consider it."

Ms. Brown and Ms. Tracy Thompson, JACOBS, were kind enough to send us updated project documents including Verizon's preliminary drawings (site plan, etc.), view shed simulations and aerial of the project site including our parcel. After reviewing these documents I have the following comments:

Ms. Morgan
February 12, 2015
Page 2

- a. View shed pictures: the Google Map site plan appears to be in error as it shows the original proposed location of the cell tower. The photo simulation of the view from our home looking to the east **the cell tower will be clearly visible**. Not much has changed from the original proposed location. It appears the cell tower was just moved from the south side of an existing pad to the north side of the same pad approximately 100 to 125 feet. The tower is now proposed to be approximately 265± feet from the Alverson Ranch property line. Maybe 275 feet from the northern house. This is not acceptable. *Note: the cell site is clearly visible and will block portions of our view toward Mt. Palomar; it is just a few degrees further north than the original location.*
- b. The revised site plan, A-0, shows the site, adjacent existing greenhouse, our driveway, but still does not show our home which is immediately southwest of the cell tower site. I find this interesting as the plan clearly shows our driveway from Aquaduct Road along the entire length of the project subject parcel and stops just short of the house. *Why wasn't the home shown? It is the critical single family residence closest to the cell tower. It is my opinion that any approving Board, be it the Bonsall Sponsor Group or San Diego County needs to see the relationship of our home to the cell tower PRIOR to making any decision.*
- c. The property north of the Alverson Ranch to Via Urner Way consists of multiple parcels. It is currently occupied by a landscape nursery. It is my understanding that the landscape nursery leases this property from the owner of the subject property where the tower is proposed. If so, why couldn't the tower be constructed further north on the parcel adjacent to Via Urner Way? As it is, the proposed location is too close to our residences.
- d. We understand the tower will be 50 feet in height. We find this unacceptable.

After reviewing the documents provided by Ms. Brown and Ms. Thompson, we do not support the construction of a cell tower site at the proposed location due to: a) closeness to home (appears to be within 275' of our northern home); b) location appears to block a portion of our view shed of Mt. Palomar. We are aware they have been many studies on the issue of potential health risks of living too close to a cell tower, many of which have been non-conclusive. However, some studies have suggested that ¼ mile from a home to a cell tower would be a safe distance. This was brought to Verizon's attention in November of 2013 as we stated "If it (*cell tower*) is within 400 meters (1/4 mile) of either of the residents on our property we will oppose the construction of the tower. However, if the proposed location is greater than 400 meters/ 1/4 of a mile from our homes we may consider it." The current proposed location has only been moved approximately 125', the total distance to the northern home, 275', is far shorter than a ¼ mile (1320').

If you have questions, you may contact me at: (775) 6267557 home or (775) 7724543 cell. Thank you for your time.

Ms. Morgan
February 12, 2015
Page 3

Sincerely,

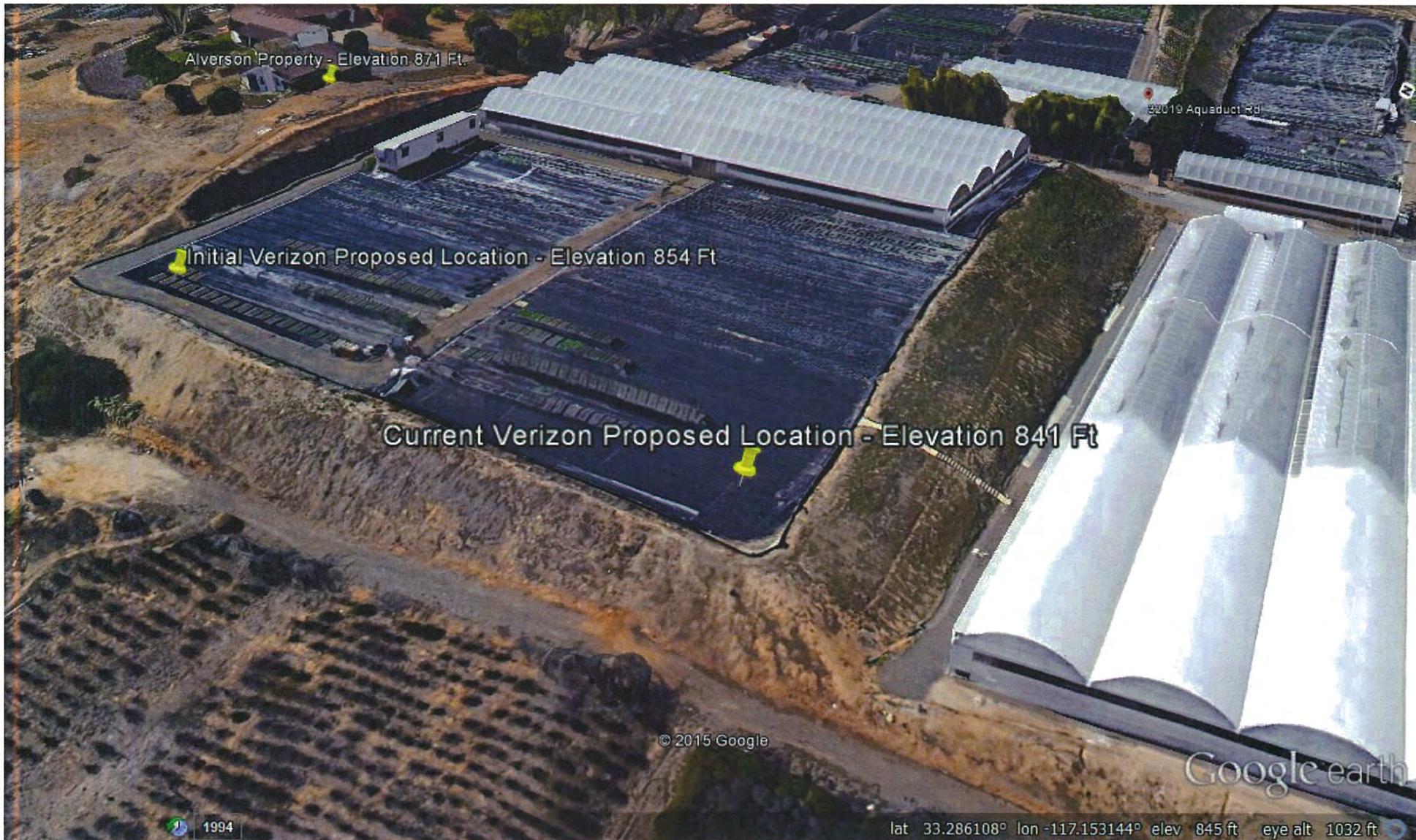
Franklin G. Alverson II
Co-Trustee, Alverson Ranch

Cc: Bronwyn Brown, Project Manager, PDS
Tracy Thomas, JACOBS
William Alverson
Marie B. Alverson, Co-Trustee, Alverson Ranch

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2-77



Alverson Property - Elevation 871 Ft.

Initial Verizon Proposed Location - Elevation 854 Ft

Current Verizon Proposed Location - Elevation 841 Ft

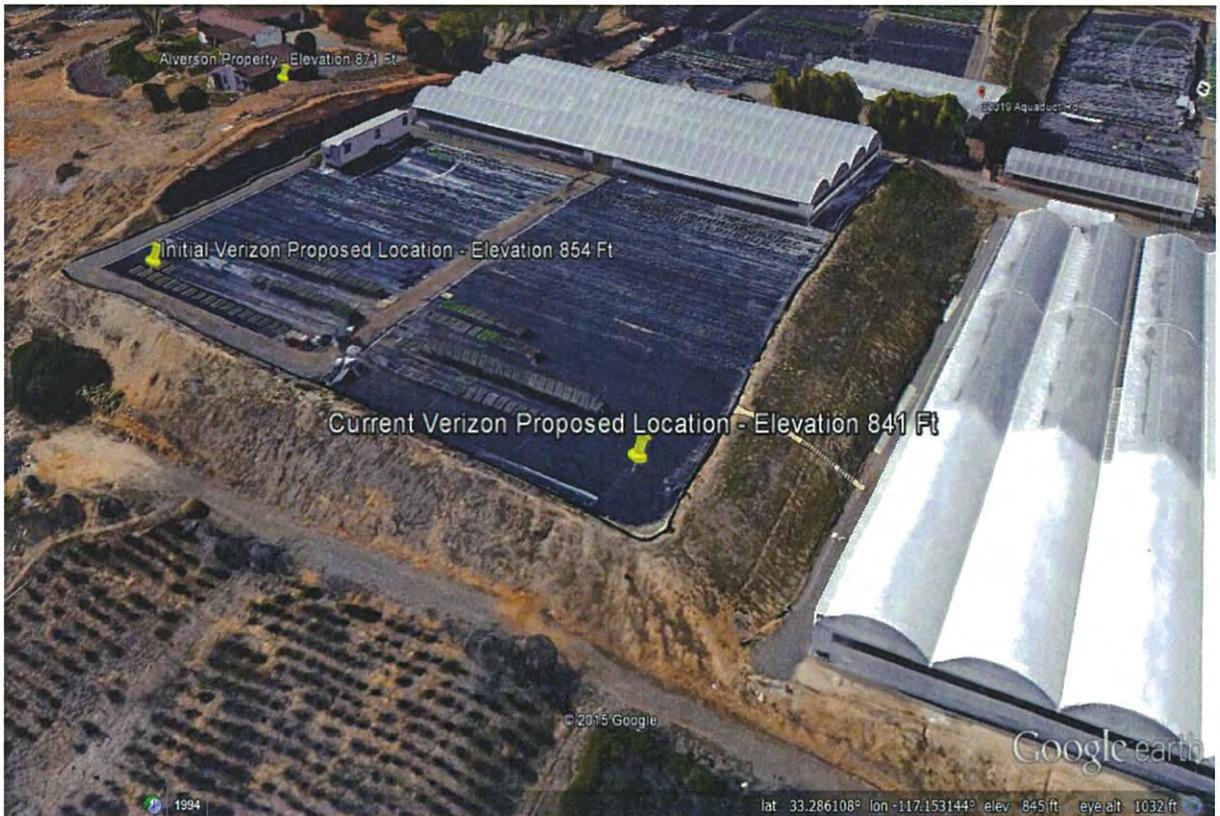
© 2015 Google

Google earth

1994

lat 33.286108° lon -117.153144° elev 845 ft eye alt 1032 ft

2 - 78



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

view from Aquaduct Road looking east at site (view 1)



Champagne Lakes NCD
32019 Aquaduct Road, Bonsall, CA



The Illustration Above is a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on approved construction plans and therefore AdvanceSim will not be held responsible for any post production design changes.



SDC PDS RCVD 11-02-15
MUP14-024

view from Adjacent property looking northeast at site (view 2)



Champagne Lakes NCD
32019 Aquaduct Road, Bonsall, CA

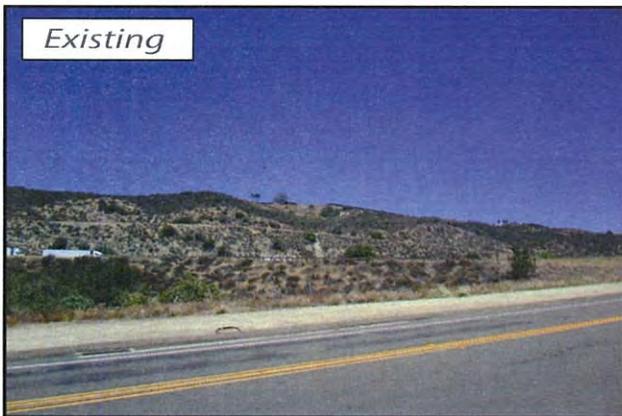


The Illustration Above is a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on approved construction plans and therefore AdvanceSim will not be held responsible for any post production design changes.

view from Hwy 15 looking northwest at site (view 3)



Champagne Lakes NCD
32019 Aquaduct Road, Bonsall, CA



The Illustration Above is a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on approved construction plans and therefore AdvanceSim will not be held responsible for any post production design changes.

view from property looking north at site (view 4)



Champagne Lakes NCD
32019 Aquaduct Road, Bonsall, CA



The illustration above is a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on approved construction plans and therefore AdvanceSim will not be held responsible for any post production design changes.



PHOTO STUDY

PROPOSAL TO ESTABLISH AND
OPERATE A NEW
WIRELESS TELECOMMUNICATIONS FACILITY

VERIZON WIRELESS
"Champagne Lakes"
32019 Acqueduct Road, Bonsall, CA 92003

Prepared for:
County of San Diego

Prepared by:
Jacobs
Representative for
Verizon Wireless

Contact: Tracy Thomas,
Site Acquisition and Zoning Specialist
404 Camino Del Rio South
Suite 600
San Diego, CA 92108
(858)-336-1599

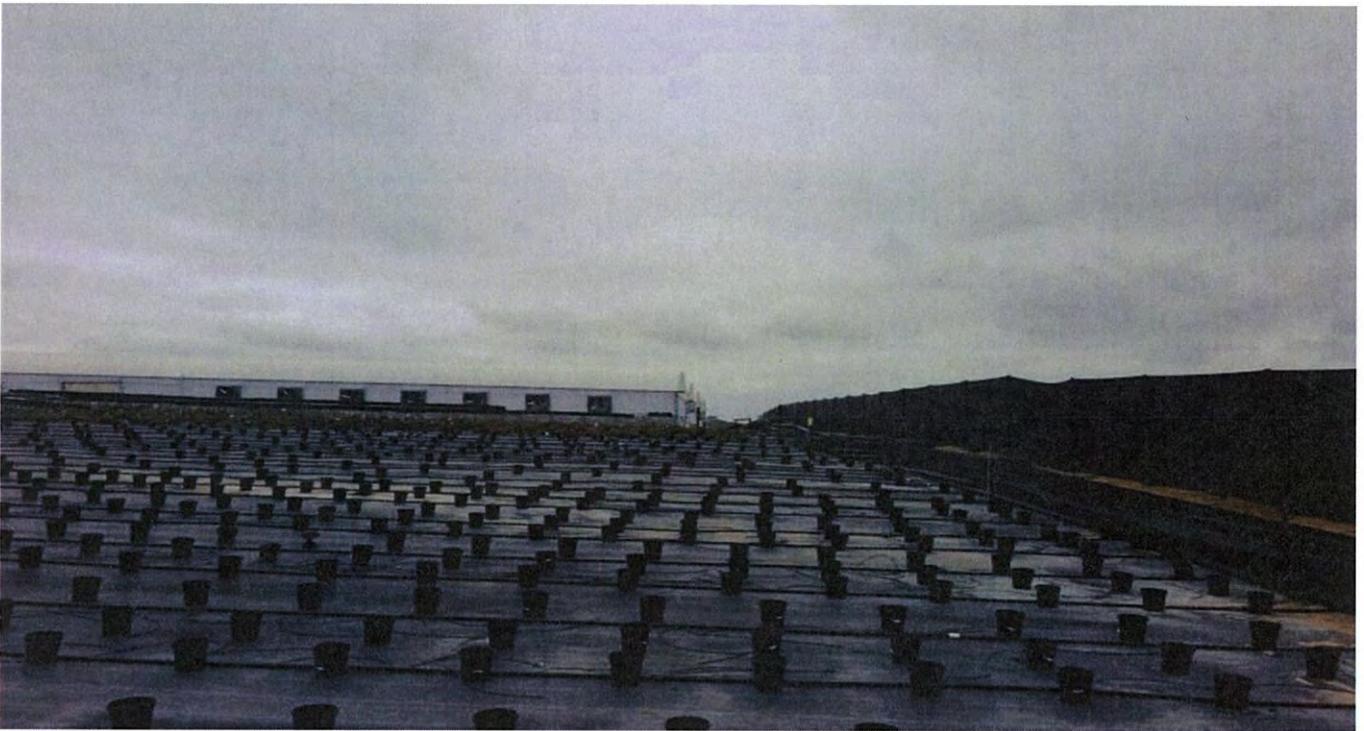
December 11, 2015



Looking North from the site



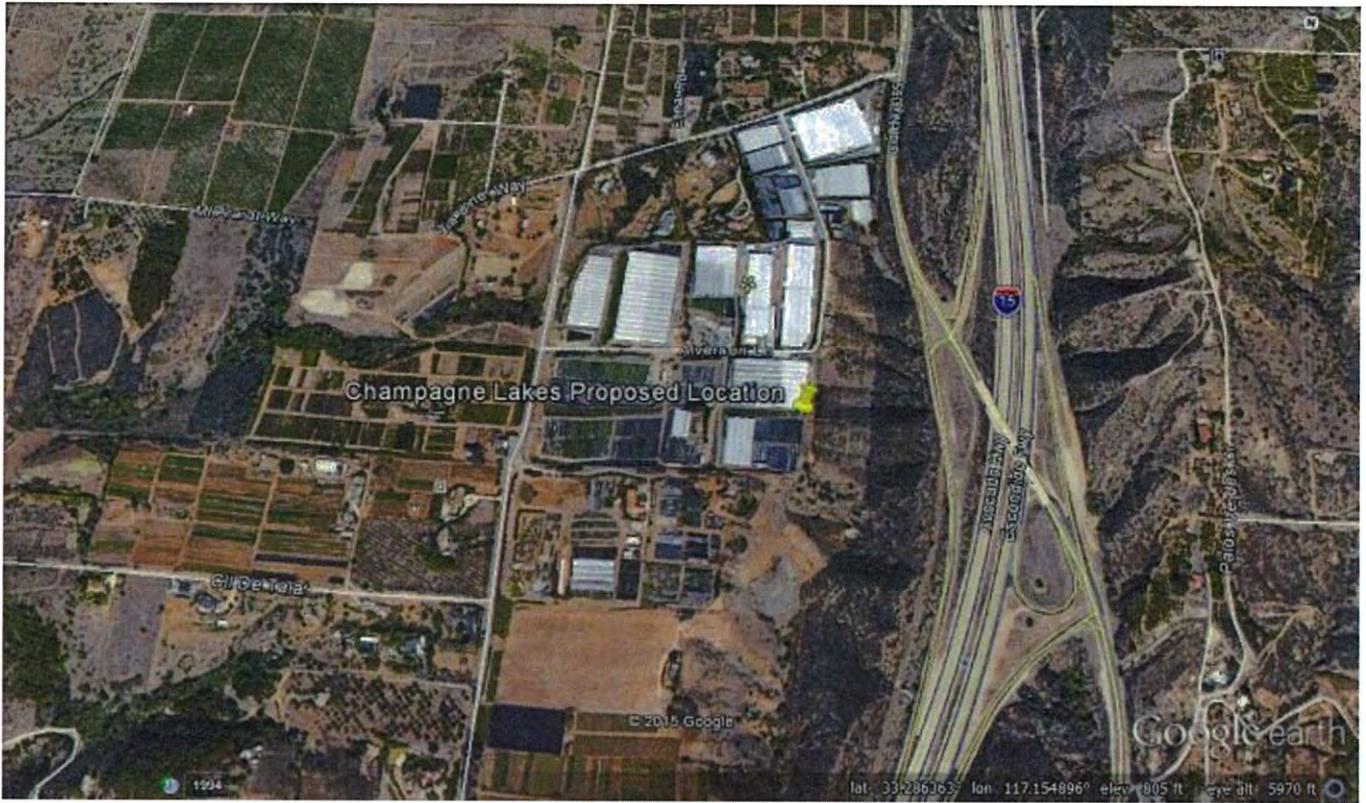
Looking South from the site



Looking West from the site



Looking East from the site

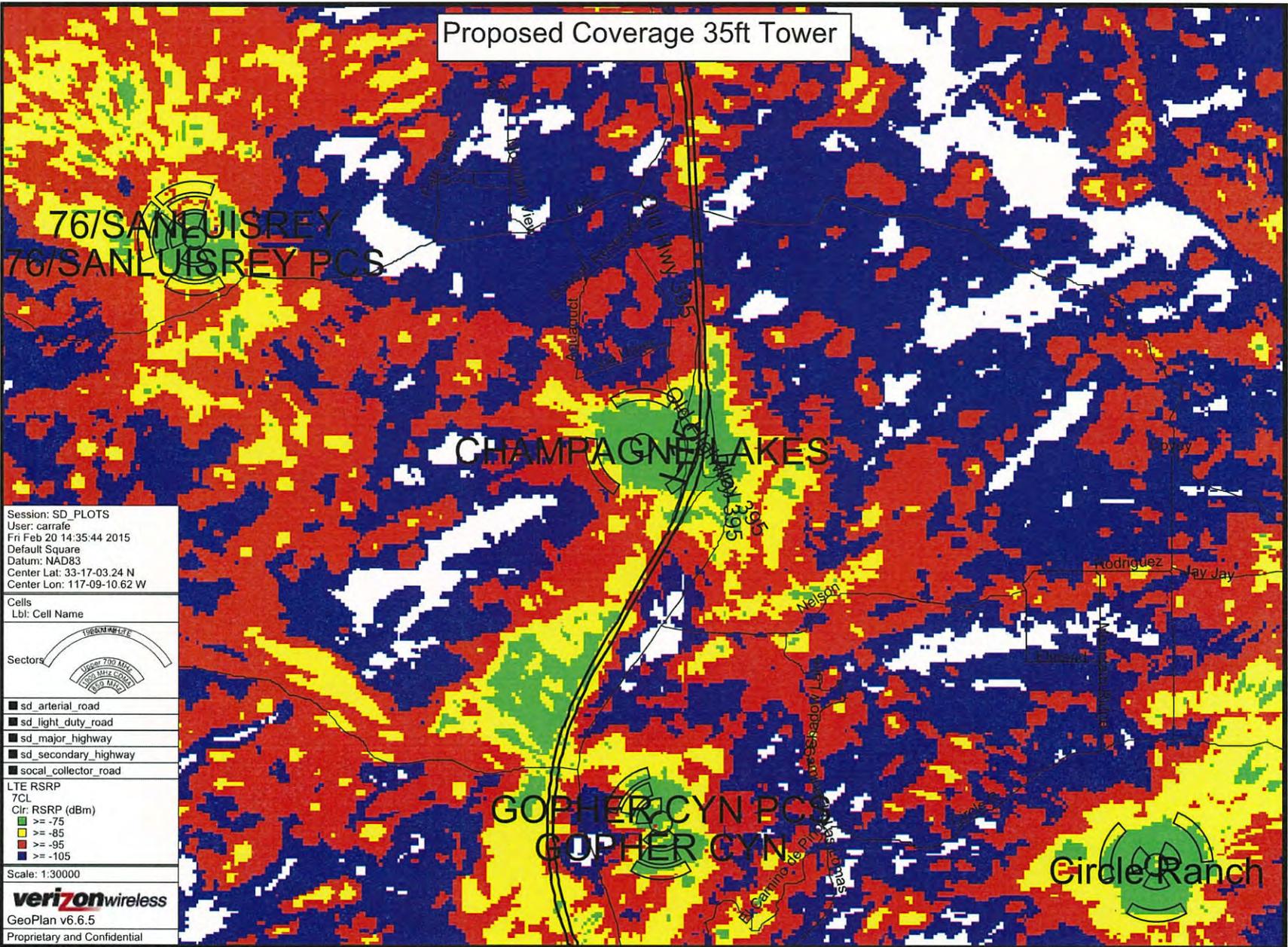


Aerial view of site and surroundings



COVERAGE MAPS KEY

-  **Optimal Coverage:** Good in-building and Good in Car coverage.
-  **Fair Coverage:** Fair in-building and Good in Car coverage.
-  **Poor Coverage:** Poor in-building and Fair in Car coverage.
-  **Poor Coverage:** Poor in-car coverage.
-  **No Coverage:** Lacking indoor coverage, outdoor coverage and data transferability.



Proposed Coverage 40ft Tower

76/SAN LUIS REY
76/SAN LUIS REY PCS

CHAMPAGNE LAKES

GOPHER CYN PCS
GOPHER CYN

Circle Ranch

Session: SD_PLOTS
 User: carrafe
 Fri Feb 20 14:25:12 2015
 Default Square
 Datum: NAD83
 Center Lat: 33-17-03.24 N
 Center Lon: 117-09-10.62 W

Cells
 Lbl: Cell Name

Sectors



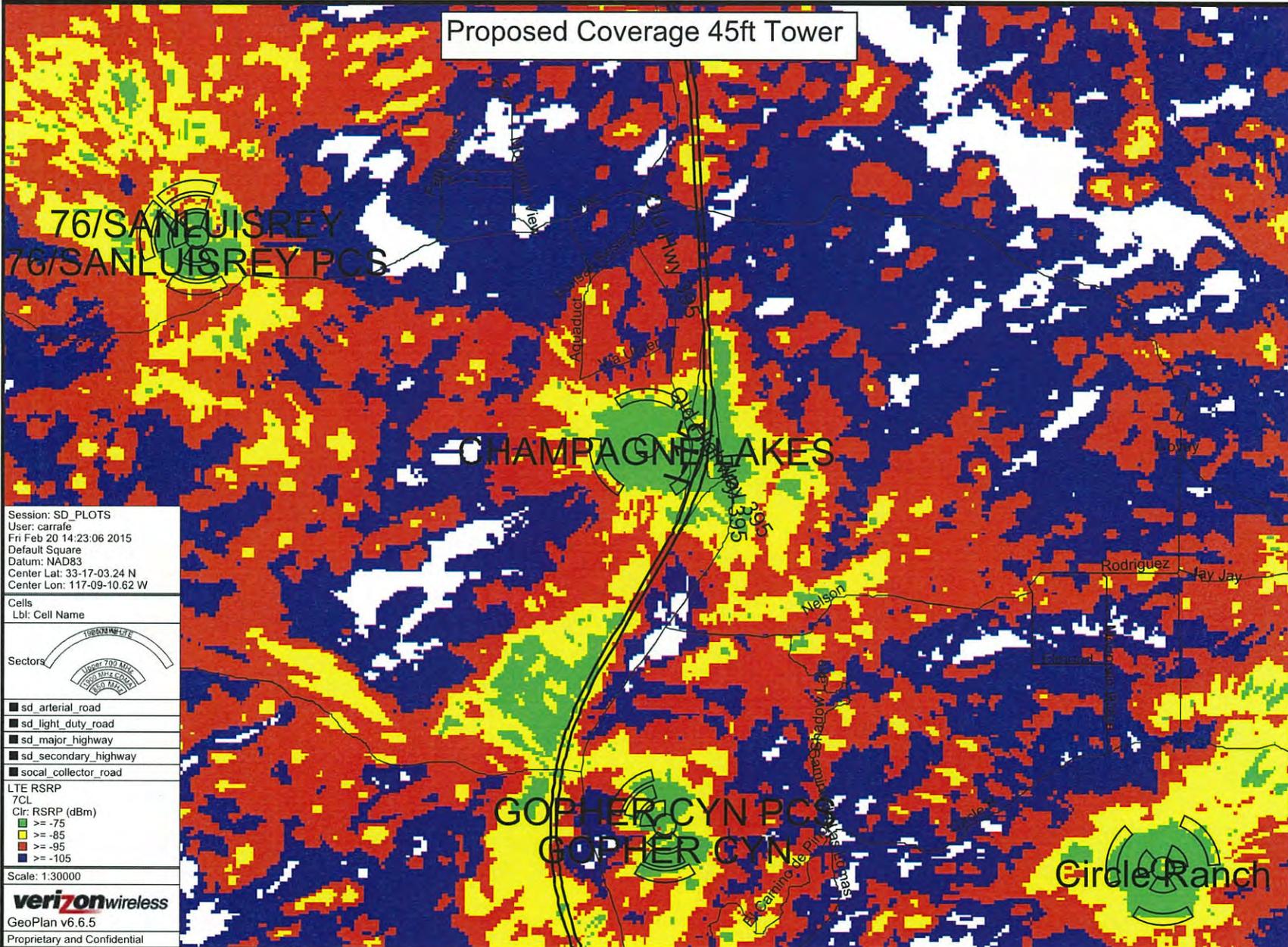
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 sd_light_duty_road
 sd_major_highway
 sd_secondary_highway
 social_collector_road

LTE RSRP
 7CL
 Cir: RSRP (dBm)
 >= -75
 >= -85
 >= -95
 >= -105

Scale: 1:30000

verizonwireless
 GeoPlan v6.6.5
 Proprietary and Confidential

Proposed Coverage 45ft Tower



76/SAN LUIS REY
76/SAN LUIS REY PCS

CHAMPAGNE LAKES

GOPHER CYN PCS
GOPHER CYN

Circle Ranch

Session: SD_PLOTS
User: carrafe
Fri Feb 20 14:23:06 2015
Default Square
Datum: NAD83
Center Lat: 33-17-03.24 N
Center Lon: 117-09-10.62 W

Cells
Lbl: Cell Name



- sd_arterial_road
- sd_light_duty_road
- sd_major_highway
- sd_secondary_highway
- social_collector_road

LTE RSRP
7CL
Cl: RSRP (dBm)
■ >= -75
■ >= -85
■ >= -95
■ >= -105

Scale: 1:30000

verizonwireless
GeoPlan v6.6.5
Proprietary and Confidential

Proposed Coverage 50ft Tower

76/SAN LUIS REY
76/SAN LUIS REY PCS

CHAMPAGNE LAKES

GOPHER CYN PCS
GOPHER CYN

Circle Ranch

Session: SD_PLOTS
 User: carrafe
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 Default Square
 Datum: NAD83
 Center Lat: 33-17-03.24 N
 Center Lon: 117-09-10.62 W

Cells
 Lbl: Cell Name

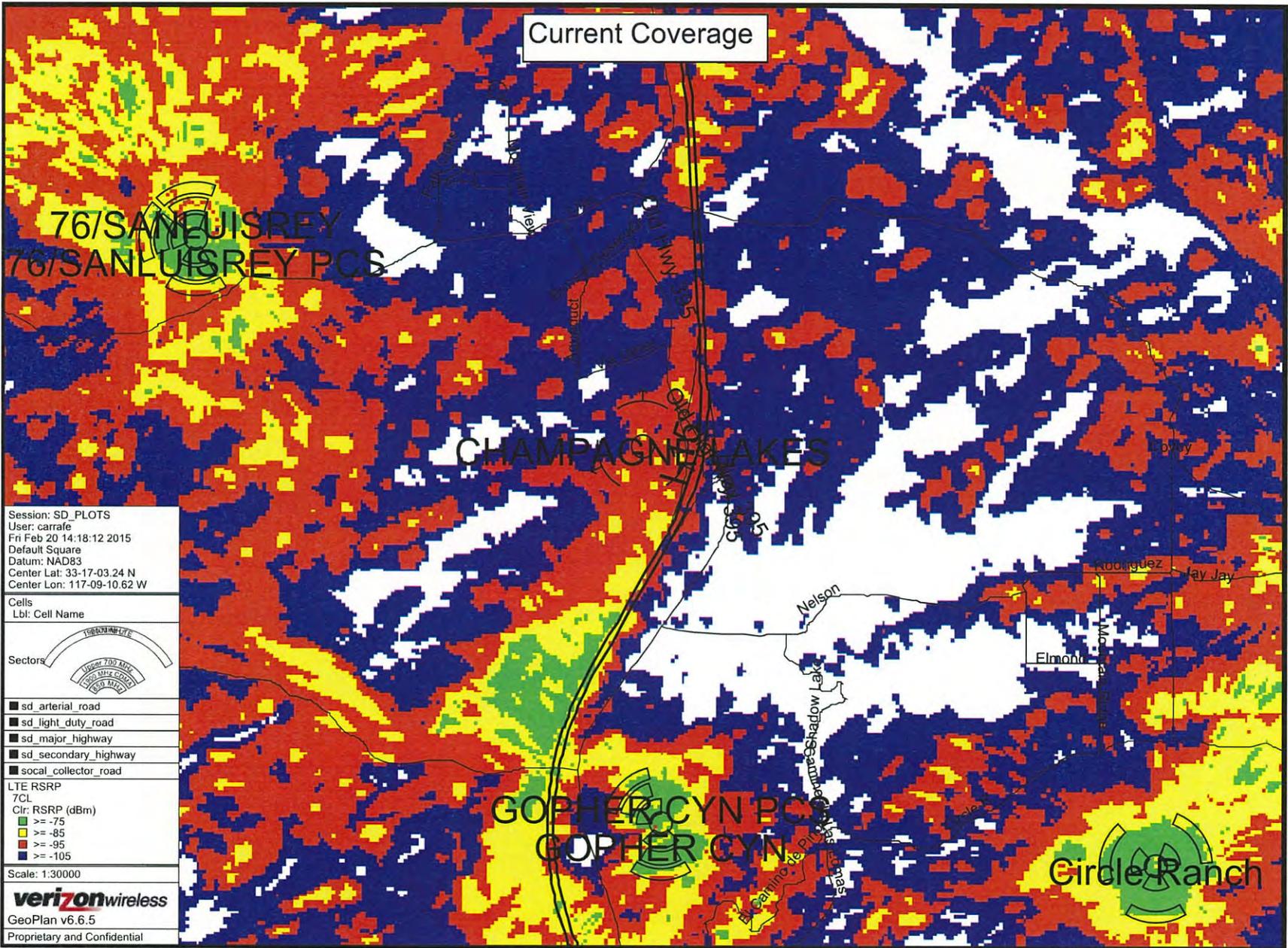
Sectors

sd_arterial_road
 sd_light_duty_road
 sd_major_highway
 sd_secondary_highway
 social_collector_road

LTE RSRP
 7CL
 Cir: RSRP (dBm)
 >= -75
 >= -85
 >= -95
 >= -105

Scale: 1:30000

verizonwireless
 GeoPlan v6.6.5
 Proprietary and Confidential



**Verizon Wireless Communication Facility
Champagne Lakes
32019 Aquaduct Road
Bonsall, CA 92003**

ALTERNATIVE SITE ANALYSIS

Site Selection / Preferred Zones per Section 6986

The proposed project is a 35' faux broadleaf tree with 12 antennas and 12 radio remote units (RRU) mounted at the 28' level; a microwave dish will be mounted at the 21' level. The project is at a ground elevation of 841 feet above mean sea level (AMSL). This report on potential alternative sites is to identify sites that may have served the geographical area and the reason the sites were rejected.

The proposed site and height were chosen because of the coverage they afford. The project location provides the technical ability to control the frequencies of the site within a defined geographic area, while providing connectivity to its neighboring sites in the local network. The proposed site allows the applicant to provide coverage to the areas to the north east and south east of Rt. 395 and portions of I-15.

Antenna Height Justification

As stated above, the antennas are proposed at a height of 28 feet and the 4-foot microwave dish is proposed at a height of 21' feet on a 35 foot mono-broadleaf tree. A monoecalyptus tree was originally proposed, but at County Staff's recommendation, we changed the design to a monobroadleaf tree, to better blend with the natural foliage in the area. Additional landscaping is also proposed so that this site will look like a cluster of trees rather than one standing alone (see photo simulations). Coverage plots, also known as geographical service area maps (GSA), were prepared to indicate the coverage expected from the project. RF requires 35 feet and has justified that with the map showing coverage with Champagne Lake at 35 feet, as compared to the coverage map showing the area without Champagne Lake, where there is virtually no coverage in the targeted area. (See GSA Maps.)

VALUATION OF EXISTING FACILITIES AND PREVIOUSLY APPROVED WIRELESS FACILITIES

There are no preferred zones in the vicinity of the area to be covered by the site; there was one collocation opportunity identified on 31510 Aquaduct Road, however the rad center available was too low to meet Verizon's coverage objective and the landowner had a clouded title to the property.

Preferred Locations in the Geographical Service Area

There are no preferred zones in the vicinity of the area to be covered by the site.

Water Tanks

There are no water tanks in the geographical service area.

Utility Towers, Poles, Traffic Lights, Street Lights

There are no lattice-style utility towers in the targeted coverage area; however, there are wooden utility poles, traffic signals or street lights in the area. These are not technically feasible due to the need for 12 antennas, the accompanying remote radio units (RRUs) and the microwave dish, which need more than the wooden pole to support their weight. The proposed monobroadleaf structure will provide camouflage for any visual impact made by the antennas as well as provide the structural integrity for the weight of the antennas and equipment.

Commercial and Industrial Buildings

There are no commercial or industrial buildings in the geographical service area.

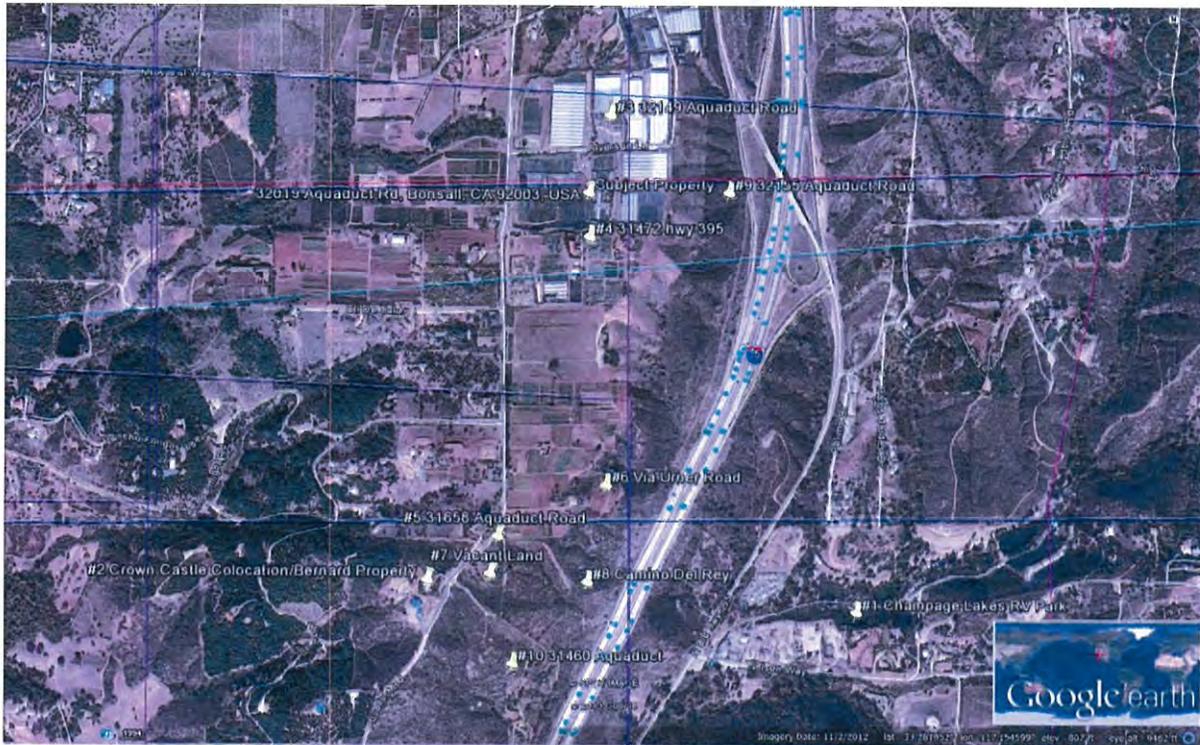
County or Other Governmental Facilities

There are no municipal facilities in the geographical area.

Alternative Sites Investigated

Attached is an aerial showing the other properties investigated and found unable to meet the coverage requirements for this ring. The numbers below correspond to the properties on the attached.

- #1 Champagne Lakes RV Park – 8310 Nelson Way – This location would provide coverage to the south but would not cover I-15.
- #2 Crown Castle Colocation – 31510 Aquaduct Road – Previously identified above.
- #3 32149 Aquaduct Road – not enough room on the property to meet the setback requirements for a cell site.
- #4 Alverson Property – 31472 Hwy 395 – Property owner was not interested in having a facility on their property.
- #5 Billingsley property - 31658 Aquaduct Road – Would not meet the coverage objective.
- #6 Via Urner Road – 12.2 acres – This location would not meet the coverage objective
- #7 Vacant Land Aquaduct Road – This location would not meet the coverage objective.
- #8 8088 Camino Del Rey – 9.36 acres – This location would not meet the coverage objective
- #9 32155 Aquaduct Road – 7.34 acres – This location would not meet the coverage objective
- #10 31460 Aquaduct Road – 58 acres – This location would not meet the coverage objective



Public Benefit

The serious lack of coverage in and around the project area has significant public safety considerations. The majority of 911 calls are now placed by wireless telephones, and many of the emergency responders now rely upon the wireless networks to a large degree for their communications. The proposed wireless facility would be "E-911 compliant", meaning that emergency calls placed from the wireless phones of other carriers would connect through the proposed Verizon Wireless site. In such hilly areas, regular radio communication may not be reliable, but the cellular network provides secure communication for these areas. Also, the wireless systems have the ability to locate lost, injured or stranded persons with the GPS aspect of the cellular networks. These rural communities of the County are vulnerable to isolation in the event of wildfires, earthquakes or other public emergencies if regular landline communication becomes severed. The installation of the proposed Verizon Wireless facility would greatly enhance personal, business and emergency communication for this rural community in San Diego County.

Attachment G – Ownership Disclosure



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

Record ID(s) PDS2014-MUP-14-024

Assessor's Parcel Number(s) 127-060-79

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

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

TJ Property Management, LLC,
A California Limited Liability Company

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

[Blank lines for listing individuals]

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

Timmons P. Gibbens
Gerald E. Church

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Signature of Applicant

Tracy Thomas for Verizon Wireless

Print Name

12/11/15

Date

