



The County of San Diego

Planning Commission Hearing Report

Date:	November 16, 2018	Case/File No.:	Holly Lane Wireless Major Use Permit Modification; PDS2018-MUP-90-031W3; PDS2018-ER-90-02-110C
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	4163 Holly Lane, Bonsall
Agenda Item:	#1	General Plan:	Semi-Rural (SR-2) and Rural Lands (RL-40)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Limited Agriculture (A70)
Applicant/Owner:	PlanCom Inc., on behalf of Verizon Wireless	Community:	Bonsall Community Plan Area
Environmental:	CEQA §15164 Exemption	APN:	126-140-29

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate the proposed Major Use Permit (MUP) Modification to add to an existing 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 PDS2018-MUP-90-031W3, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the 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 is an approved, operating wireless telecommunication facility as permitted under a Major Use Permit (P90-031). On March 21, 1991, the Planning and Environmental Review Board approved the MUP, P90-031, for a 420-square-foot concrete block auxiliary building, a 54-foot monopole antenna with one (1) whip antenna, one (1) triangular antenna mounted on the monopole, a digital radio antenna, and a six-foot chain-link fence with three strands of barbed wire.

On May 24, 1996, the Planning Commission approved a Major Use Permit Modification P90-031W1, authorizing the construction of a radio equipment cabinet, four panel antennas and a six-foot tall chain-link fence. Additionally, the permit granted an exception to the required setbacks to allow an eight-foot side yard setback.

On May 16, 2008, the Planning Commission approved a Major Use Permit Modification (P90-031W2), authorizing the construction, operation and maintenance of a 54-foot tall monopole with a six-foot whip antenna, an eight-foot triangular antenna and a microwave dish mounted inside, along with the installation of a six-foot chain-link fence and equipment enclosure. Additionally, pursuant to Section 4813 of the Zoning Ordinance, the MUP granted an exception to the required setbacks to allow a 26-foot front yard setback, a 10.5-foot rear yard setback, and a 10-foot side yard setback. The existing wireless telecommunication facility is located approximately 258 feet northeast of the existing, on-site single family residence and 77 feet north of an existing agricultural building.

C. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a MUP Modification to remove the existing 54-foot tall monopole, and construct, operate, and maintain a 60-foot tall faux mono-broadleaf tree wireless telecommunication facility on a residential property in Bonsall.

The proposed wireless telecommunication facility will include the installation of nine panel antennas, 12 Remote Radio Units (RRUs), and five surge suppressors. The antennas, RRUs and surge suppressors will be mounted at a maximum height of 56 feet to the proposed 60-foot tall faux mono-broadleaf as shown in Figure 1. The facility includes an existing emergency backup generator that is located within the seven-foot tall chain-link fence. The 356-square foot Concrete Masonry Unit (CMU) enclosure will also house the proposed equipment cabinets. The CMU enclosure is designed as a storage shed to blend in with the adjacent agriculture buildings, and will use earth tone grey concrete masonry blocks for construction. No trenching or grading is required for this project. Access is provided by a private asphalt driveway connecting to Holly Lane (a private road), and to North River Road (a public road).

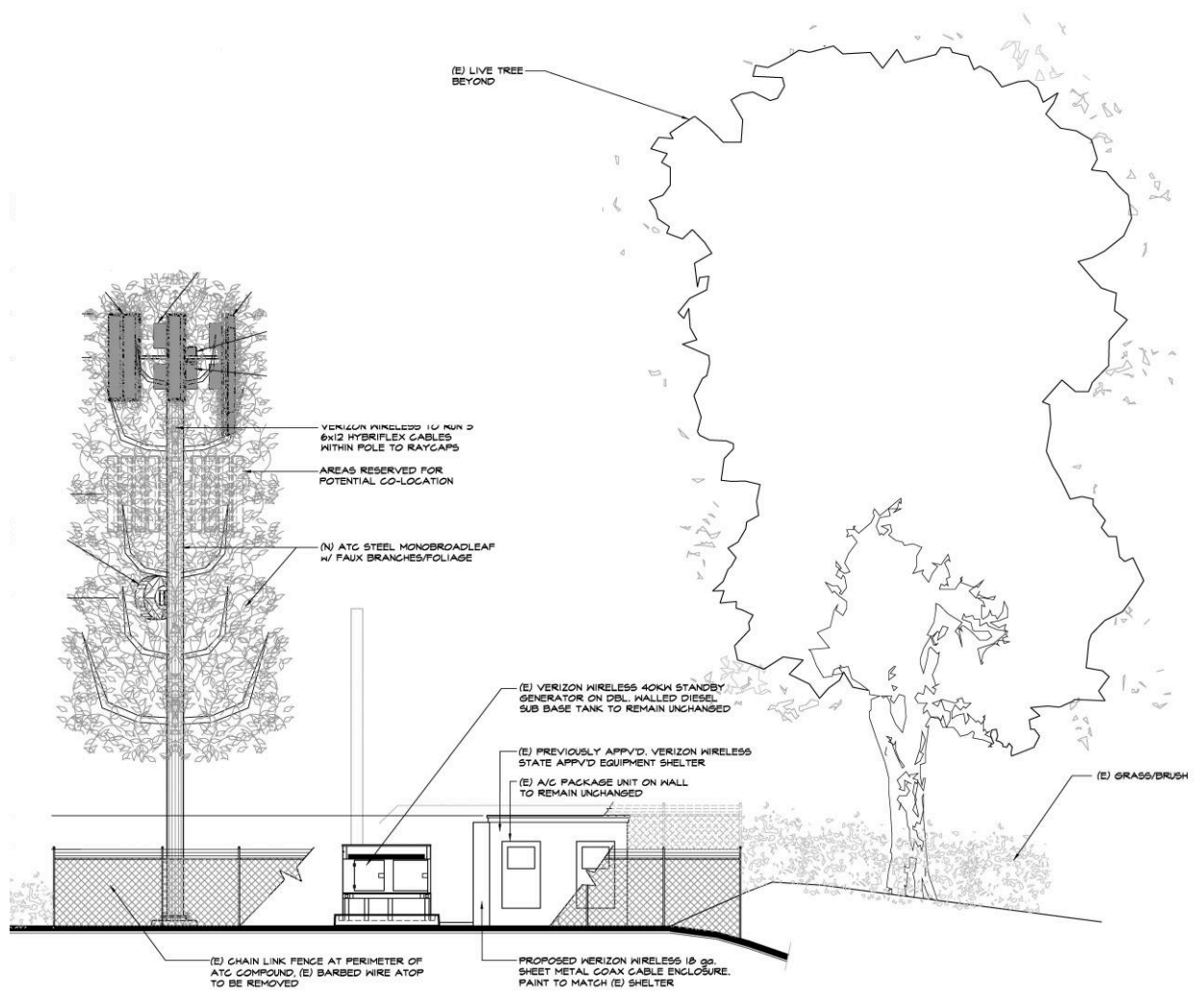


Figure 1: Proposed mono-broadleaf facility, existing 10-foot tall CMU equipment enclosure and emergency generator.



Figure 2: Existing 54-foot tall monopole.



Figure 3: Proposed 60-foot tall faux mono-broadleaf.

2. Subject Property and Surrounding Land Uses

The subject property is 15.05 acres located at 4163 Holly Lane, in the Bonsall Community Plan Area (see Figures 4 and 5). The site is currently developed with a single family residence, a pool and tennis court that are located within the southwestern portion of the site. There are also five agricultural buildings located within the western portion of the site. The site is surrounded by

vegetation and sits atop a large hill. Surrounding land uses can be characterized as rural and includes residential and agricultural use types (see Figure 6). The proposed facility is located approximately 60 feet from the property line and 258 feet from the nearest residence (as shown in Figure 5).

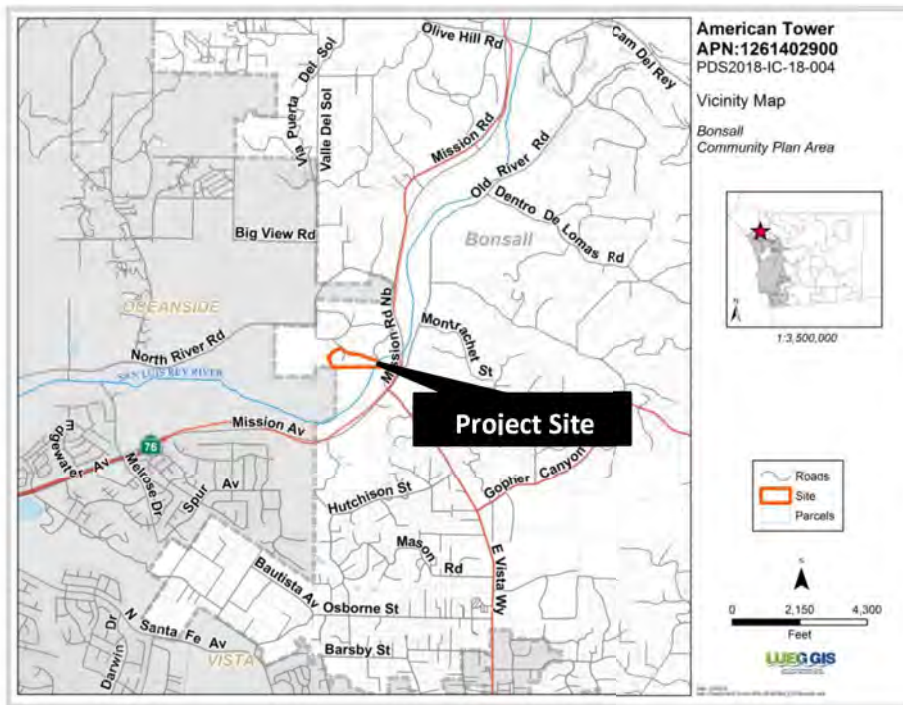


Figure 4: Vicinity Map

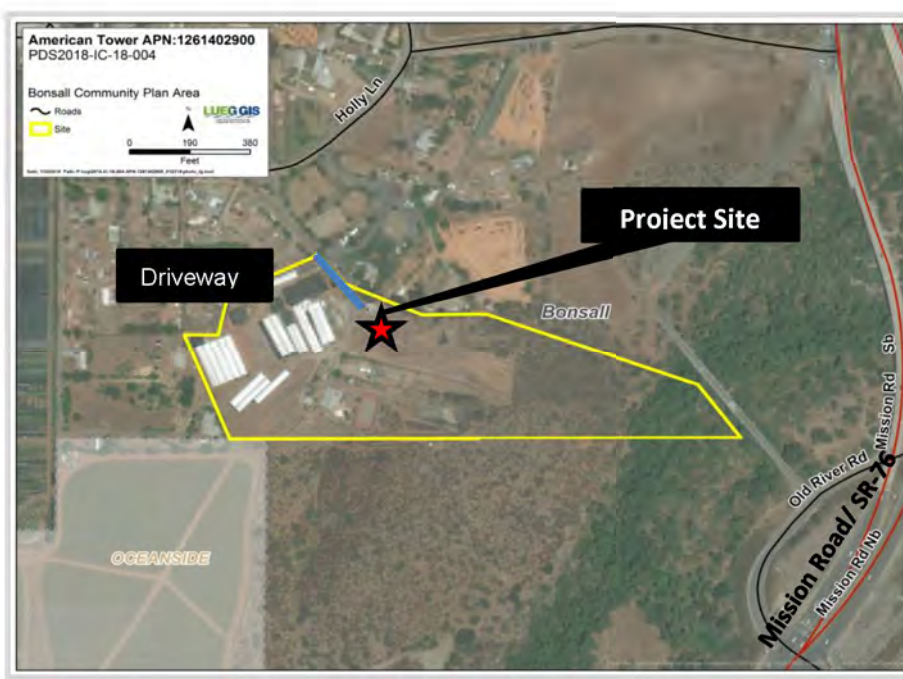


Figure 5: Aerial Photograph

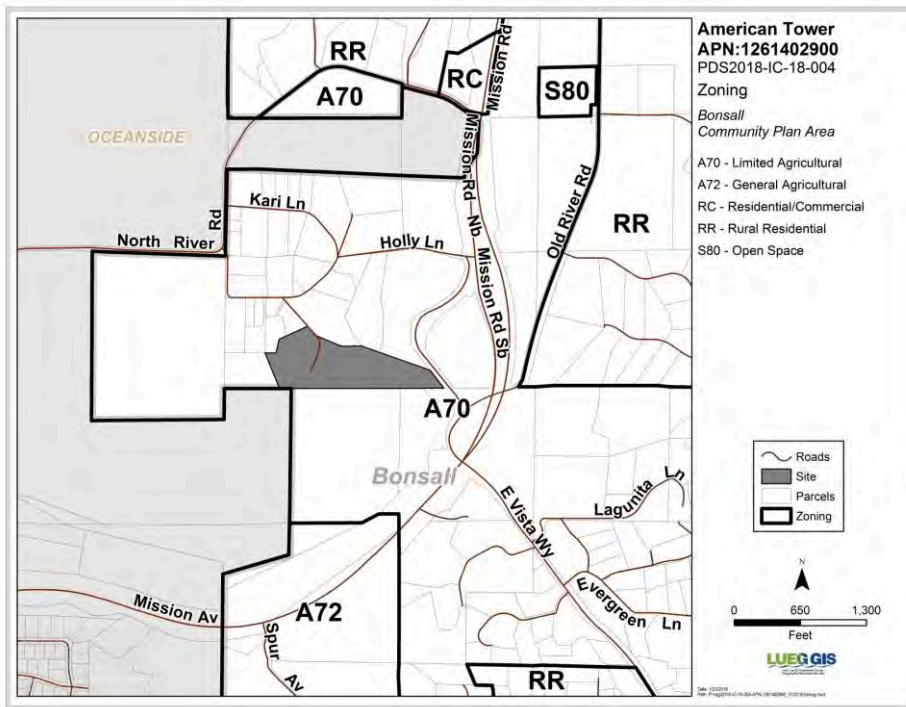


Figure 6: Surrounding Land Uses

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-2)	A70	Holly Lane	Residential, Agriculture
East	Semi-Rural Residential (SR-2)	A70	Mission Road	Residential
South	Semi-Rural Residential (SR-2)	A70	Mission Road	Residential, Agriculture
West	Semi-Rural Residential (SR-2)	A70	North River Road	Residential, Agriculture

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's 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. The project would amend Major Use Permit (MUP) (90-031), which was approved prior to adoption of the Wireless Ordinance. The previously approved modification was not designed as a faux facility and therefore, does not comply with the Wireless Ordinance. The existing 54-foot monopole will be removed and the project proposes to construct a 60-foot faux mono-broadleaf tree. The proposed project would be conforming to the amortization policy set forth in Section 6991 of the Wireless Telecommunications Facilities Ordinance.

Site Planning Analysis

The proposed wireless telecommunication facility is designed to match the surrounding mature trees. The existing CMU enclosure has an earth-tone color which is similar to the adjacent accessory structures located onsite. A field visit by staff determined that the proposed 60-foot mono-broadleaf tree would be compatible with the surrounding land uses and existing structures because the design, location, and surrounding elements match the bulk and scale of the proposed project. There are existing trees of similar height and bulk of the proposed faux mono-broadleaf tree as seen in Figures 1 through 3.

Community Compatibility/Visual

The proposed wireless telecommunication facility is located approximately 0.5 mile northwest of State Route 76 (SR-76). The surrounding area has rolling topography with hills around the project site. The existing facility is visible to west bound motorists traveling along Holly Lane and to north and south bound motorists traveling along SR-76. However, due to the distance from the road and mature vegetation, the proposed antennas and CMU enclosure would be camouflaged to those traveling along SR-76.

Additionally, the closest residence to the project site is located approximately 258 feet to the north. Those property owners will have limited views of the proposed wireless telecommunication facility due to the location of the project site on the hill, and the surrounding mature vegetation. The proposed faux mono-broadleaf tree will be visible from surrounding lands but will blend in with the rural character of the area because it is designed to be similar to vegetation that appears in the vicinity of the project. The project site is visible from the point at which Mission Ave turns into SR-76 looking north. At this point, the topography slopes down into a small ravine. Holly Lane runs through the valley and up to the project site on a small hill.

Views from the nearest public roads to the proposed wireless telecommunication facility, Old River Road and North River Road, will be buffered by the sloping topography, utility poles, and mature trees. Therefore, it can be found that views from Old River Road and North River Road would not be significantly affected by the proposed wireless telecommunication facility.

Amortization

The existing wireless telecommunication facility is located in a rural residential zone, is defined as a "high-visibility" facility, and has a fair market value of \$10,000 - \$500,000. As discussed in the

following section, the continued use of the wireless telecommunication facility is recommended because no preferred site or co-location opportunity was found within the coverage area. The proposed facility does not currently impact visual resources in the surrounding area because it is screened by existing mature trees and hilly topography. MUP findings have been made to support the continued operation of the proposed 60-foot tall faux mono-broadleaf tree.

Alternative Site Analysis

The proposed wireless telecommunication facility is designed to provide increased cellular service to the surrounding area and allow the applicant to provide broader coverage to surrounding residents, drivers, businesses, and visitors. The site is zoned Limited Agriculture (A70), which is a non-preferred zone per the County Zoning Ordinance and therefore requires an Alternative Site Analysis (ASA). 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 another preferred location or a preferred zone.

The applicant explored the option of locating the facility within a preferred zone – industrial or commercial – but found that within the intended coverage area there are no industrial or commercial zones. The surrounding area is primarily agricultural and residential zoning and land uses. The nearest commercially zoned parcel is located at 30919 Mission Road, roughly one mile away from the subject property. The commercial property would not reach the intended coverage area along Old Highway Road and SR-76.

Other existing structures were evaluated including utility poles, water tanks, and other non-residential land uses. Due to the area terrain, the lack of structures with an appropriate height within the coverage area, technical infeasibility, and distance, these various structures were eliminated from consideration. Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps shown in Figures 7a and 7b illustrate the projected area coverage without the existing facility and the current Verizon coverage within the area 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. All GSA maps can also be found in Attachment F.



Figure 7a: Geographical Service Area Map Coverage without proposed Wireless Telecommunication Facility.

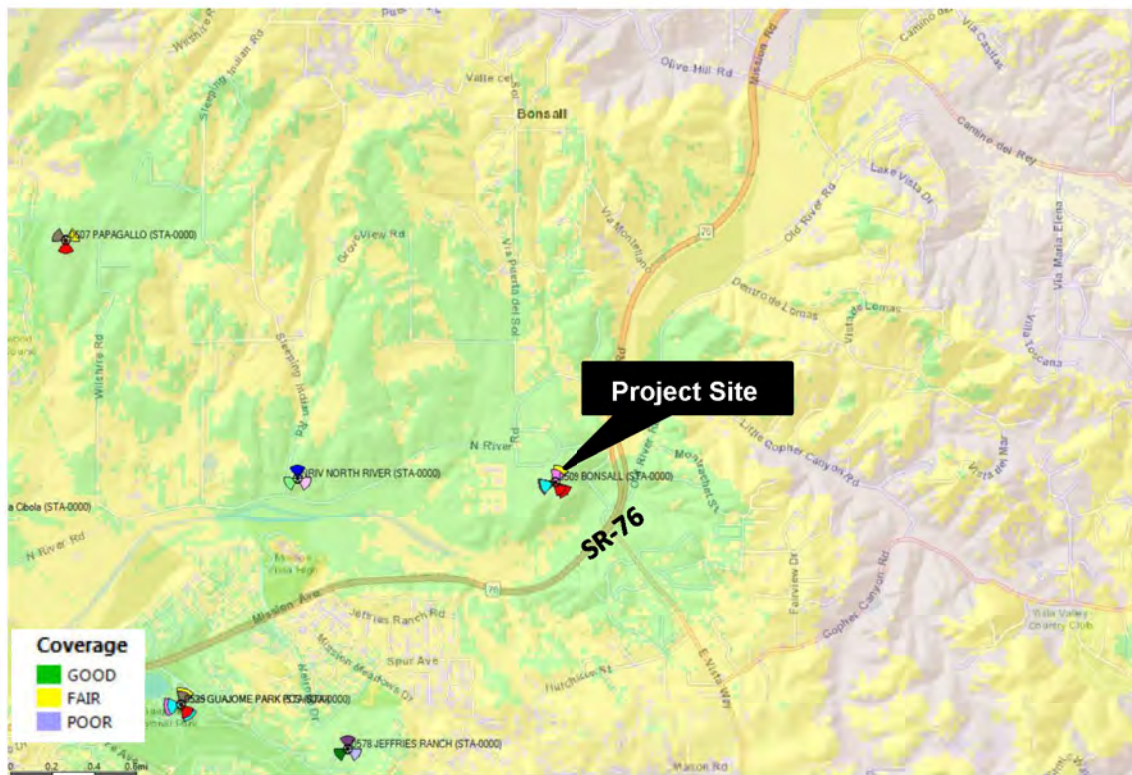


Figure 7b: Geographical Service Area Map Coverage with proposed Wireless Telecommunication Facility.

2. General Plan Consistency

The site is subject to the General Plan Semi-Rural (SR-2) and Rural Lands (RL-40) land use designations. 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. Enhanced public safety and the protection of public and private property.	The proposed project will allow for increased coverage throughout the area, which is essential in the event of an emergency.
GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.	The proposed project will minimize telecommunication interruptions by improving coverage in the area. Additionally, there is an back-up generator to allow the wireless telecommunication facility to operate in the event of a power outage. The noise produced by the existing emergency has been evaluated and is determined to emit an acceptable level of noise and would not exceed the 45 dBA requirement at the property line.
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.	The proposed project will not be visible from any State Scenic Highways. The proposed facility has been designed to have the appearance of a faux mono-broadleaf tree, and is similar to other mature trees in the area. The proposed telecommunication facility will be camouflaged behind a row of existing mature trees, maintaining the rural community character achieved with the faux mono-broadleaf tree. Furthermore, the surrounding area contains sloped terrain which will help buffer and screen the proposed wireless telecommunication facility and equipment enclosure from private viewsheds throughout the area. Drivers using Old River Road would have limited views of the proposed wireless telecommunication facility, as it would be far away and would blend in with the existing landscaping and terrain. Therefore, the new wireless telecommunication facility and CMU enclosure would not adversely affect a scenic resource.

General Plan Policy	Explanation of Project Conformance
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.	The proposed project was sited and designed to minimize the view from surrounding land and road by using the existing wireless telecommunication facility. The applicant pursued various alternative sites within the area; however, none could produce the same coverage as the proposed location. Sloping terrain surrounding the site will help buffer and screen potential visual impacts and help blend the wireless telecommunication facility into the existing setting.
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.	The proposed project will be compatible with the existing community character because the proposed antennas have been sited and designed to blend in with existing landscape and the proposed faux mono-broadleaf tree. As identified in the photo-simulations, the sloped terrain and mature trees will help screen the CMU enclosure and help minimize the views of the facility from public vantage points. For these reasons, the wireless telecommunication facility would blend with the visual setting in the vicinity, be compatible with the existing community character, and would not result in impacts to the natural environment.
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.	The applicant provides co-location opportunities on the proposed facility, thereby satisfying this policy.

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 projects.	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 faux mono-broadleaf tree which is permitted in the Zoning Ordinance regulations.

Community Plan Policy	Explanation of Project Conformance
Policy LU-6.2.4 – Use all avenues and efforts to pursue an increase in the number and diversity of services, while minimizing the proliferation of new towers and infrastructure.	The proposed project would provide wireless service coverage for nearby residences as well as emergency services and a telecommunication safety network for motorists on nearby public roadways. The project could allow a separate wireless carrier to co-locate on the wireless telecommunication facility, thereby eliminating the need for a separate future facility.

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Limited Agriculture (A70) zone with the incorporation of conditions of approval (See Table D-3). 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: County Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, with issuance of MUP
Animal Regulation:	L	N/A
Density:	-	N/A
Lot Size:	2 Acres /8 Acres	Yes
Building Type:	C	Yes
Height:	G	Yes, with issuance of MUP
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35-feet in height.	The applicant is proposing a 60-foot tall faux mono-broadleaf tree which exceeds the height limit for the zone. Pursuant to Section 4620(g) of the County Zoning Ordinance, the height of the wireless facility is permitted to exceed the maximum height requirements when, a Major Use Permit granted an exemption to the height regulations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 60-foot front yard setback, 15-foot side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The project meets all required setbacks beyond those for which an exception was previously granted. The proposed wireless telecommunication facility would be located 60 feet south of the closest residential property line.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Telecommunications Facilities

The proposed project is classified as a Tier 4 site pursuant to Section 6985A of the County Zoning Ordinance, which requires a MUP because the facility is proposed in an agricultural zone (A70), which is a non-preferred zone for telecommunication facilities pursuant to Section 6986 of the County Zoning Ordinance. The site was selected because no preferred zones or other preferred locations exist in the service area that meets the coverage objectives of the carrier. The wireless telecommunication facility would fill several coverage gaps which would allow Verizon to have better network coverage along the local road network and the surrounding residential and commercial areas. The proposed project will be removing the existing monopole wireless facility and constructing a faux mono-broadleaf tree in the same location.

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 by the FCC.

Table D-4: Wireless Ordinance Development Regulations

Development Standard	Proposed/Provided	Complies?
Section 6985.C.4 of the Wireless Telecommunications Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The project complies with the 50-foot setback requirement. The setback from the proposed facility to the nearest residential property line is over 60 feet.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed antennas and CMU enclosure would be placed outside all required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a 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 project includes a CMU enclosure with a height of ten feet. The CMU enclosure would be seen from select neighbors' property; however, it would blend in with the existing adjacent detached accessory structures. The terrain and mature trees along the northern property line would provide screening of the equipment and wireless telecommunication facility from residential views.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The project site is zoned A70, and is subject to the most restrictive one-hour average sound level limit of 45 decibel (dBA) at the project property lines pursuant to the County Noise Ordinance Section 36.404. Noise producing equipment consists of an emergency back-up generator. The generator unit would produce noise levels which would not exceed the 45 dBA requirement at the property line and thereby comply with the County Noise Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

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

E. COMMUNITY PLANNING GROUP

On May 1, 2018, the Bonsall Community Planning Group (CPG) recommended approval of the project by a vote of 4-0-0 (Ayes – 4; Noes – 0; Abstain – 0; Absent – 2; Vacant – 0). The CPG Minutes are found in Attachment E, Public Documentation.

F. PUBLIC INPUT

No public opposition and no comments to the project were received recently or when the notice was sent out after submittal.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP PDS2018-MUP-90-031W3, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

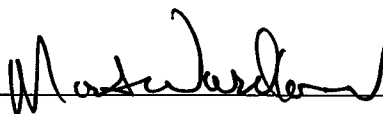
Report Prepared By:

Angelica Truong, Project Manager
858-495-5421
angelica.truong@sdcounty.ca.gov

Report Approved By:

Mark Wardlaw, Director
858-694-2962
Mark.Wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: _____



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2018-MUP-90-031W3
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

ABBREVIATIONS

ABV.	ABBREVIATION	EQ.	EQUAL	MECH.	MECHANICAL
AC	ACOUSTIC(AL)	EQUIP.	EQUIPMENT	MET.	METAL
A/C	AIR CONDITIONING	EXIST.	EXISTING	MIN.	MINIMUM
ALT.	ALTERNATE	EX.	EXTERIOR	MISC.	MISCELLANEOUS
ALUM.	ALUMINUM	F.S.	FACE OF STUD	NAT.	NATURAL
A.B.	ANCHOR BOLT	FIN.	FINISH	N.	NORTH
APPROX.	APPROXIMATE	FIX.	FIXTURE	N.I.C.	NOT IN CONTRACT
ARCH.	ARCHITECT(URAL)	FL.	FLOOR	N.T.S.	NOT TO SCALE
A.C.	ASPHALTIC CONCRETE	F.L.	FLOW LINE	O.C.	ON CENTER
BM.	BEAM	F.D.	FLOOR DRAIN	O.D.	OUTSIDE DIAMETER
BLK(G)	BLOCKING	FLOUR.	FLOURESCENT	OPNG.	OPENING
BO.	BOARD	FT /	FOOT PER	OPP.	OPPOSITE
BOT.	BOTTOM	FTG.	FOOTING	PL.	PLATE
BLDG.	BUILDING	FDN.	FOUNDATION	PLYWD.	PLYWOOD
CAB.	CABINET	GAL.	GALLON	REINF.	REINFORCE(ING)
C.I.	CAST IRON	GALV.	GALVANIZED	RM.	ROOM
C.B.	CATCH BASIN	G.I.	GALVANIZED IRON	SCHED.	SCHEDULE
CLG.	CEILING	G.	GAS	SEC.	SECTION
CEM.	CEMENT	GA.	GAUGE	SHT.	SHEET
CER.	CERAMIC	GL.	GLASS	SIM.	SIMILAR
C.O.	CLEAN OUT	G.L.	GLUED LAMINATE	S.	SOUTH
CLR.	CLEAR	GYP.	GYPSUM	SQ.	SQUARE
COL.	COLUMN	HT.	HEIGHT	STQ.	STANDARD
CONC.	CONCRETE	H.M.	HOLLOW METAL	STL.	STEEL
CONN.	CONNECTION	HORIZ.	HORIZONTAL	STRUCT.	STRUCTURAL
CONT.	CONTINUE(OUS)	H.B.	HOSE BIBB	SUSP.	SUSPENDED
DET.	DETAIL	INFO.	INFORMATION	T & P	TELEPHONE & POWER
DIA.	DIAMETER	I.D.	INSIDE DIAMETER	THK.	THICK
DM.	DIMENSION	INSUL.	INSULATE(ON)	T & B	TOP & BOTTOM
DR.	DOOR	INT.	INTERIOR	TYP.	TYPICAL
DBL.	DOUBLE	JOINT.	JOINT	UNO.	UNLESS NOTED OTHERWISE
DN.	DOWN	KIT.	KITCHEN	VENT.	VENTILATION
DS.	DOWN SPOUT	LAB.	LABORATORY	VERT.	VERTICAL
DWG.	DRAWING	L.T.	LIGHT	W.	WATER
D.F.	DRINKING FOUNTAIN	LINE.	LINEAL	WT.	WEIGHT
EA.	EACH	MFR.	MANUFACTUR(ER)'S	W.W.M.	WELDED WIRE MESH
E	EAST	M.O.	MASONRY OPENING	W.	WEST
ELEC.	ELECTRIC(AL)	MAT.	MATERIAL	W/	WITH
EL.	ELEVATION	MAX.	MAXIMUM	WD.	WOOD
ENCL.	ENCLOSURE				

PROJECT DESCRIPTION

MODIFICATION TO AN EXISTING VERIZON WIRELESS COMMUNICATIONS UNLICENSED SUBSTATION IDENTIFIED PER THOMAS BROS. GUIDE - PAGE 1067, GRID H-5 TO CONSIDER THE FOLLOWING:

- REMOVAL OF EXISTING 54'-0" H. AMERICAN TOWER STEEL MONOPOLE AND ATTACHED 48 H. ANTENNAS, RELATED EQUIPMENT, AND MW ANTENNA TO BE RELOCATED TO NEW MONOBROADLEAF
- REMOVAL AND REPLACEMENT OF EXISTING ICE BRIDGE CABLEING FROM EXISTING SHELTER TO ANTENNA MONOPOLE
- INSTALLATION OF NEW 60'-0" H. AMERICAN TOWER MONOBROADLEAF
- INSTALLATION NINE (9) NEW 96" H. PANEL ANTENNAS ON NEW MONOBROADLEAF
- INSTALLATION OF THREE (3) RRUS FOR AWS/AWS-3 ON NEW MONOBROADLEAF
- INSTALLATION OF THREE (3) RRUS FOR RSALTE ON NEW MONOBROADLEAF
- INSTALLATION OF THREE (3) NEW RRUS COMBO UNITS FOR 700-LTE ON NEW MONOBROADLEAF
- INSTALLATION OF THREE (3) NEW RRUS COMBO UNITS FOR 850-LTE ON NEW MONOBROADLEAF
- INSTALLATION OF THREE (3) NEW 33'x15' RAYCAPS ON NEW MONOBROADLEAF
- INSTALLATION OF SIX (6) NEW DUAL PAK OPLEXERS (2 PER SECTOR)
- INSTALL TWO (2) NEW 2500 RACK MOUNTED RAYCAPS IN SHELTER
- INSTALL NEW ICE BRIDGE & SUPPORTS
- INSTALL THREE (3) NEW 1'-8" (R12) HYBRIDLEX
- ATC TO BE RESPONSIBLE FOR INSTALLATION AND COORDINATION WITH VERIZON WIRELESS GC

CONSTRUCTION DATA:

JURISDICTION: COUNTY OF SAN DIEGO
 TYPE OF CONSTRUCTION: V-B
 OCCUPANCY: U
 ZONING: A-70
 EXISTING ATC LEASE AREA (TO REMAIN UNCHANGED): 60'x50' (3,000 S.F.)

VERIZON WIRELESS RF DOCUMENT: RFD8 BONSALL AWS 3(Updated)100517.PDF

PROPRIETARY INFORMATION

NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS EXCEPT UNDER WRITTEN AGREEMENT

verizon

"BONSALL"

(PCS-LTE/AWS-3/850-LTE ADD/700-LTE CONV. & RELO OTHRUP)

MTX: 54

4163 HOLLY LANE
 BONSALL, CA. 92003

ATC SITE NUMBER: 411570
 ATC SITE NAME: BONSALL CA

VICINITY MAP

REFERENCE GOOGLE MAPS
 THIS VICINITY MAP NOT TO SCALE



PROJECT TEAM

APPLICANT:
 VERIZON WIRELESS
 15505 SAND CANYON AVE.
 BUILDING D, FIRST FLOOR
 IRVINE, CA. 92616

SURVEYOR:
 BERT HAZE & ASSOC., P.C.
 3168 AIRWAY AVE., SUITE K1
 COSTA MESA, CA. 92626
 714-557-1567
 CONTACT: BERT HAZE

APPLICANT'S AGENT:
 PLANCOM, INC.
 302 STATE PLACE
 ESCONCADO, CALIFORNIA 92529
 PH (760) 420-4833
 CONTACT: JILL CLEVELAND

TOWER OWNER:
 AMERICAN TOWER CORPORATION
 10 PRESIDENTIAL WAY
 WOBURN, MA 01801
 (774) 994-0520
 CONTACT: SCOTT PHILLIPS

ARCHITECT:
 DERRA DESIGN, INC.
 495 E. RIVINGTON STREET #204
 CORONA, CA. 92709
 951-286-1650
 CONTACT: JEFF ROEBUCK

OWNERS M/R & A/RD: PANTIC
 31372 CLUB VISTA LANE
 BONSALL, CA 92003
 CONTACT: PETER PANTIC

PROJECT INFORMATION

AS OF JANUARY 1, 2017 ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:

2016 BUILDING STANDARDS ADMINISTRATIVE CODE:
 PART 1, TITLE 24, C.C.R.

2016 CALIFORNIA BUILDING CODE (C.B.C.)
 PART 2, TITLE 24, C.C.R.
 (BASED ON THE 2015 INTERNATIONAL BUILDING CODE WITH 2016 CALIFORNIA AMENDMENTS)

2016 CALIFORNIA ELECTRICAL CODE (C.E.C.)
 PART 3, TITLE 24, C.C.R.
 (BASED ON THE 2011 NATIONAL ELECTRICAL CODE)

2016 CALIFORNIA MECHANICAL CODE (C.M.C.)
 PART 4, TITLE 24, C.C.R.
 (BASED ON THE 2015 UNIFORM MECHANICAL CODE WITH 2016 CALIFORNIA AMENDMENTS)

2016 CALIFORNIA PLUMBING CODE (C.P.C.)
 PART 5, TITLE 24, C.C.R.
 (BASED ON THE 2015 UNIFORM PLUMBING CODE)

2016 CALIFORNIA ENERGY CODE (PART 6, TITLE-24, CCR)

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (C.G.B.C.) (PART 11, TITLE-24, CCR)

2016 CALIFORNIA FIRE CODE (C.F.C.)
 PART 9, TITLE 24, C.C.R.
 (BASED ON THE 2015 INTERNATIONAL FIRE CODE WITH 2016 CALIFORNIA AMENDMENTS)

2016 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

APPROVALS

APPROVED BY	DATE	INITIALS	COMMENTS
RF ENGINEER			
SITE DEV.			
SITE ACO.			
PM			

COMMENTS:

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCEL 1:
 THAT PORTION OF THE WEST HALF OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, DESCRIBED AS FOLLOWS: (FOR COMPLETE LEGAL DESCRIPTION, SEE SHEET LS-1)

ASSESSOR'S IDENTIFICATION:
 SAN DIEGO COUNTY A.P.N. 126-140-29

AREA:
 15.05 ACRES PER SAN DIEGO COUNTY ASSESSOR

BENCH MARK REFERENCE:
 U.S.G.S. BENCH MARK "BM 261"
 UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 261" AS SHOWN ON THE "BONSALL" 7.5 MINUTE QUADRANGLE MAP.
 ELEVATION: 283.5 FEET A.M.S.L. (NAVD83) (DATUM VERIFIED IN FIELD TO BE WITHIN 1'-A ACCURACY STANDARDS)

COORDINATES:

LATITUDE: 33°15'39.53" N
 LONGITUDE: 117°14'30.27" W

NAD 83 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "LEICA GS14" GNSS RECEIVERS CONNECTED TO THE "LEICA SMART NET" REFERENCE NETWORK

TITLE REPORT IDENTIFICATION:
 COMMONWEALTH LAND TITLE INSURANCE COMPANY, CONDITION OF TITLE GUARANTEE
 ORDER NO. 09204567-920-CMM-CMB, DATED AS OF AUGUST 8, 2017.

DATE OF SURVEY:
 AUGUST 30, 2017

SHEET INDEX

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	LEASE AREA PLAN
A-4	TOWER/ANTENNA PLANS
A-5.0	EXISTING EAST ELEVATION
A-5.1	PROPOSED EAST ELEVATION
A-6.0	EXISTING SOUTH ELEVATION
A-6.1	PROPOSED SOUTH ELEVATION
A-7.0	EXISTING WEST ELEVATION
A-7.1	PROPOSED WEST ELEVATION
A-8.0	EXISTING NORTH ELEVATION
A-8.1	PROPOSED NORTH ELEVATION

NOTES

- THE CURRENT NUMBER OF PREVIOUSLY APPROVED DIRECTIONAL PANEL ANTENNAS IS TWELVE (12).
- THE MAXIMUM NUMBER OF DIRECTIONAL PANEL ANTENNAS TO BE REMOVED/REPLACED IS NINE (9).
- THE NUMBER OF PANEL ANTENNAS TO BE REMOVED IS 3.
- THE MAXIMUM NUMBER OF GPS ANTENNAS TO REMAIN IS ONE (1).
- THE SIZE, HEIGHT, DIRECTION AND LOCATION OF ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS AS NEEDED.
- ALL ITEMS, WHETHER EXISTING OR NEW, WHICH ARE WITHIN THE VERIZON WIRELESS LEASE AREA ARE TO BE APPROVED.

Dep't. Approved Date	
AAC	
FE	
INT	
EE	
OPG	
EE/OUT	

verizon

15006 Sand Canyon Ave.
 Building "D", First Floor
 Irvine, CA. 92618
 (949) 250-7000

BONSALL
 (PCS-LTE/AWS-3/850-LTE ADD/
 700-LTE CONV. & RELO OTHRUP)
 4163 HOLLY LANE
 BONSALL, CA. 92003
 TITLE SHEET
 ZONING DRAWINGS

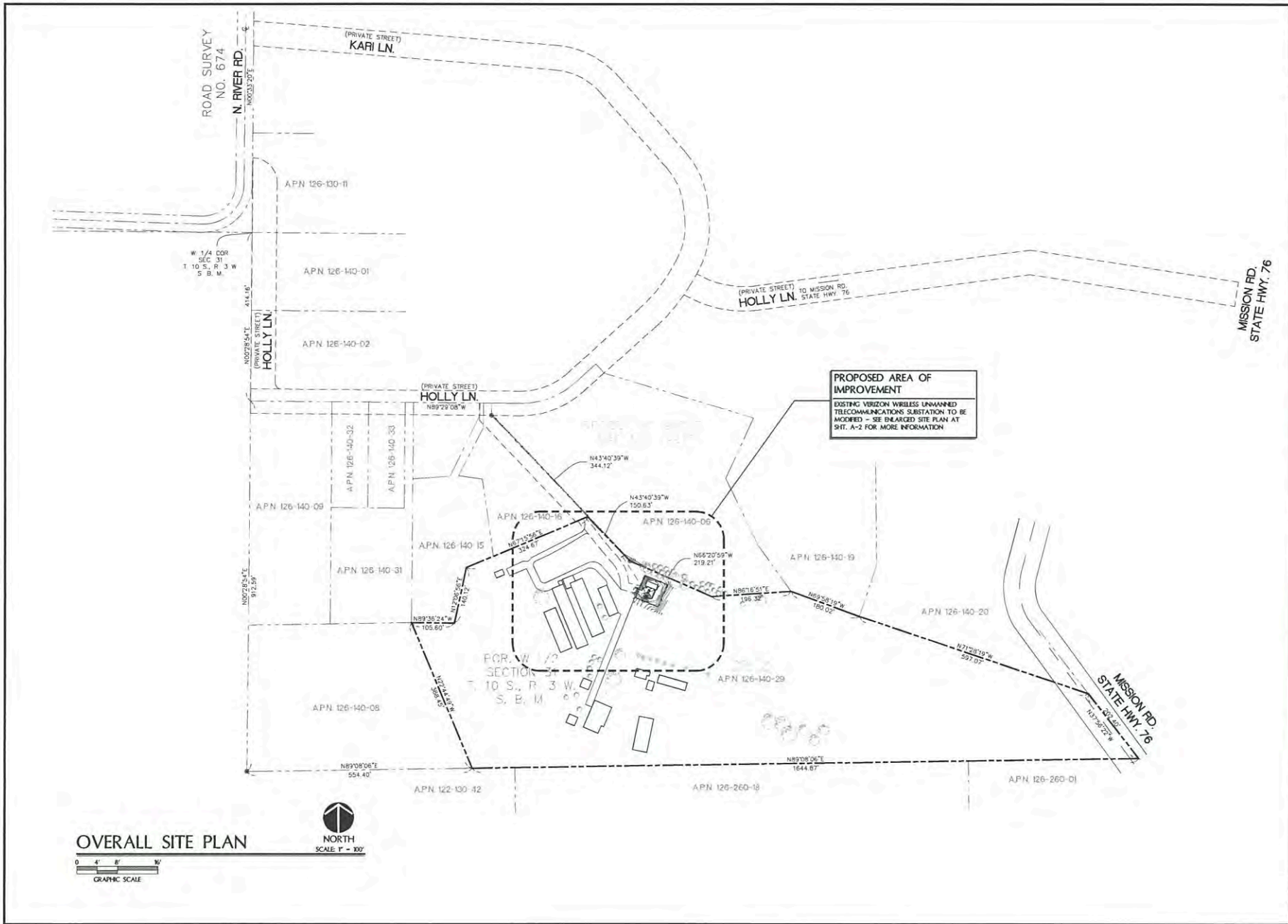
derra

4163 Holly Lane, Suite 204
 Bonsall, CA 92003
 PH: 951-286-1650 Fax: 951-286-1651

Revisions	Use of Riser
0	0
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9

T-1

Job No. 2700



Z.A. CASE NO.:		A-1	
Job No. 07012			
derria 435 E. Riverside Street, Suite 204 Pomona, CA 92674 Ph: 951-265-1552 Fax: 951-265-1051		verizon 15500 Sand Canyon Ave Building "C", First Floor Irvine, CA 92618 (949) 256-7000	
BONSALL POSITIVE TEAMWORK 7000 S. GARDEN AVENUE 41163 HOLLY LAKE BONSALL, CA 92003 OVERALL SITE PLAN ZONING DRAWINGS		Dept. Approved Date A&C RE RF INT EE CPG ECOUT	

SECTOR	AZIMUTH	CABLE RUN	CENTERLINE	CABLE TYPE/ SIZE	ANTENNA MODEL	RRUS/RAYCAP (ANTENNA TECHNOLOGY)
ALPHA 1	140°	98'	56'	(2) 7/8"	NHH-65C-R2B (96.0"x11.9"x7.1")	(1) RRUS (B13) COMBO UNIT 700-LTE
ALPHA 2	140°	-	56'	-	NHH-65C-R2B (96.0"x11.9"x7.1")	(1) RRUS (B66) AWS/AWS-3 / (1) RRUS (B2) PCS-LTE
ALPHA 3	140°	-	56'	-	NHH-65C-R2B (96.0"x11.9"x7.1")	(1) RRUS (B5) COMBO UNIT 850-LTE
BETA 1	260°	98'	56'	(2) 7/8"	NHH-65C-R2B (96.0"x11.9"x7.1")	(1) RRUS (B13) COMBO UNIT 700-LTE
BETA 2	260°	-	56'	-	NHH-65C-R2B (96.0"x11.9"x7.1")	(1) RRUS (B66) AWS/AWS-3 / (1) RRUS (B2) PCS-LTE
BETA 3	260°	-	56'	-	NHH-65C-R2B (96.0"x11.9"x7.1")	(1) RRUS (B5) COMBO UNIT 850-LTE
GAMMA 1	20°	98'	56'	(2) 7/8"	NHH-65C-R2B (96.0"x11.9"x7.1")	(1) RRUS (B13) COMBO UNIT 700-LTE
GAMMA 2	20°	-	56'	-	NHH-65C-R2B (96.0"x11.9"x7.1")	(1) RRUS (B66) AWS/AWS-3 / (1) RRUS (B2) PCS-LTE
GAMMA 3	20°	-	56'	-	NHH-65C-R2B (96.0"x11.9"x7.1")	(1) RRUS (B5) COMBO UNIT 850-LTE
	-	98'	-	(3) 6x12 HYBRIFLEX (4) 7/8"COAX	-	(3) 3315 RAYCAPS
TOTALS				(3) 6x12 HYBRIFLEX (4) 7/8"COAX	(9) NHH-65C-R2B	(12) RRUS (3) 3315 RAYCAP

PROPOSED ANTENNA/COAX SCHEDULE

Doc. Approved Date	
REC	
INT	
EE	
OPS	
ESCUT	

verizon

(949) 256-7000

15500 Sand Canyon Ave.
Building "D", First Floor
Irvine, CA 92618

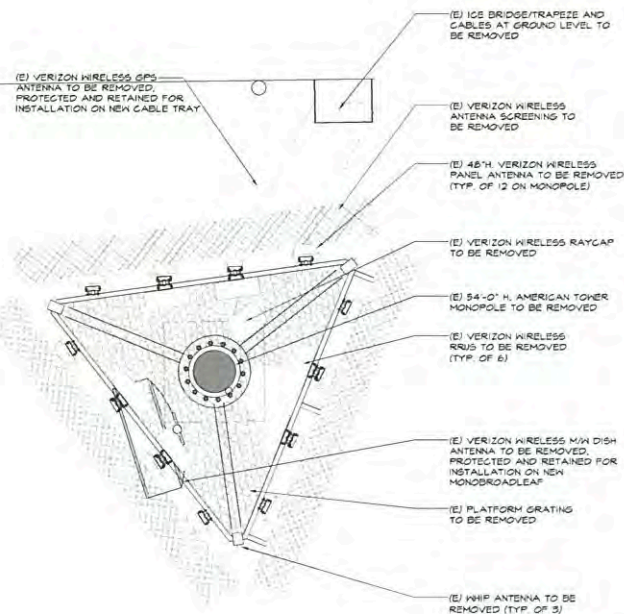
BONSALL
(PCS)-TEAMS-350-LTE-ADD/
700-LTE CONN. & RELOUT(RP)
4163 HOLLY LANE
BONSALL, CA 92003
ANTENNA & LEASE AREA PLANS
ZONING DRAWINGS

derra
405 E. Brown Street, Suite 204
Irvine, CA 92614
PH: 949.365.8166 FAX: 949.365.8199

Revisions					
1	12/10/17	100% 2D REVIEW			
2	12/13/17	100% 2D REVIEW			
3	1/10/18	100% 2D			
4	2/7/18	100% 3D APPROVED			
5	3/14/18	100% 3D APPROVED			
6	3/14/18	100% 3D APPROVED			

A-4

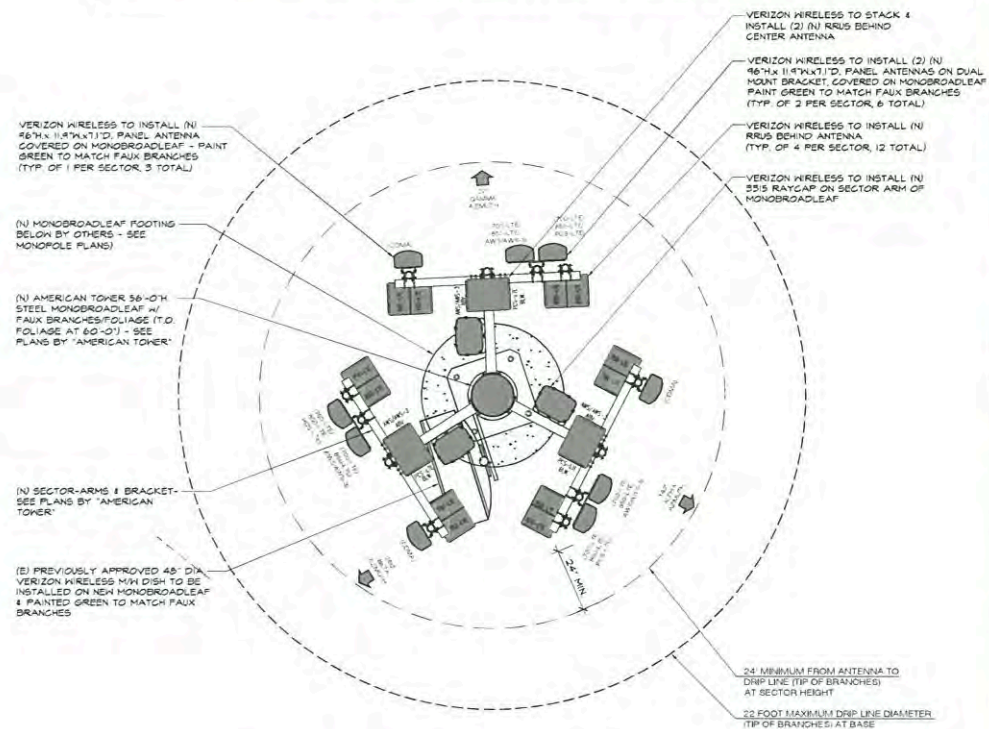
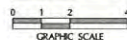
Job No. 07092



EXISTING TOWER/
ANTENNA PLAN



NORTH
SCALE 1/4"=1'-0"



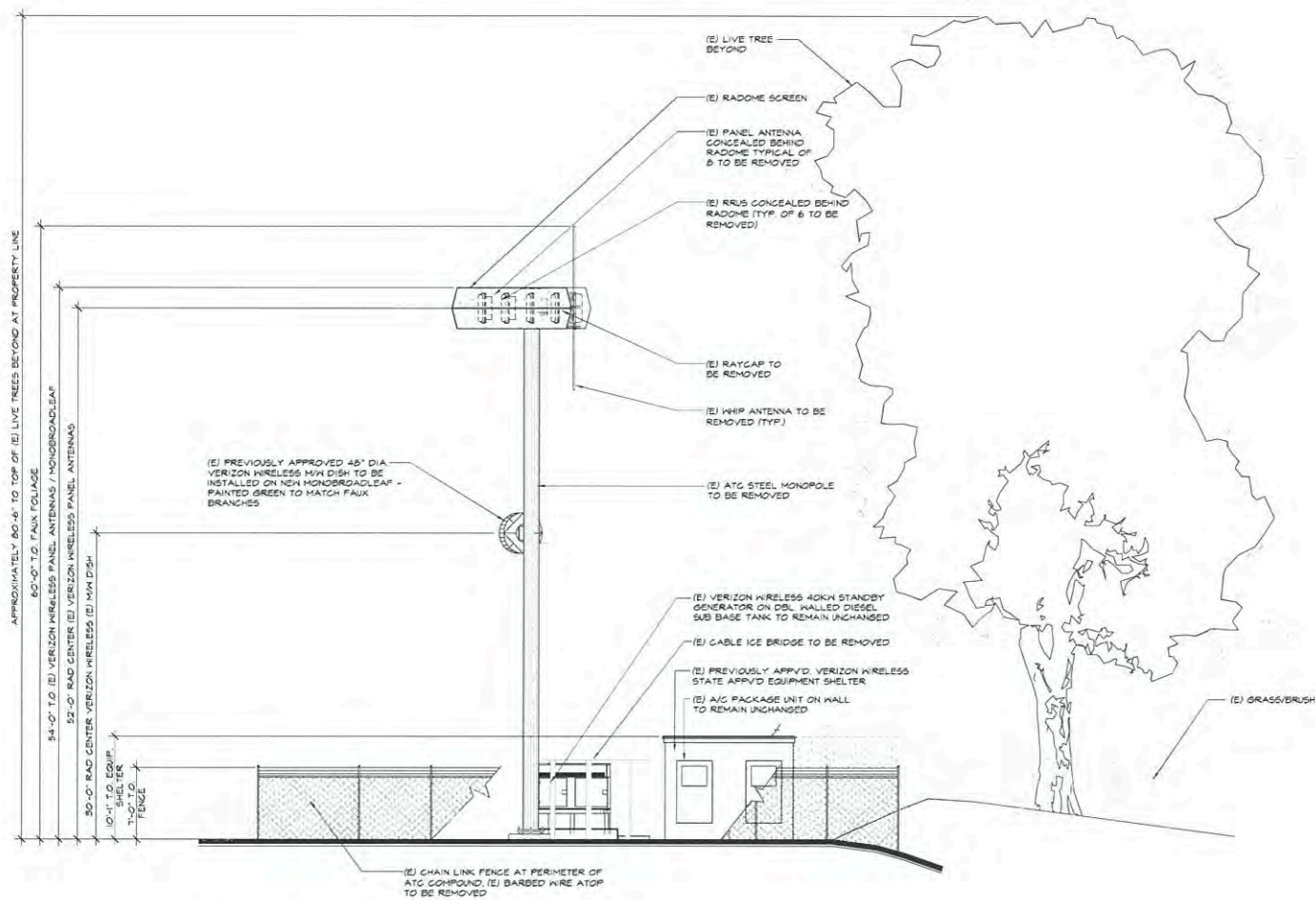
PROPOSED MONOBROADLEAF/
ANTENNA PLAN



NORTH
SCALE 1/4"=1'-0"



NOTE
FAUX FOLIAGE AND BRANCHES
REMOVED FOR CLARITY



EXISTING EAST ELEVATION



SCALE: 3/32"=1'-0"

Dept.	Approved	Date
A&C	RE	
RF	INT	
EE	EE	
OPS	OPS	
EE/OUT	EE/OUT	

verizon

15006 Sand Canyon Ave.
Building "D", First Floor
Irvine, CA 92618

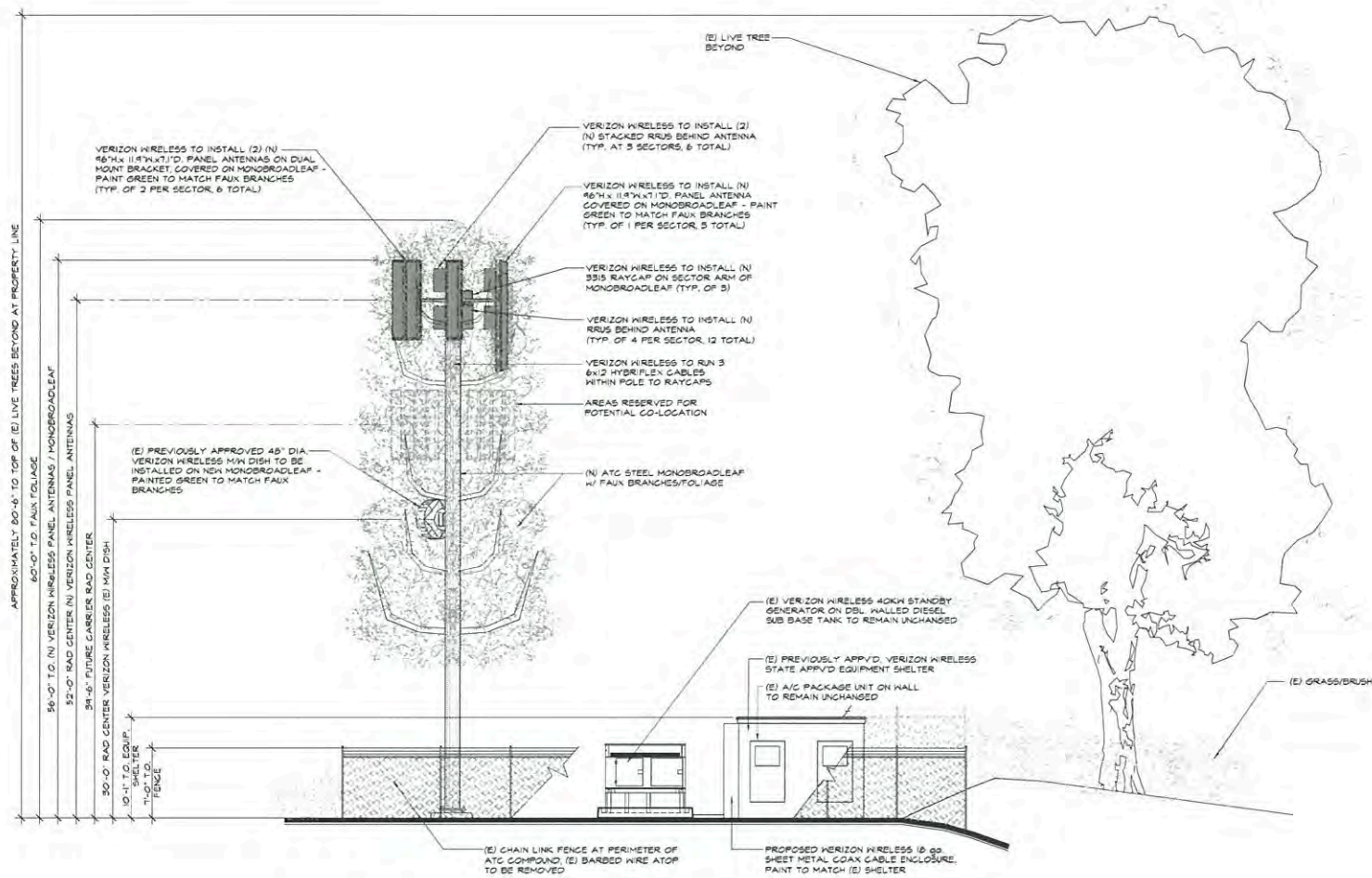
(949) 296-7000

BONSALL
PO BOX 3800-LEA/DO/
700-LITE CONY. & RELO/THUP/
4163 HOLLY LANE
BONSALL, CA 92003
EXISTING EAST ELEVATION
ZONING DRAWINGS

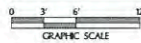
derra
4163 HOLLY LANE
BONSALL, CA 92003
Ph: 951.285.1650 Fax: 951.285.1591

Revisions	DATE	BY	APP
1	10/21/17	1002	10/21/17
2	10/21/17	1002	10/21/17
3	10/21/17	1002	10/21/17
4	10/21/17	1002	10/21/17
5	10/21/17	1002	10/21/17
6	10/21/17	1002	10/21/17
7	10/21/17	1002	10/21/17
8	10/21/17	1002	10/21/17
9	10/21/17	1002	10/21/17
10	10/21/17	1002	10/21/17

Z.A. CASE NO.:
A-5.0
Job No. 37092



PROPOSED EAST ELEVATION



SCALE: 3/32"=1'-0"

Dept.	Approved	Date
A&G		
RE		
RF		
INT		
EE		
OPS		
EO/UT		

verizon

15500 Sand Canyon Ave
Building 00, First Floor
Irvine, CA 92618
(949) 256-7000

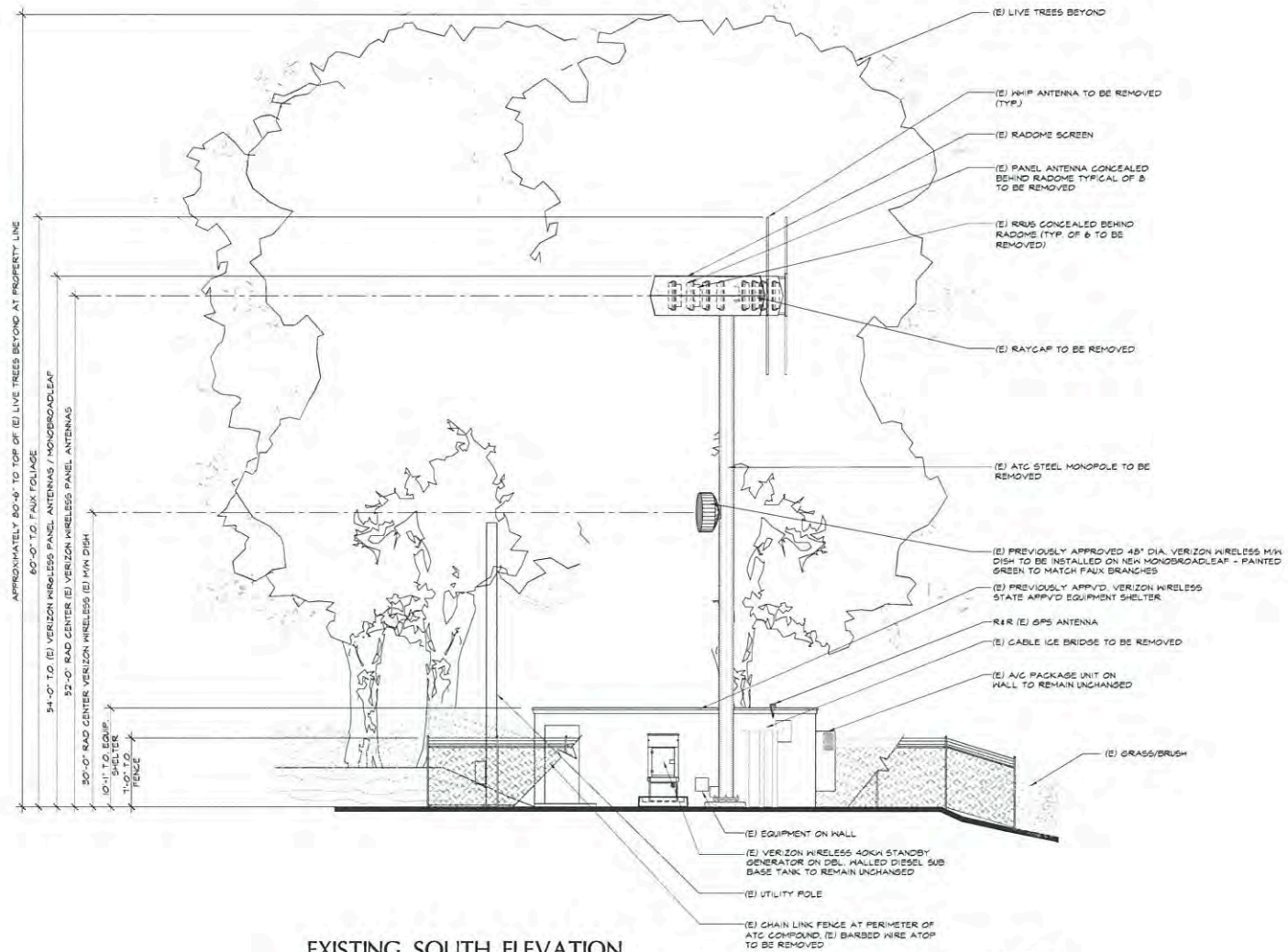
BONSALL
(POS-LEADS-3800-LEAD-ADD)
700-LITE CONY. & RELO OFFICE
4163 HOLLY LANE
BONSALL, CA 92003
PROPOSED EAST ELEVATION
ZONING DRAWINGS

derra
405 S. Main Street, Suite 205
Corona, CA 92701
PH: 951-265-5166 FAX: 951-265-5191

Revisions	DATE	BY	REASON
1	12/17/17	ASU	ISSUE 22 REVIEW
2	1/17/18	ASU	ISSUE 23
3	2/17/18	ASU	ISSUE 24 APPROVED BY
4	3/17/18	ASU	ISSUE 25 OFF PLANNING COMMISSION

A-5.1

Job No. 07032



EXISTING SOUTH ELEVATION



SCALE: 3/32"=1'-0"

Disc.	Approved	Date
ASD	RE	
RF	INT	
EE		
OPS		
ED/OUT		

verizon

15500 Sand Canyon Ave
Building "D", First Floor
Irvine, CA 92618
(949) 256-7000

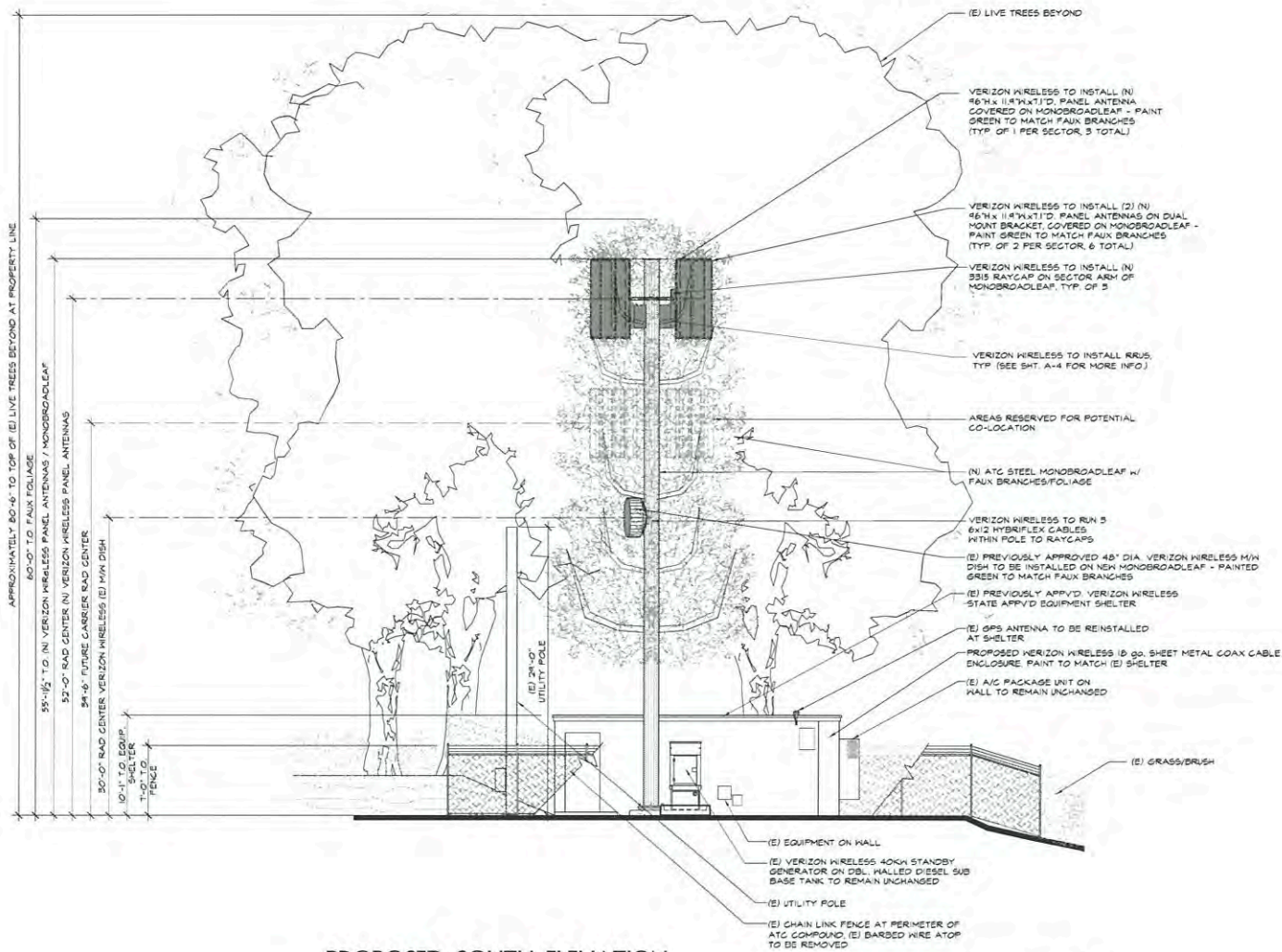
BONSALL
(PCS-LITE/AMS-3550-LITE ADD/
700-LITE CONV. & RELO OTHERUP)
4163 HOLLY LANE
BONSALL, CA 92003
EXISTING SOUTH ELEVATION
ZONING DRAWINGS

derra
435 E. Carnegie Ave., Suite 204
Irvine, CA 92614
Ph: 949-266-6166 Fax: 949-266-6191

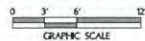
Revised	By	Date	Notes
0	12/1/10	10/1/10	100% AS REVER
0	12/1/10	10/1/10	100% AS REVER
0	12/1/10	10/1/10	100% AS
0	12/1/10	10/1/10	100% AS APPROV DTA
0	12/1/10	10/1/10	100% AS APPROV DTA

A-6.0

Job No. 07003



PROPOSED SOUTH ELEVATION



SCALE: 3/32"=1'-0"

Dept.	Approved	Date
A&C		
RE		
INT		
EE		
OPS		
EDOUT		

verizon

15505 Sand Canyon Ave.
Building "C", First Floor
Irvine, CA 92618
(949) 256-7000

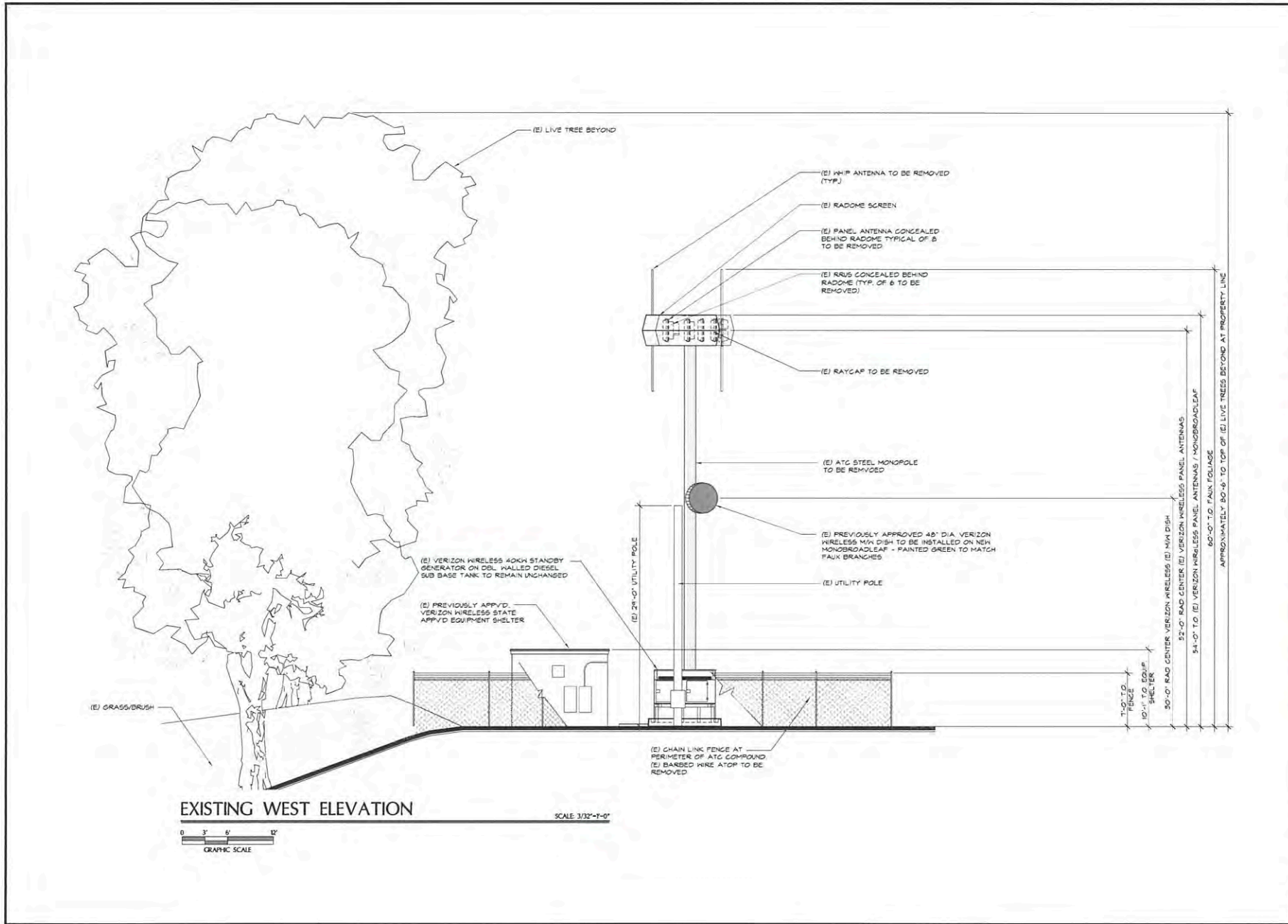
BONSALL
(PCS) LEASING-3850-LITE ADD/
700-LITE CON. & FIELD OFFICE
4163 HOLLY LANE
BONSALL, CA 92003
PROPOSED SOUTH ELEVATION
ZONING DRAWINGS

derra
4115 S. Bascom Avenue, Suite 204
Campbell, CA 95008
Ph: 408.285.8155 Fax: 916.285.1591

Transmittal No.	Date	Issue	By	Check	Rev
0	12/13/17	ISSUE 2P REVIEW			
0	1/25/18	ISSUE 2P			
0	2/27/18	ISSUE 2P APPROVED BY A&C			
0	3/26/18	OFF PLANING COMMENTS AND			

A-6.1

Job No. 17092



Dept.	Approved	Date
ABC	RE	
RF	INT	
EE	OPS	
EE/OUT		

verizon

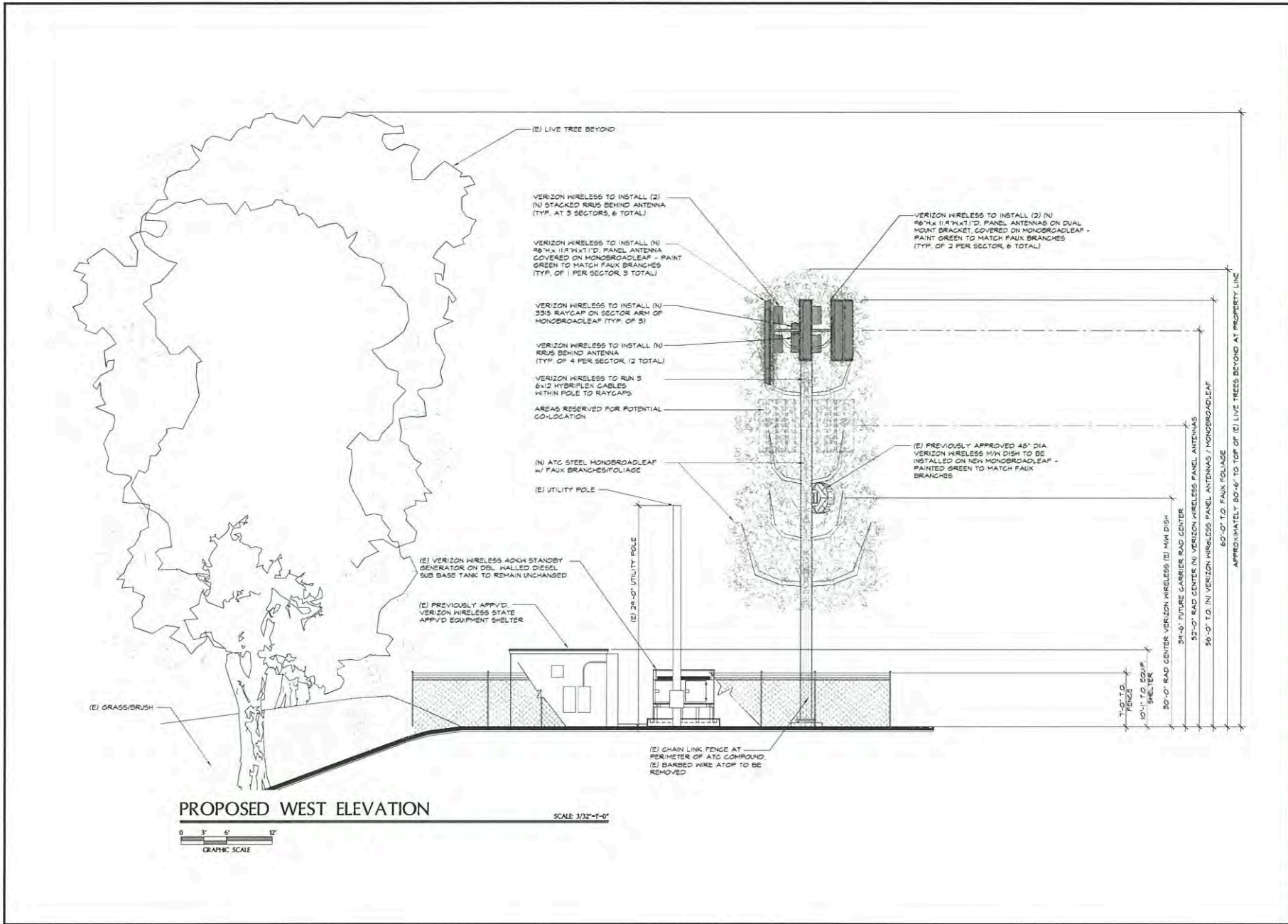
15500 Sand Canyon Ave.
Building "C", First Floor
Irvine, CA 92618
(949) 256-7000

BONSALL
(PCS-LTE/TAWS-380C-LTE ADD/
700-LTE CONV. & RELO OTF/UP)
4163 HOLLY LANE
BONSALL, CA 92003
EXISTING WEST ELEVATION
ZONING DRAWINGS

derra
433 E. CHURCH STREET, SUITE 204
CHURCHVILLE, SC 29615
PH: 803.265.8555 FAX: 803.265.8551

Revision	By	Date	Description
0	12/15/17	100% CD REVIEW	
0	12/15/17	100% CD REVIEW	
0	12/15/17	100% CD	
0	12/15/17	100% CD APPROVED	
0	12/15/17	100% CD APPROVED	

A-7.0



Dept.	Approved	Date
AAC		
REC		
RF		
INT		
EE		
OPS		
ED/OUT		

verizon

15000 Sand Canyon Ave
Building "D", First Floor
Irvine, CA 92618
(949) 256-7000

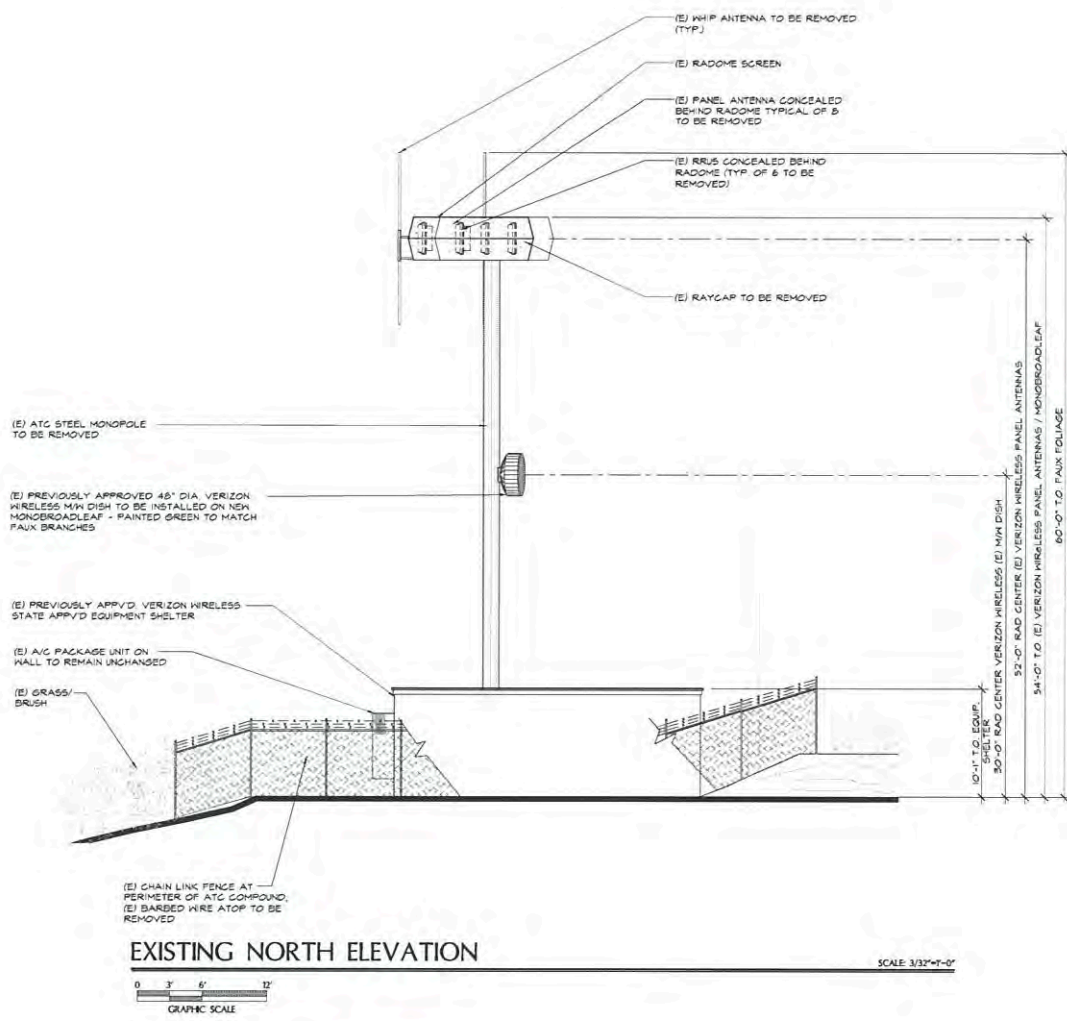
BONSALL
(PCL) TEAMS-3880-LEAD/700-LITE CON. & FIELD OFFICE
4163 HOLLY LANE
BONSALL, CA 92003
PROPOSED WEST ELEVATION
ZONING DRAWINGS

derra
408 E. BROADWAY, SUITE 204
CARSON, CA 90745
PH: 901.265.8558 FAX: 901.265.8591

Revisions	Issue	By	Date
0	1	12/13/17	12/13/17
0	2	1/11/18	1/11/18
0	3	1/11/18	1/11/18
0	4	1/11/18	1/11/18
0	5	1/11/18	1/11/18
0	6	1/11/18	1/11/18
0	7	1/11/18	1/11/18
0	8	1/11/18	1/11/18
0	9	1/11/18	1/11/18
0	10	1/11/18	1/11/18

A-7.1

DATE: 12/13/17



Dept. Approved	Date
ASAC	
RE	
RF	
EE	
OPS	
ECOUT	

verizon

15506 Sand Canyon Ave.
Building 10, First Floor
Irvine, CA 92618
(949) 256-7000

BONSALL
PO BOX 15000
7000 E. HOLLY LANE
BONSALL, CA 92003
EXISTING NORTH ELEVATION
ZONING DRAWINGS

derra

402 E. Blinn Street, Suite 204
Ph: 949-266-1000 Fax: 949-266-1001

Revisions	DATE	BY	CHKD
1	12/21/17	1002	20 REVISED
2	12/21/17	1002	20 REVISED
3	12/21/17	1002	20
4	12/21/17	1002	20
5	12/21/17	1002	20
6	12/21/17	1002	20
7	12/21/17	1002	20
8	12/21/17	1002	20
9	12/21/17	1002	20
10	12/21/17	1002	20
11	12/21/17	1002	20
12	12/21/17	1002	20
13	12/21/17	1002	20
14	12/21/17	1002	20
15	12/21/17	1002	20
16	12/21/17	1002	20
17	12/21/17	1002	20
18	12/21/17	1002	20
19	12/21/17	1002	20
20	12/21/17	1002	20

A-8.0

Job No. 07010

VERIZON WIRELESS TO INSTALL (N) 96"X114"X1/2" D. PANEL ANTENNA COVERED ON MONOBROADLEAF - PAINT GREEN TO MATCH FAUX BRANCHES (TYP. OF 1 PER SECTOR, 3 TOTAL)

VERIZON WIRELESS TO INSTALL (2) (N) 96"X114"X1/2" D. PANEL ANTENNAS ON DUAL MOUNT BRACKET, COVERED ON MONOBROADLEAF - PAINT GREEN TO MATCH FAUX BRANCHES (TYP. OF 2 PER SECTOR, 6 TOTAL)

VERIZON WIRELESS TO INSTALL (N) 33" RAYCAP ON SECTOR ARM OF MONOBROADLEAF, TYP. OF 3

VERIZON WIRELESS TO INSTALL RUG, TYP. (SEE SHT. A-4 FOR MORE INFO)

AREAS RESERVED FOR POTENTIAL CO-LOCATION

(N) ATC STEEL MONOBROADLEAF W/ FAUX BRANCHES/FOLIAGE

(E) PREVIOUSLY APPROVED 48" DIA. VERIZON WIRELESS MM DISH TO BE INSTALLED ON NEW MONOBROADLEAF - PAINTED GREEN TO MATCH FAUX BRANCHES

VERIZON WIRELESS TO RUN 3 6x12 HYBRIFLEX CABLES WITHIN POLE TO RAYCAPS

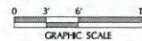
(E) PREVIOUSLY APP'D VERIZON WIRELESS STATE APP'D EQUIPMENT SHELTER

(E) A/C PACKAGE UNIT ON WALL TO REMAIN UNCHANGED

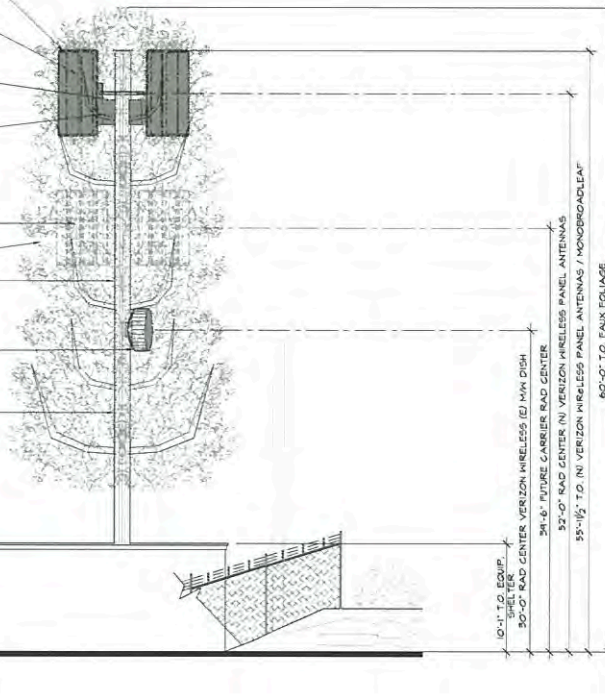
(E) GRASS/ BRUSH

(E) CHAIN LINK FENCE AT PERIMETER OF ATC COMPOUND.
(E) BARBED WIRE ATOP TO BE REMOVED

PROPOSED NORTH ELEVATION



SCALE: 3/32"=1'-0"



Dept.	Approved	Date
AAC		
RE		
RF		
INT		
EE		
OP3		
EEOUT		

verizon
1-800-833-8338
Building 101, First Floor
Irvine, CA 92618

BONSALL
PCS-LTE/MS-3850-LTE ADD/
700-LTE CONV. & RELO OTHERUP
4163 HOLLY LANE
BONSALL, CA 92008
PROPOSED NORTH ELEVATION
ZONING DRAWINGS

derra
403 S. Bluff Street, Suite 204
P.O. Box 1000, Bonsall, CA 92008
PH: 951-265-1655 FAX: 951-265-1651

REV	DATE	BY	CHKD
1	10/27/17	1002	20 REVER
2	10/27/17	1002	20
3	10/27/17	1002	20
4	10/27/17	1002	20
5	10/27/17	1002	20

A-8.1

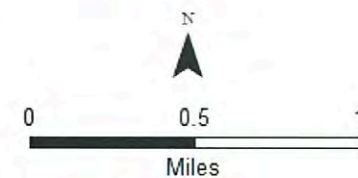
Job No. 01012

Holly Lane Telecommunication MUP Modification Vicinity Map

Bonsall
Community Plan Area

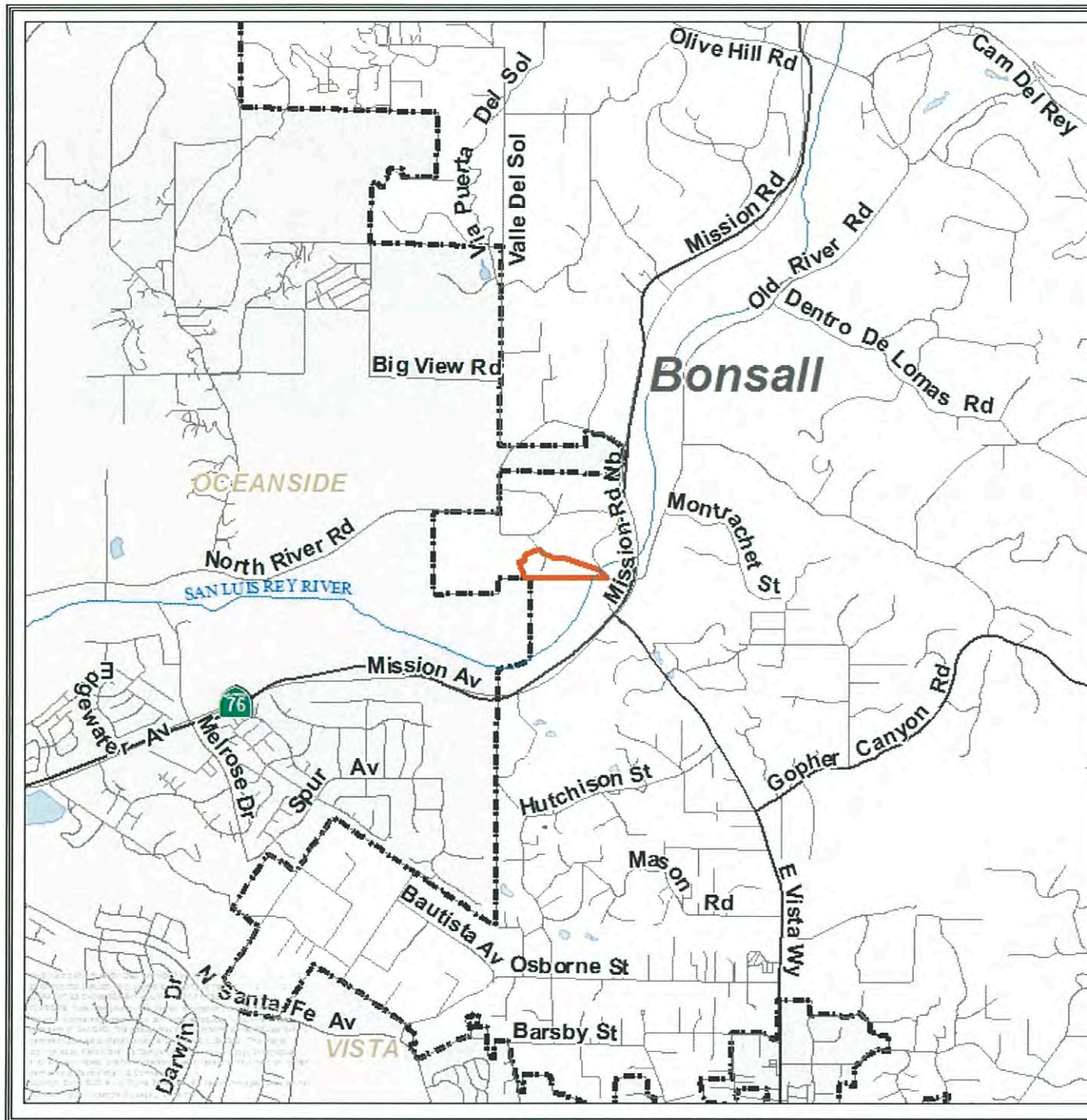


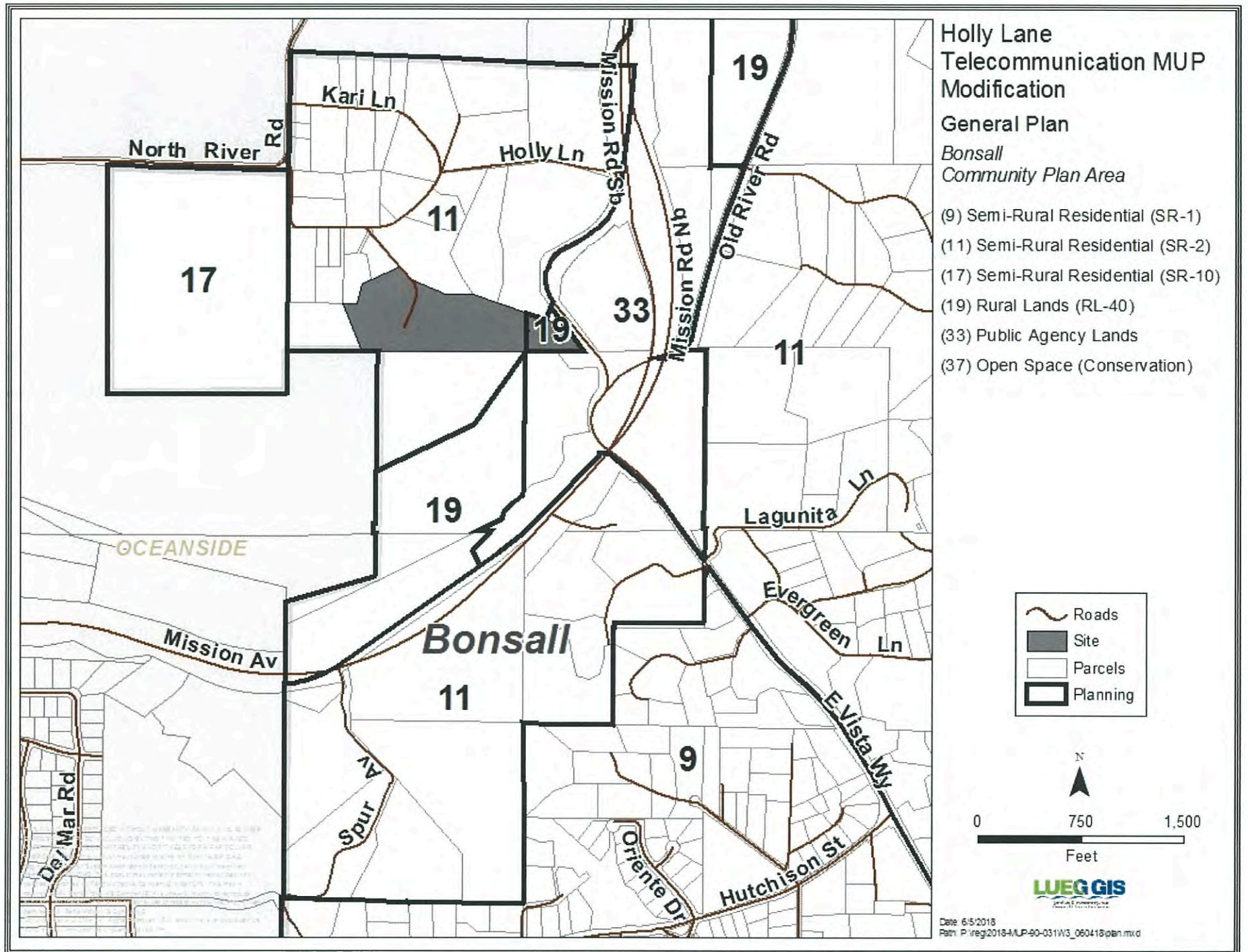
1:3,500,000

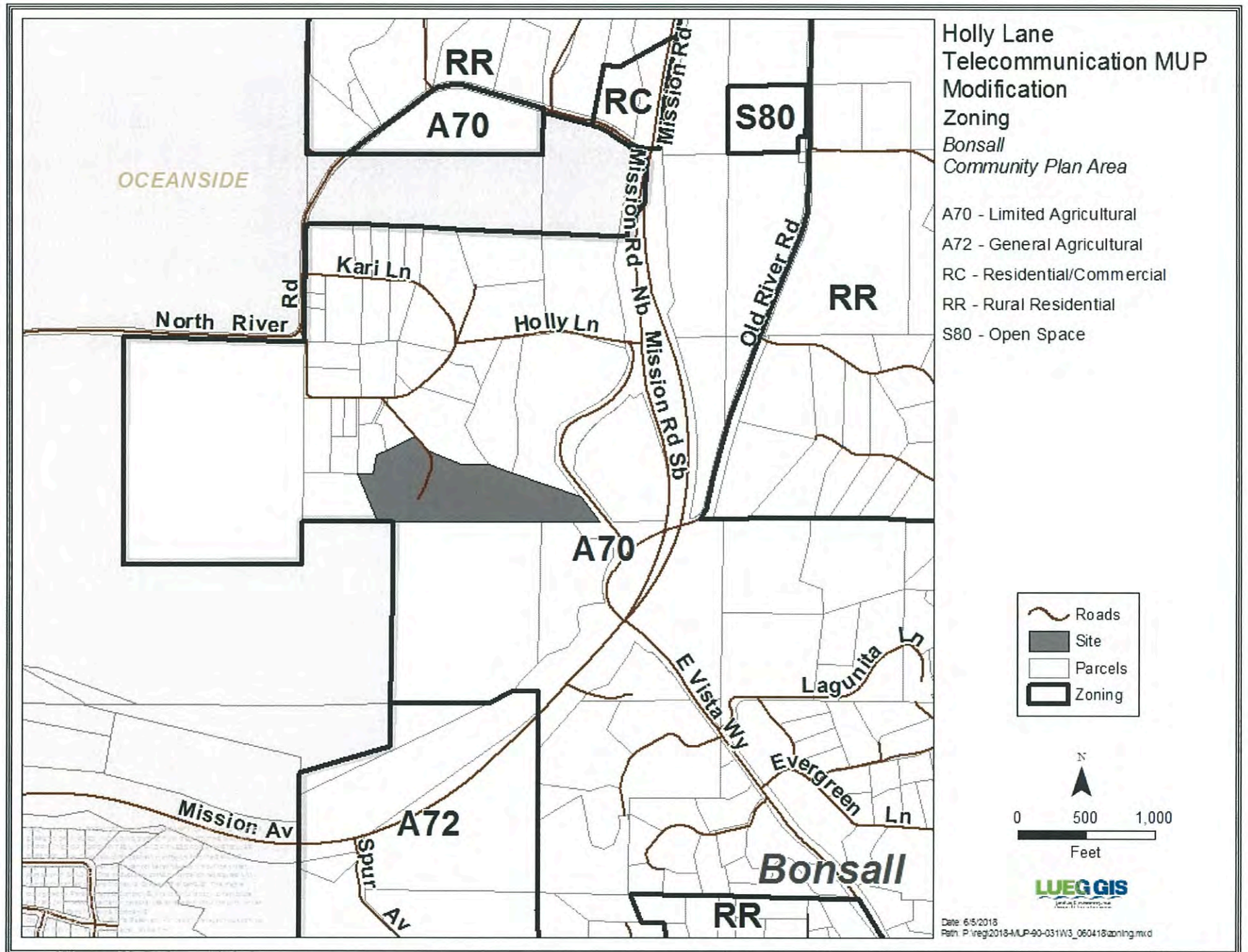


LUFG GIS
LAND USE & FORECASTING GROUP

Date: 6/5/2018
Path: P:\reg\2018-MUP-90-031W3_060418\vicinity.mxd







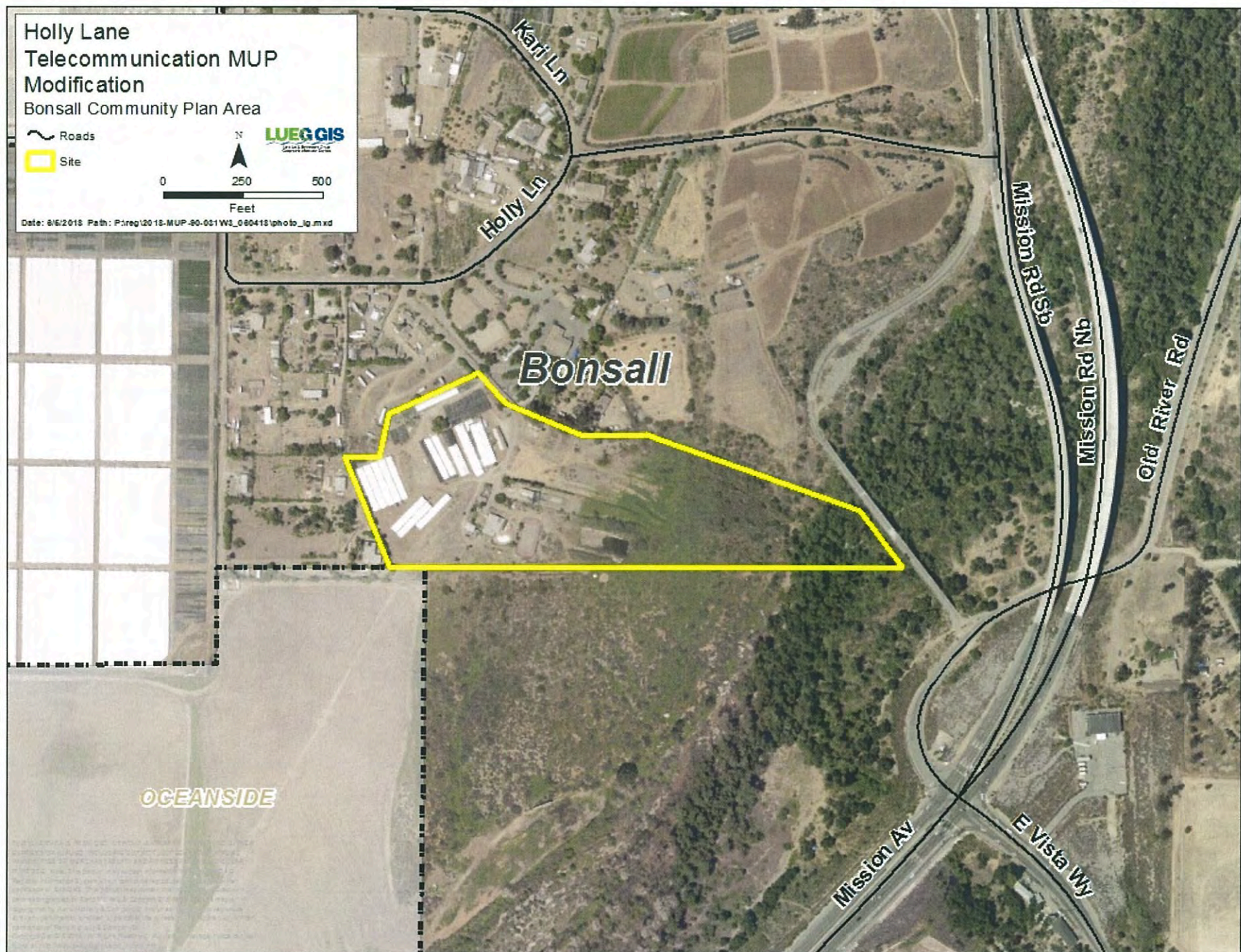
Holly Lane
Telecommunication MUP
Modification
Bonsall Community Plan Area

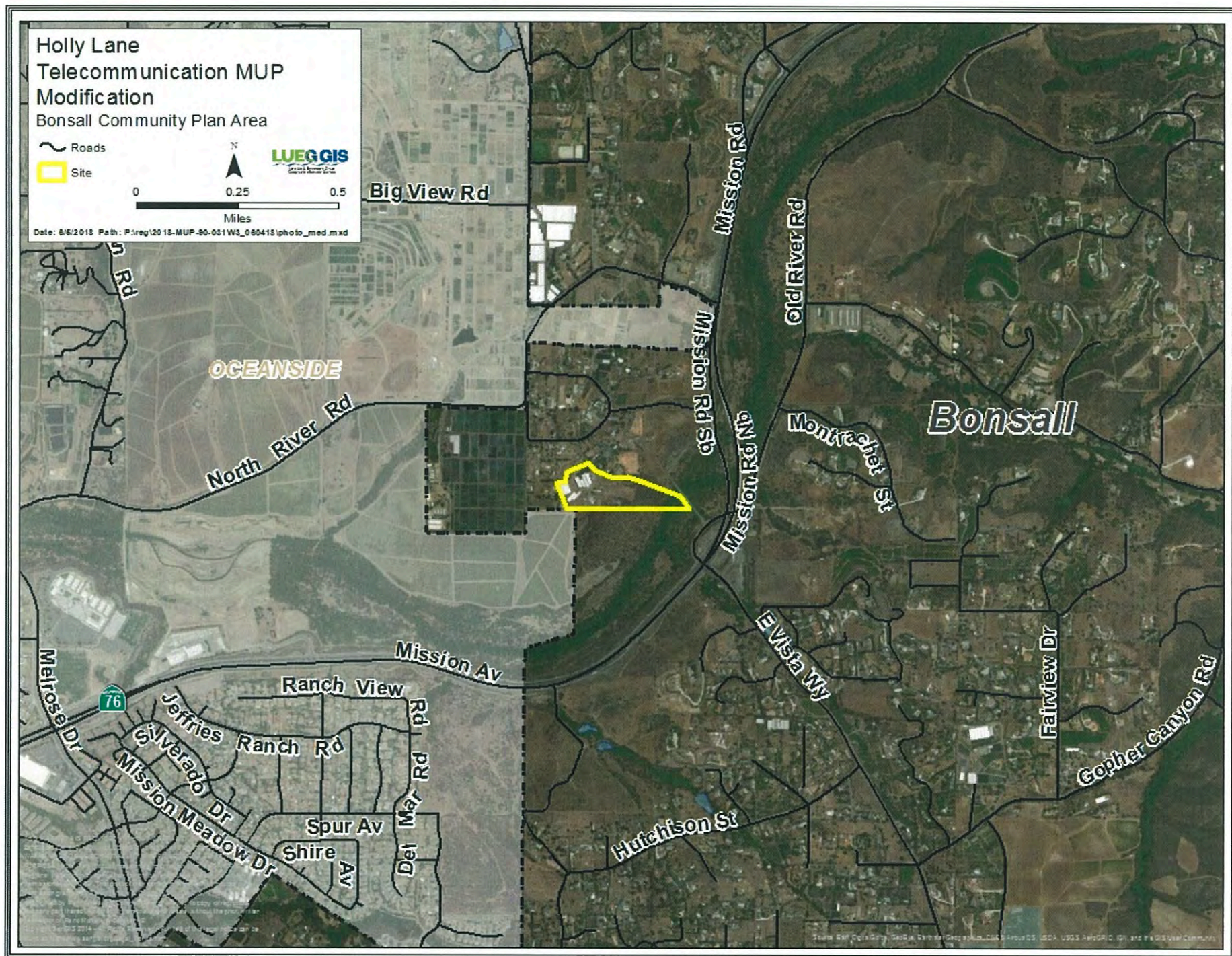
~ Roads
□ Site



LUEGGIS

Date: 8/6/2018 Path: P:\reg\2018-MUP-80-051\W3_080418\photo_lg.mxd





Holly Lane
Telecommunication MUP
Modification
Bonsall Community Plan Area

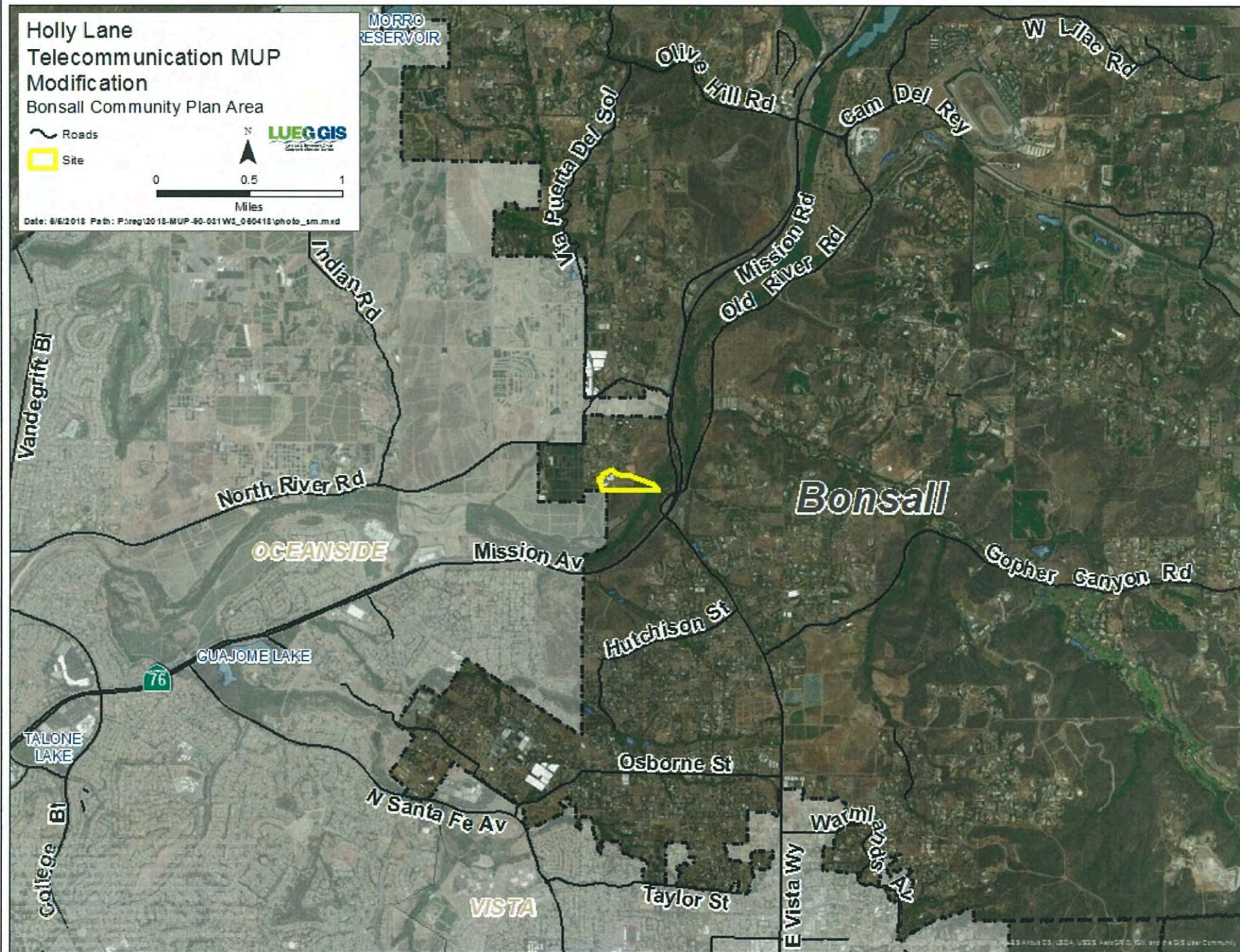
~ Roads

Site

LUeGGIS

0 0.5 1
Miles

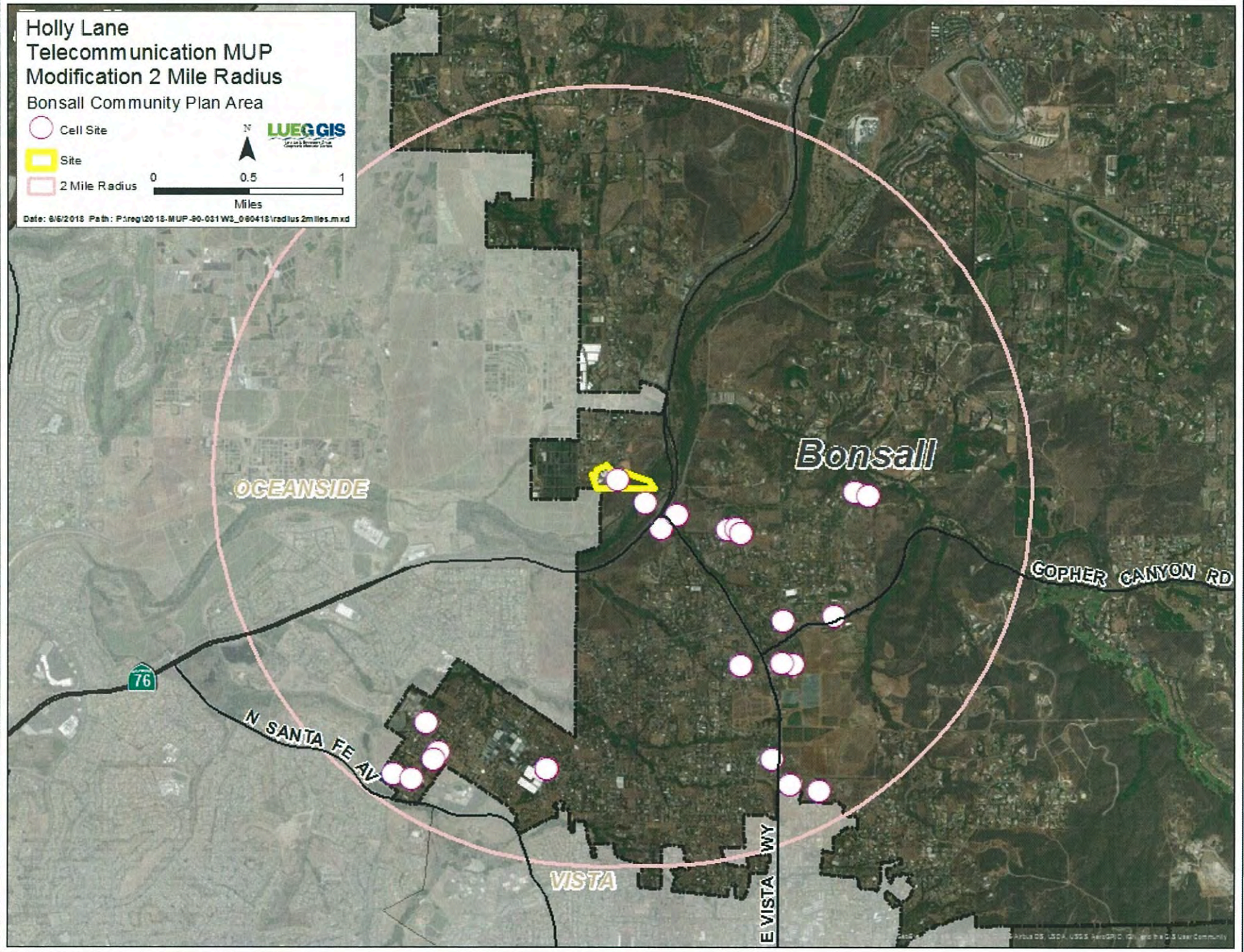
Date: 6/6/2015 Path: P:\reg\2015-MUP-60-001\W3_060418\photo_sm.mxd



Holly Lane
Telecommunication MUP
Modification 2 Mile Radius
Bonsall Community Plan Area



Date: 6/6/2016 Path: P:\reg\2016-MUP-80-001\WS_080416\radius2miles.mxd



**Attachment B – Form of Decision
Approving PDS2017-MUP-09-024W1**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

MARK WARDLAW
Director

KATHLEEN FLANNERY
Assistant Director

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

COMMISSIONERS

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

~~March 21, 1994~~
~~May 24, 1996~~
~~May 16, 2008~~
November 16, 2018

PERMITEE: PLANCOM, INC., ON BEHALF OF VERIZON WIRELESS
MAJOR USE PERMIT
MODIFICATION: PDS2018-MUP-90-031W3
E.R. NUMBER: PDS2018-ER-90-02-110C
PROPERTY: 4163 Holly Lane, Bonsall
APN: 126-140-29

DECISION OF THE PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION (P90-031)

GRANT, as per plot plan dated August 3, 1990, consisting of 2 sheets, as amended and approved concurrently herewith, a Major Use Permit, pursuant to Section 2926(b) of the Zoning Ordinance for a cellular telephone communications facility consisting of a 14 foot by 30 foot by 9 foot concrete block auxiliary building, a 54 foot monopole antenna with a 6 foot whip antenna, one (1) 8 foot triangular antenna mounted on the monopole, a 6 foot diameter digital radio antenna, and a 6 foot chain-link fence with 3 strands of barbed wire. Also granted is a specific exception pursuant to Section 4620(g) of The Zoning Ordinance to allow an increase in maximum height from 35 feet to 60 feet for the proposed antenna and from 6 feet to 8 feet for the surrounding fencing. Pursuant to Section 4813, an exception to the required setbacks is granted to allow a 26 foot front yard setback, a 10.5 rear yard setback, and a 10 side yard setback and an exemption pursuant to Section 4224 to allow reduction of the required lot area from a 1 acre minimum to 3,600 square feet.

MODIFICATION TO MAJOR USE PERMIT DECISION (P90-031W1)

GRANT, as per plot plan dated, February 28, 1996 consisting of 3 sheets, as amended and approved concurrently herewith, a Major Use Permit Modification, pursuant to Section 2926(b) of the Zoning Ordinance for a wireless communications facility consisting of 2 radio equipment cabinets, each measuring 2 foot 4 inches by 5 foot 3 inches by 4 foot 6 inches, 2 poles 20 feet in height, and 4 panel antennas (2 per pole)

where each panel measures 54.3 inches by 6.3 inches by 2.7 inches, and a 6 foot chain-link fence. Also granted is a specific exception pursuant to Section 4813, an exception to the required setbacks is granted to allow an eight foot side yard setback.

MODIFICATION TO MAJOR USE PERMIT DECISION (P90-031W2)

GRANT, as per plot plan and elevations dated December 12, 2007, consisting of four sheets, approved concurrently herewith, a Major Use Permit, pursuant to Sections 6985, 6986, and 7358 of the Zoning Ordinance, to authorize the location and use of an unmanned wireless telecommunications facility until April 30, 2013, pursuant to Section 6991 of the Zoning Ordinance for amortization of high visibility facilities in residential and rural zones. The facility includes the co-location of a 4 foot microwave dish antenna to an existing 60 foot high steel monopole within an existing Verizon Wireless Telecommunications Facility. Pursuant to Section 6985A of the Zoning Ordinance, a Major Use Permit is required because the project site is located in an area zoned A70 (Limited Agriculture), is not located on a high voltage transmission tower, and is not covered by a Wireless Community Master Plan. The proposed project would modify an existing Major Use Permit.

MODIFICATION TO MAJOR USE PERMIT DECISION (PDS2018-MUP-90-031W3)

This Major Use Permit Modification for MUP-09-024W³ consists of 15 sheets including a plot plan, equipment layout, and elevations dated August 10, 2018. This permit modification authorizes the construction, operation and maintenance of a 60-foot tall faux mono-broadleaf. The facility includes an existing emergency backup generator that is located within the seven-foot tall chain-link fence. The 356-square foot CMU enclosure will also house the proposed equipment cabinets, pursuant to Sections 6980 and 7350 of the Zoning Ordinance.

MAJOR USE PERMIT MODIFICATION EXPIRATION: This Major Use Permit Modification shall expire on **November 16, 2020** 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 Modification has commenced prior to said expiration date.

~~**MAJOR USE PERMIT EXPIRATION:** This Major Use Permit shall expire on **May 16, 2010**, 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 10 years (ending December 16, 2021, at 4:00 p.m.). This may be extended for an additional period of time through modification of this 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 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:

CONDITIONS FOR MUP-90-023

Building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.

- A. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:
1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works.
 2. The 60 foot monopole shall be painted a light blue/gray.
 3. Razor ribbon wiring shall not be permitted at the top of the fence.

Upon certification by the Director of Planning and Land Use for occupancy or establishment of use allowed by this Major Use Permit, the following conditions shall apply:

4. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6324 of the Zoning Ordinance.
5. Subsequent medical research substantiating that the applicant's power level of microwave radiation creates a health hazard shall be ground for revocation of the Major Use Permit pursuant to Section 7382 of the Zoning Ordinance.
6. This Major Use Permit shall expire on March 21, 1994 at 4:00PM (or such longer period 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.

CONDITIONS FOR P90-031W1:

Building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.

- A. Prior to any occupancy or use of the premises pursuant to this Major Use Permit Modification, the applicant shall:
1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works.
 2. The 60 foot monopole shall be painted a light blue/gray. The applicant shall provide evidence to the satisfaction of the Director of Planning and Land Use that the antenna facility, including towers and fencing, have been painted a dark beige/light brown. The radio cabinets shall be dark green.
 3. ~~Razor ribbon wiring shall not be permitted at the top of the fence.~~

Upon certification by the Director of Planning and Land Use for occupancy or establishment of use allowed by this Major Use Permit, the following conditions shall apply:

4. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6324 of the Zoning Ordinance.
5. Subsequent medical research substantiating that the applicant's power level of microwave radiation creates a health hazard shall be ground for revocation of the Major Use Permit pursuant to Section 7382 of the Zoning Ordinance.
6. This Major Use Permit Modification shall expire on ~~March 21, 1994~~ May 24, 1999 at 4:00PM (or such longer period 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.

CONDITIONS FOR P90-031W2:

- A. Prior to obtaining any building or other permit pursuant to this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit Modification, P90-031W2. the applicant shall:

1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works.
 2. Pay the Transportation Impact Fee (TIF) in accordance with County Ordinance #9712.
 3. The 60 foot monopole shall be painted light blue/gray. The applicant shall provide evidence to the satisfaction of the Director of Planning and Land Use that the antenna facility, including towers and fencing, have been painted a dark beige/light brown. The radio cabinets shall be a dark green.
 4. ~~Razor ribbon wiring shall not be permitted at the top of the fence.~~
 5. Restrict all clearing and/or grading such that no tree removal will be allowed during the breeding season of migratory birds. This is defined as occurring between February 1 and August 31. The Director of Planning and Land Use may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, that no nesting migratory birds and/or raptors are present in the trees to be removed.
 6. Submit evidence to the satisfaction of the Director of Planning and Land Use (Building Division) that Condition B.I of this Major Use Permit Modification has been printed on a separate sheet of all building plans associated with this Major Use Permit Modification: [DPLU, FEE]
 - a. The conditions shall be printed on a separate sheet of the building plans.
 - b. The Directors of Public Works or Planning and Land Use may waive this condition to allow the issuance of a grading permit. The requirement shall be met before the issuance of any building permit.
 7. Furnish the Director of Planning and Land Use a letter from the Director of the Department of Public Works stating Conditions A.I and A.2 have been complied with to that Department's satisfaction.
- B. Prior to any occupancy or use of the premises to this Major Use Permit, the applicant shall:
8. The 4 foot microwave dish antenna shall be painted gray. The applicant shall provide evidence to the satisfaction of the Director of Planning and Land Use that the microwave dish antenna has been painted a gray
- C. The following conditions shall apply during the term of the Major Use Permit:
1. The applicant shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to

determine if the applicant is complying with all terms and conditions of the Major Use Permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance.

2. 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.
3. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6324 of the Zoning Ordinance.
4. Subsequent medical research substantiating that the applicant's power level of microwave radiation creates a health hazard shall be ground for revocation of the Major Use Permit pursuant to Section 7382 of the Zoning Ordinance.
5. The parking areas and driveways shall be well maintained.
6. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.
7. The applicant shall maintain the appearance of the facility and associated equipment shelter, as depicted in photo simulations on file with Major Use Permit Modification P90-031W2 (Attachment A), for the duration of the facility's operation.
8. 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.
9. All wireless telecommunications sites shall be kept clean and free of litter.
10. All equipment cabinets shall display a legible operator's contact number for reporting maintenance problems.
11. 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 prior to the final day of use.
12. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use.

13. 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.
 14. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner.
 15. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
 16. Noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.
 17. Equipment cabinets and antenna structures shall be secured to prohibit unauthorized access.
 18. Comply with all applicable stormwater regulations at all times. 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 (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 1 acre require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
 19. The project shall conform to the approved plot plans. Failure to conform to the approved plot plans: is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703.
 20. DEFENSE OF LAWSUITS AND INDEMNITY: The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County, its agents, officers and employees to attack, set aside, void or annul this approval or any of the proceedings, acts or determinations taken, done or made prior to this approval: and (2) reimburse the County, its agents, officers or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.
- D. This Major Use Permit Modification shall expire on ~~March 21, 1994~~ ~~May 24, 1999~~ ~~May 16, 2010~~ at 4:00PM (or such longer period 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.

SPECIFIC CONDITIONS FOR MAJOR USE PERMIT MODIFICATION MUP-90-031W3

Compliance with the following Specific Conditions 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.

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.

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

3. GEN#3–INSPECTION FEE

INTENT: In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection.

DOCUMENTATION: The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

4. 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 Minor 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, removal of the monopole, 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.

5. PLN#2–SITE CONFORMANCE: [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. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved plot plans. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans. 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 approved plot plans.

6. PLN#3–PHOTOSIMULATION [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 9/28/2018 to ensure that the site was built to be screened from public view.

- a. Each panel antenna mounted to the faux mono-broadleaf will not extend past the branching
- b. Each panel antenna mounted to the faux mono-broadleaf will be painted green to match the faux branches.

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 photos and photo simulations for compliance with this condition.

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

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

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Minor 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. This includes (but not limited to) generator and air conditioner units. **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, Code Compliance Division] is responsible for enforcement of this permit.

8. PLN#4–SITE CONFORMANCE

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

9. PLN#5 - SITE CONFORMANCE: [PDS, PCO] [OG].

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

- a. Maintain the appearance of the facility and associated equipment enclosure, as depicted in the approved plot plans.
- 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 18-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 is responsible for maintaining the installed landscaping and ensure that the landscaping is adequately screening the chain-link fencing.

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.

10. ROADS#1-PRIVATE ROAD MAINTENANCE

INTENT: In order to ensure that the on- and off-site private easement roads are maintained and repaired if damaged during construction and during the term of the permit, the owner shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The owner is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on- and off-site private easement roads that serve the Project. During the term of the permit, the owner(s) of the private road easement(s) shall share proportionately to the use made of the easement(s) that serve the Project, pursuant to California Civil Code Section 845. **DOCUMENTATION:** The owner shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

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 Quality Management Plan (SWQMP), 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 the property owner keep additional and updated information onsite concerning stormwater runoff. 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 and amended in November 2015. *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

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

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to periodic adjustment as changes are made to the National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements imposed by the San Diego Regional Water Quality Control Board (Regional Board) on discharges from municipal separate storm sewer systems (MS4). The new MS4 Permit was adopted by the Regional Board on May 8, 2013 and amended on November 18, 2015. The County has begun the process of amending ordinances and taking other action to implement the new MS4 Permit. Additional studies and other action may be needed to comply with the new and future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to Section 87.201 of Grading Ordinance.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project.

The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

The undersigned, as the individual(s) with legal authority to fully represent the above-referenced project, concur with the inclusion of the above-listed amendments as conditions of approval of the referenced project.

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

.....

FINDINGS FOR P90-031W2

Pursuant to Section 7358 (see Section 7359 findings required for permits filed pursuant to Regional Land Use Element 3.8) of the Zoning Ordinance, the following findings in support of the granting of the Major Use Permit Modification 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:
The project is a Major Use Permit Modification. P90-031W2 for the colocation and operation of a microwave dish antenna 4 feet in diameter mounted to an existing 6Q-foot steel monopole. The area in which the project site is located can be categorized as rural in nature. The project is compatible with the surrounding area which is comprised of residential and agricultural land uses because the project, as designed is masked, and will blend into the project site with minimal effects to the surrounding area. The proposed use will be compatible with adjacent uses.

Scale and Bulk:

The subject parcel is developed with a single family residence, pool, tennis courts, and five agricultural buildings. The project is a Major Use Permit Modification, P90-031W2 for the co-location and operation of a microwave dish antenna 4 feet in diameter mounted to an existing 60-foot steel monopole. Photosimulations on file with Major Use Permit Modification P90-031W2 (Attachment A) illustrate that the proposed 4 foot diameter microwave antenna is unobtrusive to the surrounding viewshed.

The view from the surrounding area will be minimized because the project is designed to be masked (painted gray) and will blend into the surrounding vegetation and topography. Surrounding land uses include residential and agricultural uses. Properties to the north, south, and west supports agricultural uses. The project is compatible with adjacent uses in terms of scale and bulk because of the masked design, the existence of other vertical elements (vegetation), and the location of the facility. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or to the surrounding area.

Coverage:

Since the project is a Major Use Permit Modification. P90-031W2 for the co-location and operation of a microwave dish antenna 4 feet in diameter mounted to an existing 60-foot steel monopole. The project will not contribute to the existing site coverage, nor will it substantially increase the scale and bulk of the existing structures. As such, the addition of the microwave dish antenna will maintain similar coverage with surrounding parcels, and will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

Density: The project is a Major Use Permit for the authorization of a telecommunications facility and does not have a residential component subject to density.

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

The project is located within the Vista Fire Protection District. The Vista Fire Protection District has certified availability of fire protection. In addition, the project has been reviewed and found to be FP-2 compliant. The project will not require water or sewer services. Electrical and telephone services are available on-site. All required utilities are therefore available for the project.

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

The project will not adversely affect the desirable neighborhood character because the project proposes the addition of a microwave dish antenna 4 feet in diameter to an existing 60 foot steel monopole. Photo simulations on file with Major Use Permit Modification P90-031W2 (Attachment A) illustrate that the line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area, such as the row of trees along the east side of the property. The photo simulations demonstrate that the project is visually unobtrusive to the surrounding viewshed. The addition of a microwave antenna 4 foot in diameter will not have a significant visual impact on the neighborhood character because the project as designed is masked. Furthermore, the project was reviewed for noise impacts and determined to be consistent

with the County Noise Ordinance. The project as designed, will not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project will not have a harmful effect on the neighborhood character.

4. The generation of traffic and the capacity and physical character of surrounding streets. The traffic generated from the project is expected to be one maintenance trip per month and will utilize Holly Lane, a public road for access. Existing parking is available on the property. The use associated with this Major Use Permit Modification P90-031W is compatible with the existing rural nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and will be compatible with adjacent uses. Therefore, the number of maintenance trips will not substantially increase or alter the physical character of Holly Lane.
 5. The suitability of the site for the type and intensity of use or development which is proposed. The installation of a microwave dish antenna 4 feet in diameter to an existing 60 foot steel monopole will not require alteration to the land form. The project as designed, will be masked and will not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project will 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 subject to the Regional Land Use Element Policy – Estate Development Area (EDA). General Plan Land Use Designation General – Estate Residential (17)/ Impact Sensitive (24) and 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 Policy 4 of the Public Safety Element of the County General Plan that encourages the support, establishment, and continual improvement of County-wide telephone communications system, particularly with respect to enhancing emergency communications.

- (c) That the requirements of the California Environmental Quality Act have been complied with.

The project complies with the California Environmental Quality Act and State and County CEQA Guidelines because an Addendum dated April 30, 2008, to the previously approved Negative Declaration dated February 19, 1991, was prepared and is on file with the Department of Planning and Land Use as Environmental Number 90-2-110B.

FINDINGS FOR PDS2018-MUP-90-031W3

- (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 project is a Major Use Permit for the construction, operation and maintenance of an unmanned wireless telecommunication facility that consists of nine panel antennas and 12 Remote Radio Units (RRUs) mounted to a faux mono-broadleaf with a height of 60 feet. The facility includes an existing emergency backup generator that is located within the seven-foot tall chain-link fence and screened by landscaping, as shown in Figure 2. The 356-square foot CMU enclosure will also house the proposed equipment cabinets and is designed to blend in with the adjacent agriculture buildings. The project is located on a lot which has an existing single-family residence, a pool, a tennis court and five agricultural buildings.

Views of the site from public vantage points (Holly Lane) are well buffered and screened due to rolling hills and existing mature trees. The Bonsall CSG approved the faux mono-broadleaf tree design and location within the parcel, as noted in the May 9, 2018 meeting minutes. The project is subject to the Semi-Rural (SR-2) and Rural Lands (RL-40) General Plan Land Use Designation and Limited Agriculture (A70) Zoning.

Scale / Bulk:

The project area can be characterized as rural residential and agricultural. The area along the northern and western edge of the property supports a landscape of mature trees. Off-site land surrounding the site can be described as rural residential and agricultural with areas of undeveloped land. Since the 60-foot cellular facility would be camouflaged as a faux mono-broadleaf tree, the color and design would blend into the backdrop of the surrounding hills. Views of the faux mono-eucalyptus and equipment enclosure would be buffered and screened from various vantage points, as the topography and existing vegetation would provide intermittent views of the facility.

Photosimulations on file illustrate that the proposed 60-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 set the remote

radio units directly behind the antennas and entirely within the branching canopy for further concealment. The equipment enclosure is designed to have block wall siding, which would be painted a light earth tone color to match the rural setting.

Coverage:

The subject property is approximately 15.05 acres and contains a single family residence, pool, tennis court and five agricultural buildings. The surrounding area is characterized as semi-rural. Surrounding land uses include residential and agricultural on lots that range from one acre to 31 acres. The existing enclosure is approximately 356 square feet. The total lease area (faux tree and equipment enclosures) is 3,600 square feet. The lease area for this unmanned wireless telecommunication facility would total approximately 0.08 acres (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 is a MUP Modification for the authorization of a wireless telecommunication facility is a commercial use and this project does not have a residential component subject to density.

Therefore, the location, design and operating characteristics of the proposed project would be compatible with adjacent uses and structures with consideration given to scale, bulk, coverage and density.

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

The project is within the jurisdiction of the San Diego Rural Fire Protection District. The project is in compliance with Cell Site Policy FP-2 for fire protection. The project does not require sewer service. Electrical and telephone services are available on-site. Therefore, all required services are available for the project.

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

The project is a Major Use Permit Modification for the authorization of a wireless telecommunication facility. The facility would include a faux mono-broadleaf tree with a height of 60 feet. Noise would be attenuated with appropriately located and sized concrete block walls. The project site is located in a semi-rural residential neighborhood on a site with a single family residence, pool, tennis court and five agricultural buildings. The project is approximately 258 feet from the nearest residence.

The project would not adversely affect the desirable neighborhood character because the project involves a wireless telecommunications facility that has been designed to be camouflaged. The equipment would be largely shielded from view because it would be completely

camouflaged as a faux mono-broadleaf tree and the equipment enclosure is enclosed by a CMU wall, both of which are typical and expected structure types in the vicinity of the project. Photo-simulations illustrate that the line, form and color of the facility would be largely consistent with other elements that make up the visual setting of the surrounding area, such as existing structures and mature trees. The photo-simulations demonstrate that although the project would be visible from the surrounding areas, it would not be visually intrusive. Additionally, the project was reviewed for potential noise impacts and was determined to be consistent with the county Noise Ordinance. The project would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The project is expected to generate one maintenance trip per month. Existing parking is available on the property. The use is compatible with the existing semi-rural character 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 adjacent uses. Therefore, the traffic generated by the project would not substantially increase or alter the physical character of the surrounding streets.

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

The applicant proposed a MUP Modification for the authorization of an unmanned wireless telecommunication facility. The subject property is developed with access and utility services adequate to serve the proposed use. The proposed wireless telecommunication facility on the approximately 15.05-acre parcel would not require additional access or utility services to serve the project, nor would the project require significant alteration of the existing landform. Therefore, because the project would not change the characteristics of the area, the type and intensity of the proposed use is suitable for the site.

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 subject to the Regional Category Semi-Rural (SR-2) and Rural Lands (RL-40), Land Use Designations. The project complies with the General

Plan because civic uses are allowed if they support the local population. In addition, the project would be consistent with the General Plan Land Use Element Policy 15.1 and 15.2 because the siting and design of the proposed facility would blend in with the visual setting of the vicinity, compatible with the existing community character, and would not result in impacts to the natural environment. For these reasons, the project would be consistent with the San Diego County General Plan.

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

Pursuant to CEQA Guidelines Section 15303, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the installation of small, new equipment and facilities and 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 resources and would not result in visual impacts to a scenic highway.

WIRELESS TELECOMMUNICATION FINDING

The project site is a non-preferred location in a non-preferred zone. Pursuant to Section 6986B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternate site analysis and discussed preferred locations in the area and why they were not technologically or legally feasible. Due to the camouflaging of the facility and the 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:

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

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and

approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. 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 lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

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 Quality 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:

https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/watershedpdf/County_BMPDM.pdf

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

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

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to Section 87.201 of Grading Ordinance.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3284, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

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

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 project will be required to pay the Department of Planning and Land Use Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to DPLU, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of DPLU conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the **[DPLU, FEE]** designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
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	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
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.

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

Mark Slovick, Deputy Director
Project Planning Division
Department of Planning & Development Services

cc:

Verizon Wireless, 15505 Sand Canyon Ave, Irvine, CA 92618
Milan M. Pantic Trust, 4161 Holly Lane, Bonsall, CA 92003
Jill Cleveland, Applicant, Plancom, Inc., 302 State Place, Escondido, CA 92029
Derra Design, Inc., 495 E. Rincon St #204, Corona, CA 92879
Bonsall CSG
Angelica Truong, Project Manager

email cc:

Ken Brazell, Land Development, Team Leader, Planning & Development Services
David Sibbet, Planning Manager, Planning & Development Services
Tim McCormick, North County Transit District

Attachment C –Environmental Documentation



County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

KATHLEEN FLANNERY
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

Date: November 16, 2018

To: Decision-makers

From: Angelica Truong
Project Manager

RE: **CEQA Guidelines Section 15164 Addendum to ND, Log No. 90-02-110C:**
Holly Lane Wireless PDS2018-MUP-90-031W3, APN: 126-140-29

Finding that CEQA Section 15164 applies to Holly Lane Wireless PDS2018-MUP-90-031W3. CEQA Section 15164 allows an addendum to a previously certified or adopted environmental document to be prepared when only minor technical changes or changes that would not result in new significant impacts are proposed in a project. The Log No. 90-2-110 is hereby amended by this 15164 letter for the [name and project number of proposed deviation].

Location: The project is located on Assessor's Parcel Number 126-140-29 west of State Route 76, at 4163 Holly Lane in the Bonsall Community Planning area, Fifth Supervisorial District.

Background: A Final ND ER Log No. 90-2-110B was prepared for the PacTel Cellular, P90-031 and adopted by the Director of the Department of Planning and Land Use on February 19, 1991. The original ND identified significant but mitigable effects on the environment in the following categories: visual aesthetic.

Changes in project impacts: The applicant is proposing to modify the project from the original approval by removing the existing 54-foot tall monopole, and constructing, operating, and maintaining a 60-foot tall faux mono-broadleaf tree wireless telecommunication facility. These modifications would not involve substantial changes in the magnitude of impacts identified in the ND ER Log No. 90-2-110B and would not create new potentially significant impacts that would require mitigation. This conclusion is based on the following analysis:

Finding: It is the finding of Planning & Development Services that the previous environmental document as herein amended may be used to fulfill the environmental review requirements of the current project. Because the current project meets the conditions for the application of State

CEQA Guidelines Section 15164
Addendum to ND ER Log No. 90-2-110B,
February 19, 1991

Holly Lane Wireless, PDS2018-MUP-90-031W3
Page 2 of 2

CEQA Guidelines Section 15164, preparation of a new EIR or ND is not required. Discretionary processing of the [name and project number of proposed modification] may now proceed with the understanding that any substantial changes in the proposal may be subject to further environmental review.

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
Miguel Ranch Wireless Telecommunication Facility Minor Use Permit Modification
PDS2018-MUP-90-031W3, PDS2018-ER-90-02-110C

November 16, 2018

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

YES

☐

NO

☐

NOT APPLICABLE/EXEMPT

☒

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

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

YES

☐

NO

☐

NOT APPLICABLE/EXEMPT

☒

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

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

YES

☒

NO

☐

NOT APPLICABLE/EXEMPT

☐

The project is an unmanned wireless telecommunication facility. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

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

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

Wetland and Wetland Buffers: The project site 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.

Floodways and Floodplain Fringe: The project is not located near any floodway/floodplain fringe area as defined in the resource protection ordinance, nor is it located near any watercourse which is plotted on any official County floodway/floodplain map.

Steep Slopes: Steep 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 on the property; however they are located only at the eastern end of the property, more than 500 feet, from the project site. Therefore the project is in conformance with the RPO.

Sensitive Habitats: Sensitive habitat comprised of Riparian Woodland and Coastal Sage Scrub is located at the eastern end of the project parcel, approximately 200 feet from the project site. A site visit conducted by Katie Hughes on August 9, 2007, confirmed that there are no sensitive habitats in the vicinity of the project site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the Resource Protection Ordinance.

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

YES

☒

NO

☐

NOT APPLICABLE

☐

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

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

YES

☒

NO

☐

NOT APPLICABLE

☐

Staff has reviewed the Plot Plans for the VZW Bonsall project and has determined that no additional noise documentation regarding operation of the project is required. Staff has determined that no noise-producing equipment or operational uses are proposed as part of the project. The project would not create a substantial change in the existing noise environment and is therefore anticipated to be in compliance with the County of San Diego Noise Ordinance Section(s) 36.404. The project would remove the existing 54-foot monopole with antennas and related equipment and would add a new American Tower 60-foot mono-broadleaf tree with 9 panel antennas and associated equipment. No changes to the existing equipment shelter, generator, or HVAC equipment are proposed. Additional equipment will be placed within the existing shelter, and is not anticipated to generate noise.

Attachment D – Environmental Findings

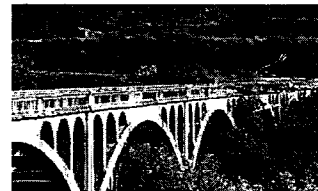
**HOLLY LANE
WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT MODIFICATION
PDS2018-MUP-90-031W3; PDS2018-ER-90-02-110C**

ENVIRONMENTAL FINDINGS

November 16, 2018

1. Find that the Negative Declaration on file with Planning & Development Services as Environmental Review Number 90-2-11 dated, February 19, 1991, was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines, and that Planning Commission has reviewed and considered the information contained therein and the Addendum thereto dated November 16, 2018 on file with PDS as Environmental Review Number 90-2-110C prior to approving the project.
2. Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted Negative Declaration dated February 19, 1991, that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the Negative Declaration was adopted as explained in the Environmental Review Update Checklist dated November 16, 2018.
3. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
4. 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*Dedicated to enhancing and preserving a rural lifestyle***COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP****MEETING AGENDA****Tuesday, May 1, 2018****Bonsall Community Center****7:00 P. M.****31505 Old River Road****Bonsall, California****Disclaimer Language*****Public Disclosure***

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

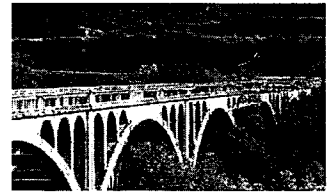
- A. ROLL CALL:
- B. PLEDGE OF ALLEGIANCE
- C. APPROVAL OF THE MINUTES FOR THE MEETING OF April 2, 2018. Minute correction requested by Kevin Johnson of the February 6 2018 meeting.
- D. PUBLIC COMMUNICATION: Opportunity for members of the public to speak to the Group
On any subject matter within the Group's jurisdiction that is not on the posted agenda.
- E. ACTION ITEMS: (Voting Items)
 - a. The County of San Diego's current Park Lands Dedication Ordinance (PLDO) requires park dedication and/or payment of in-lieu fees for all residential subdivision projects. The PLDO provides information on the types of recreational amenities that should be included in subdivision parks and the types of improvements that can be funded by collected PLDO fees. On July 20, 2016 (10), the Board of Supervisors directed staff to complete a comprehensive update of the PLDO. The Department of Parks and Recreation (DPR) has conducted public outreach and stakeholder engagement to help inform DPR's recommendations as part of the PLDO comprehensive update. As we work to finalize our recommendations on an updated PLDO, DPR would like to provide an update to your CPG/CSG and receive feedback on the proposed changes to the PLDO and applicable Board Policies. Presentation by Marcus Lubich Senior Park Project Manager, Parks and Recreation.



<http://www.bcsbg.org>

SDC PDS RCVD 8-10-18
MUP90-031W3



BONSALL COMMUNITY SPONSOR GROUP*Dedicated to enhancing and preserving a rural lifestyle*

- b. Costs of \$11.31 incurred by chair for printing at Staples on March 30, 2018 of the April agenda and minutes for January and February for the monthly meeting of April 3, 2018. Printer was being repaired. Vote required to reimburse Margarette Morgan Schoendienst.
- c. Mr. Chuck Davis has resigned from the I-15 Committee and Bonsall needs a replacement for him on this committee. Voting item new volunteer.
- d. PDS2018 MUP-90-031W3, PDS2018-ER-90-02-11OC Milan M. Pantic Living Trust location of proposed cell site is 4163 Holly Lane, Bonsall/North River Road. Verizon Wireless is proposing to remove an existing 54' American Tower monopole with antennas and related equipment and adding a new American Tower 60' Mono Broadleaf tower with 9 panel antennas, 12 RRU's and 1 4' diameter MW antenna.

F. DISCUSSION OF PROPOSED PROJECTS INFORMATION ONLY

- a. Letter received from attorneys Latham & Watkins addressed to the Board of Supervisors regarding Newland Sierra addressing the issue that the project does not provide affordable housing. The County Policy requires affordable housing and current California law does make a mandatory "affordable housing component" legally permissible embodied in Policy H-1.0

G. GROUP BUSINESS – INFORMATION AND DIRECTION

- a. **Board of Supervisors District Five Candidates Forum moderator – Carl DeMaio**
location Valley Center Middle School 29102 N Lake Wohlford Rd. at 7 PM doors open
at 6 PM on FRIDAY, MAY 4, 2018.
- b. County of San Diego Planning & Development Services Chairs quarterly meeting included SANDAG guide of vehicular traffic generation rates for the San Diego Region. Not all project will go through the Planning Commission and then to the Board of Supervisors as the Director of Planning and Development Services will be able to approve projects

New schedule for in-person Annual Trainings: Saturday, December 8, 2018 – County offices
Both will be from 8:30 – 12:00 Saturday, January 12, 2018 Escondido

H. ADJOURNMENT

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

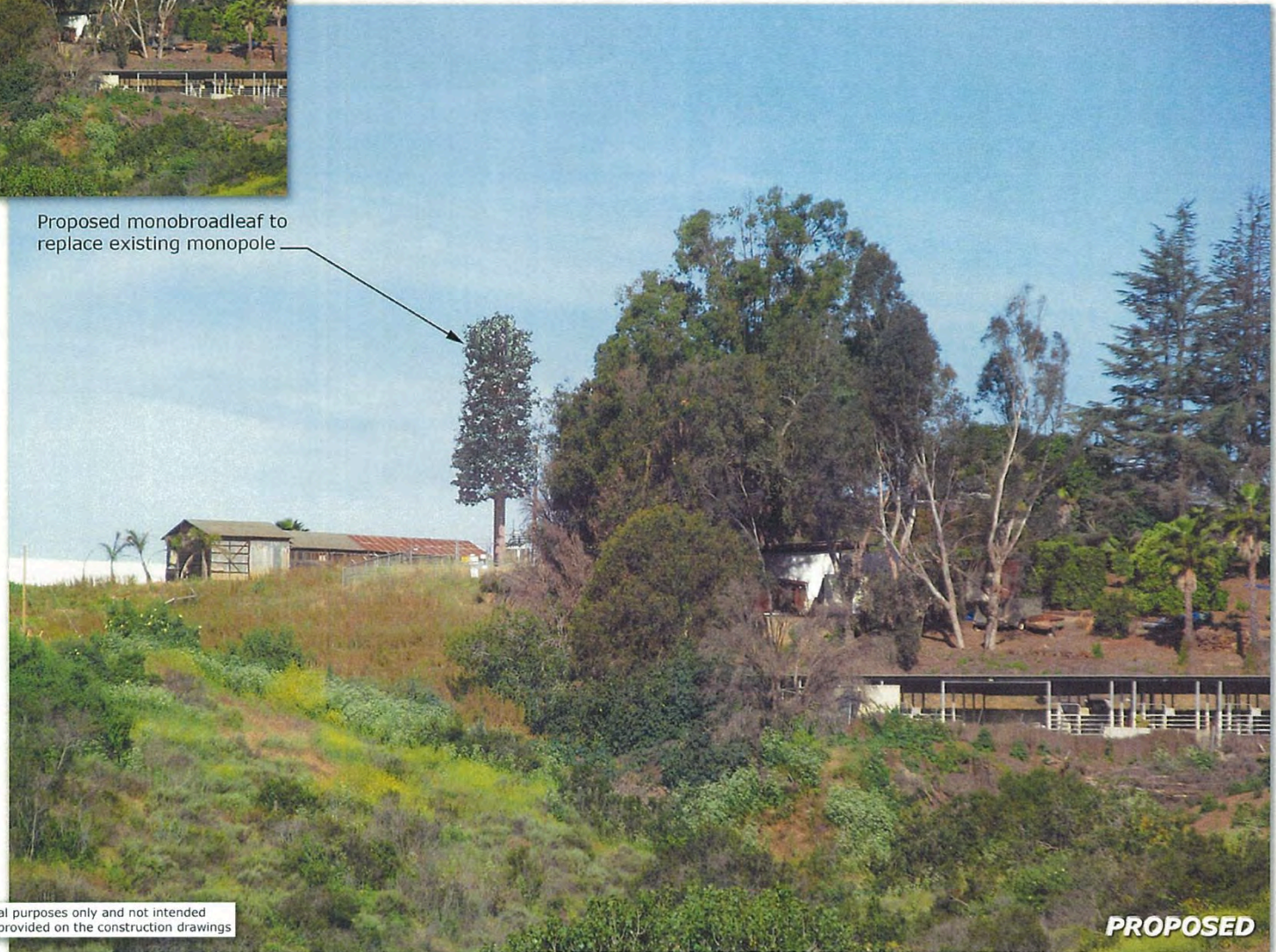
EXISTING



Bonsall
4163 Holly Lane
Bonsall, CA 92003

verizon✓

Proposed monobroadleaf to
replace existing monopole

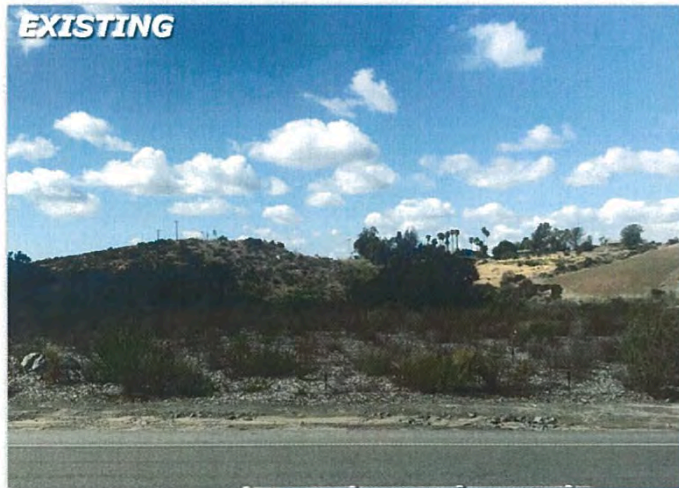


PROPOSED

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

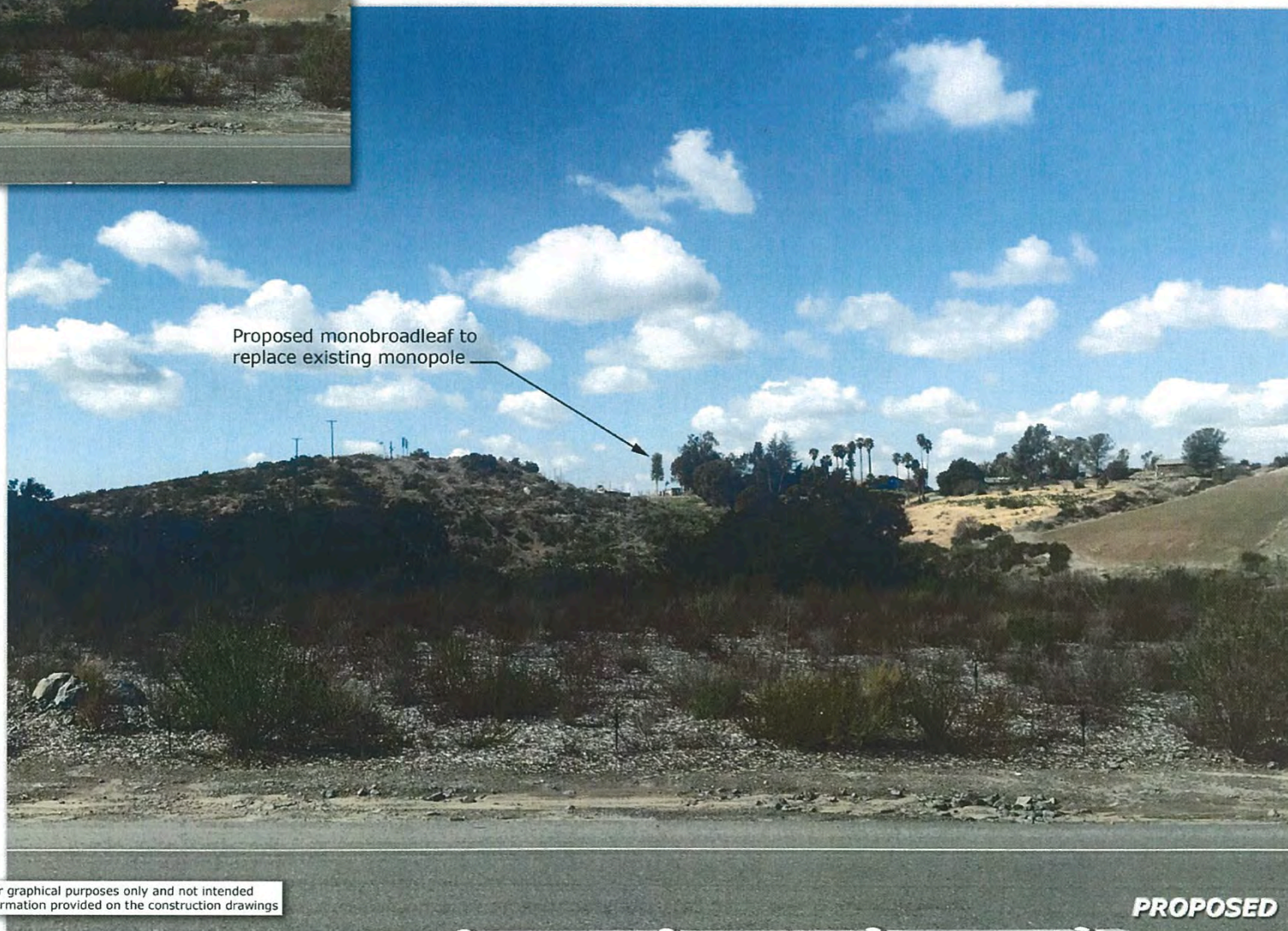
4/11/2018

Photosimulation of proposed telecommunications site: View toward site from Hwy 76 (zoomed)



EXISTING

Bonsall
4163 Holly Lane
Bonsall, CA 92003



Proposed monobroadleaf to
replace existing monopole

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

PROPOSED

9/28/2018

Photosimulation of proposed telecommunications site: View toward site from Hwy 76 and E. Vista Way

PHOTO STUDY

VIEW FROM PUBLIC & PRIVATE ROADS
TO EXISTING WIRELESS FACILITY
WITH KEY MAP

VZW Bonsall
4163 Holly Lane
Bonsall , CA 92003

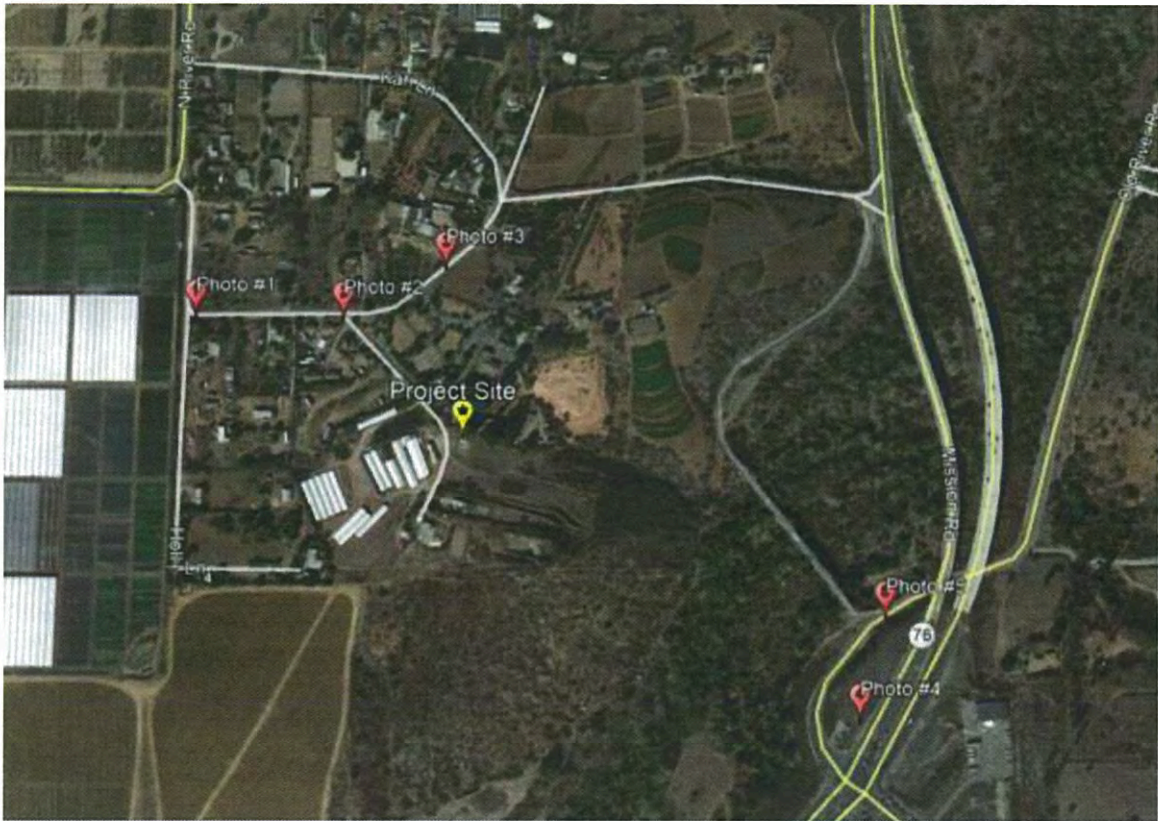
Prepared for:
County of San Diego

Prepared by:

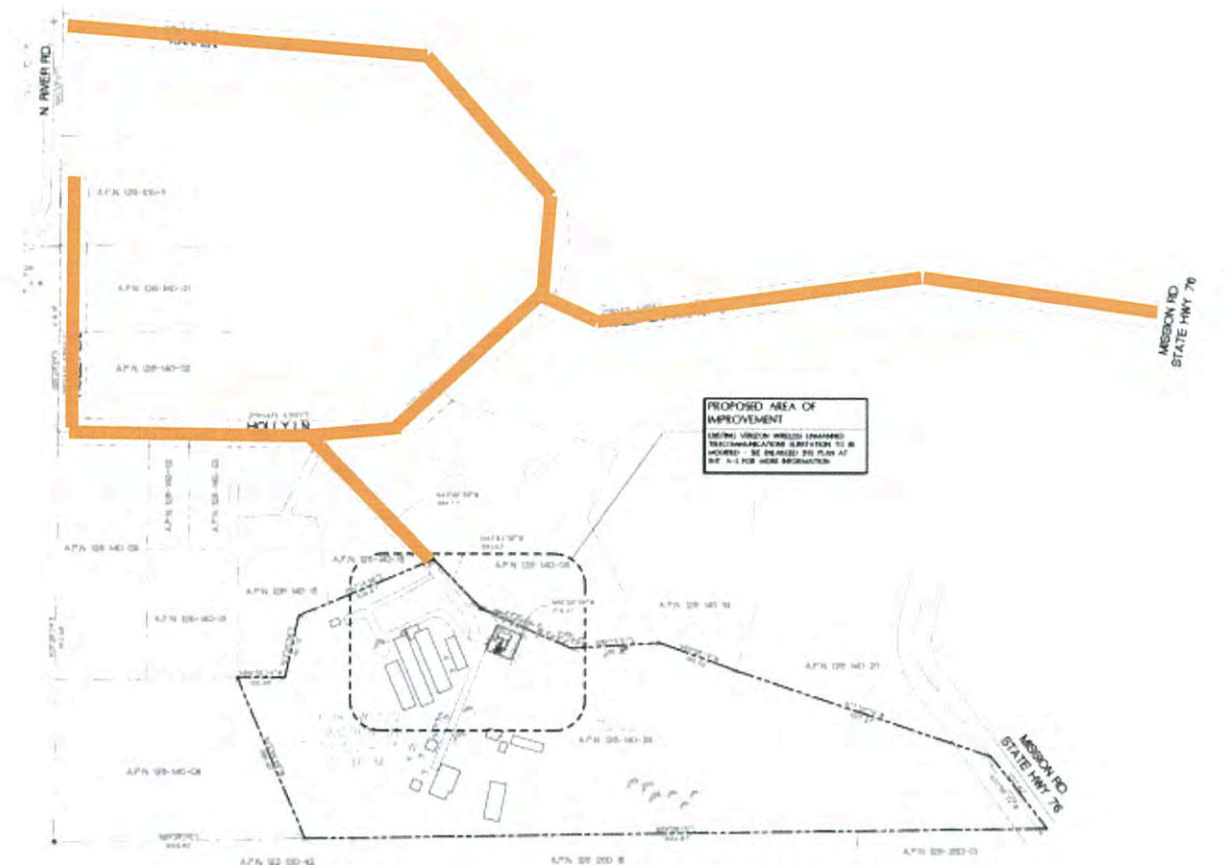
PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029
Contact: Jill Cleveland
(760) 420-4833

October 2, 2018



Aerial Photo with Key Map



Site Plan Denoting Private Roads (Colored paths are Private Streets)



View toward site from Holly Lane (private road) #1



View toward site from Holly Lane (private road) (#2)



View toward site From Holly Lane (private road) (#3)



View toward site from Hwy 76 (#4)



View toward site from Old River Road (#5)



View northwest toward site from East Vista Way and Hwy 76

BONSALL_54509 Propagation Maps

June 30th 2018

1 - 82



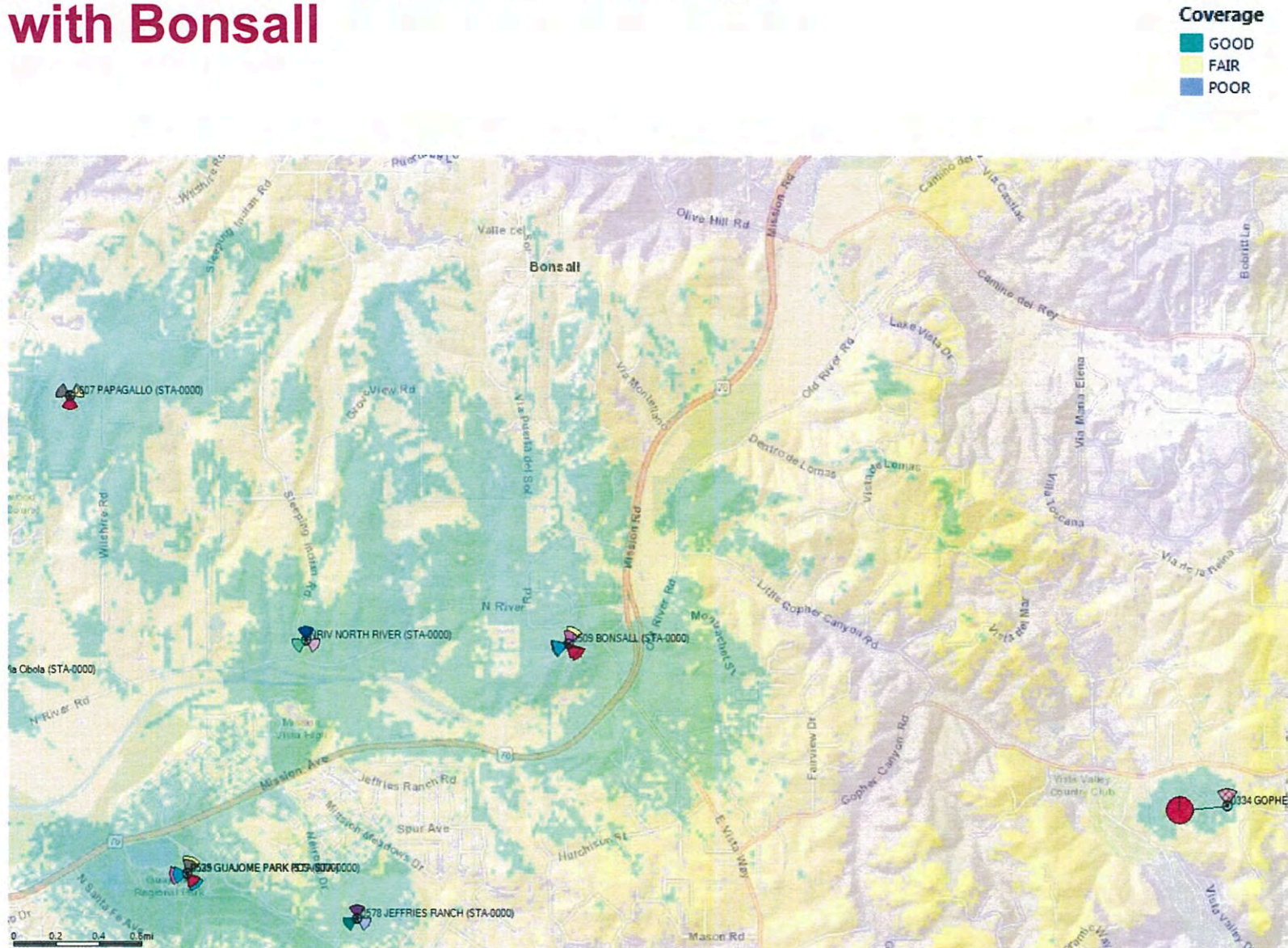
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

SDC PDS RCVD 8-10-18
MUP90-031W3

Bonsall Area Map



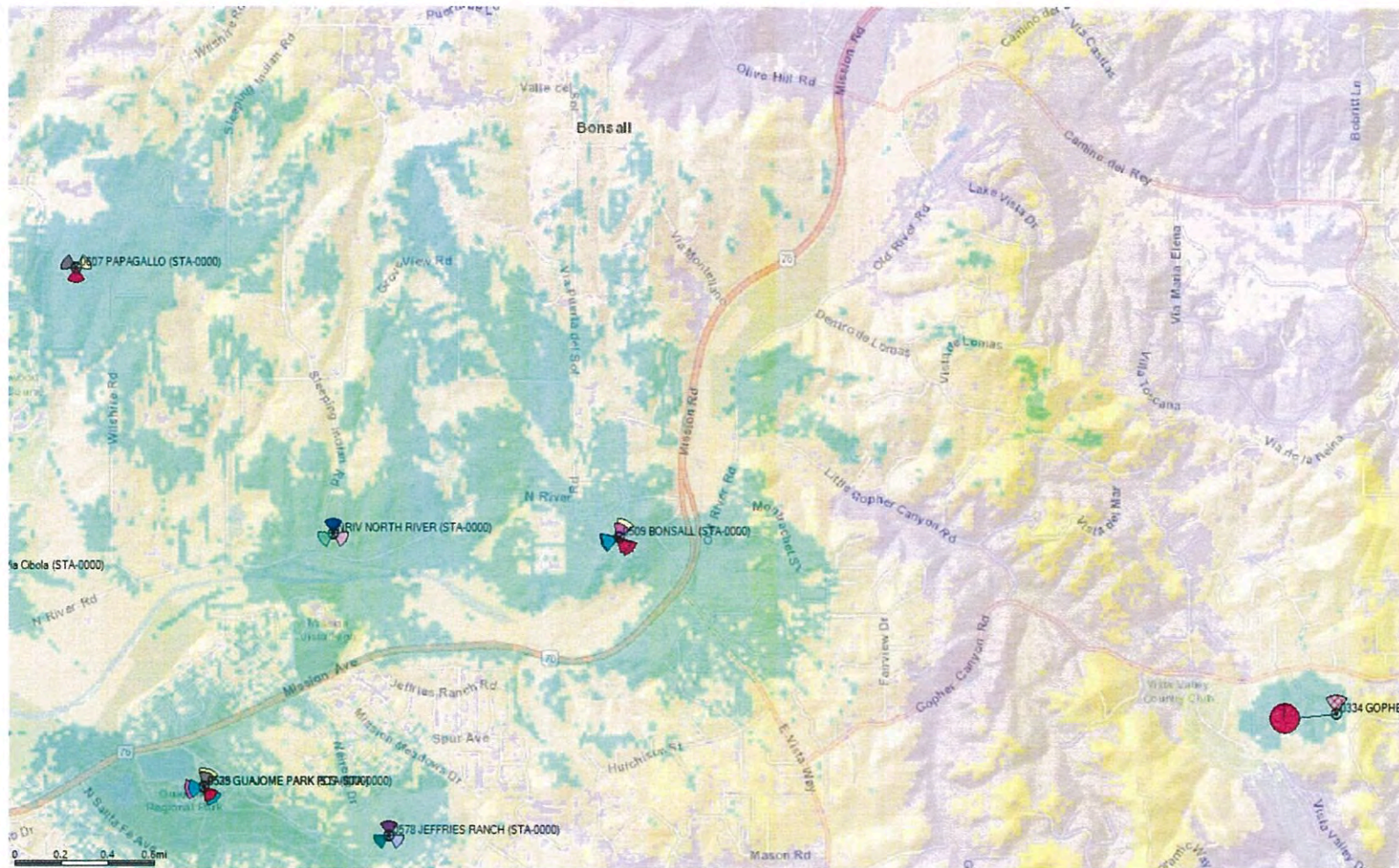
700: RSRP – Current Coverage with Bonsall



700: RSRP – Coverage Bonsall on a 35' tree height with 31' CL

Coverage

GOOD
FAIR
POOR



1 - 85

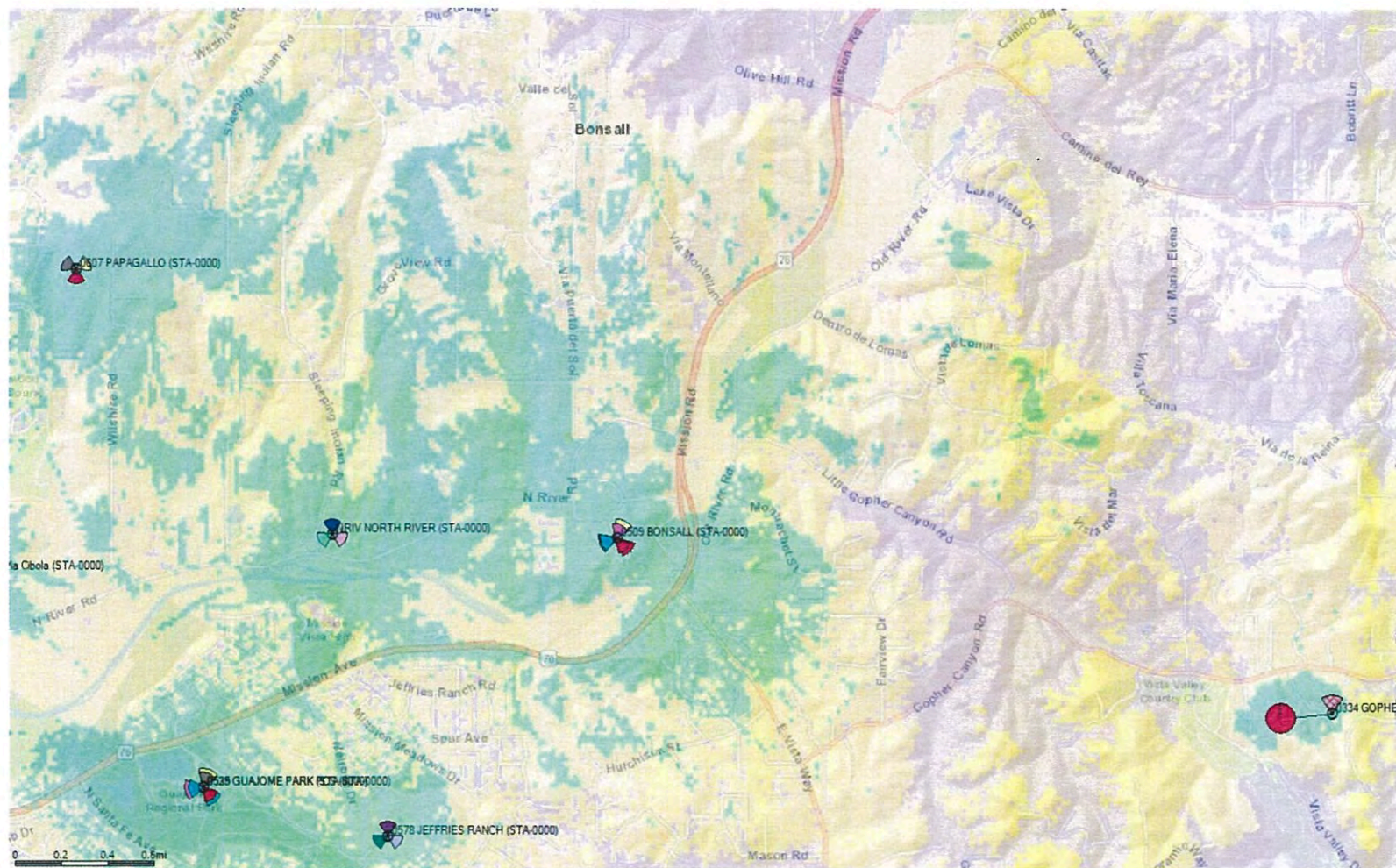
700: RSRP – Coverage Bonsall on a 45' tree height with 41' CL

Coverage

GOOD

FAIR

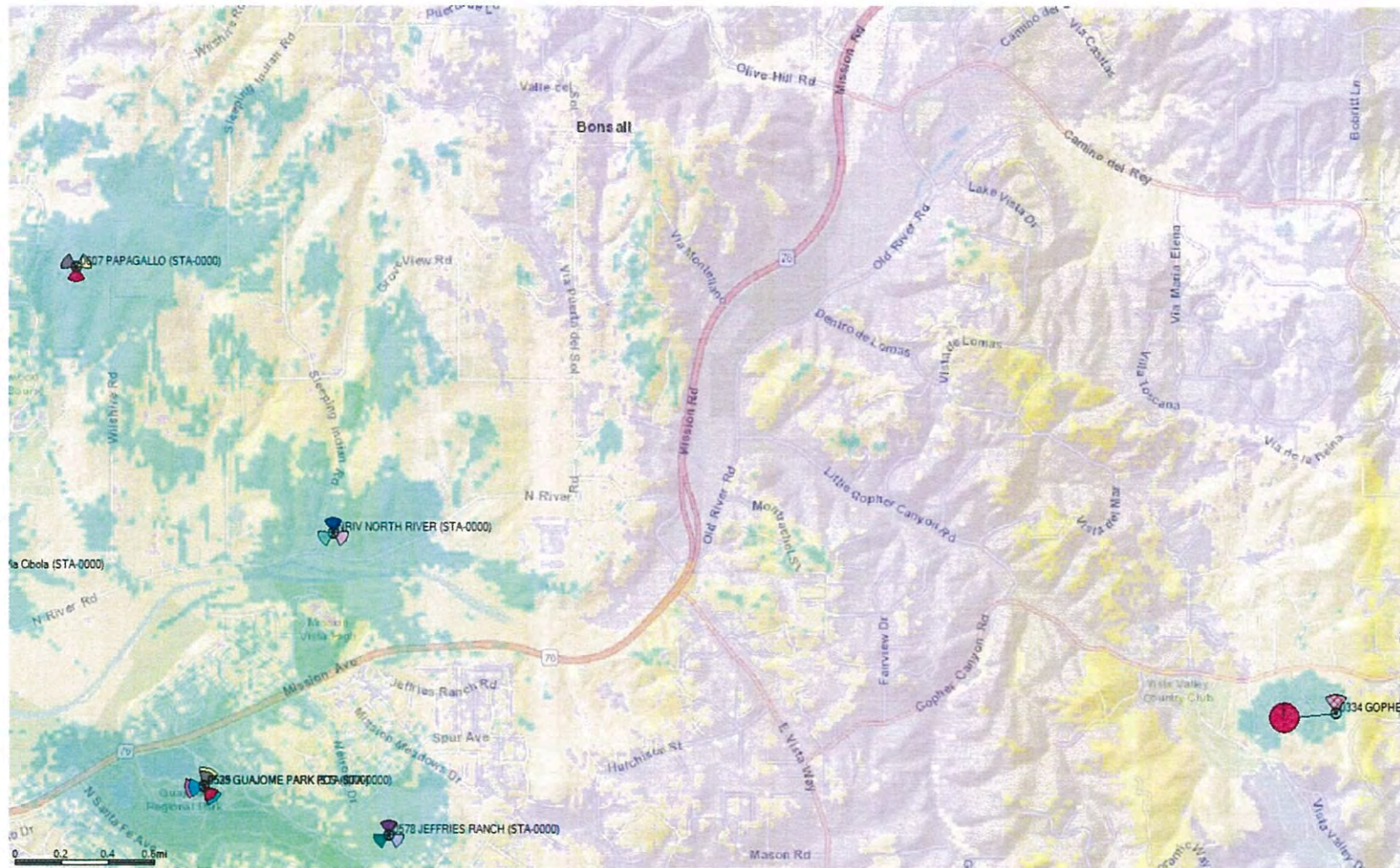
POOR



700: RSRP –Coverage without Bonsall

Coverage

GOOD
FAIR
POOR



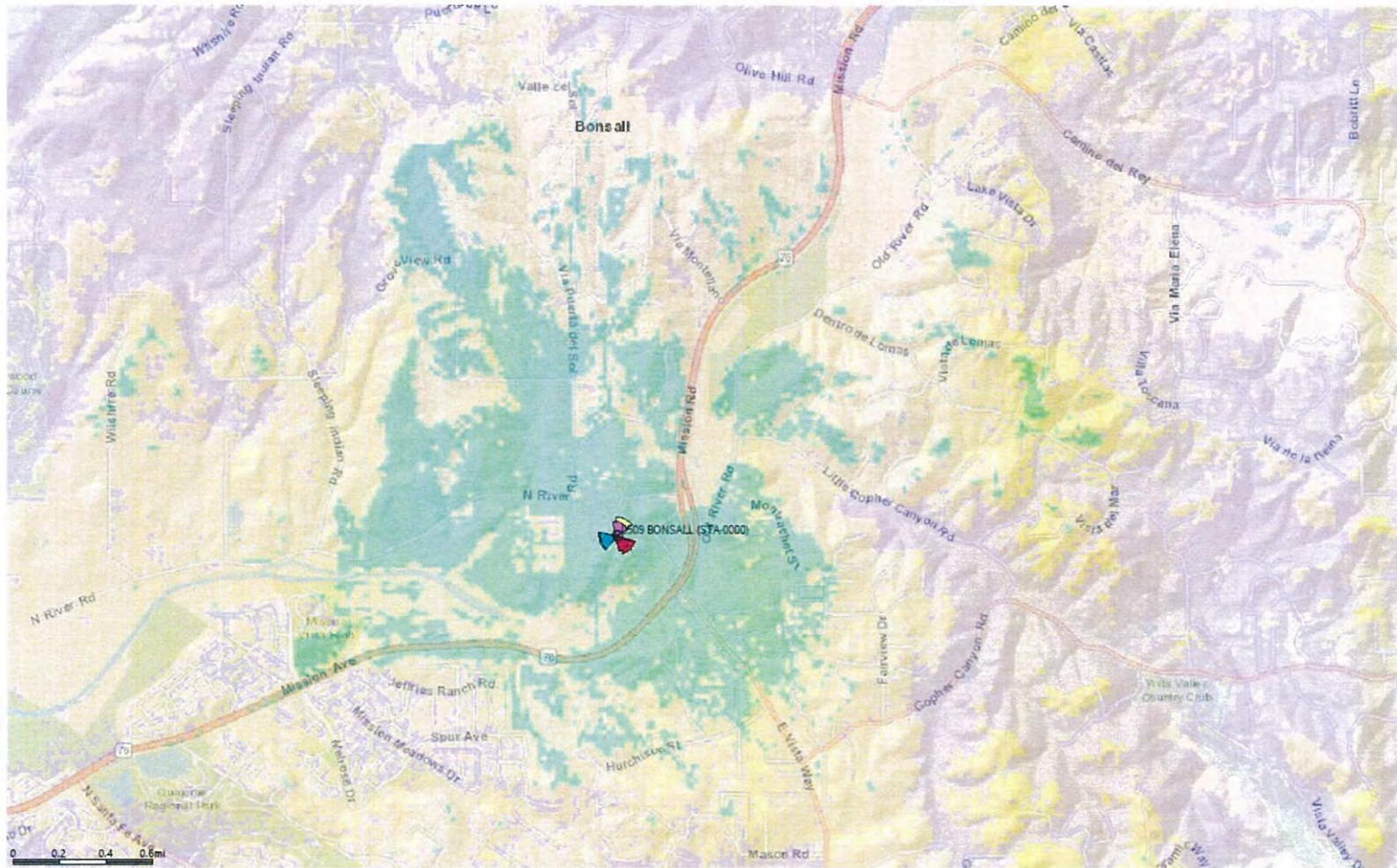
700: RSRP – Individual Coverage with Bonsall on a 60' tree height with 52' CL

Coverage

GOOD

FAIR

POOR



VZW BONSAI
4163 HOLLY LANE, BONSAI CA 92003
ALTERNATE SITE ANALYSIS

PROJECT SITE/COVERAGE OBJECTIVE

The proposed project is located on Holly Lane, north of State Route 76 in the Bonsall Community Plan Area. The underlying land use designation of the proposed site is A-70, limited agriculture, and is classified as a rural use in the County's Wireless Ordinance per Section 6983 R. The surrounding properties in the vicinity of the proposed site are designated A-70 and RR, rural residential. Currently the on-site use consists of a residence and agricultural buildings. Project site elevation is 264 feet above mean sea level (AMSL), and offers views of the coverage area, which include State Route 76, East Vista Way to the south, and the surrounding agricultural and residential areas. The project site and surrounding area designated A-70 are not preferred zones according to Section 6986 of the County Zoning Ordinance. The proposed site is camouflaged and is consistent with the community character, as defined in Section 6987 B.

The target coverage area of the current site is defined as east and west along State Route 76 and south along East Vista Way, including the intersection of those two roads, while offering a sufficient call handoff between adjacent sites. Not only does the site have existing vegetation to camouflage a new Mono-Broadleaf tree, the surrounding roads in the area are visible to the signal generated by the wireless facility. The proposed site is designed to provide sufficient coverage overlap to existing sites to handoff the signal and provide high quality, consistent network operations to its wireless customers.

The cellular facility has been in existence since 1995 and an intrinsic part of a larger cellular network operated by Verizon Wireless. Removing the site from on-air service would severely handicap the subscribers of Verizon service. The improvements proposed will enhance the exiting service and bring the project into closer conformance with the County's Wireless Ordinance.



Overview of Bonsall Project Site

In these more rural sites, having reliable service becomes an issue of safety and that key traveled corridors in the community have contiguous coverage when natural disasters occur.

PREFERRED LOCATION SITES PER SECTION 6986 OF THE COUNTY ZONING ORDINANCE

WATER TANKS

There are no existing municipal water tanks identified in the target coverage area. Should there be a water tank be in this area, it would need to have an unobstructed view of the identified corridors and be at a ground elevation and height similar to this proposed project. In addition, it would need to have vehicular access, structurally accommodate antennas, be able to be leased and it would still require ground equipment.

UTILITY POLES

Wooden utility poles exist within the area along Holly Lane; however, coverage from the utility poles would be insufficient. The project site design requires 12 panel antennas which is not technically possible on a utility pole. The existing wood poles located on Holly Lane, which is a very narrow roadway, offer very little right-of-way to place equipment (see photo below).



Looking east along Holly Lane with utility pole to the left of the roadway. The road is narrow and the public right of way is constrained.

UTILITY TOWERS

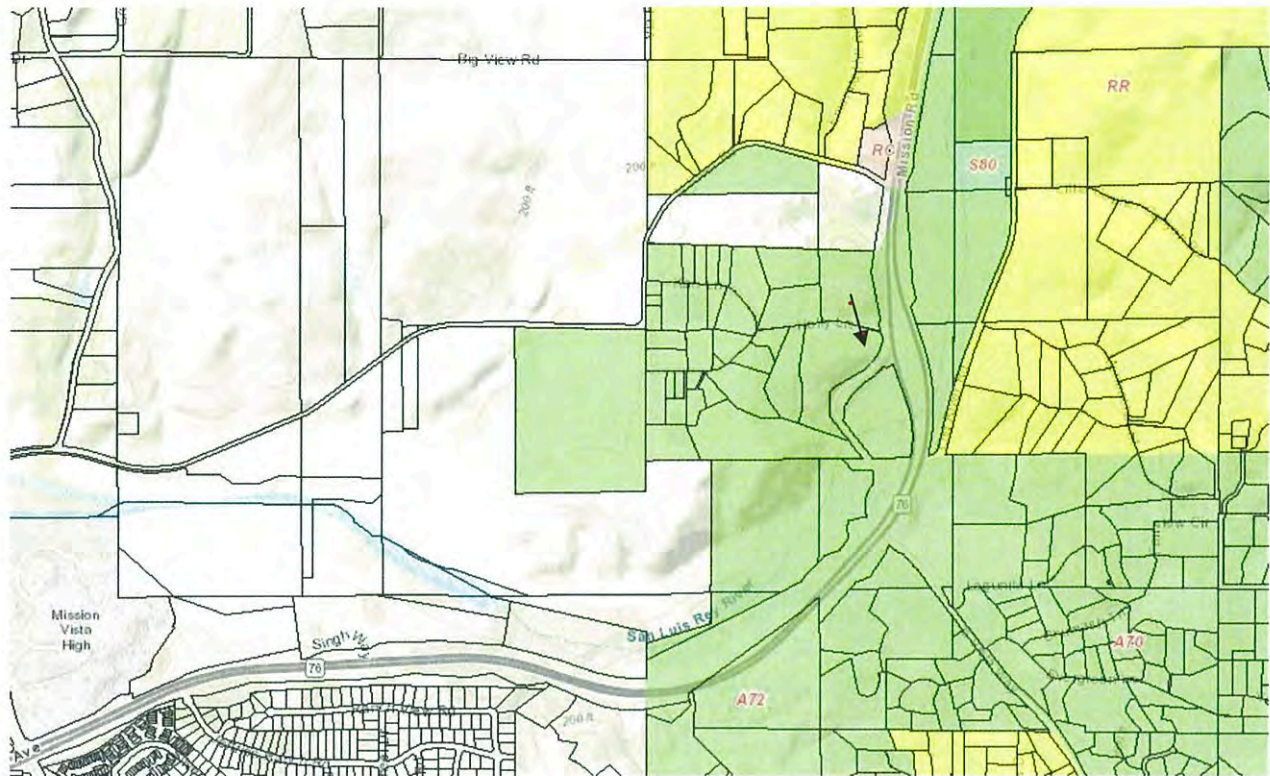
There are no lattice style utility towers or other type of utility towers in the project area that can be used for collocation that would meet the coverage objectives.

COUNTY OR GOVERNMENT FACILITIES

There are no identified county buildings or other government facilities in this area that will cover the project objective. Even if there were, it would still require a structure of similar height and ground elevation to mimic the proposed design for antennas, ground equipment and road access.

COMMERCIAL OR INDUSTRIAL BUILDINGS

There are no commercial land uses in the vicinity of the project site, as identified in the zoning map shown below.



COBRA STYLE STREET LIGHT

There are no Cobra Style Street Lights in the project area. The project site design requires 12 panel antennas which is not technically possible on a street light. Even if there were, it would still require a structure of similar height and ground elevation to mimic the proposed design for antennas and ground space for equipment.

TRAFFIC SIGNAL LIGHTS

The closest traffic signal to the project site is located at the intersection of East Vista Way and State Route 76. There is an existing cell site at the intersection and it was determined that adding another cell site would only add to the high visibility nature of the existing site.

PREFERRED ZONES PER SECTION 6986 OF THE COUNTY ZONING ORDINANCE

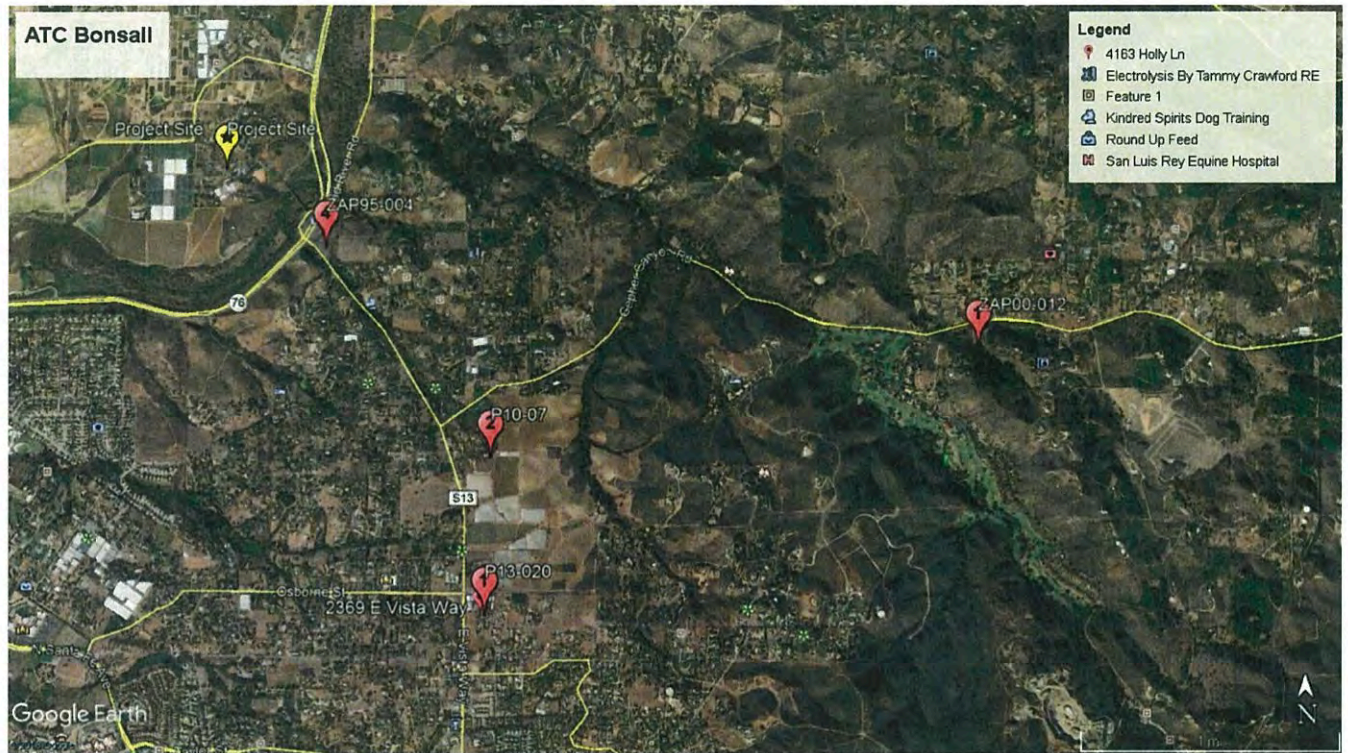
Section 6986 1.a. of the Ordinance references preferred zones and the following are approximately 1-2 miles of the proposed site:

- Zone S88- East along Gopher Canyon Road - is adjacent to and covered by Verizon's existing site on Hoxie Ranch Road, outside of the search area.
- Zone C-36 – Northeast along Hwy 76 – is adjacent to and covered by Verizon's existing site on Holly Lane.

EXISTING SITES WITHIN THE GEOGRAPHICAL SERVICE AREA

- 1. P13-020, 2369 E. VISTA WAY** - This recently constructed Verizon cell site went on-air at the end of 2016 and covers E. Vista Way. Elevation at this site is approximately 570'. It does not meet the intended coverage objectives due to terrain and distance.
- 2. P10-007, 2766 ORMSBY WAY** - The cell site at this location is operated by AT&T Mobility and is located on a single family residence. Since the property is zoned residential, the county's wireless ordinance requires a director's waiver to add another facility. Elevation at this site is approximately 580'. Verizon already covers this area with the existing cell site.
- 3. ZAP00-012, 29505 HOXIE RANCH ROAD** - Verizon already has a cell site at this address as well as other wireless carriers. Elevation at this site is approximately 700'. This cell site will provide continuing coverage east and west on Gopher Canyon Road, however, it does not meet the intended coverage objectives along Little Gopher Canyon Road due to terrain and distance.
- 4. ZAP95-004, E. VISTA WAY & SR76** - A cell site operated by AT&T is located on a utility pole in the Caltrans right of way at the intersection of SR76 and East Vista Way. Elevation at this site is approximately 205'. Expansion of the site for co-locating on the existing pole will not cover the intended coverage objective on Gopher Canyon Road due to terrain and distance. This site covers SR76 and East Vista Way south of SR76. In addition, Verizon has an adjacent site on Holly Lane to the northwest (outside of this map) that covers that corridor.

AERIAL VIEW OF EXISTING CELL SITES IN GSA



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) MUP- 90-031W3
 Assessor's Parcel Number(s) 126-140-29

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

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

Milan M Pantic Living Trust

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

Jill Cleveland
 Signature of Applicant

Jill Cleveland, Agent

Print Name

03/29/2018

Date

----- OFFICIAL USE ONLY -----

**SDC PDS RCVD 04-13-18
 MUP90-031W3**

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

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

