

**FALLBROOK COMMUNITY PLANNING GROUP**  
**And**  
**DESIGN REVIEW BOARD**

Regular Meeting

Monday 20 April 2015, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

Mr. Russell called the meeting to order at 7:00 p.m.

Twelve (12) members were present: Anne Burdick, Ike Perez, Roy Moosa, Tom Harrington, Jean Dooley, Jim Russell, Jack Wood, Ron Miller, Jackie Heyneman, Bill McCarthy, Lee J. De Meo and Jerry Kalman. Jerry Farrell, Eileen Delaney and Donna Gebhart were excused. A large audience was also present.

**Mr. Russell informed all present that the appointments of Mr. Perez and Mr. Kalman to fill the two vacant seats on the planning Group had been approved by the Board of Supervisors. Mr. Russell swore in both new members and welcomed them aboard.**

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Group's jurisdiction but not on today's agenda. Three minute limitation. Non-discussion, & Non-voting item.

**Several members of the audience (residents of Morro Road and Summerhill Lane in Fallbrook) spoke about concerns with the Pacifica Estates development between Morro Road and South Mission Road (PDS2006-3100-5510 ( TM )). The residents were responding to a letter from the Department of Planning and Development Services informing the surrounding property owners that public comment on the Pacifica Estates project should be submitted no later than 4:00 pm April, 24, 2015. The speakers had five core objections to the development (see attachment A):**

- 1) They objected to lack of consideration for the aesthetic impact to the surrounding homes. With much larger homes being constructed on top of a 15 to 28 foot tall fill slopes the project would negatively impact the current semi-rural ambience and privacy of the adjoining properties.**
- 2) Light pollution from the new homes would destroy the view of night time sky for the Summerhill Lane residents.**
- 3) The drainage impacts to the adjoining properties was a major concern. It was perceived that the project would create a great deal of impervious surfaces that would cause flooding of adjacent properties. The speakers were concerned about the discharge pipes from the projects retention basins undermining retaining walls and fencing along the project boundary.**
- 4) They objected to the proposed use of Morro Road for construction traffic. The Group was informed that Morro Road is a private road and not constructed to support heavy trucks or construction equipment. The speakers felt the road would be completely destroyed if used as planned.**

- 5) **Traffic impacts to South Mission, Stage Coach and Morro Road were concerns of all of the speakers. From construction through build out all the adjoining property owners that spoke had a concerns for pedestrians and traffic flow in the area. All felt the project would take a bad situation and escalate it to dangerous.**

**The group was informed of past floods devastating impacts to properties along the Ostrich Creek channel adjacent to South Mission and traffic nightmares with high school events.**

**Mr. Russell informed the speakers that the Group had heard the project three times. Once it was continued and twice recommended denial. He further assured the speakers that their concerns would be forwarded to the County.**

2. Approval of the minutes for the meetings of 16 March 2015. Voting Item.

**Ms. Dooley motioned to approve the minutes as presented and the motion passed unanimously.**

3. Request for a change in the building type from what was previously approved on a waiver in December 2014. County planner: Debra Frischer, [Debra.frischer@sdcounty.ca.gov](mailto:Debra.frischer@sdcounty.ca.gov). Applicant: David Paulson. 416 N. Pico, Fallbrook. Continued at the 20 April 2015 FCPG meeting. **DESIGN REVIEW COMMITTEE**. Community Input (2/13) **The change involved increasing the spaces from 3 to 12.**

**Mr. Wood reported that the Design Review Committee had reviewed the request and approved it, with a vote of 6-1. After limited discussion Mr. Wood motioned to approve the request as submitted and the motion passed with Ms. Dooley voting against the motion.**

4. My name is Cody Harrison and I am working with Frank Golbeck of 940 Santa Margarita Drive. Basically we'd like to build a little hobbit house on his property. We'd like it to use all locally sourced materials, capture and treat its own water, produce more energy than it consumes etc. etc. We also plan to put all the CAD designs, construction details, bill of materials - basically everything someone would need to replicate the home - online for free under a Creative Commons open source license. Cody Harrison , [charrison@corona-enterprises.com](mailto:charrison@corona-enterprises.com). **Land Use Committee**. Community input. Non-voting item (3/15)

**The applicant requested to continue the request.**

**Mr. Harrington motioned to continue the item and the motion passed unanimously.**

5. MUP14-004 Modification Request for a Major Use Permit for an unmanned telecommunication site on the 2.97 acres at 731 S. Stage Coach Lane, (APN 106-340-29). Owner Community Baptist Church of Fallbrook, 760-360-9726. Applicant Verizon Wireless, 858-694-3029. Contact person Margie Sullivan 760-613-3488 and Ted Marioncelli, 760-807-1850, ted.marioncelli@plancominc.com . County planner Marisa Smith, 858 694-2621, email: [Marisa.Smith@sdcounty.ca.gov](mailto:Marisa.Smith@sdcounty.ca.gov). Approved at the 17

February 2014 FCPG meeting. Rehead with new information on 15 Sept 2014 and the Planning group had no position at that meeting. **Public Facilities Committee.**  
Community input. Voting item. (3/6)

**Mr. Ted Marioncelli introduced the project explaining how the generator shed had been removed from the plan and was going to be re-designed in a different location to meet fire safety requirements (25 feet from any building). With the equipment enclosure removed he felt the problem with the retaining wall had been addressed. Also the structure had been redesigned to meet the 35 foot height requirement.**

**Mr. Moosa reported that the Facilities Committee had reviewed the request. There were concerns over the appearance of the tower with the pitched roof removed. The committee did approve the project.**

**Mr. Torbjorn Lunqvist accused the planning Group subcommittee and the Group itself of several Brown Act violations, from not posting agendas correctly to not posting in the time prescribed by law. He also contended that members of the community had requested to be notified of any subsequent hearings, had not been notified.**

**Mr. Russell responded that any Brown Act issues Mr. Lunqvist may have should be forwarded to the State Fair Political Practices Commission.**

**Ms. Thompson presented a slide show of what she perceived as a deed restriction on the vesting deed for the church property that restricted the use of the property. She then showed the application for the project filed with the County and detailed on how she felt it was improperly filled out.**

**Other neighbors commented on the appearance of the tower describing it as an eyesore. They felt there was a health risk with this type of facility and that the placement of the project at this location appeared to violate several of the Counties own ordinances, from building setbacks to proximity to a school facility. Another neighbor presented the group with a handout on a study of the tower location in relation to the existing retaining wall (See Attachment B). The handout indicated that the tower was currently designed to be much closer to the wall than county regulations allow. Another neighbor's slide presentation detailed what he perceived as errors in the topographic mapping of the site. He further went on to show how the design for the tower was a boiler plate design that Verizon was installing in other locations. His principal arguments were:**

- 1) The church site had done grading and tree removal without a permit.**
- 2) The site is not zoned for this type of use.**
- 3) The tower is incompatible with the surrounding community.**
- 4) It would represent an eyesore.**
- 5) The proximity to a school facility is unacceptable.**
- 6) With the removal of the generator from the plan, the emergency service aspect of the facility seems questionable.**

**Several other neighbors also commented on similar concerns.**

**Mr. Jarrett Ramaiya (County Planning and Development Services Environmental Planning Manager) informed Mr. Lundqvist his department's research indicated that that all group actions were conducted within the Brown Act regulations. He further informed those present that Planning and Development Services had not verified a single case of Brown Act violation on the part of any of its Planning Groups or Sponsor Groups. He stated that Federal law prevented local agencies from**

commenting on possible health risks of cellular facilities. He appreciated the concerns but the deed issues were a private issue not a public concern. The location of the site was not ideal but had been reviewed by Verizon submitting an alternate location study which indicated the value of this site. While the Major Use Permit would allow the project to modify some of the County Ordinances the retaining wall issue would require further study and he understood the importance of an emergency generator to the facility if it was to be an emergency service facility.

Mr. Ray Bennett the associate pastor stated that to his knowledge there had been no illegal grading on the site. He felt the church had gone to a great deal of difficulty to work with the neighbors.

After a lengthy and protracted discussion Mr. De Meo motioned to approve the project with the request that the County require an appropriate building setback, review the tower footing distance from the existing retaining wall and require that an emergency generator be a part of the project plan. The motion passed with Bill McCarthy, Jim Russell and Jean Dooley voting against.

6. TPM 21222 Request to subdivide the 3.71 acres located at the south west corner of Palomino and Morro Roads (893 Palomino Road) into two lots for two single family dwelling units. Owners Scott and Cindy Beebe. Contact person Cindy Beebe, 760-908-3899, [Cindybeebe@yahoo.com](mailto:Cindybeebe@yahoo.com). County planner Marisa Smith 858-694-2621, [Marisa.smith@sdcoiunty.ca.gov](mailto:Marisa.smith@sdcoiunty.ca.gov). **Land Use Committee**. Community input. Voting item (3/19)

Mr. and Mrs. Beebe introduced the request stating that they were simply dividing their large lot.

Mr. Wood stated that the Land Use Committee had inspected the site and not had any problems with the request.

Mr. Wood motioned to approve the request as presented and the motion carried unanimously.

7. MUP15007 Request for a cellular communication facility for T-Mobil with a 45 foot tall monopine at the Fallbrook Community Center, 341 Heald Lane. Owner County of San Diego, (Sara Isgur 858-694-2314, [sara.isgur@sdcounty.ca.gov](mailto:sara.isgur@sdcounty.ca.gov)). County planner Douglas Thomsen, 858-694-2249, [Douglas.Thomsen@sdcounty.ca.gov](mailto:Douglas.Thomsen@sdcounty.ca.gov). Contact person Adam Stone, 734-904-3390, [adam.stone@smartlinc.com](mailto:adam.stone@smartlinc.com). **Public Facilities Committee**. Community Input. Voting item. (3/24)

Mr. Adam Stone introduced the request stating that the Community Center was a designated evacuation location and the tower would provide improved coverage throughout central Fallbrook. He noted that the location was surrounded by a number of tall trees.

Mr. Moosa stated that the Facilities sub-committee had reviewed the request and while the overall tower and camouflage exceeded the 35 foot height limit the safety aspect of the facility appeared to justify the height. The Committee had approved the request.

Ms. Heyneman commented that pines were dying all over southern California and she objected to the monopine camouflage.

**After limited discussion Mr. Moosa motioned to approve the project as presented. The motion passed with Ms. Heyneman and Ms. Dooley voting against.**

8. AD15007 Request for an Administrative Permit for a 2<sup>nd</sup> Dwelling Unit on the 1.34 acres located at 3330 Gigi Court, 127-39-329. Owner James and Maureen Russell, 951-775-4312, [jrussell0831@gmail.com](mailto:jrussell0831@gmail.com). Contact person Dan Peled, 858-229-7897, [dpeled@san.rr.com](mailto:dpeled@san.rr.com). County planner Benjamin Mills, 858 495-5234, [Benjamin.Mills@sdcounty.ca.gov](mailto:Benjamin.Mills@sdcounty.ca.gov). **Land Use Committee**. Community input. Voting item. (3/25)

**Mr. Wood presented the request stating that the home had an additional structure on the lot which had been used as a real estate sales office. Now the property owner was requesting a permit to expand the structure and make it into a 2<sup>nd</sup> dwelling unit on the property.**

**After limited discussion Mr. Wood motioned to approve the request as presented and the motion passed unanimously.**

9. MUP100215 Request for a waiver of the B Designator Design Review requirement for a Site Plan for a Minor deviation to this Major Use Permit to divide the existing retail space into three spaces for three retailers at the Fallbrook Car Wash, 936 East Mission Road (105-540-56). Owner Wisem Salem, 619-244-8726. Contact person Michael Cariola, 858-578-2950 X 312, [mikec@schussclark.com](mailto:mikec@schussclark.com). County planner Bronwyn Brown, 959-495-5516, [bronwyn.brown@sdcounty.ca.gov](mailto:bronwyn.brown@sdcounty.ca.gov). **Design Review Committee**. Community input. Voting item. (3/30)

**Mr. Cariola introduced the request stating that the building next to the car wash on this property was proving difficult to fill. The latest plan is to divide the space into three separate units with a small Subway franchise moving into one unit.**

**Mr. Wood reported that the Design Review Committee had reviewed the request and approved it.**

**After limited discussion Mr. Wood motioned to approve the request as presented and the motion carried unanimously.**

10. Request for a waiver of the B Designator Design Review requirement for a Site Plan for signage for a Panda Express restaurant located at 1115 S. Mission Road, (APN 104-390-04). Contact person Kristine Bernal 858-435-2287, [Kristina@matthewssignsinc.com](mailto:Kristina@matthewssignsinc.com). County planner Vanessa Posh, 858-694-3291, [Vanessa.posh@sdcounty.ca.gov](mailto:Vanessa.posh@sdcounty.ca.gov). **Design Review Committee**. Community input. Voting item. (3/9)

**Ms. Bernal presented the request informing the Group the client had requested a minor modification of the previously approved sign.**

**Mr. Wood reported that he had spoken to Ms. Delaney and she had no objections to the changes.**

**Mr. Wood motioned to approve the request as presented and the motion carried unanimously.**

The Meeting was adjourned at 10:58 pm  
Tom Harrington, Secretary

# EXHIBIT A

From: David E. and Hsiu J. Green  
2461 Summerhill Lane  
Fallbrook, CA 92028

Subj: Response to Public Disclosure of Intent to Adopt Findings Pertaining to Pacifica Estates Major Subdivision

- Encl: (1) County of San Diego, Planning & Development Services letter dated March 26, 2015; Subj: Public Disclosure Notice, Intent to Adopt Findings Pursuant to Section 15183 of the California Environmental Quality Act
- (2) Profile Views Depicting Elevation Differences between existing Summerhill Lane Homes and those that will be constructed on Lots #1 through #5 of the Proposed Development
- (3) Figure depicting water being directed by detention ponds sole discharge pipe along retaining walls.
- (4) Overhead view of only access to site during construction (Morro Rd)

1. We received notice that the County of San Diego, Planning & Development Services (PDS) intended to adopt findings for the "Pacifica Estates Major Subdivision, PDS2006-3100-5510 TM; Log No. PDS2006-3910-06-02-023 (ER)" project. It stated that while public review is not required as part of this process, comments would be accepted and taken into consideration. Our perception of this project is it has several major flaws and we firmly believe that permission to go forward should be denied.

2. Background. My wife and I bought our Summerhill home in February 1989. Things that appealed to us then, and still appeal to us now, were the aesthetics of its semi-rural, open setting and the sense of privacy we enjoyed in our backyard. These same qualities are stated in the Fallbrook Community Plan, which states under its 'Community Vision' "The small town atmosphere and rural, semi-rural natural environment are what residents most cherish and what ((we)) most wish to preserve for the future."

We also enjoy the wildlife that treat our property as their very own as well as sitting in our backyard on a warm summer night to view the stars. We have many concerns with this project; however, with only three minutes to speak, I will only briefly touch upon five areas that I don't believe have been previously considered by the County or project and are significant enough that:

- a. The County should rescind their intent to adopt the findings to exempt the proposed project from additional environmental review.
- b. The County should return this project back to the full, normal review process that includes review by this forum ((Fallbrook Community Planning Group)).

3. The five areas are:

a. No County or project documentation has addressed the aesthetic impact on current residents by collocating the equivalent of McMansions atop a 15-28 foot berm towering over the older homes and residents of Summerhill Lane. Whereas the proposed development site provides an aesthetically pleasing buffer between homes built in 1970s and the much larger homes of today, the development will put those new, larger homes almost literally in our backyards, leaving them to loom over the existing homes along Summerhill Lane. Impacts sense of semi-rural openness, and privacy. Semi-rural ambience is destroyed and values of the Summerhill Lanes will likely drop as a result. (enclosure (2))

b. The only discussion of the effects of light pollution on the Summerhill residents is given from the perspective that all homes are on a level plane and it can be mitigated. The proposed project's homes will be significantly higher than the Summerhill Lane homes and the existing residents will have to look up through the lights of the proposed project's homes to see the night sky. (Enclosure (2))

c. Every inch of rain on the proposed development site is more than 1 acre foot of water. Currently an open field, the project will change 3.8 acres of that land into impervious surfaces. The detention ponds will likely hold less than 1 acre-foot of water. Not addressed in any County or project documentation is the effect that having the sole discharge pipe for the proposed project's two detention basins directing runoff from any runoff-producing rain event along the footings of retaining walls protecting two homes on Summerhill Lane from when Ostrich Farms Creek rises. (Enclosure (3))

d. Only access to the proposed development site during the earth moving and construction phase is directly across from the high school parking lots via Morro Rd. Not addressed is the impact the movement of heavy equipment and materials will have on the already very congested area in front of Fallbrook High School or measures to safely mitigate this issue. (Enclosure (4))

e. Information refuting the project's Traffic Impact Study's claim that congestion along S. Mission Rd is comparable to when traffic data was collected in 2007 and 2010. At the very least, the data the Pacifica Estates Traffic Impact Study is based upon needs to be updated. It is eight years old, and the traffic counts were before SR 76 was turned into a four-lane road to Mission Road and construction begun on the segment continuing east to Interstate 15. The data was also collected when some or all of the major Marine units at Camp Pendleton were rotating in and out of the Middle East (2007 and 2010). We can't say how by how much that affected the count, but there are several tens of thousands of Marines, Sailors, and their families stationed at Camp Pendleton when all major Marine units are 'home'. And, as everyone in Fallbrook knows, traffic congestion goes up or down on all roads based upon how many military members and their families are in the area. Right now, all major units have returned to Camp Pendleton. The data needs to be validated before it can be considered authoritative enough to produce a Traffic Impact Study that all can be confident that it reflects the current situation.

4. All of these new issues should, by themselves, result in an exemption being denied and the project directed to return to the normal process after taking these new issues into consideration and synchronizing the information across their project documentation. This documentation is

foundational for subsequent, more detailed planning if this project is allowed to go forward. All information in these documents MUST be accurate.



# County of San Diego

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## **PUBLIC DISCLOSURE NOTICE INTENT TO ADOPT FINDINGS PURSUANT TO SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

March 26, 2015

NOTICE IS HEREBY GIVEN that the County of San Diego intends to adopt findings in accordance with the California Environmental Quality Act Section 15183 for the following projects. The proposed findings and the associated analysis can be reviewed at [http://www.sdcounty.ca.gov/pds/ceqa\\_public\\_review.html](http://www.sdcounty.ca.gov/pds/ceqa_public_review.html) and at Planning & Development Services (PDS), Project Processing Counter and 5510 Overland Avenue, Suite 110, San Diego, California 92123. Under this process, public review is not required; however, any comments received will be accepted and taken into consideration.

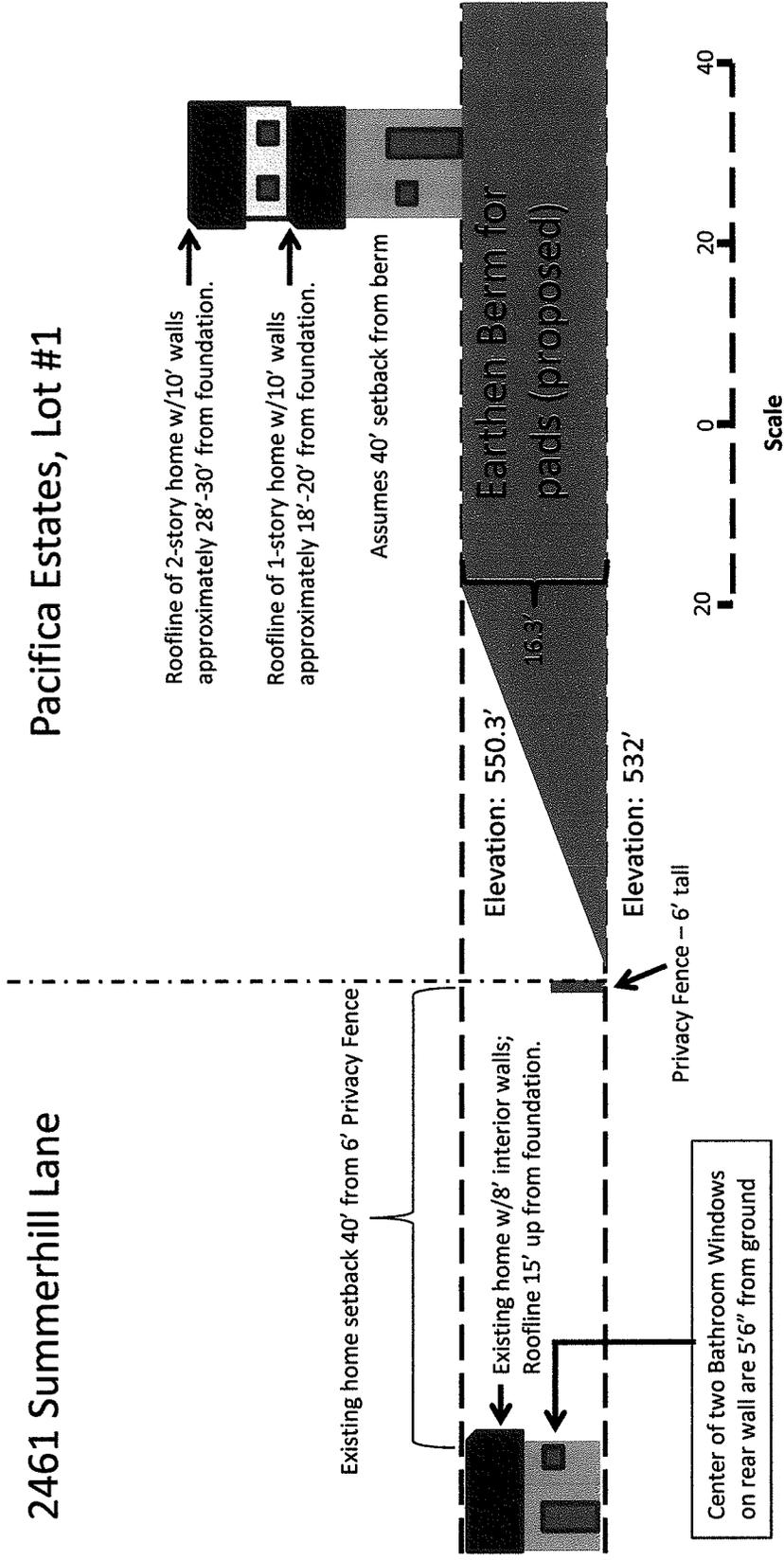
A FAQ sheet on the 15183 CEQA exemption process can be located at <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-202.pdf>. Comments on these findings must be sent to the PDS address listed above and should reference the project number and name.

**PACIFICA ESTATES MAJOR SUBDIVISION, PDS2006-3100-5510 (TM); LOG NO. PDS2006-3910-06-02-023 (ER).** The project is a major subdivision to divide a 17.3-acre property into 25 lots, including 21 residential lots, two open space lots to preserve wetlands, and two homeowner association (HOA) common area lots for detention basins. The proposed residential lots would be 0.5-acre gross and net. Access to all lots would be provided by a proposed private road connecting to Mission Road, and the traffic design only allows for right-in, right-out. A U-Turn lane would be proposed at the intersection of South Mission and Sterling Bridge Road, which is north of the project. Approximately 100 feet of the existing median would be removed to allow for the addition of the U-Turn. A U-Turn already exists at the intersection of South Mission and Stage Coach Lane. The existing residential home, accessory structures and agricultural operation would be removed. The project is conditioned to improve South Mission Road by adding a left turn lane and signal, as well as add curb returns and sidewalk along the proposed private access road. Stage Coach Lane is conditioned to widen Stage Coach Lane along the project frontage. Water and Sewer would be provided by Fallbrook Public Utilities District. Approximately 1,600 feet extension of sewer and/or water utilities will be required for the project. Earthwork will consist of 80,000 cubic yards of balanced cut and fill. The project site is subject to the Village Residential General Plan Regional Category, Land Use Designation Village. Zoning for the site is Rural Residential, (RR). The site is located east of South Mission Road and north of Stage Coach Lane, in the Fallbrook Community Plan Area, within the unincorporated area of San Diego County.

Comments on the proposed findings and associated analysis must be received no later than **Friday, April 24, 2015 at 4:00 p.m.** (a 30 day public disclosure notice period). For additional information, please contact Marisa Smith at (858) 694-2621 or by e-mail at [marisa.smith@sdcounty.ca.gov](mailto:marisa.smith@sdcounty.ca.gov).

Enclosure (2): Profile Views Depicting Elevation Differences between existing Summerhill Lane Homes and those that will be constructed on Lots #1 through #5 of the Proposed Development

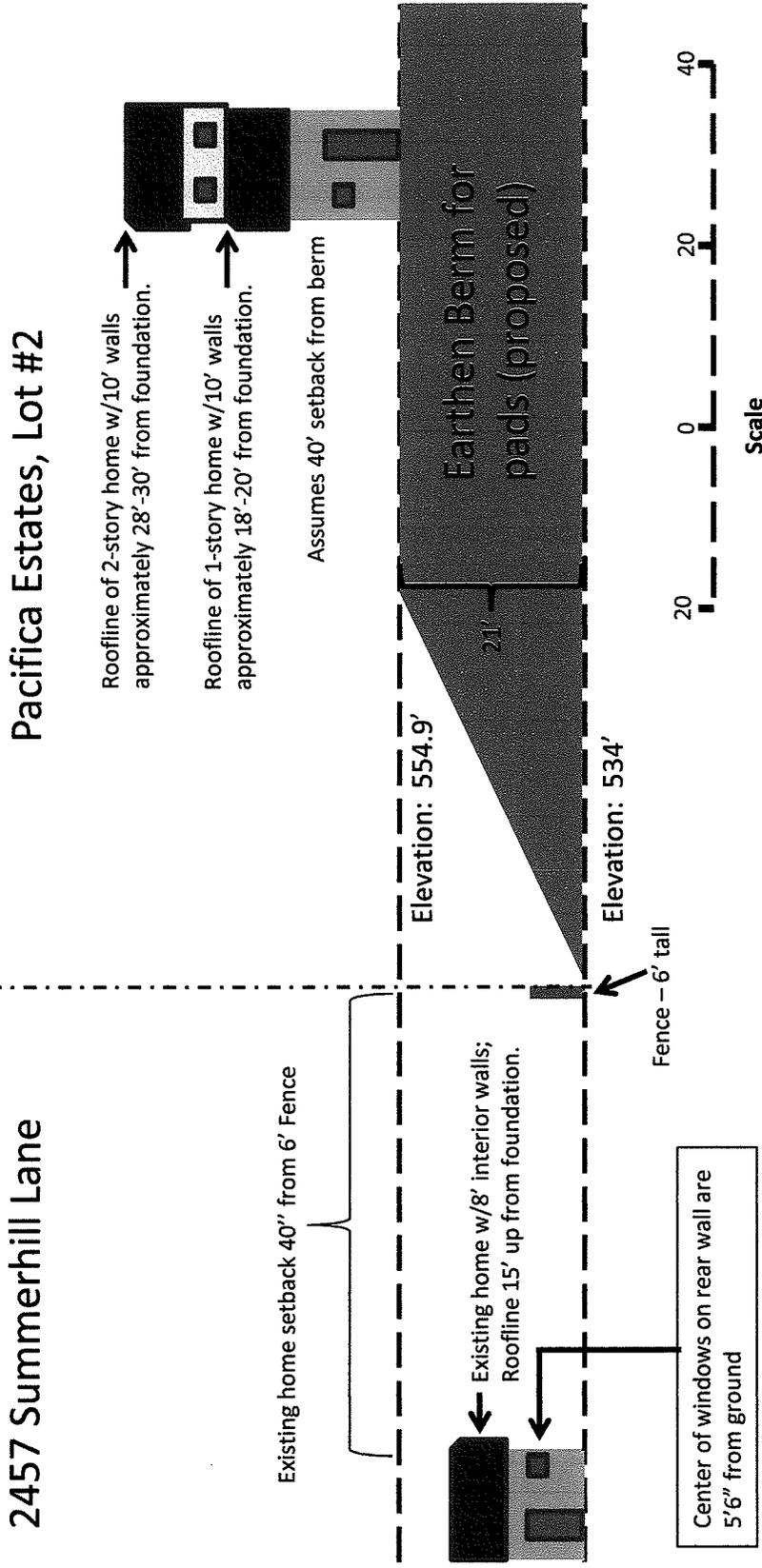
Subj: Response to Public Disclosure of Intent to Adopt Findings Pertaining to Pacifica Estates Major Subdivision



Profile of Elevation Differences between 2461 Summerhill Lane and Lot #1 of the proposed development

Enclosure (2): Profile Views Depicting Elevation Differences between existing Summerhill Lane Homes and those that will be constructed on Lots #1 through #5 of the Proposed Development

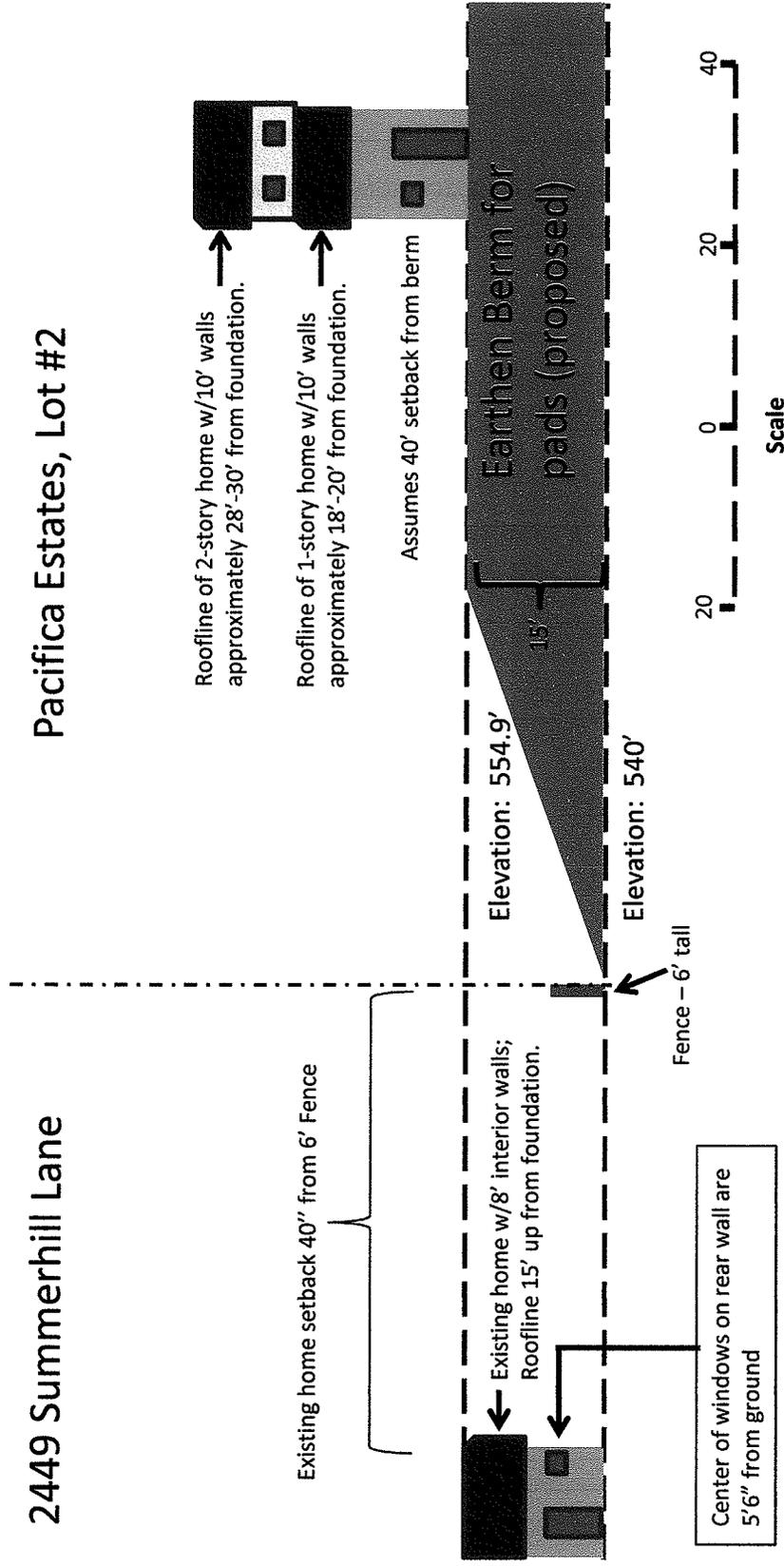
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Profile of Elevation Differences between 2457 Summerhill Lane and Lot #2 of the proposed development

Enclosure (2): Profile Views Depicting Elevation Differences between existing Summerhill Lane Homes and those that will be constructed on Lots #1 through #5 of the Proposed Development

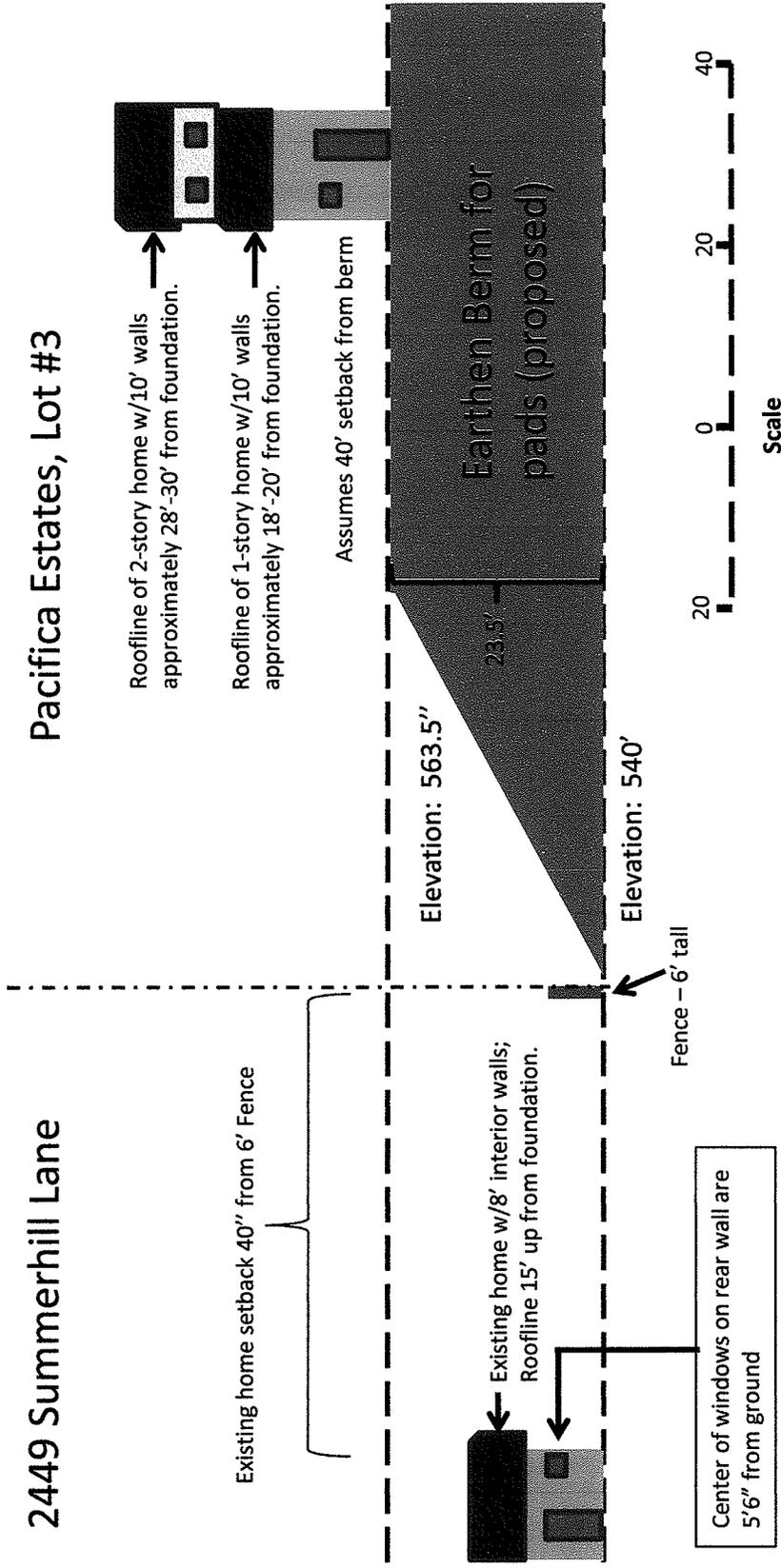
Subj: Response to Public Disclosure of Intent to Adopt Findings Pertaining to Pacifica Estates Major Subdivision



Profile of Elevation Differences between 2449 Summerhill Lane and Lot #2 of the proposed development

Enclosure (2): Profile Views Depicting Elevation Differences between existing Summerhill Lane Homes and those that will be constructed on Lots #1 through #5 of the Proposed Development

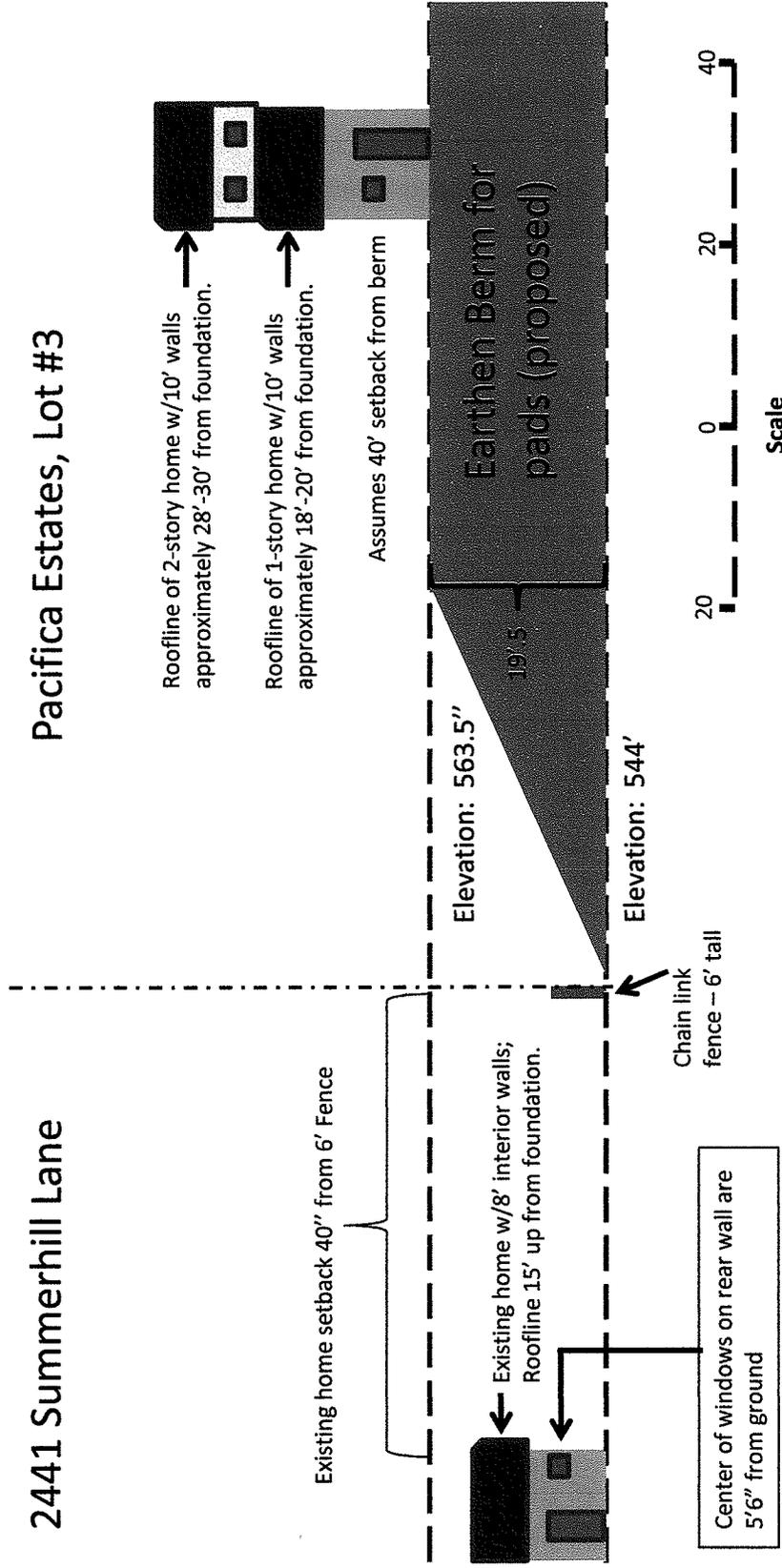
Subj: Response to Public Disclosure of Intent to Adopt Findings Pertaining to Pacifica Estates Major Subdivision



Profile of Elevation Differences between 2449 Summerhill Lane and Lot #3 of the proposed development

Enclosure (2): Profile Views Depicting Elevation Differences between existing Summerhill Lane Homes and those that will be constructed on Lots #1 through #5 of the Proposed Development

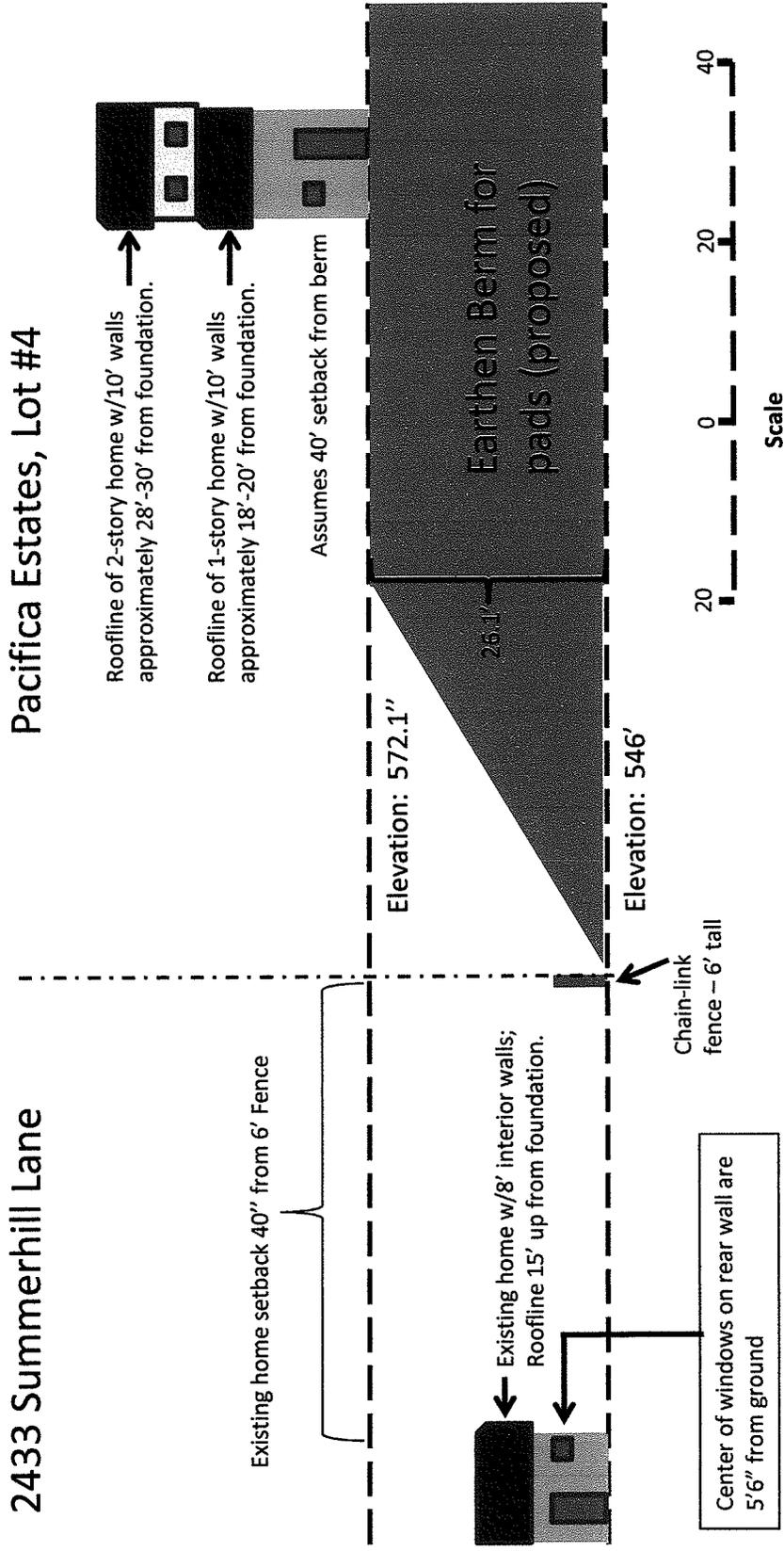
Subj: Response to Public Disclosure of Intent to Adopt Findings Pertaining to Pacifica Estates Major Subdivision



Profile of Elevation Differences between 2441 Summerhill Lane and Lot #3 of the proposed development

Enclosure (2): Profile Views Depicting Elevation Differences between existing Summerhill Lane Homes and those that will be constructed on Lots #1 through #5 of the Proposed Development

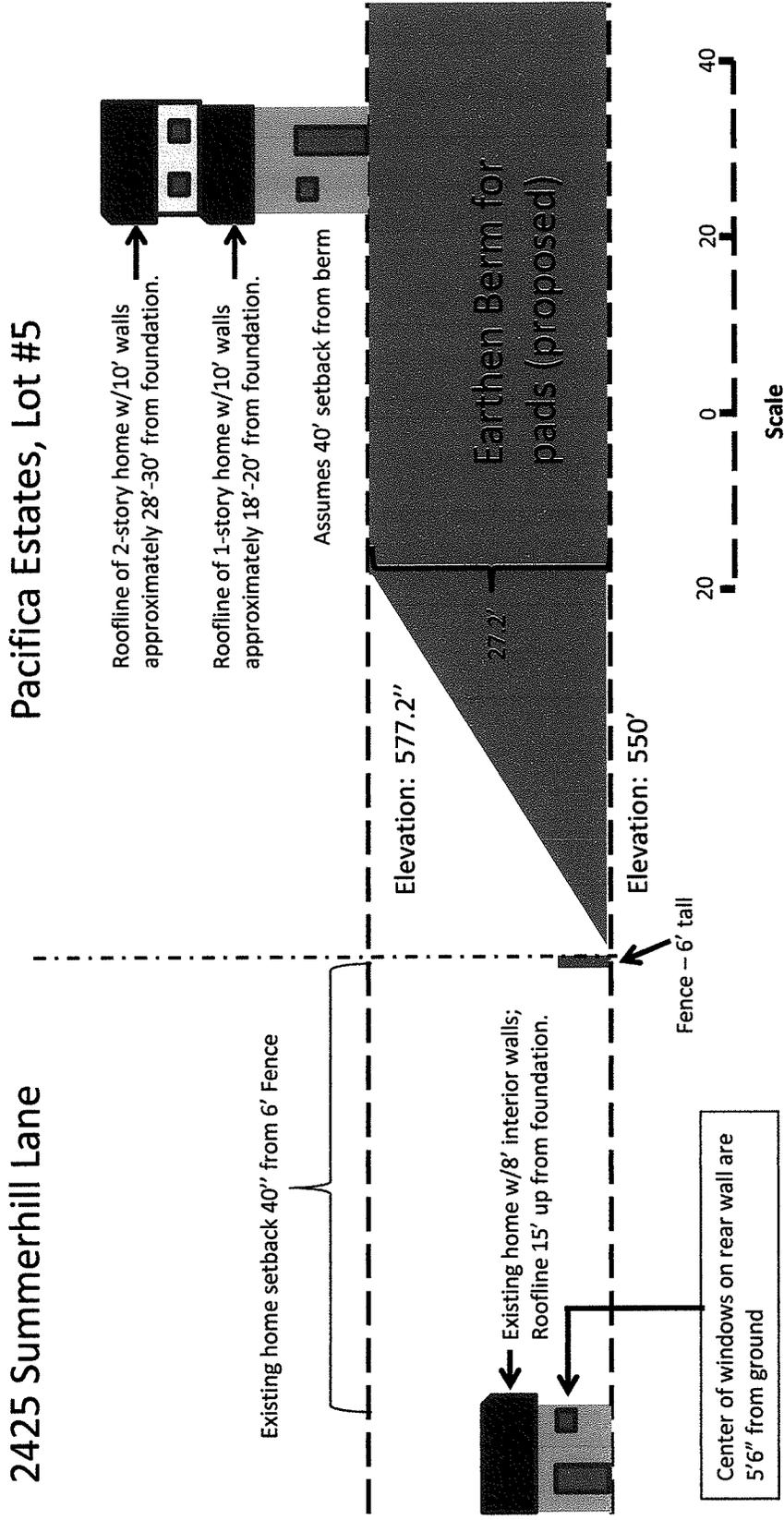
Subj: Response to Public Disclosure of Intent to Adopt Findings Pertaining to Pacifica Estates Major Subdivision



Profile of Elevation Differences between 2433 Summerhill Lane and Lot #4 of the proposed development

Enclosure (2): Profile Views Depicting Elevation Differences between existing Summerhill Lane Homes and those that will be constructed on Lots #1 through #5 of the Proposed Development

Subj: Response to Public Disclosure of Intent to Adopt Findings Pertaining to Pacifica Estates Major Subdivision



Profile of Elevation Differences between 2425 Summerhill Lane and Lot #5 of the proposed development







County of San Diego, Planning & Development Services  
**RETAINING WALLS WITH SLOPING BACKFILL**  
 BUILDING DIVISION

Construction of retaining walls, except those less than 3 feet in height and not supporting surcharge, requires a permit and is regulated by the 2013 *California Building Code* (CBC) as amended and adopted by the County of San Diego. This form outlines the County's minimum requirements. The companion form PDS #084 provides information on retaining walls with level backfill. For site retaining walls proposed to be constructed in a public way or associated with Department of Public Works grading, County of San Diego Regional Standards shall be used.

**I. INSPECTIONS**

Please call for inspections at the following times:

1. When the footing excavations have been completed, the reinforcing steel has been securely tied into final position, and before the placement of concrete.
2. When the block has been laid and the reinforcing steel is in position, but before any grout has been placed. Steel is to be securely fastened in place to prevent movement during grouting. Lifts are not to exceed 6 feet high and blocks are not to be laid higher than the grout pour.
3. After grouting is completed and after rock or rubble wall drains are in place, but before backfill is placed.
4. When all work has been completed.

**II. WALL HEIGHT**

Wall height is measured from the top of the footing to the top of the wall. Walls that are not specifically shown in this form must be designed by a California licensed architect, civil or structural engineer. No building foundation, driveway, parking or other loading on the upper level is allowed within a distance equal to the height of the wall. Walls with such loading must be designed by a California licensed architect, civil or structural engineer.

**III. BLOCK**

All concrete masonry unit blocks must be type "N" grouted solid with  $f'_m = 1,500$  psi.

**IV. CONCRETE MIX DESIGN**

The concrete mix for footings must meet a minimum compressive strength of  $f'_c = 2,500$  psi.

**V. MORTAR MIX DESIGN**

The mortar mix for block placement must meet a minimum compressive strength of 1,800 psi. Mortar shall conform to ASTM C 270 and articles 2.1 and 2.6 A of TMS 602 / ACI 530.1 / ASCE 6  
**NOTE: The use of plastic cement is not permitted for mortar.**

**VI. GROUT MIX DESIGN**

Grout used for filling block cells must meet a minimum compressive strength of 2,000 psi and shall conform to CBC 2013 section 2103.13. Rod or vibrate grout immediately. Re-rod or re-vibrate grout about 10 minutes after pouring to ensure solid consolidation. Stop grout 2" from top of masonry units when an additional grout lift is required.

**NOTE: The use of plastic cement is not permitted for grout.**

Existing Retaining Wall

Existing Building

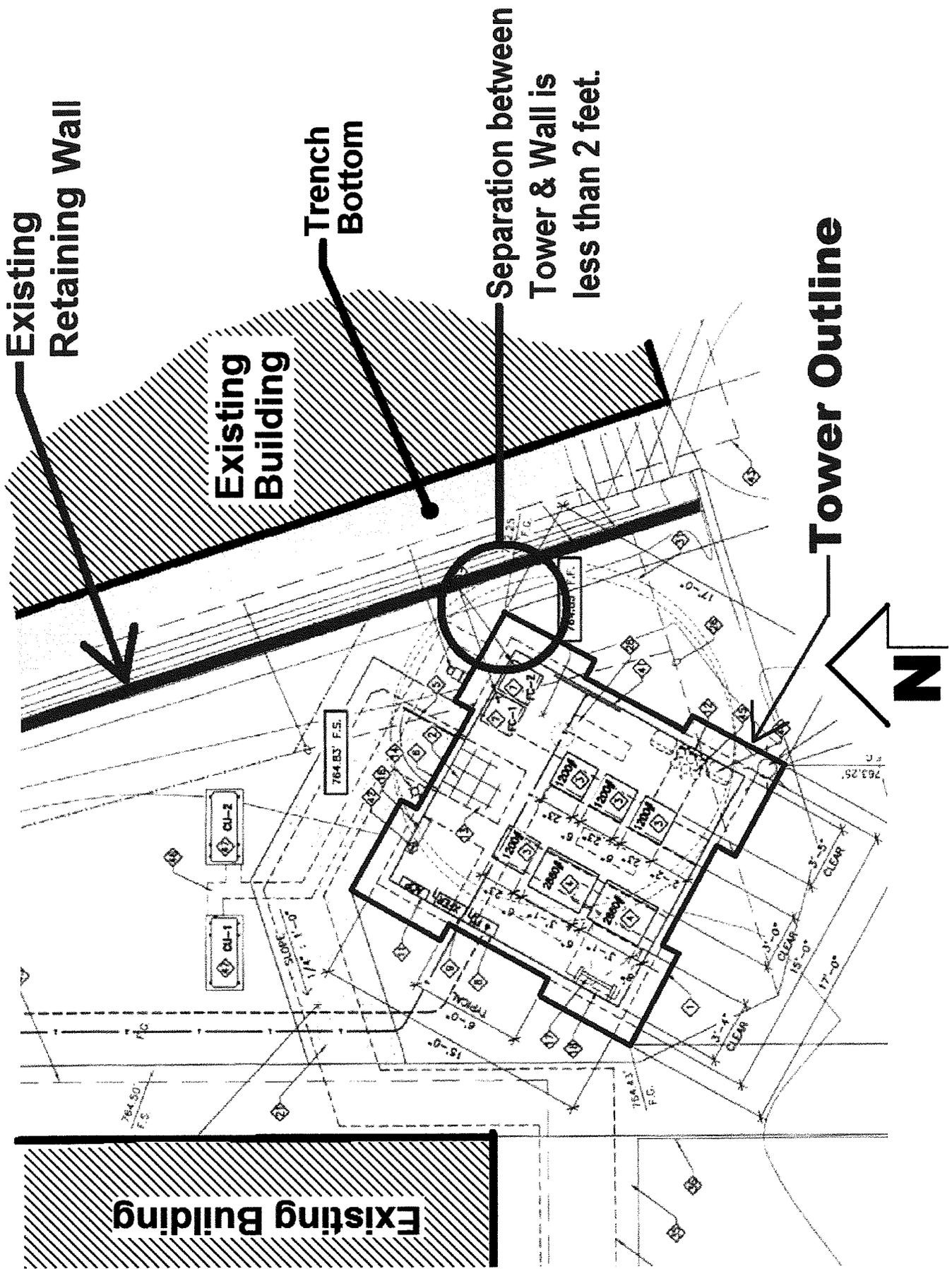
Trench Bottom

Separation between Tower & Wall is less than 2 feet.

Tower Outline

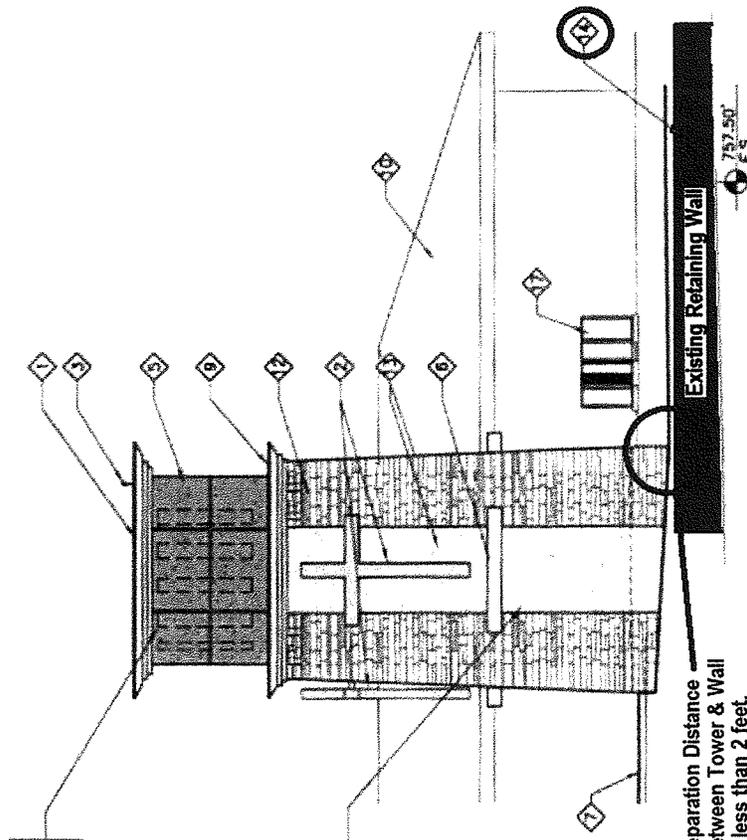
N

Existing Building



**ELEVATION NOTES:**

- 1 PROPOSED 35'-0" HIGH TOWER
- 2 PROPOSED STEEL CROSS (GALV.)
- 3 PROPOSED EB11/GPS ANTENNAS MOUNTED TO TOWER (TYPICAL OF 2)
- 4 PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS STORAGE
- 5 PROPOSED RF TRANSPARENT SCREEN
- 6 PROPOSED STEEL OVERHANG (GALV.)
- 7 EXISTING CONCRETE CURB
- 8 EXISTING GRADE
- 9 PROPOSED ARCHITECTURAL FOAM
- 10 EXISTING BUILDING
- 11 PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR STANDBY GENERATOR CONNECTION MOUNTED TO WALL
- 12 PROPOSED DECORATIVE STONE
- 13 PROPOSED STUCCO FINISH
- 14 EXISTING RETAINING WALL
- 15 CENTERLINE OF VERIZON WIRELESS ANTENNAS
- 16 CENTERLINE OF VERIZON WIRELESS MICROWAVE DISH
- 17 PROPOSED OUTDOOR CONDENSER UNIT MOUNTED ON A CONCRETE PAD (TYPICAL OF 2)



PROPOSED VERIZON WIRELESS ANTENNA PANELS MOUNTED INSIDE PROPOSED 35'-0" HIGH MONUMENT TOWER BEHIND RF TRANSPARENT SCREENS

PROPOSED VERIZON WIRELESS EQUIPMENT INSIDE PROPOSED 35'-0" HIGH MONUMENT TOWER WITH DECORATIVE STONE FINISH ON A POURED-IN-PLACE CONCRETE PAD (SHOWN SHADED)

Separation Distance between Tower & Wall is less than 2 feet.

Existing Retaining Wall

757.50 F.S.

Corner  
of Tower  
located  
about here

~~Estimated  
BOUNDARY  
Concrete Wall  
Enclosure~~

**SLOPE**

Estimated  
1' - 9"

EXISTING  
RETAINING  
WALL

42" High  
as measured

Top of "Curb  
is 5" above  
"Side Walk"

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