



*The County of San Diego*

# Planning Commission Hearing Report

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<b>Date:</b>	December 15, 2017	<b>Case/File No.:</b>	Deer Springs Major Use Permit; PDS2016-MUP-16-011 PDS2016-ER-16-08-009
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Wireless Telecommunication Facility
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	124 Vista Merriam, San Marcos
<b>Agenda Item:</b>	#1	<b>General Plan:</b>	Semi-Rural (SR-10)
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	Limited Agricultural (A70)
<b>Applicant/ Owner:</b>	PlanCom, Inc., on behalf of Verizon Wireless/ Merriam Trust	<b>Subregion:</b>	North County Metropolitan Subregional Plan Area
<b>Environmental:</b>	CEQA § 15303 Exemption	<b>APN:</b>	182-020-45

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## A. EXECUTIVE SUMMARY

### 1. Requested Actions

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

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
- b. Grant MUP PDS2016-MUP-16-011, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

### 2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the North County Metropolitan Subregional Plan?



- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with the County's Wireless Ordinance?
- e. Does the project comply with CEQA?

**B. BACKGROUND**

On October 30, 2014, AT&T submitted an application for a 60-foot faux mono-broadleaf tree. The project was withdrawn on August 18, 2015, as AT&T was no longer pursuing a wireless telecommunication facility at this location.

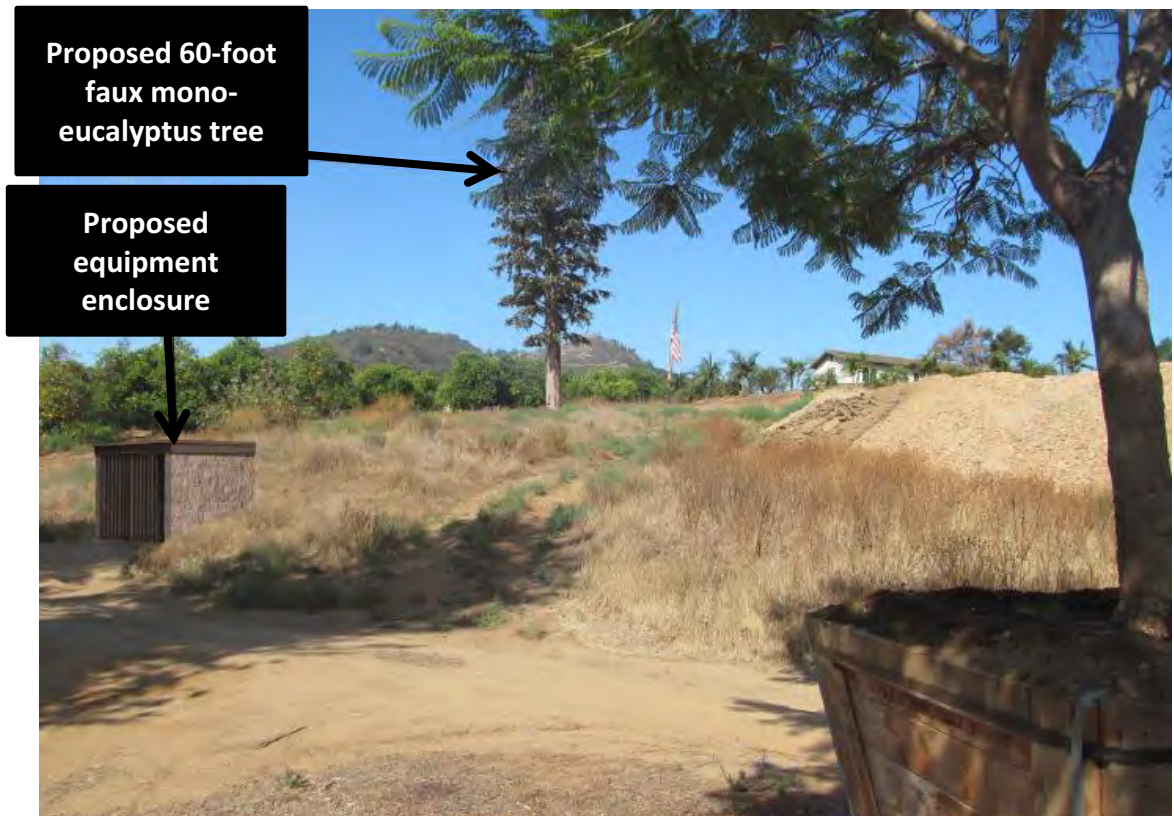
**C. DEVELOPMENT PROPOSAL**

**1. Project Description**

The applicant requests a MUP to construct, operate, and maintain a wireless telecommunication facility for Verizon Wireless consisting of a 60-foot faux mono-eucalyptus tree, a Concrete Masonry Unit (CMU) enclosure for mechanical equipment, and trenching (Figure 1). The MUP will also allow an exception for the faux tree to be built at 60 feet where the height limit for the zone is 35 feet.

The proposed 60-foot faux mono-eucalyptus tree will include 12 panel antennas and one microwave antenna. Accessory equipment and a 15kW emergency backup generator will be located within an eight-foot, eight-inch tall CMU enclosure, located approximately 50 feet to the east of the faux mono-eucalyptus (see Figure 1). The 116-square foot CMU enclosure will be an earth tone color to match existing structures on the property. The equipment enclosure will also have an overhead steel trellis, which helps it appear as an accessory structure. The project will require trenching of approximately 280 linear feet for cable (telco) and power lines. The project site is within an A70 (Limited Agricultural) Zone and access is provided by Vista Merriam, a private road, which connects to Deer Springs Road, a public road. The applicant has demonstrated easement rights to access the property.





*Figure 1: Proposed 60-foot faux mono-eucalyptus*

## **2. Subject Property and Surrounding Land Uses**

The subject property is approximately 10.3 acres, located at 124 Vista Merriam in the Twin Oaks area of the North County Metropolitan Subregional Plan Area (Figure 2). The site is currently developed with a single-family residence, commercial nursery, and accessory structures. The 60-foot faux mono-eucalyptus tree and CMU equipment enclosure will be located near the center of the parcel, shown on the aerial map as a red star (see Figure 3). The parcels surrounding the proposed wireless telecommunication facility consist mainly of residential or agricultural properties on lots averaging two to eight acres. The proposed wireless telecommunication facility is located within an agricultural zone, which is considered a non-preferred zone per Wireless Ordinance Section 6986.A.1. The proposed wireless telecommunication facility is located approximately 254 feet from the closest property line and more than 776 feet from the nearest residence.



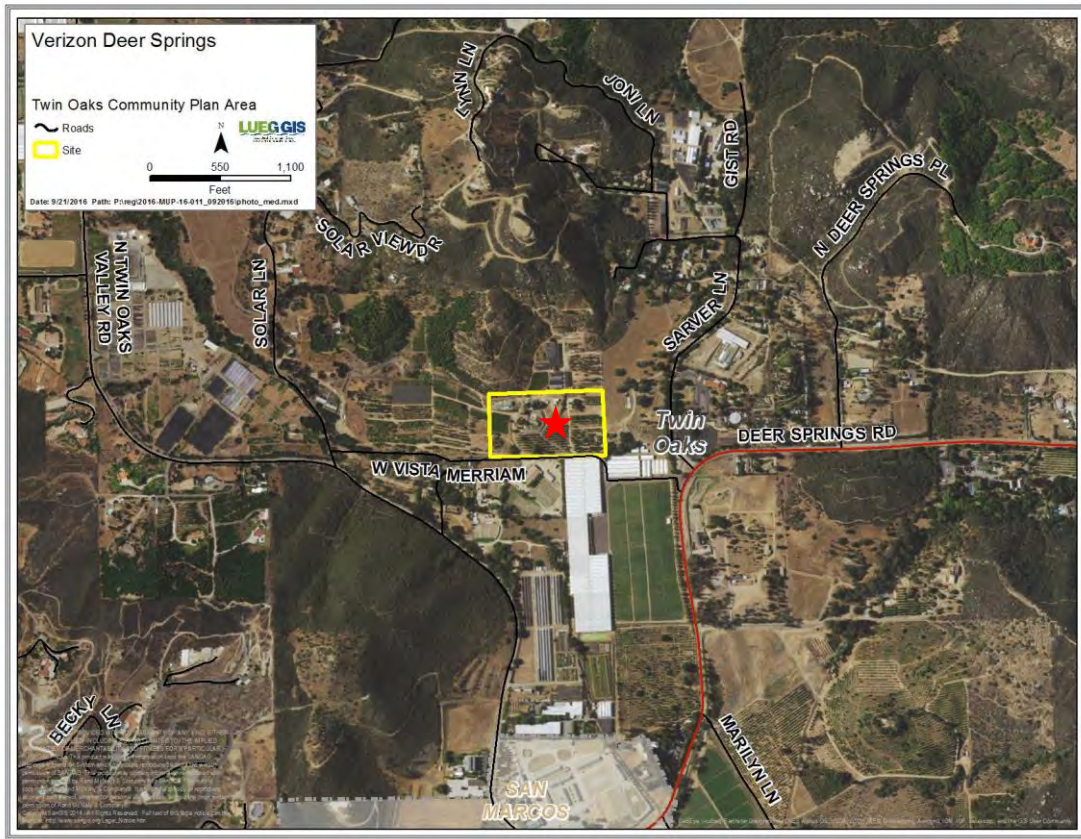


Figure 2: Aerial Map

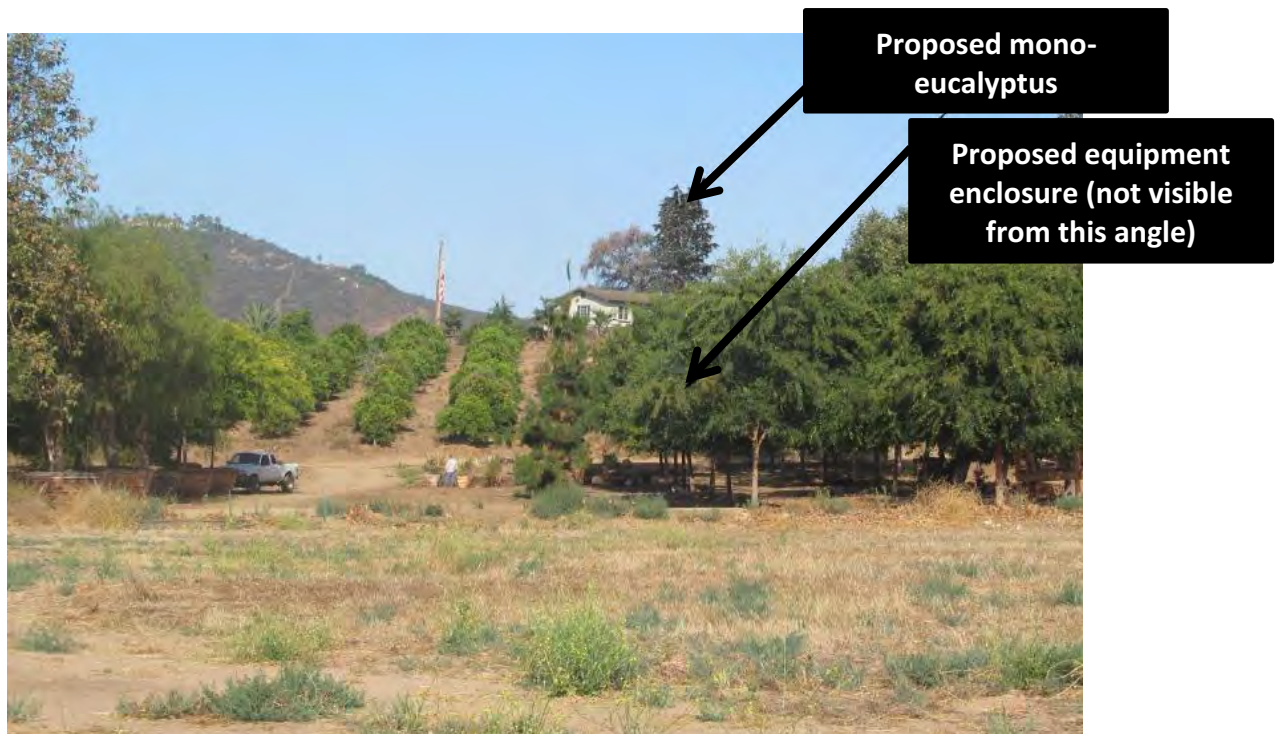


Figure 3: Photo-simulation of faux tree and equipment enclosure (from within project site)



*Table C-1: Surrounding Zoning and Land Uses*

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential	A70, S92	Solar View Drive, Joni Lane	Residential, Agricultural, Undeveloped Land
East	Semi-Rural Residential	A70	Sarver Lane, Deer Springs Road	Residential, Agricultural, Undeveloped Land
South	Semi-Rural Residential	A70	Vista Merriam, Twin Oaks Valley Road	Residential, Agricultural, Undeveloped Land
West	Semi-Rural Residential	A70	Vista Merriam, Twin Oaks Valley Road, Solar Lane	Residential, Agricultural, Undeveloped Land



*Figure 4: Looking north toward site from Deer Springs Road*



## **D. ANALYSIS AND DISCUSSION**

The project has been reviewed to ensure it conforms to the relevant ordinances, policies and guidelines, including the San Diego County General Plan, North County Metropolitan Subregional Plan, the County's Zoning Ordinance, and CEQA Guidelines. The following items were reviewed throughout the project's processing and are detailed below: Site Planning Analysis, Community Compatibility/Visual, and Alternative Site Analysis (ASA).

### **1. Analysis**

The project is located in a non-preferred zone, and therefore requires the approval of a MUP per Section 6985 of the County Zoning Ordinance. The proposed 60-foot faux mono-eucalyptus tree and associated equipment will blend with the existing structures and vegetation on-site, and will provide service coverage east and west along Deer Springs Road, north and south along Twin Oaks Valley Road, and the surrounding residential community.

#### Site Planning Analysis

The proposed wireless telecommunication facility is designed to be compatible with the surrounding land uses and existing structures. The original design submitted to the County was for a 60-foot faux mono-broadleaf. On November 16, 2016, the Twin Oaks Valley Community Sponsor Group (CSG) recommended approval of the project with the condition that the faux tree be changed to a faux mono-eucalyptus tree. The applicant agreed to the conditions and revised the application to propose a 60-foot faux mono-eucalyptus tree. The location of the proposed wireless telecommunication facility and equipment will be sited toward the center of the property. This location provides the best coverage for Verizon Wireless, while still maintaining an adequate elevation and suitable screening.

#### Community Compatibility/Visual

The proposed wireless telecommunication facility is located approximately 500 feet north and east of Deer Springs Road, and 550 feet north of Twin Oaks Valley Road, the closest public roads. The surrounding area has rolling hills and winding roads. Only the top of the faux mono-eucalyptus tree will be visible to the motorists travelling on Deer Springs Road, as shown in Figure 4. The visual impacts will be minimal due to the distance from the roads, the backdrop of Merriam Mountains, and the vertical elements within the immediate vicinity of the proposed faux mono-eucalyptus tree.

The surrounding rolling hills act as a backdrop to help the proposed faux mono-eucalyptus tree blend with the landscape. The equipment enclosure cannot be seen from vantage points outside of the parcel due to its lower height, distance from the roads, and screening from structures. The proposed 60-foot faux mono-eucalyptus tree will be in harmony with the scale and bulk of the surrounding area as there are numerous vertical structures of similar height and size. Surrounding vertical elements include existing power poles, mature trees, orchard trees, agricultural buildings, and single-family homes. Land uses in the area include residential, agriculture, and undeveloped land. The project is compatible with adjacent uses in terms of scale and bulk because of the



camouflaged design, the existence of other vertical elements, and the location of the wireless telecommunication facility.

### Alternative Site Analysis

The proposed wireless telecommunication facility is designed to provide increased cellular service to the area residents and allow the applicant to provide broader coverage to motorists. The site is zoned A70 (Limited Agricultural), which is a non-preferred zone, and therefore requires an ASA. Preferred locations include existing structures, commercial and industrial buildings, County facilities, and co-locations with existing wireless telecommunication facilities. The applicant reviewed other potential sites within the area before deciding to pursue this location and submitted an ASA to demonstrate that coverage objectives could not be met in a preferred location or a different preferred zone.

Because there were no preferred zones within the coverage objective area, the applicant explored the option of co-locating with an existing wireless telecommunication facility. The ASA demonstrates that the applicant reviewed several different options for co-location. However, factors such as distance, topography, and intervening landforms prohibit these areas from reaching the target objective. The only commercial property in the area which could reach the coverage objective was not interested in leasing land to Verizon, and therefore, not pursued (see page 4 of ASA under "Commercial or Industrial Buildings").

Due to the topography and distance from the desired coverage area, these and other existing structures in the area were eliminated from consideration. Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps illustrate the current Verizon Wireless coverage within the area and the projected area coverage with the new wireless telecommunication facility, respectively. The GSA maps provided by the applicant demonstrate that the proposed location is necessary for the carrier to close the coverage gap in the surrounding area and provide adequate service. GSA maps can also be found in Attachment F.

## **2. General Plan Consistency**

The site is subject to the General Plan Semi-Rural Land Use Designation. The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table D-1.

*Table D-1: General Plan Conformance*

<b>General Plan Policy</b>	<b>Explanation of Project Conformance</b>
<b>GOAL S-1 – Public Safety.</b> Enhanced public safety and the protection of public and private property.	The proposed wireless telecommunication facility will allow for increased coverage throughout the area, which is essential in the event of an emergency.



General Plan Policy	Explanation of Project Conformance
<p><b>GOAL S-2 – Emergency Response.</b> Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The proposed wireless telecommunication facility will minimize telecommunication interruptions by improving coverage in the area and increase the volume and data coverage of phone calls that will allow Verizon Wireless to provide service to the surrounding area. Additionally, the applicant proposes an emergency generator that will allow the proposed wireless telecommunication facility to operate in the event of a power outage.</p>
<p><b>POLICY COS-4.1 – Water Conservation.</b> Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.</p>	<p>The proposed project will not require landscaping as the design is compatible with the surrounding nursery. The existing commercial nursery is not required to be increased or altered in connection with the project. Therefore, the project will comply with San Diego County's Water Conservation in Landscaping Ordinance and the County Water Efficient Landscape Design Manual which includes water conservation requirements.</p>
<p><b>POLICY COS 11.1 – Protection of Scenic Resources.</b> Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>	<p>The wireless telecommunication facility site is over 550 feet from Twin Oaks Valley Road, which is a Scenic Highway per the County of San Diego General Plan. The project will not be visible from Twin Oaks Valley Road due to intervening topography, existing vegetation and overall distance.</p>
<p><b>POLICY COS 11.3 – Development Siting and Design.</b> Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p>	<p>The project was sited and designed to be consistent with the surrounding area. The proposed height and design of the proposed 60-foot faux mono-eucalyptus tree is compatible with the existing orchard, mature trees, utility poles, and structures.</p>
<p><b>POLICY LU 15.1 – Telecommunication Facilities Compatibility with Setting.</b> Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The proposed wireless telecommunication facility will be compatible with the existing community character because structures and vegetation of similar height and type are found throughout the area. As identified in the photo-simulations, the vertical elements on the site along with the sloped terrain will help screen the faux mono-eucalyptus tree and CMU equipment enclosure from various viewsheds. For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity, be compatible with the existing community character, and will not result in impacts to the natural environment.</p>



General Plan Policy	Explanation of Project Conformance
<b>POLICY LU 15.2 – Co-Location of Telecommunication Facilities.</b> Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.	Pursuant to Section 6984 of the County Zoning Ordinance, the applicant indicated that they are willing to allow other carriers to co-locate on the proposed wireless telecommunication facility.

### 3. Subregional Plan Consistency

The proposed project is consistent with the following relevant North County Metropolitan Subregional Plan goals, policies, and actions as described in Table D-2.

*Table D-2: North County Metropolitan Subregional Plan Conformance*

Community Plan Policy	Explanation of Project Conformance
<b>Policy LU-6.2.2</b> - Require all wireless telecommunication companies to provide a photocopy of all types of camouflage methods prior to submission of cell site projects.	The applicant presented a photo-simulation of a faux mono-broadleaf tree to the Twin Oaks Valley CSG on May 2, 2017. The CSG recommended approval with the condition they change the faux tree to a eucalyptus design.
<b>Policy LU-6.2.4</b> – Use all avenues and efforts to pursue an increase in the number and diversity of services, while minimizing the proliferation of new towers and infrastructure.	While this is a new wireless telecommunication facility, the design could allow a separate wireless carrier to co-locate on the wireless telecommunication facility, thereby eliminating the need for a separate future wireless telecommunication facility.

### 4. Zoning Ordinance Consistency

#### a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Limited Agricultural (A70) zone with the incorporation of conditions of approval. The Planning Commission should consider whether or not the included conditions of approval ensure compatibility of the proposed project with the surrounding properties and overall community character.



Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, upon approval of a MUP.
Animal Regulation:	-	N/A
Density:	-	N/A
Lot Size:	-	N/A
Building Type:	C	Yes
Height:	G	Yes, upon approval of a MUP.
Lot Coverage:	-	N/A
Setback:	C (60' from center line)	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The proposal is for a 60-foot faux mono-eucalyptus tree. The design of the project and equipment enclosure will be in conformance with the height requirement.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 60-foot front yard setback, 15-foot side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed wireless telecommunication facility and equipment enclosure will be placed outside of required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

#### b. Wireless Telecommunications Facilities

The proposed project is classified as a Tier 4 site pursuant to Section 6985.A of the County Zoning Ordinance because the project is located in a rural zone, Limited Agricultural (A70), which is a non-preferred zone. The site was selected because no preferred zones or locations exist in the service area that meet the coverage objectives of the carrier. The wireless telecommunication facility will fill several coverage gaps which will allow Verizon Wireless to have better network coverage along the local road network, including Deer Springs Road and the surrounding residential area.

By federal law, the County is prohibited from regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of Radio Frequency (RF) emissions if the facilities comply with the Federal Communications Commission (FCC) regulations concerning RF emissions. Therefore, County decision makers do not consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for wireless telecommunication facilities. Also, staff does not require information from the applicant



concerning such effects from RF emissions associated with the project. Information regarding potential health effects is available from the cellular providers upon request as it is required from the FCC.

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

*Table D-4: Wireless Ordinance Development Regulations*

<b>Development Standard</b>	<b>Proposed/Provided</b>	<b>Complies?</b>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed faux mono-eucalyptus tree and equipment enclosure will be placed outside of all required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a wireless telecommunication facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the wireless telecommunication facility is screened by landscaping.	The proposed equipment enclosure is eight-feet, eight-inches tall, which is within the 10-foot height allowance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the wireless telecommunication facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	Noise-producing equipment consists of a 15kW generator. The equipment will produce noise levels which will not exceed the 45 dBA limit required at the property line and will comply with the County Noise Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" wireless telecommunication facility, depending on the valuation of the wireless facility.	The proposed project is considered a "high visibility" wireless telecommunication facility because the wireless telecommunication facility is a mono-eucalyptus tree. In addition, the placement is within a rural zone. Since the proposed project has a valuation greater than \$500,000, the MUP has been conditioned to have a maximum term of 15 years.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

#### **5. California Environmental Quality Act (CEQA) Compliance**



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

#### **E. COMMUNITY SPONSOR GROUP**

The applicant proposed the project as a 60-foot tall faux mono-broadleaf tree at the Twin Oaks Valley CSG meeting on November 16, 2016. The Twin Oaks Valley CSG approved the design with a vote of 6-0-0 (Ayes – 6, Noes – 0, Vacant – 0) with the recommendation that the faux mono-broadleaf tree be changed to a faux mono-eucalyptus tree. The applicant agreed and has updated the design and plans to reflect a faux mono-eucalyptus tree. The Twin Oaks Valley CSG meeting minutes are included as Attachment E.

#### **F. PUBLIC INPUT**

On September 21, 2016, a neighbor filed a Public Records Act Request (PRAR) for all documents related to this application. No reason was disclosed why the PRAR was submitted. Staff supplied all forms and documents to the neighbor on September 27, 2016. No follow up conversations, emails, or phone calls were received from the neighbor. No other public opposition or comments to the project were received.

#### **G. RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP PDS2016-MUP-16-011, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

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#### ***Report Prepared By:***

Marisa Smith, Project Manager  
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[Marisa.Smith@sdcounty.ca.gov](mailto:Marisa.Smith@sdcounty.ca.gov)

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#### ***Report Approved By:***

Mark Wardlaw, Director  
858-694-2962  
[Mark.Wardlaw@sdcounty.ca.gov](mailto:Mark.Wardlaw@sdcounty.ca.gov)

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AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

ATTACHMENTS:



Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2016-MUP-16-011

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

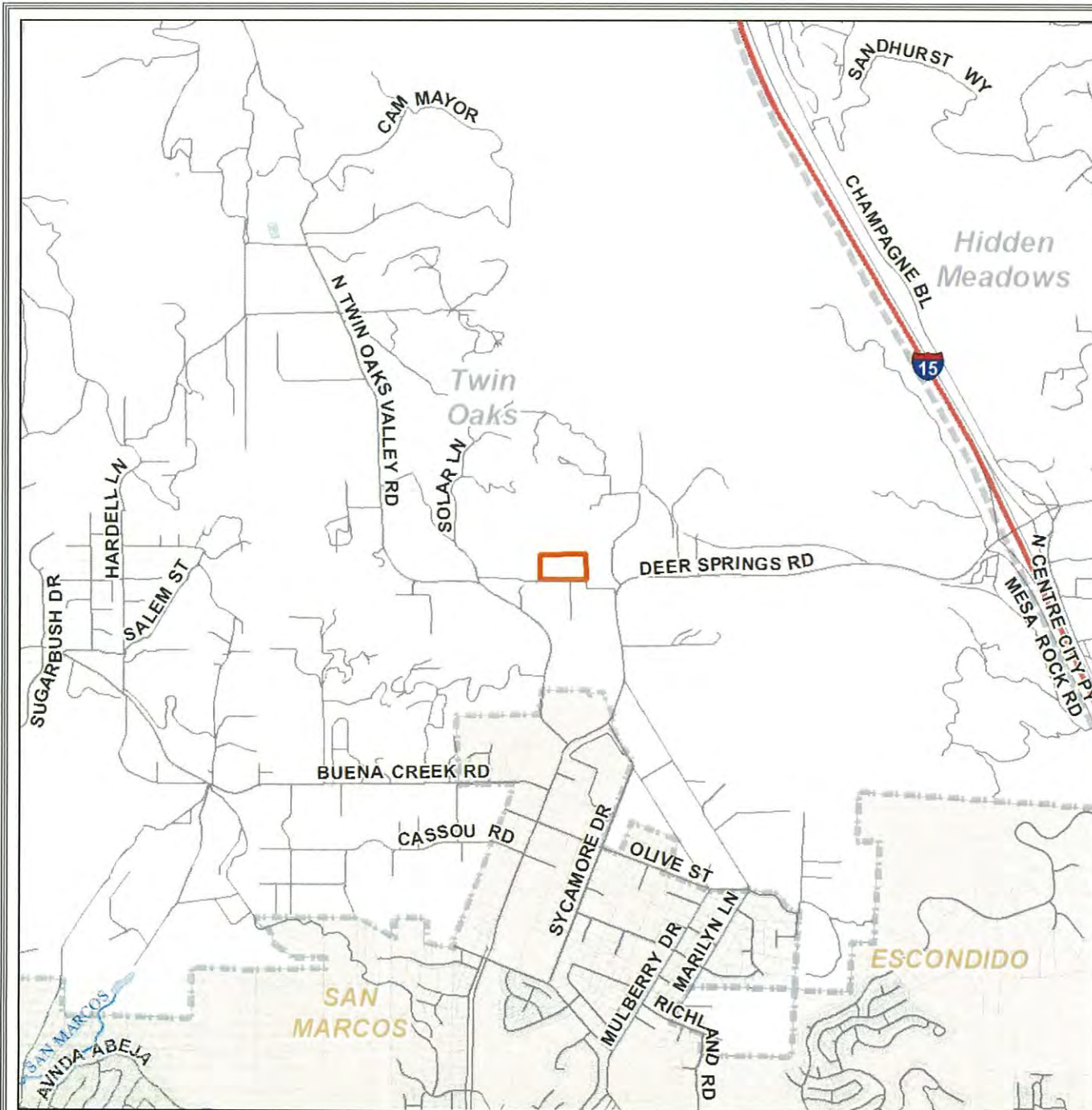
Attachment F – Photo-Simulations, Geographic Service Area Map, and Alternative Site Analysis

Attachment G – Ownership Disclosure



## **Attachment A – Planning Documentation**





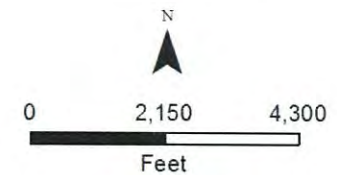
## Verizon Deer Springs

### Vicinity Map

Twin Oaks  
Community Plan Area



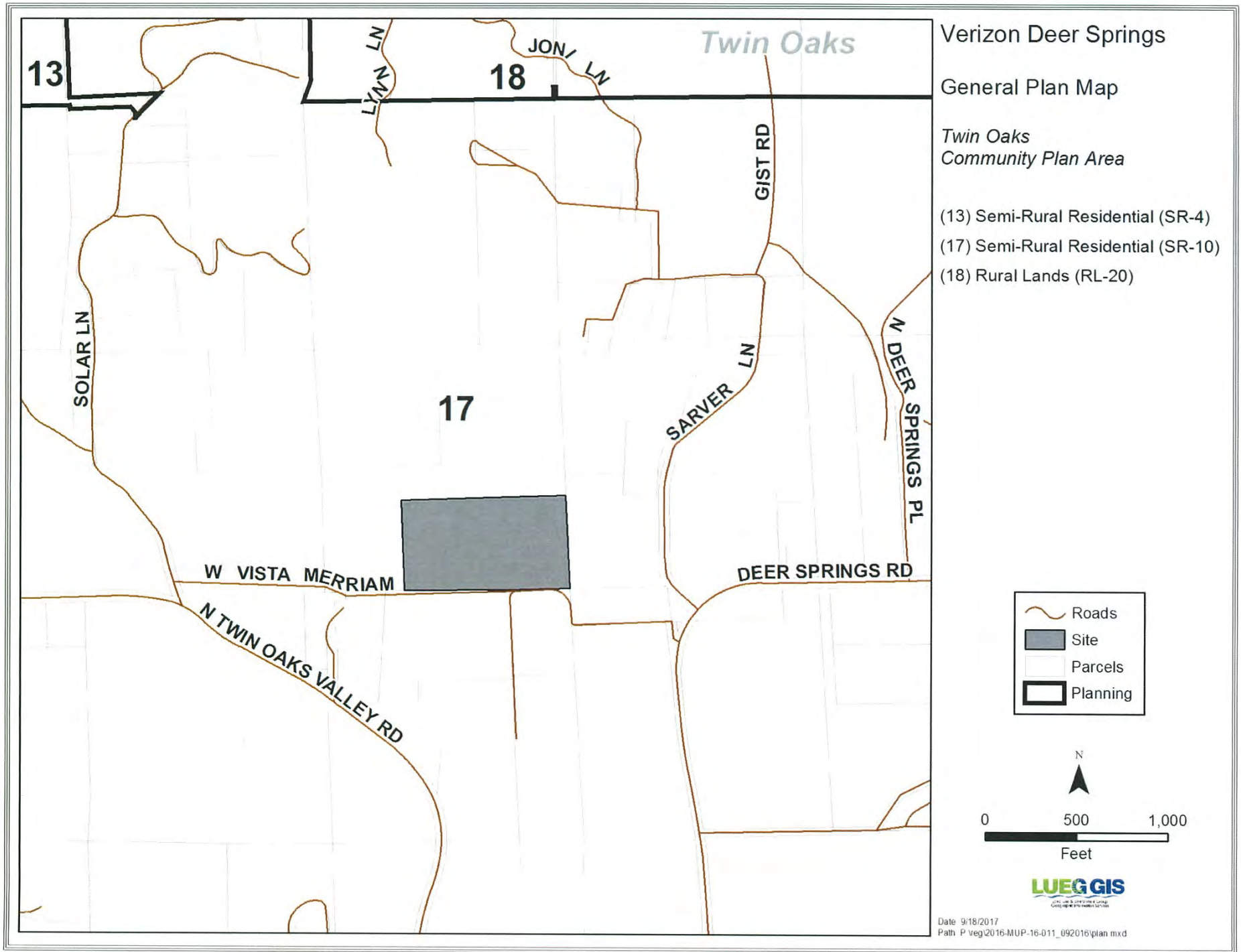
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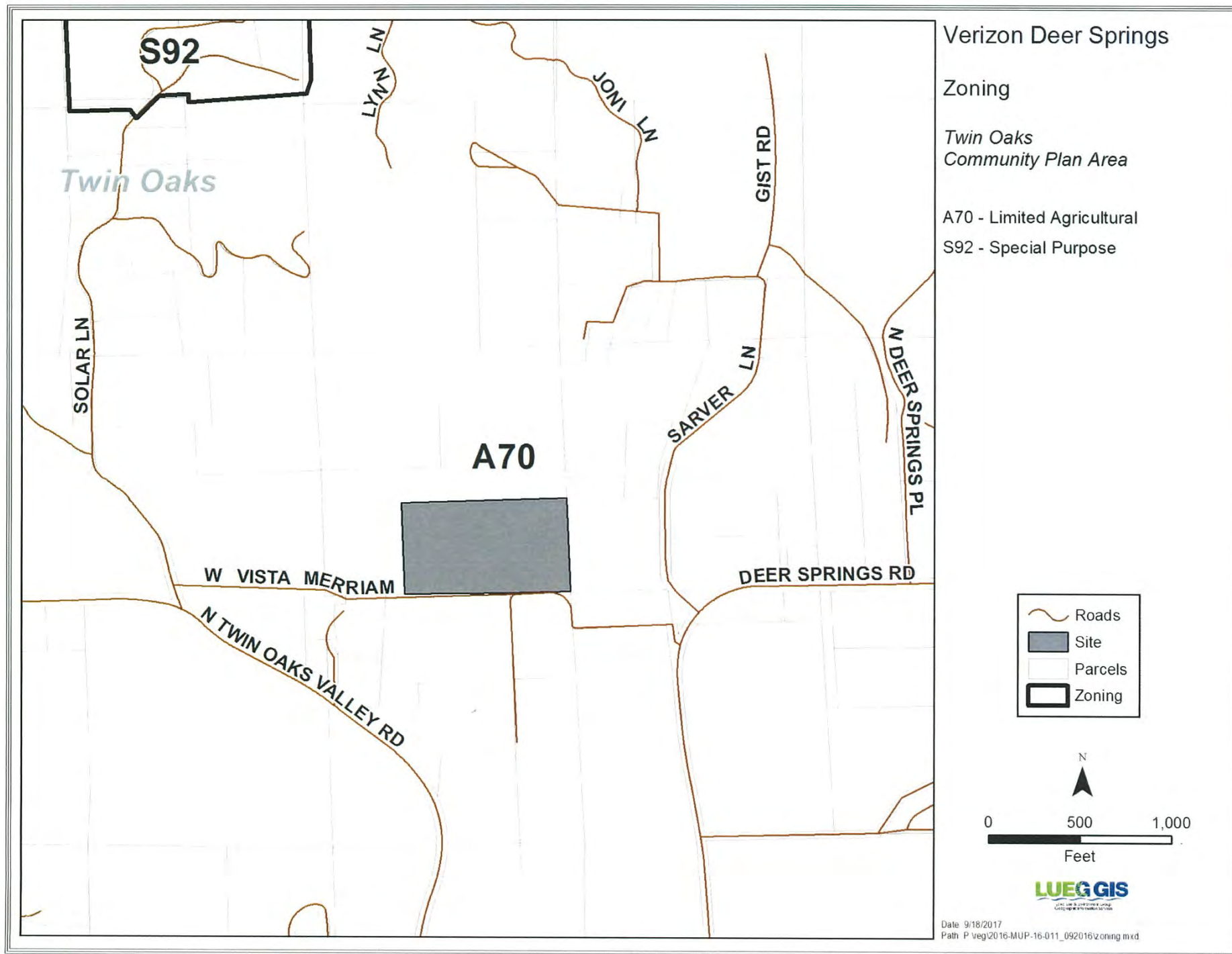
**LUEGGIS**  
U. S. Environmental & Engineering  
CONSULTANTS

Date: 9/21/2016  
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## Twin Oaks Community Plan Area

 Roads

Site



LUEG GIS

0                      100                      200

Feet

Date: 9/21/2016 Path: P:\regl2016-MUP-16-011\_092016\photo\_lg.mxd

## Twin Oaks

**W VISTA MERRIAM**

Esri, Google, DeLorme, United States Geological Survey, NOAA, and the GIS User Community



# Verizon Deer Springs

Twin Oaks Community Plan Area

~ Roads

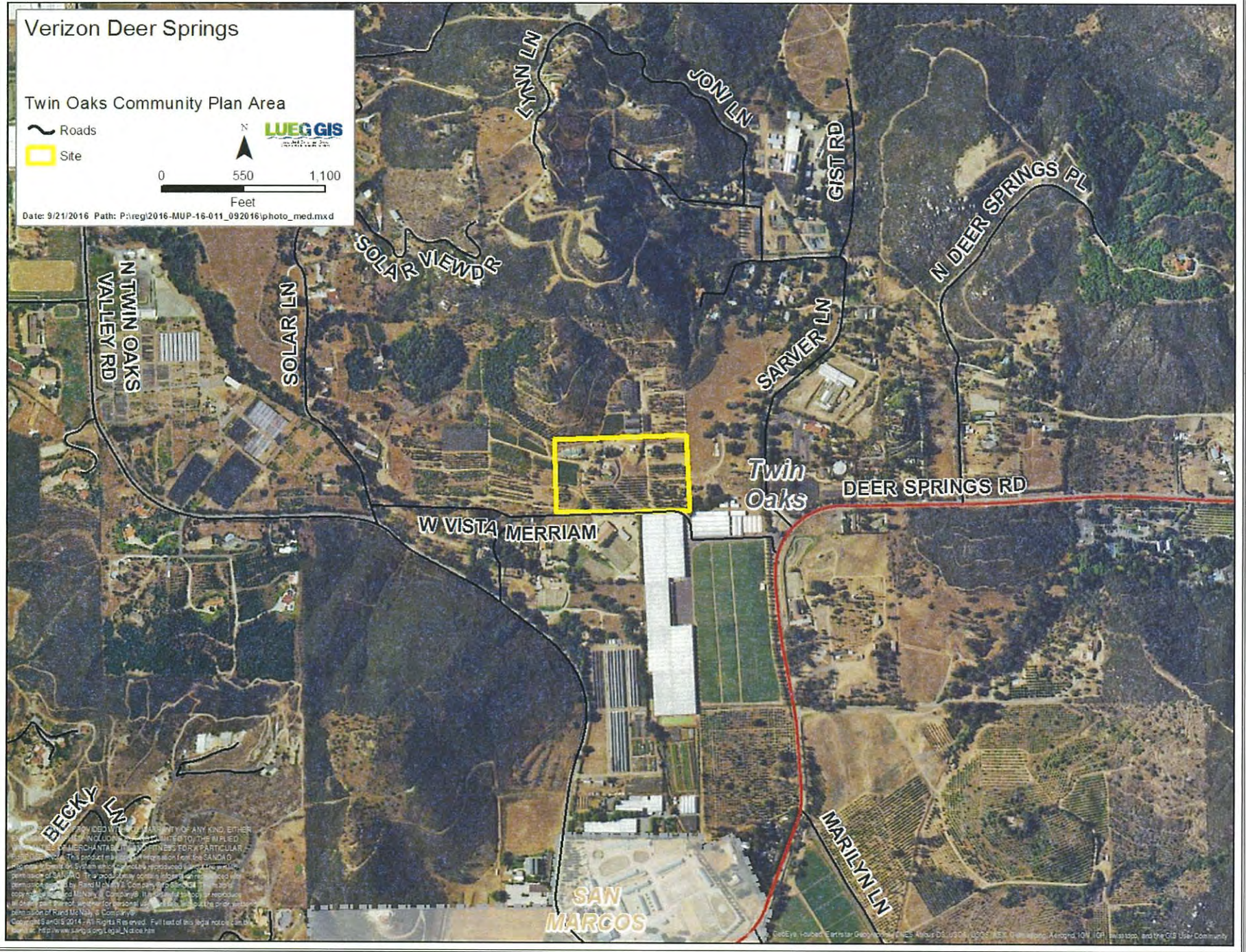
□ Site

LUEGGIS  
LAND USE & GIS

0 550 1,100

Feet

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# Verizon Deer Springs

2 Mile Radius

Twin Oaks Community Plan Area

Cell Site

Site

2 Mile Radius

LUEGGIS

0 2,250 4,500

Feet

Date: 9/21/2016 Path: P:\reg\2016-MUP-16-011\_092016\radius2miles.mxd





## CODE COMPLIANCE

2013 CALIFORNIA BUILDING CODE  
2013 CALIFORNIA TITLE 24  
2013 CALIFORNIA FIRE CODE  
2013 CALIFORNIA RESIDENTIAL CODE  
2013 CALIFORNIA ENERGY CODE  
2013 CALIFORNIA PLUMBING CODE

2013 CALIFORNIA MECHANICAL CODE  
2013 CALIFORNIA ELECTRIC CODE  
ANSI/TIA-222-G OR LATEST EDITION  
LOCAL CODES AND AMENDMENTS

## GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE, NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.



## SITE INFORMATION

PROPERTY OWNER: MERRIAM TRUST  
ADDRESS: 123 VISTA MERRIAM  
SAN MARCOS, CA 92069  
CONTACT: 808 MERRIAM  
(760) 445-6800

APPLICANT: VERIZON WIRELESS  
ADDRESS: 15505 SAND CANYON AVE. BUILDING "D" 1ST FLOOR  
IRVINE, CA 92618

APPLICANT REPRESENTATIVE: PLANCOR, INC.  
ADDRESS: 302 STATE PLACE  
ESCONDIDO, CA 92029  
CONTACT: JILL CLEVELAND  
PHONE: (760) 420-4833  
EMAIL: jill.cleveland@plancorinc.com

TOWER FOOTING GROUND ELEV: ±787.5' A.M.S.L.  
EQUIPMENT BUILDING GROUND ELEV: ±783' A.M.S.L.  
APN #: 182-020-45-00  
OCCUPANCY TYPE: U-UNMANNED TELECOMMUNICATIONS FACILITY  
TYPE OF CONSTRUCTION: V-B  
CURRENT ZONING: A70 / GEN. PLAN SR-10  
ZONING JURISDICTION: COUNTY OF SAN DIEGO  
EQUIPMENT LEASE AREA: ±147 SQ. FT.  
ANTENNA LEASE AREA: ±20 SQ. FT.

NOTE: LANDLORD IS WORKING WITH COUNTY TO PERMIT & REMOVE UN-PERMITTED STRUCTURES ON SITE. EXISTING BUILDING SQUARE FOOTAGE CALCULATIONS NOT IN SCOPE OF WORK.

## PROJECT TEAM

PROJECT MANAGER:  
VERIZON WIRELESS  
15505 SAND CANYON AVE  
IRVINE, CA 92618  
CONTACT: KELLEY MCDONOUGH  
PHONE: (949) 288-8790  
EMAIL: kelley.mcdonough@verizonwireless.com

ZONING:  
PLANCOR, INC.  
302 STATE PLACE  
ESCONDIDO, CA 92029  
CONTACT: JILL CLEVELAND  
PHONE: (760) 420-4833  
EMAIL: jill.cleveland@plancorinc.com

RF ENGINEER:  
VERIZON WIRELESS  
15505 SAND CANYON AVE  
IRVINE, CA 92618  
CONTACT: SEAN DANIELS  
PHONE: (949) 288-8790  
EMAIL: sean.daniels@verizonwireless.com

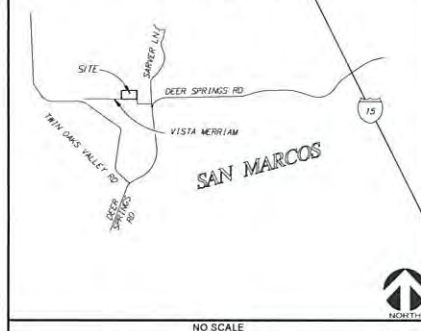
CONSTRUCTION:  
VERIZON WIRELESS  
15505 SAND CANYON AVE  
IRVINE, CA 92618

ENGINEERING:  
NATIONAL ENGINEERING & CONSULTING, INC.  
27 ORCHARD  
LAKE FOREST, CA 92630  
PHONE: (949) 716-9990  
FAX: (949) 716-9997

SITE ACQUISITION:  
PLANCOR, INC.  
302 STATE PLACE  
ESCONDIDO, CA 92029  
CONTACT: BRENT HELMING  
PHONE: (760) 533-6065  
EMAIL: bhelming@plancorinc.com

SURVEYOR:  
NATIONAL ENGINEERING & CONSULTING, INC.  
27 ORCHARD  
LAKE FOREST, CA 92630  
PHONE: (949) 716-9990  
FAX: (949) 716-9997

## VICINITY MAP



## DRIVING DIRECTIONS

DIRECTIONS FROM VERIZON WIRELESS OFFICE:

1. HEAD SOUTHEAST TOWARD SAND CANYON SQE PATH/SAND CANYON TRAIL
2. TURN LEFT ONTO SAND CANYON AVE
3. TURN RIGHT TO MERGE ONTO I-5
4. CONTINUE ON I-5 S TO SAN DIEGO COUNTY TAKE EXIT 9 FROM CA-78 E
5. TAKE BUENA CREEK RD TO VISTA MERRIAM
6. USE THE LEFT 2 LANES TO TURN LEFT ONTO SYCAMORE AVE
7. CONTINUE ONTO ROSELAND DR
8. TURN RIGHT ONTO S SANTA FE AVE
9. TURN LEFT ONTO BUENA CREEK RD
10. TURN LEFT ONTO N TWIN OAKS VALLEY RD
11. CONTINUE ONTO DEER SPRINGS RD
12. SLIGHT LEFT ONTO SARVER LN
13. TURN LEFT ONTO VISTA MERRIAM

DESTINATION WILL BE ON THE RIGHT:  
124 VISTA MERRIAM  
SAN MARCOS, CA 92069

## ZONING DRAWING

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

## APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

VERIZON WIRELESS RF ENGINEER: \_\_\_\_\_  
VERIZON WIRELESS OPERATIONS: \_\_\_\_\_  
SITE ACQUISITION MANAGER: \_\_\_\_\_  
PROJECT MANAGER: \_\_\_\_\_  
ZONING VENDOR: \_\_\_\_\_  
LEASING VENDOR: \_\_\_\_\_  
CONSTRUCTION MANAGER: \_\_\_\_\_  
A/E MANAGER: \_\_\_\_\_  
PROPERTY OWNER: \_\_\_\_\_

## PROJECT DESCRIPTION

VERIZON WIRELESS PROPOSES THE CONSTRUCTION OF A NEW TELECOMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL (1) PROPOSED VERIZON WIRELESS 60'-0" HIGH MONO-EUCALYPTUS CO-LOCATABLE TREE (SPACE FOR FUTURE CARRIERS)
- INSTALL (12) PROPOSED VERIZON WIRELESS PANEL ANTENNAS
- INSTALL (12) PROPOSED VERIZON WIRELESS RRUS
- INSTALL (1) PROPOSED VERIZON WIRELESS 2" DIAMETER MICROWAVE DISH
- INSTALL (2) PROPOSED VERIZON WIRELESS RAYCAP SURGE SUPPRESSORS
- INSTALL (2) PROPOSED VERIZON WIRELESS MCE EQUIPMENT CABINETS
- INSTALL (1) PROPOSED VERIZON WIRELESS 15KW DC GENERATOR
- INSTALL (2) PROPOSED VERIZON WIRELESS (2) 16X12 HYBRID TRUNK CABLES
- INSTALL PROPOSED VERIZON WIRELESS (8'-8"x13'-4") 3-SIDED CMU WALL WITH STEEL TRELLIS AT TOP CMU TO MATCH EXISTING SPLIT-FACE SITE WALLS PER LANDLORD SPECIFICATIONS. OVERALL HEIGHT: 8'-4"
- PROPOSED VERIZON WIRELESS SHAW DUT STEEL GATES TO COMPLY WITH COUNTY OF SAN DIEGO FP-2 REQUIREMENTS
- INSTALL PROPOSED VERIZON WIRELESS EQUIPMENT CONCRETE PAD
- INSTALL (1) PROPOSED VERIZON WIRELESS GPS ANTENNA

## DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-2.1	WATER POLLUTION CONTROL PLAN
A-3	PROPOSED EQUIPMENT LAYOUT PLAN
A-4	PROPOSED ANTENNA LAYOUT
A-5	ARCHITECTURAL ELEVATIONS
A-6	ARCHITECTURAL ELEVATIONS
A-7	EQUIPMENT SPECIFICATIONS
A-8	MCE CABINET AND GENERATOR SPECIFICATIONS
A-9	BATTERY SPECIFICATIONS

## DO NOT SCALE DRAWINGS

THESE DRAWINGS SHALL BE USED ONLY FOR THE PURPOSES OF THE PROJECT AND UNDER NO CIRCUMSTANCES SHALL BE USED FOR ANY OTHER PURPOSES. THE ENGINEER SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

**verizon**

15505 SAND CANYON AVE  
IRVINE, CA 92618

## PLANS PREPARED BY:



## CLIENTS

NO.	DATE	DESCRIPTION	BY
4	10/06/15	CLIENT REVISION	JY
5	10/16/15	CLIENT REVISION	SB
6	02/12/16	PLANNING COMMENTS	JY
7	02/18/16	CLIENT REVISION	KH
8	03/01/16	UTILITY REVISION	KH
9	04/19/16	DESIGN REVISION	KH
10	07/19/16	LL DESIGN REVISION	JY
11	08/17/16	PLANNING UPDATES	KH
12	11/15/16	COUNTY COMMENTS	JY
13	11/17/16	RF CHANGES	JY
14	10/02/17	PLANNING COMMENTS	CN

## SITE INFORMATION:

**DEER SPRINGS**

124 VISTA MERRIAM  
SAN MARCOS, CA 92069  
APN: 182-020-45-00

## SEAL:

## SHEET TITLE:

TITLE SHEET

## SHEET NUMBER:

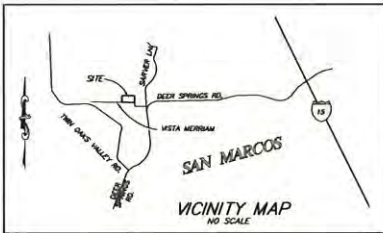
T-1

RECEIVED  
OCT 04 2017

Planning and  
Development Services

1 - 21





182-020-44

## TITLE NOTE

A DISCREPANCY EXISTS WITHIN THE PROVIDED TITLE REPORT AS TO THE VESTED OWNER(S) OF THE SUBJECT PARCEL. PETER DE BRUYN AND JOHANNA DE BRUYN ARE LISTED IN SAID TITLE REPORT AS PARTIALLY VESTED OWNERS. THE DE BRUYNS GRANTED THEIR INTEREST IN THE SUBJECT PARCEL TO ROBERT A. MERRIAM PER DOCUMENT NO. 2008-0723486, RECORDED OCTOBER 11, 2008. THIS DISCREPANCY MAY NEED TO BE ADDRESSED IN THE OWNERS SECTION ONCE RESOLVED.

## TITLE REPORT INFORMATION

PRELIMINARY REPORT FILE NO. 08025856, DATED JULY 23, 2015, HAS BEEN PROVIDED BY COMMONWEALTH LAND TITLE COMPANY. THE FOLLOWING ITEMS, INCLUDED WITHIN SCHEDULE B-SECTION 9, AFFECT THE SUBJECT PARCEL, AND HAVE BEEN NUMBERED TO CORRESPOND WITH SAID PRELIMINARY REPORT.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORD.
2. EASEMENT TO VISTA IRRIGATION DISTRICT FOR PIPELINE CONSTRUCTION AND MAINTENANCE AND RIGHT OF WAY, RECORDED IN BOOK 1125, PAGE 187 OF DEEDS.  
NOTE: LOCATION CANNOT BE PLOTTED, BLANKET EASEMENT OVER SW 1/4, NW 1/4.
3. EASEMENT TO VISTA IRRIGATION DISTRICT FOR PIPELINE CONSTRUCTION AND MAINTENANCE AND RIGHT OF WAY, RECORDED OCTOBER 6, 1925 IN BOOK 1125, PAGE 187 OF DEEDS.  
NOTE: LOCATION CANNOT BE PLOTTED, BLANKET EASEMENT OVER SW 1/4, NW 1/4.
4. EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR LINES, POLES AND WIRES FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, RECORDED JANUARY 28, 1947, IN BOOK 2322, PAGE 358 OF OFFICIAL RECORDS.  
NOTE: EASEMENT PLOTTED, ONLY THE CENTERLINE OF SAID EASEMENT IS DESCRIBED, NO WIDTH GIVEN. DOES NOT AFFECT LEASE PREMISES.
5. EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR LINES, POLES AND WIRES FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, RECORDED JANUARY 28, 1947, IN BOOK 2322, PAGE 358 OF OFFICIAL RECORDS.  
NOTE: EASEMENT PLOTTED, ONLY THE CENTERLINE OF SAID EASEMENT IS DESCRIBED, NO WIDTH GIVEN. DOES NOT AFFECT LEASE PREMISES.
7. EASEMENT TO SAN MARCOS COUNTY WATER DISTRICT FOR PIPELINES, RECORDED JULY 5, 1961, IN INSTRUMENT NO. 114664 OF OFFICIAL RECORDS.  
NOTE: EASEMENT PLOTTED.  
DOES NOT AFFECT LEASE PREMISES.
8. REVERSIONARY RIGHT IN AND TO AN EASEMENT FOR ROAD AND UTILITY PURPOSES ACROSS COUNTY ROAD SURVEY NO. 881 AS DESCRIBED IN DEED TO COUNTY OF SAN DIEGO, RECORDED SEPTEMBER 5, 1941, IN BOOK 1269, PAGE 175 OF OFFICIAL RECORDS, LYING WITHIN THAT LAND DESCRIBED IN DEED TO RICHARD C. MERRIAM, RECORDED NOVEMBER 27, 1990 AS INSTRUMENT NO. 90-631157 OF OFFICIAL RECORDS.  
NOTE: EASEMENT PLOTTED.  
DOES NOT AFFECT LEASE PREMISES.
9. EASEMENT TO COX COMMUNICATIONS CALIFORNIA, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, FOR AERIAL TELECOMMUNICATION FACILITIES, RECORDED MAY 27, 2014, AS INSTRUMENT NO. 2014-0214953 OF OFFICIAL RECORDS.  
NOTE: EASEMENT PLOTTED.  
DOES NOT AFFECT LEASE PREMISES.



PLANS PREPARED BY:



CLIENTS:

NO.	DATE	DESCRIPTION	BY
1	07/28/15	PRELIM	MM
2	08/25/15	FINAL	RR
3	02/18/16	FINAL	RR
4	06/06/16	FINAL	RR

SITE INFORMATION:

DEER SPRINGS

184 VISTA MERRIAM  
SAN MARCOS, CA 92689

DEAL:



SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER:

LS-1

## LEGAL DESCRIPTION:

THE SOUTHERLY 500.00 FEET OF THE EASTERLY 900.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 14, 1885.

## ASSESSOR'S PARCEL NUMBER:

182-020-45

**OWNERS:** ROBERT A. MERRIAM, PETER DE BRUYN AND JOHANNA DE BRUYN, OF THE PETER DE BRUYN 1985 FAMILY TRUST, WILLIAM DE BRUYN, JOHN P. DE BRUYN AND RICHARD C. MERRIAM AND MARY F. MERRIAM UNDER DECLARATION OF TRUST DATED JUNE 17, 1982.

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON RECORD OF SURVEY MAP NO. 9568, I.E., N 88°08'20" E.

## BENCHMARK:

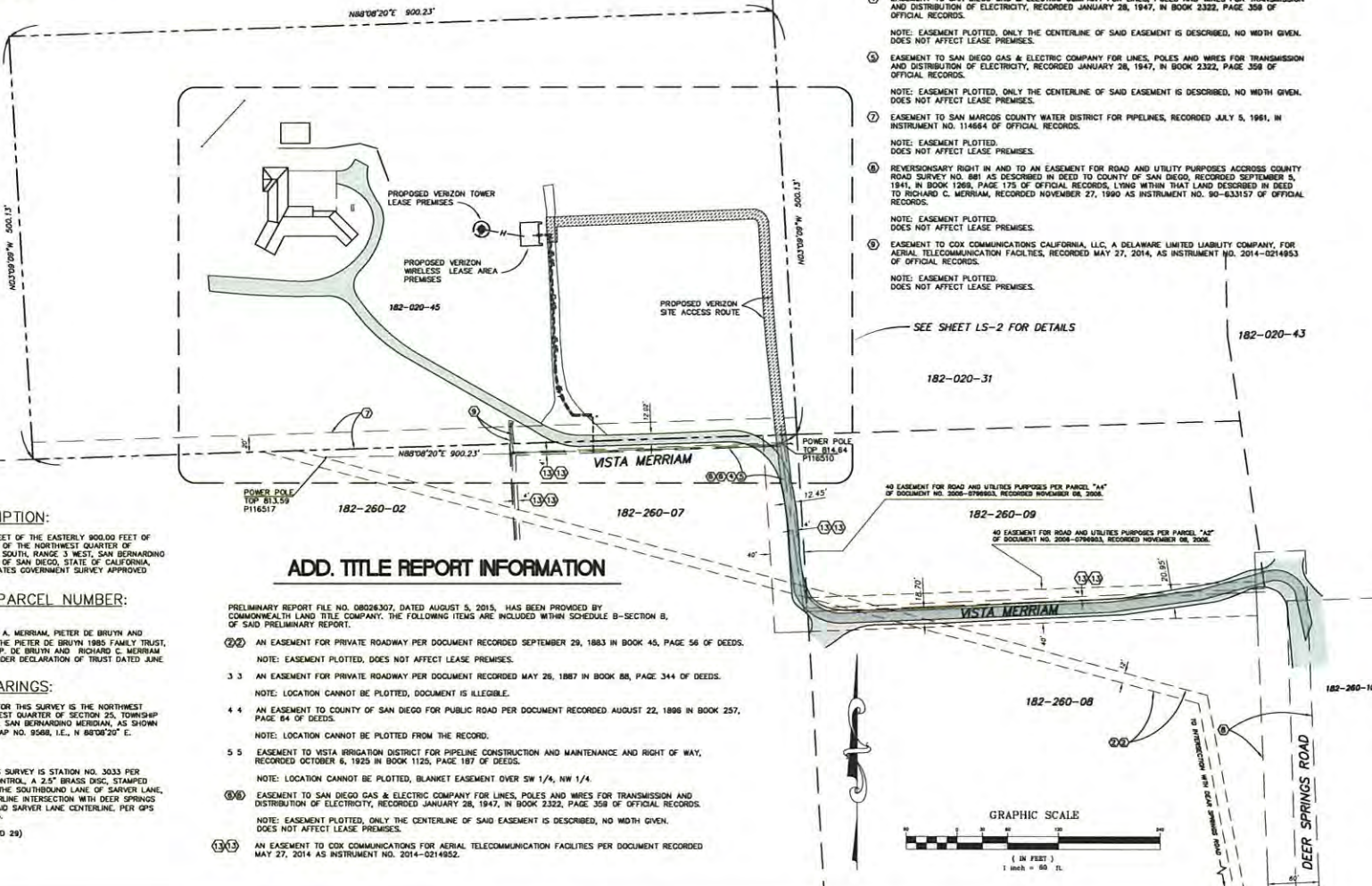
THE BENCHMARK FOR THIS SURVEY IS STATION NO. 3033 PER COUNTY OF SAN DIEGO CONTROL. A 2.5" BRASS DISC, STAMPED "VMD 3033 LS 5669," IN THE SOUTHWEST CORNER OF SARVER LANE, 60' NORTHERLY OF CENTERLINE INTERSECTION WITH DEER SPRINGS ROAD, 5' WESTERLY OF SAID SARVER LANE CENTERLINE. PER GPS RECORD OF SURVEY 15376.

ELEVATION = 773.64 (NGVD 29)

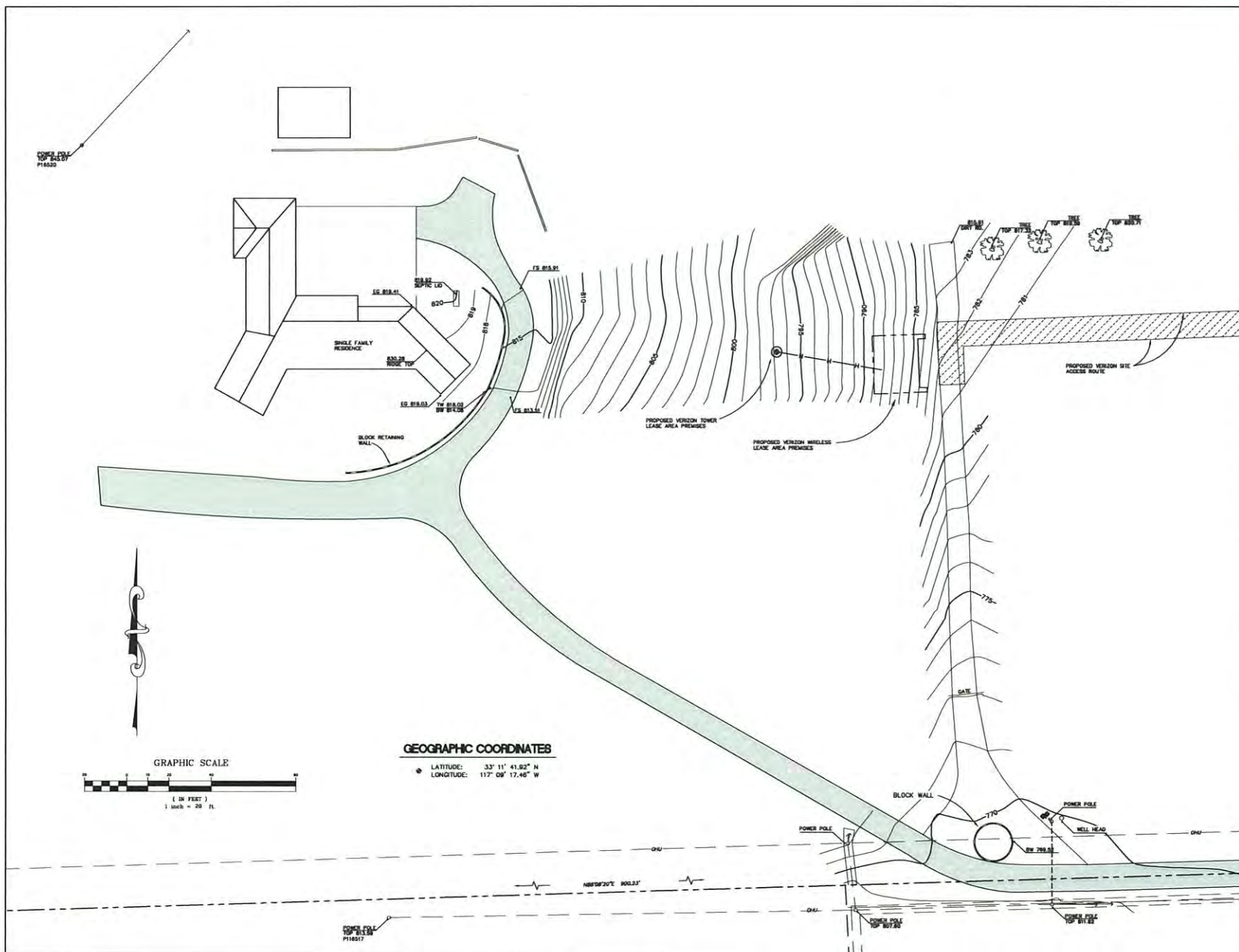
## ADD. TITLE REPORT INFORMATION

PRELIMINARY REPORT FILE NO. 08028302, DATED AUGUST 5, 2015, HAS BEEN PROVIDED BY COMMONWEALTH LAND TITLE COMPANY. THE FOLLOWING ITEMS ARE INCLUDED WITHIN SCHEDULE B-SECTION 8, OF SAID PRELIMINARY REPORT.

2. AN EASEMENT FOR PRIVATE ROADWAY PER DOCUMENT RECORDED SEPTEMBER 29, 1883 IN BOOK 45, PAGE 56 OF DEEDS.  
NOTE: EASEMENT PLOTTED, DOES NOT AFFECT LEASE PREMISES.
3. AN EASEMENT FOR PRIVATE ROADWAY PER DOCUMENT RECORDED MAY 26, 1887 IN BOOK 88, PAGE 344 OF DEEDS.  
NOTE: LOCATION CANNOT BE PLOTTED, DOCUMENT IS ILLEGIBLE.
4. AN EASEMENT TO COUNTY OF SAN DIEGO FOR PUBLIC ROAD PER DOCUMENT RECORDED AUGUST 22, 1896 IN BOOK 257, PAGE 84 OF DEEDS.  
NOTE: LOCATION CANNOT BE PLOTTED FROM THE RECORD.
5. EASEMENT TO VISTA IRRIGATION DISTRICT FOR PIPELINE CONSTRUCTION AND MAINTENANCE AND RIGHT OF WAY, RECORDED OCTOBER 6, 1925 IN BOOK 1125, PAGE 187 OF DEEDS.  
NOTE: LOCATION CANNOT BE PLOTTED, BLANKET EASEMENT OVER SW 1/4, NW 1/4.
6. EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR LINES, POLES AND WIRES FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, RECORDED JANUARY 28, 1947, IN BOOK 2322, PAGE 358 OF OFFICIAL RECORDS.  
NOTE: EASEMENT PLOTTED, ONLY THE CENTERLINE OF SAID EASEMENT IS DESCRIBED, NO WIDTH GIVEN. DOES NOT AFFECT LEASE PREMISES.
13. AN EASEMENT TO COX COMMUNICATIONS FOR AERIAL TELECOMMUNICATION FACILITIES PER DOCUMENT RECORDED MAY 27, 2014 AS INSTRUMENT NO. 2014-0214952.



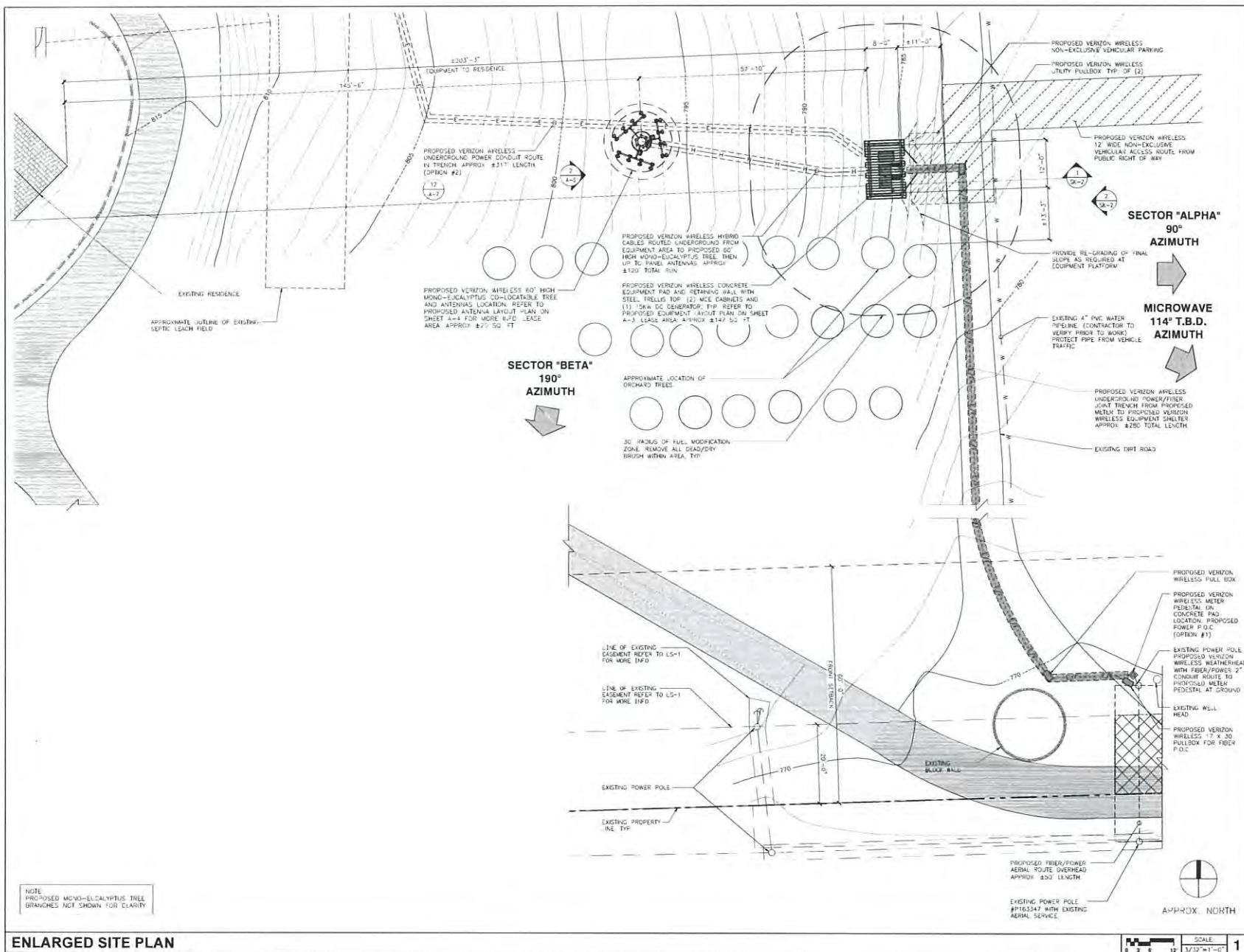












**verizon**

15555 SAND CANYON AVE.  
IRVINE, CA 92618

PLANS PREPARED BY:

**NATIONAL**  
ENGINEERING & CONSULTING, INC.  
27700 COUNTRY CLUB DRIVE, SUITE 100, IRVINE, CA 92618  
(949) 450-1000 FAX (949) 450-1001

CLIENTS

NO.	DATE	DESCRIPTION	BY
4	10/06/15	CLIENT REVISION	JY
5	10/16/15	CLIENT REVISION	SB
6	02/12/16	PLANNING COMMENTS	JY
7	02/18/16	CLIENT REVISION	KH
8	03/01/16	UTILITY REVISION	KH
9	04/19/16	DESIGN REVISION	KH
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12	11/15/16	COUNTY COMMENTS	JY
13	11/17/16	RF CHANGES	JY
14	10/02/17	PLANNING COMMENTS	CN

SITE INFORMATION:

**DEER SPRINGS**

124 VISTA MERRIAM  
SAN MARCOS, CA 92069  
APN: 182-020-45-00

SEAL:

SHEET TITLE:

**ENLARGED SITE PLAN**

SHEET NUMBER:

**A-2**

1 - 25



# **EROSION CONTROL GENERAL NOTES**

1. IN THE CASE OF EMERGENCY, CALL VERIZON WIRELESS AT (800) 294-6622 (74 HOUR PHONE NO.)
2. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE PARTY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT
3. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR
4. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. WHEN THE 5-DAY RAIN PROJECTION FORECAST EXCEEDS 40%.
5. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BASINS, AND BASINS
6. GRADED AREAS ON THE PERMITTED AREA PERMITTER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DEBRIS IS TO BE DIRECTED TOWARD DRAINAGE FACILITIES
7. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS INTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION
8. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND ENSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS
9. ANY SLOPES WITH DESTROYED SOILS OR DENuded VEGETATION MUST BE STABILIZED TO PREVENT EROSION BY WIND AND WATER
10. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRADED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS
11. CONSTRUCTION SITES SHALL BE MAINTAINED BY IMPLEMENTATION OF BEST MANAGEMENT PRACTICES (BMPs) SUCH AS A WARNING THAT POLLUTANTS ARE NOT DEPOSITED FROM THE SITE TO THE MAXIMUM EXTENT PRACTICABLE
12. EXPOSED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET-PON, SWALES, AREA DRAINS, NATURAL DRAINAGE, OR WIND
13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCE OF WIND AND WATER
14. FUEL, OIL, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DEPOSITED IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM
15. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PRECAUTIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE
16. ALL NON-STORMWATER DISCHARGES, UNLESS ACCEPTED OR AUTHORIZED BY AN ADEQUATE PERMIT, REQUIRE PRIOR APPROVAL BY THE STATE WATER RESOURCES CONTROL BOARD
17. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND

# **SAN DIEGO STORM WATER QUALITY NOTES CONSTRUCTION BMPs**

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE SAN DIEGO REGION (SDRWQCB) A MUNICIPAL STORM WATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (MS4) EFFECTIVE FEBRUARY 26, 2016. THIS PROJECT IS SUBJECT TO FOLLOW CRITERIA SET FORTH IN THE COUNTY OF SAN DIEGO BMP DESIGN MANUAL AND REFERENCES FOUND IN THE CALIFORNIA STORM WATER QUALITY HANDBOOK

NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPs

1. STORMWATER BEST MANAGEMENT PRACTICES (BMPs) ARE REQUIRED AT ALL TIMES AND SHALL BE IN ACCORDANCE WITH THE COUNTY'S WATERSHED PROTECTION ORDINANCE
2. OBTAIN AN APPROVED TRAFFIC CONTROL PERMIT PRIOR TO START OF ANY WORK IN THE RIGHT OF WAY
3. COMPACTION SHALL BE ACHIEVED BY "MECHANICAL COMPACTION" METHODS AND GEOTECHNICAL COMPACTION REPORTS ARE REQUIRED FOR ALL COMPACTED SECTIONS OF THE TRENCH, EXCEPTING TO COMPACTION TESTING REQUIREMENTS AT THE DISCRETION OF THE DIRECTOR OF PUBLIC WORKS
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREETS, DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY AT THE END OF EACH WORKING DAY, OR AFTER A STORM EVENT THAT CAUSES A RISK OF INSTABILITY. CONSTRUCTION BMPs WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S), A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET
5. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED
6. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN ANY DAY RAIN IS POSSIBLE OR PROJECT AREA DRIES
7. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POLISHED IN PLACE ON SITE
8. THE CONTRACTOR SHALL institute an EROSION/SEDIMENT CONTROL SYSTEM TO WORKING UNDER AFTER EACH WORKING DAY, INCLUDING REMOVAL OF ALL ANY MATERIAL BREACH IN EFFECTIVENESS
9. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES
10. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT

# **NOTES:**

- CONTRACTOR TO REDUCE TIME OF EXCAVATION & CONCRETE FOUR TIME TO MAINTAIN SITE SAFETY
- TEMPORARY FENCING TO BE INSTALLED IN A WAY SUCH THAT IT DOES NOT IMPED ACCESS TO ADJACENT STRUCTURE

# **STOCKPILE STORAGE ITEMS:**

- TRELLIS ITEMS
- STRUCTURAL STEEL
- OIL
- PREFABRICATED ITEMS, STACKING PER PLACEMENT

# **ANTICIPATED POLLUTANTS:**

- TRASH AND DEBRIS
- MORTAR & CONCRETE WASTE

# **MATERIAL & WASTE MANAGEMENT CONTROL BMPs**

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-4 SPILL PREVENTION AND CONTROL
- WM-8 WASTE & CONCRETE WASTE MANAGEMENT
- WM-5 SOLID WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT

# **TEMPORARY RUNOFF CONTROL BMPs**

- SC-8 SAND BAGS

# **PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**

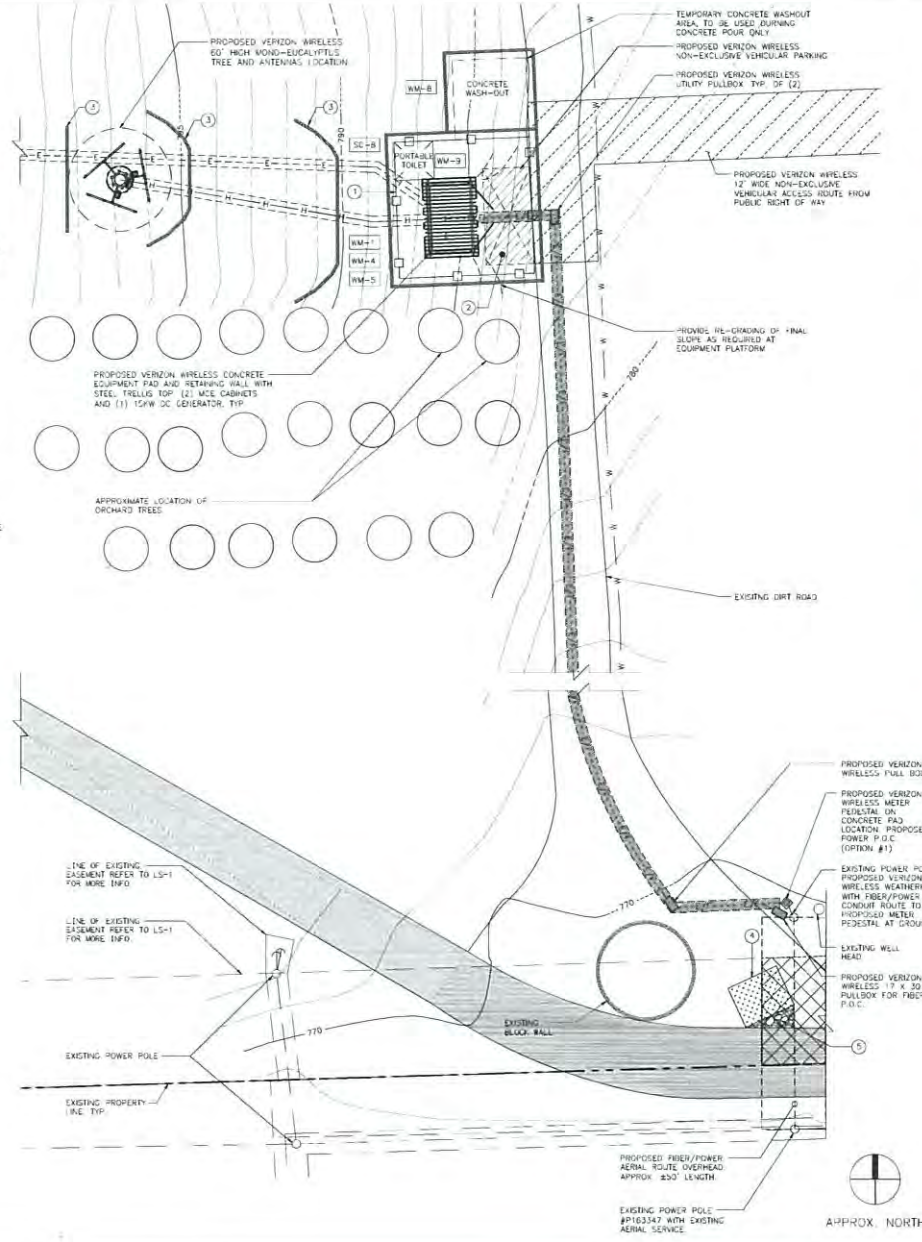
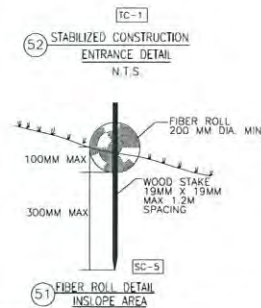
THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, RISK, OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER

# **LEGEND**

- FENCE WITH GREEN FABRIC
- STRAW BATTLES/FRUIT ROLLS
- STABILIZED CONSTRUCTION ENTRANCE
- STONE

# **CONSTRUCTION NOTES**

1. INSTALL TEMPORARY CHAINLINK FENCE WITH FILTER FABRIC
2. MATERIAL STOCK PILE AREA
3. INSTALL STRAW BATTLES
4. STEEL TRACK-OUT PLATE/STABILIZED CONSTRUCTION ENTRANCE
5. STONE FABRIC



**verizon**

15005 SAND CANYON AVE  
IRVINE, CA 92618

# **PLANS PREPARED BY:**

**NATIONAL**  
ENGINEERING & CONSULTING, INC.  
2124 C STREET, SUITE 200, SAN MARCOS, CA 92676  
TEL: 949.440.1100 FAX: 949.440.1101

# **CLIENTS**

NO.	DATE	DESCRIPTION	BY
4	10/06/15	CLIENT REVISION	JY
5	10/16/15	CLIENT REVISION	SB
6	02/12/16	PLANNING COMMENTS	JY
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12	11/15/16	COUNTY COMMENTS	JY
13	11/17/16	RF CHANGES	JY
14	10/02/17	PLANNING COMMENTS	CN

# **SITE INFORMATION:**

**DEER SPRINGS**

124 VISTA MERRIAM  
SAN MARCOS, CA 92689  
APN: 182-029-45-00

# **SEAL:**

# **SHEET TITLE:**

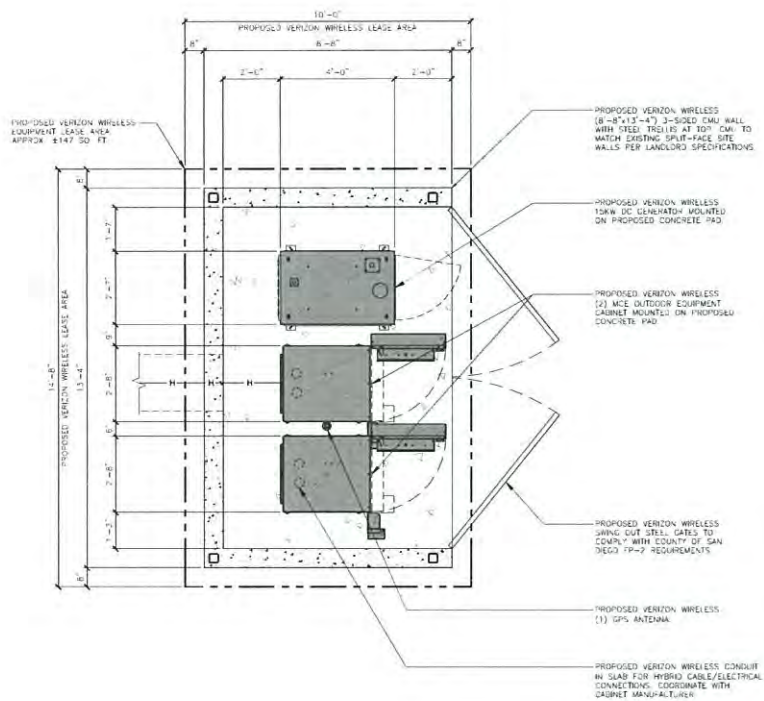
**WATER POLLUTION CONTROL PLAN**

# **SHEET NUMBER:**

**A-2.1**

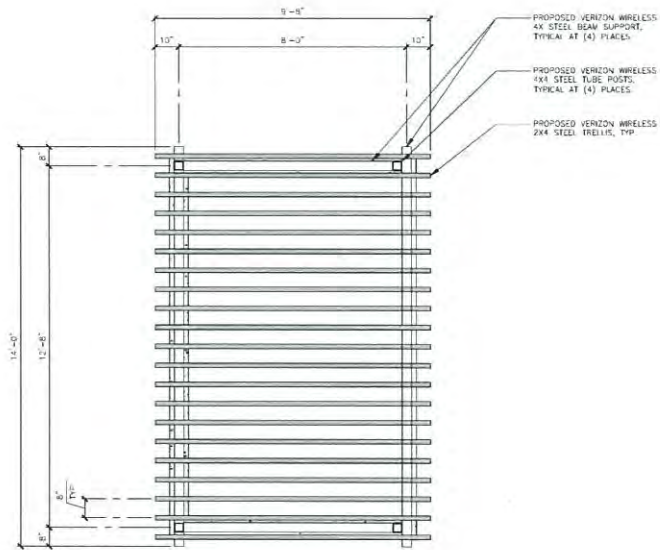
# **WATER POLLUTION CONTROL PLAN**





PROPOSED EQUIPMENT LAYOUT PLAN

SCALE: 1/2"=1'-0" 1



PROPOSED EQUIPMENT ENCLOSURE TRELLIS PLAN

SCALE: 1/2"=1'-0" 2

**verizon**

15500 SAND CANYON AVE  
IRVINE, CA 92618

PLANS PREPARED BY:

**NATIONAL**  
ENGINEERING & CONSULTING, INC.  
207 PARK 1100, SUITE 100, SAN MARCOS, CA 92069  
TEL: (760) 734-1100 FAX: (760) 734-1101

CLIENTS

NO.	DATE	DESCRIPTION	BY
4	10/06/15	CLIENT REVISION	JY
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SITE INFORMATION:

**DEER SPRINGS**

124 VISTA MERRIAM  
SAN MARCOS, CA 92069  
APR: 182-020-45-00

SEAL:

SHEET TITLE:

**PROPOSED EQUIPMENT  
LAYOUT AND  
ENCLOSURE TRELLIS  
PLANS**

SHEET NUMBER:

**A-3**

1 - 27



# HYBRID/ANTENNA SCHEDULE

ANTENNA SECTOR	AZIMUTH	ANTENNA COUNTS	HYBRID TRUNK CABLE LENGTH
ALPHA	80°	(4)	120' ±
BETA	200°	(4)	120' ±
GAMMA	320°	(4)	120' ±
AW	138°	(1)	120' ±

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING FABRICATION, OR INSTALLATION OF CABLES CHECK RF DATE SHEET

- NOTE:
- THERE WILL BE A MINIMUM CLEARANCE FROM THE EDGE OF ANTENNAS TO BRANCH FOLIAGE.
  - PROPOSED VERIZON WIRELESS MONO-EUCALYPTUS TREE BRANCHES NOT SHOWN FOR CLARITY.
  - SCREENING TO THE ANTENNAS WILL INCLUDE THE USE OF "SOCKS" ON ALL ANTENNAS, AND PAINTING ALL EQUIPMENT CABLES, WIRES, RFI'S, ETC. TO MATCH THE MONO-EUCALYPTUS TREE.

PROPOSED VERIZON WIRELESS 19" DIAMETER MONO-EUCALYPTUS DRIPLINE AND ANTENNA COVERAGE.

PROPOSED VERIZON WIRELESS 60" HIGH MONO-EUCALYPTUS CO-LOCATABLE TREE.

PROPOSED VERIZON WIRELESS 5' DIAMETER CONCRETE FOOTING.

PROPOSED VERIZON WIRELESS 3' DIAMETER POLE FOOTING LEASE AREA APPROX. 820 S.F.

PROPOSED VERIZON WIRELESS TRIPLE T-ARM.

PROPOSED VERIZON WIRELESS RAYCAP SURGE PROTECTOR, TYP. OF (2) MOUNTED ON ANTENNA ARM.

PROPOSED VERIZON WIRELESS RIGS TYP. OF (4) PER SECTOR, (3) SECTORS, (12) TOTAL.

PROPOSED VERIZON WIRELESS PANEL ANTENNAS WITH RF-TRANSPARENT SOCKS TO MATCH TREE BRANCHES IN COLOR, TYP. OF (4) PER SECTOR, (3) SECTORS, (12) TOTAL.

SECTOR "GAMMA"  
320°  
AZIMUTH

SECTOR "ALPHA"  
80°  
AZIMUTH

MICROWAVE  
114° T.B.D.  
AZIMUTH

SECTOR "BETA"  
200°  
AZIMUTH



APPROX. NORTH

SCALE  
0 5 10 20 30 40 50 60 70 80 90 100  
1/4" = 1'-0"

PROPOSED ANTENNA LAYOUT PLAN

**verizon**

15000 SAND CANYON AVE.  
IRVINE, CA 92618

PLANS PREPARED BY:

**NATIONAL**  
ENGINEERING & CONSULTING, INC.  
2000 KALAMAZOO AVE. S.W. SUITE 100  
GRAND RAPIDS, MI 49503-1000  
(616) 941-1000 FAX (616) 941-1001

CLIENTS

NO.	DATE	DESCRIPTION	BY
4	10/06/15	CLIENT REVISION	JY
5	10/16/15	CLIENT REVISION	SB
6	02/12/16	PLANNING COMMENTS	JY
7	02/18/16	CLIENT REVISION	KH
8	03/01/16	UTILITY REVISION	KH
9	04/19/16	DESIGN REVISION	KH
10	07/19/16	LL DESIGN REVISION	JY
11	08/17/16	PLANNING UPDATES	KH
12	11/15/16	COUNTY COMMENTS	JY
13	11/17/16	RF CHANGES	JY
14	10/02/17	PLANNING COMMENTS	CN

SITE INFORMATION:

**DEER SPRINGS**

124 VISTA MERRIAM  
SAN MARCOS, CA 92069  
APR. 182-620-620-00

SEAL:

SHEET TITLE:

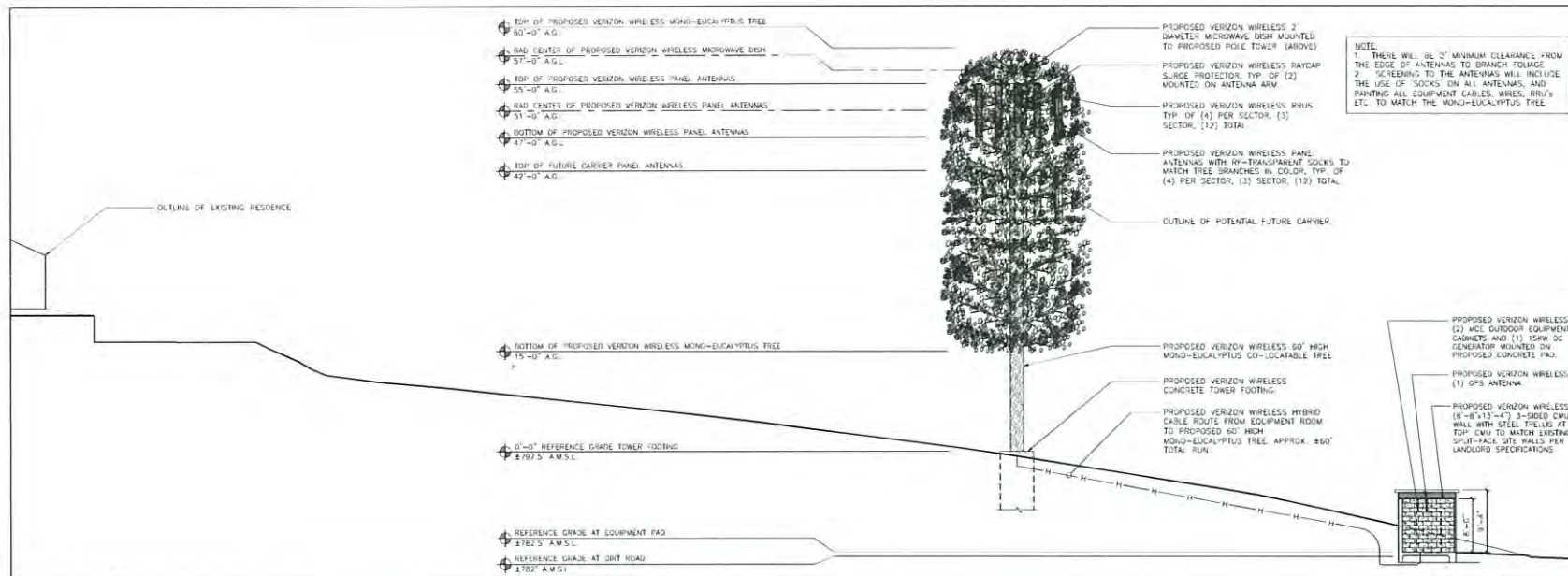
**PROPOSED ANTENNAS  
LAYOUT PLAN**

SHEET NUMBER:

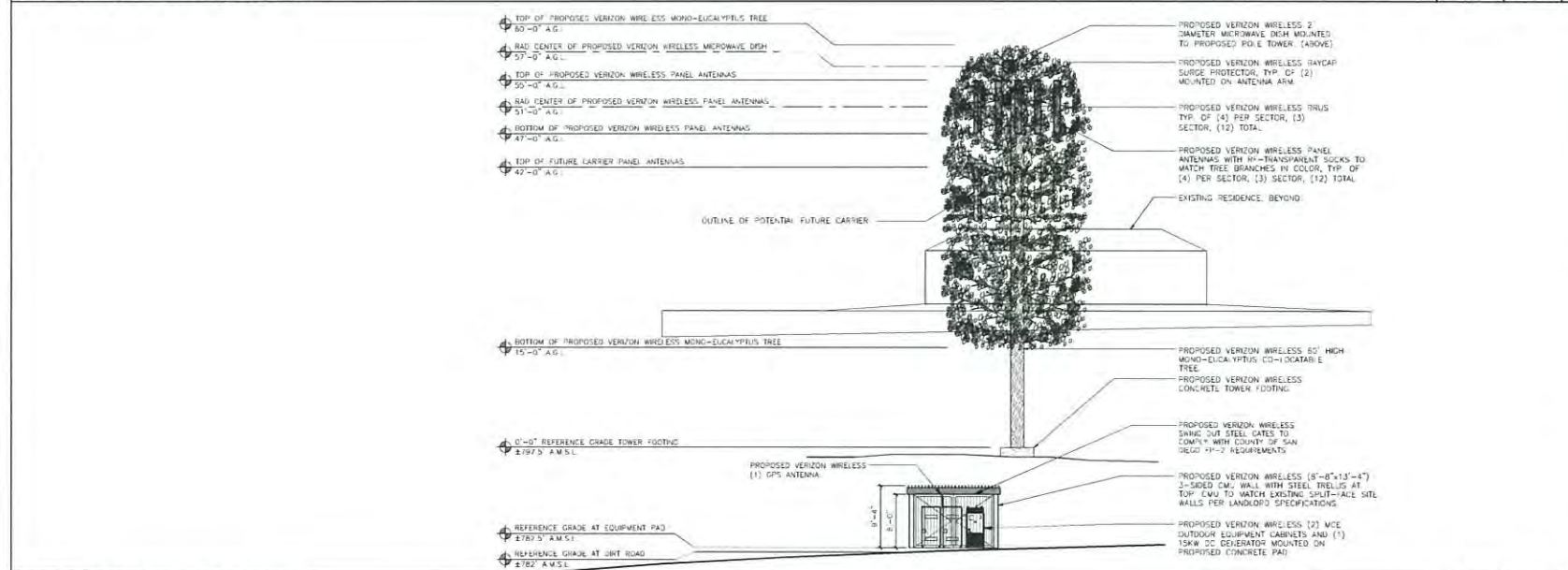
**A-4**

1 - 28





PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

**verizon**

15505 SAND CANYON AVE  
IRVINE, CA 92618

PLANS PREPARED BY:

**NATIONAL**  
ENGINEERING & CONSULTING, INC.  
3175 LAUREL AVE., SUITE 100, COSTA MESA, CA 92626  
(714) 440-1000 FAX (714) 440-1001

CLIENTS

NO.	DATE	DESCRIPTION	BY
4	10/06/15	CLIENT REVISION	JY
5	10/16/15	CLIENT REVISION	SB
6	02/12/16	PLANNING COMMENTS	JY
7	02/18/16	CLIENT REVISION	KH
8	03/01/16	UTILITY REVISION	KH
9	04/19/16	DESIGN REVISION	KH
10	07/19/16	LL DESIGN REVISION	JY
11	08/17/16	PLANNING UPDATES	KH
12	11/15/16	COUNTY COMMENTS	JY
13	11/17/16	RF CHANGES	JY
14	10/02/17	PLANNING COMMENTS	CN

SITE INFORMATION:

**DEER SPRINGS**

124 VISTA MERRIAM  
SAN MARCOS, CA 92069  
APN: 182-020-45-00

SEAL:

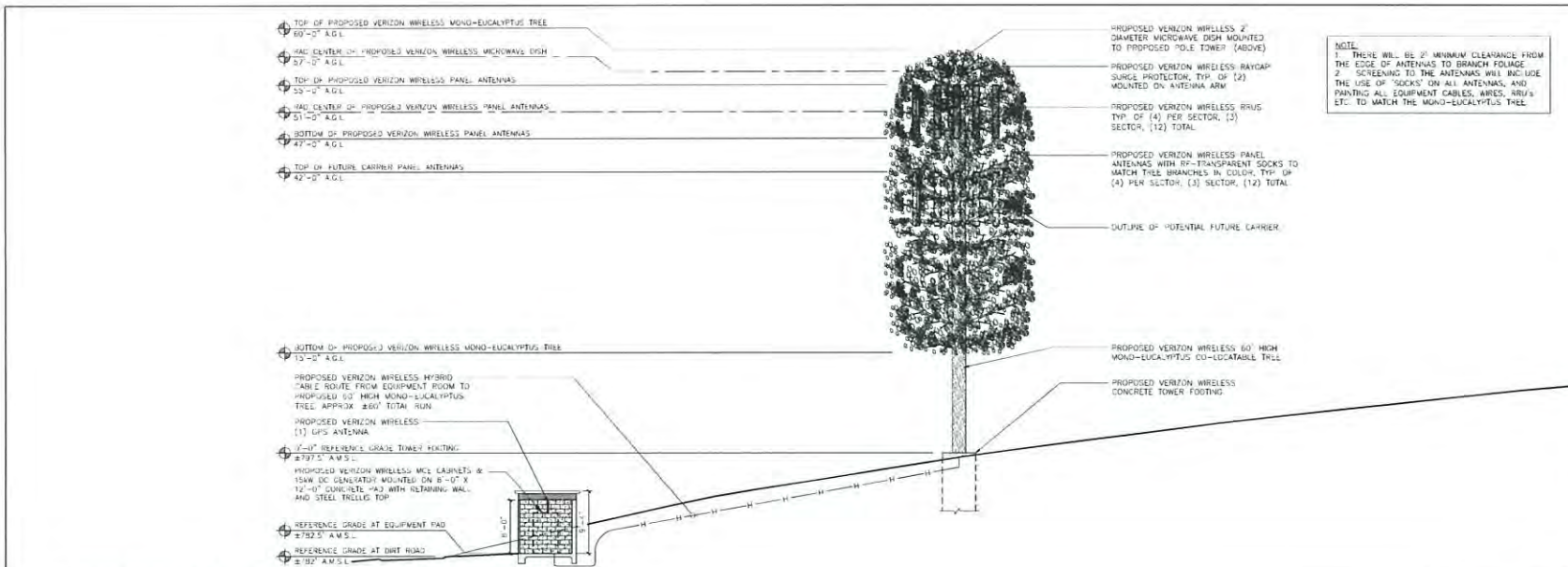
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**ELEVATIONS**

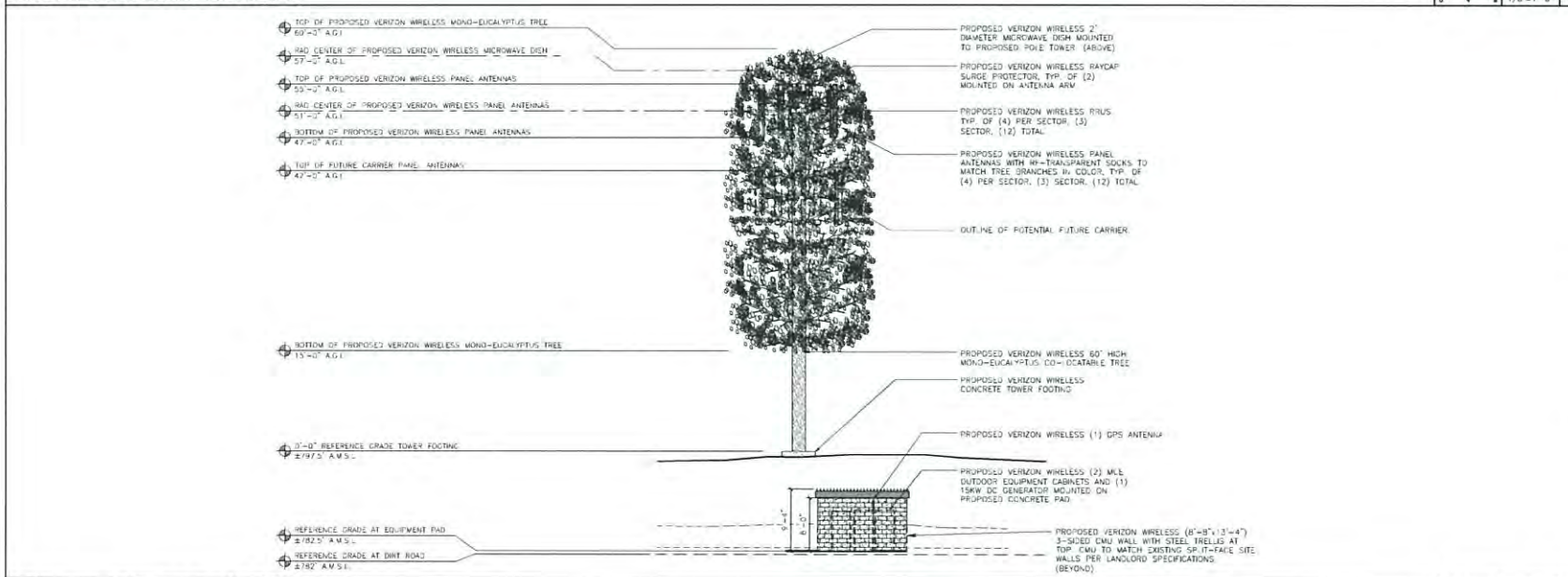
SHEET NUMBER:

**A-5**





PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

NOTE:  
1. THERE WILL BE 2' MINIMUM CLEARANCE FROM THE EDGE OF ANTENNAS TO BRANCH FOLiage.  
2. SCREENING TO THE ANTENNAS WILL INCLUDE THE USE OF "SOCKS" ON ALL ANTENNAS, AND PAINTING ALL EQUIPMENT CABLES, ARMS, BRVS, ETC. TO MATCH THE MONO-EUCALYPTUS TREE.

**verizon**

15568 SAND CANYON AVE  
IRVINE, CA 92618

PLANS PREPARED BY:

**NATIONAL**  
ENGINEERING & CONSULTING, INC.  
2000 S. GATEWAY BLVD., SUITE 100  
SAN MARCOS, CA 92069

CLIENTS

NO.	DATE	DESCRIPTION	BY
4	10/06/15	CLIENT REVISION	JY
5	10/16/15	CLIENT REVISION	SB
6	02/12/16	PLANNING COMMENTS	JY
7	02/18/16	CLIENT REVISION	KH
8	03/01/16	UTILITY REVISION	KH
9	04/19/16	DESIGN REVISION	KH
10	07/19/16	LL DESIGN REVISION	JY
11	08/17/16	PLANNING UPDATES	KH
12	11/15/16	COUNTY COMMENTS	JY
13	11/17/16	RF CHANGES	JY
14	10/02/17	PLANNING COMMENTS	CN

SITE INFORMATION:

**DEER SPRINGS**

124 VISTA MERRIAM  
SAN MARCOS, CA 92069  
APN: 182-020-45-00

SEAL:

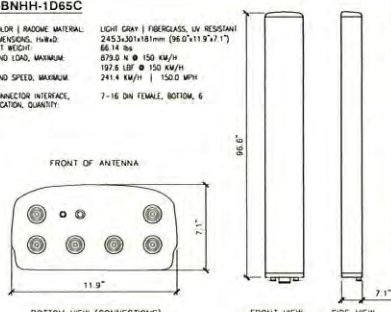
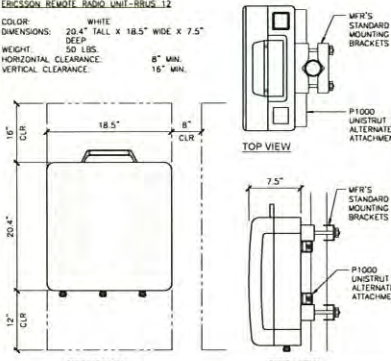


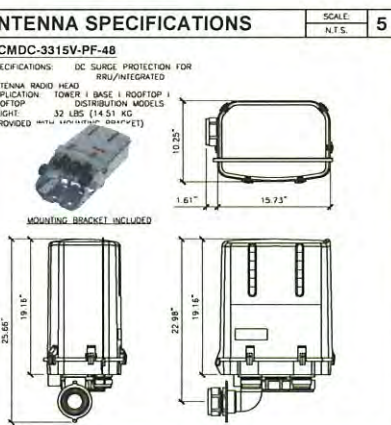
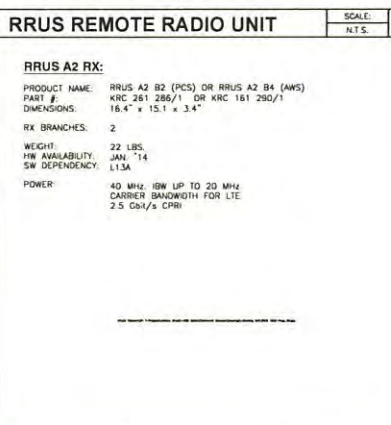
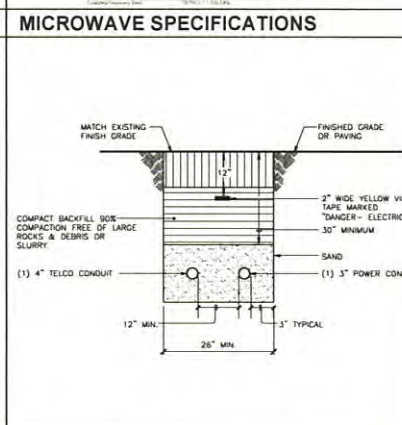
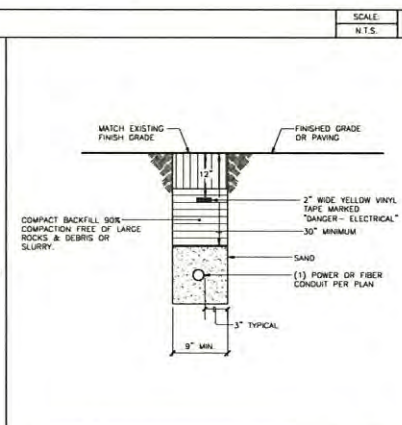
SHEET TITLE:


**ELEVATIONS**

SHEET NUMBER:

**A-6**



NOT USED		SCALE: 1 N.T.S.	NOT USED		SCALE: 2 N.T.S.	NOT USED	
SBNHH-1D65C		ERICSSON REMOTE RADIO UNIT-RRUS 12		Product Specifications		Product Specifications	
COLOR   RADIO MATERIAL: LIGHT GRAY   FIBERGLASS, UV RESISTANT DIMENSIONS, INCHES: 24.53x20.1x18.1mm (0.965x1.97x1.1) NET WEIGHT: 66.14 lbs WIND LOAD, MAXIMUM: 875.0 N @ 150 KM/H WIND SPEED, MAXIMUM: 102.6 LBS @ 150 KM/H 241.4 KM/H   150.0 MPH CONNECTOR INTERFACE, LOCATION, QUANTITY: 7-16 DIN FEMALE, BOTTOM, 6		COLOR: WHITE DIMENSIONS: 20.4" TALL X 18.5" WIDE X 7.5" DEEP WEIGHT: 50 LBS HORIZONTAL CLEARANCE: 8" MIN. VERTICAL CLEARANCE: 18" MIN.		VRPRA-11-40R 4.0" x 6.0" x 1.0" (101.6mm x 152.4mm x 25.4mm) 4.0" x 6.0" x 1.0" (101.6mm x 152.4mm x 25.4mm)		VRPRA-11-40R 4.0" x 6.0" x 1.0" (101.6mm x 152.4mm x 25.4mm) 4.0" x 6.0" x 1.0" (101.6mm x 152.4mm x 25.4mm)	
							
ANTENNA SPECIFICATIONS		SCALE: 5 N.T.S.	RRUS REMOTE RADIO UNIT		SCALE: 6 N.T.S.	MICROWAVE SPECIFICATIONS	
RCMDC-3315V-PF-48 SPECIFICATIONS: DC SURGE PROTECTION FOR RRU/INTEGRATED ANTENNA RADIO HEAD APPLICATION: TOWER BASE & ROOFTOP DISTRIBUTION MODELS WEIGHT: 32 LBS (14.51 KG) (PROVIDED WITH MOUNTING BRACKET) MOUNTING BRACKET INCLUDED		RRUS A2 RX: PRODUCT NAME: RRUS A2 B2 (PCS) OR RRUS A2 B4 (AWS) PART #: KRC 261 286/1 OR KRC 161 290/1 DIMENSIONS: 18.4" x 15.1" x 3.4" RX BRANCHES: 2 WEIGHT: 22 LBS PWR AVAILABILITY: JAN '14 L13A POWER: 40 MHz, 10W UP TO 20 MHz CARRIER BANDWIDTH FOR LTE 2.5 GHz/s CPM		MICROWAVE SPECIFICATIONS		MICROWAVE SPECIFICATIONS	
							
RCMDC-3315V-PF-48 DETAIL		SCALE: 9 N.T.S.	RRUS-A2 SPECIFICATION		SCALE: 10 N.T.S.	JOINT TRENCH	
						SCALE: 11 N.T.S.	
						SCALE: 12 N.T.S.	

<b>verizon</b> 15500 SAND CANYON AVE IRVINE, CA 92618		
PLANS PREPARED BY:		
		
CLIENTS		
NO. DATE DESCRIPTION BY		
4	10/06/15	CLIENT REVISION JY
5	10/16/15	CLIENT REVISION SB
6	02/12/16	PLANNING COMMENTS JY
7	02/18/16	CLIENT REVISION KH
8	03/01/16	UTILITY REVISION KH
9	04/19/16	DESIGN REVISION KH
10	07/19/16	LL DESIGN REVISION JY
11	08/17/16	PLANNING UPDATES KH
12	11/15/16	COUNTY COMMENTS JY
13	11/17/16	RF CHANGES JY
14	10/02/17	PLANNING COMMENTS CH
SITE INFORMATION:		
<b>DEER SPRINGS</b> 124 VISTA MERRIAM SAN MARCOS, CA 92069 APN: 182-020-45-00		
SEAL:		
SHEET TITLE:		
<b>EQUIPMENT SPECIFICATIONS</b>		
SHEET NUMBER:		
<b>A-7</b>		



### Product Specifications

RBA/232 CRAN Cabinet w/ CE 48V 300A, 11kw / Salt DAC Power Equipment  
and Battery Cabinet w/ AC Load Center

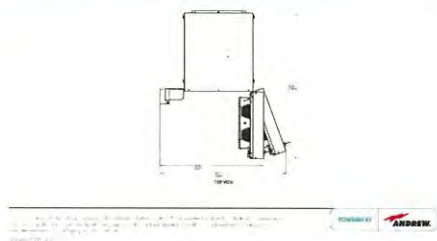


### Product Specifications

RBA/2-32 CRAN Cabinet w/ GE 48V-300A Hex / SaltDAC Power Equipment and Battery Cabinet w/ AC Load Center



PSA/2.32 (Adjusted Dimension-Free Dose) (Approximate MUF) and 1.0 (F. Caen)



SCALE:	10	GENERATOR SPECIFICATIONS
N.T.S.		



POLAR  
POWER

## 8220Y-3TNV88 GENERATOR SPECIFICATIONS

<h2>ENGINE</h2> <p>Engines Cylinders      3 Displacement    1642 cc Aspiration       Natural Emissions       EPA and CARB Certified Variation RPM   1500RPM to 1800RPM Engine Start Super Capacitor     14 V SuperCapacitor DC-DC Charger   -1A Muffler           Dual Radiator          Aluminum with Electric Fan</p> <hr/> <h2>FUEL SYSTEM</h2> <p>Type                   Diesel Fuel Tank Capacity      Double Wall    54 Gallons</p> <hr/> <h2>ALTERNATOR</h2> <p>Type                   Permanent Magnet Regulation Type    RPM Control Output Ripple Current      Less than 50 millivolts RMS No. of Poles        32 Overcurrent Protection   Documented                                  Fused Disconnect</p>	<h2>MOTOR</h2> <p>Model               98-25-0603 Type               Weather Protection Materials Main Grade   Aluminum  Sound Attenuator -dBS(A) @ 7 Meters Door Hatchways Three Point of Friction Hinge and Spring Latched Removable Side Door  Mounting           Secure Mounting Tabs    Dismountable Size                30" x 60" x 72" Weight (Net Weight)    1249 lbs</p> 
---	--



Genset UL 2200 LISTED  
ETL listed per UL 2200 by Intertek Testing Labs  
Fuel tank is UL 142 Listed

For more information contact: [info@polyscience.com](mailto:info@polyscience.com)

## ENGINE CONTROLLER

Engine Controller model ..... Supra 250  
Instrumentation ..... Generator output  
voltage, amperage, kW, Coolant Temperature,  
RPM, Hour meter, maintenance intervals, Starting  
circuit voltage

Automatic Shutdown & Alarm for  
Under/Over-speed, Low Oil Pressure, High  
Coolant Temp, Fail to Start

Warning Alarm for	Low
Fuel Level, Fuel Tank Rupture Basin, Low/high	
Engine Battery Voltage, High Water Temp, and	
Low Oil Press. Pre-alarm	
Glow Plug Delay	Automatic with temp
Engine Start Delay	Adj. set at 60 seconds
Return to Utility Delay	Adj. set at 60 seconds
Engine Cool Down	Adj. set at 60 seconds
Exerciser	Programmable 1x-weekly

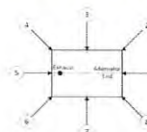
Contact Closure for Remote Indication  
Shutdown Alarm, Warning Alarm, Engine Run,  
Low Fuel Level, Fuel Leak, E-Stop Depressed



Type of test	Second test	Serial test	nd
Test No.	00041	Controlled serial No.	nd
Generation model	1/1/1/1 (1/1/1/1/1) (1/1/1/1/1/1)	Observed	Pl. 20
Excretion results	100% (nd)	Obs.	A. 100% (nd)

Sound Pressure Levels in dB(A)

Position	On-shell Energy	Imaginary Spectrum Lines (eV) (Frequency (Hz))								
		11.5	6.3	125	250	500	1000	2000	4000	8000
1	64.4	-	-53.1	49.5	31.4	50.5	37.8	48.5	41.1	41.8
2	65.1	-	-47.2	46.4	49.9	49.1	46.8	46.1	47.4	54.8
3	64.7	-	-46.2	48.4	49.1	49.1	47.6	48.5	46.7	46.7
4	65.9	-	-44.8	48.1	49.9	50.4	48.7	47.7	46.5	46.0
5	64.7	-	-53.0	49.0	48.7	50.9	49.8	46.6	48.9	40.5
6	65.8	-	-44.4	47.7	48.5	49.9	49.1	46.7	47.2	44.0
7	64.7	-	-43.1	46.2	48.0	49.0	48.5	46.2	46.2	49.9
8	64.1	-	-46.1	47.1	46.9	49.1	48.5	46.5	46.5	46.5
Average	64.4	-	-51.2	49.1	49.2	50.0	48.6	46.6	46.7	46.7



544

4. Generator operating at full rated load.
5. Generator configuration includes open exhaust system.
6. All measurement positions are 7 m (23 ft) from center of generator set and 1 m (3.3 ft) height.
7. Test conducted outside on an asphalt surface, temperature 72 F, humidity 69%, wind 12 mph, barometer 29.63 mBar.
8. Motor used: Phoenix PAA2, Serial No. OG4089206.

**verizon**<sup>✓</sup>

15505 SAND CANYON AVE.  
IRVINE, CA 92619

PLANS PREPARED BY: —



## CLIENTS

NO.	DATE:	DESCRIPTION:	BY:
4	10/06/15	CLIENT REVISION	JY
5	10/16/15	CLIENT REVISION	SB
6	02/12/16	PLANNING COMMENTS	JY
7	02/18/16	CLIENT REVISION	KH
8	03/01/16	UTILITY REVISION	KH
9	04/19/16	DESIGN REVISION	KH
10	07/19/16	LL DESIGN REVISION	JY
11	08/17/16	PLANNING UPDATES	KH
12	11/15/16	COUNTY COMMENTS	JY
13	11/17/16	RF CHANGES	JY
14	10/02/17	PLANNING COMMENTS	CH

SITE INFORMATION: -

## DEER SPRINGS

124 VISTA MERRIAM  
SAN MARCOS, CA 92069  
APN: 182-020-45-00

SEAL: -

SHEET TITLE: -

### MCE CABINET AND GENERATOR SPECIFICATIONS

SHEET NUMBER: -

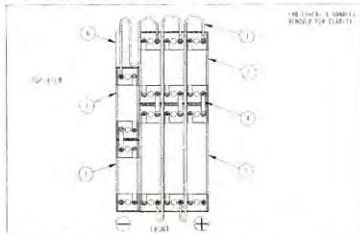
A-8

SCALE:	12
N.T.S.	



# String Instruction Sheet 80-94684-02

Typical Application: Generic



Use high & strong from the installation kit to increase the stability that connects to the positive and negative and the wiring.

Use expansion inhibitor from the installation kit to completely coat exposed metal at all terminal and lug connections.

Use expansion inhibitor from the installation kit to completely coat exposed metal at all terminal and lug connections.

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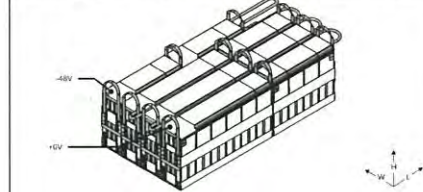
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Use expansion inhibitor from the installation kit to completely coat exposed metal at all terminal and lug connections.

## 80-94684-02

Type: TLX 180 (x38) C<sub>10</sub> 172 Amp-hrs V<sub>nom</sub> 48 VDC Nom. Energy: 8.2 kWh



STRING

Type: Soft P/N

Battery String: 80-94684-02

Installation Kit: 80-03020-02

Cable: 80-03438-44

Buss bar: 80-02976-14

Block Dimensions (W x L x H)

Block Weight

TLX 180-4: 80-03808-04

TLX 180-6: 80-03809-06

CELL

Type: Soft P/N

TLX 180: 80-03832-01

CLB: PWHYMBRTHA

CPR: 212341

Soft America, Inc. (229) 247-2331

www.softusa.com

TABLE OF CONTENTS

T-130-VZW

REV E

Page 25

of 66

## BATTERY SPECIFICATIONS:

- BATTERY MANUFACTURER: SAFT AMERICA, INC.
- ADDRESS: 711 CL. MARSH INDUSTRIAL BLVD VALDOSTA, GA 31601 (800) 308-9041
- PHONE: SAFT TELX180 (80-94684-02)
- BATTERY TYPE: 333.1 LBS. PER STRING (9) BATTERIES
- BATTERY WEIGHT: 8.09 GALLONS PER STRING
- ELECTROLYTE QUANTITY: 24 MAXIMUM
- BATTERY QUANTITY: (15) STRINGS x 333.1 LBS. = 999.3 LBS.
- TOTAL WEIGHT: 3 STRINGS x 8.09 GALLONS = 24.27 GALLONS
- ELECTROLYTE QTY.

NOTE: TOTAL BATTERY ELECTROLYTE STOWED ON SITE: 24.27 GAL.

2013 CFC 608.1 SCOPE: STATIONARY STORAGE BATTERY SYSTEMS HAVING AN ELECTROLYTE CAPACITY OF MORE THAN 50 GALLONS (189 L) FOR FLOODED LEAD-ACID, NICKEL-CADMIUM (Ni-Cd) AND VALVE-REGULATED LEAD-ACID (VRLA), OR MORE THAN 1,200 POUNDS (544 KG) FOR LITHIUM-ION AND LITHIUM METAL POLYMER, USED FOR FACILITY STANDBY POWER, EMERGENCY POWER OR UNINTERRUPTIBLE POWER SUPPLIES SHALL COMPLY WITH THIS SECTION (2013 CFC 608) AND TABLE 608.1.

THE REQUIRED PROTECTION FOR EACH TYPE OF BATTERY SHALL COMPLY WITH TABLE 608.1 OF THE 2013 CFC.

AN APPROVED, AUTOMATIC SMOKE DETECTION SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH CFC SECTION 608.9 IN ROOMS CONTAINING STATIONARY BATTERY SYSTEMS.

SCALE  
N.T.S.

1

## BATTERY SPECIFICATIONS

GE

infinity SSystem

Applications

Key Features

Specifications

Primary Output

Secondary Output

Redundant

Power Monitor

Power Monitor

GE

Power Regulation

Key Features

Specifications

Primary Output

Secondary Output

Redundant

Power Monitor

Power Monitor

GE

Power Regulation

Key Features

Specifications

Primary Output

Secondary Output

Redundant

Power Monitor

Power Monitor

## POWER REGULATION

SCALE  
N.T.S.

2

verizon

15500 SAND CANYON AVE  
IRVINE, CA 92618

PLANS PREPARED BY:

NATIONAL  
ENGINEERING & CONSULTING, INC.

CLIENTS

NO.	DATE	DESCRIPTION	BY
4	10/06/15	CLIENT REVISION	JY
5	10/16/15	CLIENT REVISION	SB
6	02/12/16	PLANNING COMMENTS	JY
7	02/18/16	CLIENT REVISION	KH
8	03/01/16	UTILITY REVISION	KH
9	04/19/16	DESIGN REVISION	KH
10	07/19/16	LL DESIGN REVISION	JY
11	08/17/16	PLANNING UPDATES	KH
12	11/15/16	COUNTY COMMENTS	JY
13	11/17/16	RF CHANGES	JY
14	10/02/17	PLANNING COMMENTS	CN

SITE INFORMATION:

DEER  
SPRINGS

124 VISTA MERRIAM  
SAN MARCOS, CA 92069  
APH: 182-020-45-00

SEAL:

SHEET TITLE:

BATTERY  
SPECIFICATIONS

SHEET NUMBER:

A-9



**Attachment B – Form of Decision  
Approving PDS2016-MUP-16-011**





MARK WARDLAW  
Director

**County of San Diego**  
**PLANNING & DEVELOPMENT SERVICES**

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123  
INFORMATION (858) 694-2960  
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**COMMISSIONERS**

Leon Brooks (Chairman)  
Douglas Barnhart (Vice Chairman)  
Bryan Woods  
Michael Edwards  
David Pallinger  
Michael Seiler  
Michael Beck

December 15, 2017

**PERMITEE:** PLANCOM, INC., FOR VERIZON WIRELESS  
**MAJOR USE PERMIT:** PDS2016-MUP-16-011  
**E.R. NUMBER:** PDS2016-ER-16-08-009  
**PROPERTY:** 124 VISTA MERRIAM, SAN MARCOS  
**APNS:** 182-020-45

**DECISION OF THE PLANNING COMMISSION**

This Major Use Permit for MUP-16-011 consists of 13 sheets including plot plan, equipment layout, and elevations dated October 4, 2017. This permit authorizes the construction, operation and maintenance of a 60-foot tall mono-eucalyptus wireless telecommunication facility, which includes 12 panel antennas and a microwave antenna along with associated equipment and an emergency generator inside a new CMU block wall equipment enclosure pursuant to Sections 6985, 6986, and 7358 of the Zoning Ordinance.

Grant an exception to Section 4620(g) of the Zoning Ordinance to allow the proposed facility to be 60 feet in height, where 35 feet is the maximum height allowed.

**MAJOR USE PERMIT EXPIRATION:** This Major Use Permit shall expire on **December 15, 2019** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

The wireless telecommunication facility is considered a "high visibility" facility; therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 15 years (December 15, 2032). This may be extended for an additional period of time by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

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



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

**1. GEN#1–COST RECOVERY**

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

**2. GEN#2–RECORDATION OF DECISION**

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

**3. CULT#1 ARCHAEOLOGICAL MONITORING [PDS, FEE X 2]**

**INTENT:** In order to mitigate for potential impacts to undiscovered buried archaeological resources, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform cultural resource monitoring and a potential data recovery program during all earth-disturbing activities. The archaeological monitoring program shall include but is not limited to the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction as identified below. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter acceptance shall include a cost estimate for the monitoring work and reporting.



- b. The Project Archaeologist shall provide evidence that a Luiseno Native American has been contracted to perform Native American Monitoring for the project.
- c. The Project Archaeologist and Luiseno Native American monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program.
- d. The Project Archaeologist and Luiseno Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor.
- e. In the event that previously unidentified potentially significant cultural resources are discovered:
  - 1) The Project Archaeologist or the Luiseno Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
  - 2) At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
  - 3) The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseno Native American Monitor, shall determine the significance of the discovered resources.
  - 4) Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
  - 5) Isolates and clearly non-significant deposits shall be minimally documented in the field.
  - 6) Should the cultural materials for isolates and non-significant deposits not be collected by the Project Archaeologist, then the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
  - 7) A Research Design and Data Recovery Program to mitigate impacts to significant cultural resources shall be prepared by the Project Archaeologist in coordination with the Luiseno Native American Monitor. The Research Design and Data Recovery Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or



Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources.

- 8) The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods.
- f. If any human remains are discovered:
- 1) The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
  - 2) Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
  - 3) If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
  - 4) The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
  - 5) The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
  - 6) Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- g. Upon conclusion of field work, if archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation phase of the monitoring.

**DOCUMENTATION:** The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PPD]. Alternatively, provide signed documentation from the State Historic Preservation Officer SHPO (Section 106 consultation) that monitoring is not required which will satisfy this



condition. **TIMING:** Prior to approval of any building permits or issuance of any other permit. **MONITORING:** The [PPD] shall review the contract or letter of acceptance and MOU for compliance with this condition.

**4. ROADS#1–PRIVATE ROAD EASEMENT [PDS, FEE]**

**INTENT:** In order to promote orderly development and to comply with the County Subdivision Ordinance Section 81.702 proof of private road easement access shall be provided. **DESCRIPTION OF REQUIREMENT:** The applicant shall show private road easement rights from Gopher Canyon Road to the project site. **DOCUMENTATION:** The applicant shall demonstrate easement rights via a title report. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, the applicant shall provide evidence of easement rights. **MONITORING:** PDS shall review the title report or similar documentation for compliance with this condition to the satisfaction of the Director of PDS.

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

**5. GEN#3–INSPECTION FEE**

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

**6. PLN#1–SITE PLAN IMPLEMENTATION**

**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved Major Use Permit plot plan and the building plans. This includes, but is not limited to: improving all parking areas and driveways, installing all required design features, painting all structures with the approved colors, antennas set in at least 28-inches from the tip of the faux branches, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.



**7. PLN#2– PHOTO SIMULATION: [PDS, PCC] [UO, FG] [PDS, FEE]**

**INTENT:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations.

**DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated “received” October 4, 2017, to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

**8. HAZ#1–HEALTH AND SAFETY PLAN**

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

**9. CULT#2 CULTURAL RESOURCES REPORT [PDS, FEE X2]**

**INTENT:** In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that the disposition of all cultural materials has been completed which may include but is not limited to the following:
  - (1) Prehistoric archaeological materials collected during the archaeological monitoring program shall be submitted and curated at a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other



archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- (2) Historic materials shall be curated at a San Diego curation facility, as identified above, and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

**DOCUMENTATION:** The applicant's archaeologist shall prepare the final report and submit it to the [PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC), the San Luis Rey Band of Mission Indians, the Pechanga Band of Temecula Luiseno Indians, and any culturally affiliated Tribe who requests a copy. Alternatively, provide signed documentation from the State Historic Preservation Officer SHPO (Section 106 consultation) that monitoring is not required which will satisfy this condition. **TIMING:** Prior to any occupancy or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PPD] shall review the final report for compliance this condition and the report guidelines.

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

**10. NOISE#1-ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]**

**INTENT:** In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** Major Use Permit associated activities shall comply with the one-hour average sound level limit property line



requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

#### 11. **PLN#3–SITE CONFORMANCE**

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking and driveways areas, painting all necessary aesthetics design features, upkeep of the faux tree, and all lighting wall and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for enforcement of this permit.

#### 12. **PLN#4 - SITE CONFORMANCE: [PDS, PCO] [OG].**

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

- a. Maintain the appearance of the facility and associated equipment enclosure, as depicted in the approved photo simulations dated "received" October 4, 2017.
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the



final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

- e. The applicant is responsible for the maintenance and repair of any damage caused by them to on-site and off-site private roads that serve the project.
- f. The antennas shall remain setback at least 24-inches from the edge of the faux branches.
- g. The telecommunication facility shall be inspected annually to ensure it is operating properly and the facility remains undamaged. The applicant shall provide the necessary inspection fee on an annual basis.
- h. The facility and back up generator shall be maintained and tested only between the hours of 7am to 6pm Monday through Friday, not including holidays.

**DOCUMENTATION:** The property owner and applicant shall conform to the ongoing requirements of this condition. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for enforcement of this permit.

## MAJOR USE PERMIT FINDINGS

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

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

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

### Harmony:

The proposed wireless telecommunication facility consists of the installation of 12 panel antennas and a microwave antenna mounted to a new 60-foot tall faux mono-eucalyptus tree. The equipment necessary to operate the facility would be located inside a new 116-square foot CMU enclosure with eight-foot walls. A 15kW diesel emergency generator with a 54-gallon diesel tank would be placed within the new CMU equipment enclosure. Power and telco would be provided by



an underground connection to an existing facility located 280 feet south of the site. The project would be located on a parcel which has a single-family dwelling unit, an active commercial nursery, and various accessory structures.

The placement of the proposed faux tree and equipment enclosure is approximately 20 feet north of one of the orchards. The various active orchards and existing mature trees throughout the parcel will help the faux mono-eucalyptus blend into the setting. Views of the site from public vantage points are well buffered and screened due to rolling hills, structures, and existing mature trees. The Twin Oaks CSG approved the proposed design and location within the parcel. The project is subject to the Semi-Rural General Plan Land Use Designation and Limited Agricultural (A70) Zoning.

*Scale and Bulk:*

The project area can be characterized as residential and commercial agriculture. Off-site land surrounding the site can be described as residential and agricultural with areas of undeveloped land. Since the 60-foot tall wireless telecommunication facility would be camouflaged as a eucalyptus tree, the color and design would blend into the backdrop of the surrounding hills. Views of the faux mono-eucalyptus and equipment enclosure would be buffered and screened from various vantage points, as the topography and existing vegetation would provide intermittent views of the facility.

Photo simulations on file illustrate that the proposed 60-foot mono-eucalyptus tree with antennas and associated equipment enclosure would be in harmony with the scale and bulk of the surrounding area and therefore would be unobtrusive to the surrounding viewshed. The view from the surrounding area would be minimized as the wireless facility is designed to be camouflaged as a faux tree, set against a background of rolling hills and mature vegetation. The applicant proposes to cover all antennas with foliage "socks" and set the antennas back into the mono-eucalyptus at least 24 inches from the outer edge of the branches. The equipment enclosure is designed to have block walls, which would be painted a light earth tone color to match the rural setting. In addition, the three-sided equipment enclosure would have a steel trellis top to help it appear as an accessory structure.

The location of the proposed faux tree and equipment would be set near the center of the property. This location provides the best coverage for Verizon, while still maintaining adequate elevation and suitable screening. The surrounding rolling hills act as a backdrop to help the proposed faux tree and equipment enclosure blend in. The proposed 60-foot mono-eucalyptus would be in harmony with the scale and bulk of the surrounding area as there are numerous vertical structures of similar height and size. Surrounding vertical elements include an existing power poles, mature trees, orchard trees, and single-family homes. Land uses in the area include residential, agriculture, and undeveloped land. The project is compatible with adjacent uses in terms of scale and bulk because of the camouflaged design, the existence of other vertical elements, and the



location of the facility. For the reasons stated above, the project would neither substantially increase the scale and bulk of the site, nor result in negative impacts to the surrounding areas.

Coverage:

The subject parcel where the wireless telecommunication facility is proposed is approximately 10.3 acres. Surrounding land uses consist of residential, agriculture, and undeveloped land. Surrounding parcels range in size from approximately one acre to over 54 acres. The total lease area for both the faux tree and equipment enclosure is 167 square feet. The lease area for this unmanned wireless telecommunication facility would total approximately 0.01 acre (less than 1% lot coverage). Due to the small footprint, the addition of the wireless telecommunication facility would maintain similar coverage with surrounding parcels.

Density:

The project would authorize the installation of a wireless telecommunication facility and does not propose a residential component subject to density.

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

The project is located within the jurisdiction of the San Diego County Fire Authority. The project has been reviewed and found to be FP-2 compliant. The project would not require water or sewer services. Electrical and telephone services are available on-site. The subject property is connected to Vista Merriam, a private road, which connects to Deer Springs Road, a public road. The easements are for the benefit and use of the subject property. All required utilities are therefore available for the project.

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

The project is for the authorization of a wireless telecommunication facility. The project consists of 12 panel antennas placed upon a 60-foot faux mono-eucalyptus tree, along with associated equipment within an equipment enclosure. The equipment enclosure is designed to have block wall which would be painted a light earth tone color. A steel trellis would be placed on top. The location of the proposed faux tree and equipment would be located near the center of the property. This location provides an increased setback to drivers using Vista Merriam or Deer Springs Road, while still maintaining adequate elevation to provide necessary coverage to surrounding roads and the nearby residences.

The project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged as mentioned above. Photo-simulations on file illustrate that the line, form and color of the facility would be consistent with the surrounding area. As seen in the photo-simulations, the proposed facility would be located within a disturbed area of the property,



approximately 20 feet from one of the existing orchards. Although the faux tree may be visible from adjacent residences and roadways, it is designed to blend into the various existing mature trees throughout the parcel. The equipment enclosure cannot be seen from locations outside of the parcel due to the location at the bottom of the slope, the distance from property lines, the height of only eight-foot, two-inches, and the various structures and mature vegetation. In addition, the equipment enclosure would be painted a light earth-tone color and have a trellis so it will appear as an accessory to the existing residence and agricultural structures.

The 60-foot faux mono-eucalyptus has been designed to help further screen the panel antennas. Each panel antenna would have 'socks' added, which are faux leaves attached to the antenna itself. In addition, the antennas would be set back into the mono-eucalyptus at least 24 inches, which would further buffer and screen the facility. The nearest residential property line is approximately 254 feet from the proposed facility, and approximately 776 feet from the closest residence. The facility would include one 15kW emergency generator on a concrete pad and would be located within a eight-foot, eight-inch tall CMU enclosure, which was reviewed and accepted by the County Fire Marshal. The project was also reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. Based on these design measures, the project, as designed, would not cause any negative aesthetic or noise effect to the surrounding area and roadways. Therefore, the project would not have a harmful effect on neighborhood character.

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

The traffic generated from this proposed project is expected to average one to two maintenance trips per month and would utilize Vista Merriam, connecting to Deer Springs Road (a public road). The use would be compatible with the existing rural nature of the area because the number of maintenance trips would not substantially alter the expected traffic or physical character of the surrounding streets and would be compatible with the adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of Vista Merriam or Deer Springs Road.

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

The applicant proposes a project which consists of 12 panel antennas mounted upon a 60-foot faux mono-eucalyptus tree, along with associated equipment within an equipment enclosure. The subject property is approximately 10.3 and is developed with access and utility services adequate to serve the proposed use. The existing single-family residence on the project site is more than 145 feet from the proposed facility, and the closest off-site residence is over 776 feet away. The installation of the wireless telecommunication facility would not require significant alteration to the land form as the enclosure and mono-eucalyptus



would be placed on a relatively level area. The project, as designed, would be camouflaged, would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For the reasons stated above, the proposed project would be compatible with adjacent land uses.

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

None identified.

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

The project is within the Public Agency Lands General Plan, and it is within the Twin Oaks Community Plan Area within the North County Metropolitan Subregional Plan. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location. Lastly, the project also complies with the General Plan Policy COS11.1 and 11.3 because the project is set back approximately 1.5 miles from Interstate 15, which is designated as a State scenic highway, and 0.25 miles from Twin Oaks Valley Road, which is designated as a County scenic highway. In addition, the wireless telecommunication facility would be camouflaged as a eucalyptus tree, which are found within the area. There are also several vertical elements nearby, such as utility poles, a flag pole, and various mature trees. Therefore, the facility would not detract from the visual settings of a scenic highway.

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

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



**WIRELESS TELECOMMUNICATION FINDINGS**

The project is not within a preferred zone or location. Pursuant to Section 6986.B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternate site analysis and discussed preferred locations in the area and why they were not technologically or legally feasible. Pursuant to Section 6986.C of the Ordinance, the applicant has provided a well-designed facility as that of a faux tree. Due to the camouflaging of the facility and lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

.....

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

**GRADING PERMIT REQUIRED:** A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of Section 87.202 (a) of the County Code.

**CONSTRUCTION PERMIT AND/OR ENCROACHMENT PERMIT:** A Construction Permit and/or an Encroachment Permit from Counter Services is required for any and all work and for any and all proposed/existing facilities within the County right-of-way. Documentation of review and approval shall be provided to the satisfaction of the Director of Public Works and the Director of PDS.

**EXCAVATION PERMIT REQUIRED:** Obtain an excavation permit from the County Department of Public Works for undergrounding and/or relocation of utilities within the County right-of-way.

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

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



**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

**LOW IMPACT DEVELOPMENT NOTICE:** The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:  
[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION PROGRAM/susmppdf/lid\\_handbook\\_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below.  
<http://www.sdcountry.ca.gov/dplu/docs/LID-Handbook.pdf>

**STORMWATER COMPLIANCE NOTICE:** Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

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

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

**NOTICE:** The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on December 15, 2017.



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

**APPEAL PROCEDURE:** Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with Section 7366 of the County Zoning Ordinance. An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.



MUP 16-011

December 15, 2017

ON MOTION of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, this Form of Decision is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 15th day of December, 2017, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

COUNTY OF SAN DIEGO PLANNING COMMISSION  
MARK WARDLAW, SECRETARY

BY:

Mark Slovick, Group Program Manager  
Planning & Development Services

cc: Merriam Trust, 123 Vista Merriam, San Marcos, CA 92069  
Verizon Wireless, 15505 Sand Canyon Avenue, Irvine, CA 92618  
National Engineering, 27 Orchard, Lake Forest, CA 92630  
Twin Oaks Community Sponsor Group  
File

email cc:

Ken Brazell, Land Development, Team Leader, Planning & Development Services  
David Sibbet, Planning Manager, Planning & Development Services  
Marisa Smith, Project Manager  
Plancom, Inc. (Jill Cleveland - [jill.cleveland@plancominc.com](mailto:jill.cleveland@plancominc.com))



## **Attachment C – Environmental Documentation**



**NOTICE OF EXEMPTION**

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

FROM: County of San Diego  
Planning & Development Services, M.S. 0650  
Attn: Project Planning Division Section Secretary

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

Project Name: Deer Springs Wireless Telecommunication Facility Major Use Permit; PDS2016-MUP-16-011; PDS2016-ER-16-08-009

Project Location: The project is located at 124 Vista Merriam, within the Twin Oaks Area of North County Metropolitan Subregional Plan, in the unincorporated area of San Diego County.  
APN 182-020-45

Project Applicant: Jill Cleveland, PlanCom, Inc, for Verizon, 302 State Place, Escondido, CA 92029  
760-420-4833

Project Description: The project is a proposed wireless telecommunication facility designed as a 60-foot tall faux mono-eucalyptus tree. The facility would include 12 panel antennas, 12 remote radio units (RRU's), and one microwave antenna. Associated equipment and an emergency generator would be housed inside a new CMU enclosure with a steel trellis.

Agency Approving Project: County of San Diego

County Contact Person: Marisa Smith Telephone Number: 858-694-2621

Date Form Completed: December 15, 2017

This is to advise that the County of San Diego Planning Commission has approved the above described project on December 15, 2017 and found the project to be exempt from the CEQA under the following criteria:

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

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it is an unmanned telecommunication facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

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

Signature: \_\_\_\_\_ Telephone: (858) 694-2621

Name (Print): Marisa Smith Title: Land Use & Environmental Planner

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

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



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

**FOR PURPOSES OF CONSIDERATION OF  
Deer Springs Wireless Telecommunication Facility Major Use Permit,  
PDS2016-MUP-16-011; PDS2016-ER-16-08-009**

**December 15, 2017**

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

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☐

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

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

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☐

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

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

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☐

The project is an unmanned telecommunication facility and does not propose the addition of any landscaping. Therefore, the project will not rely on groundwater.



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

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

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

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

**Steep Slopes:** Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). While there are steep slopes across the entire parcel, there are no steep slopes within the project area. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

**Sensitive Habitats:** No sensitive habitat lands were identified within the project impact area as determined on a site visit conducted by staff in October 2016. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

**Significant Prehistoric and Historic Sites:** Based on an analysis of records (including archaeological surveys) maintained by the County and the South Coastal Information Center, it has been determined that the property does not contain any archaeological and/or historical sites. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.



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

YES

☒

NO

☐

NOT APPLICABLE

☐

The project Stormwater Management Plan has been reviewed and is found to be complete and in compliance with the WPO.

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

YES

☒

NO

☐

NOT APPLICABLE

☐

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

The project is a proposed wireless telecommunication facility located on an A70 zone which is subject to the most restrictive one-hour sound level requirement of 45 dBA at the project property line. Primary noise sources associated with the project consists of a generator unit and associated equipment, which would be fully enclosed. Based on the setbacks proposed (approximately 245 feet from the nearest property line), equipment it is not anticipated to exceed the 45 dBA property line standard for properties zoned A70. Therefore, based on the distance separation from the project property lines and incorporation of the equipment enclosure, the project would demonstrate compliance with our County Noise Ordinance, Section 36.404.



## **Attachment D – Environmental Findings**



**DEER SPRINGS WIRELESS TELECOMMUNICATIONS FACILITY  
MAJOR USE PERMIT  
PDS2016-MUP-16-011,  
ENVIRONMENTAL LOG NO. PDS2016-ER-16-08-009**

**ENVIRONMENTAL FINDINGS**

December 15, 2017

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 860601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).





State of California - Department of Fish and Wildlife

**2017 ENVIRONMENTAL FILING FEE CASH RECEIPT**

DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a

Print

Scan Over

Finalize &amp; Email

RECEIPT NUMBER:

37 — 09152017 — 091

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

PLANNING &amp; DEVELOPMENT SERVICES

LEAD AGENCY EMAIL

DATE

09152017

COUNTY/STATE AGENCY OF FILING

San Diego

DOCUMENT NUMBER

PROJECT TITLE

PDS2016-MUP-16-011

PROJECT APPLICANT NAME

VERIZON WIRELESS

PROJECT APPLICANT EMAIL

PHONE NUMBER

(760) 420-4833

PROJECT APPLICANT ADDRESS

15505 SAND CANYON AVE

CITY

IRVINE

STATE

CA

ZIP CODE

92618-3114

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency☐ School District☐ Other Special District☐ State Agency☒ Private Entity

## CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,078.25

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,216.25

\$

0.00

☐ Certified Regulatory Program document (CRP)

\$1,046.50

\$

0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

0.00

## PAYMENT METHOD:

☐ Cash☐ Credit☒ Check☐ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Cara Trieu / Cashier

**PLANCOM INC**  
302 STATE PL  
ESCONDIDO, CA 92029-1362

760-420-4833  
WELLS FARGO BANK, N.A.  
www.wellsfargo.com  
16-24/1220

26742

9/11/2017

PAY TO THE  
ORDER OF

County of San Diego

\$ \*\*50.00

Fifty and 00/100\*\*\*\*\*

DOLLARS

County of San Diego  
5510 Overland Ave,  
San Diego, CA 92123

MEMO

Kevin A. Dike

MP

Inkjet on Back

Inkjet on Back



**County of San Diego**

Planning & Development Services  
 5510 Overland Avenue, Suite 110  
 San Diego, CA 92123  
 Phone: 1-800-411-0017

**Receipt #:** 3781218  
**Date:** 09/15/2017  
**Cashier:** CTRIEU

**Receipt****Record Information**

Record ID	Record Name	Site Address	City	APN	Contact
PDS2016-MUP-16-011	Verizon Deer Springs			182-020-45-00	

**Fee Information**

Invoice Date	Invoice Number	Record Number	Fee Code	Description	Amount
09/15/2017	2467138	PDS2016-MUP-16-011	9FSHGMFEEO	Fish & Wildlife Fee-Processing	\$50.00

**Payment Information**

Pymt Method	Reference #	Comments	Amount Paid
Check	26742		\$50.00

**Amount Received:** \$50.00

**Change:** \$0.00



## **Attachment E – Public Documentation**



Final Minutes: November 16, 2016 meeting of the  
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

**Roll Call and Advisory Role Statement**

Chair, Tom Kumura, called the meeting to order. Present: Karen Binns, Sandra Farrell, Rob Peterson, and Ana Rosvall; Erik Chapman was late and missed the Review/Approval of Minutes and Public Communications and Park Land Dedication Ordinance Priority List portions of the meeting.  
Absent: Colleen Branin

Tom Kumura read the Advisory Role Statement and Public Forum statements.

**Review/Approval of Minutes: Approval of October 2016 Meeting Minutes (4-0-1)**

**Public Communications:** Community members spoke on various topics.

- Michael Hunsaker gave an update regarding Water Supply and Marijuana Growers potential to abuse water restriction measures.
- Andrew Yancey, attorney for the Golden Door, provided an overview of their suit with the Vallecitos Water District and their suit against the County regarding Newland Sierra project EIR process and handling of Green House Gases.
- It was mentioned the Environmental Impact Report (EIR) for Newland Sierra may come out early 2017.

**Action Items:**

1. **Develop priority list of park projects for the TOVCSG area. The county has requested recommendations regarding the Park Land Dedication Ordinance (PLDO) and Recreation Programming Priority Lists.** Marcus Lubich, Park Project Manager gave a quick update and asked from the sponsor group, a priority list. **Action item:** On a vote of 5-0-0, the following priority list was recommended: 1) an area near Walnut Grove Park that would allow for equestrian use and keep soccer players away; 2) Lone Oak Ranch; 3) San Diego County Water Authority; and 4) Tomlinson project. In addition, the boundaries for park land dedication was discussed and decided to include the TOVCSG as well as a portion of Vista and Carlsbad that are in the unincorporated area of SD County.
2. **PDS2016-MUP-16-011; 124 Vista Merriam, San Marcos, 92069; APN: 182-020-45; Verizon Wireless is proposing to install 12 panel antennas, 12 RRU's, 2 surge suppressors and 1 microwave antenna on a new 60' high Mono Broadleaf faux tree. The equipment necessary to operate the wireless facility, including a 15KW emergency generator, will be located, in a 10'x14'8" concrete block enclosure with retaining wall and trellis along the top. Access to the site will be via an existing road. The proposed enclosure and faux tree are to be located within an existing orchard.** Jill Cleveland from Plancom Inc. made presentation and provided picture simulations. **Action item:** On a vote of 6-0-0, recommendation to approve project with broad leaf looking eucalyptus tree.
3. **Buena Creek Road 1) Re-classifying BCR from a major 4 lane road to a rural 2 lane road, pursuant to the action taken by the TOVCSG on 6/15/16 and to establish the roadway as the community's highest priority. 2) formally request a roundabout at the intersection of Monte Vista and BCR as the highest improvement priority.** **Action Item:** On a vote of 6-0-0, 1) re-affirms June 2016 action that re-classifying BCR from a major 4 lane road to a rural 2 lane road is community's highest priority; 2) submit to the County, capital improvement priority



list is: a) roundabout at the intersection of Monte Vista and BCR; b) sidewalk to Sprinter station and c) shoulders along both sides of BCR for emergency.

**GROUP BUSINESS**

1. Announcements and Correspondence Letter. None
2. Subcommittee Reports: - None
3. Next Meeting: January 18, 2017

Chair Tom Kumura adjourned the meeting at 8:45 p.m.

**Respectfully Submitted, Tom Kumura, Chair**



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



## DEER SPRINGS – PHOTO SIMULATION KEY MAP



Aerial View of Project Site with Photo Sim Key Map

- # 1 – View southwest toward site from property to denote equipment area.
- # 2 – View west toward site from adjacent residence.
- # 3 – View northwest toward site from Deer Springs Road.

RECEIVED  
OCT 04 2017  
Planning and  
Development Services



**EXISTING**



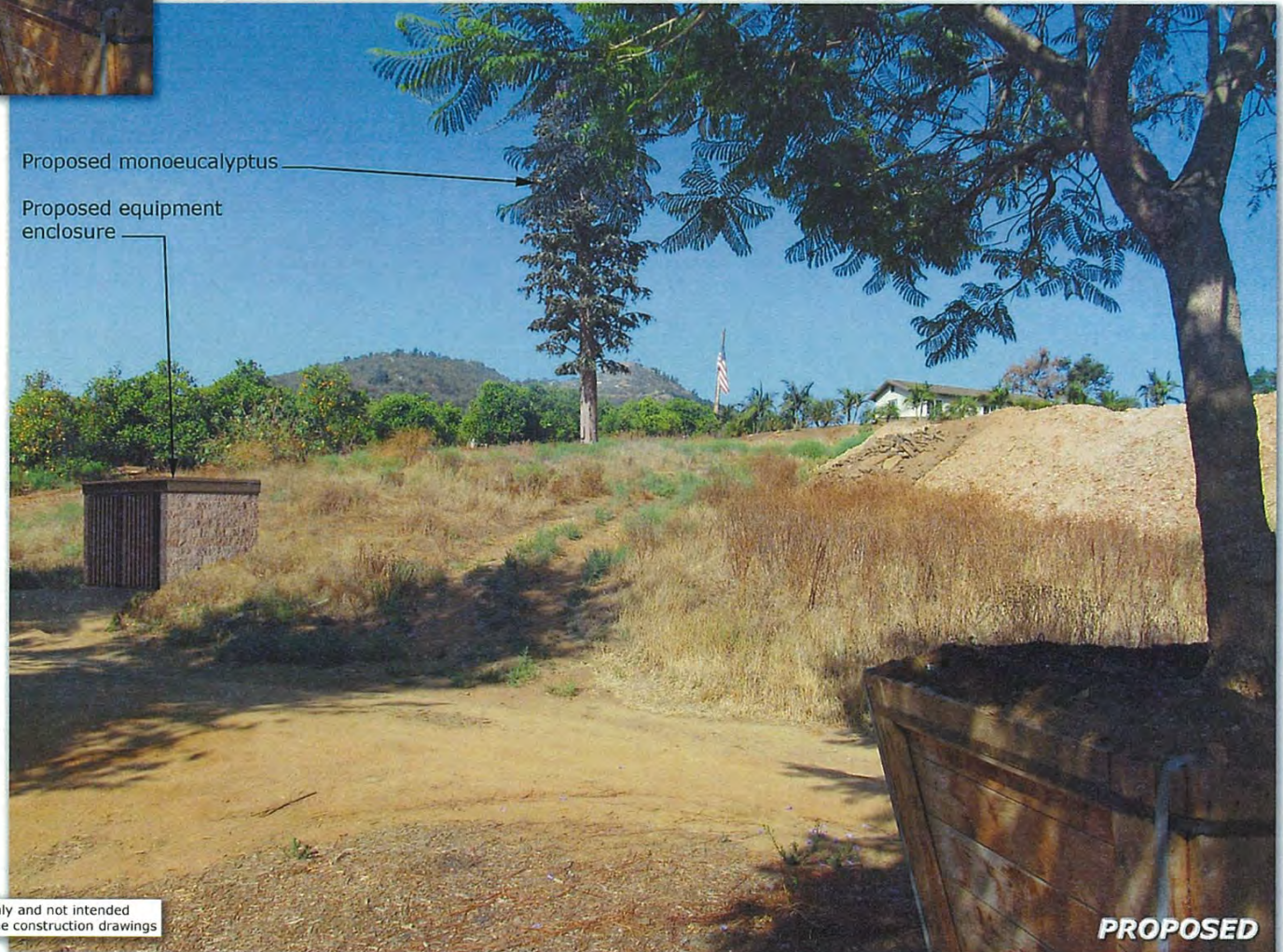
**Deer Springs**  
124 Vista Merriam  
San Marcos, CA 92069

#1

**verizon**✓

Proposed monoecalyptus

Proposed equipment  
enclosure



**RECEIVED**  
OCT 04 2017  
Planning and  
Development Services

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

**PROPOSED**

10/3/2017

**Photosimulation of proposed telecommunications site**

1 - 66

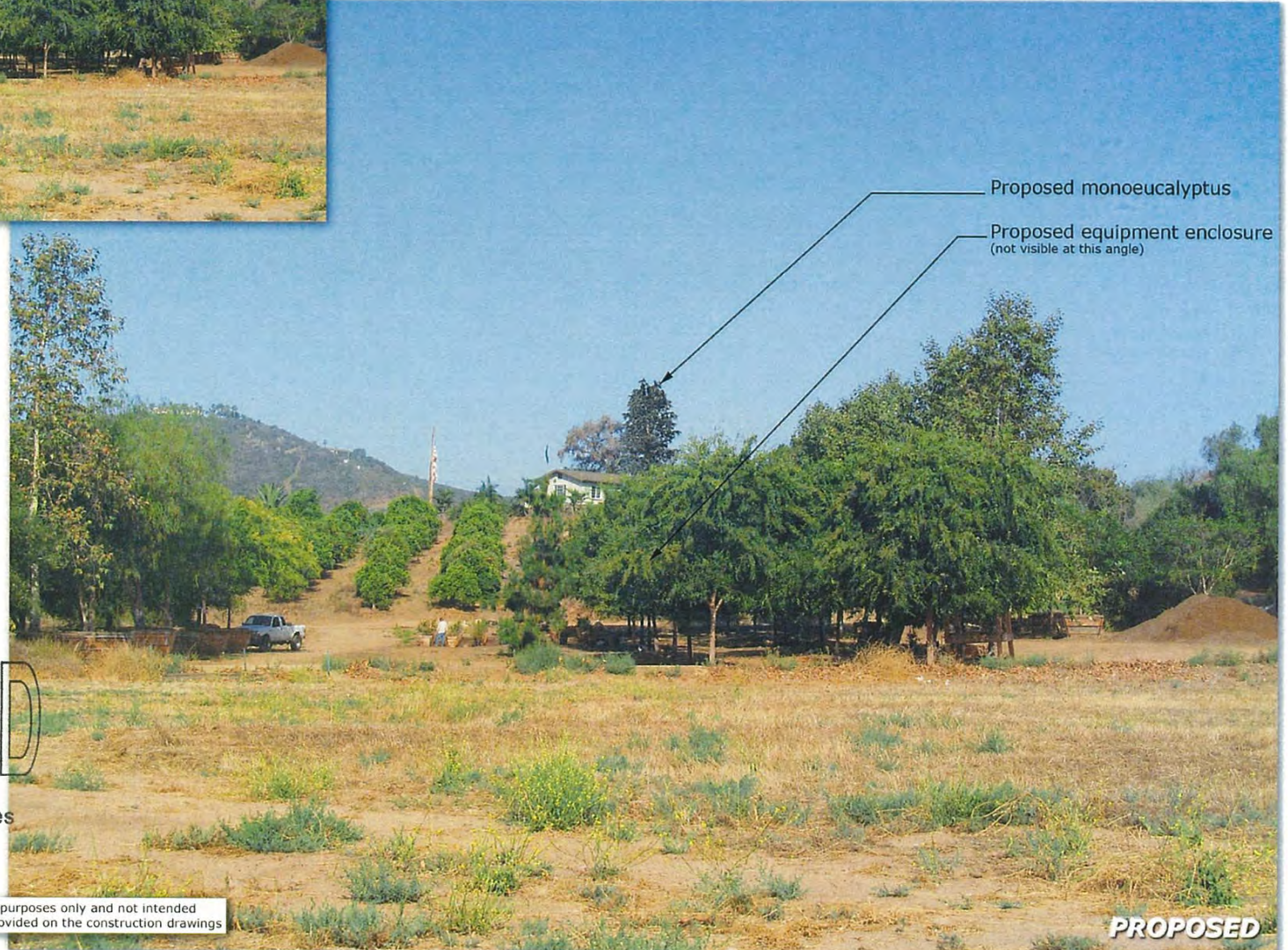


**EXISTING**

**Deer Springs**  
124 Vista Merriam  
San Marcos, CA 92069

#2

verizon✓



RECEIVED  
OCT 04 2017  
Planning and  
Development Services

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

11/17/2016

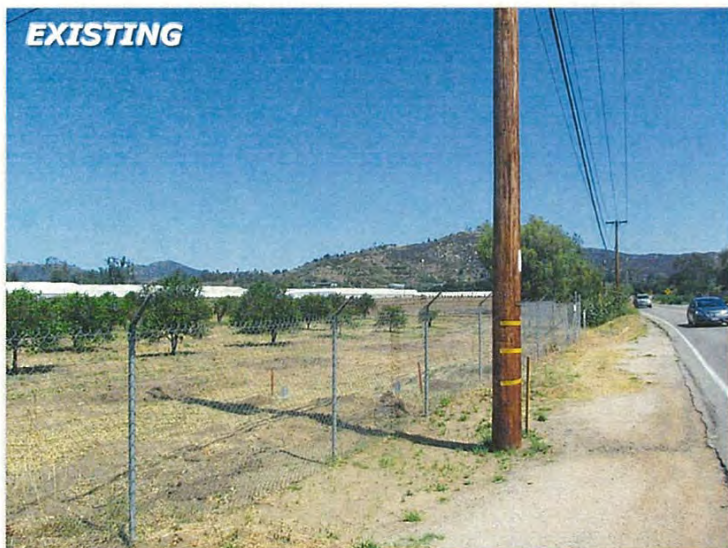
**Photosimulation of proposed telecommunications site**



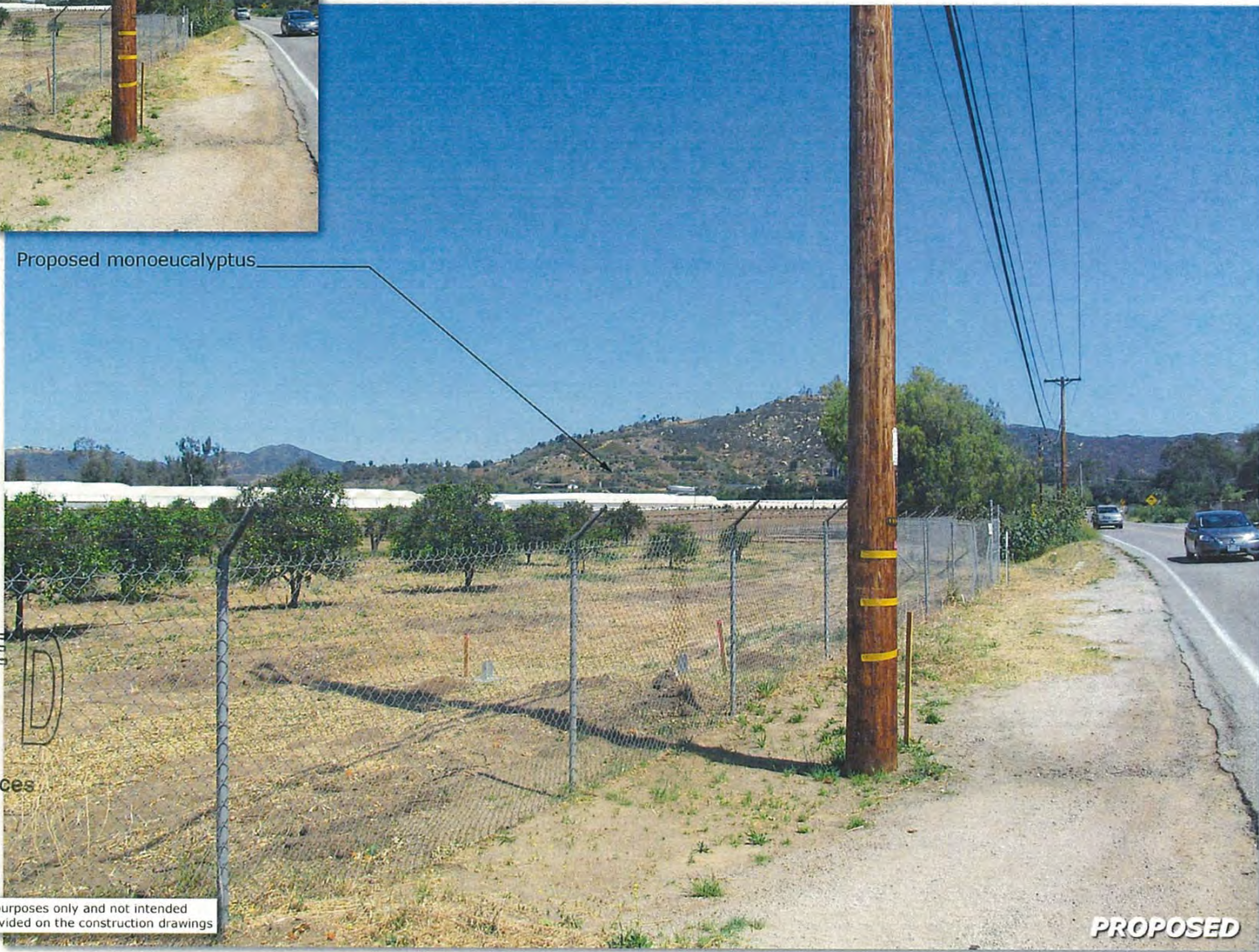
Deer Springs  
124 Vista Merriam  
San Marcos, CA 92069

#3

verizon



Proposed monoeucalyptus



RECEIVED  
OCT 04 2017  
Planning and  
Development Services

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of proposed telecommunications site

11/17/2016

1 - 68





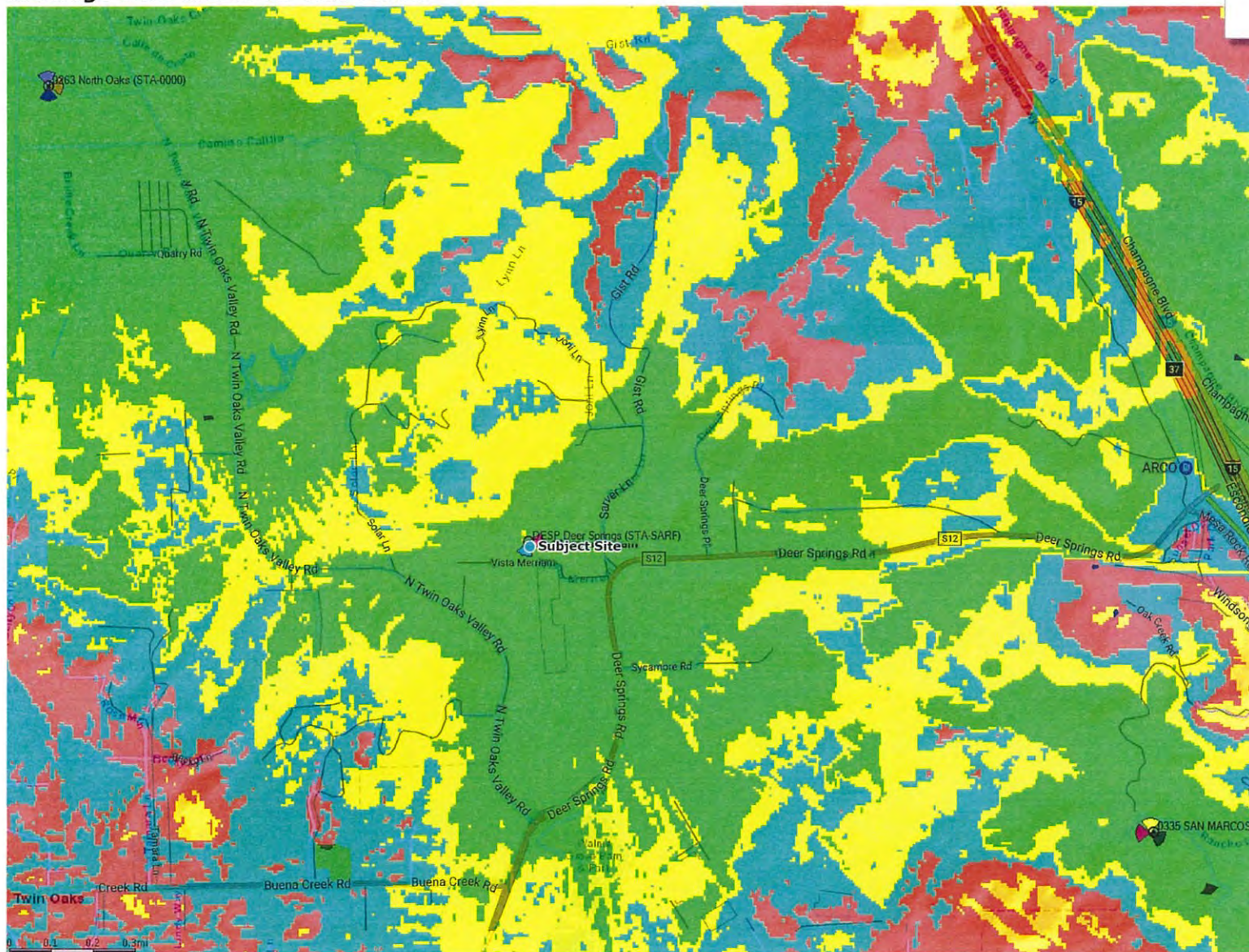
9/11/2017



Deer Springs  
124 Vista Merriam  
San Marcos, CA 92069



### Coverage With Site at 51' Rad Center



#### Coverage Levels:

- Excellent
- Good/Variable
- Poor



**VERIZON WIRELESS FACILITY - DEER SPRINGS  
124 VISTA MERRIAM, SAN MARCOS CA 92069  
ALTERNATE SITE ANALYSIS**

**PROJECT SITE**

The proposed project is zoned A-70, Limited Agriculture, which is classified as rural use in Section 6983 R of the County Zoning Ordinance, and is not a preferred zone. The proposed design is for 60-foot tall Mono-Eucalyptus tree with twelve (12) antennas, a two-foot (2') microwave dish, twelve (12) RRU's and two (2) Raycaps. The target coverage area of the proposed site is east and south along Deer Springs Road, north, west and south along North Twin Oaks Valley Road and includes the surrounding rural residential community in the Twin Oaks Valley.

Currently the on-site use consists of a residence, citrus grove, and various horticulture crops. Project site elevation is 794 feet above mean sea level (AMSL), a ground elevation lower than previously proposed sites in the area, which required the faux eucalyptus to be raised to the proposed 60-foot level to achieve better coverage in the area. The additional height also allows for another carrier to co-locate on the tree structure. Surrounding properties in the area are designated A-70, agricultural, which is not a preferred zone according to Section 6986 of the County Zoning Ordinance.

In addition, an 8-foot, 8-inch by 13-foot, 4-inch by 8-foot, 2-inch high custom concrete block equipment enclosure is proposed to house the radio equipment, one (1) GPS and emergency stand-by diesel generator (15 Kw) with a 54 gallon tank. The enclosure will be set within the existing hillside and topped with a steel trellis that is partially open at the top for ventilation. There will be a stepped-up, three sided retaining wall surrounding the equipment area, which will match the retaining wall along the driveway near the residence on site. The equipment area will be at a ground level of 785 feet above mean sea level (AMSL) Access to the project site will be via an existing 12-foot wide road, further described on the project plans. Utilities will be provided via an existing overhead power pole along Vista Merriam Road and routed via a new underground utility trench to the equipment enclosure, along the existing access road.

**PREFERRED LOCATION SITES PER SECTION 6986 OF THE COUNTY ZONING ORDINANCE**



**VERIZON WIRELESS FACILITY - DEER SPRINGS  
124 VISTA MERRIAM, SAN MARCOS CA 92069  
ALTERNATE SITE ANALYSIS**



**AERIAL PHOTO OF ALTERNATE SITES**

1. 684 Deer Springs Rd., ZAP97-022, existing T-Mobile flagpole.
2. 26915 Mesa Rock Rd., ZAP99-023, STP95-027, P15-017, existing AT&T, Sprint/T-Mobile monopoles and recently approved MonoEucalyptus.
3. 1219 Rancho Luiseno Rd., P88-074, lattice tower.
4. 3588 North Twin Oaks Valley Rd., P13-006, existing Verizon water tower.
5. Vallecitos Water Treatment Facility.
6. Commercial property, C-42 zone, Golden Door Spa.
7. 943 Buena Creek Rd., existing T-Mobile and AT&T sites.
8. 3761 Buena Creek Rd., existing Sprint site.
9. 1329 Sugarbush Dr., existing Sprint site.
10. 3461 Royal Rd., existing T-Mobile and AT&T sites.

**EXISTING WIRELESS FACILITIES**

1. **684 Deer Springs Road.** A T-Mobile flagpole with three antennas is located at this address (ZAP97-022). Collocation with T-Mobile or the addition of another flagpole is not technically feasible due to the need for multiple antennas with different technologies. Flagpole designs limit the number of antennas that can be utilized and, in turn; limit the deployment of all available technologies for state-of-the-art wireless sites. In order to achieve the coverage objectives for the project site, at least 8 antennas are required. Applications were submitted for the addition of another carrier but the location of the added site was problematic for neighboring properties. The application was withdrawn by the applicant.



**VERIZON WIRELESS FACILITY - DEER SPRINGS  
124 VISTA MERRIAM, SAN MARCOS CA 92069  
ALTERNATE SITE ANALYSIS**

2. **26915 Mesa Rock Road.** Two additional monopoles are located along I-15 at this address, just north of the ARCO gas station. This location is 1.6 miles east of the project site but does not provide coverage to the target coverage area. The monopoles are designed to cover the I-15 in north and south directions and a portion of Deer Springs heading west. Located here are AT&T (ZAP99-023), Sprint and T-Mobile (STP95-027W1). Verizon was recently approved for a MonoEucalyptus in this location, however, it is not built yet (P15-017). There is a mountain (1200' elevation) to the west of this site that blocks and deters visibility and coverage to Deer Springs.
3. **1219 Rancho Luiseno Road.** Verizon has a tower located at this address, permitted in 1988 (P88-074). Although there are no co-located carriers here, the tower is utilized as a hub for microwave connections throughout North County. Verizon's San Marcos site does not reach the Deer Springs area and is a blind spot for coverage, due to the terrain/topography. This site cannot be expanded or modified to cover the gap in coverage.
4. **3588 North Twin Oaks Valley Road.** A faux water tank was recently constructed by Verizon at this address (P13-006). Coverage for the North Twin Oaks Valley is the primary goal for this site but the site will not cover Deer Springs Road to the east as the project site will. This site will complement the coverage provided by the proposed site. Verizon's North Oaks site has multiple peaks that block the view of the intended coverage area. These peaks block the signal to the Deer Springs Road area. This site cannot be expanded or modified to cover the gap in coverage.

#### **WATER TANKS**

5. Vallecitos Water District operates a water treatment facility on North Twin Oaks Valley Road approximately 1.75 miles north west of the project site and only one-tenth of a mile from the North Twin Oaks Valley Road water tower site for Verizon. There are two water storage tanks at the District facility. The project site is too far north to provide coverage to the east along Deer Springs Road, one of the primary coverage objectives of the project site.

#### **UTILITY POLES**

Utility poles are located along Deer Springs Road below the project site. Ground elevation at the road is approximately 815 feet AMSL, approximately the same as the project site, which is 794 feet AMSL. The additional height provided by the 60-foot-tall mono-tree structure more than compensates for a lower antenna placement on a utility or light pole at street level along Deer Springs Road. Because of the limitations for placing more than one antenna per sector on utility poles, the poles along Deer Springs Road would not be able to serve the coverage area with adequate capacity.



**VERIZON WIRELESS FACILITY - DEER SPRINGS  
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ALTERNATE SITE ANALYSIS**

**COUNTY OR GOVERNMENT FACILITIES**

The Vallecitos Water District has treatment plant facility on North Twin Oaks Valley Road, approximately 1.75 miles northwest of the project site. This site is discussed above under "Water Tanks."

**Additional Existing Sites in the Area**

Additional existing sites in the area were identified to the west and are noted as numbers 7, 8, 9 and 10. All of these sites are located too far west to provide coverage to the target coverage area. Of these sites, there are two that have co-location on them already.

**COMMERCIAL OR INDUSTRIAL BUILDINGS**

6. One commercial property is in the area, approximately .65 mile east of the project site; it is the Golden Door Spa and is designated C42, visitor commercial. Due to a lack of interest on the part of the property owner, no further discussions for locating here were attempted.

The monopoles located at the I-15 and Mesa Rock Road (location #2) are zoned C30, commercial. These are discussed further under "Existing Sites."

**COBRA STYLE STREET LIGHT**

There are no Cobra Style Street Lights in the project area.

**TRAFFIC LIGHT**

There are no Traffic Lights in the project area.

**UTILITY TOWERS**

There are no Utility Towers in the project area.



## **Attachment G – Ownership Disclosure**





## County of San Diego, Planning &amp; Development Services

# **APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS**

**ZONING DIVISION**

Record ID(s) PDS 2016-MUP-16-011 ER-16-08-009Assessor's Parcel Number(s) 182-020-45

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

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

_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____

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

Signature of Applicant

Jill Cleveland, Agent

Print Name

7/19/16

Date

SDC PDS RCVD 09-09-16

**MUP16-011**

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

