

NOISE IMPACT ANALYSIS

Vista Towers, LLC
Site Name: Sunshine Summit
Father Serra Way
Warner Springs, California 92086

County of San Diego Major Use Permit
Case Number: P06-093

Prepared For

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Job # A70301N3

October 3, 2007

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1.0 EXECUTIVE SUMMARY

The proposed Vista Towers wireless telecommunications facility project, known as Sunshine Summit, consists of the construction of an unmanned telecommunications facility comprised of two prefabricated equipment shelters which will house equipment cabinets for wireless telecommunications. Also planned are four outdoor ground-mounted equipment cabinets, a 50-foot high monopine for antennas, two exterior ground-mounted HVAC units adjacent to each equipment shelter, a CMU wall along the lease area perimeter, as well as new electric and telco runs. The project site is located on Father Serra Way off of Highway 79, in Warner Springs, County of San Diego, California.

The purpose of this report is to assess noise impacts from on-site noise sources, and to determine if mitigation is necessary and feasible to reduce property line noise impacts to below 45 dBA, in compliance with the County of San Diego most restrictive nighttime property line noise limit.

Based on the project information available, calculations show that the HVAC and equipment cabinet noise impacts from the proposed Vista Towers facility will be as high as 26.4 dBA L_{EQ} at the northern property line, at the worst case location.

As designed, this projected is expected to meet the most restrictive 45 dBA nighttime noise limit.

No noise attenuation mitigation for the proposed project is required. With the proposed re-design , the noise impacts from the proposed Vista Towers wireless facility will be as high as 26.4 dBA L_{EQ} . The proposed Vista Towers wireless facility is not expected to increase the existing property line noise levels by more than 0.1dB.

2.0 INTRODUCTION

This acoustical analysis report is submitted to satisfy the County of San Diego requirement for a major use permit. Its purpose is to assess noise impacts from on-site project related noise sources, and to determine if mitigation is necessary and feasible to reduce property line noise impacts to below 45 dBA, in compliance with the County of San Diego nighttime property line noise limit.

All noise level or sound level values presented herein are expressed in terms of decibels (dB), with A-weighting, abbreviated "dBA," to approximate the hearing sensitivity of humans. Time-averaged noise levels are expressed by the symbol " L_{EQ} " unless a different time period is specified, " L_{EQ} " is implied to mean a period of one hour. Some of the data may also be presented as octave-band-filtered and/or A-octave-band-filtered data, which are a series of sound spectra centered about each stated frequency, with half of the bandwidth above and half of the bandwidth below each stated frequency. This data is typically used for machinery noise analysis and barrier-effectiveness calculations.

Noise emission data is often supplied per the industry standard format of Sound Power, which is the total acoustic power radiated from a given sound source as related to a reference power level. Sound Power differs from Sound Pressure, which is the fluctuations in air pressure caused by the presence of sound waves, and is generally the format that describes noise levels as heard by the receiver.

Sound Pressure is the actual noise experienced by a human or registered by a sound level instrument. When Sound Pressure is used to describe a noise source it must specify the distance from the noise source to provide complete information. Sound Power is a specialized analytical method to provide information without the distance requirement, but it may be used to calculate the sound pressure at any desired distance.

2.1 Project Location

The subject property is located on Father Serra Way off of Highway 79, in Warner Springs, County of San Diego, California. The Assessor's Parcel Number (APN) is 114-180-02-00. The overall property is irregular in shape with an overall site area of approximately 29 acres. The subject site as well as adjacent land uses are zoned A70 for limited agriculture.

The subject property is currently occupied by a single wireless equipment facility which is near the top of a steep slope in the northwestern vicinity of the subject property. This facility is operated by the County of San Diego. The remainder of the subject property is undeveloped open space. The proposed lease area site is adjacent to the existing wireless facility and is approximately 2,470 square feet in area.

For a graphic representation of the site, please refer to the Vicinity Map, Assessor's Parcel Map, Satellite Aerial Photograph, Topographic Map, and Land Use Map provided as Figures 1 through 5, respectively.

2.2 Project Description

The proposed project consists of the construction of an unmanned telecommunications facility comprised of two prefabricated equipment shelters which will house equipment cabinets for wireless telecommunications. Also planned are four outdoor ground-mounted equipment cabinets, a 50-foot high monopine for antennas, two exterior ground-mounted HVAC units adjacent to each equipment shelter, a CMU wall along the lease area perimeter, as well as new electric and telco runs.

The equipment cabinets on the northernmost pad are planned to be operated by T-Mobile. One of the equipment shelters is planned to be occupied by a Verizon telecommunications facility. The second equipment shelter is planned to be occupied by an AT&T telecommunications facility.

For additional project details, please refer to the project plans provided in Appendix A.

2.3 Applicable Noise Standards

The noise regulations applicable to this project are contained within the San Diego County Code of Regulatory Ordinances, Section 36.404, entitled Sound Level Limits. Based on these noise regulations, and the County of San Diego scoping letter, dated November 28, 2006, the following property line noise limits apply for this project: 50 dBA from 7 a.m. to 10 p.m. and 45 dBA from 10 p.m. to 7 a.m. Planning for this project will be based on the more restrictive nighttime limit of 45 dBA.

Please refer to copies of the pertinent related sections from the County of San Diego scoping letter which is provided as Appendix B and pertinent sections of the San Diego County Code of Regulatory Ordinances provided as Appendix C.

3.0 ENVIRONMENTAL SETTING

3.1 Existing Noise Environment

The existing noise environment is primarily a result of distant traffic noise from Highway 79, and the existing wireless facility.

3.1.1 Existing Wireless Facility

The existing County of San Diego wireless facility consists of two types of significant noise sources, which are exterior-mounted air conditioning units.

Two Eubank HVAC units are currently installed at the County of San Diego wireless facility on the exterior of an equipment shelter. While two HVAC units are installed, only one is expected to be operational at a time, never running simultaneously. Manufacturer's noise emission data for a Eubank HVAC unit were unavailable. To determine the expected equipment exterior noise levels for this analysis, it was necessary to measure the noise level of a single operational unit. A noise level measurement of a similar, existing Eubank HVAC model W24CF05B1R11B unit was made at 7006 South Santa Fe Road in Vista, California at 11:15 a.m. on November 22, 2002. The measured noise level was 64.7 dBA L_{EQ} at 10 feet. This HVAC unit used for the noise measurement will be an appropriate worst-case model. The octave-band noise data for the HVAC unit noise measurement used in the new Vista Towers planning analysis is provided in Table 1.

Table 1. Measured Noise Level of a Single Operational Eubank HVAC Unit									
Octave Band Center Frequency (Hz)	63	125	250	500	1K	2K	4K	8K	L _{EQ}
Noise Level at 10 feet (dB)	70.4	69.9	61.9	62.5	60.6	57.9	51.6	49.0	64.7 dBA

This wireless facility also incorporates fully enclosed equipment cabinets housed within a pre-fabricated shelter. Noise impacts from these equipment cabinets are not considered significant, and therefore are not included in the noise impact analysis.

An older style Olympian standby generator is currently installed at the existing wireless facility on the north side of the equipment shelter. This unit is equipped with a weather enclosure, but no apparent noise control provisions other than standard mufflers on its diesel engine

Manufacturer's noise emission data for the Olympian generator were unavailable. Based upon our professional experience an estimated noise level of 90 dBA at 25 feet was used for the purposes of this analysis. The overall estimated noise level for the generator unit used in the new Vista Towers planning analysis is provided in Table 2.

Table 2. Estimated Noise Level for a Single Olympian Generator	
Sound Pressure Level	90 dBA @ 25 feet

3.1.2 Ambient Noise Monitoring

An on-site inspection was conducted at 3:00 p.m. on Monday, March 19, 2007. The weather conditions were as follows: a breeze from the west, low humidity, and temperatures in the mid 80s. A 5-minute ambient noise measurement of 46.2 dBA L_{EQ} was taken at a location adjacent to the proposed lease area. The microphone position was approximately five feet above the existing grade. One of the HVAC units at the existing wireless facility was in operation for approximately half of the measurement duration.

3.2 Future Noise Environment

The future noise environment in the vicinity of the project site will be primarily a result of the same noise sources, as well as negligible contribution from the proposed Vista Towers wireless facility.

3.2.1 Project Related Noise Sources

The proposed wireless equipment facility consists of two types of significant noise sources, which are ground-mounted equipment cabinets and ground mounted air conditioning units.

Equipment Cabinets

This project proposes the installation of four Ericsson RBS 2106 ground-mounted equipment cabinets. It is expected that all four may be running simultaneously.

To determine the expected equipment exterior noise levels for this analysis, it was necessary to measure the noise level of a single operational unit. A noise level measurement of a single existing Cingular RBS 2106 equipment cabinet was made at an operational Cingular installation at 2190 Carmel

Valley Road in Del Mar (City of San Diego), at 3:00 p.m. on April 8, 2004. The measured noise level was 53.0 dBA L_{EQ} at 5 feet. The octave-band noise data for the RBS 2106 equipment cabinet noise measurement used in the new Vista Towers planning analysis is provided in Table 3.

Table 3. Measured Noise Level of a Single Operational Cingular RBS 2106 Equipment Cabinet									
Octave Band Center Frequency (Hz)	63	125	250	500	1K	2K	4K	8K	L_{EQ}
Noise Level at 5 feet (dB)	64.4	61.2	55.3	47.0	45.9	42.2	44.0	34.6	53.0 dBA

HVAC Units

This project is planned to make use of ground mounted Carrier 38HDC060 HVAC units. This project proposes the installation of two of these units adjacent to each equipment shelter, for a total of four units. Only one of the HVAC units per individual equipment shelter is expected to be operational at a time. Therefore as many as two units total may be running simultaneously. The proposed facility is expected to be operational 24 hours a day, 7 days a week.

To determine the expected equipment exterior noise levels for this analysis, it was necessary to obtain the noise level of a single operational unit. Manufacturer's noise emission data were provided for this equipment. The octave-band noise data for the HVAC unit used in the new Vista Towers planning analysis is provided in Table 4.

Table 4. Manufacturer's Noise Data for a Single Carrier 38HDC060 Condenser								
Octave Band Center Frequency (Hz)	125	250	500	1K	2K	4K	8K	Sum
Sound Power Level (dBA)	54.9	59.8	63.6	64.5	63.9	60.1	50.3	70.0

The Vista Towers wireless facility also incorporates fully enclosed equipment cabinets and a Carrier fancoil system housed within the equipment shelters. Noise impacts from these equipment cabinets and the fancoil system are not considered significant, and therefore are not included in the noise impact analysis.

For further details on the manufacturer's reported noise data refer to Appendix D: Manufacturer's Noise Emission Data.

4.0 METHODOLOGY AND EQUIPMENT

4.1 Methodology

4.1.1 Cadna Noise Modeling Software

Modeling of the outdoor noise environment is accomplished using Cadna Ver. 3.6, which is a model-based computer program developed by DataKustik for predicting noise impacts in a wide variety of conditions. Cadna (Computer Aided Noise Abatement) assists in the calculation, presentation, assessment, and mitigation of noise exposure. It allows for the input of project information such as noise source data, barriers, structures, and topography to create a detailed CAD model and uses the

most up-to-date calculation standards to predict outdoor noise impacts. All of the noise sources included in this Cadna analysis were modeled as non-directional point sources.

4.1.2 Summary of Site Specific Features Included in Cadna Model

Features at the project site that were included in the Cadna noise prediction model are listed in Table 6. These are considered to be the only on-site permanent features that will contribute to the noise environment or affect the noise propagation of the proposed noise sources to the adjacent property lines.

Description	Height
Topographic Contours	3280 to 3579 feet (ASML)
Proposed Vista Towers Equipment Shelters	9 feet above grade
Proposed Vista Towers (Carrier) HVAC Units	3 feet above grade
Proposed Vista Towers (Ericsson) Equipment Cabinets	4 feet above grade
Proposed Vista Towers (MQ Power) Generator	6 feet above grade
Existing County Equipment Shelter	9 feet above grade
Existing County (Eubank) HVAC Units	4 feet above grade
Existing County (Olympian) Generator	6 feet above grade

4.1.3 Calculated Noise Levels for Model Comparison

For the purposes of reference and comparison to the results of the Cadna noise prediction model, the noise impacts from the proposed equipment cabinets and HVAC equipment were manually calculated as simple attenuation by distance. This was done for the nearest property line receiver location. These values were compared to those predicted by Cadna. The Cadna model includes additional attenuation due to intervening structures, topography, and ground absorption, which the differences in modeled and calculated noise levels are attributed to. This data is summarized in Table 7.

Receiver	Equipment	Distance from Source (ft)	Calculated Noise Level ¹ (dBA)	Cadna Model Noise Level ² (dBA)	Difference (dB)
R1, Northern Property Line	RBS Cabinets (4)	82	34.7	24.8	9.9
	Shelter 1 HVAC	93	29.9	18.1	11.8
	Shelter 2 HVAC	119	27.7	11.5	16.2
	Sum		36.5	25.8	10.7

¹ Calculated as attenuation by distance only, $L_p = L_w - 20\log(r) - 0.75$ and $L_2 = L_1 - 20\log\left(\frac{d_2}{d_1}\right)$
² As predicted by Cadna model

The attenuation differences between the manually calculated and Cadna values are primarily due to the proposed 8-foot high CMU wall, the barrier effect of the equipment shelters, and topography.

4.2 Measurement Equipment

Some or all of the following equipment was used at the site to measure existing noise levels:

- Larson Davis Model 824, Type 1 Sound Level Meter, Serial #824A0344
- Larson Davis Model CA250, Type 1 Calibrator, Serial #2625

The sound level meter was field-calibrated immediately prior to the noise measurement and checked afterwards, to ensure accuracy. All sound level measurements conducted and presented in this report, in accordance with the regulations, were made with sound level meters that conform to the American National Standards Institute specifications for sound level meters (ANSI S1.4-1983, R2001). All instruments are maintained with National Bureau of Standards traceable calibration, per the manufacturers' standards.

5.0 IMPACTS

Based on the project information available, calculations show that the HVAC and equipment cabinet noise impacts from the proposed Vista Towers facility will be as high as 26.4 dBA L_{EQ} at the northern property line, at the worst case location.

As designed, this projected is expected to meet the most restrictive 45 dBA nighttime noise limit, and in fact, create less than 40 dBA at the property line.

The calculated combined noise levels at each property line at the worst-case locations are summarized in Table 8. For details of the acoustical calculations, please refer to Appendix E: Cadna Analysis Data and Results. Please also refer to Figure 6: Site Plan Showing Project Noise Impacts to Project Vicinity and Property Line Receiver Locations.

Table 8. Calculated Wireless Facility Noise Impact Levels With Existing Generators				
Receiver Location	Vista Towers Facility (dBA L_{EQ})	County Facility (dBA L_{EQ})	Sum (dBA L_{EQ})	Increase due to Vista Towers (dB)
R1, Northern Property Line	26.4	78.0	78.0	≈0
R2, Northern Property Line	22.8	96.8	96.8	≈0
R3, Southern Property Line	≈0	35.8	35.8	≈0
R4, Eastern Property Line	≈0	41.7	41.7	≈0
R5, Western Property Line	11.3	48.8	48.8	≈0

6.0 MITIGATION

As designed, this project is expected to meet the most restrictive 45 dBA nighttime noise limit, and also a more restrictive 40 dB limit. No mitigation is required.

7.0 CONCLUSION

With recommended mitigation, the proposed Vista Towers wireless facility will be in compliance with all applicable County of San Diego property line noise limits.

This analysis is based upon a current worst case scenario of planned equipment for this wireless facility. Substitution of equipment with higher noise emission levels may invalidate the recommendations of this study.

These conclusions and recommendations are based on the most up-to-date, project-related information available. However, noise characteristics of mechanical equipment may vary for specific installations. Verification of compliance with County of San Diego noise regulations can be provided, if desired, by conducting a noise survey consisting of sound level measurements at or close to the nearest impacted locations in each direction, after the project is built and in operation.

This is best accomplished in the late night or very early morning hours while the equipment is in full operation and other ambient noise sources are minimized. If any additional sound attenuation is found to be necessary, it can be specified at that time. We do not expect that any additional sound attenuation will be necessary within the scope of this project.

8.0 CERTIFICATION

This report is based on the related project information received and measured noise levels, and represents a true and factual analysis of the acoustical impact issues associated with the proposed Vista Towers wireless telecommunications facility, located on Father Serra Way off of Highway 79 in Warner Springs, County of San Diego, California. This report was prepared by Justin Smith, Michael Burrill, Douglas Eilar.

EILAR ASSOCIATES, INC.

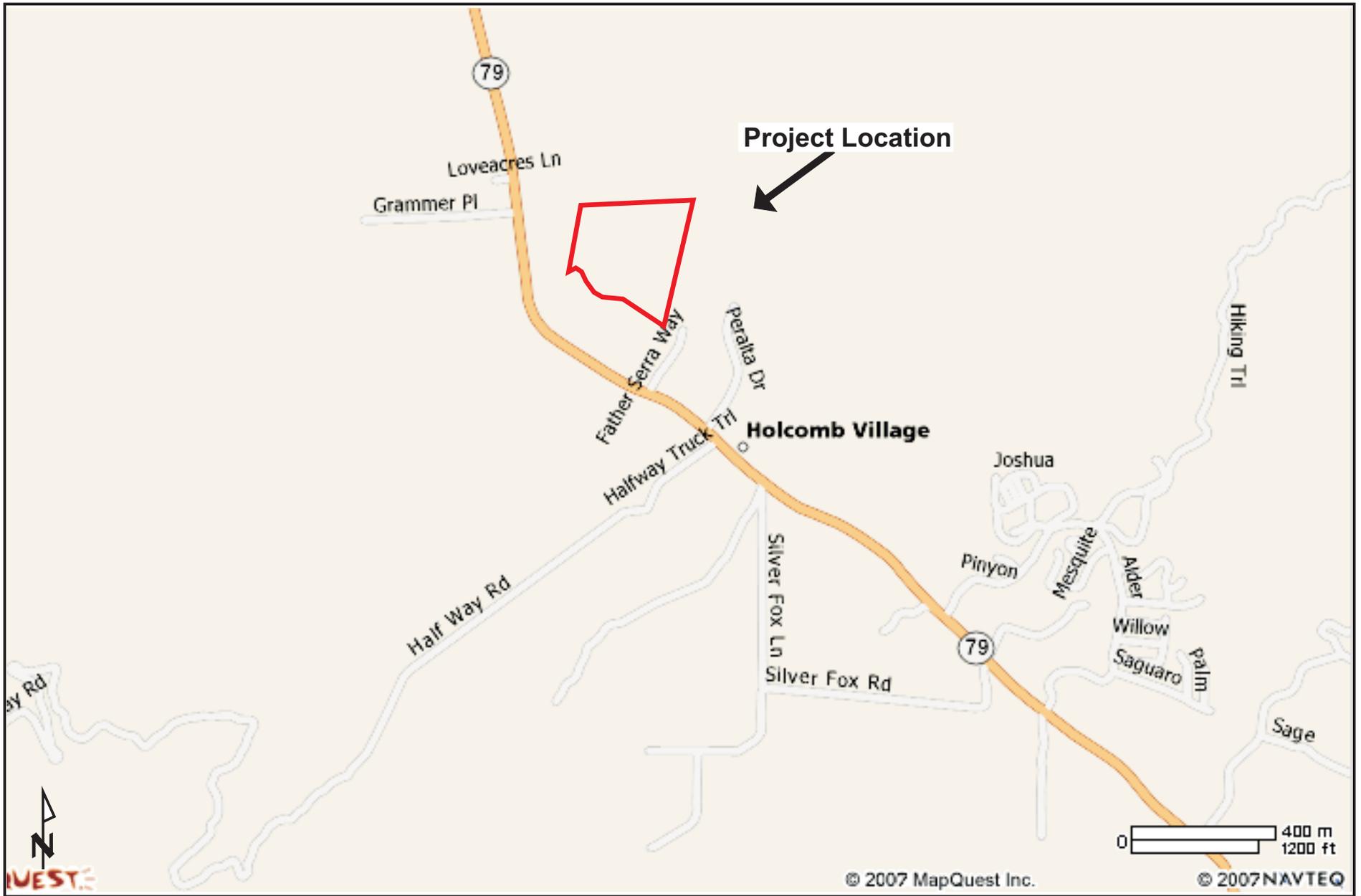


Douglas K. Eilar, Principal

9.0 REFERENCES

1. Beranek, Leo L., *Acoustical Measurements*, Published for the Acoustical Society of America by the American Institute of Physics, Revised Edition, 1988.
2. San Diego County Code of Regulatory Ordinances
3. Harris, Cyril M., *Handbook of Acoustical Measurements and Noise Control*, Acoustical Society of America, 3rd Edition, 1998.
4. Harris, Cyril M., Ph.D., *Noise Control in Buildings*, Original Edition, 1994.
5. Hirschorn, Martin, *Noise Control Reference Handbook*, Revised Edition, 1989.
6. Irvine, Leland K. and Richards, Roy L., *Acoustics and Noise Control Handbook for Architects and Builders*, Original Edition, 1998.
7. Knudsen, Vern O. and Harris, Cyril M., *Acoustical Designing In Architecture*, American Institute of Physics for the Acoustical Society of America, 2nd Edition, 1978.
8. Raichel, Daniel R., *The Science and Applications of Acoustics*, American Institute of Physics Press for the Acoustical Society of America, 1st Edition, 2000.

FIGURES



Project Location

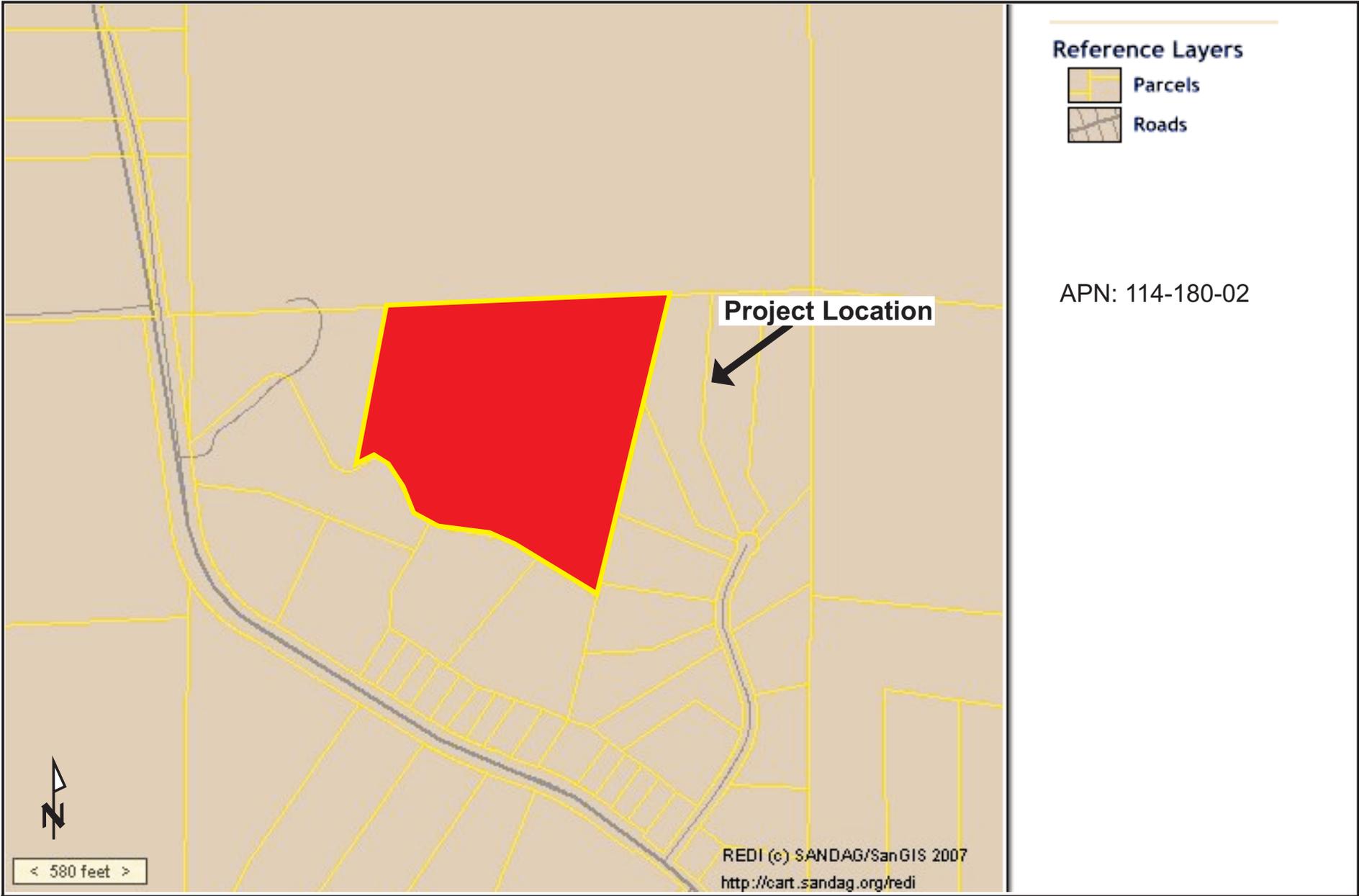


Holcomb Village

Eilar Associates
 539 Encinitas Boulevard, Suite 206
 Encinitas, California 92024
 760-753-1865

Project Vicinity Map
 Job # A70301N1

Figure 1



Eilar Associates
 539 Encinitas Boulevard, Suite 206
 Encinitas, California 92024
 760-753-1865

Assessor's Parcel Map
 Job # A70301N1

Figure 2



Project Location

79

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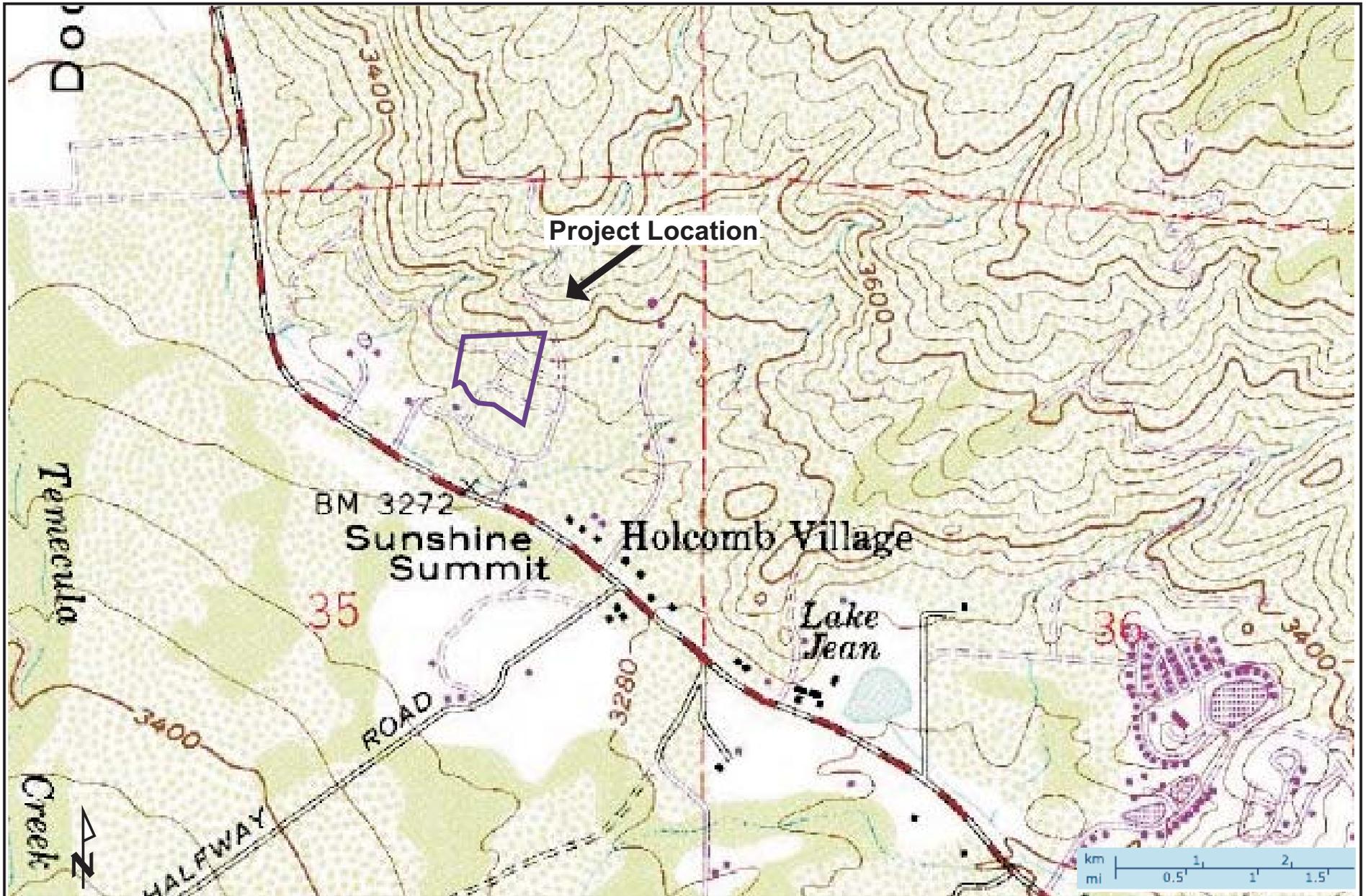
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Eilar Associates
539 Encinitas Boulevard, Suite 206
Encinitas, California 92024
760-753-1865

Satellite Aerial Photograph
Job # A70301N1

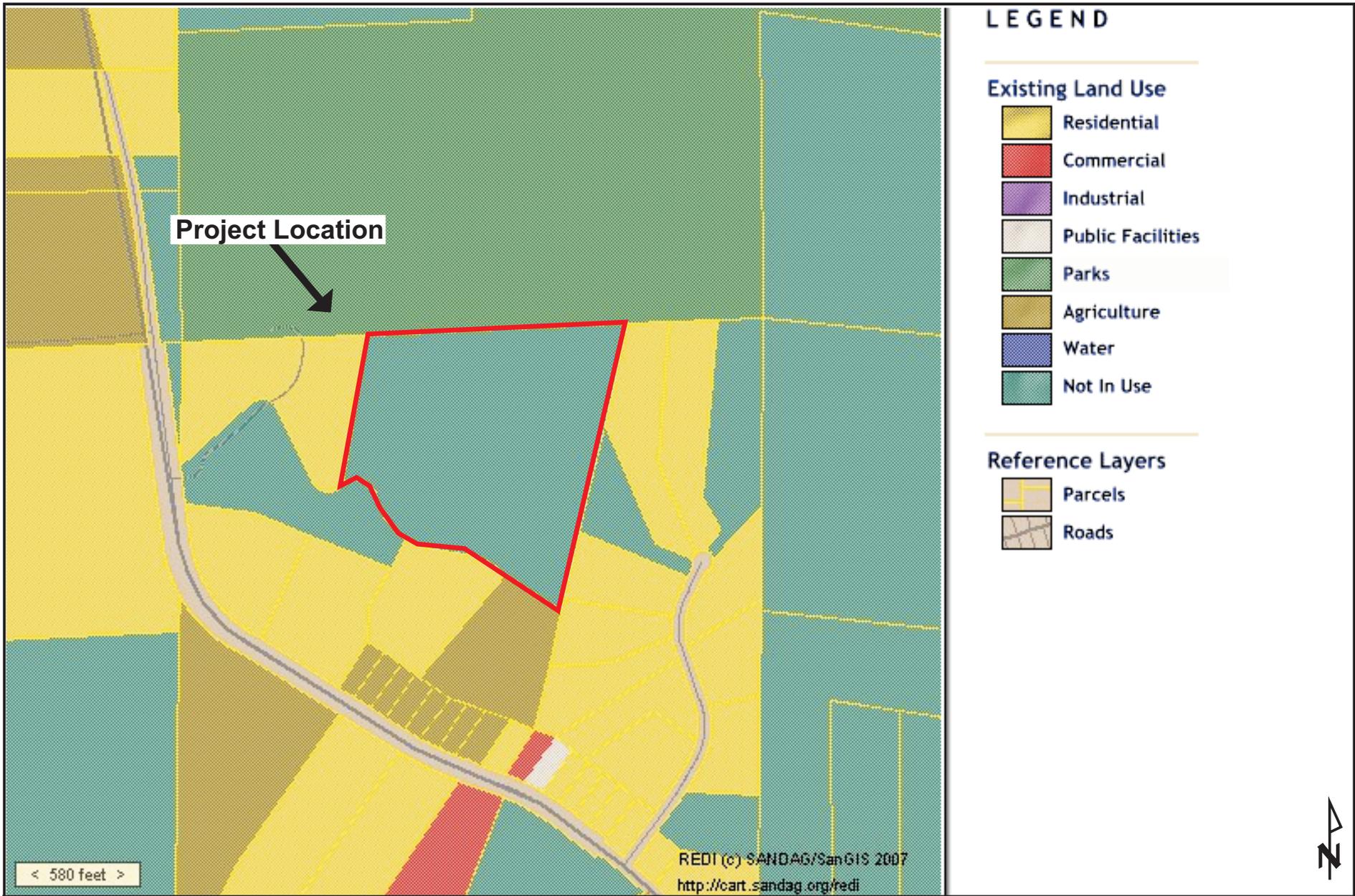
Figure 3



Eilar Associates
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Encinitas, California 92024
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Topographic Map
Job # A70301N1

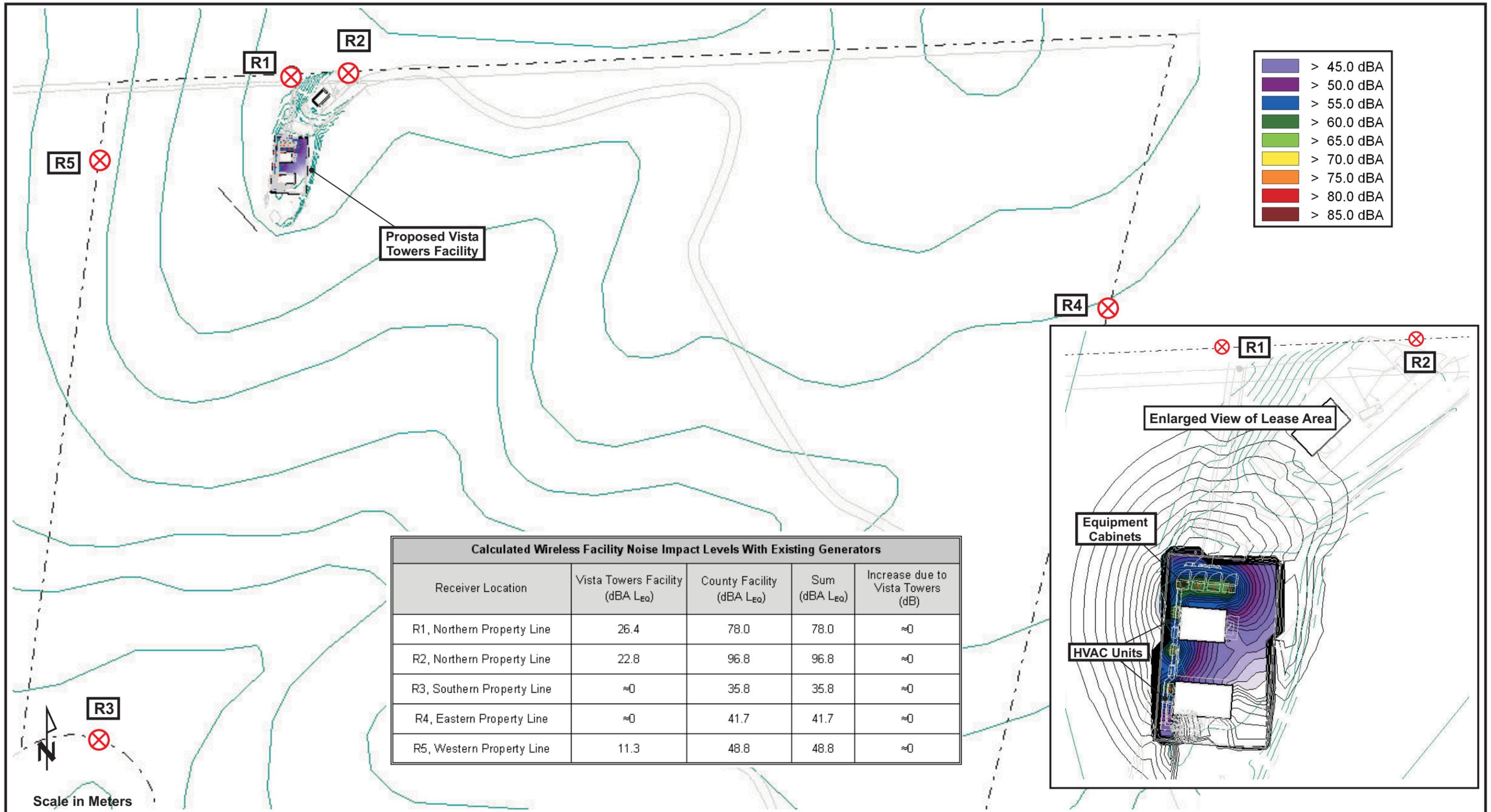
Figure 4



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Planned Land Use Map
 Job # A70301N1

Figure 5



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Site Plan Showing Project Noise Impact to Project Vicinity and Property Line Receiver Locations
 Job # A70301N3

Figure 6

APPENDIX A

Site Plans for Vista Towers Wireless Telecommunications Facility

GENERAL NOTES

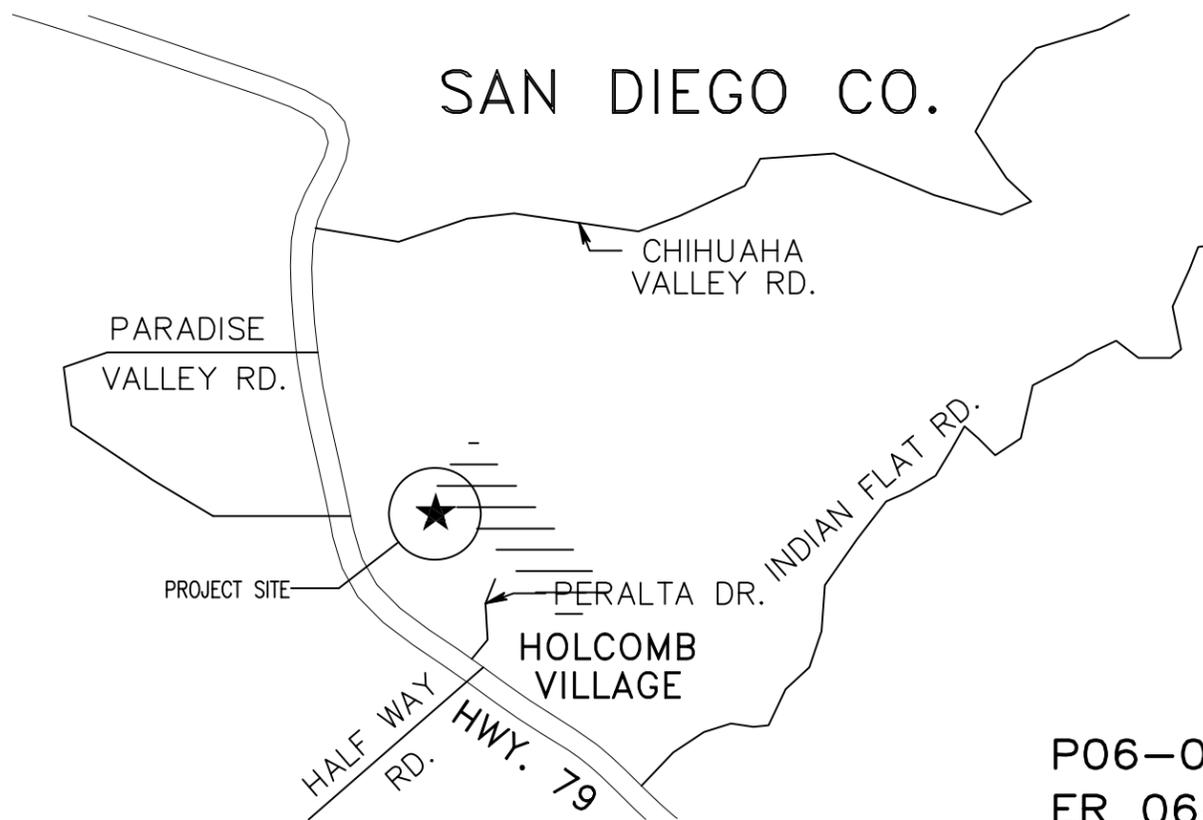
- DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ANYTHING ELSE DEEMED NECESSARY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

Vista Towers

Wireless Site Solutions

10161 BROADVIEW PLACE, N. TUSTIN, CA 92705

SUNSHINE SUMMIT
VACANT LAND, HIGHWAY 79
SAN DIEGO, CA
APN: 114-180-02



SAN DIEGO, CA

P06-093
ER 06-04-002

PROJECT DIRECTORY

ENGINEER: O'CONNOR FREEMAN & ASSOC. 225 30TH STREET, SUITE 201 SACRAMENTO, CA 95816 916-441-5721 PH 916-441-5697 FX	APPLICANT: VISTA TOWERS, LLC 10161 BROADVIEW PLACE N. TUSTIN, CA 92705 CONTACT: ROBERT MACLACHLAN 714-856-1000 PH 714-417-9577 FX
CONSTRUCTION MANAGER: ROBERT MACLACHLAN 10161 BROADVIEW PLACE N. TUSTIN, CA 92705 CONTACT: ROBERT MACLACHLAN 714-856-1000 PH	PROPERTY OWNER: KATHY McMAHON EMERY, TRUSTEE 8860 GEMWOOD WAY ELK GROVE, CA 95758

APPROVALS

LEASING: _____	DATE: _____
ZONING: _____	DATE: _____
RF ENGINEER: _____	DATE: _____
CONSTRUCTION (VZW): _____	DATE: _____
CONSTRUCTION (CWC): _____	DATE: _____
EQUIPMENT ENGINEER: _____	DATE: _____
OWNER: _____	DATE: _____

PROJECT SUMMARY

PROPERTY INFORMATION
LAT.: N33° 21' 27.77" NAD 83
LONG.: W116° 44' 28.57" NAD 83
LAT.: N33° 21' 27.65" NAD 27
LONG.: W116° 44' 25.49" NAD 27
ASSESSOR'S PARCEL NUMBER: 114-180-02
JURISDICTION: SAN DIEGO COUNTY
OCCUPANCY: S-2
TYPE OF CONSTRUCTION: V-N
ZONING: A70

CODE COMPLIANCE

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

- CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLE 24 & 25)
- 2001 CALIFORNIA BUILDING CODE
- 2001 CALIFORNIA MECHANICAL CODE
- 2001 CALIFORNIA PLUMBING CODE
- 2004 CALIFORNIA ELECTRICAL CODE
- LOCAL COUNTY OR CITY ORDINANCES

ACCESSIBILITY REQUIREMENTS:
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2001 CALIFORNIA BUILDING CODE.

PROJECT DESCRIPTION

INSTALLATION OF A MULTI-CARRIER VISTA TOWERS COMMUNICATIONS FACILITY WITHIN APPROXIMATELY A 39'-0" x 65'-0" WORKING AREA ENCLOSED BY AN 8'-0" TALL, 6" THICK CMU (CONCRETE) WALL INCLUDING: 10'-0"x21'-0" T-MOBILE CONCRETE EQUIPMENT PAD W/(4) OUTDOOR CABINETS, (1) AT&T Inc. 11'-6"x16'-0" CONCRETE EQUIPMENT SHELTER, (1) VERIZON WIRELESS 11'-6"x20'-0" CONCRETE EQUIPMENT SHELTER, POWER & TELCO TO SITE, H-FRAME FOR 800A SERVICE W/(5) METERS & 65'-0" MONOPINE W/(3) CARRIER ANTENNA CENTERLINES

PROJECT MILESTONES

10/05/06	/90% ZONING DOCUMENTS
10/09/06	/100% ZONING DOCUMENTS
03/02/07	/REVISION 1
03/06/07	/REVISION 2
04/03/07	/REVISION 3
07/03/07	/REVISION 4
07/26/07	/REVISION 5
10/11/07	/REVISION 6
--	/90% CONSTRUCTION DOCUMENTS
--	/100% CONSTRUCTION DOCUMENTS

INDEX OF DRAWINGS

1	T1.1	TITLE SHEET, SITE PLAN, PROJECT DATA
2	LS1	CIVIL SURVEY SHEET
3	LS2	CIVIL SURVEY SHEET, CONT'D
4	LS3	CIVIL SURVEY SHEET, CONT'D
5	A1.1	EQUIPMENT LAYOUT PLANS
6	A1.2	PROJECT ELEVATIONS
7	A1.3	PROJECT ELEVATIONS

DIRECTIONS

- FROM SAN DIEGO:
- TAKE I5 NORTH TO HWY 78
 - EAST ON HWY 78 TO SANTA YSABEL
 - IN SANTA YSABEL GO NORTH ON HWY 79
 - SITE IS OFF HWY 79 TO THE RIGHT BETWEEN PERALTA DR. & PARADISE VALLEY RD.

Manuel S. Tshilas, Architect, Inc.
225 30th Street, Suite 301, Sacramento, CA 95816
916.341.0406 ph 916.341.0406 & www.mstarch.com

COMPLETE
Wireless Consulting, Inc.

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SUNSHINE SUMMIT
VACANT LAND, HWY. 79
SAN DIEGO, CA

Vista Towers
Wireless Site Solutions

TITLE SHEET, SITE PLAN, PROJECT DATA

SHEET TITLE:

Not valid unless signed in ink by licensee.

Revisions:

03/02/07
03/06/07
04/03/07
07/03/07 EXHIBITS
07/26/07

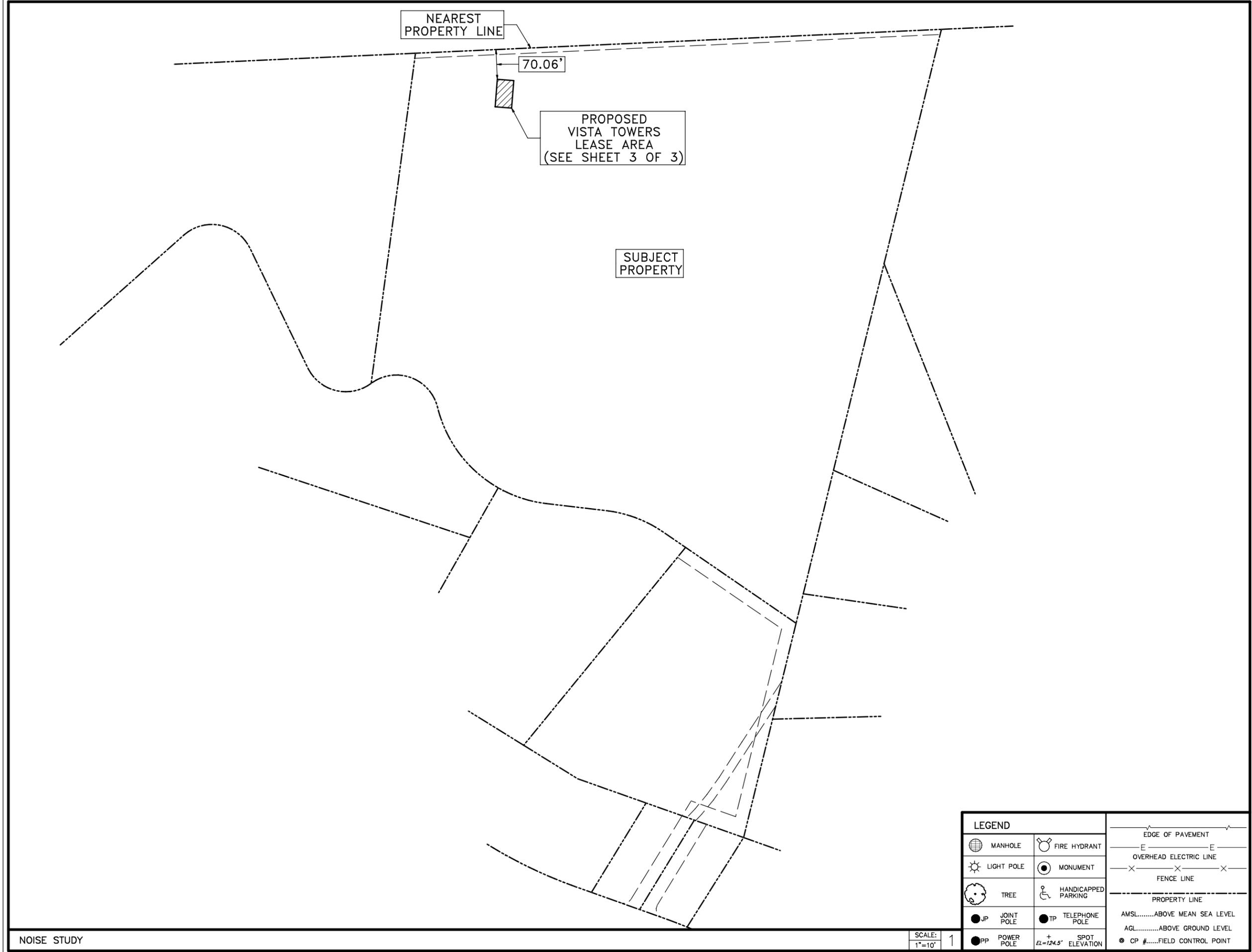
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Drawn By: ALB
Checked By: MST
Scale: AS NOTED
Date: 10/11/07

Job No. 188.05

T1.1

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F:\PROJECTS\VISTA TOWERS\Sunshine Summit\OFFICE\EXTRA WORK 05-06-07\SS E/W #2 05-07-07.pro



NOISE STUDY

SCALE: 1"=10' 1

LEGEND			
	MANHOLE		FIRE HYDRANT
	LIGHT POLE		MONUMENT
	TREE		HANDICAPPED PARKING
	JOINT POLE		TELEPHONE POLE
	POWER POLE		SPOT ELEVATION
			EDGE OF PAVEMENT
			OVERHEAD ELECTRIC LINE
			FENCE LINE
			PROPERTY LINE
			AMSL.....ABOVE MEAN SEA LEVEL
			AGL.....ABOVE GROUND LEVEL
			CP #.....FIELD CONTROL POINT

Vista Towers
Wireless Site Solutions

PROJECT INFORMATION:
SUNSHINE SUMMIT
VACANT LAND, HWY. 79
SAN DIEGO, CA

CURRENT ISSUE DATE:
03/07/07

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
3	03/07/07	REV. #4	TCN
2	01/12/07	REV. #2	TCN
1	10/04/06	REV. #1	TCN
0	08/29/06	90% ISSUE	TCN

PLANS PREPARED BY:
Phil Auer Surveying
2218 Black Creek St., Bakersfield, CA 93312
Phone: (661) 587-6129
Mobile: (510) 714-7224
E-mail: isa075@earthlink.net

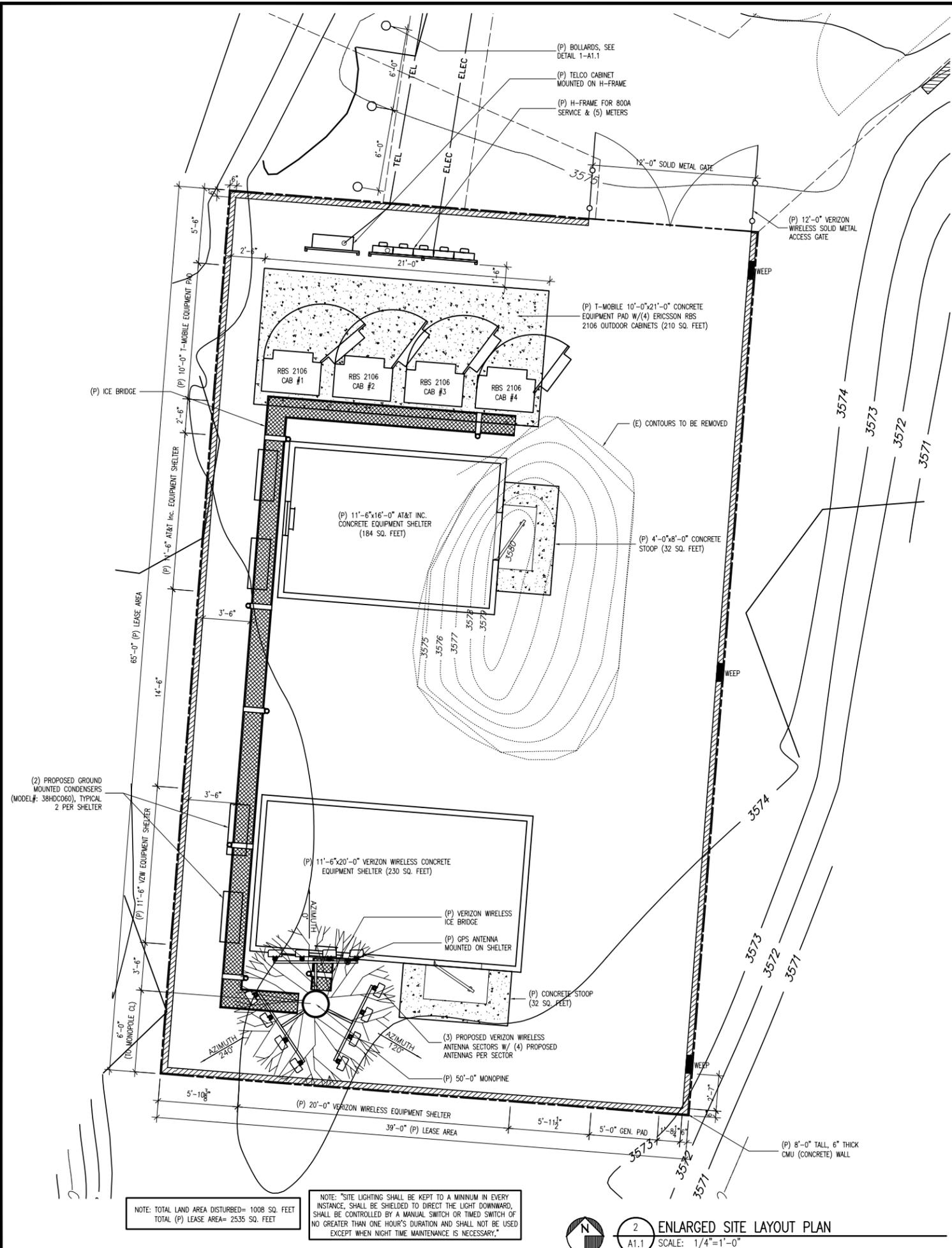
CONSULTANT:

DRAWN BY:	CHK.:	APV.:
TCN	OPA	OPA

LICENSER:

SHEET TITLE:
SURVEY

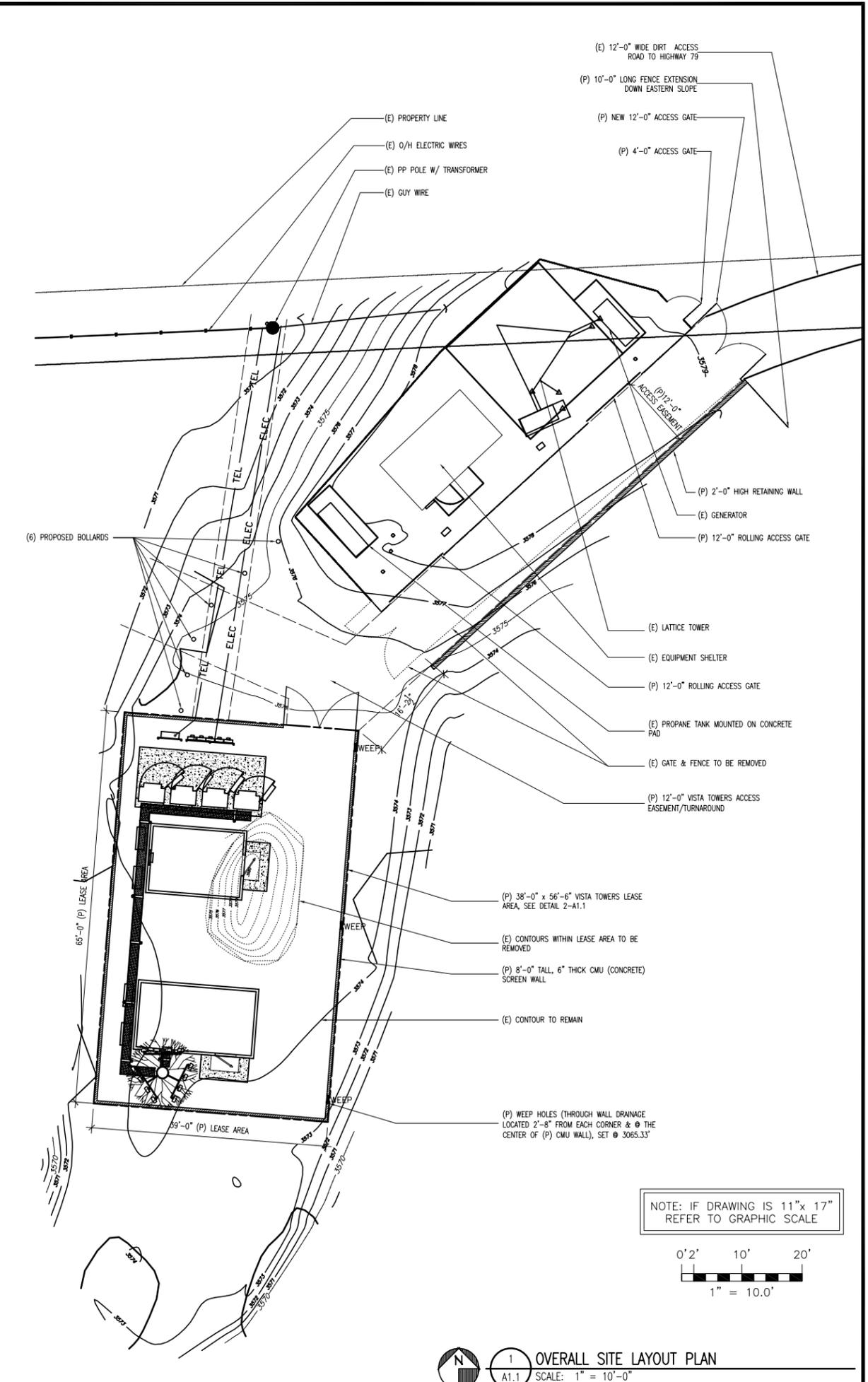
SHEET NUMBER:
LS2
SHEET 2 OF 3



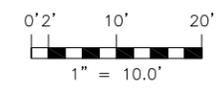
NOTE: TOTAL LAND AREA DISTURBED= 1008 SQ. FEET
 TOTAL (P) LEASE AREA= 2535 SQ. FEET

NOTE: "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 OR TIMED SWITCH OF NO GREATER THAN ONE HOUR'S DURATION AND SHALL NOT BE USED EXCEPT WHEN NIGHT TIME MAINTENANCE IS NECESSARY."

2 ENLARGED SITE LAYOUT PLAN
 A1.1 SCALE: 1/4"=1'-0"



NOTE: IF DRAWING IS 11"x 17" REFER TO GRAPHIC SCALE



1 OVERALL SITE LAYOUT PLAN
 A1.1 SCALE: 1" = 10'-0"

Manuel S. Tsirlas, Architect, Inc.
 2725 30th Street, Suite 301, Sacramento, CA 95816
 916.341.0406 ph 916.341.0406 & www.mtsa.com

Vista Towers Wireless Site Solutions
 SUNSHINE SUMMIT VACANT LAND, HWY. 79 SAN DIEGO, CA
 EQUIPMENT LAYOUT PLANS
 SHEET TITLE:

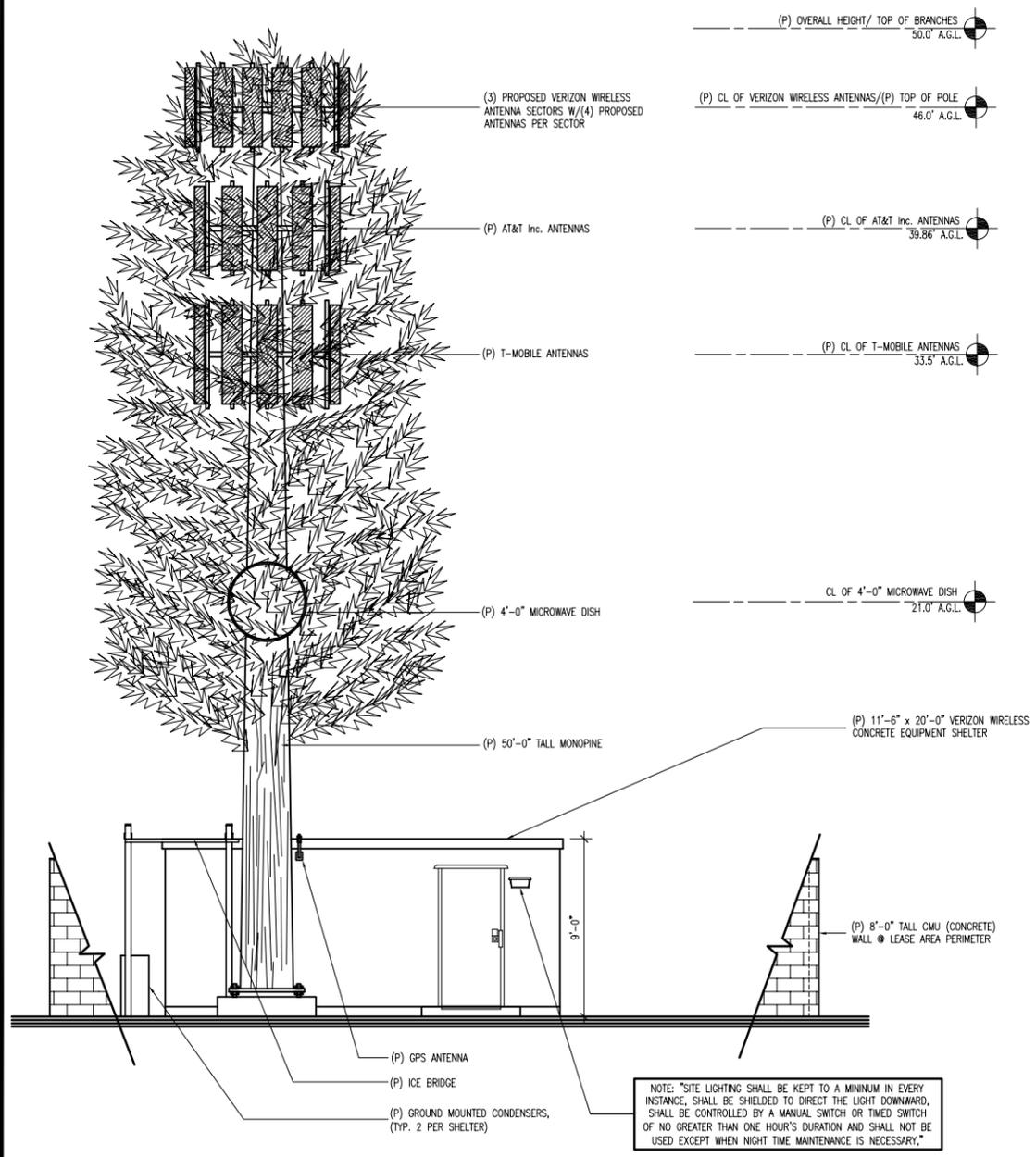
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Revisions:	
▲	03/02/07
▲	03/06/07
▲	04/03/07
▲	07/03/07 EXHIBITS
▲	07/26/07

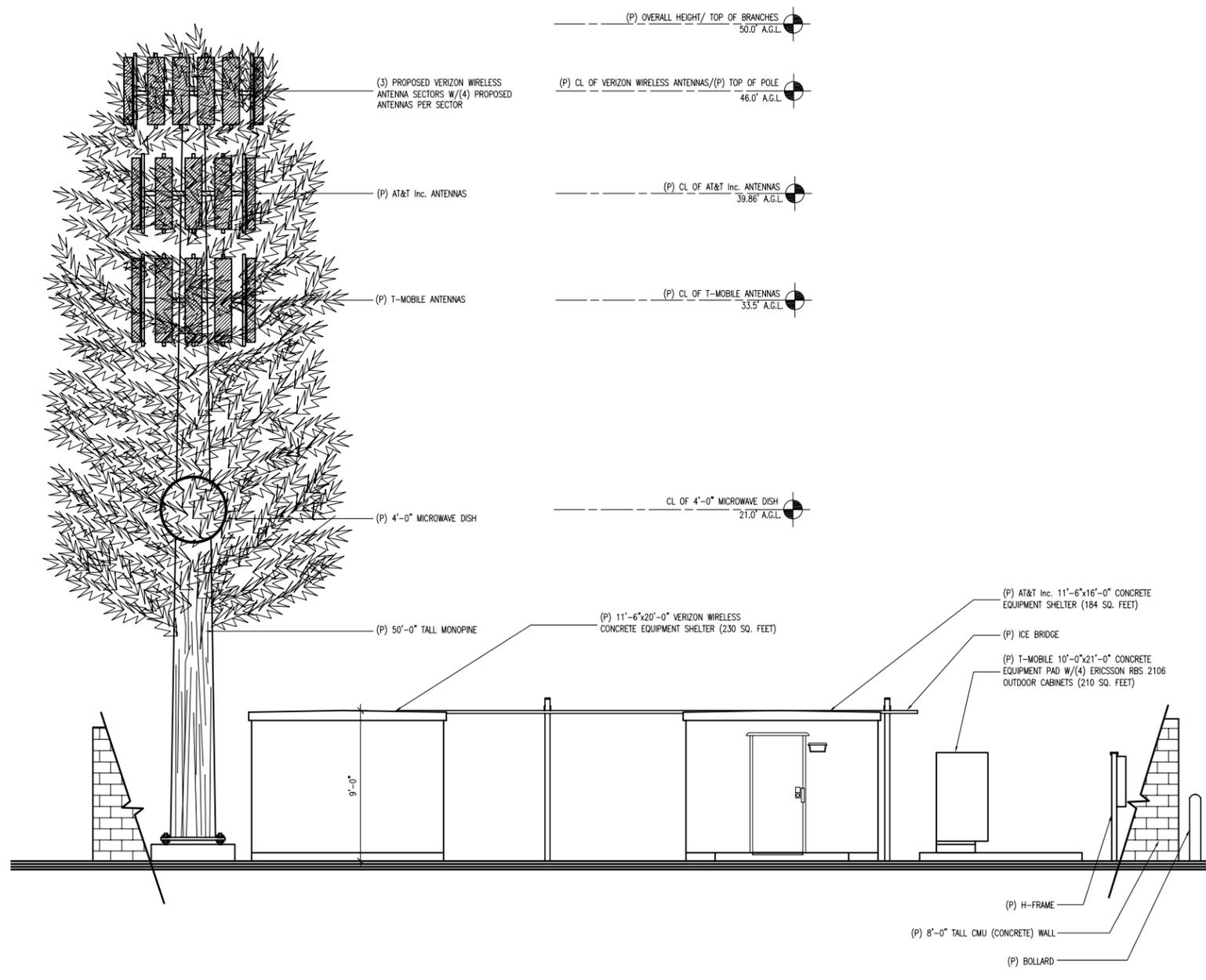
File: 188.05_A11.dwg
 Drawn By: ALB
 Checked By: MST
 Scale: AS NOTED
 Date: 10/11/07

Job No. 188.05

A1.1



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



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

Manuel S. Tsirlas, Architect, Inc.
2725 30th Street, Suite 301, Sacramento, CA 95816
916.341.0405 ph 916.341.0406 & www.mtsa.com

COMPLETE
Wireless Consulting, Inc.

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Vista Towers
Wireless Site Solutions

SUNSHINE SUMMIT
VACANT LAND, HWY. 79
SAN DIEGO, CA

PROJECT ELEVATIONS

SHEET TITLE:

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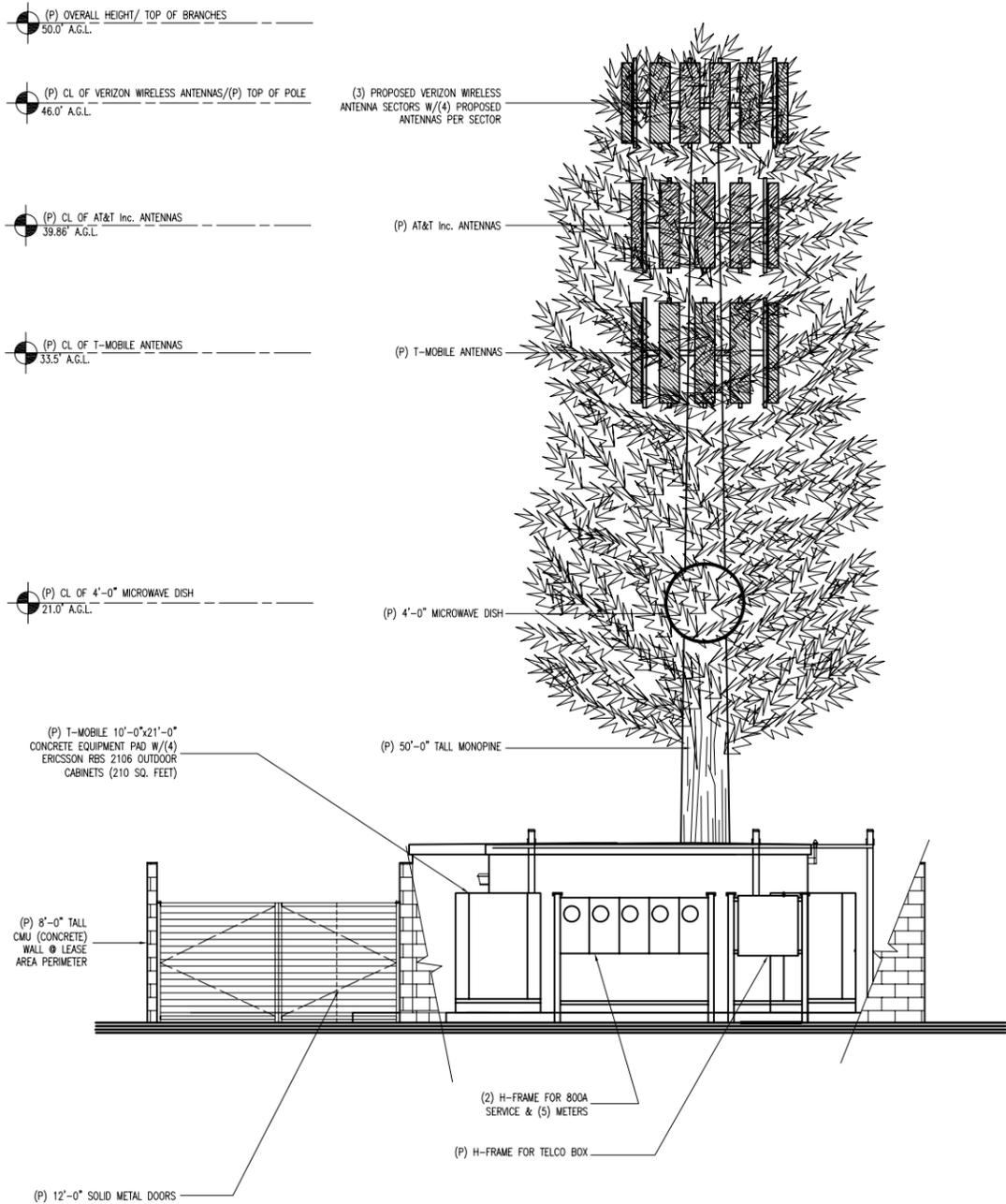
Revisions:

03/02/07
03/06/07
04/03/07
07/03/07 EXHIBITS
07/26/07

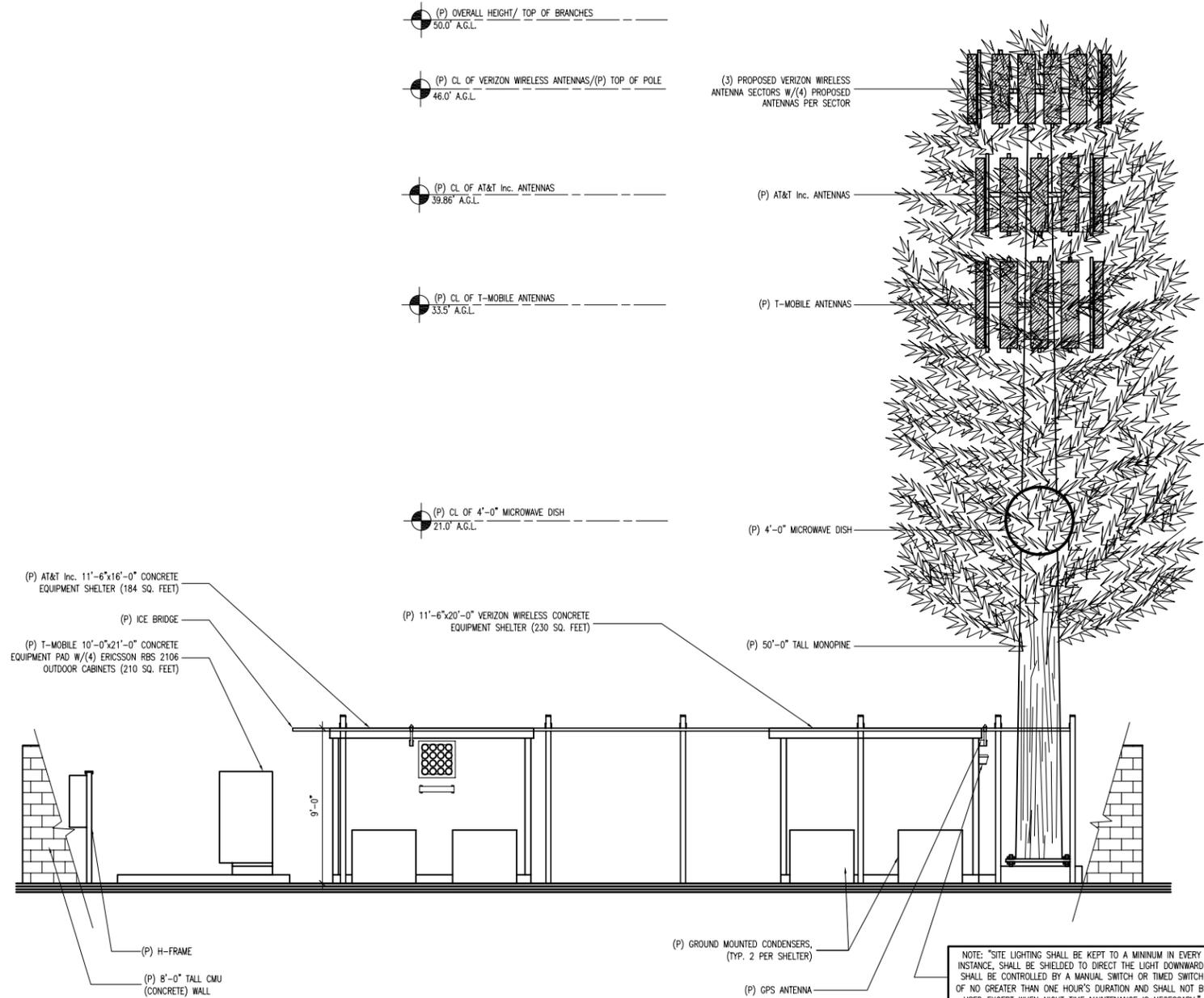
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Drawn By: ALB
Checked By: MST
Scale: AS NOTED
Date: 10/11/07

Job No. 188.05

A1.2



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



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

NOTE: "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 OR TIMED SWITCH OF NO GREATER THAN ONE HOUR'S DURATION AND SHALL NOT BE USED EXCEPT WHEN NIGHT TIME MAINTENANCE IS NECESSARY."

Manuel S. Tsirlas, Architect, Inc.
2725 30th Street, Suite 301, Sacramento, CA 95816
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COMPLETE
Wireless Consulting, Inc.

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SUNSHINE SUMMIT
VACANT LAND, HWY. 79
SAN DIEGO, CA

PROJECT ELEVATIONS

SHEET TITLE:

Not valid unless signed in ink by licensee.

Revisions:	
03/02/07	
03/06/07	
04/03/07	
07/03/07	EXHIBITS
07/26/07	

File: 188.05_A13.dwg
Drawn By: ALB
Checked By: MST
Scale: AS NOTED
Date: 10/11/07

Job No. 188.05

A1.3

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F:\PROJECTS\15 VISTA TOWERS\Sunshine Summit\OFFICE\EXTRA WORK 03-06-07\SS_EW #2 03-07-07.dwg

A.P.N. BK. 114, PG. 9

A.P.N. 114-180-01

A.P.N. 114-180-02

A.P.N. 114-180-05

A.P.N. 114-180-04

A.P.N. 114-180-03

A.P.N. 114-160-07

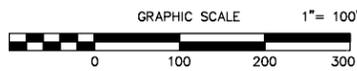
A.P.N. 114-160-06

A.P.N. 114-160-05

A.P.N. 114-160-04

A.P.N. 114-160-03

NOTE REGARDING LANDAMERICA LAWYERS TITLE PRELIMINARY REPORT FILE NO. 07126908-19:
EXCEPTION NO. 2 INDICATES AN EXISTING "EASEMENT IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LANDS".



LEGEND	
	MANHOLE
	FIRE HYDRANT
	LIGHT POLE
	TREE
	JOINT POLE
	POWER POLE
	FIRE HYDRANT
	MONUMENT
	HANDICAPPED PARKING
	TELEPHONE POLE
	SPOT ELEVATION
	EDGE OF PAVEMENT
	OVERHEAD ELECTRIC LINE
	FENCE LINE
	PROPERTY LINE
	AMS.....ABOVE MEAN SEA LEVEL
	AGL.....ABOVE GROUND LEVEL
	CP #.....FIELD CONTROL POINT

DATE OF SURVEY: 08/25/06
SURVEYED BY/ OR UNDER THE DIRECTION OF: Oliver Philip Auer
L.S. 5075
Expires 06/30/07

NOTES:
COMPLETE PRELIMINARY REPORT (WITH ALL SUPPORTING DOCUMENTATION) WAS AVAILABLE AT TIME OF FIELD SURVEY. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC SURVEY MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION OF VARIOUS INFORMATION GATHERED FROM PRELIMINARY TITLE REPORTS OR PROPERTY HISTORY REPORTS, BACK-UP DOCUMENTS OF RECORD, MAPS AND AVAILABLE MONUMENTS FOUND DURING THE FIELD SURVEY. NO PROPERTY MONUMENTS WERE SET, UNLESS OTHERWISE NOTED. NO UNDERGROUND UTILITY LOCATING SERVICE COMPANY WAS CONTACTED PRIOR TO THIS MAP BEING PREPARED; THEREFORE, THERE MAY BE NON-VISIBLE OR OBSCURE UTILITIES EXISTING ON THE PROPERTY NOT SHOWN ON THIS MAP.

SUBJECT PROPERTY DESCRIPTION:
IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, BEING ALL THAT PORTION OF LOTS 1, 2 & 8 OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, BOUNDED AS FOLLOWS:

EASTERLY, BY THE WESTERLY LINE OF THE PROPERTY CONVEYED TO RALPH E. ANDERSON, ET UX, IN THE DEED RECORDED 7-12-60 AS INST. NO. 140317, OFFICIAL RECORDS.
SOUTHWESTERLY, BY THE GENERALLY NORTHEASTERLY LINES OF THE PROPERTIES CONVEYED TO CARL R. CHRISTIAN, ET UX, IN THE DEEDS RECORDED 1-6-77 AS INST. NO. 4472 AND 4483 OF OFFICIAL RECORDS, AND BY THE PROPERTY CONVEYED TO FLORENCE G. BURGIN, IN THE DEED RECORDED 8-5-77 AS INST. NO. 317841, OFFICIAL RECORDS.
WESTERLY BY THE EASTERLY LINE OF THE PROPERTY CONVEYED TO ERROL T. BAILEY, ET UX, IN THE DEED RECORDED 11-7-78 AS INST. NO. 481305, OFFICIAL RECORDS.

LEASE AREA DESCRIPTION (PARCEL A):
COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED LANDS; THENCE SOUTH 72°22'20" EAST 202.66 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85°29'50" EAST 39.00 FEET; THENCE SOUTH 04°30'10" WEST 65.00 FEET; THENCE NORTH 85°29'50" WEST 39.00 FEET; THENCE NORTH 04°30'10" EAST 65.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 2535 SQUARE FEET MORE OR LESS.

TOGETHER WITH A PROPOSED 12 FOOT WIDE ACCESS EASEMENT GENERALLY SHOWN HEREON AS PARCELS "B" AND "C" AND DESCRIBED IN THE ATTACHED EXHIBIT "A".

TOGETHER WITH A PROPOSED 6 FOOT WIDE UTILITY EASEMENT GENERALLY SHOWN HEREON AS PARCEL "D" AND DESCRIBED IN THE ATTACHED EXHIBIT "A".

BASIS OF ELEVATIONS: NGVD 29 DATUM.
BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NAD 83.

PROJECT BENCH: AS SHOWN ON SHEET 3 OF 3.
OWNER'S INFORMATION: KATHY McMAHON EMERY, TRUSTEE
8860 GEMWOOD WAY
ELK GROVE, CA 95758
A.P.N. 114-180-02

NET AREA OF:
UNDERLYING PARCEL(S): 29.32± AC. LEASE AREA: 2535± AC.

FEMA FLOOD PANEL IS NOT PRINTED FOR THIS SITE, LISTED AS NON-PRINTED PANEL NUMBER 06073C0600F, PER FEMA WEBSITE. PLEASE INQUIRE WITH LOCAL JURISDICTION REGARDING FLOOD PLAIN DATA.

FAA 1A CERTIFICATION:
LATITUDE AND LONGITUDE WAS OBTAINED FROM INFORMATION PROVIDED BY A GPS SURVEY. THE GEODETIC POSITION SHOWN WAS DETERMINED UTILIZING FAST-STATIC GPS OBSERVATIONS FROM USGS MONUMENTS USING TRIMBLE 4600LS RECEIVERS. THE DATA WAS DIFFERENTIALLY CORRECTED WITH TRIMBLE GPS SURVEY SOFTWARE.

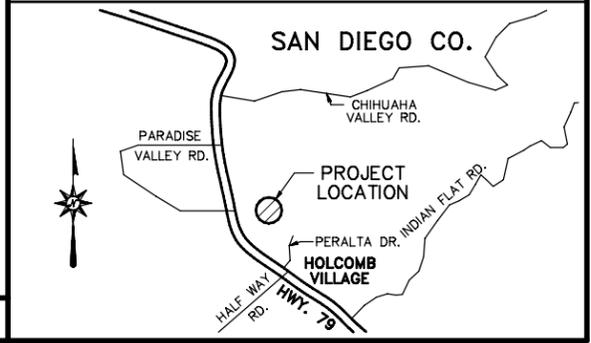
LATITUDE AND LONGITUDE DENOTED ON THIS PLAN ARE ACCURATE TO WITHIN 15± FEET HORIZONTALLY AND THE ELEVATIONS SHOWN ON THIS PLAN ARE ACCURATE TO WITHIN 3± FEET VERTICALLY.

ELEVATION OF GROUND AT GPS POINT: 3574.1' AGL
STRUCTURE HEIGHT: N/A

LATITUDE: 33°21'27.65" LONGITUDE: 116°44'25.49" (NAD 27)
LATITUDE: 33°21'27.77" LONGITUDE: 116°44'28.57" (NAD 83)

THE MAP WAS PREPARED FOR VISTA TOWERS FOR THE PURPOSE OF FILING A PERMIT WITH THE COUNTY OF SAN DIEGO.

VICINITY MAP NOT TO SCALE



PROJECT INFORMATION:
SUNSHINE SUMMIT
VACANT LAND, HWY. 79
SAN DIEGO, CA

CURRENT ISSUE DATE:
03/07/07

ISSUED FOR:
ZONING

REV. DATE	DESCRIPTION	BY
3 03/07/07	REV. #4	TCN
2 01/12/07	REV. #2	TCN
1 10/04/06	REV. #1	TCN
0 08/29/06	90% ISSUE	TCN

PLANS PREPARED BY:
Phil Auer Surveying
2218 Black Creek St., Bakersfield, CA 93312
Phone: (861) 587-6129
Mobile: (610) 714-7224
E-mail: isa075@earthlink.net

CONSULTANT:

DRAWN BY: _____ CHK.: _____ APV.: _____
TCN OPA OPA

LICENSER:

SHEET TITLE:
SURVEY

SHEET NUMBER:
LS1
SHEET 1 OF 3

OVERALL SITE MAP

SCALE: 1"=100'

APPENDIX B

Pertinent Sections of the County of San Diego Scoping Letter,
Dated November 28, 2006



County of San Diego

ERIC GIBSON
INTERIM DIRECTOR

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017

September 4, 2007

Roger Spencer
1225 West 190th St., Ste 310
Gardena, CA 90248

RE: SUNSHINE SUMMIT; P06-093
2nd ITERATION REVIEW OF INITIAL STUDIES/INFORMATION

The Department of Planning and Land Use (DPLU) has completed the review of your Extended Initial Study/Information and determined it to be "incomplete" as defined by the California Environmental Quality Act (CEQA). At this time, additional information or revisions will be required to determine your project's potential impacts on the environment and complete the CEQA Environmental Initial Study. The reasons for this determination and the revisions/information required are as follows:

REVISIONS AND ADDITIONAL INFORMATION:

A. Replacement Plot Plans

Staff has reviewed the plot plans submitted April 4th, 2007, the following changes need to be made to the plot plans:

1. On page A1.1 please revise the plot plans to specify the tower as a "50'-0" monopine" rather than "60'-0" monopole".

B. Noise

Staff has completed the review of the Noise Impact Analysis by Eilar Associates submitted July 31, 2007 for the proposed Vista Towers Facility project also known as Sunshine Summit. The project will consist of the construction of three equipment shelters which will house equipment cabinets for wireless telecommunications. Additionally, the project proposes a standby generator, and two exterior wall-mounted HVAC units on each equipment shelter. Existing, onsite noise conditions, generated from an existing San Diego County wireless facility, will have noise levels saturated at

Sunshine Summit
P06-093

- 2 -

September 4, 2007

45 dBA along the northern and northwestern property line. The following information needs to be added to the noise analysis.

1. In the noise report, the existing noise conditions are saturated at 45 dBA. Therefore, the proposed Vista Towers Wireless Facility shall generate little or no measurable contributions to this existing noise levels. Proposed future equipment with sound levels of 39 dBA to 40 dBA are insignificant contributions to the existing noise conditions and are considered acceptable. The noise report shall provide additional mitigation recommendations (i.e. increase height of enclosure, all-weather acoustical paneling, etc) meeting the 39dBA to 40dBA requirement.
2. If the noise report can provide evidence that the proposed Vista Towers Facility can be mitigated to sound levels of 39 dBA to 40 dBA at the northern property line, Staff will consider the noise analysis as acceptable.

The following conditions will be made a part of project approval:

Prior to obtaining a building permit pursuant to this telecommunications facility, the applicant shall:

1. On the plot plan, please specify that the proposed Vista Towers HVAC units as "Carrier 38HDC060 Condenser Units or equivalent sized units with a single unit sound power level of 70 dBA at a reference distance of 5 feet". Refer to Section 3.2.1 Project Related Noise Sources for sound level measurements in the Eilar's Noise Impact Analysis Report.
2. On the plot plan, please specify that the proposed Vista Towers generator as "MQ Power KD30IZ Generator or equivalent sized unit with a single unit sound pressure level of 65 dBA at a reference distance of 23 feet". Refer to Section 3.2.1 Project Related Noise Sources for sound level measurements in the Eilar's Noise Impact Analysis Report.

Prior to occupancy or the use of this telecommunications facility, the applicant shall:

1. Submit to the satisfaction of the Director of the department of Planning and Land Use for inclusion in the case file P06-093, digital photos demonstrating that the specified HVAC units and generator have been installed including serial numbers or identification plates for each unit at the completed installation. A second set of photographs shall be provided to the projects construction manger.

Sunshine Summit
P06-093

- 3 -

September 4, 2007

PROJECT SCHEDULE:

Your project is presently on schedule. An updated copy of your project schedule is attached showing an estimated hearing/decision date of February 28, 2008.

SUBMITTAL REQUIREMENTS: Unless other agreements have been made with County staff, you must comply with the following submittal requirements in order to make adequate progress and to minimize the time and cost in the processing of your application:

1. Submit a copy of this letter.
2. If replacement plot plans are to be submitted, provide a narrative supplemented by a project plan of appropriate scale and legibility with all deviations "Redlined."
3. Submit a separate letter that indicates specifically where and how each of the above comments is addressed in the revised information/documents. For simple comments it is acceptable to merely reference the document, page and paragraph number where the strikeout/underline revisions have been made. Otherwise, the rationale for the revisions (or lack of revisions) must be given.
4. The following information and/or document(s) with the requested number of copies as specified. **The Project Number and Environmental Log Number must be clearly and visibly labeled on all submitted documents. All changes to the document(s) must be in strikeout/underline format.**

INFORMATION/DOCUMENT	NO. OF COPIES	LEAD REVIEW DEPT./SECTION
Replacement Plot Plans Plans must be folded to 8-1/2 x 11 maximum with the lower right hand corner exposed	16	PPCC for Distribution
Revised Noise Study	2	Merry Tondro (1), Emmet Aquino (1)
The staff turnaround goal for review of the requested information/document is 21 days.		

*Please contact me in advance for a Special Handling Form if you wish to submit other documents supporting the project document revisions.

5. Deposits:

Your account for this project contains sufficient deposits required to process the application through hearing/decision. No additional funds are required at this time.

Sunshine Summit
P06-093

- 4 -

September 4, 2007

To assure timely cost-effective processing of your project, all items must be submitted concurrently and delivered to DPLU Zoning Counter at 5201 Ruffin Road, Suite B, San Diego, CA 92123.

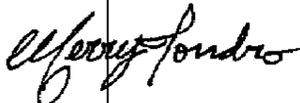
RESUBMITTAL DUE DATE: In order to maintain adequate progress and be consistent with the Estimated Processing Schedule (attached), DPLU recommends that all of the revisions/information requested in this letter be submitted by **September 24th, 2007**. If you are unable to submit the requested revisions/information by the above date, please contact your DPLU Project Manager to submit a due date extension notification.

Notification must be submitted in writing and be signed and dated by the project applicant. The notification must include a revised submittal date and a brief rationale for the extension. Be aware if the submittal is deemed to be excessively late (generally six or more months), notifications are not received, or your project is excessively behind schedule the Department may make a recommendation for denial of your project to the appropriate decision-making authority based upon inadequate progress pursuant to CEQA Guidelines Section 15109.

PROJECT ISSUE RESOLUTION PROCESS: If you have disagreements with the requirements within this letter you may, after trying to resolve issues with project staff, have these issues referred to the Project Issue Resolution process to provide you with an opportunity to quickly and inexpensively have issues considered by senior County management. Issues considered under this procedure can include disagreements with staff interpretations of codes or ordinances, requests for additional information or studies, or disagreements regarding project related processing requirements. This process does not replace any other appeal mechanisms such as those for CEQA determinations or administrative appeals. Please contact me to learn more about this process, the limitations, or to request an application form.

If you have any questions or need additional information, please contact me at Merry.Tondro@sdcounty.ca.gov.

Sincerely,



Merry Tondro, Project Manager
Regulatory Planning Division

Attachments:

Revised Estimated Project Schedule

Sunshine Summit
P06-093

- 5 -

September 4, 2007

cc: Kathy McMahon Emery, 8860 Gemwood Way, Elk Grove, CA 95758
Vista Towers, 10161 Broadview Place, North Tustin, CA 92705
Manuel S. Tsihlas, 225 30th St., Ste 301, Sacramento, CA 95816
Kenneth J. Brazell, Project Manager, Department of Public Works, M.S. 0336
Donna Beddow, Planning Manager, Department of Planning and Land Use,
M.S. O650

APPENDIX C

San Diego County Code of Regulatory Ordinances,
Section 36.404, Sound Level Limits

Section 36.404

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SECTION 36.404 SOUND LEVEL LIMITS

Unless a variance has been applied for and granted pursuant to this chapter, it shall be unlawful for any person to cause or allow the creation of any noise to the extent that the one-hour average sound level, at any point on or beyond the boundaries of the property on which the sound is produced, exceeds the applicable limits set forth below except that construction noise level limits shall be governed by Section 36.410.

<u>ZONE</u>	<u>TIME</u>	<u>APPLICABLE LIMIT ONE-HOUR AVERAGE SOUND LEVEL (DECIBELS)</u>
R-S, R-D, R-R, R-MH, A-70, A-72, S-80, S-81, S-87, S-88, S-90, S-92, R-V, AND R-U. Use regulations with a density of less than 11 dwelling unit per acre.	7 a.m. to 10 p.m.	50
	10 p.m. to 7 a.m.	45
R-RO, R-C, R-M, C-30, S-86, R-V AND R-U Use regulations with a density of 11 or more dwelling units per acre.	7 a.m. to 10 p.m.	55
	10 p.m. to 7 a.m.	50
S-94 and all other commercial zones	7 a.m. to 10 p.m.	60
	10 p.m. to 7 a.m.	55
M-50, M-52, M-54	Anytime	70
S-82, M-58, and all other industrial zones	Anytime	75

If the measured ambient level exceeds the applicable limit noted above, the allowable one-hour average sound level shall be the ambient noise level. The ambient noise level shall be measured when the alleged noise violation source is not operating.

The sound level limit at a location on a boundary between two (2) zoning districts is the arithmetic mean of the respective limits for the two districts provided however, that the one-hour average sound level limit applicable to extractive industries including but not limited to borrow pits and mines, shall be 75 decibels at the property line regardless of the zone where the extractive industry is actually located.

Fixed-location public utility distribution or transmission facilities located on or adjacent to a property line shall be subject to the noise level limits of this section, measured at or beyond six (6) feet from the boundary of the easement upon which the equipment is located. (Amended by Ord. No. 7094 (N.S.) Effective 3-25-86.)

APPENDIX D

Manufacturer's Noise Emission Data

Sound Data "Condensers" (A Weighted)

Model	Sound Power #1(dBa)	Sound Power #2(dBa)	Sound Pressure (dBa)	Fan Speed	Sound Power Data Octave Band (dBa)						
					125	250	500	1000	2000	4000	8000
38AN009	62.3	64.0	54.0	Single	48.9	54.9	58.3	59.1	54.9	49.1	39.9
38AN012	63.1	65.0	54.8	Single	49.3	59.1	59.0	60.0	55.2	49.2	44.0
38BK009	63.4	65.0	55.1	Single	50.3	56.4	57.8	60.8	55.8	49.9	42.9
38BK012	62.8	65.0	54.5	Single	50.8	56.2	60.7	58.7	54.9	50.1	43.2
38BK018	67.2	68.0	58.9	Single	51.0	57.0	62.0	62.5	62.0	56.5	47.5
38BK024	63.3	68.0	55.0	Single	54.5	59.0	61.5	62.0	60.5	54.5	49.5
38HDC018	66.1	70.0	57.8	Single	55.1	55.5	58.4	61.6	61.2	56.0	45.5
38HDC024	65.5	68.0	57.2	Single	48.6	55.8	59.6	61.8	59.3	55.1	44.2
38HDC030	63.0	68.0	54.7	Single	67.5	58.0	59.0	60.5	51.5	48.0	40.5
38HDC036	64.5	68.0	56.2	Single	47.3	55.3	59.2	61.3	57.9	52.3	44.9
38HDC048	70.1	72.0	61.8	Single	58.5	63.2	64.3	65.3	64.2	61.3	50.7
38HDC060	69.4	72.0	61.1	Single	54.9	59.8	63.6	64.5	63.9	60.1	50.3
38HDL018	59.5	n/a	51.2	Single	48.9	51.4	53.3	56.5	52.7	47.0	36.4
38HDL024	63.2	68.0	54.9	Single	48.9	48.9	63.8	58.0	52.2	46.0	41.9
38HDL030	59.5	64.0	51.2	Single	46.4	49.9	53.8	57.5	50.7	44.5	36.9
38HDL036-301	64.7	71.0	56.4	Single	62.9	62.9	63.8	59.5	56.2	47.5	40.4
38HDL036-311	64.6	70.0	62.2	Single	61.8	60.3	64.5	62.9	61.7	54.4	43.7
38HDL048	65.4	72.0	57.1	Single	61.9	57.4	59.8	61.5	59.2	54.5	44.4
38HDL060	65.8	71.0	57.5	Single	60.9	55.9	60.3	61.5	59.2	57.0	47.9
38HDS024	65.5	68.0	57.2	Single	48.6	55.8	59.6	61.8	59.3	55.1	44.2
38HDS048	70.1	72.0	61.8	Single	58.5	63.2	64.3	65.3	64.2	61.3	50.7
38QRC018	67.2	68.0	58.9	Single	51.0	57.0	62.0	62.5	62.0	56.5	47.5
38QRC024	66.3	68.0	58.0	Single	54.5	59.0	61.5	62.0	60.5	54.5	49.5
38QRC030	65.9	68.0	57.6	Single	55.0	56.5	61.0	63.0	58.5	53.5	43.0
38QRC036	66.2	68.0	57.9	Single	57.0	61.0	61.0	62.5	59.0	55.5	51.0
38QRC036 *	71.5	74.0	63.2	Single	67.0	66.0	67.0	67.0	64.5	62.5	52.0
38QRC048	73.0	76.0	64.7	Single	60.5	68.5	68.0	68.5	67.0	62.5	54.0
38QRC060	73.6	72.0	65.3	Single	62.5	67.5	71.0	68.0	67.0	63.5	54.5
38CG-018--301	79.0	n/a	49.0	Low	n/a	n/a	n/a	n/a	n/a	n/a	n/a
38CG-024--301	74.0	n/a	49.0	Low	n/a	n/a	n/a	n/a	n/a	n/a	n/a
38CG-030--301	78.0	n/a	49.0	Low	n/a	n/a	n/a	n/a	n/a	n/a	n/a
38CS-018--301	79.0	n/a	49.0	Low	n/a	n/a	n/a	n/a	n/a	n/a	n/a
38CS-024--301	74.0	n/a	49.0	Low	n/a	n/a	n/a	n/a	n/a	n/a	n/a
38CS-030--301	78.0	n/a	49.0	Low	n/a	n/a	n/a	n/a	n/a	n/a	n/a
38SB-030--301	80.0	n/a	51.0	Low	n/a	n/a	n/a	n/a	n/a	n/a	n/a
38SB-030--301	80.0	n/a	51.0	Low	n/a	n/a	n/a	n/a	n/a	n/a	n/a

* 3 Phase Unit

Note:

- 1) Sound #2 levels are tone corrected values taken in accordance with ARI Sound Standard 270
- 2) Sound Pressure data is measured at 1m from the unit.

Legend

ARI - Air Conditioning & Refrigeration Institute dBa - Decibels on the A scale n/a - Not Available

Rev "A"

01/09/02

CERTIFIED DIMENSION PRINT — 38HDC CONDENSING UNITS

UNIT SIZE 38HDC	A		B		C		D		E		F		G		H		J		K		L		M		N		R		S		OPERATING WEIGHT	
	ft-in.	mm	ft-in.	mm	ft-in.	mm	ft-in.	mm	ft-in.	mm	ft-in.	mm	ft-in.	mm	ft-in.	mm	ft-in.	mm	ft-in.	mm	ft-in.	mm	ft-in.	mm	ft-in.	mm	ft-in.	mm	ft-in.	mm	lb	kg
018	2-1/2	636.2	3-0/4	808.2	1-2/4	369.9	1-4	406.4	1-11/16	595.3	1-5/8	436.6	1-5/8	444.5	1-8/16	511.2	1-1/2	381.0	0-6/8	168.3	0-10/16	274.6	0-0/8	15.00	0-0/8	9.52	0-4/16	115.0	0-5/8	168.0	150	68.0
024	2-1/2	636.2	3-0/4	808.2	1-2/4	369.9	1-4	406.4	1-11/16	595.3	1-5/8	436.6	1-5/8	444.5	1-8/16	511.2	1-2/4	381.0	0-6/8	171.4	1-0	304.8	0-0/8	15.00	0-0/8	9.52	0-4/16	115.0	0-5/8	168.0	154	69.0
030	2-1/2	636.2	3-0/4	808.2	1-2/4	369.9	1-4	406.4	1-11/16	595.3	1-5/8	436.6	1-5/8	444.5	1-8/16	511.2	1-1	330.2	0-6/8	171.4	0-11/16	296.5	0-0/8	19.05	0-0/8	9.52	0-4/16	115.0	0-5/8	168.0	169	76.6
036	2-1/2	636.2	3-0/4	808.2	1-2/4	369.9	1-4	406.4	1-11/16	595.3	1-5/8	436.6	1-5/8	444.5	1-8/16	511.2	1-0/4	322.9	0-6/8	171.4	0-11/16	301.6	0-0/8	22.22	0-0/8	9.52	0-4/16	115.0	0-5/8	168.0	179	81.2
048	3-1/4	844.8	3-8/16	1131.9	1-5/8	433.4	1-8/16	468.3	2-6/16	774.7	1-7/8	498.5	2-5/16	752.5	2-8/16	817.6	1-1/4	347.7	0-6/8	206.4	1-4/16	409.6	0-0/8	22.22	0-0/8	9.52	0-4/16	115.0	0-5/8	168.0	270	122.4
060	3-1/4	844.8	3-8/16	1131.9	1-5/8	433.4	1-8/16	468.3	2-6/16	774.7	1-7/8	498.5	2-5/16	752.5	2-8/16	817.6	1-2/4	361.9	0-6/8	206.4	1-4/16	419.1	0-0/8	22.22	0-0/8	9.52	0-4/16	115.0	0-5/8	168.0	290	131.5

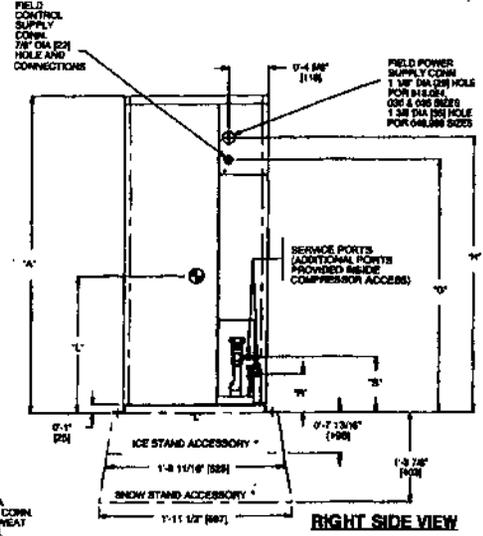
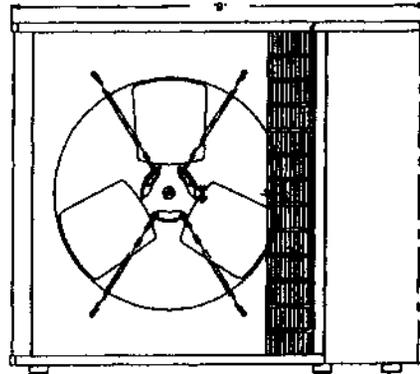
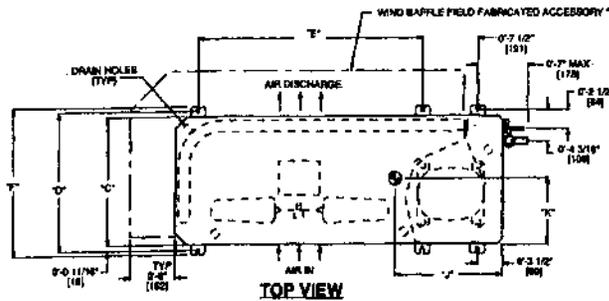
UNIT SIZE 38HDC	V-PH-HZ	OPERATING VOLTAGE MINIMUM	OPERATING VOLTAGE MAXIMUM	COMP FLA	COMP FLA	FAN FLA	POWER		
							MCA	MOCP	FLA
018	208/230-1-60	187	254	8.0	49.0	.7	10.7	15	8.70
024				12.9	62.5	.7	16.8	25	13.60
030				15.0	76.0	.7	19.5	30	15.70
036				17.9	88.0	.7	23.1	40	18.60
048				26.4	129.0	1.45	34.5	60	27.85
060	28.9	165.0	1.45	36.6	60	30.35			
036	208/230-3-60	187	254	11.4	77.0	.7	15.0	25	12.10
048				15.0	99.0	1.45	20.2	35	16.45
060				16.0	125.0	1.45	21.5	35	17.45
036	480-3-60	414	508	5.7	38.5	.4	7.5	15	6.10
048				8.2	49.5	.8	11.1	15	9.00
060				8.0	62.5	.8	10.8	15	8.80

UNIT SIZE 38HDC	MINIMUM MOUNTING PAD DIMENSIONS					
	Support Feet		Snow Stand *		Ice Stand *	
	ft-in.	mm	ft-in.	mm	ft-in.	mm
018,024,030,036	1-11 x 3-6	584.2 x 1066.8	2-2 x 3-6	660.4 x 1066.8	2-2 x 3-6	660.4 x 1066.8
048,060	2-0 x 4-2	609.6 x 1270.0	2-4 x 4-4	711.2 x 1270.0	2-3 x 4-2	660.4 x 1270.0

*Field Fabricated

NOTES:

- Required clearances, with coil facing wall, allow 6 in. minimum clearance on coil side and coil end, and 3 ft minimum clearance on compressor end and fan side. With fan facing wall, allow 8 in. minimum clearance on fan side and coil end, and 3 ft minimum clearance on compressor end and coil side. With multi-unit application, arrange units so discharge of one does not enter inlet of another.
- Dimensions in parenthesis are in millimeters.
-  Center of gravity.



APPENDIX E

Cadna Analysis Data and Results

Noise Sources

Name	M.	ID	Result. PWL		Lw / Li			Correction		Operating Time			K0	Freq.	Direct.	Height		Coordinates		
			Day	Night	Type	Value	norm.	Day	Night	Day	Special	Night						X	Y	Z
			(dBA)	(dBA)			dB(A)	dB(A)	dB(A)	(min)	(min)	(min)				(dB)	(Hz)	(m)	r	(m)
Carrier 38HDC060 HVAC Unit (Vista Towers)			70.0	70.0	Lw	L1		0.0	0.0				0.0		(none)	0.91	r	91.59	211.99	1090.33
Carrier 38HDC060 HVAC Unit (Vista Towers)			70.0	70.0	Lw	L1		0.0	0.0				0.0		(none)	0.91	r	90.96	203.98	1090.06
MQ Power KD30IZ Generator (Vista Towers)			93.0	93.0	Lw	93		0.0	0.0				0.0	500	(none)	1.83	r	99.82	200.12	1091.12
RBS 2106 Cabinet (Vista Towers)			67.8	67.8	Lw	L5		0.0	0.0				0.0		(none)	1.22	r	92.28	214.87	1090.67
RBS 2106 Cabinet (Vista Towers)			67.8	67.8	Lw	L5		0.0	0.0				0.0		(none)	1.22	r	93.93	214.77	1090.74
RBS 2106 Cabinet (Vista Towers)			67.8	67.8	Lw	L5		0.0	0.0				0.0		(none)	1.22	r	95.55	214.63	1090.79
RBS 2106 Cabinet (Vista Towers)			67.8	67.8	Lw	L5		0.0	0.0				0.0		(none)	1.22	r	97.16	214.49	1090.78
Eubank HVAC Unit (County of SD)			86.2	86.2	Lw	L2		0.0	0.0				0.0		(none)	1.22	r	108.50	234.45	1091.85
Olympian Generator (County of SD)			118.0	118.0	Lw	118		0.0	0.0				0.0	500	(none)	1.83	r	115.70	237.90	1092.71

Unmitigated Vista Towers Noise Levels

Name	M. ID	Level Lr		Limit. Value		Land Use			Height	Coordinates			
		Day	Night	Day	Night	Type	Auto	Noise Type		X	Y	Z	
		(dBA)	(dBA)	(dBA)	(dBA)				(m)	(m)	(m)	(m)	
Northern Property Line	R1	26.4	26.4	0.0	0.0		x	Total	1.52	r	96.27	239.89	1089.26
Northern Property Line	R2	22.8	22.8	0.0	0.0		x	Total	1.52	r	116.76	240.77	1093.09
Southern Property Line	R3	-0.7	-0.7	0.0	0.0		x	Total	1.52	r	27.90	4.26	1005.57
Eastern Property Line	R4	-1.6	-1.6	0.0	0.0		x	Total	1.52	r	386.31	156.76	1086.62
Western Property Line	R5	11.3	11.3	0.0	0.0		x	Total	1.52	r	28.15	209.05	1059.59

Mitigated Vista Towers Noise Levels

Name	M. ID	Level Lr		Limit. Value		Land Use			Height	Coordinates			
		Day	Night	Day	Night	Type	Auto	Noise Type		X	Y	Z	
		(dBA)	(dBA)	(dBA)	(dBA)				(m)	(m)	(m)	(m)	
Northern Property Line	R1	37.0	37.0	0.0	0.0		x	Total	1.52	r	96.27	239.89	1089.26
Northern Property Line	R2	41.9	41.9	0.0	0.0		x	Total	1.52	r	116.76	240.77	1093.09
Southern Property Line	R3	18.5	18.5	0.0	0.0		x	Total	1.52	r	27.90	4.26	1005.57
Eastern Property Line	R4	16.1	16.1	0.0	0.0		x	Total	1.52	r	386.31	156.76	1086.62
Western Property Line	R5	25.4	25.4	0.0	0.0		x	Total	1.52	r	28.15	209.05	1059.59