

Date: December 15, 2017 Case/File No.: Olive Hill Major Use Permit and

> Administrative Permit: PDS2016-MUP-16-005; PDS2016-AD-16-040 PDS2016-ER-16-02-003

Facility

Wireless Telecommunication

Bonsall Community Plan Area

Place: County Conference Center

5520 Overland Avenue

San Diego, CA 92123

Time: 9:00 a.m. Location: 5425 Olive Hill Road, Bonsall

#4 General Plan: Semi-Rural Agenda Item:

Appeal Status: Appealable to the Board

of Supervisors

Zoning: Rural Residential (RR)

APNs:

Community:

**Project:** 

PlanCom, Inc., on behalf Applicant/

Owner: of Verizon Wireless/

Michael and Janet Altar

Trust

**Environmental:** CEQA § 15303

Exemption

126-010-29

#### A. EXECUTIVE SUMMARY

#### 1. Requested Actions

This is a request for the Planning Commission to evaluate the proposed Major Use Permit (MUP) and Administrative Permit (AD) 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-16-005 and PDS2016-AD-16-040, 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 polices of the County's General Plan?
- b. Does the project comply with the policies set forth under the Bonsall Community Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with the County's Wireless Ordinance?
- e. Does the project comply with CEQA?

#### B. BACKGROUND

The site has not been previously used for a wireless telecommunication facility. The 4.5-acre property includes a single-family residence and accessory structures with a small avocado orchard along the southern portion of the property. The property includes an open space easement for sensitive habitat located along the northern perimeter of the property and an open space easement for steep slopes traverses along the southern portion of the property.

#### 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 35-foot faux mono-broadleaf tree (Figure 1) on a site that is developed with a single-family residence, a barn, and an avocado orchard.

The wireless telecommunication facility will include 12 panel antennas and one microwave antenna. Accessory equipment and a 15kW emergency backup generator will be located within an eight-foot tall Concrete Masonry Unit (CMU) enclosure, located at the base of the faux monobroadleaf tree (see Figure 1). The 116-square foot CMU enclosure will be an earth tone color to match existing structures on the property. The project will require trenching of approximately 376 linear feet for cable (telco) and power lines. Access is provided by a private driveway connecting to Olive Hill Road, a public road.

In addition, an AD is required to allow the wireless telecommunication facility to encroach into an existing steep slope open space easement, which was established with the recording of Parcel Map 16390. Parcel Map 16390 specifies that structures may be placed in the easement if permitted by a MUP (see Attachment A). An AD permit is allowed under Board Policy (I-100) since the structure is not considered a permanent structure, as the lease is typically 30 years in duration. In addition, the wireless telecommunication facility will have a relatively small footprint, involve no significant environmental impacts, and will not significantly damage the integrity of the easement.

An AD permit (AD 93-031) was approved on November 18, 1993, to allow for the encroachment of a single-family dwelling unit within the steep slope open space easement. The findings from AD 93-031 note that the open space easement boundary lines were drawn on the Parcel Map "freehand,"

and no coordination was made to consider that the land had been developed with orchard roads and building pads for temporary agricultural structures. Based on the existing improvements and the overall constraints of the property, AD 93-031 was approved.

A site assessment was conducted with the applicant at the site to review the proposed location of the wireless telecommunication facility within the steep slope open space easement. Analysis concluded that the land does not meet the definition of Resource Protection (RPO) Space Steep Slopes. While the slope is steep in some areas, the rise is not 50 feet in length as defined in RPO Steep Slopes to require avoidance of the slope. The applicant demonstrated how the footprint of both the faux mono-broadleaf tree and the CMU equipment enclosure will be relatively small, and best management practices will be used to ensure that the slope will not be damaged by the construction and maintenance of the wireless telecommunication facility. Because the wireless telecommunication facility is considered a temporary facility, and because the encroachment is less than 1% of the steep slope open space easement, the findings can be made to grant the AD permit. Conditions of approval limit only those structures shown on the approved MUP.



Figure 1: Proposed 35-foot faux mono-broadleaf tree

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

The subject property is approximately 4.5 acres and is located at 5425 Olive Hill Road in the Bonsall Community Plan Area. The site is currently developed with a single-family residence, a barn, and an avocado orchard. The 35-foot faux mono-broadleaf tree and CMU equipment enclosure will be located near the southeast portion of the parcel (see Figure 1). The parcels surrounding the proposed wireless telecommunication facility consist mainly of residential properties on parcels averaging two acres, although the smallest nearby parcel is one acre and the largest nearby parcel is over 88 acres. Small agricultural operations (small orchards or field crops) are also in the vicinity (see Figure 3). The proposed wireless telecommunication facility is located within a residential zone, which is considered a non-preferred zone pursuant to Wireless Ordinance Section 6986.A.1. The proposed wireless telecommunication facility is located approximately 53 feet from the closest property line and more than 226 feet from the nearest residence.

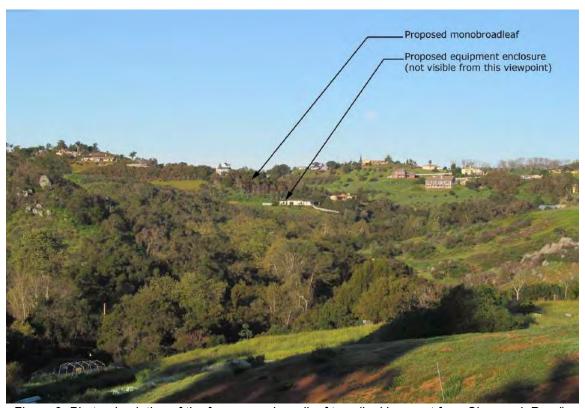


Figure 2: Photo-simulation of the faux mono-broadleaf tree (looking west from Shamrock Road)



Figure 3: Aerial Photograph

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential	RR	Olive Hill Road, Puerta de Loma	Residential, Undeveloped Land
East	Semi-Rural Residential, Public/Semi-Public Land	RR	Olive Hill Road, Via Puerta del Sol	Residential, Undeveloped Land
South	Semi-Rural Residential	RR	Via Puerta del Sol	Residential, Undeveloped Land
West	Semi-Rural Residential	RR	Puerta de Loma	Residential, Undeveloped Land

#### 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, Bonsall Community Plan, the County's Zoning Ordinance, and CEQA Guidelines. The following items were reviewed throughout the project processing and are detailed below: Site Planning Analysis, Community Compatibility, 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 35-foot faux mono-broadleaf tree and associated equipment will blend with the existing structures and vegetation on-site, and will provide service coverage to the north, east and west of the site, and along Olive Hill Road.

#### Site Planning Analysis

The proposed wireless telecommunication facility is designed to be compatible with the surrounding land uses and existing structures. The proposed faux mono-broadleaf tree and CMU equipment enclosure will be located toward the southeastern portion of the property. This location provides the best coverage for Verizon Wireless, while still maintaining suitable screening.

The project is encumbered with biological and steep slope open space easements. Therefore, an AD permit is required to allow the wireless telecommunication facility to encroach into the existing steep slope easement. An AD Open Space Encroachment application is allowed pursuant to Board Policy (I-100) since the structure is not considered permanent and the proposed encroachment is 1% of the steep slope open space easement (a maximum encroachment of 10% is allowed).

#### Community Compatibility/Visual

The proposed wireless telecommunication facility is located approximately 400 feet south of Olive Hill Road and 200 feet west of Via Puerta Del Sol, the two closest public roads. The surrounding area has steep to rolling hills. The wireless telecommunication facility will be visible to the motorists travelling along Olive Hill Road, as shown in Figure 4. However, due to the distance from the road, the change in direction of the road, and the vertical elements within the immediate vicinity of the proposed mono-broadleaf, the visual impacts will be minimal.

The surrounding rolling hills act as a backdrop to help the proposed faux mono-broadleaf tree and CMU equipment enclosure blend in. The proposed 35-foot faux mono-broadleaf 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 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. Views of the site from nearby public roads will be limited by the distance as well as other vertical elements within the vicinity of the proposed mono-broadleaf (see Figures 2 and 4).

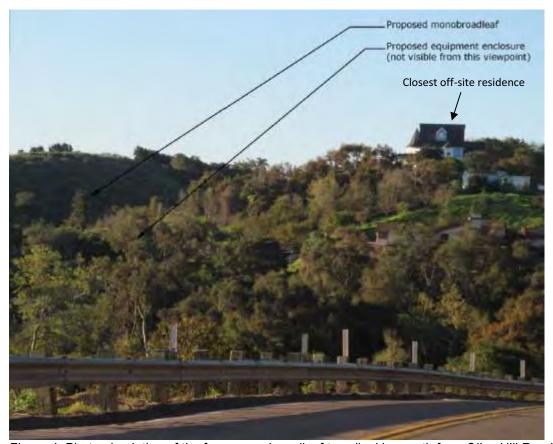


Figure 4: Photo-simulation of the faux mono-broadleaf tree (looking north from Olive Hill Road)

#### 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 RR (Rural Residential), 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. 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. A nearby T-Mobile wireless telecommunication facility is located approximately one-half mile to the northeast, and was considered for co-location (ZAP 03-024). However, in order to achieve coverage to Olive Hill Road, the existing faux mono-broadleaf tree would need to be increased to approximately 50 feet in height to also accommodate the Verizon Wireless antennas. As an alternative, a second 35-foot faux tree could be located next to the existing T-Mobile facility. In either instance, the T-Mobile site (ZAP 03-024) would not be able to cover the intended area due to intervening topography to the west.

The Morro Reservoir site was also considered, which is located more than one mile to the west of the proposed site. AT&T Mobility had received approval of a MUP (MUP 12-016) for a 50-foot faux mono-broadleaf tree, but the wireless telecommunication facility was never built. The applicant noted the limited space for Verizon's footprint at this location, which was also a concern with MUP 12-016. Verizon Wireless' design at this location may have resulted in impacts to biological resources, and therefore, the site was not seriously considered.

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) 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. The GSA maps can 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

General Plan Policy	Explanation of Project Conformance
GOAL S-1 – Public Safety. Enhance public safety and the protection of public and private property.	· · ·
GOAL S-2 – Emergency Response Effective emergency response disasters that minimizes the loss of and damage to property, while a reducing disruption in the delivery of v public and private services during a following a disaster.	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
POLICY COS-4.1 – Wa Conservation. Require development reduce the waste of potable was through use of efficient technologies a conservation efforts that minimize to County's dependence on imported was and conserve groundwater resources.	the design is compatible with the surrounding orchard. The existing orchard is not required to be increased or altered in connection with the project. Therefore, the project will comply with San Diego County's Water

#### **General Plan Policy**

# POLICY COS 11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.

## POLICY COS 11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.

# POLICY LU 15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.

# POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.

#### **Explanation of Project Conformance**

The wireless telecommunication facility site is approximately 400 feet from Olive Hill Road, which is a Scenic Highway per the County of San Diego General Plan. A portion of the project will be visible from a portion of Olive Hill Road. However, the surrounding vegetation, various vertical elements, overall distance from the road, and backdrop of hills helps the project blend in with the area.

The project was sited and designed to be consistent with the surrounding area. The proposed height and design of the proposed 35-foot faux mono-broadleaf tree is compatible with the existing orchard, mature trees, and structures.

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 mono-broadleaf and equipment enclosure from view. 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.

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. Community Plan Consistency

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

Table D-2: Bonsall Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
Policy LU-6.2.2 - Require all wireless telecommunication companies to provide a photocopy of all types of camouflage methods prior to submission of cell site	The design of the project is a faux mono- broadleaf tree, which complies with the guidelines of the Bonsall Community Plan as it is camouflaged as a tree type which is
projects.	permitted in the design regulations.
<b>Policy LU-6.2.4</b> – Use all avenues and efforts to pursue an increase in the number	While this is a new facility, the design could allow a separate wireless carrier to co-locate on
and diversity of services, while minimizing the proliferation of new towers and infrastructure.	the faux mono-broadleaf tree, thereby eliminating the need for a separate future facility by placing their antennas below Verizon Wireless'.

#### 4. Zoning Ordinance Consistency

#### a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Rural Residential (RR) 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:	RR	Yes, upon approval of a MUP.
Animal Regulation:	N/A	N/A
Density:	N/A	N/A
Lot Size:	N/A	N/A
Building Type:	С	N/A
Height:	G	Yes
Lot Coverage:	N/A	N/A
Setback:	W (60' from center line)	Yes
Open Space:	N/A	N/A
Special Area Regulations:	N/A	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning	The proposal is for a 35-foot tall faux	Yes 🛛 No 🗌
Ordinance sets the maximum	mono-broadleaf tree. The design of the	
height requirements. This	project and CMU equipment enclosure	
parcel has a designated	will be in conformance with the height	
height of "G" which requires	requirement.	
structures to be no more than	·	
35 feet in height.		

Development Standard	Proposed/Provided	Complies?
Section 4800 of the Zoning	The proposed wireless facility and CMU	Yes 🛛 No 🗌
Ordinance requires that the	equipment enclosure will be placed	
project meet the "W" setback	outside of required setbacks. The facility	
requirements of a 60-foot	is 53 feet from the closest property line.	
front yard setback, 15-foot		
side yard setback, 35-foot		
exterior side yard setback,		
and a 25-foot rear yard		
setback.		

#### 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 residential zone, Rural Residential (RR), which is a non-preferred zone. The site was selected because no preferred zones or locations exist in the service area that meets 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 Olive Hill 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 cellular facilities. Also, staff does not require information from the applicant concerning such effects from RF emissions associated with the project. Information regarding potential health effects is available from the cellular providers upon request as it is required from the FCC.

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

Table D-4: Wireless Ordinance Development Regulations

Development Standard	Proposed/Provided	Complies?
Section 6985.C.5 of the Wireless	The proposed faux mono-broadleaf	Yes 🛛 No 🗌
Telecommunication Ordinance prohibits	tree and CMU equipment enclosure	
the placement of a telecommunication	will be placed outside of all required	
tower or equipment in the front, rear, or	setbacks.	
side yard setback.		

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The proposed CMU equipment enclosure is eight-feet tall, which is within the 10-foot height allowance.	Yes No
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	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 No
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.	The proposed project is considered a "high visibility" facility because the facility is a faux mono-broadleaf 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 No

#### 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

On January, 3, 2017, the applicant presented the project to the Bonsall Community Sponsor Group (CSG). The Bonsall CSG continued the project because the applicant was unable to answer all of the questions. The applicant returned to the Bonsall CSG on May 2, 2017. The Bonsall CSG voted to deny the project by a vote of 5-1-1 (Ayes – 5, Noes – 1, Vacant – 1) because the Bonsall CSG thought the faux mono-broadleaf tree would directly impact the closest neighbor's views to the northeast. The applicant met with the Bonsall CSG a third time on October 3, 2017 to discuss the project in greater detail and answer questions about neighboring views, topography, and coverage gaps. The Bonsall CSG expressed they no longer were concerned about aesthetics or the location of the facility. Rather, the Bonsall CSG asked if surrounding property owners were notified about the October Bonsall CSG meeting. Staff explained that, as required by the Zoning Ordinance, the surrounding property owners

are notified when the project is first submitted and again prior to the Public Hearing. The Bonsall CSG made a motion that the project be continued to November, and that the applicant notice the surrounding parcels within a 300-foot radius. However, that motion failed. The Bonsall CSG made a second motion to approve the project, without conditions, but that motion also failed. The Bonsall CSG read into the record that both motions failed and that they have no recommendations. The Bonsall CSG meeting minutes are included as Attachment E.

#### F. PUBLIC INPUT

No public opposition and no comments to the project were received.

#### G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

- Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
- 2. Grant MUP PDS2016-MUP-16-005, and PDS2016-AD-16-040, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:	Report Approved By:
Marisa Smith, Project Manager	Mark Wardlaw, Director
858-694-2621	858-694-2962
Marisa.Smith@sdcounty.ca.gov	Mark.Wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:

MARK WARDLAW, DIRECTOR

#### ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2016-MUP-16-005 and PDS2016-AD-16-040

Attachment C - Environmental Documentation

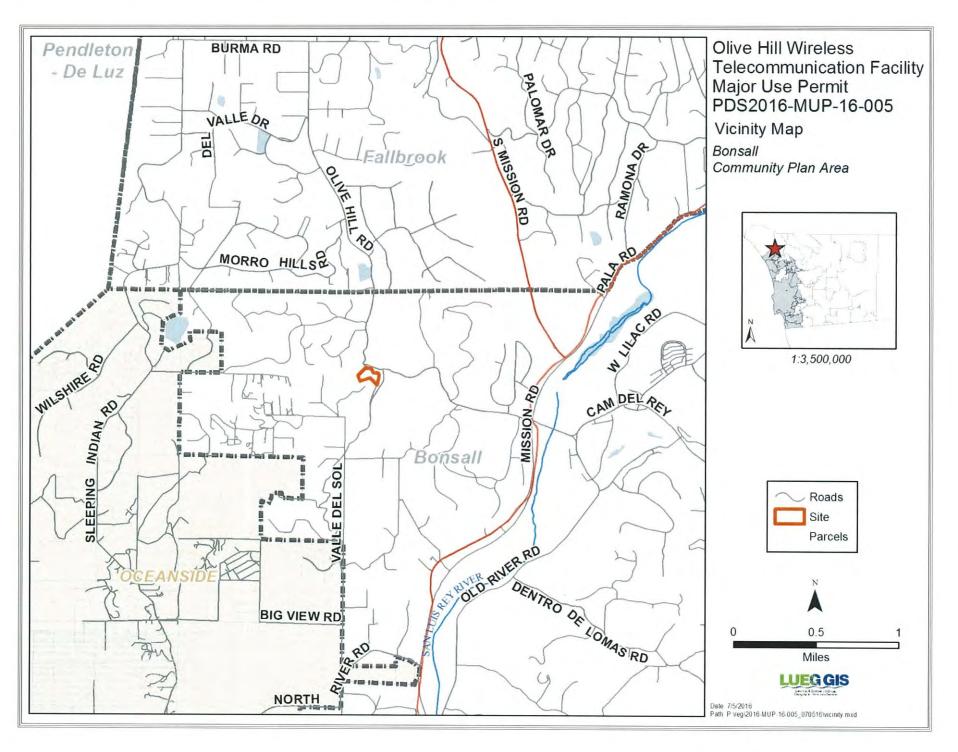
Attachment D – Environmental Findings

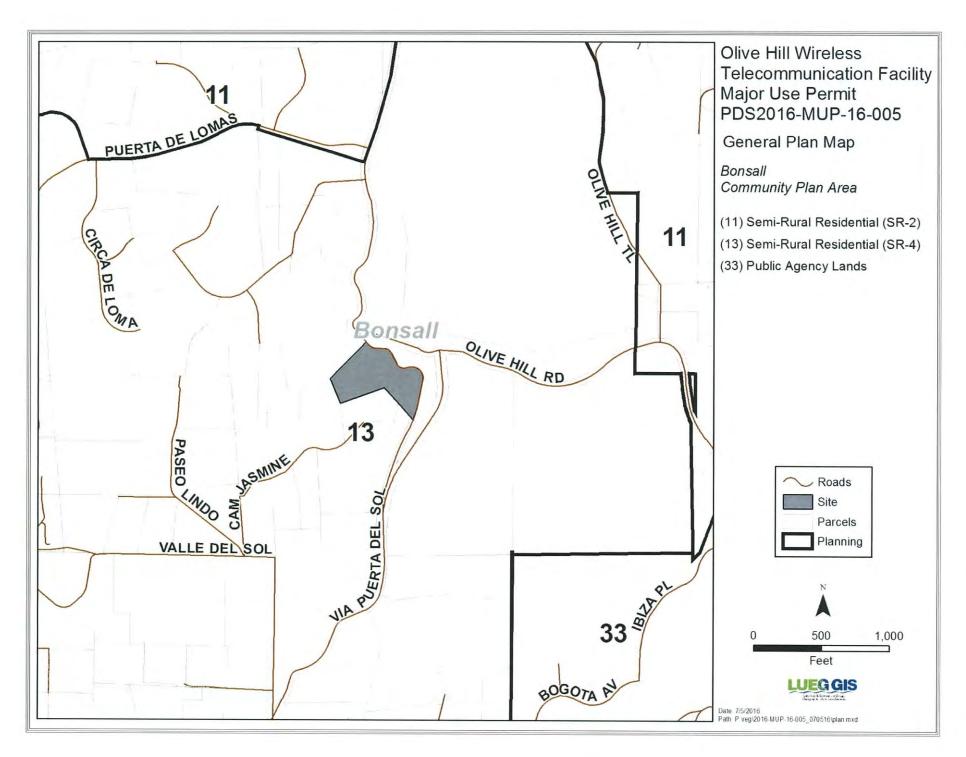
Attachment E – Public Documentation

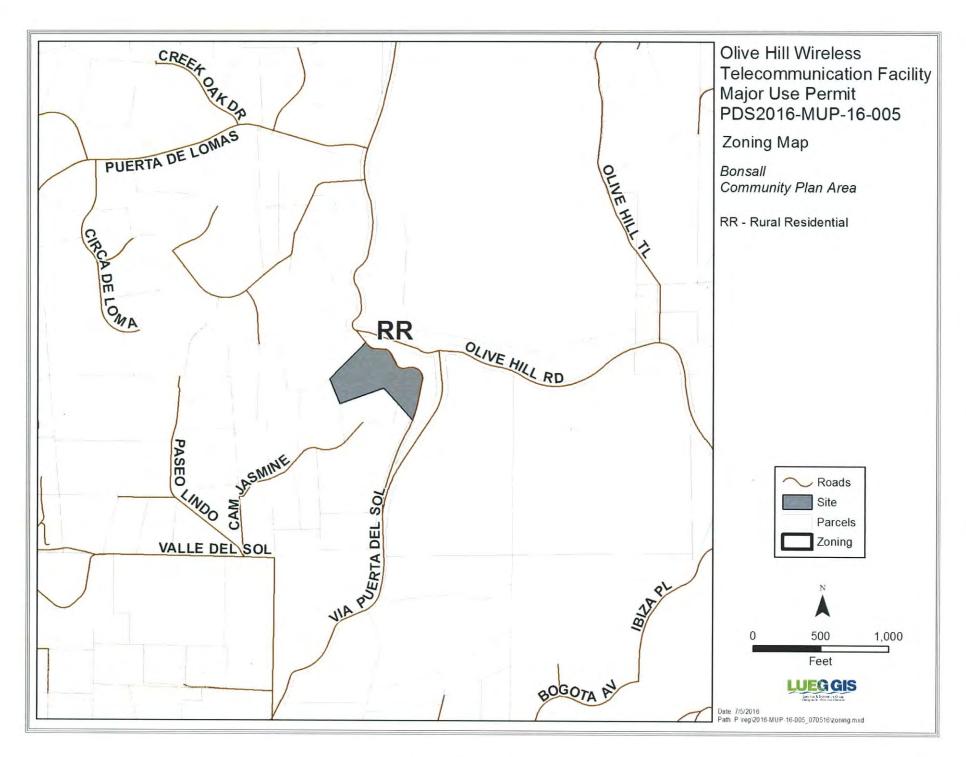
Attachment F - Photo-Simulations, Photos, Geographic Service Area Map, and Alternative Site Analysis

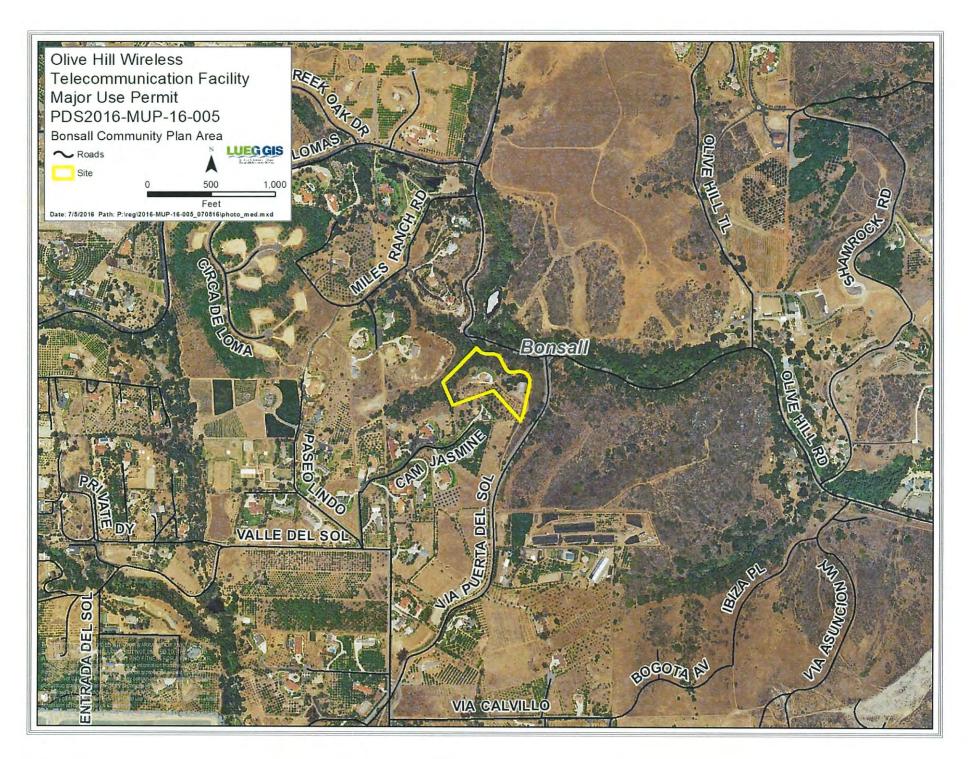
Attachment G - Ownership Disclosure

### **Attachment A – Planning Documentation**

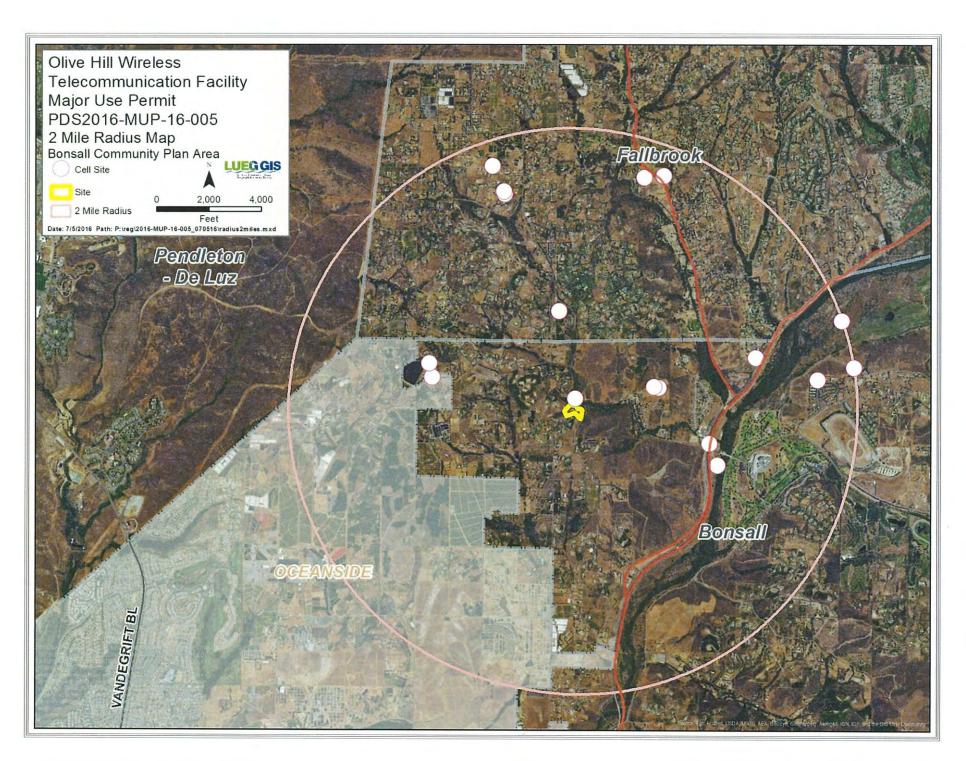














#### **OLIVE HILL**

#### 5425 OLIVE HILL ROAD BONSALL, CA 92003

DRIVING DIRECTIONS FROM VERIZON WIRELESS OFFICE HEAD SOUTHEAST TOWARDS SAND CANYON TRAIL - TURN RIGHT DNTO SAND CANYON AVENUE - TAKE 1-5 SOUTH (42.4 MI) - EXIT ONTO CA-76 E/RTE 76 E/SAN LUIS REY MISSION EXPY/STATE 76 E - CONTINUE TO FOLLOW CA-76 E/RTE 76 E/STATE 76 E (12.3 MI) - TURN LEFT ONTO DEIVE HILL RD (DESTINATION WILL BE ON THE LEFT)



VICINITY MAP

LEGAL DESCRIPTION

PROJECT APPLICANT: VERZON WINELESS 15505 SAND CANYON AVENUE IRVINE, CA 92618 CONTACT: BRENT HELMING 760.533.6065

PLANNING REPRESENTATIVE.
JUL CLEVELAND
PLANCOM ING
302 STATE PLACE
ESCONDIDO, CA 92029
760 420 4833 PHONE

GOOGLE 2015

CONTACTS

THE PROJECT CONSISTS OF THE INSTALLATION OF A VERIZON WIRELESS TELECOMMUNICATIONS SITE CONSISTING OF THE FOLLOWING.

THE INSTALLATION OF TWELVE (12) NEW ANTENNAS, TWENTY FOUR (24) RRUS, FOUR (4) SURGE SUPPRESSORS, ONE (1) MICROWAYE ANTENNA ON A 35' MONO-TIREE EQUIPMENT WILL BE LOCATION IN OWE EQUIPMENT ENCOQUIE AT GRADE INSTALLATION OF ONE (1) 15KW DIESEL GENERATOR IN EQUIPMENT ENCOGUIRE.

ASSESSOR'S PARCEL NUMBER

EXISTING FLOOR AREA:

PROPOSED PROJECT AREA 116 SF EQUIPMENT ENCLOSURE 13 SF MONO-BROADLEAF 129 SF TOTAL

EXISTING TYPE OF CONSTRUCTION:

DVERLAYS:

EXISTING CARRIERS: NONE

IOTAL SITE AREA: APPROX 197,555 SF (4.5 AC)

PROPOSED TYPE OF CONSTRUCTION.

WATER/SEWAGE UTILITIES. ELECTRICAL SDG&E

EXISTING OCCUPANCY: R-3 SINGLE FAMILY

JURISDICTION: COUNTY OF SAN DIEGO

CURRENT USE. SINGLE FAMILY RESIDENCE

TELEPHONE ATAIT

FIRE DEPT. NORTH COUNTY FIRE PROTECTION DISTRICT

PROPOSED OCCUPANCY: R-3 (EXISTING), S-2 (AT EQUIPMENT ROOM)

TITLE SHEET

C01 TOPOGRPAHIC SURVEY TOPOGRPAHIC SURVEY C02

Z01 SITE PLAN BMP PLAN Z01.1 Z02 AREA PLAN Z03 **ELEVATIONS** Z04 **ELEVATIONS** Z05 Z06

T01

L01

**EQUIPMENT PLAN & GRADING ENLARGED ANTENNA PLANS** Z07 ANTENNA DETAILS

LANDSCAPE PLAN

ALL WORK SHALL COMPLY WITH THE FOLLOW APPLICABLE CODES. CALIFORNIA BUILDING DODE 2013 EDITION

CALIFORNIA PLUMBING CODE, 2013 EDITION CALIFORNIA MECHANICAL CODE, 2013 EDITION

CALIFORNIA FLECTRICAL CODE 2013 FOITION CALIFORNIA FIRE CODE, 2013 EDITION

PROJECT INFORMATION

2

SHEET INDEX

CBC SECTION 11058.3.4 - BUILDING ACCESSIBILITY
CAL ACS ACCESSIBILITY STANDARDS INTERPRETIVE MANUAL

**APPROVALS** 7

OLIVE HILL SAZS GLYE HILL ROAD, BC verizon...

ARCHITECT

PROJECT NAME

4

8

SHEET INFORMATION OI DONATO ASSOCIATES

TITLE SHEET

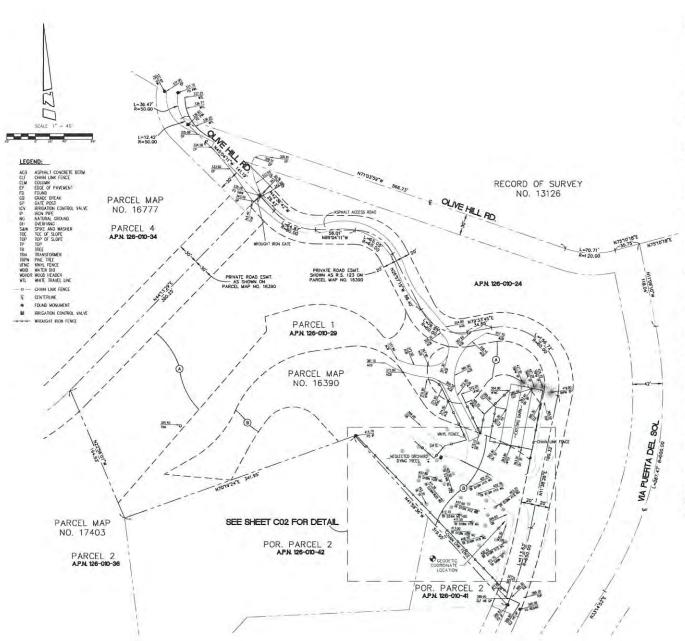
1501.08 PLOT SCALE 1 1 (24x36 Tr SEZE)

TYPE OF INSPECTION DESIGN STRENGTH

SPECIAL INSPECTIONS

ADA COMPLIANCE

Submitted 9.29.17



COORDINATES: (\*)

LATITUDE 33"17"31.62" N
LONGITUDE 117"14"30.19" W

NAO 1883 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "ASHTECH" G.P.S. RECEMERS AND ASHTECH SURVEY GRADE PRECISION SOFTWARE FOR POST—PROCESSING.

#### BASIS OF BEARINGS:

THE CENTERLINE OF OLIVE HILL ROAD, BEING NORTH 45'04'11" WEST PER PARCEL MAP NO. 16777, RECORDS OF SAN DIEGO COUNTY.

#### ASSESSOR'S IDENTIFICATION:

SAN DIEGO COUNTY A.P.N. 126-010-29

#### AREA:

4.45± ACRES PER SAN DIEGO COUNTY ASSESSOR

#### BENCH MARK REFERENCE:

USGS RENCH MARK THE AC

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 400" AS SHOWN ON THE "BONSALL" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 402.5 FEET A.M.S.L. (NAVD88) (DATUM VERIFIED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

#### TITLE REPORT IDENTIFICATION:

(PENDING RECEIPT OF TITLE REPORT)

#### EASEMENT NOTES:

(PENDING RECEIPT OF TITLE REPORT)

#### LEGAL DESCRIPTION:

(PENDING RECEIPT OF TITLE REPORT)

PARCEL 1, IN THE COUNTY OF SAN DIEGO, STATE OF CALFORNAL AS SHOWN ON A PARCEL MAP FILED AS PARCEL MAP NO. 18390, IN THE OFFICE OF THE COUNTY RECORDER OF SAN COUNTY.

DATE OF SURVEY:

MARCH 04, 2015

#### SURVEYORS NOTE:

THE BOUNDARY LINES AND THEIR DIMENSIONS SHOWN HEREON ARE PER RECORD INFORMATION AND THEIR LOCATIONS ARE APPROXIMATE, PENDING RECEIPT OF TITLE REPORT.

#### LIVING PLANTS STATEMENT:

THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIMING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY VALUE FOR THE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

#### OPEN SPACE EASEMENTS:

SHOWN HEREON PER PARCEL MAP NO. 18390.

(A) OPEN SPACE EASEMENT TO PROTECT SENSITIVE HABITAT LANDS.

(B) OPEN SPACE EASEMENT TO PROTECT STEEP SLOPE LANDS.

(AGRICULTURAL USE IS PERMITTED)

O DENOTES ITEM PLOTTED HEREON



SEE SHEET CO2 FOR SITE DETAILS

SERT FAZE ASSECTION & MAPPING ASSECTION & MAPPING ASSECTION ASSECTION

CONBULTANT

PROJECT HAME

Vortzon wireless

Less Sandra merchanten

Less Carter HILL

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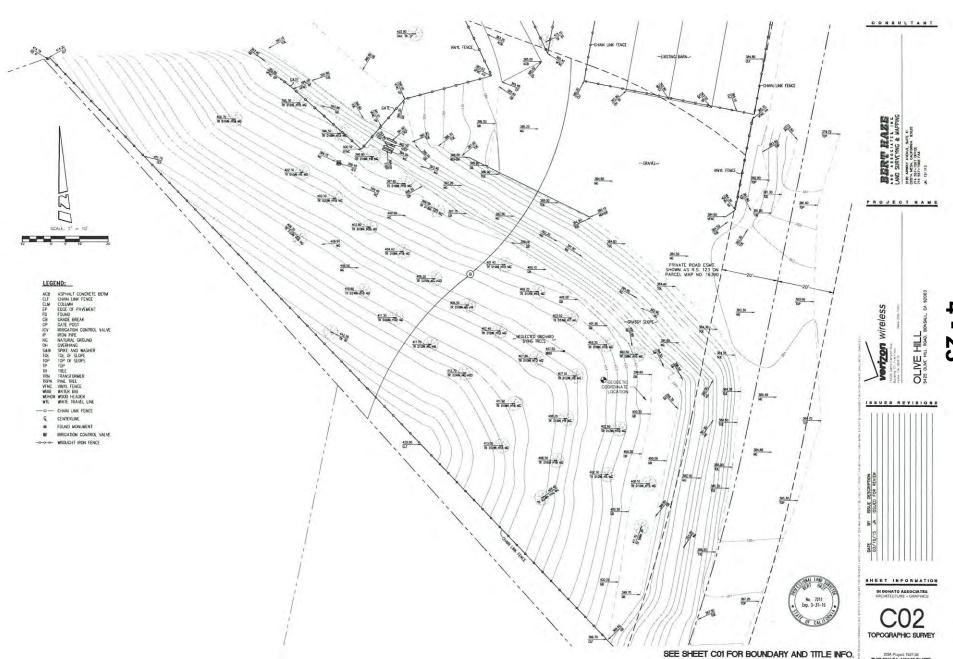
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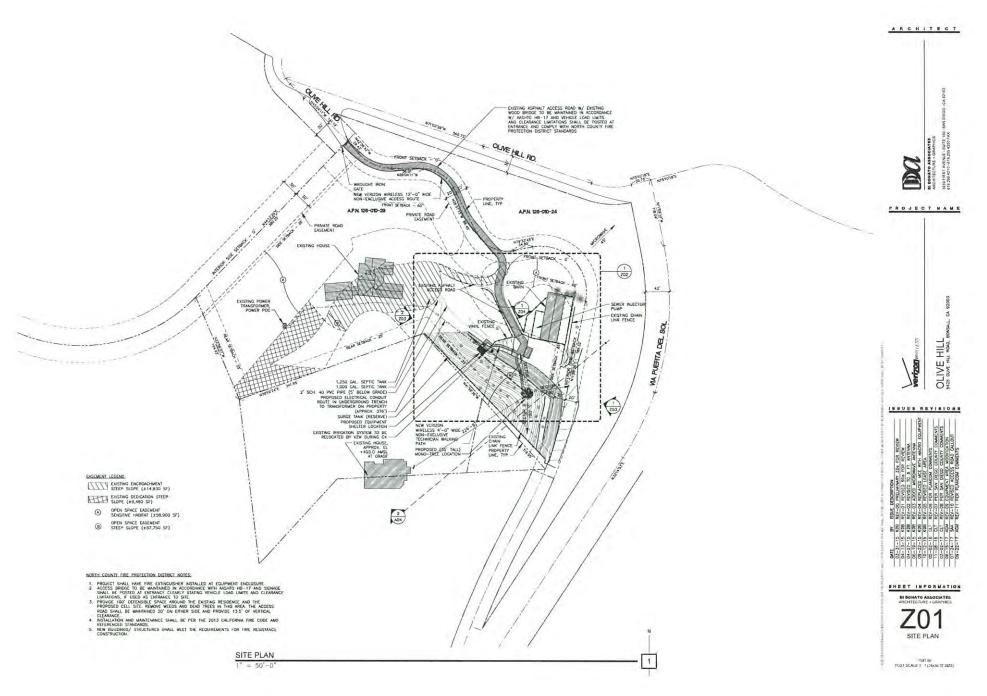
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SHEET INFORMATION
DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

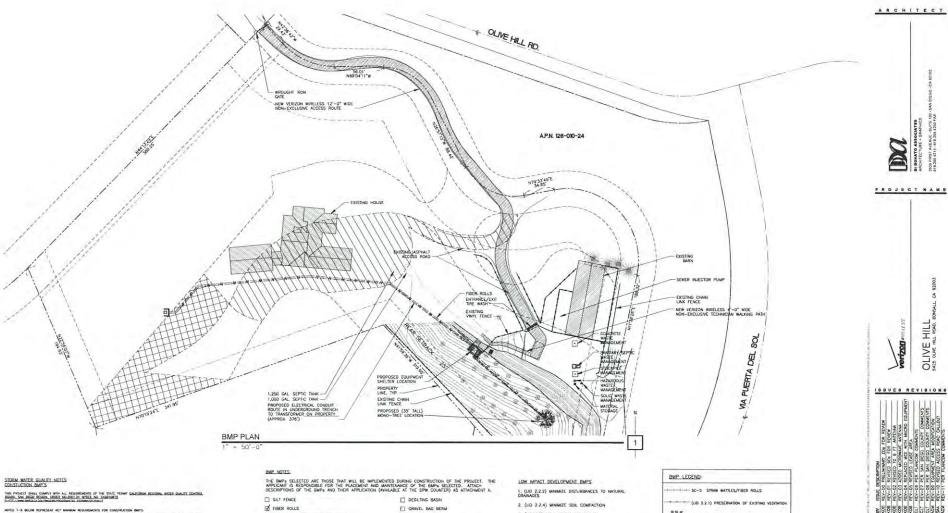
CO1 TOPOGRAPHIC SURVEY

PLOT SCALE 1-1 (24cm Tr 80ff)





OLIVE HILL ROWD. BC



- 2. ALL STOCK PIES OF UNCOMPACTED SOE AND/OR BUILDING WHEREAS THAT ARE INTENDED TO BE LEFT WARROTTETHE YOR A PIEROD GRAZIER THAN SOCKS OLD BANK DAYS ARE TO BE PROVIDED WITH EXCOUNT AND SECREDAL CONTROLS. SUCH SOLL REALT SE PROSECUED LICED BAY BEN'D THE PROBLEMENT OF SHALL OF A 10 OF BERTALD.
- 3 A CONCRETE MACHINET SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE APPROXEMENTS THAT ARE TO BE POUND IN PRACE ON SIZE
- 5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDWENT TRANSPORT AT ALL TIMES.
- 6 THE STORAGE OF ALL CONSTRUCTION IMPERIALS AND EQUIPMENT MUST BE PROJECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTAINS WITO THE ENGROMMENT
- 2 THIS PROJECT PROPOSES EXPORT OF 13 CUBE TWIDS OF MATERIAL FROM THE PROJECT SITE ALL DOPORT MATERIAL MUST BE DISPOSED WITO LEEAL DEPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE WATERIAL ALLS UPON ACTIVITIES REQUIRE A SEPARATE CONSISTING USE PREMIST.

- SANDBAC BARRER
- STREET SWEEPING AND VACUUMING STORM DRAIN INLET PROTECTION STOCKPILE MANAGEMENT
- MATERIAL DELIVERY AND STORAGE SPILL PREVENTION AND CONTROL
- SOLID WASTE MANAGEMENT STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONCRETE WASTE MANAGEMENT ☐ WATER CONSERVATION PRACTICES PAYING AND GRINDING OPERATIONS
- DEWATERING OPTIONS VEHICLE AND EQUIPMENT MAINTENANCE VEGETATION STABILIZATION
- SANITARY WASTE MANAGEMENT
- NO BMPs NEEDED. ACTIVITIES ARE NOT CONSIDERED TO GENERATE POLLUTANTS.

3. (UD 3.7) LID LANDSCAPING DESIGN

### SS-4 HYDRAULIC STABILIZATION HYDROSEEDIN

IC-3 ENTRANCE/EXIT TIME WASH

WM-5 SOLID WASTE WAVAGEMENT

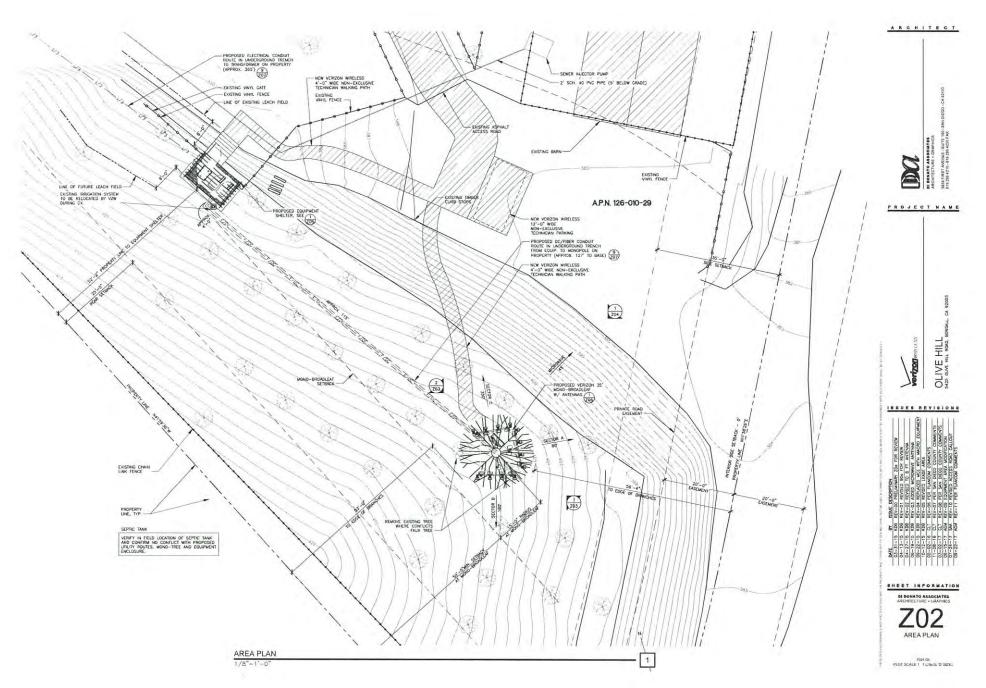
WM-8 CONCRETE WASTE MANAGEMENT

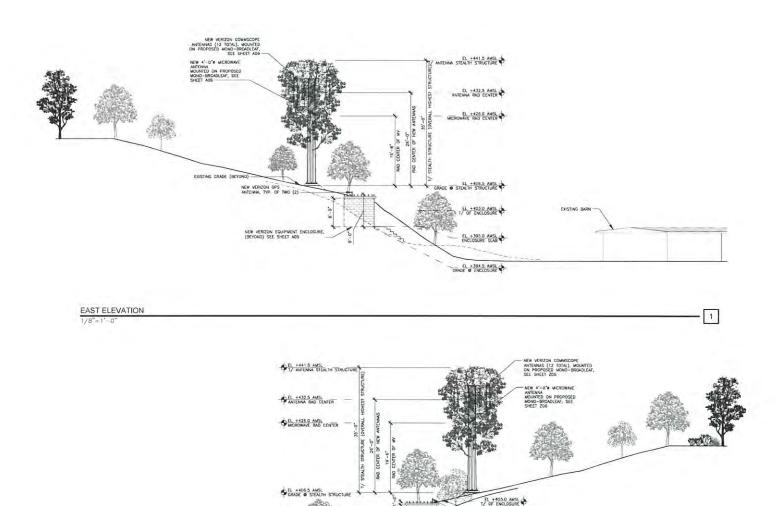
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> SHEET INFORMATION DI DONATO ASSOCIATES

BMP PLAN

1501.08 PLOT SCALE 1 1(24x36 'D' SIZE)





WEST ELEVATION 2

EXISTING BARN

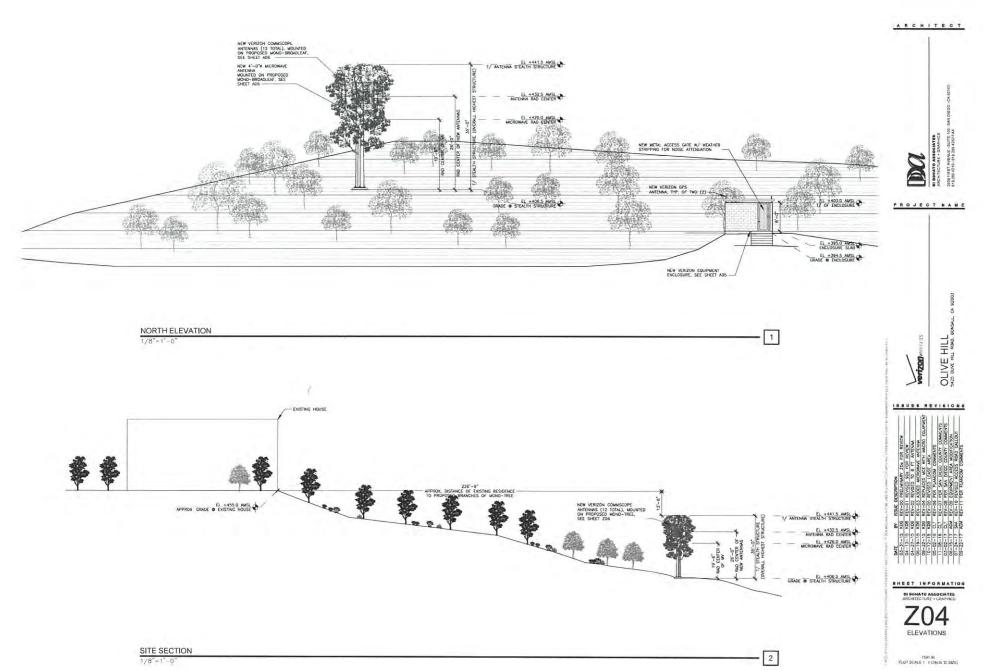
- EXISTING GRADE (BEYOND)

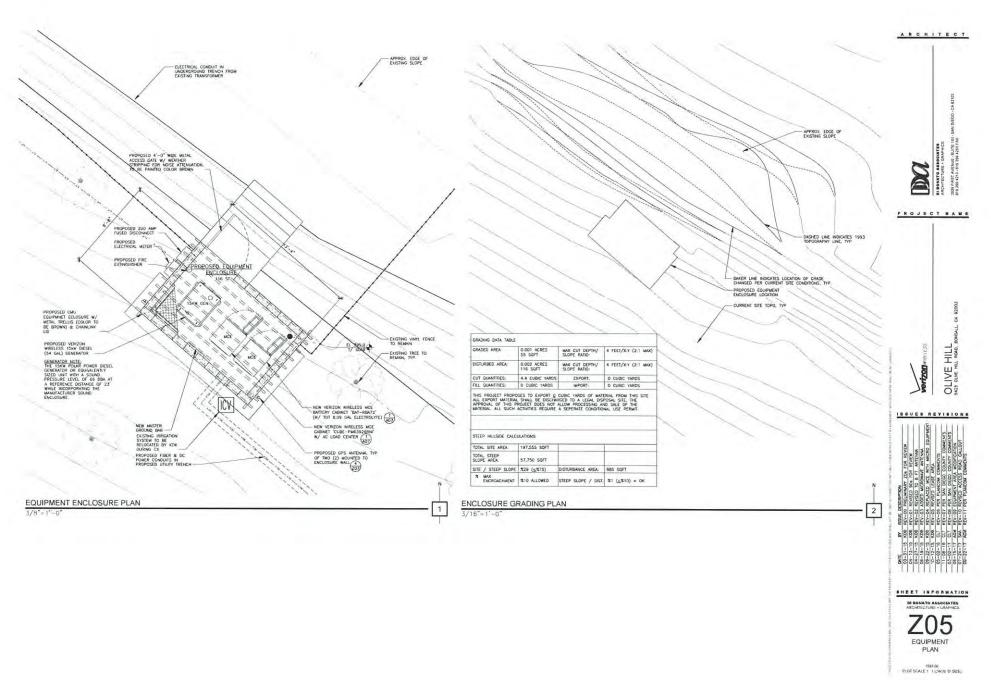
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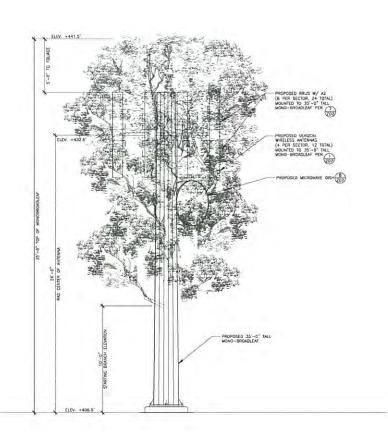
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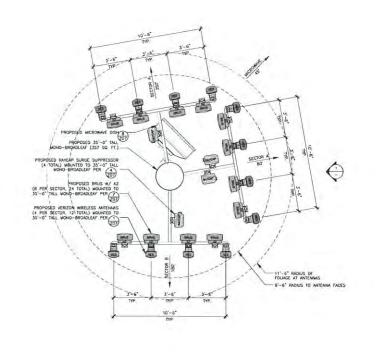
PROJECT NAME Verizon OLIVE HILL S425 01/10 HILL ROAD, BO BSUES REVISIONS SHEET INFORMATION DI DONATO ASSOCIATES ARCHITECTURE - GRAPHICS ELEVATIONS 1501.0± PLOT SCALE 1 1 (24/36 'D' SIZE)

ARCHITECT









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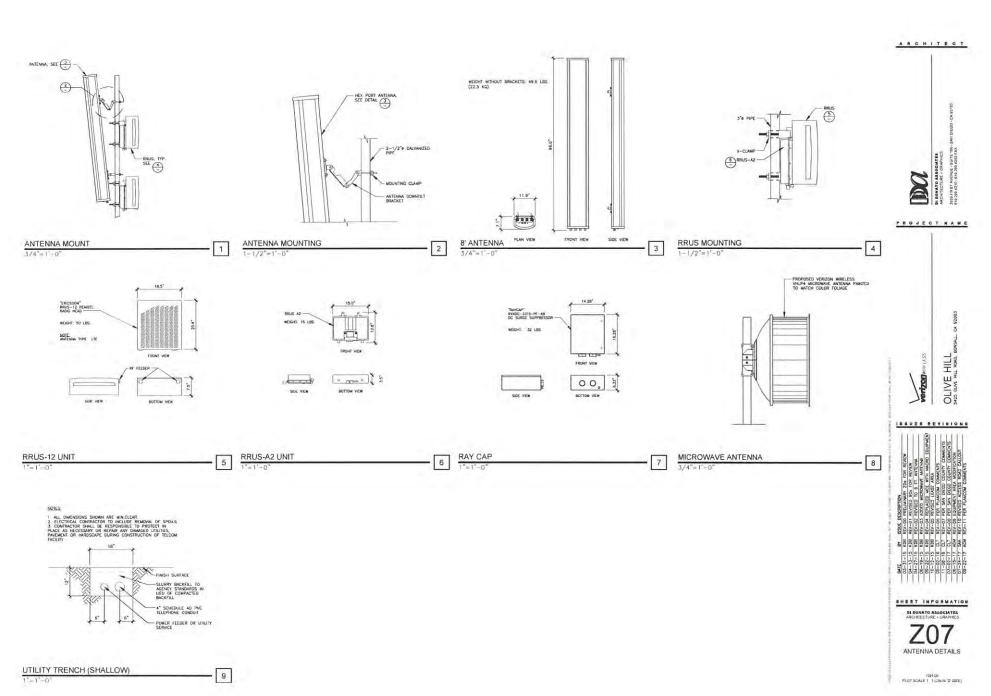
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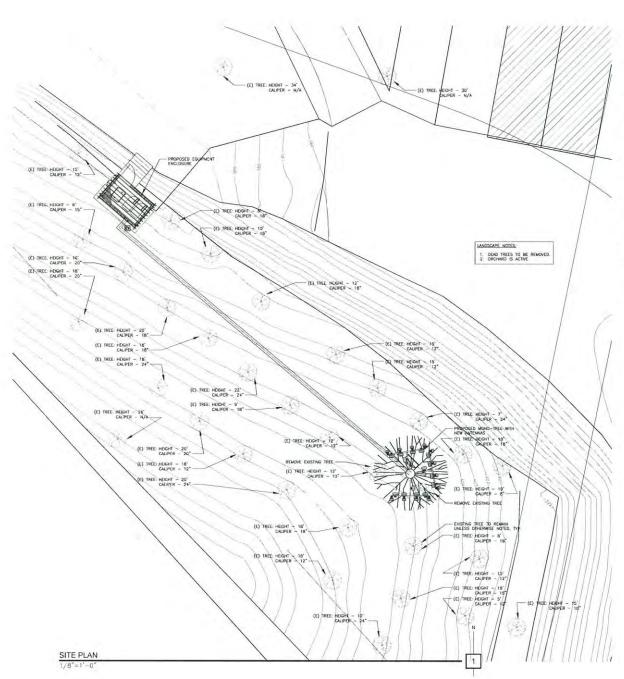
1501 06 PLGT SCALE 1 1 (24436 D SEZE)

ARCHITECT

MONO-BROADLEAF ELEVATION 3/8"=1'-0"

ANTENNA PLAN





#### LANDSCAPE NOTES

2 NOT USED

3. NOT USED.

4. MANTICHANCE, ALL REQUEST MASSLAPE AND RIPORTION AREAS IN THE PUBLIC ROLT-OF-HAW SHALL BE MANTIANED BY THE PROPERTY OWNER. THE MANDCARE MEASS SHALL BE MANTIANED BY THE PROPERTY OWNER, THE MANTIANED IN A HEALTHY GROWNER CONDITION, DISCUSSO DOLD PLANT MATERIAL SHALL BE MANTIANED BY A HEALTHY GROWNER CONDITION, DISCUSSO DOLD PLANT MATERIAL SHALL BE STATISACTIONERY THREATED ON REPLACED PER ITE CORRIGIONES OF THE PERMIT

5. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRUM WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICLIAR TRAVEL WAYS ARE 15 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAM DIEGO MUNICIPAL CODE, SECTION 142.040.0(1)(1).

6. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:

1. A BRIGHT YELLOW OR GRANGE TEMPORARY FENCE WULL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE

2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.

4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

MINIMUM TREE SEPARATION DISTANCES:

TRAFFIC SIGNALS / STOP SIGNS - 20 FEET

UNDERGROUND UTILITY LINES = 05 FEET (10 FEET FOR SEWER)

ABOVE GROUND UTILITY STRUCTURES - 10 FEET DRIVEWAY (ENTRIES) - 10 FEET

INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) = 25 FEET

NOTE: TREE PLACEMENT IS AFFECTED BY LOCATION OF EXISTING UTILITIES AND POWER POLES. STREET TREE SPACING AT 30 FEET CANNOT BE ACHEVED ALONG SOTH STREET WITHOUT PLACING TREES TREE CLOSER THAN MINIMUM SEPARATION DISTANCE MIDCATED IN NOTE

DONATO ASSOCIATES CHITECTURE + GRAPHICS PROJECT NAME verizon/www.css OLIVE HILL SAZS BUT BOOK BUT B

ARCHITECT

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SHEET INFORMATION DI DONATO ASSOCIATES

LANDSCAPE DEVELOPMENT PLAN

1501.08 FLOT SCALE 1 1 (24x36 °D' SIZE)



LAUREN M. WASSERMAN BIRECTOR (618) 664-2662

## County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

DIA VIA VERA CRUZ SUITE 190 SAN MARCOS CALIFORNIA 92866 3839 (619) 591-9092

November 18, 1993

W. Ray Bishoff 336 Vista Alegria Oceanside, California 92057-7340

## REVISED FINAL DECISION OF THE ZONING ADMINISTRATOR Administrative Permit

APPLICATION NUMBER:

AD 93-031

APM: 126-010-29

NAME OF APPLICANT:

W. Ray Bishoff

#### LOCATION OF PROPERTY:

5425 Olive Hill Road west of Via Puerta del Sol and south of Olive Hill Road, Bonsall Community Plan, (17) Estate Plan Designation, RR.5 Use Regulations

#### DECISION:

Grant in substantial conformance with the approved plot plan an administrative permit pursuant to Board of Supervisors Policy I-100 for an encroachment permit into an open space easement as shown on 19471/PM 16390. This decision supersedes a previous decision caused July 22, 1993. The previously approved plot plan has been replaced by a plot plan dated October 29, 1993.

#### CONDITIONS :

- This idministrative permit expires on November 18, 1995, unless
  construction and/or use in reliance on it has started, or unless an extension has been granted previously by the Zoning
  Administrator.
- This approval does not waive any requirement of the Uniform Building Code or any other County Code or Ordinance.

AD 93-031

- 2 -

November 18, 1993

 The applicant shall dedicate an open space easement, as shown on the plot plan dated October 23, 1993, to protect sensitive steep slopes.

#### FINDINGS:

The following findings are required in order to allow encroachment into an open space easement:

1. The encroachment is consistent with the open space easement.

The proposed encroachment is into the open space easement for the protection of steep slopes. The area of encroachment is completely disturbed by previous grading that was mot accurately portrayed on the topography and constraint maps submitted with TPM 19471.

2. It has been determined that the encroachment into the open space easement will not have a significant effect on the environment.

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 Acr and any amendment thereto.

The foregoing was approved by the Director of Planning and Land Use on November 18, 1993. A copy of this decision is on file in the office of the Director of Planning and Land Use and a copy was mailed to the applicant at the address shown on the application.

14 VANSEN

LAUREN M. WASSERMAN, Director Department of Planning and Land Use

By Lines C. Chagala

JAMES C. CHAGALA, Chief

North of Planning Area

LMW:JCC:LPC:cj

cc; La Schatzmann, P.O. Box 2636, Vista, California 92083
Borsall Sponsor Group



SHEET 1 OF 4 SHEETS

I HERBY STATE THAT THIS PARCEL MAP SUBSTATIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

10-10-90 OATE

fen Dehatyman LEN SCHATZMANN R.C.E. 32161 EXP. 12-31-92

PARCEL MAP NO.

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESESTED IN THE LAND SUBDIVIOED BY THIS MAP AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF

WE HEREBY GRANT TO THE COUNTY:

- A PERPETUAL EASEMENT FOR OPEN SPACE PURPOSES OVER, UPON, ACROSS, AND UNDER THE SUBJECT LAND AS SHOWN ON SAID MAP, AND NO BUILDING, STRUCTURE OR OTHER THING WHATSOEVER SHALL BE CONSTRUCTED, ERECTED, PLACED OR MAINTAINED ON THE SUBJECT EXCEPT AS EXISTS. HOWEVER, AGRICULTURAL USE IS PERMITTED IN THE PORTION OF THE EASEMENT DESIGNATED FOR STEEP SLOPE PROTECTION.
- THE PERPETUAL RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE SUBJECT LAND AND REMOVE ANY BUILDING, ENTER THE SUBJECT LAND AND REMOVE ANY BUILDING, STRUCTURES OR OTHER THINGS WHATSOEVER CONSTRUCTED, ERECTED, PLACED OR MAINTAINED ON THE SUBJECT LAND CONTRAY TO ANY TERM, CONVENANT OR CONDITION OF THIS EASEMENT AND TO GO ANY WORK NECESSARY TO ELIMINATE THE EFFECT OF ANY EXCAVATION OR PLACEMENT OF SAND, SOIL, ROCK, GRAVEL OR ANY OTHER MATERIAL DONE OR PLACED ON THE SUBJECT LAND CONTRARY TO ANY TERM, CONVENANT, OR CONDITIONS OF THE SESSIOLAT OR CONDITIONS OF THIS EASEMENT.

GRANTOR COVENANTS AND AGREES FOR HIMSELF AND HIS SUCCESSORS AND ASSIGNS AS FOLLOWS:

- THAT HE SHALL NOT ERECT, CONSTRUCT, PLACE OR MAINTAIN, OR PERMIT THE ERECTION, CONSTRUCTION, PLACEMENT OR MAINTENANCE OF ANY BUILDING OR STRUCTURE OR OTHER THING WHATSOEVER ON THE STRUCTURE OR OTHER THING WHATSLEVER OF THE SUBJECT LAND OTHER THAN SUCH BUILDINGS, STRUCTURES AND OTHER THINGS AS MAY BE PERMITTED BY A MAJOR USE PERMIT PURSUANT TO THE ZONING ORDINANCE OF THE COUNTY OF SAN DIEGO.
- THAT HE SHALL NOT USE THE SUBJECT LAND FOR ANY PURPOSE EXCEPT AS OPEN SPACE PURPOSES. HOWEVER, AGRICULTURAL USE IS PERMITTED IN THE PORTION OF THE EASEMENT DESIGNATED FOR STEEP SLOPE PROTECTION.
- THAT HE SHALL NOT EXCAVATE OR GRADE OR PERMIT ANY EXCAVATING OR GRADING TO BE DONE, OR PLACE OR ALLOW TO BE PLACED ANY SAND, SOL, ROCK, GRAVEL OR OTHER MATERIAL WHATSOEVER DN THE SUBJECT LAND WITHOUT THE WRITTEN PERMISSION OF THE COUNTY OR ITS SUCCESSORS OR ASSICHS: PROVIDED, HOWEVER, THAT GRANTOR MAY EXCAVATE, CRADE OR PLACE SAND, SOLL, ROCK, GRAVEL OR OTHER MATERIAL ON THE SUBJECT LAND AS MAY BE PERMITTED BY A MAJOR USE PERMIT ISSUED PURSUANT TO THE ZONING ORDINANCE OF THE COUNTY OF SAN DIEGO.
- THAT THE TERMS, COVENANTS AND CONDITIONS SET FORTH HERRIN MAY BE SPECIFICALLY ENFORCED OR ENJOINED BY PROCEEDINGS IN THE SUPERIOR COURT OF

THE GRANT OF THIS EASEMENT AND ITS ACCEPTANCE BY THE COUNTY OF SAN DIEGO SHALL NOT AUTHORIZED THE PUBLIC OR ANY MEMBERS THEREOF TO USE OR ENTER UPON ALL OR ANY PORTION OF THE SUBJECT LAND, IT BEING UNDERSTOOD THAT THE PURPOSE OF THIS EASEMENT IS SOLELY TO RESTRICT THE USES TO WHICH THE SUBJECT LAND MAY BE PUT.

THIS OPEN SPACE EASEMENT SHALL PRECLUDE VEGETATION REMOVAL OR ADDITIONS WITH THE EXECPTIONS THAT BRUSH CLEARING FOR FIRE PROTECTION PURPOSES SHALL BE PERMITTED UPON WRITTEN ORDER BY THE APPROPRIATE FIRE FIGHTING OF FIRE PROTECTION AGENCIES.

THIS EASEMENT SHALL BIND THE GRANTOR AND HIS

RICHARD J SETERSON OWNER BARBARA E. PETERSON

there ANN L. STEVENSON

PROJECT NO. 2280

PARCEL MAP OF PARCEL 3 OF PARCEL MAP NO. 8203, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 22, 1978 AS FILE NO. 78 - 550341 OF OFFICIAL RECORDS.

PARCEL MAP GUARANTEE FOR THIS SUBDIVISION FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 9001178-SM, DATED FEBRUARY 20, 1991.

HAROLD B. MARGOLIS AND SYLVIA L. MARGOLIS AS

SAN MARCOS NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER DEED OF TRUST RECORDED

PRESIDENT BY: Kuth Wheat

UNDER THE PROVISIONS OF SECTION 66436 SUBSECTION (a)(3)(A)(i) OF THE SUBCIVISION MAP ACT. THEIR

THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS OF EASEMENTS PER DOCUMENTS NOTED BELOW HAVE BEEN OMMITTED

INTEREST IS SUCH THAT IT CANNOT PIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING

A. PACIFIC BELL PER DOCUMENT RECORDED JULY 5, 1904 IN

B. COUNTY OF SAN DIEGO, PER DOCUMENT RECORDED JANUARY 15, 1898 IN BOOK 257, PAGE 343 OF OFFICAL RECORDS. C. OAVID J. RAPASKY, ET AL, PER DOCUMENT RECORDED DECEMBER 29, 1978 AS FILE NO. 78-561822 OF OFFICIAL RECORDS.

D. SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENTS RECORDED FEBRUARY 13, 1979 AS FILE NO. 79-065506 AND JANUARY 2, 1990 AS FILE NO. 90-000854 OF OFFICIAL

BOOK 24, PAGE 291 OF MISCELLANEOUS RECORDS.

JULY 26, 1990 AS FILE NO. 90-405277.

BENEFICIARY UNDER DEED OF TRUST RECORDED

PRIVATE EASEMENT ROADS ARE TO BE MAINTAINEO IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED DECEMBER 13, 1990 AS DOCUMENT NO. 90-0664369.

FUTURE STREET IMPROVEMENTS ARE COVERED BY A COVENANT GRANTED TO THE COUNTY OF SAN DIEGO BY DOC. NO. 90-581626 RECORDED OCTOBER 25, 1990.

I, GRANVILLE M. BOWMAN, COUNTY ENGINEER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, STATE THAT THIS MAP DOES NOT APPEAR TO BE A MAP OF A MAJOR SUBDIVISION FOR NOT APPEAR TO BE A MAP OF A MAJOR SUBJUNISION FOR WHICH A FINAL MAP IS REQUIRED PURSUANT TO SECTION 66426 OF THE SUBDIVISION MAP ACT. I FURTHER STATE THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP AND APPROVED ALTERATIONS THEREOF AND THAT PROVISIONS OF DIMISION 1 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE HAVE BEEN COMPUED WITH. THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

GRANVILLE M. BOWMAN, R.C.E. 13681, COUNTY ENGINEER

Charles Moore F998MARY 21,1991 BY: \_ CHARLES E. MOORE, L.S. 3068

IMPROVEMENT STATEMENT SEE SHEET 2

THIS IS TO CERTIFY THAT, PURSUANT TO AUTHORITY

IHIS IS TO CERTIFY THAT, PURSUANT TO AUTHORITY
CONFERRED BY RESOLUTION OF THE BOARD OF SUPERVISORS
ADOPTED MARCH 20, 1979, THE OIRCCTOR OF THE DEPARTMENT
OF PUBLIC WORKS, ACTING ON BEHALF OF THE BOARD OF
SUPERVISORS, HAS ACCEPTED, ON BEHALF OF EACH OFFEREE
OR GRANTEE, EACH OFFER OF DEDICATION, GRANT OR WAIVER
OF RIGHTS SET FORTH ON THE MAY AND SHOWN AS ACCEPTED,
SUBJECT TO AUTHORISE HEALT OF THE MAY AND SHOWN AS ACCEPTED,

FILE NO. 9/- 00 29941

FILED THIS 22 MOAY OF THUMBY AT PAGE AT 19 AT THE REQUEST OF LEN SCHATZMANN.

ANNETTE EVANS COUNTY RECORDER

BY: Cha R. Cus

FEE: \$11.00 PE

SUBJECT TO IMPROVEMENT, IF ANY. GRANVILLE M. BOWMAN, DIRECTOR, DEPARTMENT OF PUBLIC WORKS

Charles Moor

FOR DIRECTOR, DEPARTMENT OF PUBLIC WORKS

2-21-91

CALIF. COORD. INDEX 410-1695 COUNTY TPM 19471

ON WEENER /3/100 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RICHARD J. PETERSON, (PERSONALLY KNOWN TO ME) (PROVED TO ME ON THE BASIS OF SATISFACTORY CYDENCE) AND BARBARA E, PETERSON, (PERSONALLY KNOWN TO ME) (PROVED TO ME ON THE BASIS OF SATISFACTORY CYDENCE) TO BE THE PERSONS WICKE NAMES ARE SUBSORIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXCUSED THE SAME EXECUTED THE SAME.

WITNESS MY HAND.

MY COMMISSION EXPIRES SEPTEMBER 4, 1993

bern Graddw IN AND FOR SAID STATE. (SIGNATURE)

RESECCIO SNASSEN NOTARY NAME (PLEASE PRINT)

COONTYONE

HEBECCA SNADDEN
HE AT PUBLIC CALIFORNIA
HOUSE CALIFORNIA
HOUSE CONTROL
H

PRINCIPAL PLACE OF BUSINESS IN SHUDE

STATE OF CALIFORNIA COUNTY OF SAN DIEGO

) ) ss. ON NO VENTREE 14.1990 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALT APPEARED ANN L. STEVENSON, (PERSONALLY KNOW TO ME) (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED

WITNESS MY HAND

THE SAME

MY COMMISSION EXPIRES\_TANUARY 1.1994 .

Deputte Estrella NOTARY PUBLIC IN AND FOR SAID STATE. (SIGNATURE)

Lynette ESTRELLA NOTARY NAME (PLEASE PRINT)

PRINCIPAL PLACE OF BUSINESS IN SAN DIEGO COUNTY.



STATE OF CALIFORNIA COUNTY OF SAN DIEGO ) ) ss.

ON NOU. 13, 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY RAPPEARED HAROLD B. MARGOLIS PLANDING TO ME OF THE BASIS OF SATISFACTORY EVIDENDEE! AND STLVIA L. MARGOLIS PARTICIPATION OF THE PROPERTY OF SATISFACTORY EVIDENCE! TO BE THE PERSONS WHOSE MAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME. (PERSONALLY

WITNESS MY HAND

MY COMMISSION EXPIRES 9-2-9/

SAID STATE. (SIGNATURE)

PRINCIPAL PLACE OF BUSINESS IN SAN DIES. COUNTY.



STATE OF CALIFORNIA COUNTY OF SAN DIEGO

) ) SS.

WHO EXECUTED THE SAME AS TRUSTEE PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND.

MY COMMISSSION EXPIRES August 21, 1993 .

NOTARY PUBLIC IN AND FOR SAID STATE. (SIGNATURE)

MARY L. Williams

PRINCIPAL PLACE OF BUSINESS IN SAR Dieco COUNTY.



#### IMPROVEMENT STATEMENT

NONCOMPIJANCE WITH THE PROVISIONS OF THE COVENANT OF IMPROVEMENT REQUIREMENTS MAY RESULT IN YOUR OR YOUR SUCESSOR'S INABILITY TO OBTAIN A BUILDING PERMIT OR MAY RESTRICT THE APPROVAL OF FURTHER DEVELOPMENT. THE COST ASSOCIATED WITH THESE IMPROVEMENTS HAS NOT BEEN ESTABLISHED AND MAY BE SUBSTANTIAL.

THE FOLLOWING IMPROVEMENTS. AS REQUIRED BY THE FINAL NOTICE OF APPROVAL, MUST BE COMPLETED PRIOR TO ISSUSANCE OF A PERMIT OR OTHER GRANT OF APPROVAL FOR THE DEVELOPMENT OF A PARCEL CREATED BY THIS MAP.

#### C.1 PRIVATE ROAD IMPROVEMENTS

- b. THE OFFSET CUL-DE-SAC SHALL BE GRADED TO A RADIUS OF THIRTY-FOUR FEET (34") AND IMPROVED WITH ASPHALTIC CONCRETE TO A RADIUS OF THIRTY FEET (30'), OR THE HAMMERHEAD TURNAROUND SHALL BE GRADED AND IMPROVED WITH ASPHALTIC CONCRETE TO THE SATISFACTION OF THE NORTH COUNTY FIRE PROTECTION DISTRICT.
- C. THE EASEMENT ROAD FROM THE MOST SOUTHWEST CORNER OF PARCEL 2 TO VALLE DEL SOL (CSA #98) SHALL BE GRADED TWENTY-EIGHT FEET (28') WIDE SHALL BE GRADED IMENITY-EIGHT FEET (28") WIDE MAND IMPROVED TWENTY FEET (20") WIDE WITH ASPHALTIC CONCRETE. THE EXISTING PAVEMENT WHERE NOT DISTRESSED SHALL REMAIN AND SHALL BE WIDENEO WITH ASPHALTIC CONCRETE TO PROVIDE A CONSTANT WIDTH OF TWENTY FEET (20%). ALL
  DISTRESSED SECTIONS SHALL BE REPLACED. THE
  IMPROVEMENT AND DESIGN STANDARDS OF SECTION
  3.1(C) OF THE COUNTY STANDARDS FOR PRIVATE STREETS FOR ONE HUNDRED (100) OR LESS TRIPS SHALL APPLY.
- THE EASEMENT ROAD FROM THE NORTHERLY CORNER OF THE EASEMENT ROAD FROM THE NORTHERLY CORNER OF PARCEL 1, TO CLIVE HILL BRIVE SHALL BE GRADED TWENTY-FOUR FEET (24') WIDE AND IMPROVED TWENTY FEET (20') MIDE WITH SIX INCHES (6') OF DECOMPOSED GRANITE. THE IMPROVEMENT AND DESIGN STANDAROS OF SECTION 3.1(C) OF THE COUNTY STANDAROS FOR PRIVATE STREETS FOR ONE HUNDRED (100) OR LESS TRIPS SHALL APPLY.
- 1. STREET NAME SIGNS, WITH COUNTY APPROVED STREET NAMES, SHALL BE INSTRUCED AND LOCATED AT THE INTERSECTIONS OF (a) VALLE DEL SOL AND THE TOBE-NAMED PRIVATE ROAD EASEMENT SERVICING PARCEL 2, AND (b) OLVE HILL DRIVE AND THE TOBE-NAMED PRIVATE ROAD EASEMENT SERVICING PARCEL 1 PER SAN DIEGO COUNTY DESIGN STANDARDS DS-13.

THE FOLLOWING IMPROVEMENTS, AS REQUIRED BY THE FINAL NOTICE OF APPROVAL, MUST BE COMPLETED ON A PARCEL-BY-PARCEL BASIS AND PRIOR TO THE OCCUPANCY OF ANY BUILDING CONSTRUCTED ON A PARCEL CREATED BY THIS MAP.

#### C.2 FACILITY/UTILITY IMPROVEMENTS

a. RESIDENTIAL FIRE SPRINKLER SYSTEMS ARE REQUIRED FOR INTERIOR PROTECTION OF ALL STRUCTURES ON PARCEL 1 IN ACCORDANCE WITH THE SPECIFICATIONS DF NATIONAL FIRE PROTECTION ASSOCIATION PAMPHLET #13-D (HOME SPRINKLER SYSTEMS), TO THE SATISFACTION OF THE NORTH COUNTY FIRE PROTECTION

THIS CONDITION SHALL BE COMPLIED WITH AFTER THE APPROVAL OF THE PARCEL MAP; HOWEVER THIS CONDITION MUST BE COMPLIED WITH PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT. THIS CONDITION MUST BE COMPLIED WITH ONLY ON THE PARTICULAR PARCEL FOR WHICH AN OCCUPANCY PERMIT IS SOUGHT.

PLANS, WHEN REQUIRED, SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER FOR THE DEVELOPER AND APPROVED BY THE DIRECTOR, DEPARTMENT OF PUBLIC WORKS.

#### IMPROVEMENT STATEMENT (CON'T.)

ALL OF THE ABOVE IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH ALL PERTIMENT ORDINANCES AND CONDITIONS STATED IN THE COVENANT OF IMPROVEMENT REQUIREMENTS. PRIOR TO ISSUING OF A PERMIT OR OTHER REQUIREMENTS. PRIOR TO ISSUING OF A PERMIT OR UTHE GRANT OF APPROVAL, A GRADING PERMIT, A CONSTRUCTION PERMIT AND/OR A PERMIT TO INSTALL UTILITIES WITHIN THE PRIVATE EASEMENT TO BE IMPROVED MAY BE ISSUED BEFORE THE COMPLETION OF THE ABOVE

COVENANT OF IMPROVEMENT REQUIREMENTS AND WAIVER GRANTED TO THE COUNTY OF SAN DIEGO

8Y DDC, NO. 90-583974

RECORDED OCTOBER 26, 1990

#### HEALTH DEPARTMENT CERTIFICATE H.D.P.M. NO. PO2470-6R

ALL PARCELS SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM, PROPOSED STRUCTURES, CUTS AND FILLS APPROVED BY THE SAN DIEGO DEPARTMENT OF PUBLIC HEALTH PRIOR TO THE APPROVAL OF THE BUILDING PERMIT AND/OR ISSUANCE
OF A SEPTIC TANK PERMIT. AN ADDITIONAL EXPANSION AREA
OF 100% OF THE INITIAL THE AREA SHALL BE PROVIDED BY
GRAVITY FLOW FOR THE POTENTIAL EXPANSION IN THE EVENT

EACH PARCEL IS APPROVED FOR A STANDARO SEPTIC TANK CONNECTED TO # FEET OF TILE ORAIN FIELD TO SERVE A THREE-SEDROOM DIVELING: PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANYWAY. SUCH AS CUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR

PERC TEST FOR ROBERT SHAW (DATA & RECOMMENDATIONS) VAL D. WYNN, RCF 22552

PCL 1 - 360'LEACH LINE WITH 60" TRENCH DEPTH (36" ROCK UNDER LEACH LINE PIPE)

NOTE: ENGINEERED DESIGN SHALL NOT VARY FROM 25% SLOPE & AREA DESCRIBED ON PERC.

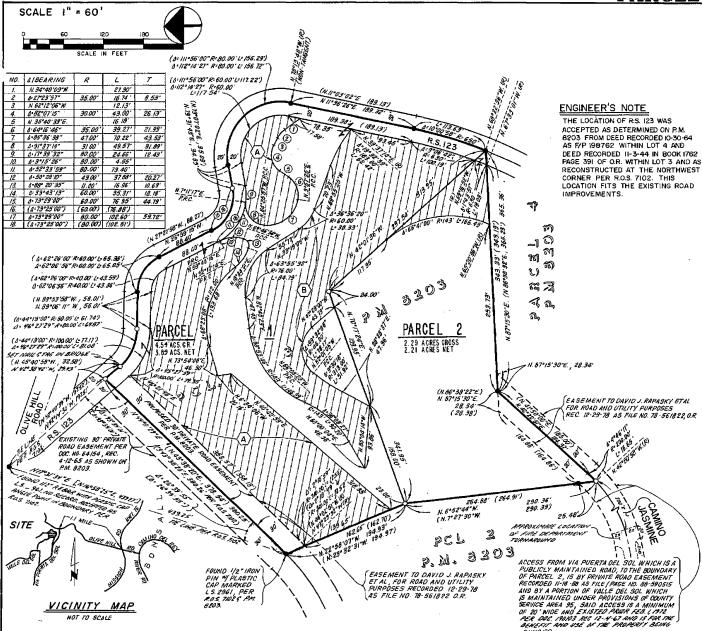
PCL 2 - EXISITNG SFD UNDER CONSTRUCTION WITH REFERENCE TO PERCS FOR EMRYO WHITE (290')

GARY STEPHANT, DEPUTY DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, BY LARRY NEWCOMB, R.S. 3888

PROJECT NO. 2280

GRADING PLAN L- NONE

CALIF COORD. INDEX 410-1695 COUNTY TPM 19471



PROJECT NO. 2280

#### LEGEND

- INDICATES FOUND 3/4" IRON PIPE TAGGED "R.O.E. 26671", PER P.M. NO. 8203, UNLESS OTHERWISE NOTED.
- INDICATES SET 34" x 18" IRON PIPE WITH BRASS TAG STAMPED R.C.E. 32161.
- INDICATES RECORD INFORMATION PER P.M. 8203, UNLESS OTHERWISE NOTED.
- [ ] INDICATES DATA CALCULATED PER RECORD INFORMATION PER ROS. 7102.
- INDICATES OPEN SPACE EASEMENT TO PROTECT SENSITIVE HABITAT LANDS GRANTED TO OF SAN DIEGO AND ACCEPTED HEREON. SENSITIVE HABITAT LANDS GRANTED TO THE COUNTY
- III INDICATES OPEN SPACE EASEMENT TO PROTECT STEEP SLOPE LANDS GRANTED TO THE COUNTY OF SAN DIEGO AND ACCEPTED HEREON. (AGRICULTURAL USE IS PERMITTED )

THE COMBINED SCALE FACTOR AT STATION "PETHSTEIN RESET" (0.99990/3). GRID DISTANCE . GROUND DISTANCE X COMBINED SCALE FACTOR.

#### SOLAR ACCESS STATEMENT

"ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION AS RE-QUIRED BY SECTION 81 401 (n.) OF THE SUBDIVISION ORDINANCE!

#### ACCESS STATEMENT

IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO PROVIDE INSURABLE ACCESS TO EACH PARCEL CREATED BY THIS MAP.

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NAD 83 ZONE 6. GRID BEARING BETWEEN STATION "PECHSTEIN RESET" AND STATION "ARARAT", AS SAID STATIONS ARE PUBLISHED IN THE SAN DIEGO COUNTY HORIZONTAL CONTROL BOOK. I.E. N.60°45'08°W.

QUOTED BEARINGS FROM REFERENCE MAPS / DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

#### EASEMENT NOTES

- I.) EASEMENT TO SAN DIEGO GAS AND ELECTRIC CO. OVER ALL PRIVATE ROAD EASEMENTS AS SHOWN ON P.M. 8203, PER DOC. NO. 79-065508 REC. FEB. 13, 1979.
- 2) EASEMENT TO SAN DIEGO GAS AND ELECTRIC CO. EXACT LOCATION CANNOT BE PLOTTED FROM RECORD. PER DOC. NO. 90-000854 REC. 1-2-90.
- EXISTING PACIFIC BELL EASEMENT, BOOK 24, PAGE 291
  RECORDED JULY 5, 1904, M.S. 18 A GENERAL EASEMENT WITH NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON MAP.
- EXISTING PUBLIC ROAD EASEMENT TO SAN CHEGO COUNTY. RECORDED 1-15-38 IN SK. 257, PG. 383, M. QUESS, IS A CÉMERAL EASEMENT WITH NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON MAP. SEE ENUMER'S NOTE.

16390 PARCEL MAP NO.\_ SCALE | = 601 SHEET 4 OF 4 SHEETS CONVERGENCE ANGLE AT STATION PECHSTEIN RESET "ARARAT" N. 2,048,733.560 E.6,279,260.670 "L 033" 20,709.207 N. 55 - 52 - 10 - W L 130 (N. 88°16'05"W. 504.27') NOTE: WORK POINTS L 033 & L 130 WERE ESTABLISHED BY G.R.S. SURVEY PERFORMED JUNE 1, 1990 INDICATES COUNTY NONUMENTS OCCUPIED DURING G.P.S. SURVEY. INDICATES SET 2"X24" PIPE WITH TAGGED RCE 32161, WORK POINTS OCCUPIED DURING G.P.S. SURVEY INDICATES TIE LINES, BETWEEN NON-OCCUPIED POINTS.

PROJECT NO. 2280

GRADING PLAN L- NONE CALIF. COORD. INDEX 410-1695

SCALE IN FEET.

**COUNTY TPM 19471** 

\*\*PECHSTEIN RESET\*\*
N.2,006, 295.502
E.6,279, 830, 173
(NGVD 29)

### Attachment B – Form of Decision Approving PDS2016-MUP-16-005 And PDS2016-AD-16-040



MARK WARDLAW

Director

# County of San Diego PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123 INFORMATION (858) 694-2960 TOLL FREE (800) 411-0017 www.sdcounty.ca.gov/pds

#### 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-16-005

E.R. NUMBER:

PDS2016-ER-16-02-003

**PROPERTY:** 

5425 OLIVE HILL ROAD, BONSALL

APNS:

126-010-29

#### **DECISION OF THE PLANNING COMMISSION**

This Major Use Permit for MUP-16-005 consists of 12 sheets including plot plan, equipment layout, and elevations dated September 29, 2017. This permit authorizes the construction, operation and maintenance of a 35-foot tall mono-broadleaf 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.

**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 (November 3, 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.

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

#### 3. NOISE#1-NOISE REQUIREMENT [PDS, FEE X2]

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

- 1. The generator unit shall be located within a minimum eight (8') foot high CMU block wall enclosure.
- 2. The 15 kW generator or equivalently sized unit with a sound pressure level of 67 dBA at a reference distance of 23 feet.

**DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** 

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

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

#### 4. GEN#3-INSPECTION FEE

**INTENT:** In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQIREMENT:** 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.

#### 5. NOISE#2-NOISE CONTROL DESIGN MEASURES [PDS FEE X2]

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

- 1. The generator unit shall be located within a minimum eight (8') foot high CMU block wall enclosure.
- 2. The 15 kW generator or equivalently sized unit with a sound pressure level of 67 dBA at a reference distance of 23.

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

#### 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 18-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 September 22, 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.

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

#### 9. NOISE#3-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 REQUIRMENT:** 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.

#### 10. 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 boulders, 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 away, 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.

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

**INTENT:** In order to comply with the <u>County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section)</u>, 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 September 22, 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 12-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.
- i. The applicant shall ensure the existing trees within 50 feet of the proposed the wireless telecommunication facility is maintained. If a tree is scheduled to be removed, another of like size and shape shall be replaced in the same location, so as to buffer and screen the surrounding viewshed. The only exception is for the two trees noted in the plans as "to be removed," as these are in the location of the proposed faux tree footprint.

**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 35-foot tall faux mono-broadleaf tree. The equipment necessary to operate the facility would be located inside a new 116-square foot CMU enclosure with eight-foot tall 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 376 feet southwest of the facility. The project would be located on a lot which has an existing single-family residence, barn, and an avocado orchard.

The placement of the proposed faux tree and equipment enclosure would require an encroachment permit to allow the structures to be placed within the recorded steep slopes open space easement. This placement would, however, avoid the biological open space easement west of the site. Two live trees would be removed to allow for the construction of the wireless facility, but even with their removal, there are various existing mature trees throughout the parcel which would help the faux mono-broadleaf blend into the setting. In addition, the project has been conditioned that should any trees within 50 feet of the wireless telecommunication facility be removed (other than the two scheduled to be removed), the applicant shall replace them with a tree of similar size and type (see condition 11.i). Views of the site from public vantage points (Olive Hill Road and Via Puerta Del Sol) are well buffered and screened due to rolling hills and existing mature trees. The CSG was not opposed to the design and location within the parcel, as noted in the October 3, 2017 meeting minutes. The project is subject to the Semi-Rural General Plan Land Use Designation and Rural Residential (RR) Zoning.

#### Scale and Bulk:

The project area can be characterized as rural residential and agricultural. The area along the northern and western edge of the property is designated as biological open space and supports dense patches of coast live oak. The area along the southern portion of the property has dedication of steep slope open space. These easements encumber a majority of the site, and therefore, an Administrative Permit for Open Space Encroachment has been filed along with the Major Use Permit application. Off-site land surrounding the site can be described as rural residential and agricultural with areas of undeveloped land. Since the 35-foot cellular facility would be camouflaged as a broadleaf tree, the color and design would blend into the backdrop of the surrounding hills. Views of the faux monobroadleaf 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 35-foot mono-broadleaf 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 trees. The applicant proposes to cover all antennas with foliage "socks" and set the antennas back into the mono-broadleaf at least 24 inches from the outer edge of the branches. The equipment enclosure is designed to have block wall siding, which would be painted a light earth tone color to match the rural setting.

The location of the proposed faux tree and equipment would be set toward the southeastern portion of the property. This location provides the best coverage for Verizon, while still maintaining adequate elevation and suitable screening. The surrounding rolling hills and existing orchard act as a backdrop to help the proposed faux tree and equipment enclosure blend in. The proposed 35-foot mono-broadleaf 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 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 parcel has an existing single-family dwelling unit, a barn, and an avocado orchard. The subject parcel is approximately 4.5 acres. Surrounding land uses consist of residential, agriculture, and undeveloped land. Surrounding parcels range from approximately one acre to over 88 acres. The proposed enclosure for both equipment and a backup generator would be approximately 116 square feet. The total lease area (faux tree and equipment enclosures) is 129 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 telecommunication facility would maintain similar coverage with surrounding parcels.

#### Density:

The project would authorize the installation of a 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 North County Fire Protection District. 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, and the wireless telecommunication facility would connect to these services by trenching approximately 376 feet to the existing on-site transformer. The subject property is served by a private driveway which connects to Olive Hill Road, a public road. 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 35-foot faux mono-broadleaf tree, along with associated equipment within an equipment enclosure. The equipment enclosure is designed to have block wall siding which would be painted a light earth tone color. The location of the proposed faux tree and equipment would be located toward the southeastern portion of the property. This location provides an increased setback of approximately 327 feet to Olive Hill Road and approximately 150 feet to Via Puerta Del Sol. The location allows for buffering and screening to drivers using Olive Hill Road and Via Puerta Del Sol 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. Photosimulations 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 residential property. Although the faux tree and equipment enclosure may be visible from adjacent residences and roadways, the project is designed to blend into the various existing mature trees throughout the parcel. In addition, the equipment enclosure would be painted a light earth-tone color to blend in with the background and would appear as an accessory to the existing residence and accessory structures.

The 35-foot faux mono-broadleaf 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-broadleaf at least 24 inches, which would further buffer and screen the facility. The nearest residential property line is approximately 53 feet from the proposed facility, and approximately 226 feet from the closest residence. Furthermore, the base elevation of the closest neighboring residence is 455.0 feet. The base elevation of the proposed faux mono-broadleaf is 406.5 feet, which means the top of the 35-foot tall faux tree would be 441.5 feet. The top of the facility would be 3.5 feet below the base elevation of the closest off-site residence, and therefore, should not interfere with views of the surrounding area.

The facility would include one 15kW emergency generator on a concrete pad and would be located within an eight-foot tall CMU enclosure. 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 Olive Hill 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 Olive Hill 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 and a microwave antenna mounted upon a 35-foot faux mono-broadleaf tree, along with associated equipment within an equipment enclosure. The subject property is approximately 4.5 acres and is developed with access and utility services adequate to serve the proposed use. The existing single-family residence on the project site is approximately 260 feet from the faux mono-broadleaf tree, and the closest off-site residence approximately 226 feet away. The installation of the telecommunication facility would not require significant alteration to the land form, although an Administrative Permit must also be approved to allow encroachment of the facility within the steep slope open space easement. The faux monobroadleaf and equipment enclosure are proposed near the toe of the slope, and minimal grading and disturbance is required (approximately 5 cubic yards of cut and fill), due to the small footprint and best management practices. 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 Semi-Rural General Plan, and it is within the Bonsall Community 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 setback approximately 400 feet from Olive Hill Road, which is designated as a scenic highway, and camouflaged as a broadleaf tree, which is found within the area. There are also several vertical elements nearby, such as existing mature trees, existing orchard, and single-family residences. 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 alternative 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 <u>County TIF Ordinance number 77.201 – 77.223</u>. 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 <u>County Noise Ordinance</u> 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 away, 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

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

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.

EXPLANATION OF COUNT	Y DEPA	RTMENT AND DIVISION ACRO	NYMS
Planning & Development Services	(PDS)		
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	ВІ	Landscape Architect	LA
Zoning Counter	ZO		
<b>Department of Public Works (DPW)</b>	)		
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Heal	th (DEH	1)	
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation	n (DPR)		
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DG	SS)		
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.

of Decision is pa State of Californ	assed and approved ia, at a regular meeti ervices Conference C	, seconded by Commissioner _ by the Planning Commission of the ing held on this 15 <sup>th</sup> day of Decembe Center Hearing Room, 5520 Overland	County of San Diego, er, 2017, in Planning &
AYES:			
NOES:			
ABSTAIN:			

COUNTY OF SAN DIEGO PLANNING COMMISSION MARK WARDLAW, SECRETARY

BY:

ABSENT:

Jarrett Ramaiya, Chief Land Development Division Planning & Development Services

CC:

Michael and Janet Altar Trust, 5425 Olive Hill Road, Bonsall, CA 92003 Verizon Wireless, 15505 Sand Canyon Avenue, Irvine, CA 92618 Di Donato Associates, 3939 First Avenue, Ste. 100, San Diego, CA 92103 Bonsall CSG FILE

#### email cc:

Kenneth Brazell, Land Development, Team Leader, PDS
David Sibbet, Planning Manager, PDS
Bonsall Community Sponsor Group (Margarette Morgan - morgan7070@cox.net)
PlanCom, Inc. (Jill Cleveland - jill.cleveland@plancominc.com)



MARK WARDLAW

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 694-2962 • Fax (858) 694-2555
www.sdcounty.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

**December 15, 2017** 

PERMITEE:

**VERIZON WIRELESS** 

**ADMINISTRATIVE PERMIT:** 

PDS2016-AD-16-040

E.R. NUMBER:

PDS2016-ER-16-02-003

PROPERTY:

5425 OLIVE HILL ROAD, BONSALL, CA 92003

APN:

126-010-29

#### **DECISION OF THE DIRECTOR**

This Administrative Permit for minor encroachment into an open space easement consists of 12 sheets including plot plan and elevations dated September 29, 2017. This permit authorizes a temporary encroachment of a wireless telecommunication facility into steep slope open space easement pursuant Board of Supervisors' Policy I-100. The temporary time frame is pursuant to the lease agreement terms.

**AD PERMIT EXPIRATION:** This Administrative Permit shall expire on **December 15, 2019** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7070 and 7062 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Administrative Permit has commenced prior to said expiration date.

**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 Site Plan. 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

AD-16-040 2 December 15, 2017

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.

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

- 3. No new equipment other than the faux tree and equipment enclosure shall be located in the steep slopes open space. Any excavator/compaction tools shall be located outside of the open space when not in use.
- **4.** No new impermeable surfaces which were not already approved in accordance with MUP-16-005 shall be installed on or over the encroachment area.
- 5. Any further unpermitted encroachment into the steep slopes open space easement may result in revocation of this permit and permit MUP-16-005.

.....

#### ADMINISTRATIVE PERMIT FINDINGS:

1. In the judgment of the Director of Planning & Development Services, this encroachment is minor in nature, involves no significant environmental impacts, and will not significantly damage the integrity of the easement.

The encroachment into steep slopes is minor in nature because it would not introduce any permanent structures, as the wireless telecommunication facility is considered temporary, based on the lease agreement. The proposed wireless telecommunication facility would encroach less than 129 square feet (13 square feet for the faux tree and 116 square feet for the equipment enclosure). The steep slope open space easement was dedicated for compliance with the Resource Protection Ordinance, and was not used for biological mitigation. It was previously determined in AD-93-031 that the recorded boundaries of the steep slope open space did not match the actual topography after the implementation of the orchard and grove roads, which resulted in a constrained parcel

with minimal area for building. The encroachment is categorically exempt from CEQA. The project is also subject to a Major Use Permit (MUP-16-005), which requires conformance to the approved plans, including Stormwater Quality, Best Management Practices, and ongoing maintenance of the facility. Therefore, the project will not significantly impact the environment or damage the integrity of the easement.

**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:

**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.

EXPLANATION OF COUNT	TY DEPA	ARTMENT AND DIVISION ACRO	ONYMS
Planning & Development Services	(PDS)		
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	РМ
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	ВІ	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW	<b>/</b> )		
Private Development Construction Inspection	PDCI	Environmental Services Unit Division ESU	
Department of Environmental Hea	ith (DEI	Н)	
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMDSHMD
Department of Parks and Recreati	on (DPR	8)	
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (D	GS)		
Real Property Division	RP		

AD-16-040

4

December 15, 2017

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Director, the decision may be appealed to the Board of Supervisors in accordance with Section 7166 of the County Zoning Ordinance. An appeal shall be filed with the Secretary of the Board of Supervisors 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, DPLU FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

ON MOTION of Commissioner	, seconded by	Commissioner	, this
Form of Decision is passed and	approved by the Planning Co	ommission of the Cour	ity of San
Diego, State of California, at a re	egular meeting held on this	15th day of December	, 2017, in
Planning & Development Services	s Conference Center Hearing	g Room, 5520 Overland	d Avenue,
San Diego, California, by the follo	wing vote:		

AYES:

NOES:

**ABSTAIN:** 

ABSENT:

COUNTY OF SAN DIEGO PLANNING COMMISSION MARK WARDLAW, SECRETARY

BY:

Jarrett Ramaiya, Chief
Land Development Division
Planning & Development Services

cc: Michael and Janet Altar Trust, 5425 Olive Hill Road, Bonsall, CA 92003 Verizon Wireless, 15505 Sand Canyon Avenue, Irvine, CA 92618 Di Donato Associates, 3939 First Avenue, Ste. 100, San Diego, CA 92103 Bonsall CSG 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)

**Attachment C – Environmental Documentation** 

#### **NOTICE OF EXEMPTION**

TO:	Attn: J. 1600 P	ler/County Clerk ames Scott acific Highway, M.S. A33 ego, CA 92101		
FROM:	Plannin	of San Diego ng & Development Services, M.S. 0650 Project Planning Division Section Secretary		
SUBJECT:		OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION OR 21152		
Project Name:	Olive Hill Wireless Facility Major Use Permit; PDS2016-MUP-16-005; PDS2016-AD-16-040; PDS2016-ER-16-02-003			
Project Location	n:	5425 Olive Hill Road, Bonsall Community Plan Area, within unincorporated San Diego County APN: 126-010-29		
Project Applica	nt:	Jill Cleveland (PlanCom, Inc.) 302 State Place, Escondido, CA 92029, (760) 420-4833		
Project Description:  The project is a Major Use Permit and Administrative Permit for a wireless telecommunic facility consisting of a new 35' high faux mono-broadleaf tree concealing 12 panel antenna. RRUs, and a microwave antenna. The equipment enclosure will be near the base of the fact and will include an emergency generator. The Administrative Permit would be to encroachment of the facility into steep slope open space.				
Agency Approving Project: County of San Diego				
County Contact	t Person:	Marisa Smith Telephone Number: (858) 694-2621		
Date Form Con	npleted:	December 15, 2017		
		the County of San Diego Planning Commission has approved the above described project 2017 and found the project to be exempt from the CEQA under the following criteria:		
☐ Declared E ☐ Emergency ☐ Statutory E ☐ Categorica ☐ G 15061(b environment a ☐ G 15182 — ☐ G 15183 — ☐ Activity is e 2. Mitigation meas	Emergency y Project [Content of the content of the	cable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)  [C 21080(b)(3); G 15269(a)]  C 21080(b)(4); G 15269(b)(c)]  C Section:  on. G Section: 15303  n be seen with certainty that there is no possibility that the activity in question may have a significant effect on the ivity is not subject to the CEQA.  al Projects Pursuant to a Specific Plan  consistent with a Community Plan, General Plan, or Zoning  on the CEQA because it is not a project as defined in Section 15378.  ere \( \times\) were not made a condition of the approval of the project.  conitoring plan \( \times\) was \( \times\) was not adopted for this project.		
installation of small minor modifications parcel. Examples in	I new equip s are made nclude, but	oject is exempt: Section 15303 is for the construction and location of limited numbers of new small facilities or structures; oment and facilities in small structures; and the conversion of existing small structures from one use to another where only in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal are not limited to, commercial structures less than 2500 square feet, not involving the use of significant amounts of hazardous ary public services and facilities are available and the surround area is not environmentally sensitive.		
The following is to I	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): _	Maris	a Smith Title: Land Use/Environmental Planner		
This Notice of E	Exemptio	n 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 <u>after</u> 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 OLIVE HILL WIRELESS FACILITY MAJOR USE PERMIT PDS2016-MUP-16-005, PDS2016-AD-16-040, PDS2016-ER-16-02-003

**December 15. 2017** 

2000	
I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project cor Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?	nform to the
YES NO NOT APPLICABLE/EXEMPT	
While the proposed project and off-site improvements are located outs boundaries of the Multiple Species Conservation Program, the project site are of any off-site improvements do not contain habitats subject to the Happermit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Happermit/Coastal Sage Scrub Ordinance findings is not required.	nd locations abitat Loss
<u>II. MSCP/BMO</u> - Does the proposed project conform to the Multiple Species Co Program and Biological Mitigation Ordinance?	onservation
YES NO NOT APPLICABLE/EXEMPT	
The proposed project and any off-site improvements related to the proposed located outside of the boundaries of the Multiple Species Conservation Therefore, conformance with the Multiple Species Conservation Program Biological Mitigation Ordinance is not required.	n Program.
III. GROUNDWATER ORDINANCE - Does the project comply with the requithe San Diego County Groundwater Ordinance?	irements of
YES NO NOT APPLICABLE/EXEMPT □ □ □	
The project is an unmanned wireless telecommunication facility. The project any groundwater for any purpose, including irrigation or domestic supply.	will not use

PDS2016-MUP-16-005 PDS2016-AD-16-040

- 2 -

December 15, 2017

#### **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 ⊠	NO	NOT APPLICABLE/EXEMPT  ☐
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES	NO	NOT APPLICABLE/EXEMPT
The Steep Slope section (Section 86.604(e))?	YES ⊠	NO	NOT APPLICABLE/EXEMPT  ☐
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES ⊠	NO	NOT APPLICABLE/EXEMPT  ☐
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource	YES ⊠	NO	NOT APPLICABLE/EXEMPT  ☐

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). There are steep slopes throughout 29% of the parcel, and the project would encroach into the established open space easement by 1%. However, the applicant has demonstrated compliance with Board of Supervisors Policy I-100, which addresses open space encroachment allowance. 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 by previously mapped vegetation maps and a site visit conducted by staff. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

PDS2016-MUP-16-005 PDS2016-AD-16-040

- 3 -

December 15, 2017

**Significant Prehistoric and Historic Sites:** Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project site does not contain any archaeological resources. Therefore, the project complies with the RPO.

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

YES	NO	NOT APPLICABLE
$\boxtimes$		

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

<u>VI. NOISE ORDINANCE</u> – 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
$\boxtimes$		

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

The project is zoned RR and subject to the most restrictive one-hour average nighttime sound level limit of 45 dBA at the project property lines. The noise sources associated with the project are comprised of equipment cabinets and a generator. Based on location, design, and layout, the equipment cabinets would produce levels that are less than significant. The primary noise source would be from a 15 kW generator unit. Based on a conservative assessment, the generator unit would produce a sound pressure level of 67 dBA at a reference distance of 23 feet. The proposed generator would be located approximately 56 feet from the southern property line (worst-case). Noise attenuation by distance alone, with no topography and screening, would produce a noise level of 59.9 dBA. As a project design feature, the generator unit would be located within an eight (8') foot high CMU block wall enclosure with an open roof top design. Incorporation of the CMU block enclosure design provides a Fresnel barrier loss noise reduction of approximately -17 decibels. The project design and layout demonstrates County Noise Ordinance compliance and no noise mitigation is required.



CALIFORNIA State of California - Department of Fish and Wildlife

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PDS2016-MUP-16-005

**VERIZON CELL** SITE:OLIVE HILL HILL

**5425 OLIVE BONSALL** 

126-010-29-00 Jill Cleveland plancom

agent

**Fee Information** 

Invoice Date Invoice Number Record Number

Fee Code

Description

**Amount** 

08/03/2017

2437136

PDS2016-MUP-16-005

9FSHGMFEEO

Fish & Wildlife Fee-Processing

\$50.00

**Payment Information** 

Reference # **Pymt Method** 

Comments

**Amount Paid** 

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Check

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**Amount Received:** 

\$50.00

Change:

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# **Attachment D – Environmental Findings**

# OLIVE HILL WIRELESS TELECOMMUNICATIONS FACILITY MAJOR USE PERMIT and ADMINISTRATIVE PERMIT PDS2016-MUP-16-005, PDS2016-AD-16-040 ENVIRONMENTAL LOG NO. PDS2013-ER-16-02-003

#### **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.).

### **Attachment E – Public Documentation**

#### BONSALL COMMUNITY SPONSOR GROUP

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#### COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

REGULAR MEETING MINUTES Tuesday, October 3, 2017 7:00 P.M. 31505 Old River Road Bonsall, California

One seat is open for a new member of the Bonsall Sponsor Group please contact Margarette Morgan, Chair 760-630-7070.

A. CALL TO ORDER - 7:00 p.m.

PRESENT: Morgan, Davis, Norris, Hatano and Faulk.

Absent: Carullo-Miller

Vacancy: Seat for any area other than area 5

- B. PLEDGE OF ALLEGIANCE
- C. The minutes for Sept. 5, 2017 were not available.
- D. PUBLIC COMMUNICATION:

none

- E. ACTION ITEMS: (Voting Items)
  - a. Mr. Nael Areigat, P.E. Project Manager, Public Works Capital Improvements Division County of San Diego presented a follow-up on the possible modifications to be made at Gopher Canyon Rd. and Fairview Dr. The study was prompted by the number of accidents. The number of accidents did not qualify it for allocation in the roadwork budget now.

    Three modifications were assessed: The first option--a turn pocket to take traffic to Fairview off of Gopher Canyon with driveways moved (for \$1.2M)--was deemed not effective enough. The second option--a turn pocket with new lane, and a 500 foot long wall (for \$2.4M)-will not resolve all safety issues. The third option—a roundabout with signs & lights (for \$2.2M) will resolve all safety issues and is the preferred solution. Public comment was overwhelming





#### BONSALL COMMUNITY SPONSOR GROUP

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negative to the roundabout, with opinion that it is not located in a safe location, will not slow traffic and will not be navigated correctly by most drivers. Opinion among the BCSG and public was overwhelming that traffic in general through the Bonsall Community is not being adequately managed. Morgan questioned if the roundabout was being submitted for the next budget and it is. Morgan requested that at least a two week notice be given to BCSG before it is brought back as an agenda item again. A motion was called for and Norris motioned for approval of Option 3 (the roundabout). Faulk seconded and Morgan, Davis, Hatano voted "nay". Norris posed a question to Areigat if providing support for a solution opposed to continuance would put the project in more favorable standing with the County, to which the answer was "yes". Norris made a second motion to condition the approval of Option 3 with the advice to see if the Vista Fire Department would support a roundabout in this area of the district. Faulk seconded, Hatano voted "aye", Morgan "nay" and Davis abstained. Motion did not carry. Staff will carry the item forward without the Bonsall Sponsor Group support. We would have enjoyed the input from the Vista Fire Department to make a supportive vote.

- b. BCSG considered the nomination of Gary McGiboney for appointment to the vacancy in area 3 seat 6 Davis spoke in support representing the Bonsall Sponsor Group Nominating Committee and made a motion to accept McGiboney, Norris seconded and all voted unanimously "aye".
- c. BCSG officers and committee assignments for the 2017-2018 year. Davis recommended that we support the same Chair Morgan, Vice Chair Davis and Secretary Hatano with all committee assignments to remain the same. Second by Faulk and all voted unanimously "aye".
- d. PDS2017-MUP-14-016 proposed AT&T broadband tower at Morro Reservoir was presented by Morgan Norville as follow up to last month's continuance. Ms. Norville presented new information on the power output limitation to 100W, the download speed at 10 Mb and the service target at 100 homes minimum. Morgan requested a proposed master plan for AT&T installations for Bonsall. There were public requests to locate the tower at other sites, however those sites were deemed insufficient to cover the target area. The exception to these requests, was locating the tower at the reservoir, which would meet coverage needs but was rejected last by the board of the Fallbrook Water District. There were two members of the public (Becker and site land owner) who spoke in support of the tower, and public member McGraw who submitted articles regarding cell phone tower impact on property value and a petition by neighbors of the area, representing 46 who oppose the tower site. Faulk made a motion to reject the tower as presented, Hatano seconded, Morgan abstained in favor of convening with the water district and Davis and Norris voted "aye" Motion carried.
- e. PDS2017-TPM-21190TE project at 2213 Bautista Ave. Vista was found to be on an acceptable timeline. Norris made a motion to grant the extension. Davis seconded and it was approved unanimously.





#### BONSALL COMMUNITY SPONSOR GROUP

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- f. San Diego County Dept. of Parks and Rec. requested input on the Park Lands Dedication Ordinance priorities for Bonsall and after a short discussion Norris put forward a motion to make the first priority mowing, tree trimming, removal of foreign materials and general maintenance of the newly acquired land on the Vessel's old property every six months, and as a second priority to direct funds to the development and upkeep of the River Park. Faulk seconded and there was unanimous approval.
- g. MUP16-005, the Verizon project to locate a 35-foot tall mono-broadleaf cell phone tower at 5425 Olive Hill Rd. to cover the area of Bonsall that includes Morro Hills was presented and received favorably by all the BCSG. The only point of contention was generated by the missing public notification that was raised by members of the public during discussion of agenda item of (the AT&T tower). Residents nearest the proposed tower who were present at the original meeting in January, were not in attendance and there was discussion about the possibility of them not having adequate notice. Norris made a motion for continuance until the nearest residents were given new notice. Hatano seconded with Faulk voting "aye" and Morgan and Davis voting "nay". Davis made a motion to accept the proposal. Morgan seconded, with Norris, Faulk and Hatano voting "nay". With two motions failing for lack of a quorum, the proposal will go to planning with no support and no conditions.
- F. GROUP BUSINESS

G. Adjournment 9:40 PM

Respectfully submitted: Richard Hatano







COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE
PLANNING GROUP ACTION ON PROJECT (Case Number) PS 2016 MUP-16-005
The BOUSAUL SPONSOR Group at their meeting on MW2, 2017 Evaluated the following issues and provided comments as applicable:
A. Results of y our Groups evaluation of the project including the following:
The completeness and accuracy of the Project Description Issues of concern in the project vicinity Consistency with the community character Potential inconsistencies with your Community Plan Specific concerns regarding project design, planning or environmental issues (e.g., traffic, biology, archaeology, noise)
B. The <u>BOUSALL</u> —SPOUSOR Group Xdid OR _did not make a formal recommendation approval or denial on the project at this time. (Please consider the direction provided by the Project's DPLU Project Manager.)  If a formal recommendation was made, please check the appropriate box below:
MOTION: Approve with/without Conditions Deny Continue
VOTE: 5 Yes No Abstain UACANCY
VOTE: 5 Yes No Abstain JACANCY  BY: Mayortto Magan Position Chair Date 5 2 17
Conditions/Recommendation
ELEVATION OF PROPOSED SITE WOULD DIRECTLY IMPACT NEIGHBOR
TOP OF PROPOSED TREE STRUCTURE IS 442 DIRECT INFACT.
TOTAL

DPLU #534 (07/06)

## BONSALL COMMUNITY SPONSOR GROUP

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#### COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

REGULAR MEETING MINUTES
Tuesday, January 3, 2017
7:00 P.M.
31505 Old River Road
Bonsall, California

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

If you are interested, please contact Margarette Morgan, Chair 760-630-7070

A. CALL TO ORDER - 7:00 p.m.

PRESENT: Morgan, Davis, Carullo-Miller, Schwartze, Norris and Zales. Vacancy: Seat #2 South of 76 and East of Camino Del Rey.

- **B. PLEDGE OF ALLEGIANCE:**
- C. Approval of Minutes of the BCSG meeting of November 1,2016, unanimously approved.
- D. PUBLIC COMMUNICATION: None
- **E**: ACTION ITEMS:

a. PDS2016-MUP-16-005 Verizon Cell Site Olive Hill project address 5425 Olive Hill Road at Via Purta Del Sol. Verizon is proposing to install 12 panel antennas 24 remote radio units, 4 surge suppressors and 1 microwave antenna on a 35 foot high faux broadleaf tree.

Additional item is the AD permit for the encroachment permit for this project.

This applicant representative was not able to answer all of our questions and therefore Motion to continue by Phyllis Carullo-Miller pending several items requested by Sponsor Group second by Rich Zales group unanimously approved the motion.

b. PDS2016-MUP-16-014 Verizon Little Gopher Canyon project address 1596 Aldorado Drive and Fairview Drive. Verizon is proposing to install 12 panel antennas, 12 RRU's and 2
 Raycaps in a new 45" high water tank. This project was ill conceived to have a design like this water tank for our community. A property owner near the site spoke during the \_\_\_\_\_\_



# BONSALL COMMUNITY SPONSOR GROUP

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presentation stating that she was the owner of the easement that Verizon would be using and she had not given permission for Verizon to use it. Motion by Steve Norris to deny the project based on the design, proximity to other homes and undeveloped lots, height, visual and micro impacts second by Phyllis Carullo-Miller group unanimously approved the motion.

- c. PDS2016-ZAP-00-012W3 Verizon Wireless-Gopher Creek PCS located at 29505 Hoxie Ranch Road. Project is a modification to an existing Verizon unmanned substation to remove, replace and relocate of one existing previously approved chimney with new 9'Hx6'Wx2"D plusreplacement of six existing panel antennas. Motion by Steve Norris to approve based on co-location site and that it was an improvement of the unmanned substation. Second by Phyllis Carullo-Miller group unanimously approved the motion.
- d. PDS2016-STP-05-050W1 Lilac Del Cielo project is located north of Camino Del Cielo and Camino Del Rey and is described as 76 residential units on an 8.5 acre parcel including appropriate utility and surface improvements. Project presented was nothing like the previous project for this site that was approved in 2008. This project was poorly designed as a linear project in the saddle of a hill no imagination house designs were not presented to the Bonsall Design Review Board and do not reflect the rest of the community. This project does not comply with the Bonsall Community Plan. Ridgeline development studies were not supplied,

Questions regarding only one entrance and if the applicant had letters of approval of this design from the local fire protection district and the County Fire Authority were not supplied to the Sponsor Group nor submitted to County staff. Camino de Cielo has a section that is private road and not a public road and not available for residents use. Project should be conditioned to improve local intersections and road improvements based on the fact that this is one of three major projects in this area and the cumulative impact has not been addressed. Motion by Chuck Davis to deny based upon lack of infrastructure, egress and ingress design is suspect and project design does not meet the community plan as it does not reflect Agriculture, Estate Lots or Equestrian life style. Applicant presented that the project has a tot lot but none were shown. Plan was very loose "soft on detail" second by Phyllis Carull-Miller. Motion failed



# **BONSALL COMMUNITY SPONSOR GROUP**

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Second Motion by Steve Norris to continue review of the project next month based upon new landscaping plan showing more coverage to provide "isolation" of the project from the community because we do not like the design as it has been presented. Second Rich Zales Motion passed with 4 agree 3 deny 1 vacancy.

- F. a.. County of San Diego Notice of Availability of Focused, Revised Draft Environmental Impact Report sections and revised appendices. Highlighting Traffic Impact Assessment, Traffic Noise, Air Quality/Greenhouse Gas, and the Agriculture Promotion Program. Item discussed.
  - b. Gregory Canyon Landfill has been purchased by the Pala Band of Mission Indians this means that a dump will never happen. Members were notified prior to meeting via email.
  - c. County has sent new maps for Bonsall Community Trails, San Luis Rey River Park, General Plan Land Use Designations. Reviewed.

G. ADJOURN 9:15 PM

Respectfully submitted: Phyllis Carullo-Miller







# County of San Diego, Planning & Development Services

# COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION

ZONING DIVISION

Record ID(s): PDS2016-MUP-16-005
Project Name: VERIZON CELL SITE : OLIVE HILL
Planning/Sponsor Group: Bonsall
Results of Planning/Sponsor Group Review
Meeting Date. 1 3 2017
A. Comments made by the group on the proposed project.
B. Advisory Vote: The Group Did Did Not make a formal recommendation approval or denial on the project at this time.
If a formal recommendation was made, please check the appropriate box below.
MOTION:  Approve without conditions  Approve with recommended conditions  Deny  Continue
VOTE: Yes No Abstain Vacant/Absent
C. Recommended conditions of approval:
Reported by: Manager Listed in email (in this format). Firstname Lastname@sdcounty.ca.gov. and to Community Groups LUEG@sdcounty.ca.gov.
5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770
http://www.sdcounty.ca.gov/pds PDS-534 (Rev 09/04/2013)

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



Sim 1A

Olive Hill (MCE) 5425 Olive Hill Rd. Bonsall, CA 92003

verizon/



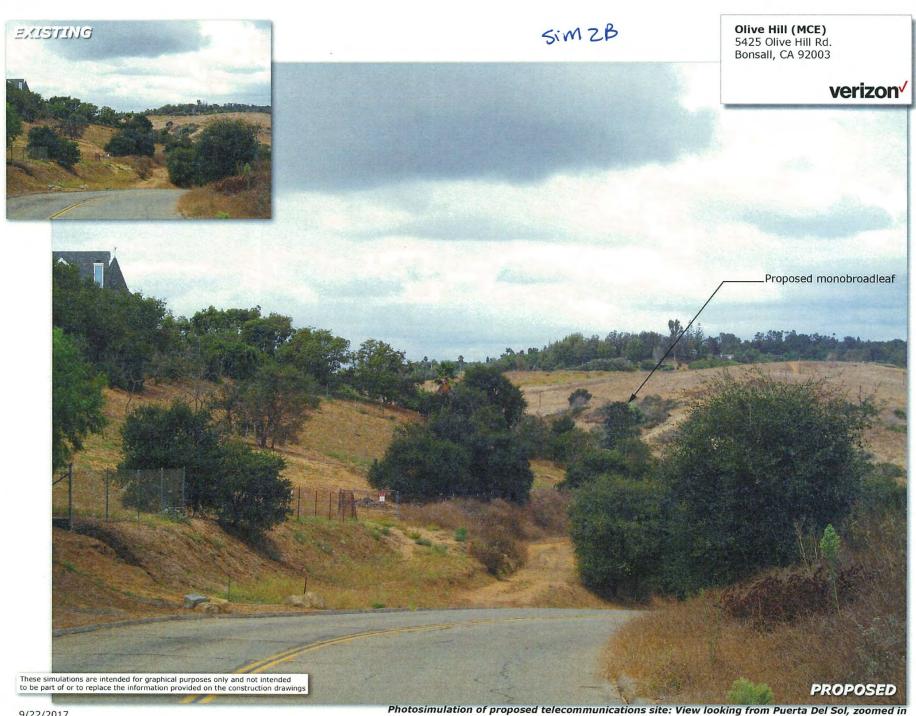
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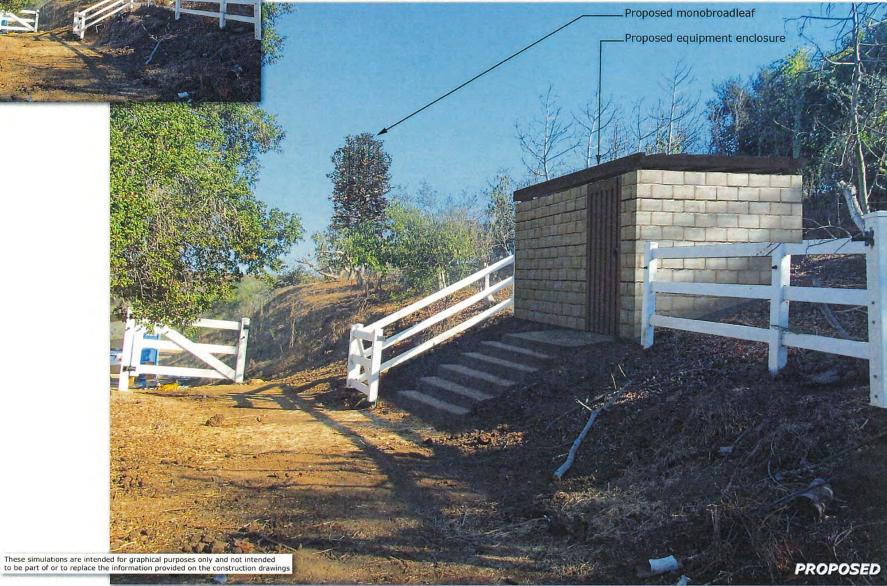
These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

Photosimulation of proposed telecommunications site: View looking West toward site from on-site





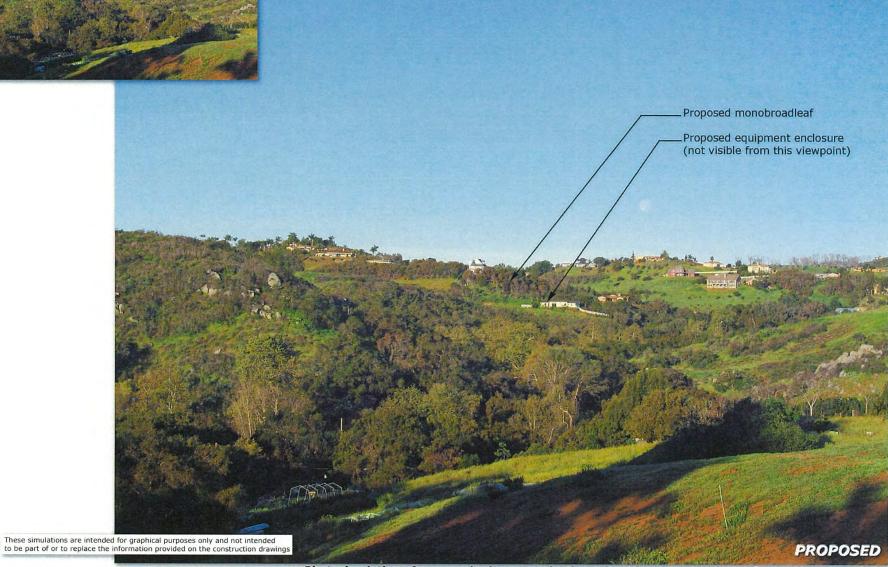






Olive Hill (MCE) 5425 Olive Hill Rd. Bonsall, CA 92003

verizon/





SIM4B

**Olive Hill (MCE)** 5425 Olive Hill Rd. Bonsall, CA 92003

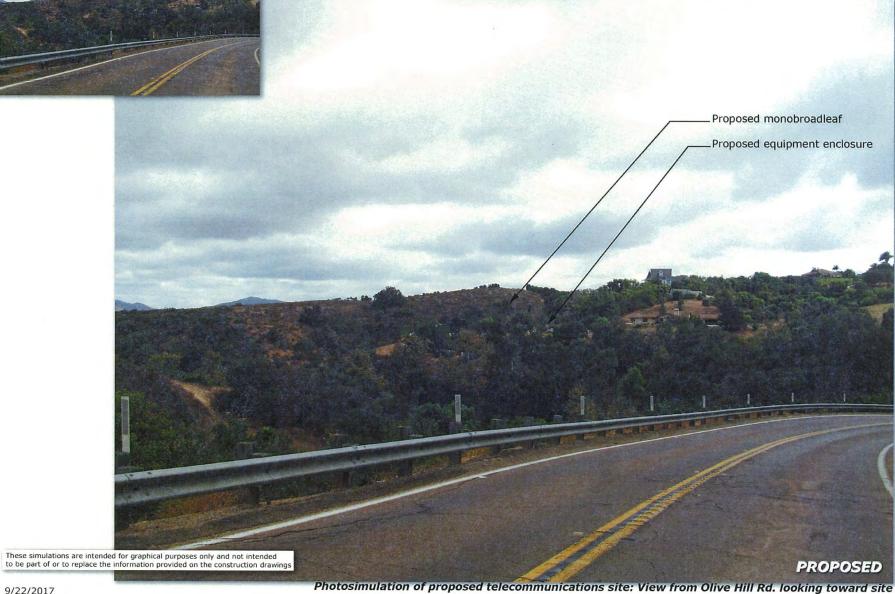
verizon/





**Olive Hill (MCE)** 5425 Olive Hill Rd. Bonsall, CA 92003

verizon /



PROPOSED

Sm 58 Olive Hill (MCE) 5425 Olive Hill Rd. EXISTING Bonsall, CA 92003 verizon / Proposed monobroadleaf Proposed equipment enclosure 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

# VERIZON WIRELESS COMMUNICATIONS FACILITY - OLIVE HILL 5425 OLIVE HILL ROAD, BONSALL ALTERNATE SITE ANALYSIS

#### SITE SELECTION/PREFERRED SITES PER SECTION 6986

The proposed project site is zoned RR, rural residential, which is classified as a rural zone, a non-preferred zone as defined in the County Zoning Ordinance Section 6986A.1.(a). The proposed project is new 35-foot tall Mono-Broadleaf with 12 panel antennas, 24 remote radio units (RRU), 4 surge suppressors and one four-foot microwave dish mounted within the foliage of the faux tree. An 8-foot 8-inch by 13-foot 4-inch by 8-foot high concrete block equipment enclosure is proposed to house the radio equipment and emergency stand-by generator. The enclosure is topped with wood trellis that is partially open at the top to allow for ventilation for an overall height of 9-feet. The project site is at a ground elevation of 406 feet above mean sea level (AMSL) and is currently a single family residence and orchard. This report on potential alternate sites is required to identify sites that may have served the geographical service area and the reasons the sites were rejected.

The proposed site was chosen because of the coverage afforded by its strategic location and lack of nearby obstructions to allow a signal to reach the geographical service area. It is needed for both coverage and capacity, as limited coverage exists in the area. With the installation of this site, it would relieve some capacity off the adjacent sites, allowing them to work more optimally. The faux tree with antennas needs to see enough of Olive Hill Road and Via Puerta del Sol, which requires the site to be above the roads. If the site were lowered in height, the coverage objectives could not be achieved due to the existing terrain and vegetation. The project location also provides the technical ability to control the frequencies of the site within a defined geographical area and provide connectivity to its neighboring sites in the local network. The proposed site allows the applicant to provide coverage to Olive Hill Road, Via Puerta del Sol, and the surrounding rural residential area. Main areas of coverage are to the north, southeast and southwest.

While other designs to conceal the antennas were examined, the Mono-Broadleaf proved to be the most fitting to the surrounding area as it is set lower on the hill, not piercing the ridgeline within an existing citrus grove. The view of the site is extremely limited to adjacent properties, due to the steep terrain and windy road. Using a slimline pole will not allow the necessary amount of antennas and radios to support the area sufficiently.

#### **Steep Slope Easement**

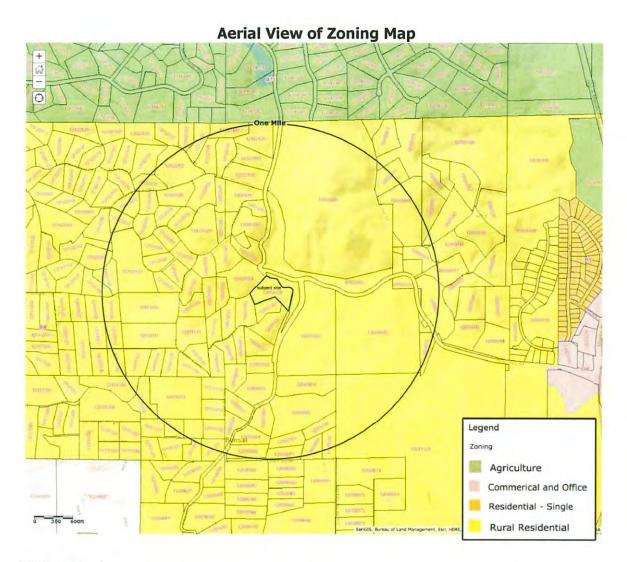
Because the proposed site is situated within two open space easements that take up most of the parcel (59%), it proved difficult to cite the faux tree where it would best see Olive Hill Road and the intended coverage area. The proposed faux tree location is

ideal in that is set below the hillside so that it is not visible from adjacent properties. The steep slope easement specifically takes up 29% of the parcel, though much of that designated area has been previously graded. The faux tree is proposed to be in a non-disturbed area and encompasses just 13 square feet. It is unclear why this area had been previously identified steep slopes as it was graded before the current Landlord purchased the property. There is no suitable location for the equipment area outside of the easement that would not be visible to adjacent residents and close enough to connect the coax to the antennas. There is also a leach field and existing underground utilities that run adjacent to the existing grove of oak trees.

The figures identified in Sheet Z05 indicate 885 square feet of disturbance, however, that includes trenching of utilities and the coax, along with the faux tree and equipment area. More realistically, it is just the faux tree and limited trenching of the coax that are disturbance within the steep slope, and the trenching could be bored to limit disturbance, with a less than  $\frac{1}{2}$  of 1 percent disturbance of the steep slope easement. The equipment enclosure and trenching to utilities are located within previously graded areas.

#### **Preferred Sites in the Geographical Service Area**

There are no preferred sites in the geographical service area; most all zoning designations in the area are RR or A-70. The closest commercial zone is over one mile away, is significantly lower in elevation and does not meet the coverage objectives of covering Olive Hill Road. The one-mile diameter map below references the subject site and the commercial zones to the southeast.



#### **Water Tanks**

There are no water tanks in the search area, however, there is a water reservoir just outside the search area. There was a previously approved AT&T mono-broadleaf approved adjacent to the reservoir, noted below in our alternate site analysis (P12-016, on San Jacinto Circle).

#### **Utility Towers, Poles, traffic lights, street lights**

There are no lattice-style utility towers in the area; utility poles are along side of Olive Hill Road. Use of the utility poles will require many antennas dispersed on several utility poles along Olive Hill Road to create any meaningful coverage footprint.

#### **Commercial and Industrial Buildings**

There are no viable commercial or industrial zoned properties that will meet the coverage objectives for this search area. The closest commercial use is located at the intersection of State Route 76 and Olive Hill Road in Bonsall, east of this site, which is

one-mile away. The lower elevation at State Route 76 (177 feet), and the intervening ridgeline prevents any coverage to the target geographical service area along Olive Hill Road. Verizon is currently pursuing a new search ring at this intersection, in addition to this proposed project that has different coverage objectives.

#### Undeveloped agricultural areas

Over one-half mile north is the closest agricultural designation; however, this is a continuation of similar sized properties as the current rural residential designation. There are two larger lots/combined parcels that are undeveloped in the general vicinity. These were not considered as they would pose a greater visual impact to the adjacent properties, creating new roads and lack of appropriate visual screening from adjacent properties. In addition there would be additional noise and biological disturbance due to the undisturbed nature of the property. Given the current zoning designation, these properties may be developed with additional residences.

#### **County or Other Government Facilities**

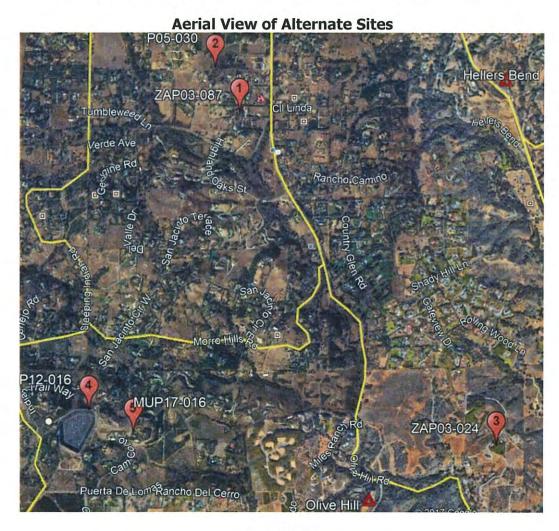
There is now a new Fire Station located adjacent to the commercial uses at the intersection of State Route 76 and Olive Hill Road. The lower elevation at State Route 76 and the intervening ridgeline prevents any coverage to the target geographical service area. This property is within a new search ring that is currently being developed by Verizon.

**Evaluation of Existing Facilities and Previously Approved Wireless Facilities**There are four previously approved sites within a few miles of the project site and one currently in process with the County. The sites are listed below.

- **1. ZAP03-087, T-Mobile, 183 Lemon Grove Drive.** The site is a T-Mobile facility and is a 35-foot tall monopine in an avocado grove. The existing utility and road easements on the property make successful placement extremely unlikely to locate another equipment building on the property. Also, the coverage to the southwest is minimized from this location. Zoning is A-70.
- **2. P05-030, 258 Rancho Bonito Road.** The project was originally proposed by AT&T but was withdrawn and never built. The site is too far north to provide adequate coverage to the geographical service area. Zoning is A-70.
- 3. ZAP03-024, T-Mobile, 32165 Shamrock Road. This site is currently a T-Mobile facility and consists of a 35-foot tall, 16-inch diameter pole with three panel antennas mounted on it. The antennas are mounted just above the tree canopy of an existing avocado grove at the 35-foot height limit. The site is further east of the project site and does not see the western and northern portion of Olive Hill Road as it is blocked by a prominent ridgeline to the west. Covering this portion of the road is necessary to connect to the existing sites further north for contiguous wireless coverage. Zoning is A-70. If collocation were viable, it would require a taller structure, approximately 50' or a second structure (a MonoBroadleaf) at 35 feet. However, this location does not meet

the target geographic service area as existing ridgelines impede the views of Olive Hill Road. This is the only other existing telecommunication site in the vicinity that would be an option for collocation and it is over one-half mile away. It does not meet their coverage objectives and it cannot be adequately screened to limit visual impact.

- **4. P12-016, Morro Reservoir, Rainbow MWD.** This site was previously approved; however, not constructed with the original MUP expired. The project was a 50-foot tall faux mono-broadleaf tree next to the Morro Reservoir, a property owned by the Rainbow Water District. Verizon RF engineering has evaluated this candidate and determined that it does not adequately serve the primary coverage area in the vicinity of Olive Hill Drive. Zoning is RR.
- **5. MUP-17-016, AT&T, 5260 San Jacinto Circle.** This current MUP application is currently being processed as a 60' faux tree on an RR zoned parcel. It is located one mile to the west of the current Verizon subject property. Verizon RF engineering has evaluated this candidate and determined that it does not adequately serve the primary coverage area in the vicinity of Olive Hill Drive.



Page 5 of 6

#### **DRAFT FINDINGS**

- Harmony in scale, bulk, coverage and density. The proposed project is in harmony, scale and bulk with the surrounding area, as there are other trees of similar height on this property and surrounding properties. By placing a 35' Mono-Broadleaf below the top of the ridgeline and adjacent to existing 10-20' trees, it blends into the hillside in scale and design. The equipment area, designed as an ancillary agricultural structure of 116 square feet, is set within an existing row of oak trees, lower in elevation and concealed from public view.
- Available public facilities, services and utilities. The property is located within the North County Fire Protection District and meets their guidelines for available service. Electrical and telephone services are available on-site. The subject property is connected by driveways to both Olive Hill Road and Via Puerta del Sol. Therefore, all public facilities, services and utilities are available and exist on the property.
- 3. <u>The harmful effect, if any, upon desirable neighborhood character.</u> The project would not adversely affect the neighborhood character because the project is designed to be camouflaged as a faux tree and blend into the existing hillside.
- 4. <u>The generation of traffic and the capacity and physical character of surrounding streets.</u> The traffic generated from this proposed project is expected to average one to two maintenance trips per month and would utilize an existing driveway connecting to Via Puerta del Sol.
- 5. The suitability of the site for the type and intensity of use or development which is proposed. The installation of the telecommunication facility would not require significant alteration to the land form. Only the faux tree is proposed within a non-disturbed area of the steep slope easement. The project, as designed, would be camouflaged, not change the characteristics of the area and is suitable for this site, type and intensity of uses.
- 6. <u>Project findings 1 through 5 and the project location will be consistent with the San Diego County General Plan.</u>
- 7. The requirements of the CEQA have been complied with.

**Attachment G – Ownership Disclosure** 



# County of San Diego, Planning & Development Services

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

ZONING DIVISION

Record ID(s) Pr) 52016 - Mup - 16-005  Assessor's Parcel Number(s) 126-010-29		
A. List the names of all persons having any ownership inte	rest in the property involved.	
Verizon Wireless		
Michael and Janet Altar Trust		
B. If any person identified pursuant to (A) above is a corpowning more than 10% of the shares in the corporation	poration or partnership, list the names of all individuals or owning any partnership interest in the partnership.	
C. If any person identified pursuant to (A) above is a not persons serving as director of the non-profit organization.	on-profit organization or a trust, list the names of any n or as trustee or beneficiary or trustor of the trust.	
NOTE: Section 1127 of The Zoning Ordinance defir joint venture, association, social club, fraternal organization and any other county, city and county, city, municipality	tion, corporation, estate, trust, receiver syndicate, this	
group or combination acting as a unit."		
Signature of Applicant	OFFICIAL USE ONLY	
Jill Cleveland, Agent	SDC PDS RCVD 12-08-16	
Print Name	NAUDIC OCE	
11/30/2016	MUP16-005	
Date		

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