

***VISUAL ANALYSIS
FOR
CRICKET COMMUNICATIONS
742 CLARENCE LANE
ESCONDIDO, CA 92029
CRICKET SITE NO. SAN-222 A
FELICITA PARK
P 06-032***

PREPARED FOR: COUNTY OF SAN DIEGO
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123

APPLICANT: CRICKET COMMUNICATIONS
6160 CORNERSTONE COURT
SUITE 150
SAN DIEGO, CA 92121

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1.0 INTRODUCTION

The purpose of this report is to respond to the requirements of CEQA as it applies to the proposal of a wireless telecommunication facility located at 742 Clarence Lane, Escondido, California. The site is a 52.05-acre parcel located on the west side of Felicita Road, north of Via Rancho Parkway and is owned by the County of San Diego. See Figure 1, "Regional Vicinity Map", and Figure 2, "USGS Map", for the location of the site in relationship to nearby cities and towns.

Section 2904b of the zoning ordinance allows for the installation of this proposed wireless telecommunication facility upon issuance of a Major Use Permit for minor impact utilities. Figure 3, "County Assessor's Parcel Map", provides an overview of the site location and the surrounding area.

The project proposed by this Major Use Permit is to install an unmanned wireless telecommunications facility consisting of three antennas attached to a proposed 50' tall faux broadleaf tree. The antennas are located within the faux leaves and branches of the tree and attached near the top of the faux tree at 40' above grade to the centerline of the antennas. See Figure 7, "South and East Elevation" and Figure 7A "North and West Elevation".

The radio and power equipment will be located north of the faux tree approximately five feet from the base of the structure. See Figure 5 "Site Plan 2". A proposed eleven-foot tall shelter will surround the radio and power equipment. The coax cabling connecting the radios to the antennas will be installed underground and up the inside of the faux tree. The electrical power and telco connection will be installed underground in conduit from the power and telco source.

2.0 VISUAL ANALYSIS

2.1 EXISTING CONDITIONS

The subject property is located in the unincorporated area of the County of San Diego, as described above. The site is also known as Assessor's Parcel Number 238-380-06. The site is located on the west side of Felicita Road, north of Via Rancho Parkway.

The subject property is zoned S-80, Open Space. The subject property is located southwest of the City of Escondido, California. The immediate area to the north is developed with single-family residential uses and to the northeast with single-family dwellings. The area east of the proposed installation is developed and is used for single family residential. The property south of the proposed project is undeveloped and is used for single-family dwellings and agricultural uses. Farther to the south and south of Via Rancho Parkway the area is developed with single-family dwellings and agricultural uses. The property immediately to the west is developed with residential uses.

Felicita Road is a county maintained road and is 80 feet in width. It provides the primary access for the residential uses served by Felicita Road and the roads that utilize Felicita Road for access to the surrounding area and Interstate 125 to the east. Tavern Road runs in an east-west direction north of the subject property.

The subject property is developed with a county owned community park.

A series of photographs are provided depicting the ability to view the subject installation from the surrounding roads and the surrounding area. The description of these photographs is provided below the specific photographs. These photographs provide an overview of the residential aspects of the community and the site specifically. The photographs also disclose the terrain, topography, existing vertical landscape and maturity of the visual aspects within the viewshed.

2.2 THRESHOLDS OF SIGNIFICANCE

2.2.1 POLICY 1: REGIONAL CATEGORIES

The Regional Land Use Planning Element Policy 1.1, Current Urban Development Area (CUDA), applies to the subject property.

The Current Urban Development Area includes those County lands to which near-term urban development should be directed.

Commercial, industrial and residential uses and densities will be those permitted by the applicable land use designations on the community or sub-regional plan maps. In areas planned for residential densities at or above 4.3 dwelling units per gross acre, development should approach the maximum densities permitted by the applicable land use designations depicted on the community or sub-regional plan maps. On residential lands achievement of overall densities of at least four dwelling units per gross acre will be encouraged. (This figure is an average, and need not be met on all developable land. In some areas it may be appropriate to consider the densities of adjacent cities within the same housing market area. It is not the intent of this plan to force higher densities into the low-density fringes of Urban Development Areas).

2.2.2 POLICY 2: LAND USE DESIGNATIONS AND USE REGULATION

The subject property lies within the Special Purpose Designation of Public / Semi-Public Lands (22) within the Metro sub-regional plan.

2.2.3 ZONING ORDINANCE THRESHOLDS

The subject property is zoned S-80, Open Space. This zone is not listed as a preferred zone within Section 6986 of the San Diego County Zoning Ordinance and the method of installation is not listed as a preferred location under item A.2.a of the same section.

2.3. PROJECT THRESHOLDS

The project will have a significant effect on visual resources, if it:

1. has a substantial, demonstrable negative aesthetic effect on the surrounding area; or

2. has a substantial, demonstrable negative aesthetic effect on the portion of South Mission Road which passes through the view shed of the proposed project; or
3. disrupts the grading, access, drainage pattern, or any other aspect of the existing single-family dwelling.

3.0 ANALYSIS OF PROJECT EFFECTS AND DETERMINATION AS TO SIGNIFICANCE

3.1 PROPOSED STRUCTURES

3.1.1 ON-SITE

CRICKET COMMUNICATIONS (Subject of this application)

The project proposed by this Major Use Permit is to install an unmanned wireless telecommunications facility consisting of three antennas attached to a proposed 50' tall faux broadleaf tree. The antennas are located within the faux leaves and branches of the tree and attached near the top of the faux tree at 40' above grade to the centerline of the antennas. See Figure 7, "South and East Elevation" and Figure 7A "North and West Elevation".

The radio and power equipment will be located north of the faux tree approximately five feet from the base of the structure. See Figure 5 "Site Plan 2". A proposed eleven-foot tall shelter will surround the radio and power equipment. The coax cabling connecting the radios to the antennas will be installed underground and up the inside of the faux tree. The electrical power and telco connection will be installed underground in conduit from the power and telco source.

SPRINT PCS (Existing Telecommunication Facility)

The existing telecommunication facility consists of an existing faux pine tree and shelter housing the radio and power equipment. The faux tree is fifty feet tall and the antennas are located within the branches of the tree. The equipment shelter is screened from an off-site view and only the top twenty to twenty-five feet of the faux tree is visible off-site.

3.2 GENERALIZED VIEW SHED

Figure 8, Generalized Viewshed Map", outlines the area that has a view potentially impacted by the proposed project. There is one main thoroughfare within the view shed, Felicita Road, which runs in a north-south direction east of the subject property.

The terrain in the view shed is described as foothills and low mountains consisting of improved single-family dwellings, scrub vegetation and rock outcroppings.

The proposed installation is located within an existing county owned park. The use of the faux cypress tree design with the antennas housed within the foliage of the tree will afford a stealth application to the proposed project.

The proposed radio and power equipment will be unseen, as it will be placed within a proposed structure consistent in style and architecture with other buildings found within the park proper and the view shed.

4.0. SUMMARY

The proposed installation is not visible from Felicita Road. The on-site landscaping will screen the view of the radio and power equipment shelter from any off-site view of the subject site and only the top 25' of the faux broadleaf tree will be visible off-site in any direction.

The residential uses to the west side of the subject property have a limited ability to view the subject property from their rear yards in an easterly direction. This view will include the subject property in varying degrees of visibility interrupted by their on-site landscaping and fencing. Additionally these properties are higher in elevation. The change in elevation and the distance to the site afford a backdrop and superior surrounding landscape screening which affords an insignificant ability to view the proposed installation.

The homes located southwest of the subject property and south of Via Rancho Parkway will also have intermittent views of the proposed installation. Again the trees and hills located between the subject property will help provide screening of the proposed project. The distance of the homes to the project site is such as to provide additional backdrop and screening.

The homes located on Clarence and its accessory streets and Miller Road also have intermittent views of the proposed project. Many of these homes have their rear yard views oriented toward the project site but the distance to the site and the hills west of the site which provide a backdrop provide for sufficient screening and blending of the proposed tree into the existing landscape.

The homes located to the north on Park Drive to the north of the subject property have intermittent views of the proposed installation. Some of the properties have oriented their views in the direction of the subject property. The trees on-site and the change in elevation will help screen the view of the proposed installation. Only the upper one third of the installation will be visible.

5.0. CONCLUSION

The proposed installation will be visible in the general view shed but by locating the antennas within the foliage of the proposed faux broadleaf tree and locating the equipment cabinets within the proposed shelter there is a limited increase and impact to the view shed.

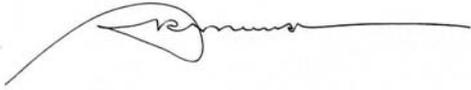
Additionally, the cumulative impact is deemed insignificant as the radio and power equipment will be fully screened from the off-site view and the antennas will be partially screened within the foliage of the faux tree.

The project design is in character with the existing structures and improvements within the view shed.

The proposed project has no demonstratable negative aesthetic effect on the surrounding area and the project effects are below a level of significance.

In conclusion, as proposed the three antennas installed within the foliage of the faux tree and the radio and power equipment cabinets installed within the proposed shelter will not cause a substantial, demonstrable negative aesthetic impact to views from Felicita Road, Park Drive, Miller Avenue, Clarence Lane or the surrounding properties and streets. The potential visual impacts of the proposed project do not exceed the thresholds of significance.

Prepared by Land Use Consultants under the direct supervision of Doug Munson.

A handwritten signature in black ink, appearing to read "Doug Munson", with a long horizontal line extending to the right.

Doug Munson

1-20-07

FIGURES 1 – 9A

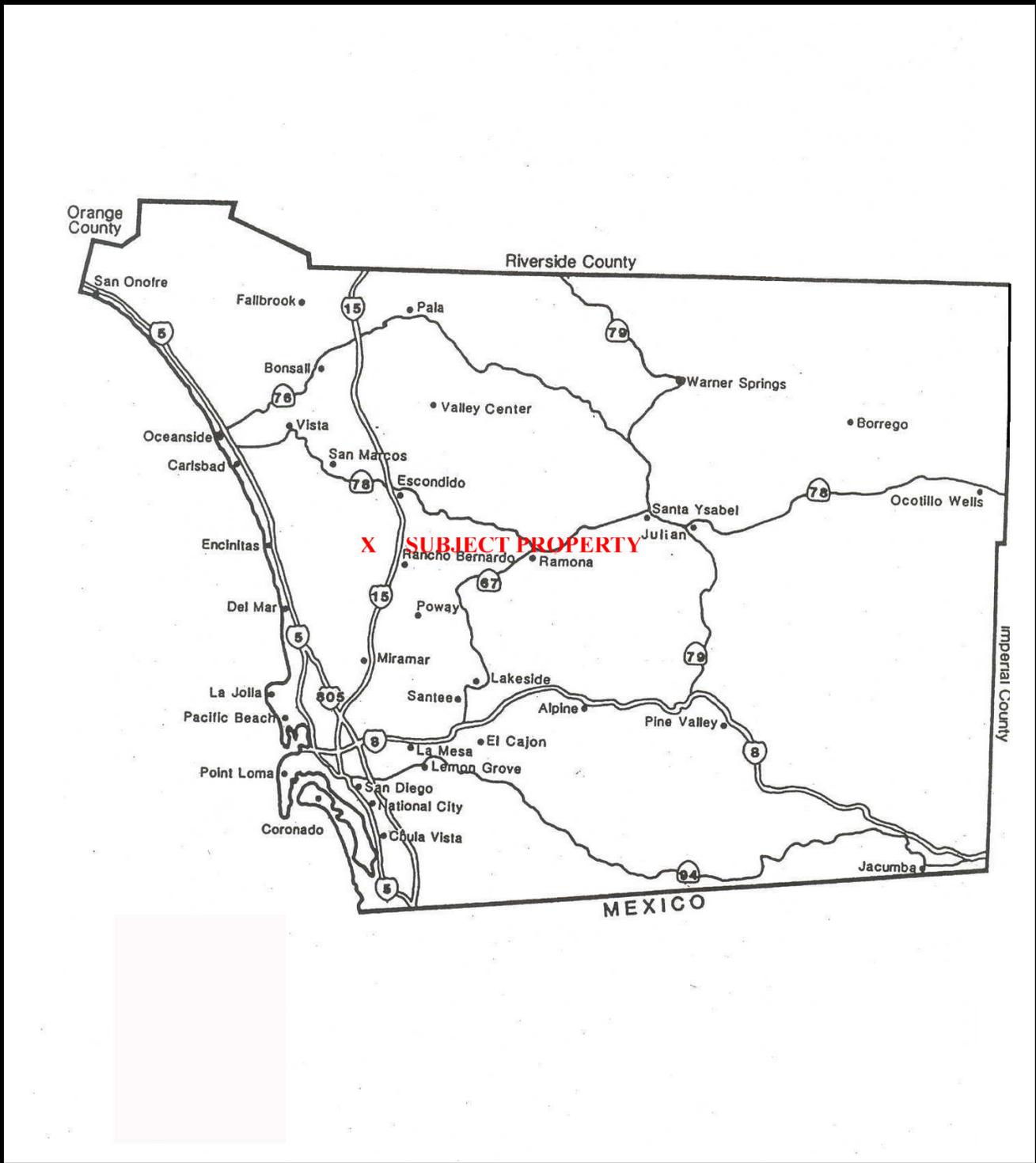
(PAGES 7 - 17)

PHOTOGRAPHS 1 – 44

(PAGES 18 – 39)

PHOTO SIMULATIONS

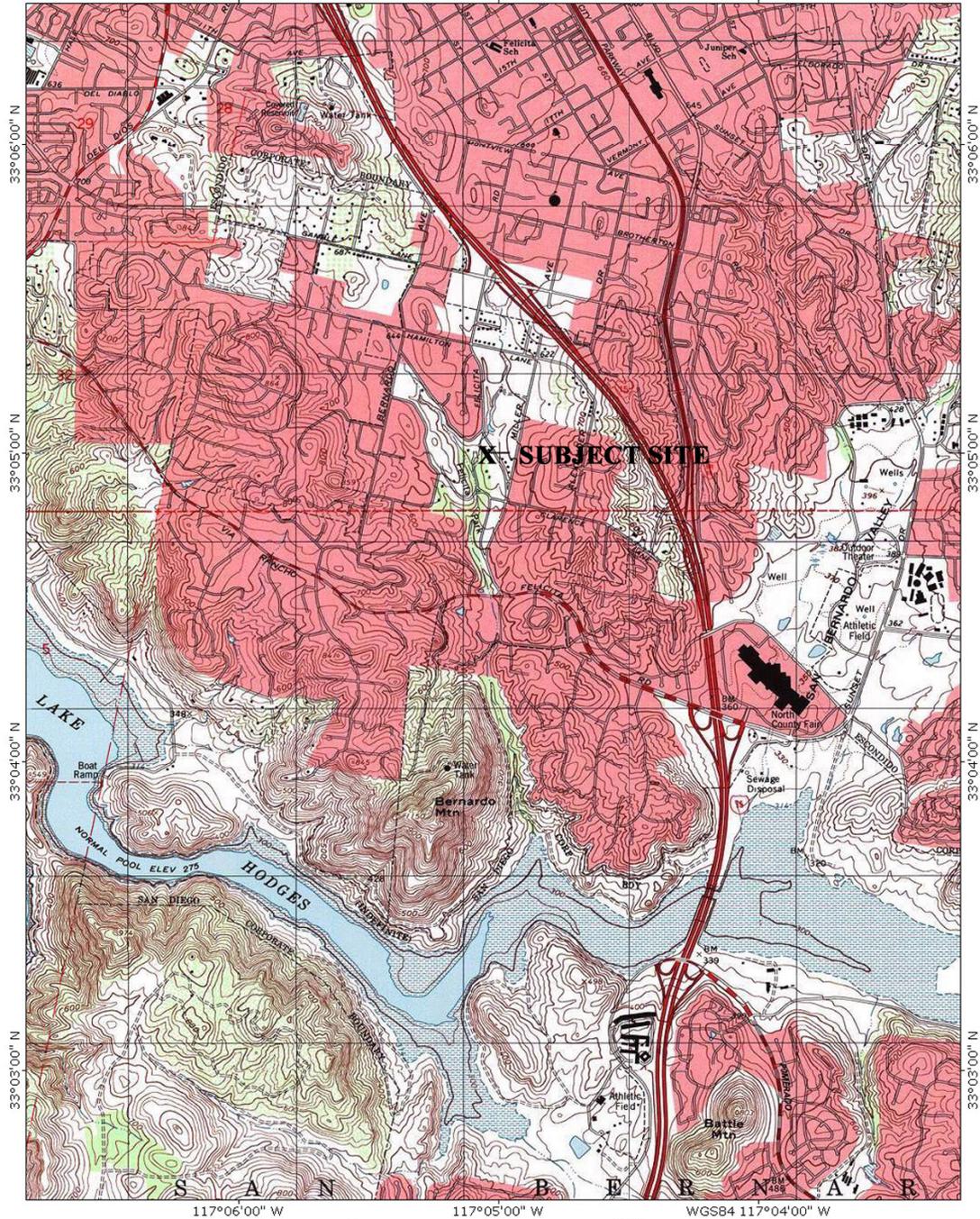
(PAGES 40 – 41)



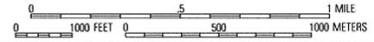
NO SCALE

REGIONAL VICINITY MAP

FIGURE 1



TN/MN
13°



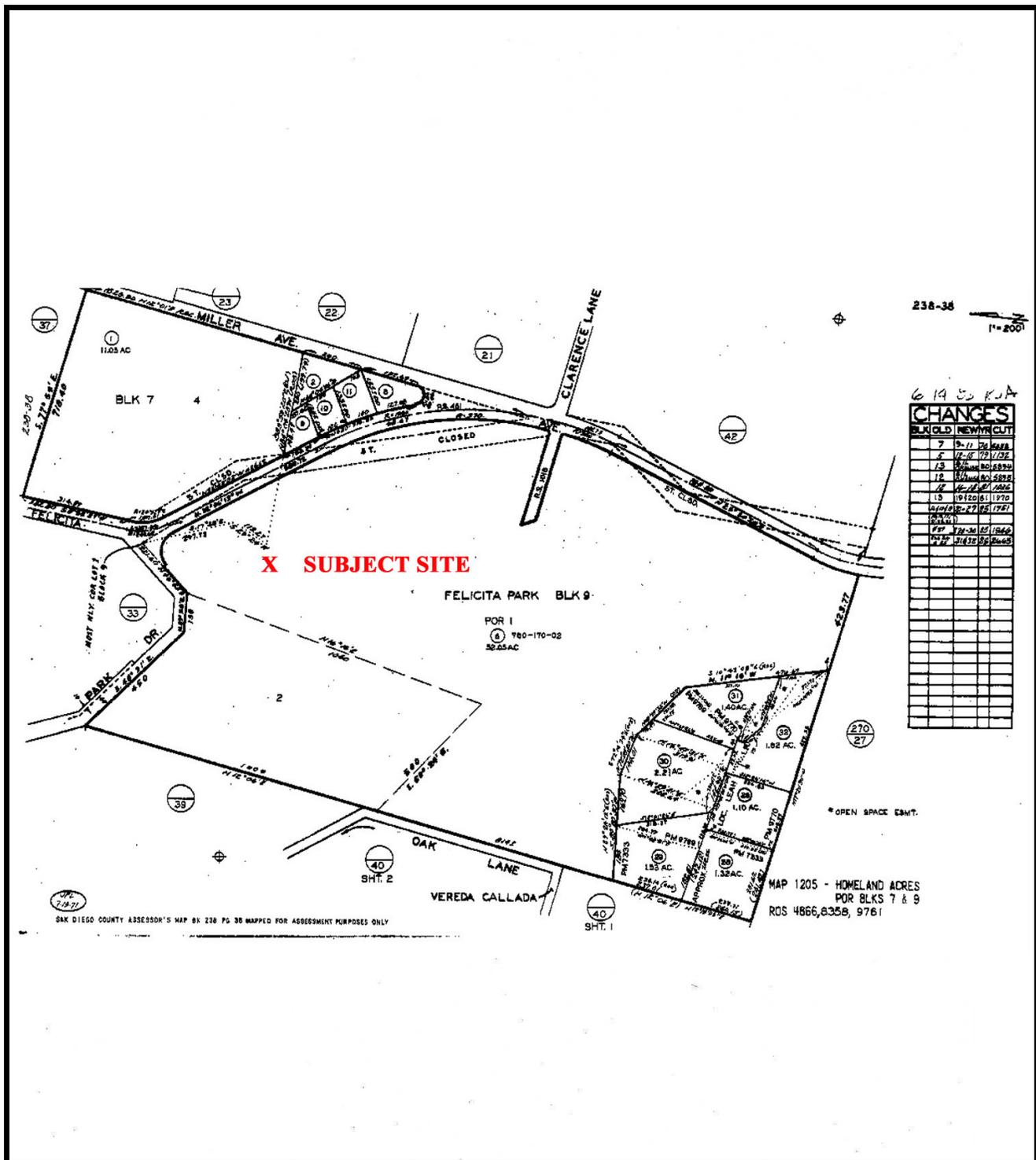
Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)



NO SCALE

USGS MAP

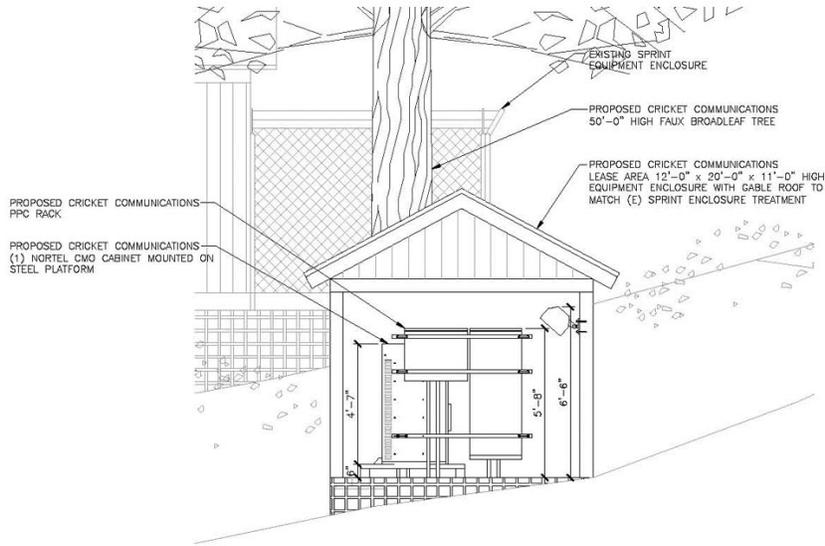
FIGURE 2



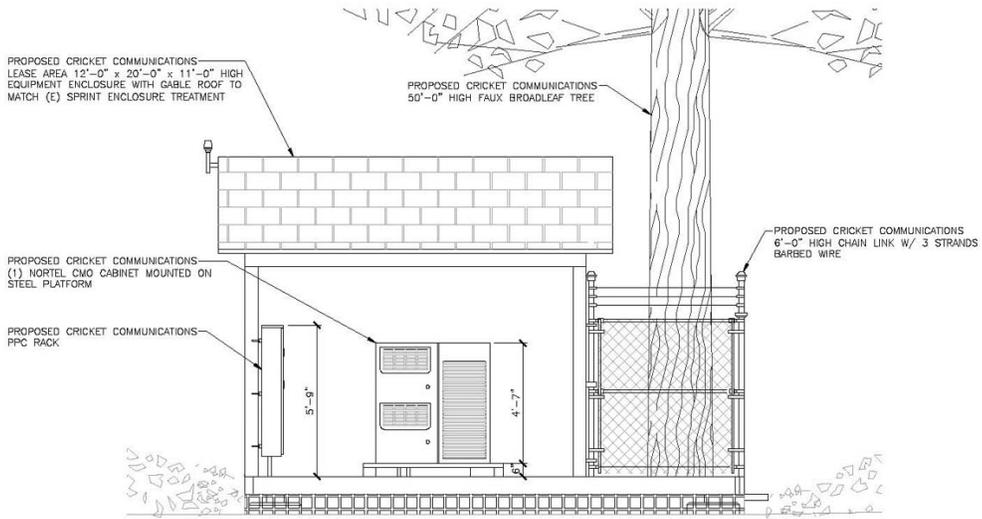
NO SCALE

COUNTY ASSESSOR'S PARCEL MAP

FIGURE 3



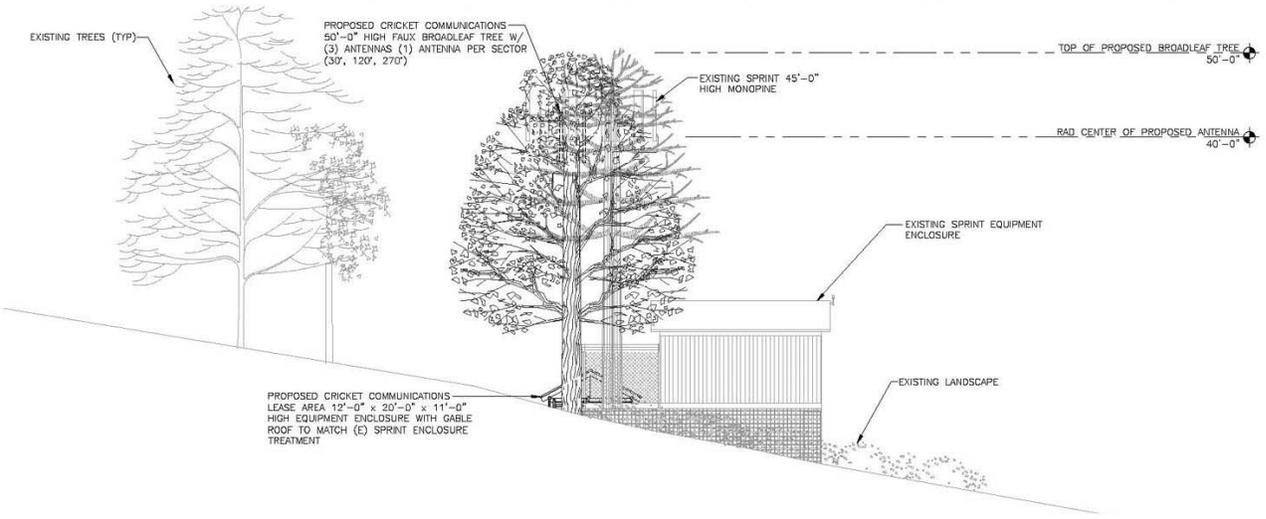
NORTH EQUIPMENT CABINET DETAIL



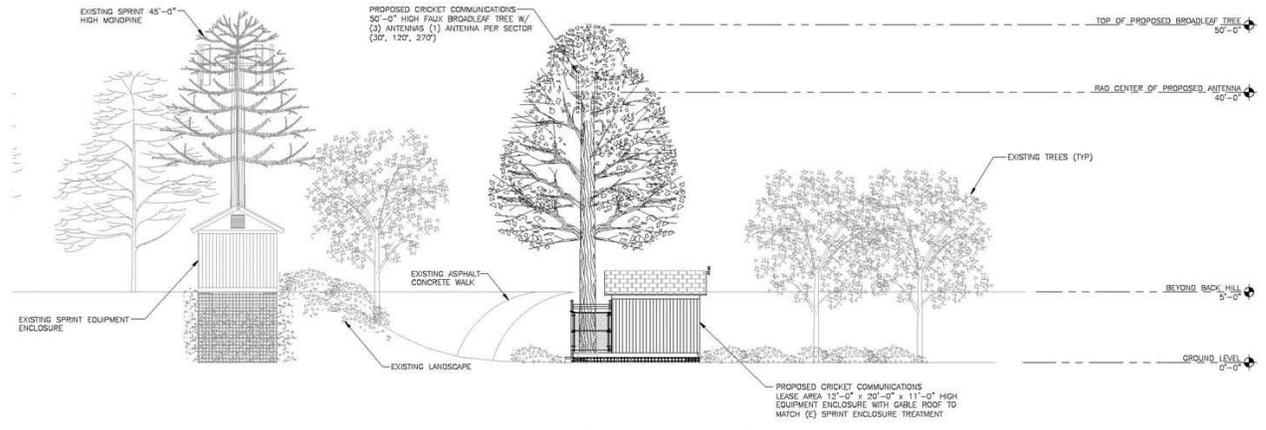
WEST EQUIPMENT EQUIPMENT DETAIL

EQUIPMENT PLAN

FIGURE 6



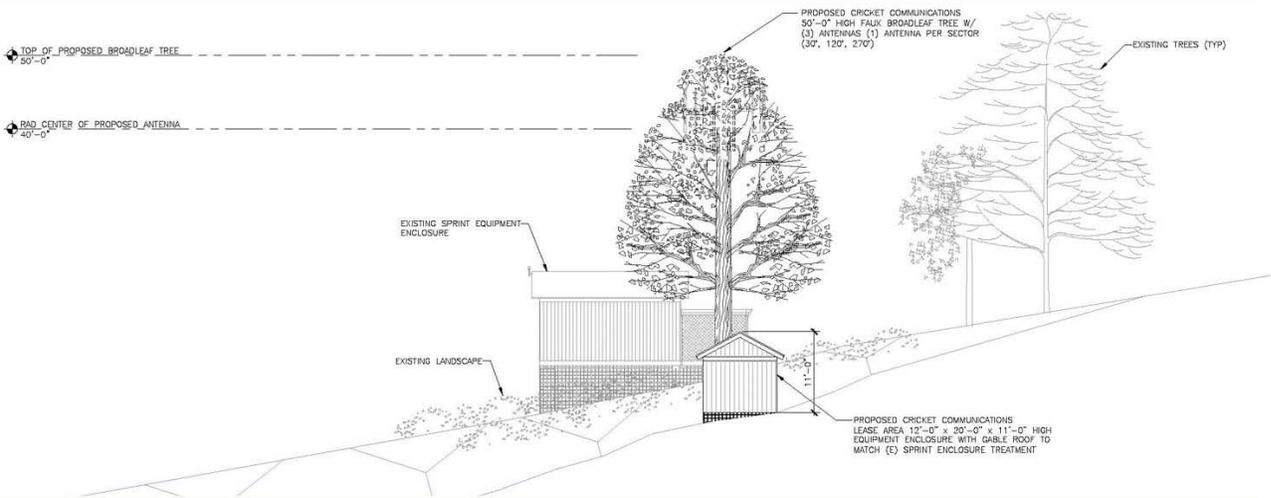
SOUTH ELEVATION



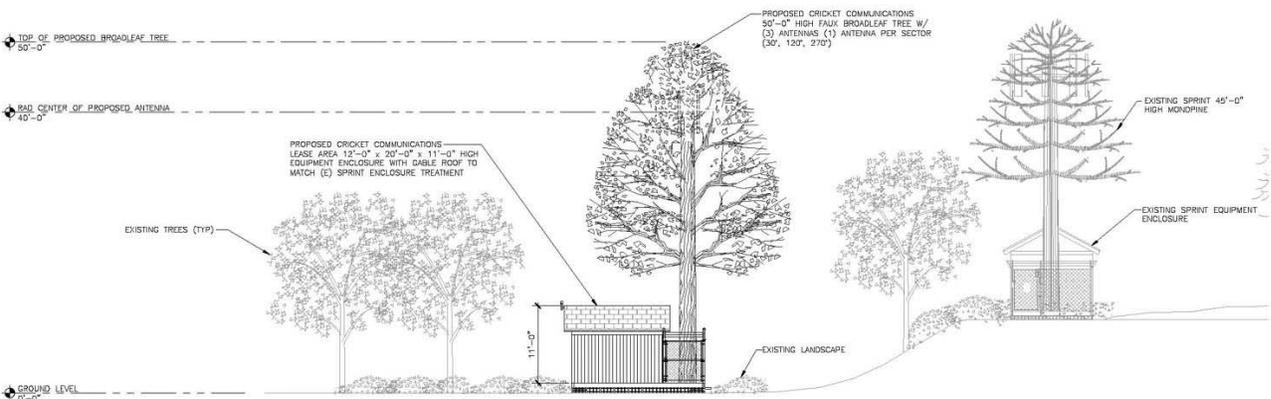
EAST ELEVATION

SOUTH AND EAST ELEVATION

FIGURE 7



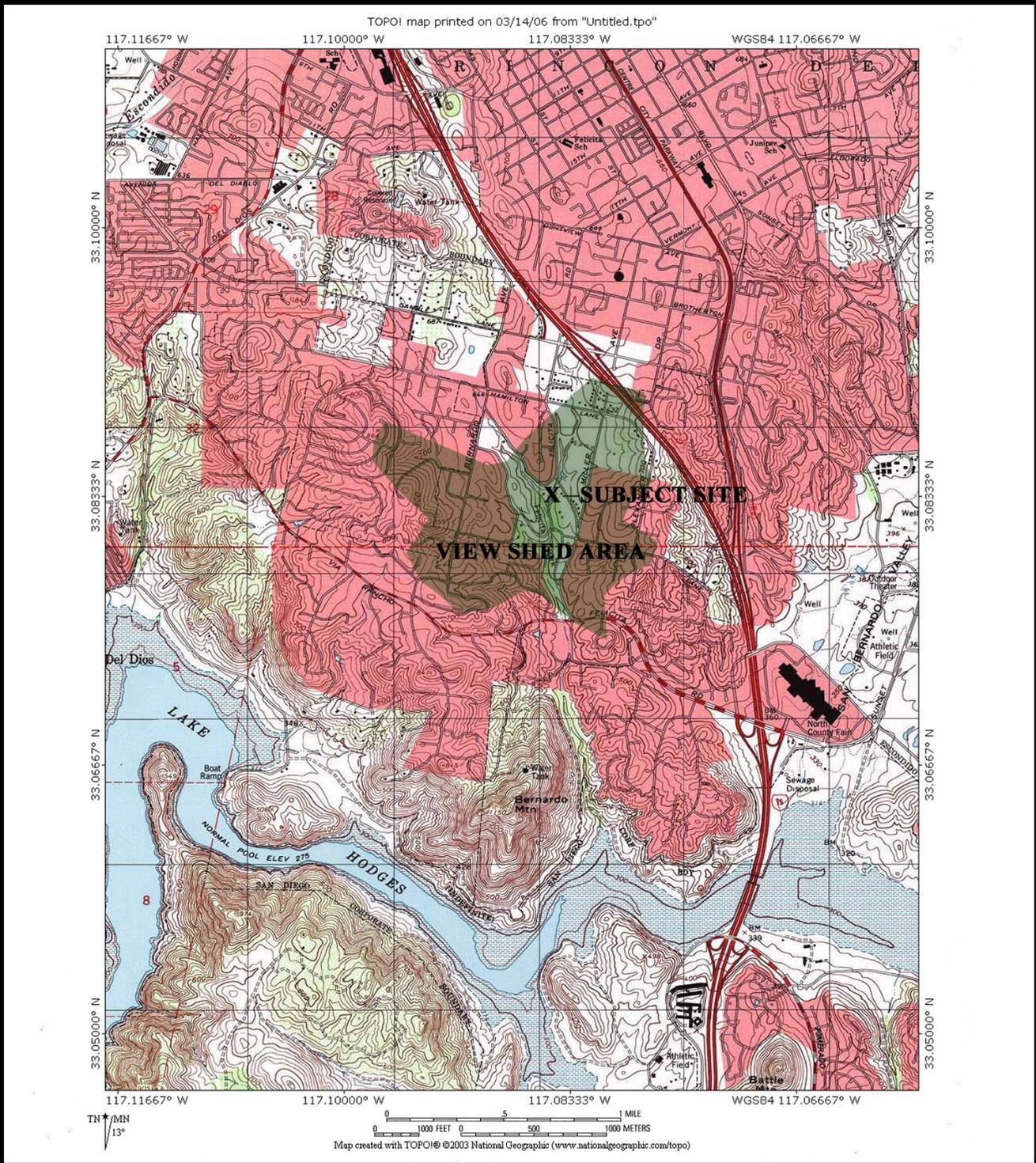
NORTH ELEVATION



WEST ELEVATION

NORTH AND WEST ELEVATION

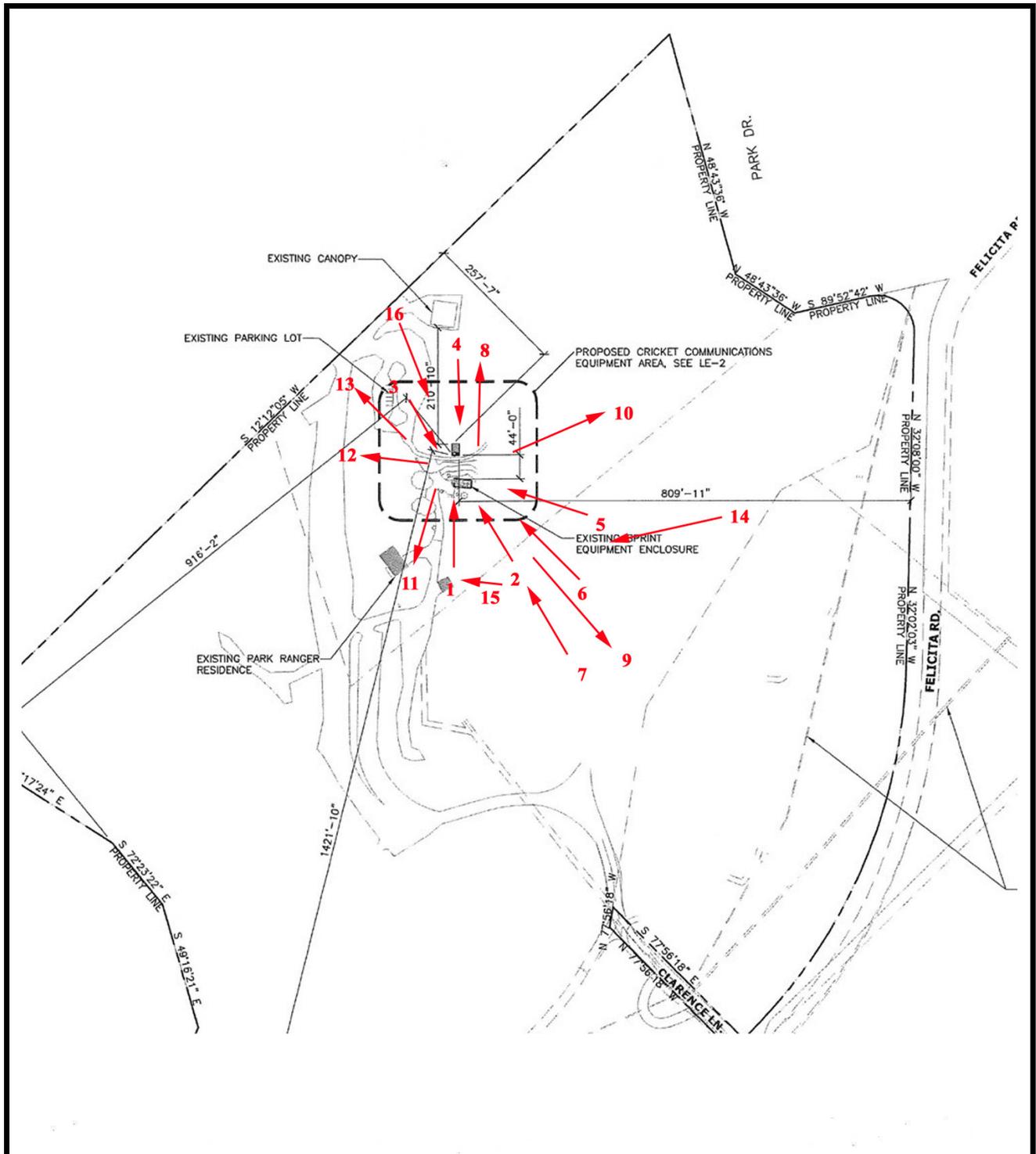
FIGURE 7A



NO SCALE

GENERALIZED VIEWSHED

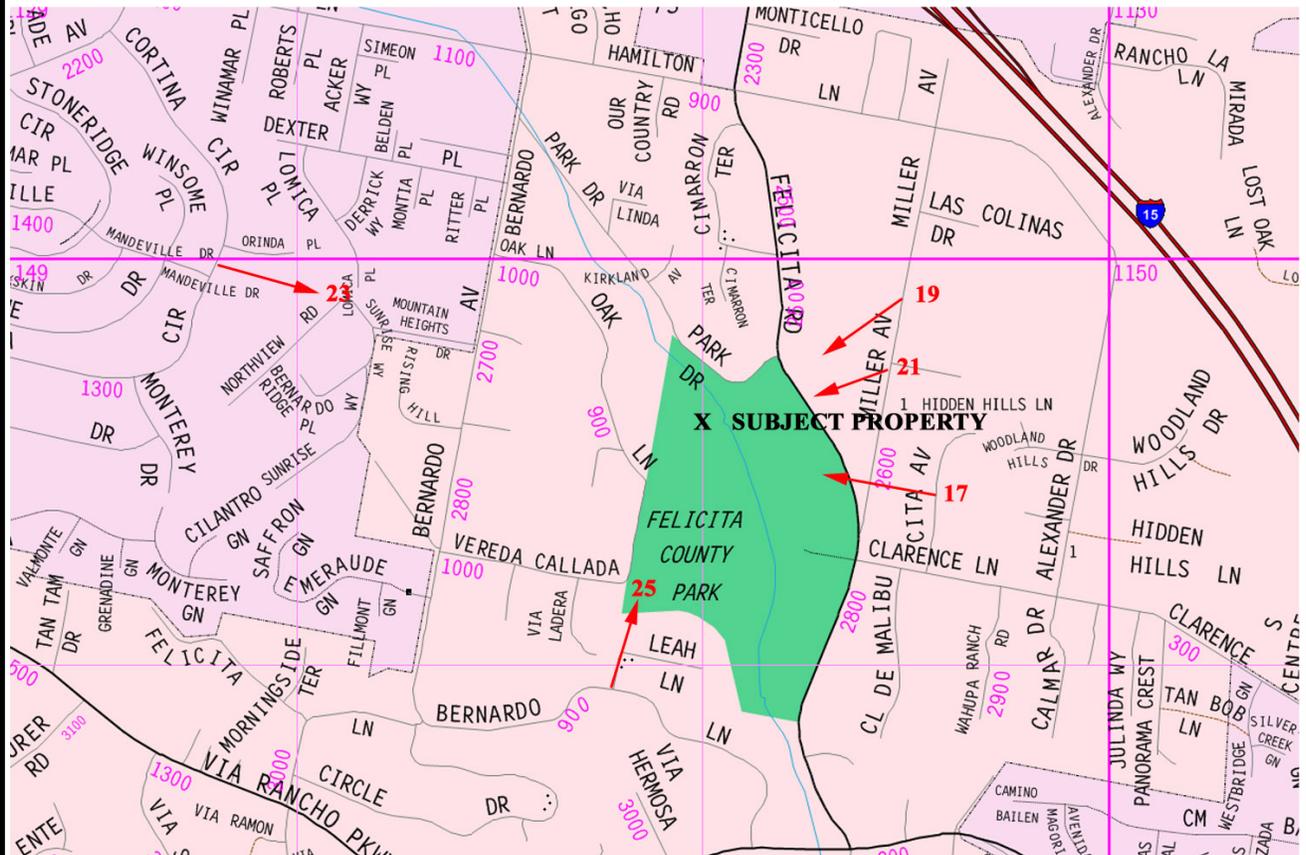
FIGURE 8



NO SCALE

PHOTOGRAPH AND PHOTO SIMULATION INDEX

FIGURE 9



NO SCALE

**PHOTOGRAPH AND
PHOTO SIMULATION INDEX**

FIGURE 9A



LOOKING NORTH TOWARD SUBJECT SITE

1



LOOKING NORTHWEST TOWARD SUBJECT SITE

2



LOOKING SOUTHEAST TOWARD SUBJECT SITE

3



LOOKING SOUTHWEST TOWARD SUBJECT SITE

4



LOOKING NORTHWEST TOWARD SUBJECT SITE

5



LOOKING WEST TOWARD SUBJECT SITE

6



LOOKING NORTHWEST TOWARD SUBJECT SITE

7



LOOKING NORTH FROM SUBJECT SITE

8



LOOKING SOUTHEAST FROM SUBJECT SITE

9



LOOKING EAST FROM SUBJECT SITE

10



LOOKING SOUTH FROM SUBJECT SITE

11



LOOKING WEST FROM SUBJECT SITE

12



LOOKING NORTHWEST FROM SUBJECT SITE

13



LOOKING SOUTHWEST TOWARD EXISITNG SPRINT SITE

14



LOOKING WEST TOWARD SUBJECT SITE

15



LOOKING SOUTHEAST TOWARD SUBJECT SITE

16



LOOKING WEST TOWARD SUBJECT PROPERTY FROM CITA AVE.

17



LOOKING WEST TOWARD SUBJECT PROPERTY FROM CITA AVE. (CLOSEUP)

18



LOOKING SOUTHWEST TOWARD SUBJECT PROPERTY FROM MILLER AVE.

19



LOOKING SOUTHWEST TOWARD SUBJECT PROPERTY FROM MILLER AVE. (CLOSEUP)

20



LOOKING SOUTHWEST TOWARD SUBJECT PROPERTY FROM MILLER AVE.

21



LOOKING SOUTHWEST TOWARD SUBJECT PROPERTY FROM MILLER AVE. (CLOSEUP)

22



LOOKING EAST TOWARD SUBJECT PROPERTY FROM CORTINA CIRCLE

23



LOOKING EAST TOWARD SUBJECT PROPERTY FROM CORTINA CIRCLE (CLOSEUP)

24



LOOKING EAST TOWARD SUBJECT PROPERTY FROM BERNARDO LANE

25



LOOKING EAST TOWARD SUBJECT PROPERTY FROM BERNARDO LANE (CLOSEUP)

26

References & Acknowledgements

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Author of Report

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Assessor's Map

Thomas Brothers Mapping

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Rand McNally Consumer Affairs
P.O. Box 7600
Chicago, IL 60680-9915
(800) 777-6277*

Vicinity Maps

TOPO Interactive Maps

*National Geographic Society
P.O. Box 98199
Washington, D.C. 20090-8199*

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Photo Simulations

Certification

Doug Munson – Field Investigation, Report Preparation

Qualifications

Approved consultant as per the Consultants List found on the County of San Diego Website.

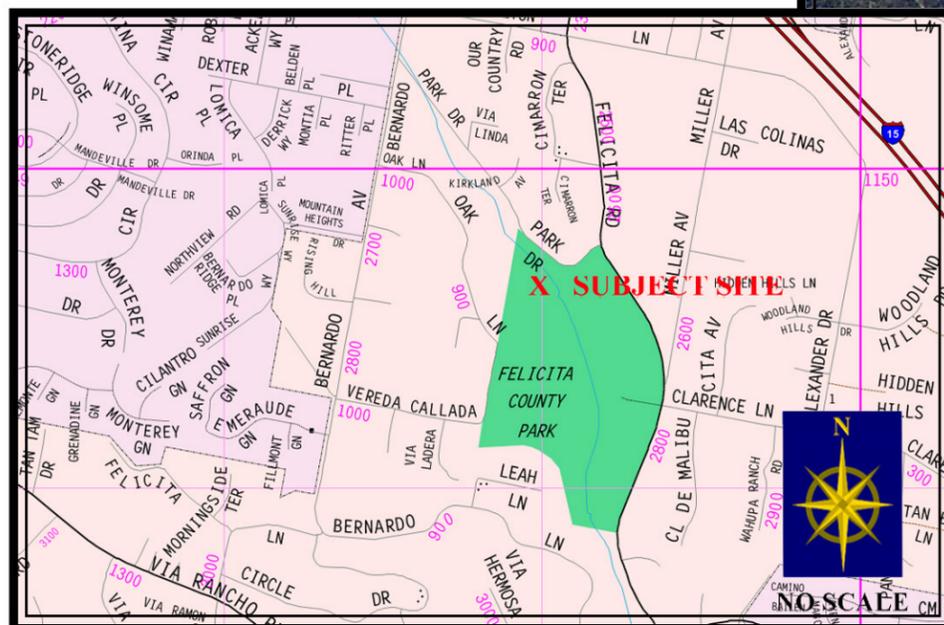
LOOKING SOUTHWEST TOWARD SUBJECT PROPERTY FROM MILLER AVE. (CLOSEUP)



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION



VICINITY MAP

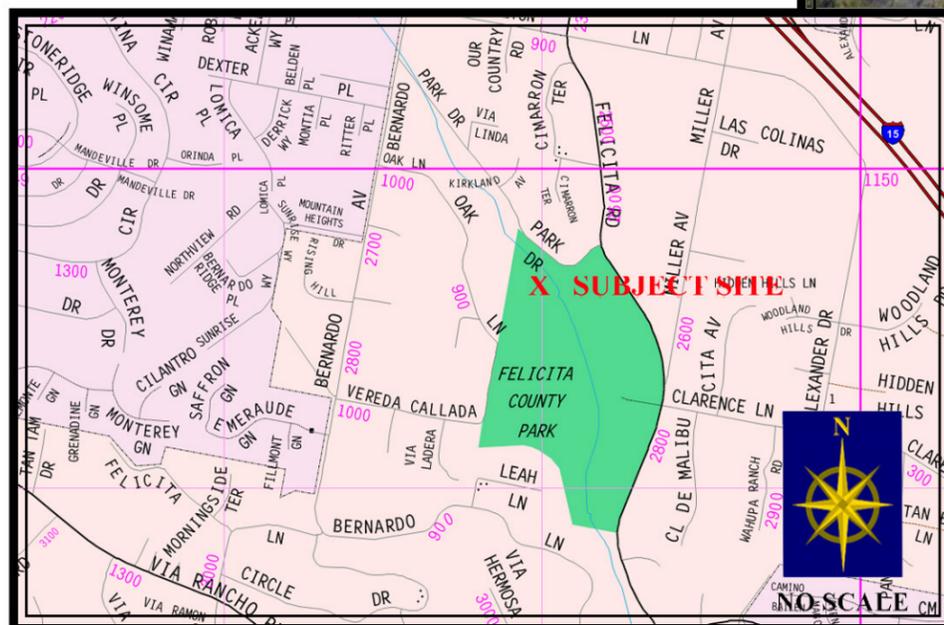
LOOKING NORTH TOWARD SUBJECT PROPERTY FROM BERNARDO LANE (CLOSEUP)



SITE PRIOR TO INSTALLATION



**PROPOSED ANTENNAS WITHIN
FOLIAGE OF FAUX BROADLEAF TREE**



VICINITY MAP

SITE AFTER INSTALLATION