



Planning Commission Hearing Report

Date:	August 7, 2026	Case/File No.:	Tarpon Towers - Verizon "Blue Bird Canyon" Major Use Permit; PDS2025-MUP-25-003, PDS2025-ER-25-08-004
Place:	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	Project:	Major Use Permit for a Wireless Telecommunication Facility
Time:	9:00 am	Location:	3742 Blue Bird Canyon Road, Vista CA 92084
Agenda Item:	#1	General Plan:	Semi-Rural 2 (SR-2)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Limited Agriculture (A70)
Applicant/Owner:	Kerrigan Diehl/ Tarpon Towers II, LLC	Community:	North County Metropolitan Subregional Plan Area (Twin Oaks)
Environmental:	CEQA § 15303 Exemption	APN's:	181-180-64-00 & 182-200-32-00

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider a proposed Major Use Permit (MUP) for the Tarpon Towers - Verizon "Blue Bird Canyon" Wireless Telecommunication Facility (Project), conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Planning & Development Services (PDS) staff recommends approval of the MUP, with the conditions noted in the attached MUP decision (Attachment B).

The Tarpon Towers - Verizon "Blue Bird Canyon" Wireless Telecommunication Facility was submitted by Plancom on March 18, 2025, to construct and operate a wireless telecommunication facility for Tarpon Towers on behalf of Verizon Wireless. The Project consists of the construction and operation of a 50-foot-high antenna support structure that will be camouflaged as a faux water tower. The project includes an approximately 400 square-foot concrete masonry unit (CMU) block wall enclosure at the base of the tower to house associated project equipment. The site is subject to the Semi-Rural Residential (SR-2) General Plan Land Use Designation and Zoning for the site is A70 (Limited Agriculture). The site is developed with an existing nursery and associated structures that would be retained.

This report includes a staff recommendation, a Project description, and analysis and discussion.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the Project and determine if the required findings can be made and, if so, take the following actions:

1. Adopt the Environmental Findings included in Attachment D which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
2. Grant Major Use Permit PDS2025-MUP-25-003, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

On March 13, 2017, a Major Use Permit application (Record ID: MUP-17-003) for a 50-foot tall faux water tower wireless telecommunication facility and associated equipment was submitted by Smartlink LLC on behalf of Verizon Wireless for the site located at 3742 Blue Bird Canyon Road. The application was withdrawn on December 2, 2020 by the applicant. This MUP (PDS2025-MUP-25-003) is for an identical wireless telecommunication facility which proposes a 50-foot faux water tower to be painted with naturalist colors. An approximately 400 square-foot concrete masonry unit (CMU) block wall enclosure will be located at the base of the tower to house associated project equipment.

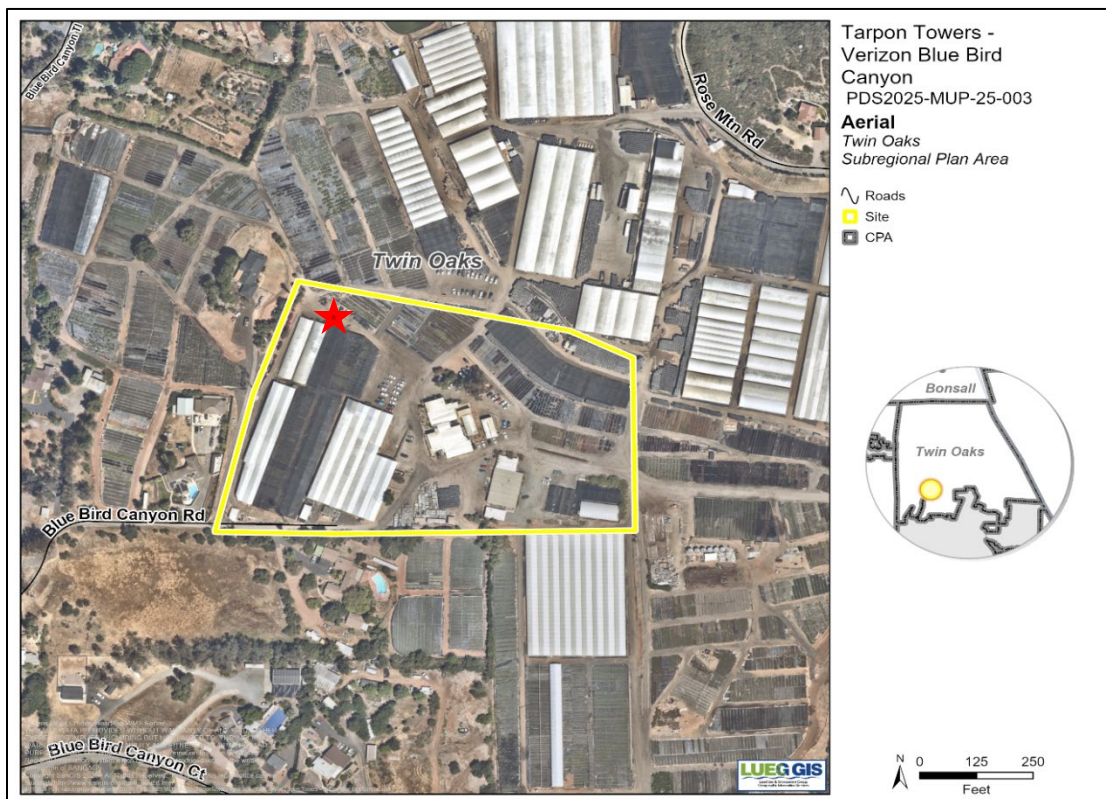


Figure 1: Aerial photograph of project site. Approx. location of proposed facility identified as red star.

D. DEVELOPMENT PROPOSAL

1. Project Description

The Project, submitted in March 2025, is a request for a MUP for the construction and operation of a 50-foot-high antenna support structure that will be camouflaged as a faux water tower with three sector antenna arrays with a total of 9 panel antennas, one microwave antenna; six RRUs; three surge suppressors, and associated equipment to be screened within the faux tower. The project includes an approximately 400 square-foot concrete masonry unit (CMU) block wall enclosure at the base of the tower to house a 30kW emergency backup generator, 168 gallon diesel fuel tank, and associated project equipment. The project site is located at 3742 Blue Bird Canyon Road, in the Twin Oaks area of the North County Metropolitan Subregional Planning area, within unincorporated San Diego County. The site is currently developed with an existing nursery and associated structures that would be retained, with the added facility to be constructed in the northwest corner of the nursery. The project would not require the extension of any sewer or water utilities and earthwork would consist of 182 cubic yards (cy)CU of cut and 100 cy of fill for trenching of utilities and power. The site is subject to the Semi-Rural Residential (SR-2) General Plan Land Use Designation and is zoned A70 (Limited Agriculture).

2. Subject Property and Surrounding Land Uses

The 10.15-acre project site is located at 3742 Blue Bird Canyon Road, in the Twin Oaks area of the North County Metropolitan Subregional Planning Area within unincorporated San Diego County. The site contains an existing plant nursery. Access would be provided by a 12-foot wide unpaved private access path connecting to Blue Bird Canyon Road, a County maintained road. The project site is subject to the Semi-Rural General Plan Regional Category and Semi-Rural Residential (SR-2) Land Use Designation. Zoning for the site is Limited Agriculture (A70), which allows for telecommunication facilities with the approval of a Major Use Permit. Additionally, the subject tower is proposed to exceed the 35-foot height allowance by 15 feet (50-foot tower). Therefore, the project requires approval of a Major Use Permit in accordance with Section 6985 of the Zoning Ordinance as a Tier 4 Wireless Facility. The wireless telecommunication facility is defined as a high visibility facility and will have a term limit of 15 years pursuant to Section 6985(C)(11) of the Zoning Ordinance and in accordance with the amortization schedule.

The surrounding area is predominantly agricultural, characterized by semi-rural single-family homes on lots of approximately 1-acre or larger and operational nurseries and other agricultural land uses. Neighboring residences will have views of the faux water tower facility; however, the proposed camouflaging of the tower will seamlessly incorporate into the surrounding area and is consistent with the land uses both onsite and in the vicinity. The use of a faux water tower in a heavily agricultural area will not stand out as a wireless telecommunication facility within the existing viewshed.



Figure 2: Existing Conditions and Proposed Tower Simulation Looking Northeast from Adjacent Property.



Figure 3: Photosimulation of Proposed Tower Looking Southwest from Rose Mountain Toward the Project Site.



Figure 4: View of Project Site and Surrounding Land Use from Neighboring Property to the North. Approximate Project location identified by red star.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-2)	Limited Agriculture (A70)	Rose Mountain Rd	Green Houses and Nursery
East	Semi-Rural Residential (SR-2)	Limited Agriculture (A70)	Tamara Ln	Nursery
South	Semi-Rural Residential (SR-2)	Limited Agriculture (A70)	Blue Bird Canyon Rd	Single-Family Residential and Agriculture
West	Semi-Rural Residential (SR-2)	Limited Agriculture (A70)	Blue Bird Canyon Rd	Single-Family Residential

E. ANALYSIS AND DISCUSSION

The Project has been reviewed to ensure it conforms to all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the Zoning Ordinance, and CEQA. A discussion of the Project's consistency with applicable codes, policies, and ordinances, is described on the following pages.

1. Key Requirements for Requested Actions

The Planning Commission should consider the requested actions and determine if the following determinations can be made:

- Is the proposed project consistent with the vision, goals, and policies of the General Plan?

- b. Does the project comply with the policies set forth under the North County Metropolitan Subregional Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Does the project comply with the California Environmental Quality Act (CEQA)?
- e. Does the project comply with the Multiple Species Conservation Program (MSCP)?

2. Project Analysis

Major Use Permit (MUP) Findings

The Project is located within an A70 (Limited Agricultural) zone, which is a non-preferred location for wireless telecommunications facilities. In addition, the proposed facility is classified as a Tier 4 wireless project and exceeds the maximum height allowance established for the subject parcel's height designation under the County Zoning Ordinance. As a result, pursuant to County of San Diego Zoning Ordinance Section 6985, the proposed wireless telecommunications facility requires approval of a Major Use Permit. The analysis below addresses the required Major Use Permit findings related to scale, bulk, and coverage; availability of services; effects on neighborhood character; and site suitability. Staff has evaluated the Project against each of these criteria and determined that the required findings can be made.

The Project is consistent with the required Major Use Permit findings regarding scale, bulk, and coverage because it is proposed in a location and designed in a manner that is compatible with the surrounding development. The subject parcel is approximately 10.15 acres in size, while surrounding parcels generally range from one to ten acres. The proposed wireless telecommunications facility and associated equipment enclosure occupy approximately 400 square feet, representing approximately 0.09 percent of the total parcel area. As part of the Major Use Permit, the Project proposes a 50-foot-tall faux water tower and includes a request for a 15-foot height increase above the 35-foot maximum allowed under the site's Height Designation "G." The increased height is considered appropriate because it reflects the scale and appearance of typical water towers commonly associated with nursery and agricultural operations in the surrounding area. Additionally, the added height is necessary to provide adequate internal volume and structural capacity for potential future wireless facility collocation and to support equipment access and servicing needs.

Major Use Permit Neighborhood Compatibility Findings

The Project has been designed to integrate with the existing site and surrounding land uses, structures, vegetation, and topography. The wireless facility is concealed within a faux water tower that is architecturally compatible with the existing agricultural character of the property and surrounding community. The proposed design reflects a structure commonly found in nursery operations, allowing the facility to blend with existing on-site improvements and nearby agricultural uses. Associated ground equipment will be enclosed within a 400-square-foot enclosure surrounded by an 8-foot-high concrete masonry unit (CMU) block wall. Existing mature vegetation, agricultural

structures, plant storage areas, and trees on the subject property and adjacent parcels provide effective screening of the facility. As a result, no additional landscaping is necessary to screen either the faux water tower or the ground-mounted equipment.

Based on the Project's design, scale, and location, the proposed wireless telecommunications facility is compatible with the existing agricultural and rural character of the surrounding area. The Project has been sited and designed to minimize visual impacts through the use of concealment techniques and existing natural screening. As proposed, the facility will not result in substantial adverse effects on neighborhood character and is suitable for the site. Accordingly, staff finds that the Project satisfies the Major Use Permit findings related to scale, bulk, and coverage and is consistent with the intent of the County Zoning Ordinance.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is proposed to improve and maintain reliable wireless service for residents, visitors, and motorists within the project area. Because the project is located on property zoned Limited Agriculture (A70), a non-preferred zoning district and non-preferred location pursuant to Section 6985 of the County Zoning Ordinance, an Alternative Site Analysis (ASA) was required.

The applicant evaluated preferred locations and preferred zoning districts, including opportunities to co-locate on existing wireless telecommunication facilities. The ASA concluded that no feasible co-location opportunities exist because existing facilities are located outside the carrier's target coverage area and the surrounding area is underserved. In addition, the target coverage area is predominantly comprised of agricultural and residentially zoned properties, limiting opportunities to site the facility within a preferred zoning district or location. Accordingly, no preferred location or zoning district was determined to be capable of meeting the project's coverage objectives.

The proposed facility has been designed to accommodate future co-location within the enclosed CMU equipment area and concealed water tank structure. Consistent with Section 6984 of the County Zoning Ordinance, the applicant has committed to allowing other wireless carriers to co-locate on the facility where technically and economically feasible. Any future co-located facilities would be required to comply with all applicable County planning, building, and zoning requirements. The facility's design supports future expansion of wireless service while minimizing the potential need for additional wireless telecommunication facilities. Based on the lack of feasible co-location opportunities, the project's coverage objectives, and compatibility with the surrounding visual character, the proposed site was determined to be the most appropriate location. Additional information regarding the ASA is provided in Attachment A.

The Geographic Service Area (GSA) maps (Figure 5) demonstrate that the proposed facility is necessary to address an existing coverage gap and provide more reliable wireless service throughout the surrounding area. The proposed height is necessary to achieve the required coverage while accommodating future co-location by additional wireless carriers.

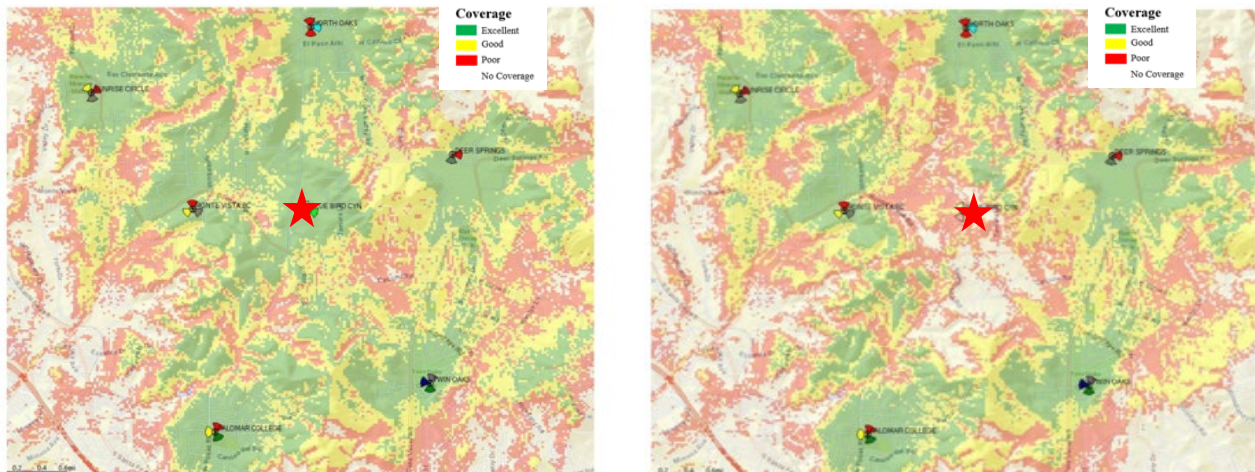


Figure 5: Coverage with Project (left) and coverage without Project (right)). Approx. location of proposed facility identified as red star.

Amortization

The proposed wireless telecommunication facility is classified as a low-visibility facility pursuant to Sections 6985 and 6991 of the County Zoning Ordinance due to its incorporation of camouflage design features intended to minimize visual impacts. Although the proposed facility exceeds the maximum height permitted for a low-visibility facility, the facility has been designed to minimize visual impacts and is consistent with applicable design standards, including the use of a faux water tower design and compatible colors and finishes. Based on the valuation documentation submitted during project review, the facility qualifies for the 15-year amortization period established in Section 6991 of the Zoning Ordinance. As such, a 15-year Major Use Permit term is recommended. Upon expiration of the permit term, the applicant may apply for renewal of the Major Use Permit, at which time the facility will be subject to discretionary review for continued compliance with the County's Wireless Telecommunications Facility Regulations and other applicable requirements.

3. General Plan Consistency

The proposed project is consistent with the following relevant General Plan policies, and actions as described in Table E-1.

Table E-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 wireless telecommunication facility and Major Use Permit will provide area-wide wireless coverage supporting critical emergency communications. An emergency backup generator within the CMU enclosure will maintain operation during power outages and other emergency events,
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.	improving system reliability and emergency preparedness.
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 conforms with this policy because the wireless telecommunication facility has been designed to minimize visual impacts and maintain compatibility with the surrounding rural agricultural character. The facility will be constructed as a faux water tower with a wood-toned finish that complements the surrounding nursery and agricultural operations while minimizing visual intrusion and maintaining consistency with the existing community character.
POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.	The proposed Major Use Permit supports co-location within concealed equipment structures, allowing multiple carriers to share the facility. This promotes efficient infrastructure use, reduces the need for additional standalone facilities, and minimizes cumulative visual and land use impacts, consistent with General Plan policies encouraging infrastructure sharing and efficient utility siting.

4. Subregional Plan Consistency

The proposed project is consistent with the relevant North County Metropolitan Subregional Plan Area goals, policies, and actions.

5. Zoning Ordinance Consistency

a. Development Regulations

The Project complies with all applicable zoning requirements of the Rural Residential (RR) zone with the incorporation of conditions of approval (See Table E-2).

Table E-2: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes – Upon issuance of a Major Use Permit
Animal Regulation:	M	N/A
Density:	-	N/A
Lot Size:	2AC	Yes
Building Type:	C	Yes
Maximum Floor Area:	-	N/A
Floor Area Ratio:	-	N/A
Height:	G (35')	Yes – Upon issuance of a Major Use Permit
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

b. Wireless Ordinance Consistency

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 Communication Commission's (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.

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 also required from the Federal Communication Commission.

Table E-3: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The proposed equipment shelter is less than 10 feet in height.	Yes ☒ No ☐

Development Standard	Proposed/Provided	Complies?
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The proposed faux water tower and associated equipment would be located over 75 feet from the nearest property line in accordance with Section 6985 of the Zoning Ordinance.	Yes ☒ No ☐
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed faux water tower and associated equipment enclosure are located outside of all required setbacks including front, rear, and side yard.	Yes ☒ No ☐
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The project site is zoned A70 and is subject to the most restrictive one-hour average sound limit of 50-dBA at the property lines during daytime hours and 45 dBA at the property lines during nighttime hours as required in Section 36.404 of the County Noise Ordinance. Noise-generating equipment associated with the proposed Project consists of equipment within an equipment shelter, including a standby generator equipped with the manufacturer's specified sound-attenuating enclosure. Based on the submitted manufacturer specifications and acoustic data, staff determined that, with installation of the proposed noise enclosure, operation of the generator and associated equipment will comply with the applicable one-hour average sound level limits. Therefore, the proposed Project is consistent with the County Noise Ordinance.	Yes ☒ No ☐
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.	The Project is considered a "low visibility" facility because the facility is a faux water tower within a rural zone, however it is oversized and is now considered "high visibility". Since the Project has a valuation of approximately \$750,000, the MUP	Yes ☒ No ☐

Development Standard	Proposed/Provided	Complies?
	has been conditioned to have a maximum term of 15 years.	
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The project is not located near a scenic highway, as described in the General Plan.	Yes ☒ No ☐

6. California Environmental Quality Act (CEQA) Completion

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and it that the project qualifies for a Categorical Exemption under CEQA section 15303. Section 15303 exempts the installation of small new equipment and facilities in small structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

F. COMMUNITY PLANNING GROUP

The North County Metropolitan Subregional Planning Area does not have an associated Community Planning Group. However, due to the project's close proximity to the Twin Oaks Valley Community Sponsor Group (TOVCSG), the project was presented to the TOVCSG for review and recommendation on April 9th of 2025. The TOVCSG recommended approval of the project, subject to a recommendation that the color and finish of the proposed faux water tower incorporate a natural wood appearance to better complement the surrounding community character. The recommendation for approval was made by a vote of 5-0-0 (ayes-noes-absentions-absent).

G. PUBLIC INPUT

The Project was submitted to PDS in March of 2025. At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 500 feet of the project site until at least 20 different property owners were noticed. No written comments or phone calls were received from community members as a result of the public notices sent at the time of application. In addition, public notices for the Planning Commission hearing were sent to a total of thirty property owners within a radius of 1,000 feet from the project site.

H. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from CEQA.
2. Grant Major Use Permit, PDS2025-MUP-25-003, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

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AUTHORIZED REPRESENTATIVE:

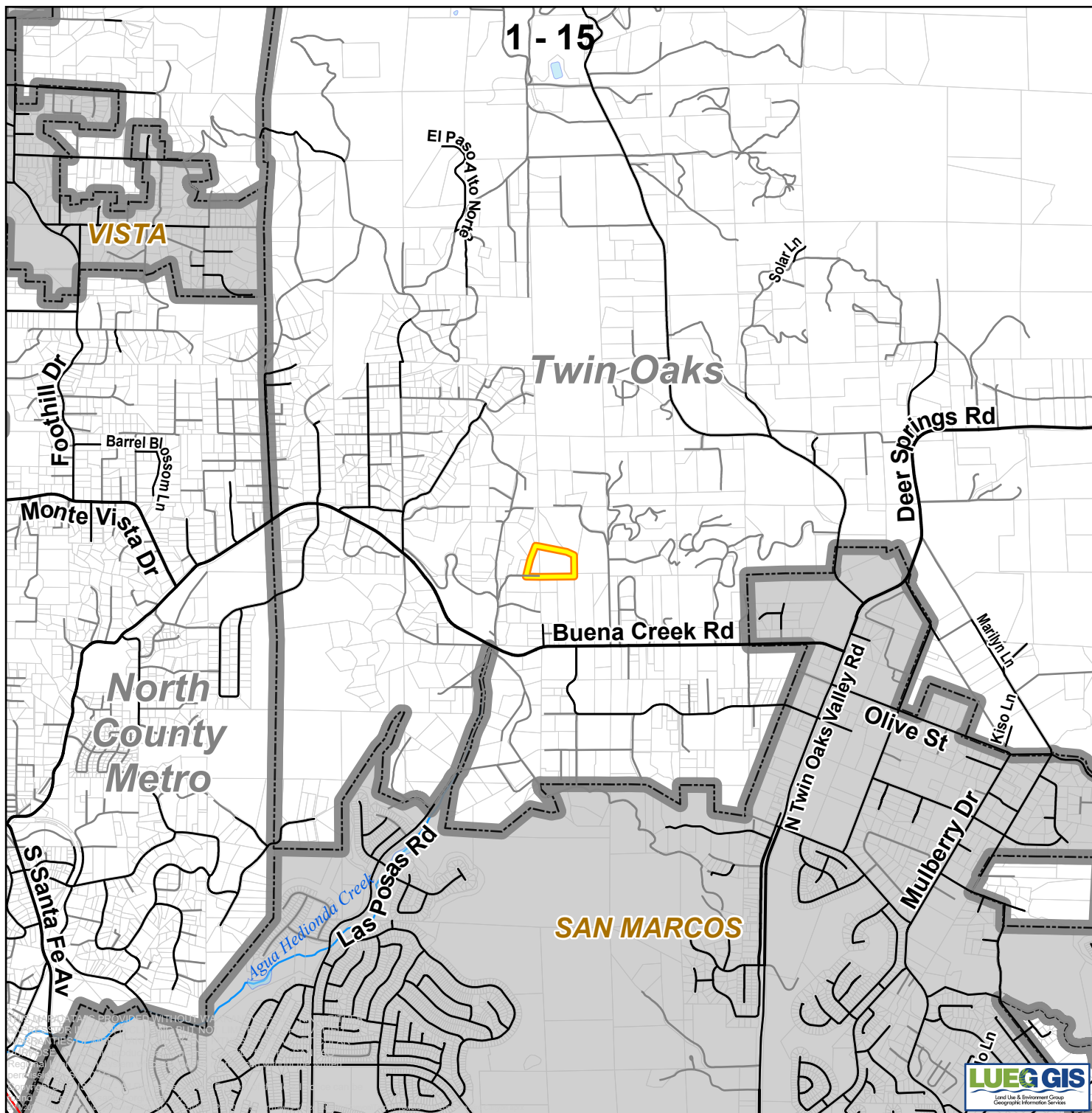
Vince Nicoletti

VINCE NICOLETTI, DIRECTOR

ATTACHMENTS

Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2025-MUP-25-003
Attachment C – Environmental Documentation
Attachment D – Environmental Findings
Attachment E – Public Documentation
Attachment F – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis
Attachment G – Ownership Disclosure

Attachment A – Planning Documentation



Tarpon Towers -
Verizon Blue Bird
Canyon
PDS2025-MUP-25-003

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Twin Oaks
Subregional Plan Area

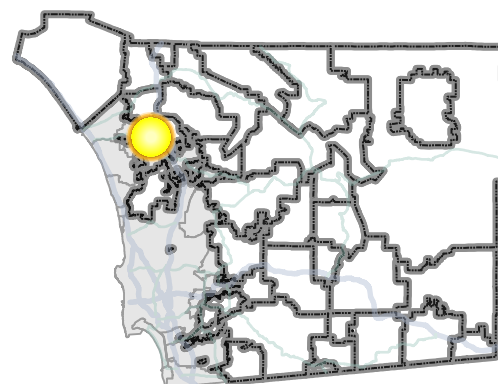
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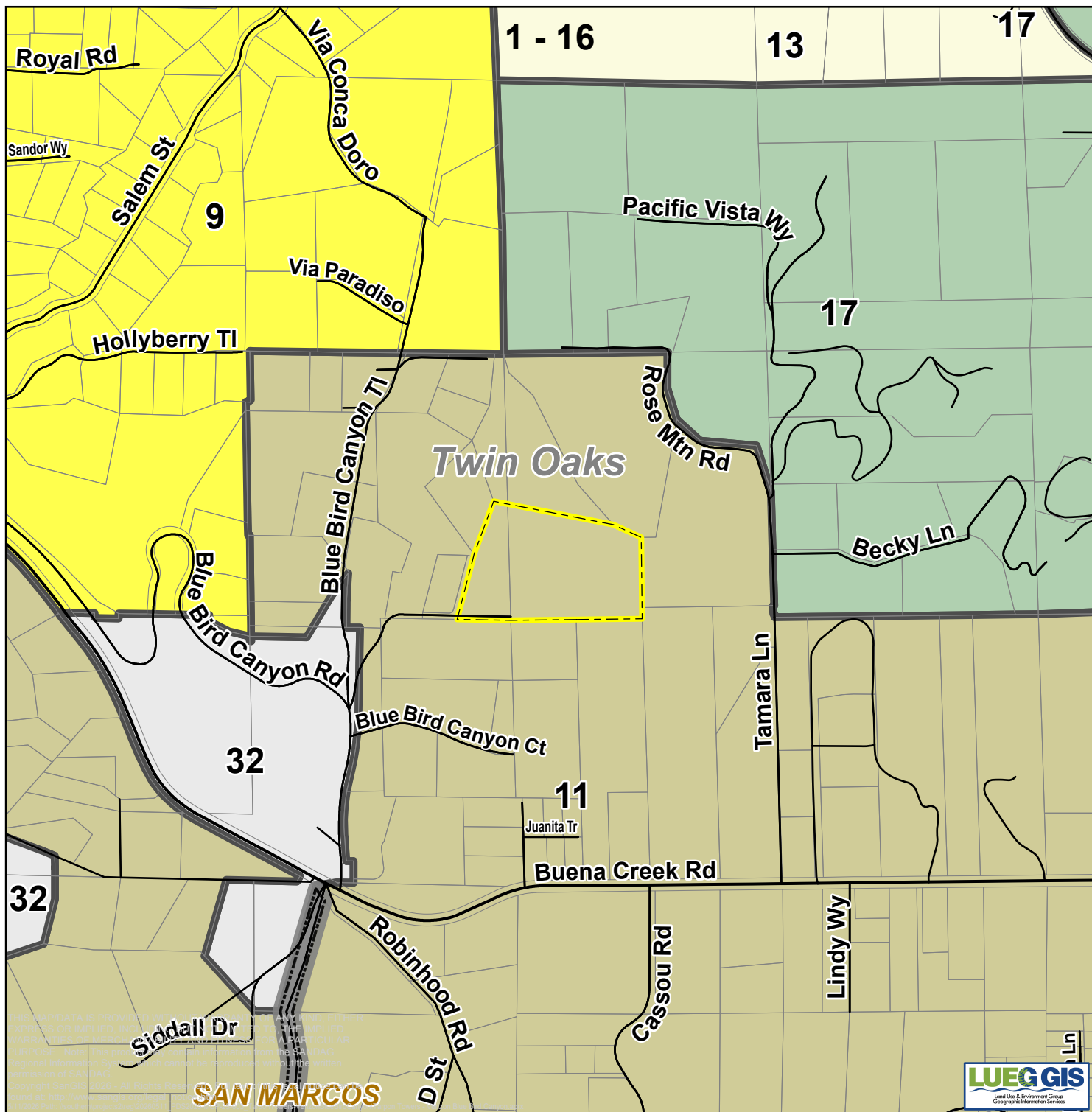


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Tarpon Towers -
Verizon Blue Bird
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General Plan

Twin Oaks
Subregional Plan Area



Roads



Site



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General Plan

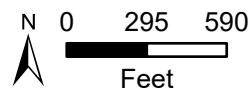
(9) Semi-Rural Residential
(SR-1)

(11) Semi-Rural Residential
(SR-2)

(13) Semi-Rural Residential
(SR-4)

(17) Semi-Rural Residential
(SR-10)

(32) Public/Semi-Public
Facilities





Tarpon Towers -
Verizon Blue Bird
Canyon
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Aerial
Twin Oaks
Subregional Plan Area

- Roads
- Site
- CPA



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Map Date: 10/20/2024 PDS2025-MUP-25-003 Tarpon Towers - Verizon Blue Bird Canyon

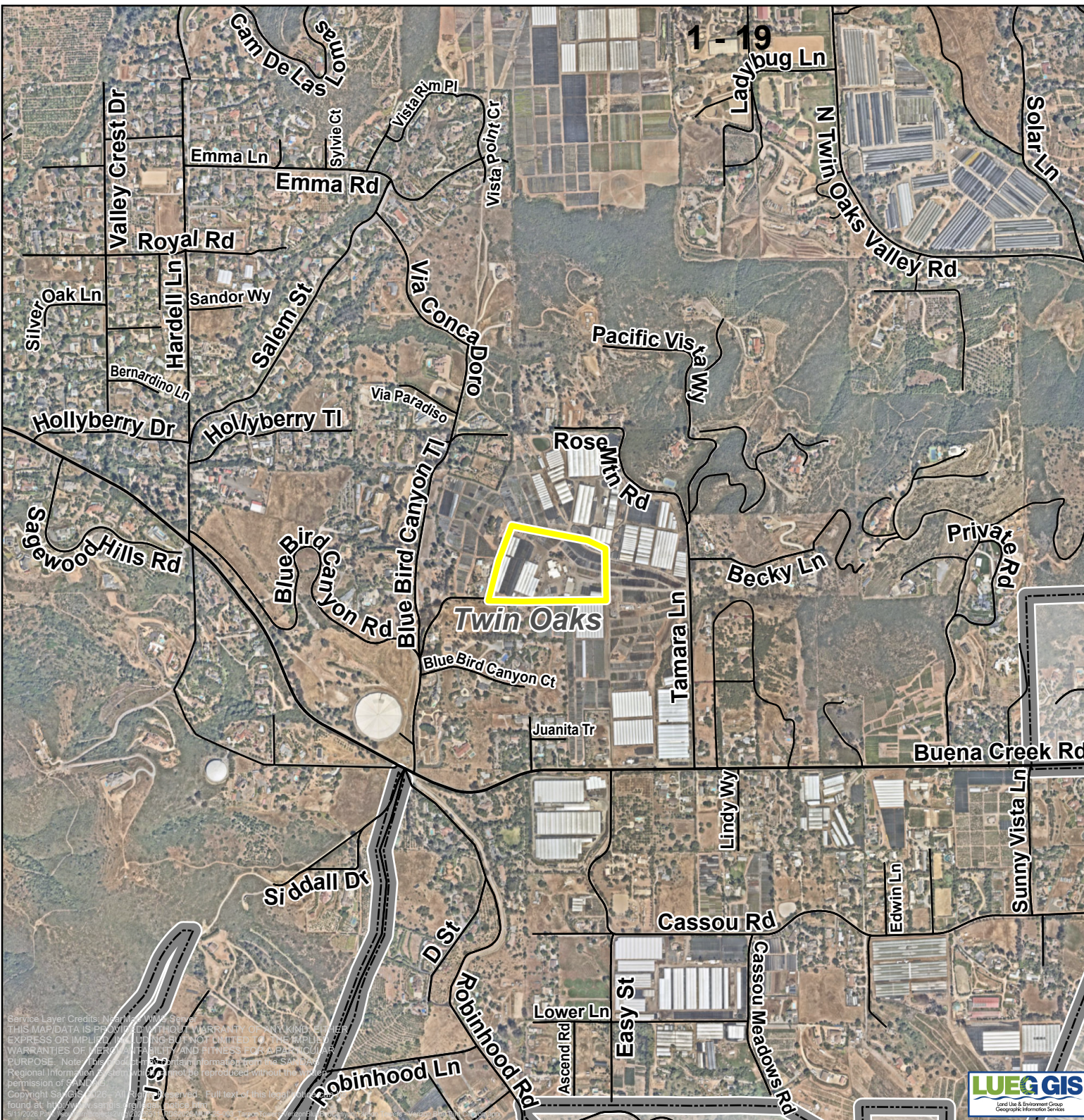


Tarpon Towers - Verizon Blue Bird Canyon

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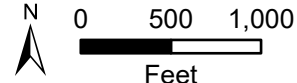
Aerial
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Subregional Plan Area

-  Roads
-  Site
-  Incorporated
-  CPA



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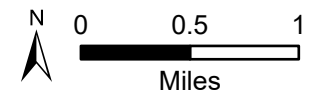
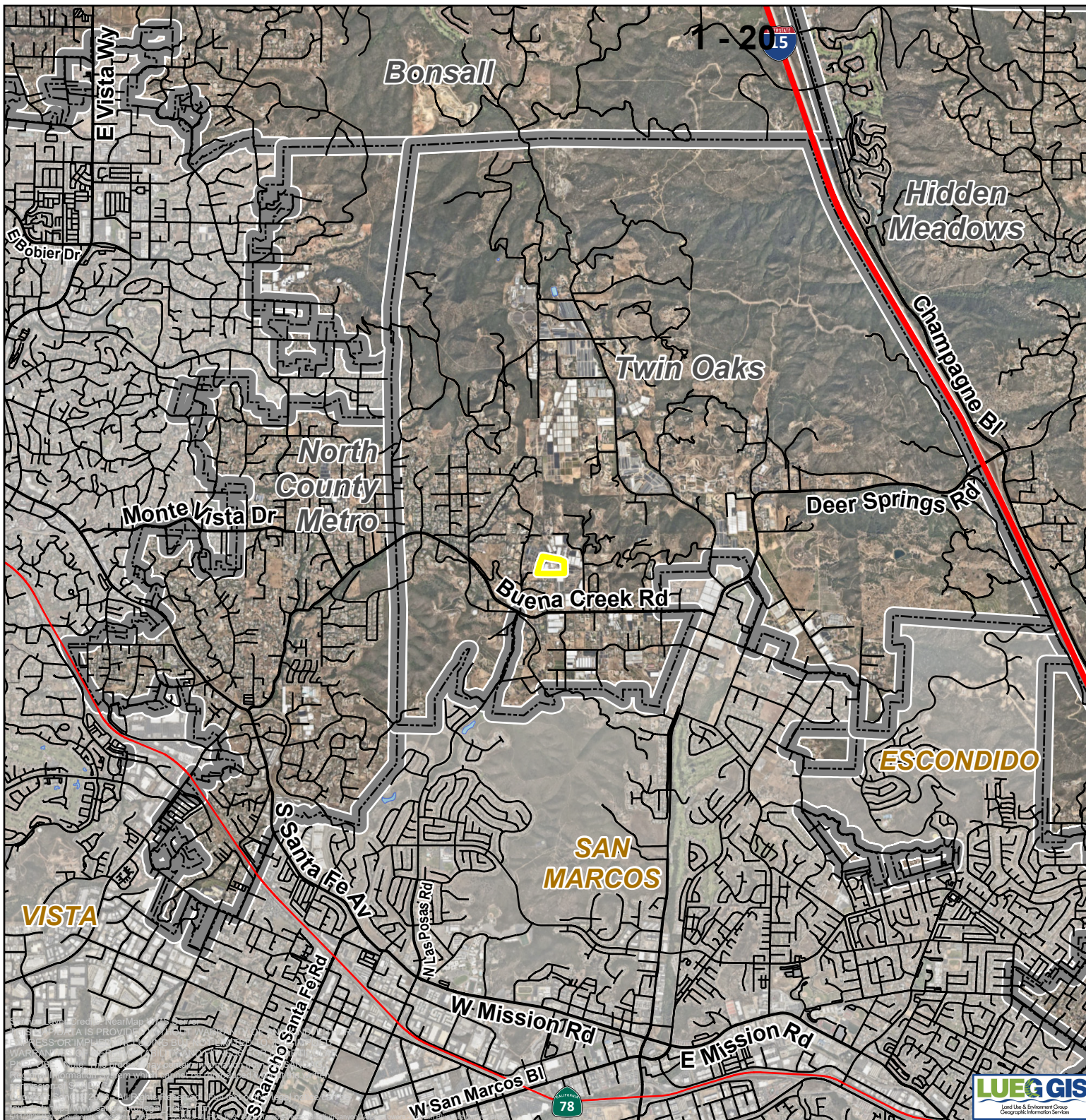
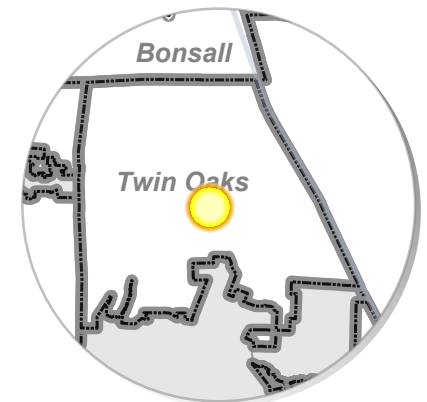
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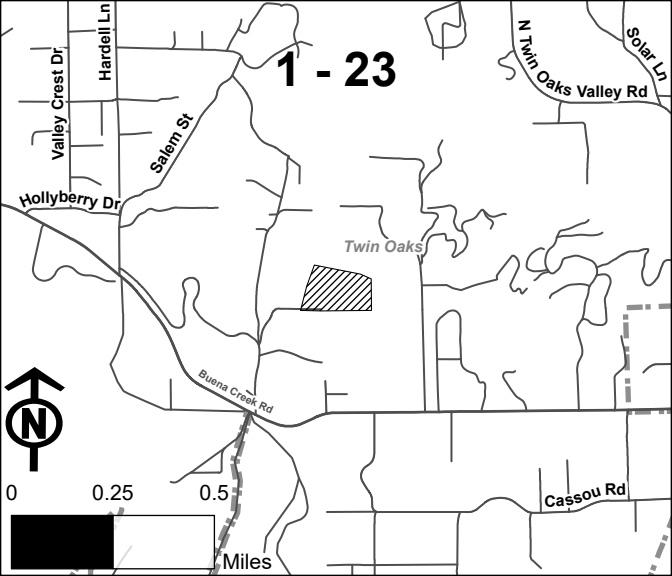
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Verizon Blue Bird
Canyon
PDS2025-MUP-25-003

Aerial
Twin Oaks
Subregional Plan Area

-  Roads
-  Site
-  Incorporated
-  CPA



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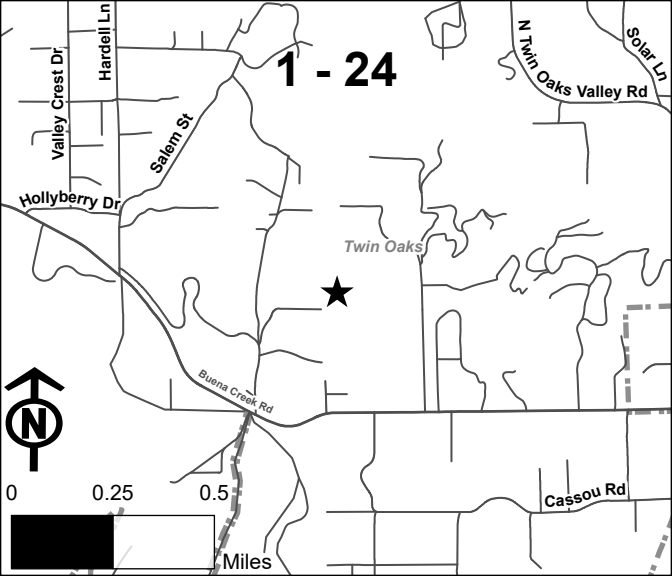
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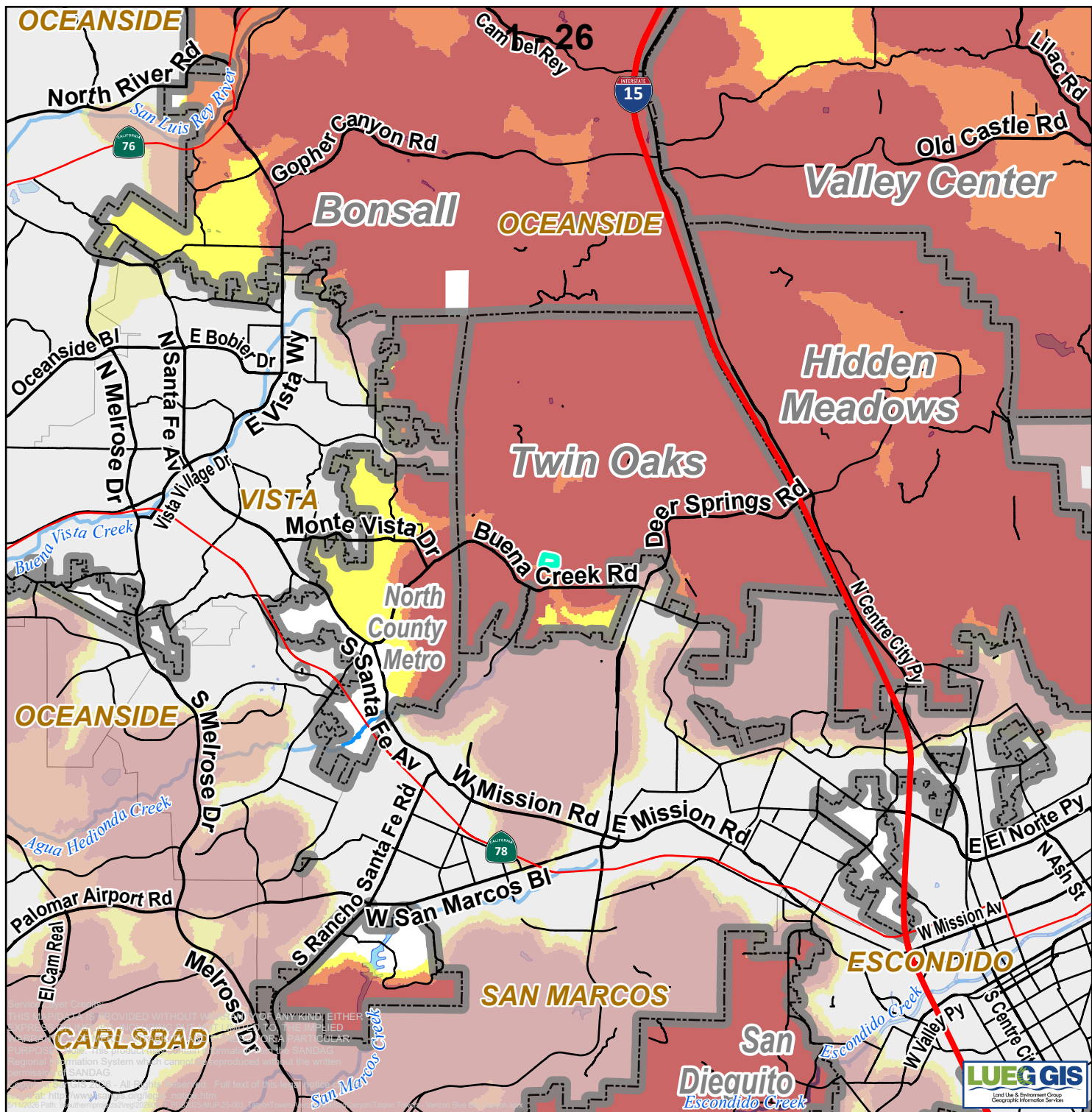


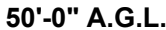
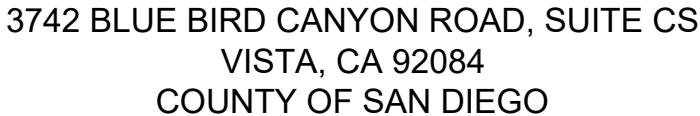
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PLANCOM, INC.
16776 BERNARDO CENTER DRIVE, #203
SAN DIEGO, CA 92128
CONTACT: WILLIAM BOOTH
TELEPHONE: (760) 891-6107

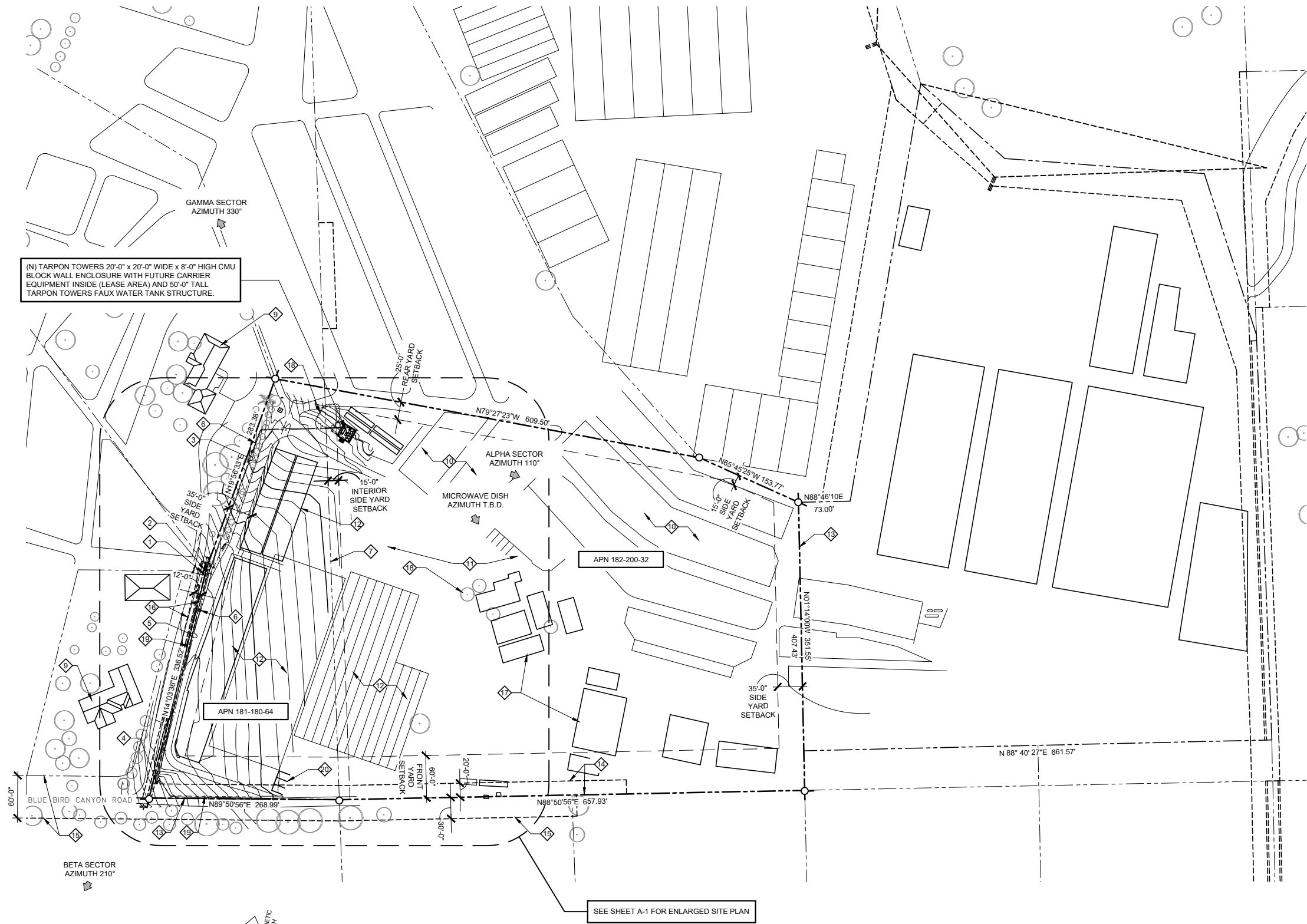
THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS MATCH THE DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. PROCEEDING WITH CONSTRUCTION WITHOUT SUCH NOTIFICATION OF DISCREPANCIES INDICATES THE GENERAL CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE EXISTING CONDITIONS AND HAS INCLUDED RESOLUTION OF THOSE DISCREPANCIES IN THE BID FOR CONSTRUCTION.

LONGITUDE: 117° 10' 29.64"W (-117.1749°)

IN THE EVENT OF A CONFLICT, THE MORE RESTRICTIVE CODE SHALL GOVERN

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

T-1



KEYED NOTES:

- 1 (N) TARPON TOWERS ELECTRICAL SERVICE P.O.C. AT (E) 50 KVA TRANSFORMER ON POLE #619919 WITH (N) 3" CONDUIT WITH PULL ROPE DOWN POLE TO (N) METER PEDESTAL ELECTRICAL LENGTH = ±320'-0"
- 2 (N) TARPON TOWERS DUAL SDG&E METER PEDESTAL
- 3 (N) TARPON TOWERS JOINT POWER & FIBER TRENCH TO LEASE AREA, PRELIMINARY UTILITY ROUTE TO BE FIELD VERIFIED AND ADJUSTED ACCORDINGLY DURING CONSTRUCTION
- 4 (E) 24" x 36" COX FIBER MEET-ME HANDHOLE JUST INSIDE OF PROPERTY LINE
- 5 (N) TARPON TOWERS 4" FIBER CONDUIT IN TRENCH FROM MEET-ME HANDHOLE TO EQUIPMENT AREA
- 6 (N) TARPON TOWERS 2'-0" x 3'-0" FIBER PULL BOX @ 250'-0" O.C. OR AFTER (2) SWEEPS MAX. (TYPICAL OF 2)
- 7 (E) INTERIOR LOT LINE
- 8 (E) BUILDING, TYPICAL
- 9 (E) RESIDENCE, TYPICAL
- 10 (E) PLANTERS, TYPICAL
- 11 (E) OPEN LOT PARKING AREA
- 12 (E) GREENHOUSE, TYPICAL
- 13 (E) PROPERTY LINE, TYPICAL
- 14 (E) ROAD EASEMENT
- 15 (E) PUBLIC ROAD & UTILITY EASEMENT
- 16 (E) SDG&E EASEMENT
- 17 (E) NURSERY OFFICES, TYPICAL
- 18 (E) LANDSCAPING TO REMAIN, TYPICAL
- 19 (E) 6'-0" TALL CHAINLINK FENCE WITH VINYL
- 20 (E) 16'-0"L x 9'-0"W x 4'-0"H CONCRETE BLOCK WALLS

SQUARE FOOTAGE TABLE

BUILDINGS	EXISTING S.F.	PROPOSED S.F.
NURSERY OFFICES	5,000 S.F.	-
GREEN HOUSES	84,000 S.F.	-
VERIZON ENCLOSURE WITH TOWER	-	400 S.F.
TOTAL S.F.	89,000 S.F.	400 S.F.

TREE PROTECTION NOTES:

- ENSURE ALL PROPOSED WORK, INCLUDING TRENCHING, IS LOCATED WITHIN THE PROPOSED PROJECT FOOTPRINT AND DOES NOT IMPACT ANY ADJACENT PLANT MATERIAL, INCLUDING WITHIN ANY EXISTING TREE ROOT ZONE(S).
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT IF AREA OF DISTURBANCE FALLS WITHIN 10' OF ANY EXISTING TREE, ROOTS SHALL BE EXPOSED (MANUALLY OR WITH HIGH PRESSURE AIR OR WATER) PRIOR TO EXCAVATION. IF ROOTS ARE FOUND WITHIN PROPOSED EXCAVATION AREA AVOID CUTTING ROOTS LARGER THAN 2" I DIAMETER. IF ROOTS OVER 4" IN DIAMETER ARE EXPOSED CONTACT AN ARBORIST BEFORE FURTHER EXCAVATION. EXPOSED ROOTS SHALL ONLY BE CUT AT RIGHT ANGLES WITH SHARP TOOLS THAT MINIMIZE CRACKING THE WOOD AND TEARING BARK.

BOUNDARY NOTE:
THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED.

EASEMENTS NOTE:
NO EASEMENTS ARE SHOWN WHICH REFLECTS PRELIMINARY RESEARCH OF RECORDED PARCEL MAPS. EASEMENTS ARE SUBJECT TO REVIEW OF PRELIMINARY TITLE REPORT.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	01/16/2025	90% ZD REVIEW	RL
1	02/18/2025	90% REVISED ZD	JD
2	05/12/2025	DRM COMMENTS	JD
3	05/19/2025	LEASE AREA SHIFT	JD
4	06/05/2025	CO. SCOPING LETTER	JD
5	06/14/2025	90% ZD REV NEW RFDS	JD
6	06/23/2025	100% FINAL ZD	JD
7	02/04/2026	SCOPING LETTER	JD

PLANcom
TELECOMMUNICATIONS PROJECT MANAGEMENT

16776 BERNARDO CENTER DRIVE, #203
SAN DIEGO, CA 92128

PROPRIETARY INFORMATION

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**TARPON
TOWERS**

8916 77TH TERRACE EAST,
STE. 103
LAKEWOOD RANCH, FL
340202

BLUE BIRD CYN

TARPON PROJECT:CA-1096
VERIZON PROJECT: 17332201

3742 BLUE BIRD CANYON
ROAD, SUITE CS
VISTA, CA 92084

COUNTY OF SAN DIEGO

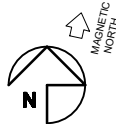
SHEET TITLE:

SITE PLAN

A-0

SITE PLAN

SCALE: 1" = 80'-0"
0' 40' 80' 160'

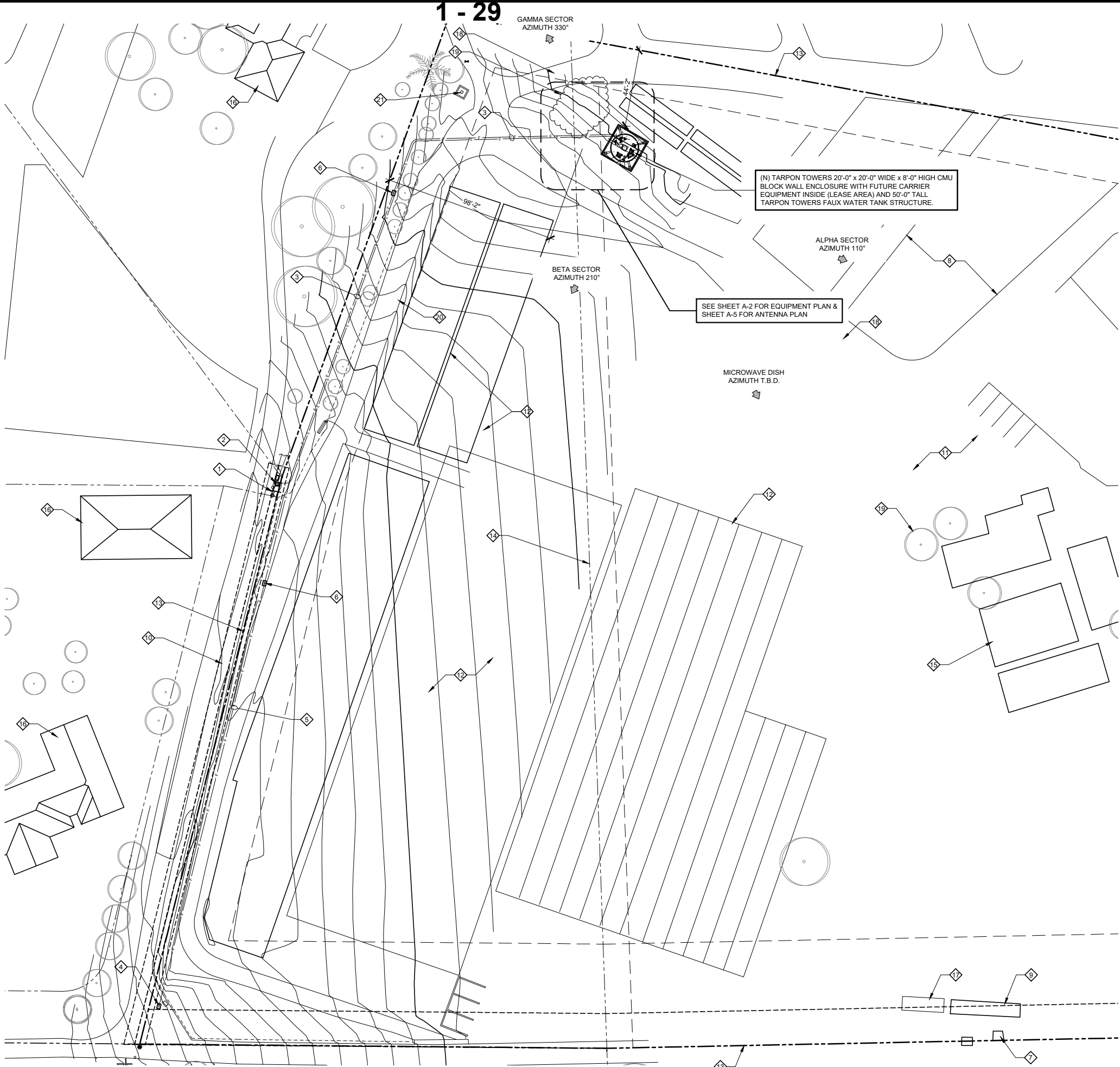


KEYED NOTES:

- 1 (N) TARPON TOWERS ELECTRICAL SERVICE P.O.C. AT (E) 50 KVA TRANSFORMER ON POLE #619919 WITH (N) 3" CONDUIT WITH PULL ROPE DOWN POLE TO (N) METER PEDESTAL ELECTRICAL LENGTH = ±320'-0"
- 2 (N) TARPON TOWERS SDG&E METER PEDESTAL
- 3 (N) TARPON TOWERS JOINT POWER & FIBER TRENCH TO LEASE AREA, PRELIMINARY UTILITY ROUTE TO BE FIELD VERIFIED AND ADJUSTED ACCORDINGLY DURING CONSTRUCTION
- 4 (E) 24" x 36" COX FIBER MEET-ME HANDHOLE JUST INSIDE OF PROPERTY LINE
- 5 (N) TARPON TOWERS 4" FIBER CONDUIT IN TRENCH FROM MEET-ME HANDHOLE TO EQUIPMENT AREA
- 6 (N) TARPON TOWERS 2'-0" x 3'-0" FIBER PULL BOX @ 250'-0" O.C. OR AFTER (2) SWEEPS MAX. (TYPICAL OF 2)
- 7 (E) SWITCH GEAR
- 8 (E) PLANTERS, TYPICAL
- 9 (E) MECHANICAL & EQUIPMENT ROOM
- 10 (E) PAVED ROAD
- 11 (E) OPEN LOT PARKING AREA
- 12 (E) GREEN HOUSE, TYPICAL
- 13 (E) PROPERTY LINE, TYPICAL
- 14 (E) INTERIOR LOT LINE
- 15 (E) OFFICES, TYPICAL
- 16 (E) RESIDENCE, TYPICAL
- 17 (E) WOODEN SWALE
- 18 (E) DIRT ROAD
- 19 (E) LANDSCAPING TO REMAIN, TYPICAL
- 20 (E) GRAVEL ROAD
- 21 (E) METER PEDESTAL INSIDE WOODEN BARRICADE

ENLARGED SITE PLAN

SCALE: 1" = 30'-0"
0" 15' 30' 60'



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BLUE BIRD CYN

TARPON PROJECT: CA-1096
VERIZON PROJECT: 17332201

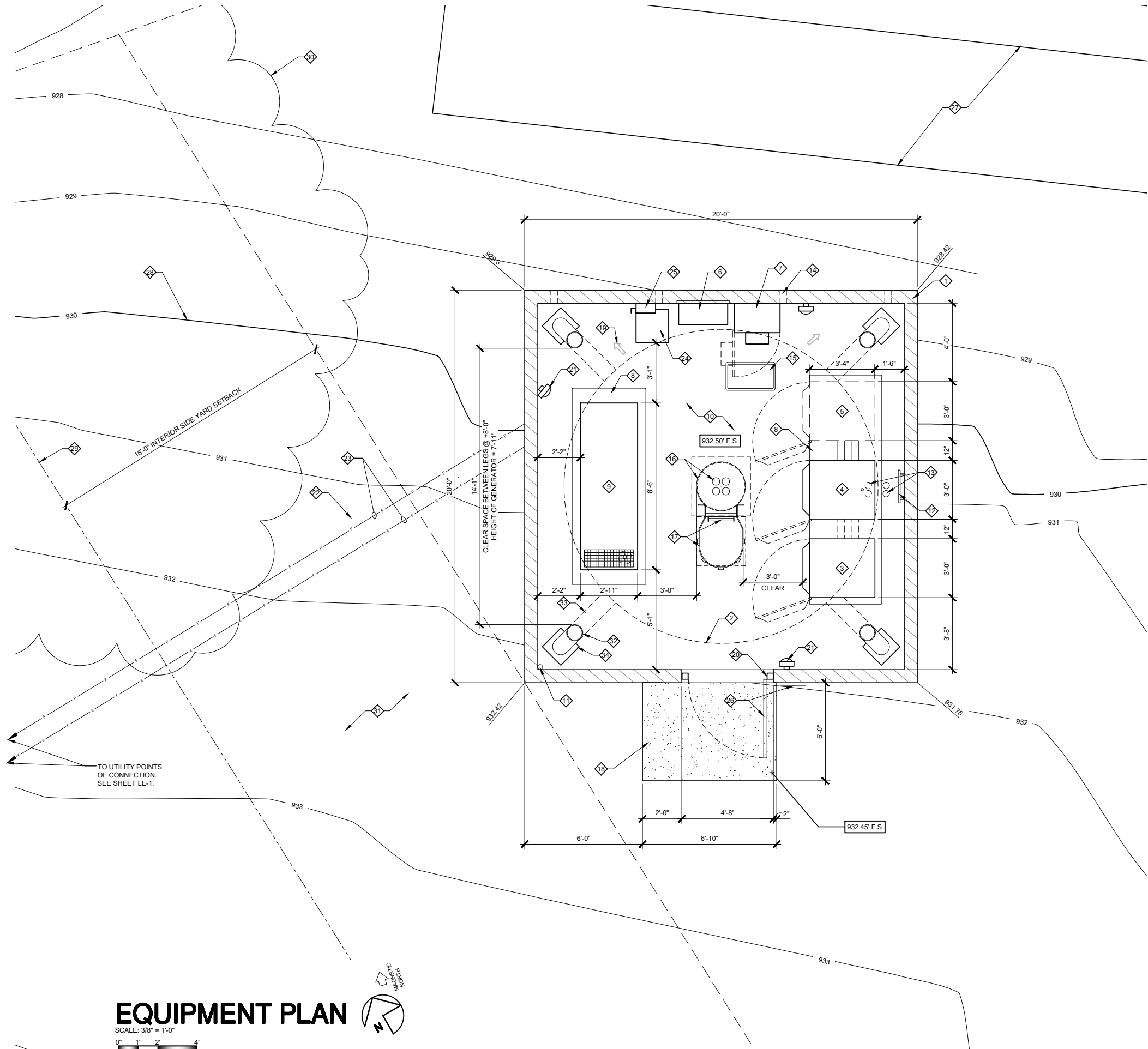
3742 BLUE BIRD CANYON
ROAD, SUITE CS
VISTA, CA 92084

COUNTY OF SAN DIEGO

SHEET TITLE:

ENLARGED SITE PLAN

A-1



KEYED NOTES:

- (N) TARPON TOWERS 8'-0" HIGH SPLIT FACE CONCRETE BLOCK WALL ENCLOSURE. COLOR: WHEAT
- (N) 16'-0"Ø TARPON TOWERS FAUX WATER TANK STRUCTURE ABOVE (SHOWN DASHED). TANK SHALL BE OPEN AT TOP WITH STEEL BAR GRATE BOTTOM DECK. TANK LEGS SHALL BE PAINTED VARIATIONS OF BROWN TO PROVIDE "WOOD-GRAIN" APPEARANCE. TANK SHALL BE AN RF TRANSPARENT FRP MATERIAL PAINTED VARIATIONS OF BROWN & TAN TO PROVIDE "WEATHERED WOOD" APPEARANCE. SEE KEY NOTES 22, 23, 34 BELOW.
- FUTURE CARRIER BATTERY CABINET ON (N) CONCRETE SLAB. CABINET SHALL BE "HARDENED" WITH STAINLESS STEEL SES PLATES & HIDDEN SHACKLE PADLOCK.
- FUTURE CARRIER POWER PLANT / EQUIPMENT CABINET ON (N) CONCRETE SLAB. CABINET SHALL BE "HARDENED" WITH STAINLESS STEEL SES PLATES & HIDDEN SHACKLE PADLOCK.
- FUTURE CARRIER CABINET
- FUTURE CARRIER WALL MOUNTED INTEGRATED LOAD CENTER (ILC)
- FUTURE CARRIER WALL MOUNTED FIBER CABINET
- 4" HIGH CONCRETE "HOUSEKEEPING" PAD FOR FUTURE EQUIPMENT CABINETS & GENERATOR
- FUTURE CARRIER KOHLER 30KW AC STAND-BY GENERATOR WITH 168 GALLON DIESEL FUEL TANK
- (N) TARPON TOWERS CONCRETE SLAB & MAT TANK STRUCTURE FOOTING
- FUTURE CARRIER E/811 GPS ANTENNA MOUNTED TO (N) EQUIPMENT CABINET EXTEND MINIMUM 12" ABOVE TOP OF WALL
- FUTURE CARRIER MAIN GROUND BUS BAR MOUNTED TO INSIDE FACE OF CONCRETE BLOCK ENCLOSURE WALL
- (N) (4) 4"Ø CABLE CONDUIT & (1) 1-1/2"Ø CONDUIT FOR GROUND FOR FUTURE CARRIER. (2) 4" CONDUIT UNDER CABINET & (2) BEHIND CABINET.
- PROVIDE 4" x 8" OPENING AT BASE OF WALL FOR DRAINAGE (TYPICAL OF 4)
- (N) 17" x 30" FIBER HAND HOLE WITH BOLT-DOWN CONCRETE COVER FOR FUTURE CARRIER
- (N) GALVANIZED STEEL CENTER PIPE CABLE CHASE FROM FAUX WATER TANK TO SLAB
- (N) ACCESS LADDER WITH SECURITY CAGE
- (N) CONCRETE LANDING
- DRAINAGE DIRECTION MINIMUM 1/4" : 12"
- (N) TARPON TOWERS 4" SQ. GALVANIZED STEEL HSS GATE POSTS
- (N) SERVICE LIGHT FIXTURE (TYPICAL OF 3)
- (N) TARPON TOWERS JOINT POWER & FIBER TRENCH TO LEASE AREA. PRELIMINARY UTILITY ROUTE TO BE FIELD VERIFIED AND ADJUSTED ACCORDINGLY DURING CONSTRUCTION
- (N) TARPON TOWERS POWER & FIBER SERVICE CONDUITS
- (N) STEP-DOWN TRANSFORMER FUTURE CARRIER
- (N) HEAVY DUTY DISCONNECT ABOVE TRANSFORMER FOR FUTURE CARRIER
- (N) TARPON TOWERS 4'-0" WIDE x 8'-0" HIGH STEEL PICKET GATE WITH FUTURE CARRIER SIGNAGE ON ADJACENT WALL. SEE DETAILS
- (E) PALLETS TO REMAIN, TYPICAL
- (E) CONTOUR LINES @ 1'-0" INTERVALS
- (E) INTERIOR LOT LINE
- (E) TREE TO REMAIN
- (E) DIRT ROAD
- LOCATION OF (N) 10" DIAMETER TARPON TOWERS GALVANIZED SLOPING STEEL LEG @ +8'-0"
- (N) TARPON TOWERS SLOPING STEEL LEG ABOVE 8'-0"
- (N) TARPON TOWERS STEEL BASE PLATE

NOTE:
EQUIPMENT LIGHTING SHALL BE POINTING
DOWNWARD NOT VISIBLE FROM SURROUNDING
VANTAGE POINTS.

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8916 77TH TERRACE EAST,
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LAKEWOOD RANCH, FL
340202

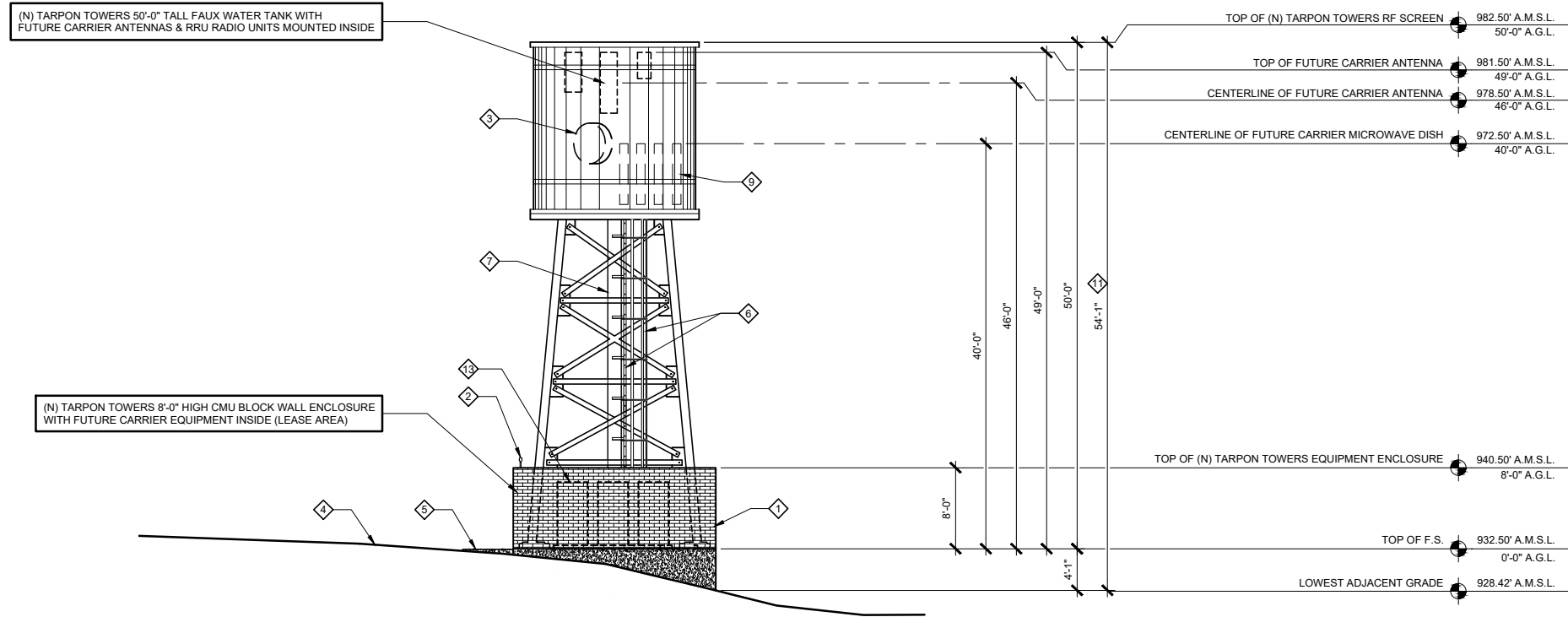
BLUE BIRD CYN

TARPON PROJECT: CA-1096
VERIZON PROJECT: 17332201

3742 BLUE BIRD CANYON
ROAD, SUITE CS
VISTA, CA 92084

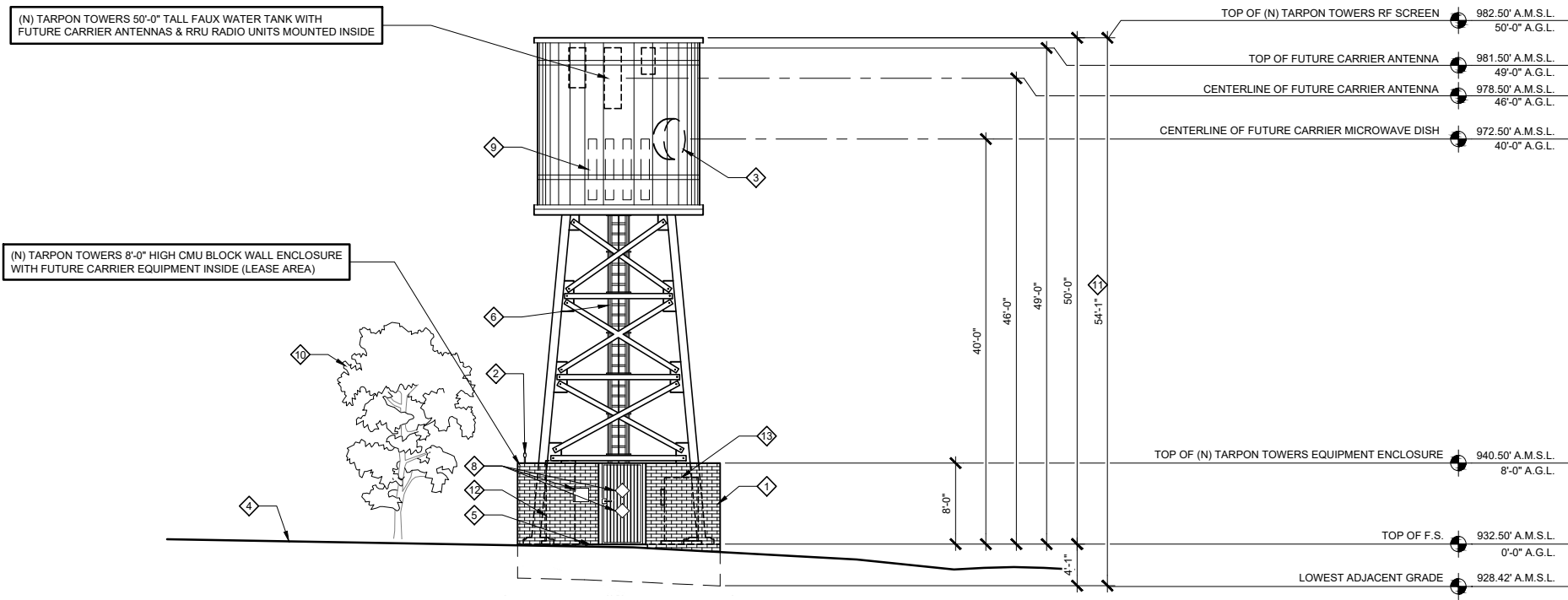
COUNTY OF SAN DIEGO

SHEET TITLE:
EQUIPMENT PLAN



SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-0"
0" 4" 8" 16"

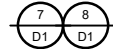


SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0"
0" 4" 8" 16"

KEYED NOTES:

- (N) TARPON TOWERS CONCRETE SPLIT FACE BLOCK WALL
- FUTURE CARRIER GPS ANTENNA
- FUTURE CARRIER 4'-0" MICROWAVE DISH
- (E) GRADE
- (N) TARPON TOWERS CONCRETE LANDING
- (N) TARPON TOWERS LADDER WITH SAFETY CAGE
- (N) TARPON TOWERS 16"Ø CENTER PIPE CABLE CHASE
- (N) 4'-0" WIDE x 8'-0" HIGH STEEL PICKET GATE WITH TARPON TOWERS SIGNAGE ON ADJACENT WALL. SEE DETAILS
- FUTURE ANTENNAS (SECOND CARRIER)
- (E) TREE TO REMAIN
- HEIGHT DIMENSION FOR 1A CERTIFICATION
- FUTURE CARRIER 30KW STAND-BY GENERATOR WITH 168 GALLON SEISMIC DOUBLE WALL DIESEL FUEL TANK (SHOWN DASHED)
- FUTURE CARRIER EQUIPMENT CABINETS (SHOWN DASHED)



COLOR & MATERIAL SCHEDULE

CONCRETE BLOCK WALL COLOR: WHEAT

TANK LEGS:
VARIATION OF BROWN TO PROVIDE A "WOOD" APPEARANCE

TANK WALLS (FRP):
VARIATIONS OF BROWN & TAN TO PROVIDE A "WEATHERED WOOD" APPEARANCE

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STE. 103
LAKEWOOD RANCH, FL
340202

BLUE BIRD CYN

TARPON PROJECT: CA-1096
VERIZON PROJECT: 17332201

3742 BLUE BIRD CANYON
ROAD, SUITE CS
VISTA, CA 92084

COUNTY OF SAN DIEGO

SHEET TITLE:

EXTERIOR ELEVATIONS

A-3

(N) TARPON TOWERS 50'-0" TALL FAUX WATER TANK WITH FUTURE CARRIER ANTENNAS & RRU RADIO UNITS MOUNTED INSIDE

(N) TARPON TOWERS 8'-0" HIGH CMU BLOCK WALL ENCLOSURE WITH FUTURE CARRIER EQUIPMENT INSIDE (LEASE AREA)

NORTHEAST ELEVATION

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

(N) TARPON TOWERS 50'-0" TALL FAUX WATER TANK WITH FUTURE CARRIER ANTENNAS & RRU RADIO UNITS MOUNTED INSIDE

(N) TARPON TOWERS 8'-0" HIGH CMU BLOCK WALL ENCLOSURE WITH FUTURE CARRIER EQUIPMENT INSIDE (LEASE AREA)

NORTHWEST ELEVATION

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

KEYED NOTES:

- 1 (N) TARPON TOWERS CONCRETE SPLIT FACE BLOCK WALL
- 2 FUTURE CARRIER GPS ANTENNA
- 3 FUTURE CARRIER 4'-0"Ø MICROWAVE DISH
- 4 (E) GRADE
- 5 (N) TARPON TOWERS CONCRETE LANDING
- 6 (N) TARPON TOWERS LADDER WITH SAFETY CAGE
- 7 (N) TARPON TOWERS 16"Ø CENTER PIPE CABLE CHASE
- 8 (E) EDGE OF DIRT ROAD
- 9 FUTURE ANTENNAS (SECOND CARRIER)
- 10 (E) TREE TO REMAIN
- 11 PROVIDE 4" x 8" OPENING AT BASE OF WALL FOR DRAIN (TYPICAL OF 4)
- 12 HEIGHT DIMENSION FOR 1A CERTIFICATION
- 13 FUTURE CARRIER 30KW STAND-BY GENERATOR WITH 168 GALLON SEISMIC DOUBLE WALL DIESEL FUEL TANK (SHOWN DASHED)
- 14 FUTURE CARRIER EQUIPMENT CABINETS (SHOWN DASHED)

COLOR & MATERIAL SCHEDULE

CONCRETE BLOCK WALL COLOR: WHEAT
TANK LEGS:
VARIATION OF BROWN TO PROVIDE A "WOOD" APPEARANCE
TANK WALLS (FRP):
VARIATIONS OF BROWN & TAN TO PROVIDE A "WEATHERED WOOD" APPEARANCE

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BLUE BIRD CYN

TARPON PROJECT:CA-1096
VERIZON PROJECT: 17332201

3742 BLUE BIRD CANYON
ROAD, SUITE CS
VISTA, CA 92084

COUNTY OF SAN DIEGO

SHEET TITLE:

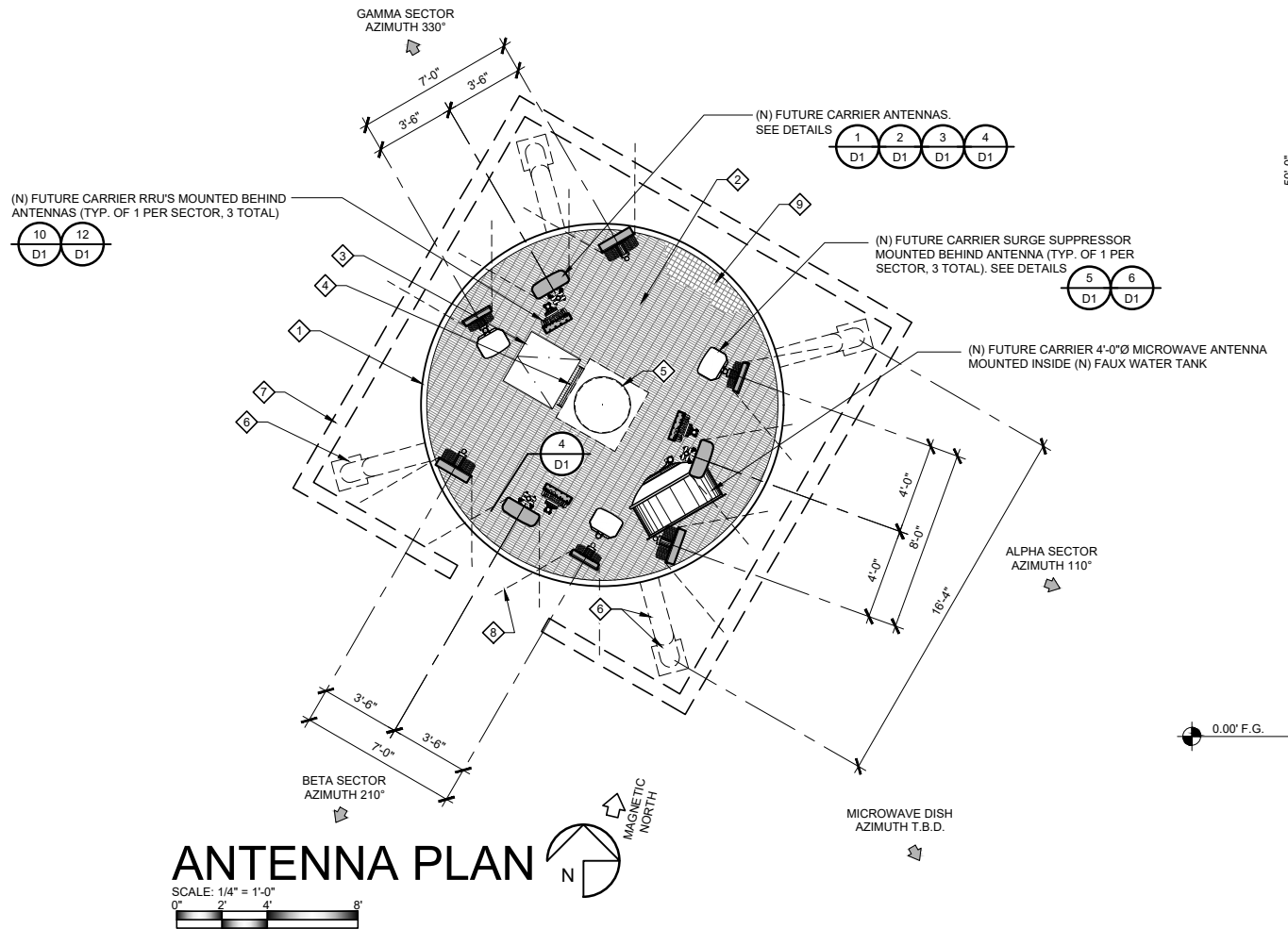
EXTERIOR ELEVATIONS

A-4

FUTURE CARRIER ANTENNA SCHEDULE RFDS DATED 05/06/2025

SECTOR	DIRECTION	AZIMUTH	MODEL	SIZE	RAD CENTER	RADIO TYPE	NUMBER OF CABLES PER SECTOR	COAX CABLE LENGTH (+/- 5')	SURGE SUPPRESSOR	JUMPER LENGTH (+/- 3')
ALPHA1	SOUTHEAST	110°	ERICSSON: AIR 6419	31.3" L x 16.1" W x 9.8" D	47°-8"	INTEGRAL WITH ANTENNA	(1) 6 x 12 HYBRID CABLE	70'-0"	(1)	6'-0"
ALPHA2			JMA: MX08FHG665-HG	72.0" L x 20.0" W x 8.0" D	46°-0"	(1) RRU 4490				
ALPHA3			ERICSSON: AIR 3283	47.24" L x 20.0" W x 10.88" D	47°-0"	INTEGRAL WITH ANTENNA				
BETA1	SOUTHWEST	210°	ERICSSON: AIR 6419	31.3" L x 16.1" W x 9.8" D	47°-8"	INTEGRAL WITH ANTENNA	(1) 6 x 12 HYBRID CABLE	70'-0"	(1)	6'-0"
BETA2			JMA: MX08FHG665-HG	72.0" L x 20.0" W x 8.0" D	46°-0"	(1) RRU 4490				
BETA3			ERICSSON: AIR 3283	47.24" L x 20.0" W x 10.88" D	47°-0"	INTEGRAL WITH ANTENNA				
GAMMA1	NORTH	330°	ERICSSON: AIR 6419	31.3" L x 16.1" W x 9.8" D	47°-8"	INTEGRAL WITH ANTENNA	(1) 6 x 12 HYBRID CABLE	70'-0"	(1)	6'-0"
GAMMA2			JMA: MX08FHG665-HG	72.0" L x 20.0" W x 8.0" D	46°-0"	(1) RRU 4490				
GAMMA3			ERICSSON: AIR 3283	47.24" L x 20.0" W x 10.88" D	47°-0"	INTEGRAL WITH ANTENNA				

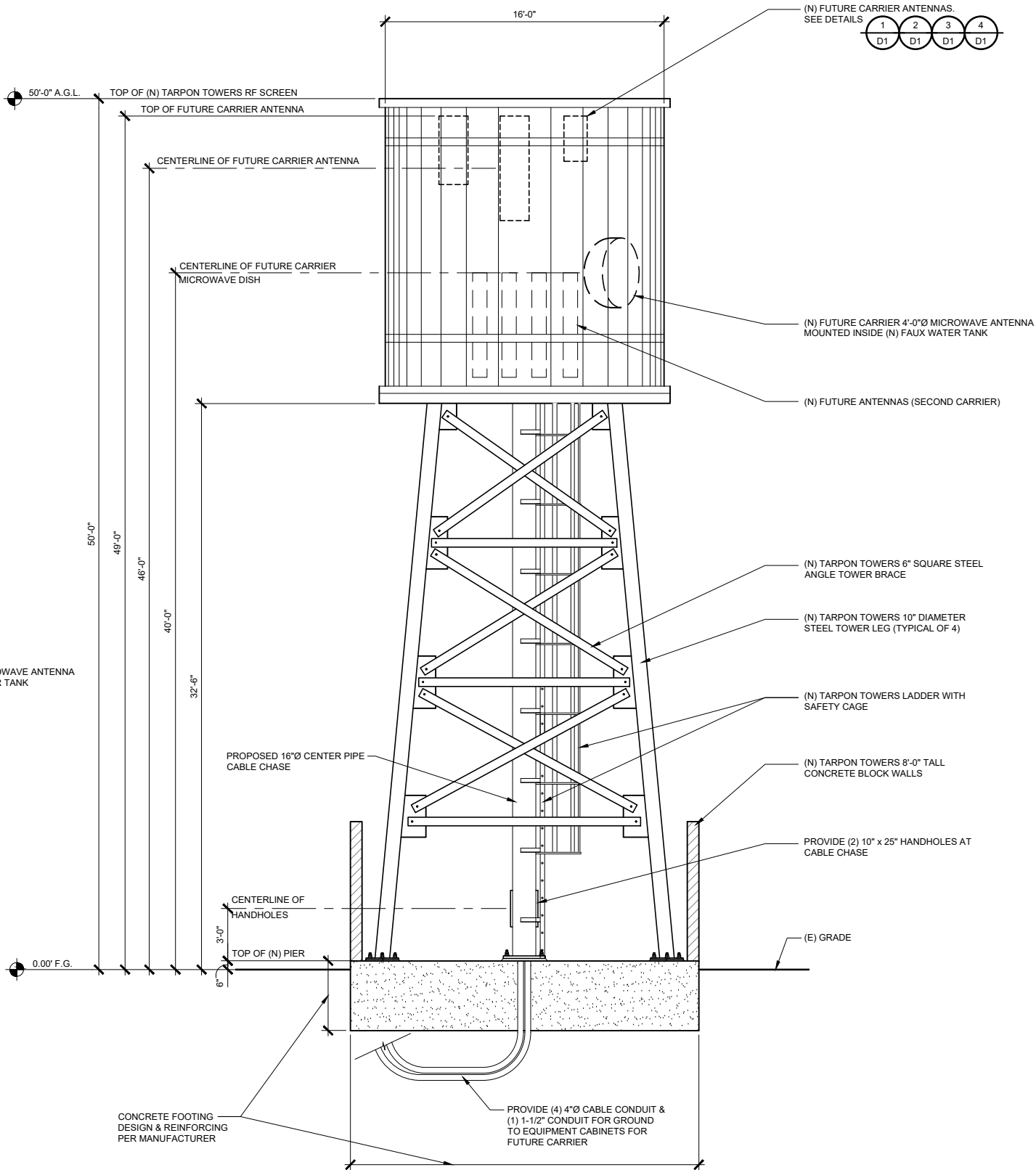
- NOTES:
- 1 INSTALL (9) ANTENNAS: (3) JMA MX08FHG665-HG: 72.0" LENGTH x 20.0" WIDE x 8.0" DEEP, WEIGHT: 42.0 LBS
(3) ERICSSON AIR 6419: 31.3" LENGTH x 16.1" WIDE x 9.8" DEEP, WEIGHT: 63.1 LBS
(3) ERICSSON AIR 3283: 47.24" LENGTH x 20.0" WIDE x 10.88" DEEP, WEIGHT: 103.6 LBS
- 2 INSTALL (1) 6 x 12 HYBRID FIBER POWER CABLE FOR EACH SECTOR (TOTAL OF 3)
- 3 INSTALL (1) DEMARCATION JUNCTION BOX (RAYCAP SURGE SUPPRESSOR) FOR EACH SECTOR (TOTAL OF 3) SEE DETAILS
- 4 INSTALL (1) RRU UNITS FOR EACH SECTOR, (TOTAL OF 3). SEE DETAILS



KEYED NOTES:

- 1 (N) TARPON TOWERS 16'-0"Ø x 50'-0" HIGH FAUX WATER TANK. OPEN AT TOP
- 2 (N) TARPON TOWERS STEEL BAR GRATE DECK AT ANTENNA LEVEL
- 3 (N) TARPON TOWERS 30" x 30" ACCESS HATCH IN BAR GRATE DECK
- 4 (N) TARPON TOWERS LADDER WITH SAFETY CAGE
- 5 (N) TARPON TOWERS GALVANIZED STEEL CENTER PIPE CABLE CHASE FROM FAUX WATER TANK TO TRENCH
- 6 (N) TARPON TOWERS FAUX WATER TANK TOWER LEGS AND BASE PLATES BELOW
- 7 (N) TARPON TOWERS CONCRETE SPLIT FACE BLOCK WALL ENCLOSURE BELOW (SHOWN DASHED)
- 8 60° ANTENNA SIGNAL PATTERN (SHOWN DASHED) (TYPICAL)
- 9 (N) TARPON TOWERS BIRD NETTING TO COVER OPENING ABOVE (SHOWN HATCHED)

1 - 33



FAUX WATER TANK ELEVATION

SCALE: 1/4" = 1'-0"
0" 2" 4" 8"

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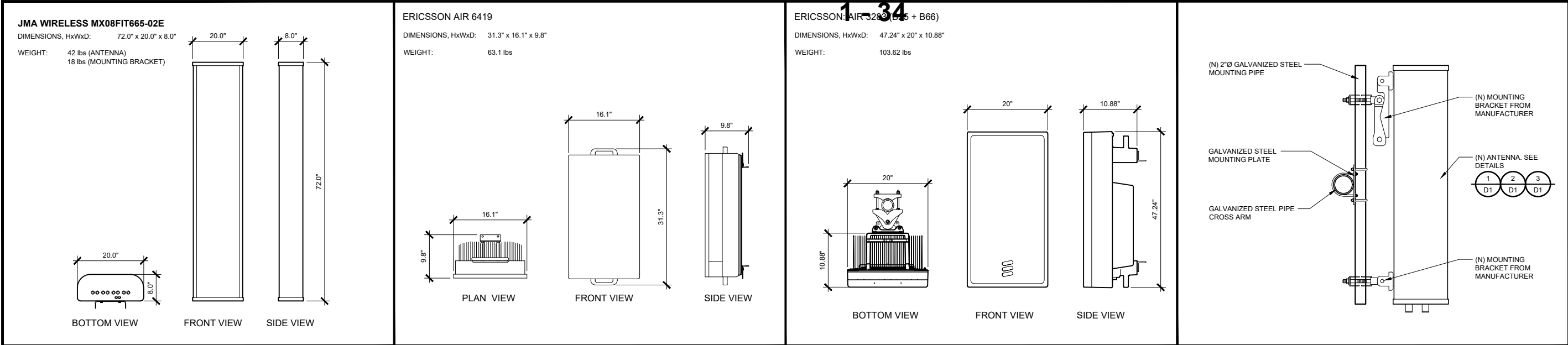
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ROAD, SUITE CS
VISTA, CA 92084

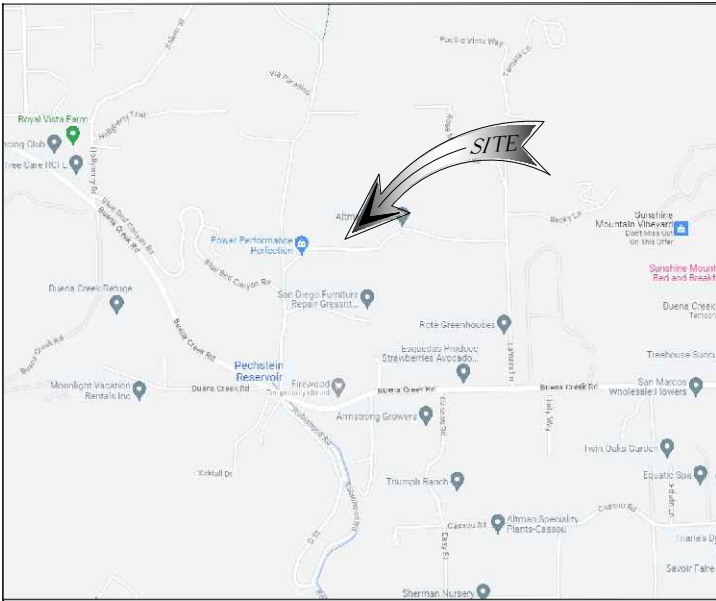
COUNTY OF SAN DIEGO

SHEET TITLE:
ANTENNA PLAN, ANTENNA
SCHEDULE & FAUX WATER
TANK ELEVATION

A-5



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT AID FOR REDUCED OR ENLARGED SHEET SIZES



VICINITY MAP



APN

182-200-32, 182-200-39, 181-180-64, SAN DIEGO COUNTY, CALIFORNIA

RECORD OWNER

KENNETH ALTMAN AND DEENA ALTMAN, TRUSTEE UNDER THE KENNETH AND DEENA ALTMAN FAMILY TRUST AGREEMENT, DATED APRIL 28, 1992

TITLE REPORT

TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH ORDER NO. 92021233-920-CMM-CM8 DATED JUNE 16, 2023.

BASIS OF ELEVATIONS: (NAVD 1988)

SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12A" MODELED SEPARATIONS TO ELIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88, CALIFORNIA ZONE 6.

FLOOD ZONE

SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06073C0791G EFFECTIVE DATE 05/16/2012.

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL 1A:

PARCEL 4 OF PARCEL MAP NO. 4388, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JANUARY 16, 1976, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY, APPROVED AUGUST 14, 1876.

PARCEL 1B: AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES 60 FEET WIDE IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 26, THE CENTER LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 20 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE EASTERLY TO AND ALONG THE SOUTH LINE OF PARCEL A ABOVE 987.95 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LAND CONVEYED TO DEAN DETTON, ET UX, BY DEED DATED DECEMBER 27, 1937 AND RECORDED IN BOOK 745, PAGE 18 OF OFFICIAL RECORDS.

EXCEPTING THAT PORTION WITHIN SAID PARCEL A.

PARCEL 1C:

AN EASEMENT FOR ROAD PURPOSES 60 FEET WIDE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 BEING 15 FEET EASTERLY AND 45 FEET WESTERLY FROM THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID SECTION 27, DISTANT THEREON NORTH 87° 34' 55" WEST, 66.06 FEET FROM THE NORTHEAST CORNER OF SAID SECTION, SAID POINT BEING ALSO A POINT IN THE ARC OF A 2000.00 FEET RADIUS CURVE, CONCAVE EASTERLY, A RADIAL LINE OF SAID CURVE BEARING NORTH 74° 52' 08" WEST TO SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE 448.31 FEET THROUGH AN ANGLE OF 12° 50' 35"; THENCE TANGENT TO SAID CURVE, SOUTH 02° 17' 17" WEST, 784.94 FEET TO A TANGENT 2000.00 FEET RADIUS CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE 319.30 FEET THROUGH AN ANGLE OF 09° 08' 50"; THENCE TANGENT TO SAID CURVE SOUTH 11° 25' 52" WEST, 1259.04 FEET TO A TANGENT 1500.00 FEET RADIUS CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE 55.52 FEET THROUGH AN ANGLE OF 02° 07' 15"; THENCE TANGENT TO SAID CURVE SOUTH 13° 32' 52" WEST, 659.11 FEET TO A TANGENT 2000.00 FEET RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG SAID CURVE 233.32 FEET THROUGH AN ANGLE OF 06° 41' 03" TO A POINT IN THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED UNDER PARCEL 1 IN DEED TO ROYAL C. MUELLER, RECORDED MARCH 7, 1949 IN BOOK 3131, PAGE 103 OF OFFICIAL RECORDS; THENCE CONTINUING SOUTHERLY ALONG SAID CURVE 226.09 FEET THROUGH AN ANGLE OF 06° 28' 37"; THENCE TANGENT TO SAID CURVE SOUTH 00° 22' 53" WEST, 110.41 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE SOUTH 00° 22' 53" WEST 75.55 FEET TO THE TRUE, POINT OF BEGINNING; THENCE CONTINUING SOUTH 00° 22' 53" WEST 339.43 FEET TO A TANGENT 1500.00 FEET RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 17' 40"

A DISTANCE OF 321.87 FEET; THENCE TANGENT TO SAID CURVE SOUTH 12° 40' 18" WEST, 43.92 FEET TO THE BEGINNING OF A TANGENT 900.00 FEET RADIUS CURVE, CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 44' 10" A DISTANCE OF 262.89 FEET; THENCE TANGENT TO SAID CURVE SOUTH 04° 04' 07" EAST, 139.72 FEET TO THE BEGINNING OF A TANGENT 450.00 FEET RADIUS CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 99.05 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 27 DISTANT THEREON SOUTH 88° 40' 58" EAST, 441.46 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27.

EXCEPT THE EASTERLY 10 FEET OF THE SOUTHERLY 150 FEET, ALSO LYING 20 FEET SOUTHEASTERLY AND 40 FEET NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST LINE OF SAID WEST 20 ACRES WHICH IS SOUTH 1° 48' 31" EAST 109 FEET FROM THE NORTHEAST CORNER THEREOF, THENCE SOUTH 47° 58' WEST 147 FEET AND SOUTH 18° 53' WEST TO THE EAST LINE OF THE 60 FEET EASEMENT HEREIN DESCRIBED.

PARCEL 1D: AN EASEMENT FOR ROAD PURPOSES ACROSS THAT PORTION OF THE EAST 30 FEET OF THE WEST 20 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 LYING NORTHERLY OF THE NORTH-WESTERLY LINE OF PARCEL C ABOVE AND SOUTHERLY OF THE NORTH 50 FEET OF SAID WEST 20 ACRES.

PARCEL 1E: AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, UPON AND ACROSS THE SOUTHERLY 120 FEET OF THE WESTERLY 30.00 FEET OF THE NORTHERLY 140.00 FEET OF ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, LYING EASTERLY OF THE WESTERLY 20.00 ACRES OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER.

PARCEL 2:

PARCEL 2A:

PARCEL 2, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN AT PAGE 12885 OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 9, 1983. EXCEPTING FROM PARCEL A HEREIN ABOVE DESCRIBED AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER, UNDER AND ALONG AND ACROSS THOSE PORTIONS WHICH ARE DELINEATED AND DESIGNATED AT SAID PAGE 12885 OF PARCEL MAPS AS "PROPOSED 40 FEET ROAD AND UTILITY EASEMENT" AND "PROPOSED 30 FEET ROAD AND UTILITY EASEMENT".

ALSO EXCEPTING THEREFROM AN EASEMENT AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THAT PORTION WHICH IS DELINEATED AND DESIGNATED AT SAID PAGE 12885 OF PARCEL MAPS AS EXISTING PRIVATE ROAD EASEMENT, RECORDED APRIL 5, 1956 AS DOCUMENT NO. 46664 OF OFFICIAL RECORDS.

PARCEL 2B: AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR ROAD PURPOSES OVER THE FOLLOWING PARCELS:

PARCEL 2B-A: THE WESTERLY 30 FEET OF THE SOUTH ONE-FIFTH OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, ON LAND DESCRIBED IN DEED TO GILBERT F. WYLAND AND MARY E. WYLAND, RECORDED JULY 11, 1973 AS FILE NO. 73-190782 OF OFFICIAL RECORDS, SAN DIEGO COUNTY.

PARCEL 2B-B: A STRIP OF LAND 30 FEET IN WIDTH LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE NORTH LINE OF LAND DESCRIBED IN DEED TO ALICE M. BRADFORD (WHO TOOK TITLE AS ALICE M. HEDGECOCK, RICHARD G. HEDGECOCK, AND WILLIAM T. HEDGECOCK, RECORDED FEBRUARY 9, 1973 AS FILE NO. 73-036806 OF OFFICIAL RECORDS, SAN DIEGO COUNTY, BEING A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND 15 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID BRADFORD'S AND HEDGECOCK'S LAND; THENCE SOUTH 2° 13' 45" EAST ALONG THE SAID PARALLEL LINE 26 FEET TO THE BEGINNING OF A TANGENT 44.00 FEET RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 69 FEET, MORE OR LESS TO A POINT OF TANGENCY WITH A LINE THAT IS PARALLEL WITH THE NORTHERLY LINE OF SAID BRADFORD'S AND HEDGECOCK'S LAND; THENCE EASTERLY ALONG SAID PARALLEL LINE 162.00 FEET TO THE BEGINNING OF A TANGENT 44.00 FEET RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH THE CENTRAL ANGLE OF 133° 00' 00" AN ARC DISTANCE OF 102.14 FEET; THENCE TANGENT TO SAID CURVE SOUTH 43°01'15H WEST, 42.00 FEET; THENCE SOUTH 29° 06' 15" WEST, 84.00 FEET; THENCE SOUTH 47° 01' 15" WEST, 78.00 FEET; THENCE ALONG A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF LAND DESCRIBED IN DEED TO ALLIED INDUSTRIAL SUPPLY INC., RECORDED APRIL 2, 1970 AS FILE NO. 57053 OF OFFICIAL RECORDS, SAN DIEGO COUNTY, SAID POINT BEING THE POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND 15.00 FEET NORTHWESTERLY FROM THAT COURSE BEARS NORTH 31° 16' 15" EAST AS DESCRIBED IN PARCEL 2C, HEREIN. THE EASTERLY AND WESTERLY LINES OF SAID 30 FEET EASEMENT SHALL BE SHORTENED OR PROLONGED TO TERMINATE IN THE SAID NORTHERLY LINE OF SAID BROWNING LAND AND SHALL BEGIN IN THE SAID NORTHERLY LINE OF BRADFORD'S AND HEDGECOCK'S LAND.

PARCEL 2B-C: ALL THAT PORTION OF LAND DESCRIBED IN DEED TO ALLIED INDUSTRIAL SUPPLY INC., RECORDED APRIL 2, 1970 AS FILE NO. 57053 OF OFFICIAL RECORDS, SAN DIEGO COUNTY, LYING NORTHERLY OF THE NORTH LINE OF PARCEL 2D HEREIN DESCRIBED AND LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2D, HEREIN BELOW DESCRIBED; THENCE NORTH 22° 21' 15" EAST, 103.00 FEET; THENCE NORTH 31°16' 15" EAST TO A POINT IN THE NORTH LINE OF SAID ALLIED INDUSTRIAL'S LAND.

PARCEL 2B-D: THE WESTERLY 20 FEET OF THE SOUTHERLY 150.00 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 DESCRIBED IN DEED TO ALLIED INDUSTRIAL SUPPLY INC., RECORDED APRIL 2, 1970 AS FILE NO. 57053 OF OFFICIAL RECORDS, SAN DIEGO COUNTY.

PARCEL 2B-F: AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR ROAD PURPOSES OVER THE WESTERLY 10 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THE EASTERLY 10 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE EASTERLY 10 FEET OF THE THREE-FOURTH OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; AND THE WESTERLY 10 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 26, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT.

PARCEL 2C: AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THE EASTERLY 30.00 FEET OF PARCEL 1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN AT PAGE 12885 OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 9, 1983.

PARCEL 2D: AN EASEMENT FOR PRIVATE ROAD AND UTILITIES PURPOSES OVER, ALONG AND ACROSS A PORTION OF PARCEL 3, IN THE COUNTY OS SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 12885, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 9, 1983, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 2 OF SAID PARCEL MAP NO. 12885; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 3 SOUTH 9° 36' 06" WEST, 47.20 FEET TO A POINT OF THE SOUTHWESTERLY LINE OF

1-35

THAT "PROPOSED 40 FEET WIDE PRIVATE ROAD AND UTILITIES EASEMENT" SHOWN ON SAID PARCEL MAP NO. 12885, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE ALONG SAID EASTERLY LINE SOUTH 9° 36' 06" WEST, 551.33 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 3; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 SOUTH 88° 45' 10" WEST, 40.73 FEET TO A POINT ON ALINE PARALLEL TO AND 40.00 FEET WESTERLY OF SAID EASTERLY LINE OF PARCEL 3; THENCE ALONG SAID PARALLEL LINE NORTH 9° 36' 06" EAST, 596.66 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF THE "PROPOSED 40 FEET WIDE PRIVATE ROAD AND UTILITIES EASEMENT"; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 1° 15' 27" EAST, 20.68 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 48° 20' 28" EAST, 36.17 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT IS HEREBY DECLARED APPURTENANT TO AND FOR THE BENEFIT AND USE OF THE PRESENT AND FUTURE OWNERS OF ALL OR ANY PORTION OF PARCEL 2 OF PARCEL MAP NO. 12885.

APN: 182-200-32 & 39, 181-180-64

SCHEDULE B

ITEMS A-F TAX/LIEN RELATED
ITEM 1 IS WATER RIGHTS RELATED
ITEMS 5,14,16,25,28,29 ARE AGREEMENT RELATED
ITEMS 7,34 ARE DECLARATION RELATED
ITEM 9 IS COVENANTS, CONDITIONS AND RESTRICTIONS RELATED
ITEM 36 IS RIGHTS RELATED
ITEMS 37,39 ARE DEED RELATED
ITEM 38 IS LEASE RELATED
ITEMS 40,41 ARE DISCLAIMERS

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE VISTA IRRIGATION DISTRICT
PURPOSE: THE CONSTRUCTION OF PIPELINES OVER AND ACROSS SAID LAND, AND THE RIGHT OF INGRESS AT ALL TIMES TO AND FROM SAID PIPE LINES, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REBUILDING OR INSPECTING SAID PIPE LINES AND NECESSARY APPURTENANCES AND MEASURING DEVICES
RECORDING DATE: OCTOBER 2, 1925
RECORDING NO: BOOK 1107, PAGE 436 OF DEEDS
AFFECTS: A PORTION OF SAID LAND

THE ROUTE THEREOF IS NOT SET FORTH IN SAID INSTRUMENT.

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA TELEPHONE COMPANY
PURPOSE: FOR COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES
RECORDING DATE: OCTOBER 22, 1937
RECORDING NO: BOOK 714, PAGE 79 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE VISTA IRRIGATION DISTRICT
PURPOSE: THE CONSTRUCTION OF PIPELINES OVER AND ACROSS SAID LAND, AND THE RIGHT OF INGRESS AT ALL TIMES TO AND FROM SAID PIPE LINES, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REBUILDING OR INSPECTING SAID PIPE LINES AND NECESSARY APPURTENANCES AND MEASURING DEVICES
RECORDING DATE: JULY 21, 1939
RECORDING NO: BOOK 915, PAGE 350 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

THE ROUTE THEREOF IS NOT SET FORTH IN SAID INSTRUMENT.

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: INGRESS AND EGRESS FOR THE PURPOSE OF OPERATING, REPAIRING AND REBUILDING OR INSPECTING ALL PIPE LINES AND NECESSARY APPURTENANCES AND MEASURING DEVICES
RECORDING DATE: SEPTEMBER 1, 1939
RECORDING NO: BOOK 945, PAGE 139 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ROAD PURPOSES
RECORDING DATE: OCTOBER 21, 1955
RECORDING NO: BOOK 5840, PAGE 301 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT
RECORDING DATE: AUGUST 2, 1974
RECORDING NO: 74-208840 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: OCTOBER 16, 1974
RECORDING NO: 74-276581 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: WATER LINE PURPOSES AND APPURTENANCES
RECORDING DATE: JANUARY 12, 1976
RECORDING NO: 76-8853 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

NOT PLOTTED. THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: JUNE 7, 1979
RECORDING NO: 79-234978 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND RESTRICTIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS PROVIDED IN THE DOCUMENT REFERRED TO ABOVE.

NOT PLOTTED. THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION

15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE VISTA IRRIGATION DISTRICT
PURPOSE: THE CONSTRUCTION OF PIPELINES OVER AND ACROSS SAID LAND, AND THE RIGHT OF INGRESS AT ALL TIMES TO AND FROM SAID PIPE LINES, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REBUILDING OR INSPECTING SAID PIPE LINES AND NECESSARY APPURTENANCES AND MEASURING DEVICES
RECORDING DATE: AUGUST 1, 1945
RECORDING NO: BOOK 1895, PAGE 464 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

THE ROUTE THEREOF IS NOT SET FORTH IN SAID INSTRUMENT.

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: INGRESS AND EGRESS FOR ROAD PURPOSES
RECORDING DATE: APRIL 5, 1956
RECORDING NO: 46664, BOOK 6047, PAGE 118 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: WILLIAM J. UHLAND, ET AL
PURPOSE: ROAD AND UTILITY PURPOSES
RECORDING DATE: AUGUST 21, 1975
RECORDING NO: 75-223471 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
SAID DOCUMENT WAS AMENDED BY VARIOUS AGREEMENTS OF RECORD.

19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ROY J. ALLEN
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: AUGUST 18, 1976
RECORDING NO: 76-267840 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: KENNETH E. SNELLING, ET AL
PURPOSE: WATER PIPELINE
RECORDING DATE: JULY 19, 1978
RECORDING NO: 78-302643 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

NOT PLOTTED. DOES NOT AFFECT THE SUBJECT PARCEL

21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ROSE M. ALLEN
PURPOSE: WATERLINE
RECORDING DATE: FEBRUARY 24, 1981
RECORDING NO: 81-55689 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

NOT PLOTTED. DOES NOT AFFECT THE SUBJECT PARCEL

22. A PROPOSED 40 FEET ROAD AND UTILITY EASEMENT AS DISCLOSED BY PARCEL MAP NO. 12885.

23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: VISTA IRRIGATION DISTRICT
PURPOSE: ROAD AND UTILITY PURPOSES, TO ERECT, CONSTRUCT, RECONSTRUCT, REPLACE, REPAIR, MAINTAIN AND USE A PIPELINE OR PIPELINES FOR ANY AND ALL PURPOSES AND ALSO UNDERGROUND CONDUITS AND CABLES FOR TELEPHONE, SIGNAL, AND COMMUNICATION PURPOSES, TOGETHER WITH THEIR NECESSARY FIXTURES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM
RECORDING DATE: SEPTEMBER 12, 1983
RECORDING NO: 83-323483 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
RESTRICTIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS PROVIDED IN THE DOCUMENT REFERRED TO ABOVE.

24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: DECEMBER 1, 1983
RECORDING NO: 83-435679 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND LIMITATIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET FORTH IN THE EASEMENT DOCUMENT SHOWN HEREIN ABOVE.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

25. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CHARLES N. TROYER, ET UX
PURPOSE: INGRESS AND EGRESS FOR ROAD AND UTILITY PURPOSES
RECORDING DATE: MARCH 27, 1984
RECORDING NO: 84-110908 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

26. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: VISTA IRRIGATION DISTRICT
PURPOSE: ROAD AND UTILITY PURPOSES, A PIPELINE OR PIPELINES FOR ANY AND ALL PURPOSES AND ALSO UNDERGROUND CONDUITS AND CABLES FOR TELEPHONE SIGNAL, AND COMMUNICATION PURPOSES, TOGETHER WITH THEIR NECESSARY FIXTURES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM
RECORDING DATE: MARCH 28, 1984
RECORDING NO: 84-113080 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

27. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ROAD AND UTILITY PURPOSES
RECORDING DATE: APRIL 20, 1984
RECORDING NO: 84-145521 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

NOTE: SEE PLOTTED EASEMENTS ON SHEET LS-2 AND LS-3.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/31/23	PRELIMINARY SURVEY	LA
1	08/07/23	FINAL SURVEY	LA
2	06/05/25	ADDED COORDINATES	LA



24 RECODO,
IRVINE, CA 92620
714.624.9027

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VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT
RELATES TO VERIZON WIRELESS IS STRICTLY
PROHIBITED



8916 77TH TERRACE EAST,
STE. 103
LAKEWOOD RANCH, FL
340202



BLUE BIRD
CANYON
3742 BLUE BIRD CANYON
ROAD, SAN MARCOS, CA 92064

SHEET TITLE:

TITLE DETAILS

LS-1

31. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ROAD AND UTILITY PURPOSES
RECORDING DATE: JULY 25, 1984
RECORDING NO: 84-281001 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

32. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: APRIL 5, 1985
RECORDING NO: 85-117108 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND LIMITATIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET FORTH IN THE EASEMENT DOCUMENT SHOWN HEREIN ABOVE.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

33. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDING DATE: APRIL 5, 1985
RECORDING NO: 85-117109 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND LIMITATIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET FORTH IN THE EASEMENT DOCUMENT SHOWN HEREIN ABOVE.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

35. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
RESERVED BY: BILLY R. SLAY AND SHIRLEY J. SLAY, HUSBAND AND WIFE
PURPOSE: ROAD AND UTILITY PURPOSES
RECORDING DATE: FEBRUARY 12, 1988
RECORDING NO: 88-67197 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

REFERENCE MAP

1. PARCEL MAP NO. 4388
REC. JANUARY 16, 1976

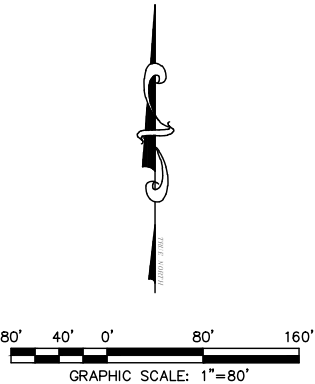
2. PARCEL MAP NO. 12885
REC. SEPT. 9, 1983

3. RECORD OF SURVEY
MAP NO. 24388
REC. JULY 21, 2022

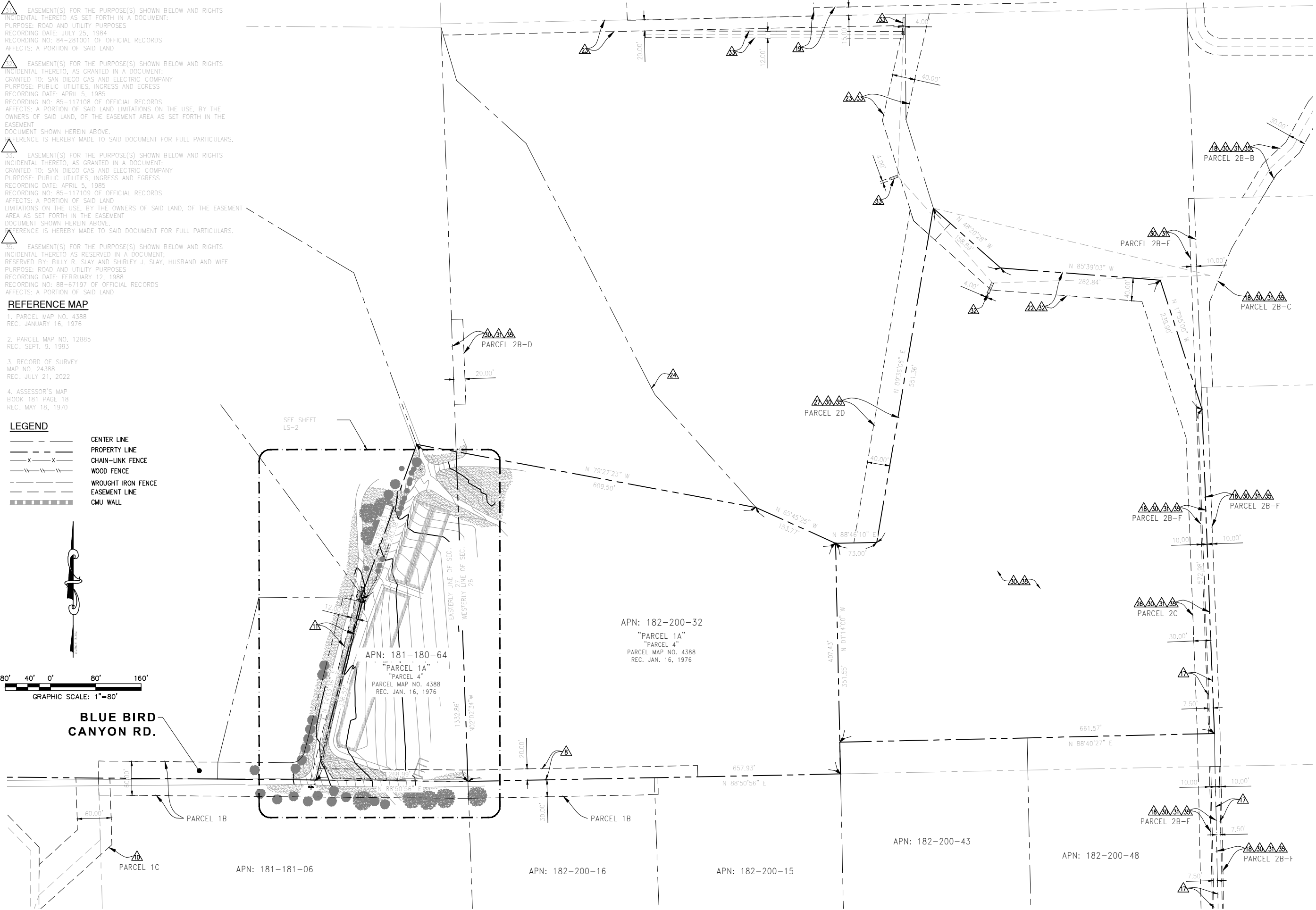
4. ASSESSOR'S MAP
BOOK 181 PAGE 18
REC. MAY 18, 1970

LEGEND

--- CENTER LINE
--- PROPERTY LINE
---x--- CHAIN-LINK FENCE
--- WOOD FENCE
--- WROUGHT IRON FENCE
--- EASEMENT LINE
--- CMU WALL



BLUE BIRD CANYON RD.



APN: 182-200-32
"PARCEL 1A"
"PARCEL 4"
PARCEL MAP NO. 4388
REC. JAN. 16, 1976

APN: 181-180-64
"PARCEL 1A"
"PARCEL 4"
PARCEL MAP NO. 4388
REC. JAN. 16, 1976

APN: 182-200-43

APN: 182-200-48

APN: 181-181-06

APN: 182-200-16

APN: 182-200-15

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/31/23	PRELIMINARY SURVEY	LA
1	08/07/23	FINAL SURVEY	LA
2	06/05/25	ADDED COORDINATES	LA



24 RECODO,
IRVINE, CA 92620
714.624.9027

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT
RELATES TO VERIZON WIRELESS IS STRICTLY
PROHIBITED

TARPON
TOWERS

8916 77TH TERRACE EAST,
STE. 103
LAKEWOOD RANCH, FL
340202



BLUE BIRD
CANYON
CANYON

3742 BLUE BIRD CANYON
ROAD, SAN MARCOS, CA 92064

SHEET TITLE:
BOUNDARY
DETAILS

LS-2

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. AJK ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
2. THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
3. FIELD SURVEY COMPLETED ON JULY 27, 2023.

LEGEND

- CENTER LINE
- PROPERTY LINE
- CHAIN-LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- EASEMENT LINE
- CMU WALL
- EDGE OF PAVEMENT
- TOP OF CURB
- FINISH SURFACE
- EXISTING GRADE
- EXISTING SIGN
- GUY WIRE
- CATCH BASIN
- POWER POLE
- FIRE HYDRANT
- TREE

MONUMENTS

- MONUMENT FD. (AS NOTED)

COORDINATES

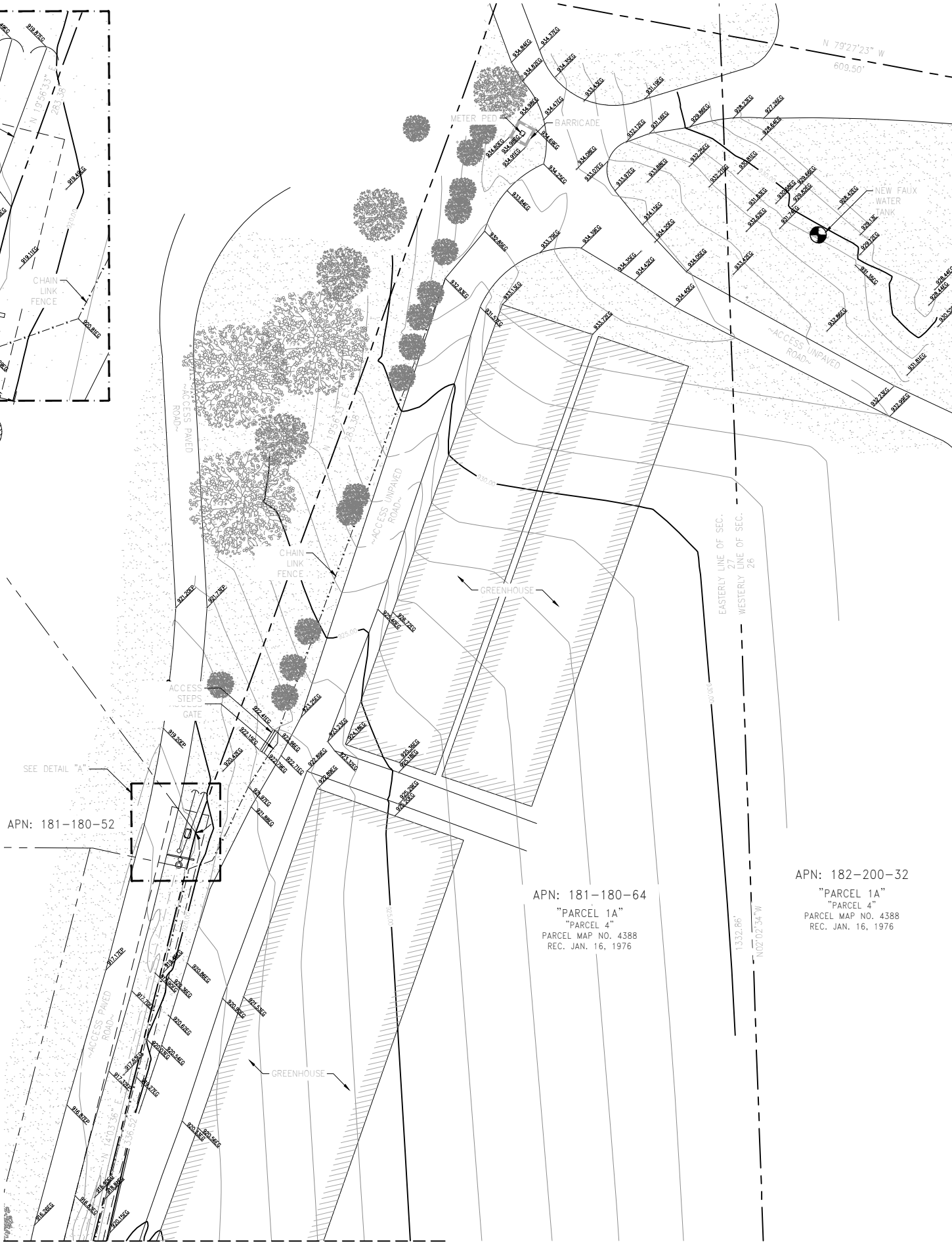
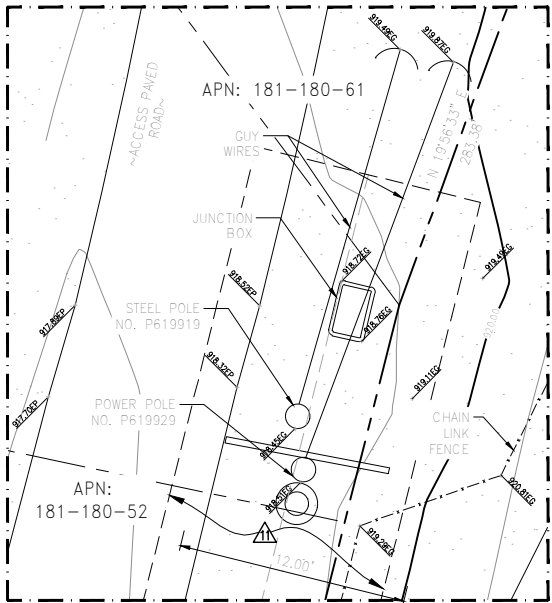
- LATITUDE: 33°11'16.81" N (33.188003°)
- LONGITUDE: 117°10'29.64" W (-117.1749°)

DETAIL 'A'

SCALE: 1"=20'

20' 10' 0' 20' 40'

GRAPHIC SCALE: 1"=20'



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/31/23	PRELIMINARY SURVEY	LA
1	08/07/23	FINAL SURVEY	LA
2	06/05/25	ADDED COORDINATES	LA



24 RECODO,
IRVINE, CA 92620
714.624.9027

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
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TARPON
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STE. 103
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340202



BLUE BIRD
CANYON

3742 BLUE BIRD CANYON
ROAD, SAN MARCOS, CA 92064

SHEET TITLE:
TOPOGRAPHIC
SURVEY

LS-3

**Attachment B – Form of Decision
Approving PDS2025-MUP-25-003**



VINCE NICOLETTI
DIRECTOR

TYLER FARMER
ASSISTANT DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND DRIVE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General • (858) 694-2705 Codes Compliance
(858) 565-5920 Building Services

COMMISSIONERS
Michael Edwards (Chair)
David Pallinger (Vice Chair)
Molly Weber
Yolanda Calvo
Ronald Ashman
Colton Sudberry

August 7, 2026

PERMITTEE: TARPON TOWERS II, LLC. (OBO: VERIZON WIRELESS)
MAJOR USE PERMIT: PDS2025-MUP-25-003
E.R. NUMBER: PDS2025-ER-25-08-004
PROPERTY: 3742 BLUE BIRD CANYON ROAD WITHIN THE VISTA COMMUNITY
PLANNING AREA
APN: 181-180-64-00 & 182-200-32-00

DECISION OF THE PLANNING COMMISSION

This Major Use Permit for MUP-25-003 consists of eleven (11) sheets including a site plan, and elevations. This permit authorizes the construction and operation of a 50-foot-high antenna support structure that will be camouflaged as a faux water tower. The project includes an approximately 400 square-foot concrete masonry unit (CMU) block wall enclosure at the base of the tower to house associated project equipment.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **August 7, 2028** 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 Minor Use Permit has commenced prior to said expiration date.

.....

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

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

1. **GEN#1-COST RECOVERY**

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing

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

2. **GEN#2-RECORDATION OF DECISION**

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

3. **GEN#3-FILING OF NOE: [PDS]**

INTENT: In order to comply with CEQA and State law, the permit NOE shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOE and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOE form and required filing fees to the San Diego County Recorder's Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOE was filed and that a copy of the document is on file at PDS.

4. **ROADS#1-SIGHT DISTANCE**

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____ feet of unobstructed intersectional sight distance looking south (northbound traffic) along **Bluebird Canyon Road** from the existing private access road serving the project in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible

charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”

- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

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

5. **HAZ#1 – HEALTH AND SAFETY PLAN**

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). The contact person for this review is Brandi Coley-Lott. The Department of Environmental Health & Quality, Land & Water Quality Division, can be reached via email at DEH.HMDutyEH@sdcounty.ca.gov, or by phone at (619) 208-0337. **TIMING:** Prior to issuance of the building permit. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

DURING CONSTRUCTION: (The following actions shall occur throughout the duration of the grading construction).

6. **NOISE#1–TEMPORARY CONSTRUCTION NOISE:**

INTENT: In order to minimize temporary construction noise for grading operations associated with PDS2024-MUP-24-017 and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures and shall comply with the eight hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 & 36.409:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers.

- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away farthest away from noise sensitive receivers as deemed feasible.
- f. Temporary construction equipment operations shall comply with the County Noise Ordinance Sections 36.408, 409, and 410.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures and the County Noise Ordinance as described within this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction and construction equipment operations. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition. **OCCUPANCY:** *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

7. **GEN#4-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 approval of any building plan, issuance of any building permit, and/or final sign off associated with the structures referenced above, compliance with this condition is required. **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.

8. **PLN#1-PHOTOSIMULATION**

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 updated photo simulations to ensure that the site was built to be screened from public view to the maximum extent possible. **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.

9. **PLN#2-SITE CONFORMANCE (WIRELESS)**

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 plan and photo simulation. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved plot

plan and photo simulation. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plan and photo simulation. 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] and DPR [TC, PP] shall review the provided photos for compliance with this condition and compliance with the approved plot plans.

10. **PLN#3—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 plot plan and the building plans. This includes, but is not limited to: installing all required design features, 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. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **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.

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

11. **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). Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for enforcement of this permit.

12. **PLN#5—SITE CONFORMANCE**

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, landscaping, and associated equipment shelter, as depicted in the updated photo simulations. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of PDS (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- 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.

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 Enforcement Division]* is responsible for enforcement of this permit.

13. **NOISE#2-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: Major Use Permit activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4, therefore, may result in citations from the Code Compliance Division until the noise levels from the operations comply with the Noise Ordinance Section 36.404. **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.

14. **ROADS#2–SIGHT DISTANCE**

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of ____ feet looking south (northbound traffic) along **Bluebird Canyon Road** from the existing private access road serving the project for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **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 compliance of this permit.

MAJOR USE PERMIT FINDINGS FOR PDS2025-MUP-25-003

Pursuant to Section 7358 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 proposed project meets the required findings for a Major Use Permit (MUP) regarding scale, bulk, and coverage and is compatible with the physical character of the site and adjacent properties. The facility consists of a 50-foot-tall faux rustic water tank designed to replicate the appearance of an agricultural water storage structure commonly found in the semi-rural areas of San Diego County. Featuring weathered wood-style cladding, earth-tone finishes, and a concealed support base, the structure is architecturally integrated into the rural landscape and is consistent with the County's Wireless Telecommunications Facilities Ordinance, which recognizes architecturally screened facilities as an appropriate concealment method.

The facility has been designed to minimize visual impacts through complete concealment of all telecommunications equipment. No exterior lighting is proposed, and operational noise will comply with applicable County standards, ensuring the facility remains compatible with surrounding properties and does not adversely affect the character of the area. The project site comprises approximately 400 square feet of the 10.1-acre portion of the existing nursery, resulting in a total site coverage of roughly 0.09 percent. Accordingly, the project represents a very small footprint relative to the overall nursery operations.

The project is located within a semi-rural setting characterized by rolling hills, agricultural uses, commercial nurseries, and scattered rural development. The faux water tank complements this existing context by appearing as a functional agricultural feature that could reasonably serve the adjacent nursery rather than an industrial telecommunications facility.

The project does not have a residential component subject to density regulations.

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

The proposed unmanned wireless telecommunications facility will be adequately served by existing public facilities, services, and utilities. Fire protection will be provided by the San Marcos Fire Protection District, law enforcement services by the San Diego County Sheriff's Department (San Marcos Substation), and electrical service by San Diego Gas & Electric (SDG&E), all of which have existing capacity to serve the project. The facility does not require natural gas, sewer, or sanitation services, and water demands are limited to minor construction and landscape maintenance activities that can be accommodated by the existing water infrastructure serving the commercial nursery. Because the facility is unmanned and requires only periodic maintenance visits, it will not generate demand for schools or other public services. Accordingly, all necessary public facilities, services, and utilities are available and adequate to serve the proposed project.

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

The proposed wireless telecommunications facility will not have a harmful effect on the desirable character of the surrounding neighborhood. Located within an existing commercial nursery in a semi-rural area, the proposed 50-foot faux rustic water tank is designed to resemble a traditional agricultural structure, allowing it to blend with surrounding land uses. All wireless equipment will be fully concealed, with ground equipment screened by fencing and landscaping, and the facility will not generate significant noise, lighting, or traffic. The nearest residences are located several hundred feet from the site, minimizing potential impacts. The project will preserve the area's semi-rural character while providing the public benefit of improved wireless communication service.

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

The proposed unmanned wireless telecommunications facility will not generate traffic that exceeds the capacity or is inconsistent with the physical character of the surrounding street network. The project is accessed from Blue Bird Canyon Trail, Blue Bird Canyon Court, and Blue Bird Canyon Road, all of which are rural two-lane local roads (one lane in each direction) serving low-density residential, agricultural, and commercial nursery uses. The facility will require only occasional maintenance visits by Verizon Network Assurance personnel and will not generate employee, customer, or delivery traffic. As a result, the infrequent service trips can be readily accommodated by the existing roadway network without affecting traffic operations or neighborhood character. In addition, the surrounding collector roads,

including Buena Creek Road and North Twin Oaks Valley Road, provide adequate access and capacity to serve the project. Accordingly, the existing street system is adequate to accommodate the proposed use.

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

The Project site is suitable for the proposed unmanned wireless telecommunications facility. The site is located within an existing commercial nursery on a previously disturbed pad that is generally level to gently sloping, provides adequate drainage, and can accommodate the proposed facility with minimal site disturbance. Existing internal access drives and utility corridors are available to support construction and periodic maintenance without the need for new public improvements. The 50-foot faux rustic water tank is compatible with the agricultural and semi-rural character of the area, fully conceals antennas and equipment, and minimizes visual impacts through its design and placement within the nursery operations area. The project will result in negligible changes to site drainage, traffic, and utility demands, and will not adversely affect surrounding properties. Given the existing site conditions, access, infrastructure, and compatibility with surrounding land uses, the site is well-suited for the proposed use and intensity of development.

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 location, size, design, and operating characteristics of the proposed unmanned wireless telecommunications facility are consistent with the San Diego County General Plan and the site's Semi-Rural Residential (SR-2) land use designation. The SR-2 designation is intended to preserve the semi-rural character of the area while allowing compatible uses that support residents and surrounding agricultural operations. The proposed 50-foot faux rustic water tank has been designed to integrate with the existing rural setting by resembling a traditional agricultural water storage structure and fully concealing all antennas and associated equipment. Located within an established commercial nursery, the facility is compatible with surrounding land uses and will not adversely affect the character, use, or enjoyment of nearby properties.

The project site is physically suitable for the proposed use, with existing access, utilities, adequate drainage, and sufficient separation from nearby residences. The unmanned facility will require only occasional maintenance visits and will not generate significant traffic, noise, lighting, or other operational impacts. Potential impacts related to visual compatibility, safety, and construction have been addressed through project design features, including the design, equipment screening, and compliance with applicable County regulations and conditions of approval.

The project supports General Plan goals related to infrastructure, public safety, and efficient land use by improving wireless communication services while utilizing a previously disturbed site within an existing nursery operation. The facility enhances reliable communications for residents, businesses, and emergency responders while maintaining the visual quality and semi-rural character envisioned by the SR-2 designation. Therefore, the proposed use is consistent with the County of San Diego General Plan and will not result in adverse impacts to public health, safety, welfare, or surrounding properties.

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

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and qualifies for a Categorical Exemption pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures. The proposed project consists of the construction of a single 50-foot faux rustic water tank designed to conceal wireless antennas and associated equipment within an existing commercial nursery on a previously disturbed and maintained site. The project requires a limited development footprint, minor site preparation, and no substantial expansion into undeveloped areas.

The project is consistent with applicable General Plan and zoning regulations and will not result in significant environmental impacts. The facility will utilize existing access and utility infrastructure, maintain existing drainage patterns, and incorporate design features that minimize visual impacts and preserve the surrounding semi-rural character. Based on the limited scale of the proposal and the absence of significant environmental effects, the project qualifies for a Categorical Exemption under CEQA Guidelines Section 15303.

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:

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.

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 comply 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 one 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 and amended in November 2015. *Project design shall comply with the new Municipal Permit regulations.* The County has provided a Low Impact Development (LID) Handbook as a source for LID information to be utilized by County staff and outside consultants for implementing LID in our region. The 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/susmppdf/lid_handbook_2014sm.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 the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016, and the 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.

DRAINAGE COMPLIANCE NOTICE: The project shall comply 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 PDS Construction/Road right-of-way Permits Services Section, (858) 694-3284, to coordinate departmental requirements. In addition, before trimming, removing planting trees or shrubs 111 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.

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.

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 and Quality (DEHQ)			
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
VINCE NICOLETTI, DIRECTOR

BY:

Mark Slovick, Deputy Director
Project Planning & Land Development Division
Planning & Development Services

email cc:

AJ Aziz, Group Program Manager, PDS
Aidan Pulley, Project Manager, PDS
Felicia Leonardo, Land Development, PDS
Kerrigan Diehl, Applicant Team

Attachment C – Environmental Documentation

NOTICE OF EXEMPTION

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

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

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

Project Name: PDS2025-MUP-25-003 – Tarpon Towers - Verizon "Blue Bird Canyon" Major Use Permit

Project Location: 3742 Blue Bird Canyon Road, Vista within unincorporated San Diego County (APN: 181-180-64-00 & 182-200-32-00)

Project Applicant: Kerrigan Diehl (OBO Tarpon Towers II, LLC): 760-587-3003
16776 Bernardo Center Drive, Suite 203, San Diego CA 92128

Project Description: The applicant requests a Major Use Permit to build and operate an unmanned wireless telecommunications facility. The project consists of the construction and operation of a 50-foot-high antenna support structure that will be camouflaged as a faux water tower. The project includes an approximately 400 square-foot concrete masonry unit (CMU) block wall enclosure at the base of the tower to house associated project equipment. The site is subject to the General Plan Regional Designation Semi-Rural Residential (SR-2) and Zoning for the site is A70 (Limited Agriculture). The site is developed with an existing nursery and associated structures that would be retained.

Agency Approving Project: County of San Diego

County Contact Person: Aidan Pulley Telephone: 858-694-3728

Date Form Completed: August 7, 2026

This is to advise that the County of San Diego Planning & Development Services has approved the above described project on August 7, 2026 and found the project to be exempt from the CEQA under the following criteria:

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

Statement of reasons why project is exempt: Pursuant to Section 15303, the project is exempt from CEQA because of the project consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. 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 a substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

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

Signature: Aidan Pulley Telephone: 858-694-3728

Name (Print): Aidan Pulley Title: Land Use/Environmental Planner

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

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the

Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF

**Tarpon Towers - Verizon "Blue Bird Canyon" Major Use Permit
PDS2025-MUP-25-003; PDS2025-ER-25-08-004**

August 7, 2026

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

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

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

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

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

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

The project involves no change to an existing and operational nursery and does not propose the addition of any new landscaping or use of groundwater.

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

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

Wetland and Wetland Buffers:

The 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. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

Steep Slopes:

The average slope for the property is less than 25 percent gradient. 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 no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

The proposed project involves the construction of a new unmanned wireless telecommunications facility within an existing commercial nursery at 3742 Blue Bird Canyon Road. The facility will be located on a previously disturbed and maintained nursery operations area that contains existing greenhouses, shade structures, utility buildings, and associated improvements. The project footprint is limited to the developed nursery area and will not extend into undisturbed areas. Given the project's location within an existing disturbed site, limited ground disturbance, and compliance with applicable County requirements, the project is consistent with Section 86.604(g) of the Resource Protection Ordinance (RPO) and will not result in impacts to significant prehistoric or historic resources.

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 Storm Water 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

☐

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

Potential noise sources from the Project include emergency generator and noise generating equipment cabinets. The project site and surrounding areas are zoned A70 and is therefore subject to the sound level thresholds of 50 dBA daytime and 45 dBA nighttime. The closest noise sensitive receptor is 215 ft away. Based on the submitted manufacturer specifications and acoustic data, staff determined that, with installation of the proposed noise enclosure, operation of the generator and associated equipment will comply with the applicable one-hour average sound level limits. The project shall not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM. Therefore, project-generated noise would be less than significant.

Attachment D – Environmental Findings

Tarpon Towers - Verizon "Blue Bird Canyon"
MAJOR USE PERMIT
PERMIT NO.: PDS2025-MUP-25-003
ENVIRONMENTAL LOG: PDS2025-ER-25-08-004

ENVIRONMENTAL FINDINGS

August 7, 2026

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation



1 - 61
County of San Diego, Planning & Development Services
**COMMUNITY PLANNING OR SPONSOR
GROUP PROJECT REVIEW**
ZONING DIVISION

Record ID(s): PDS2025-MUP-25-003

Project Name: Tarpon Towers - Verizon "Blue Bird Canyon"

Project Manager: Aidan Pulley

Project Manager's Phone: (619) 972-8234

Scope of Review:

Board Policy I-1 states; "groups may advise the appropriate boards and commissions on discretionary projects as well as on planning and land use matters important to the community." Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests that your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager at your earliest convenience.

Planning Group review and advisory vote:

- A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.
- B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be noticed when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.



1 - 62

County of San Diego, Planning & Development Services
**COMMUNITY PLANNING OR SPONSOR
GROUP PROJECT RECOMMENDATION**
ZONING DIVISION

Record ID(s): PDS2025-MUP-25-003

Project Name: Tarpon Towers - Verizon "Blue Bird Canyon"

Planning/Sponsor Group: Twin Oaks Community Sponsor Group

Results of Planning/Sponsor Group Review

Meeting Date: 2nd Wednesday of the Month

A. Comments made by the group on the proposed project.

Some concern was expressed that impacted neighbors, who given the project height, extend
outside the 500 ft. radius, were not notified.

B. Advisory Vote: The Group ☒ **Did** ☐ **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION:

☐ Approve without conditions

☒ Approve with recommended conditions

☐ Deny

☐ Continue

VOTE: 5 **Yes** **No** **Abstain** **Vacant / Absent**

C. Recommended conditions of approval:

Group recommended approval with assurance from applicant that the color/finish on the water
tower would simulate a more natural wood finish (such as browns and olive colors) to better
blend in with the character of the surrounding areas. Renderings presented were white.

Reported by: Dawn Haake **Position:** Chair **Date:** 04/09/2025

Please email recommendations to BOTH EMAILS;

Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov **and to**
CommunityGroups.LUEG@sdcounty.ca.gov

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 694-8985 • (888) 267-8770
<http://www.sdcounty.ca.gov/pds>

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



BLUE BIRD CANYON

3742 BLUE BIRD CANYON ROAD VISTA CA 92084



VIEW 1



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING NORTHEAST FROM ADJACENT PROPERTY

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



BLUE BIRD CANYON

3742 BLUE BIRD CANYON ROAD VISTA CA 92084



VIEW 2



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



BLUE BIRD CANYON

3742 BLUE BIRD CANYON ROAD VISTA CA 92084



VIEW 3



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM ROSE MOUNTAIN ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



BLUE BIRD CANYON

3742 BLUE BIRD CANYON ROAD VISTA CA 92084



VIEW 4



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM SITE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

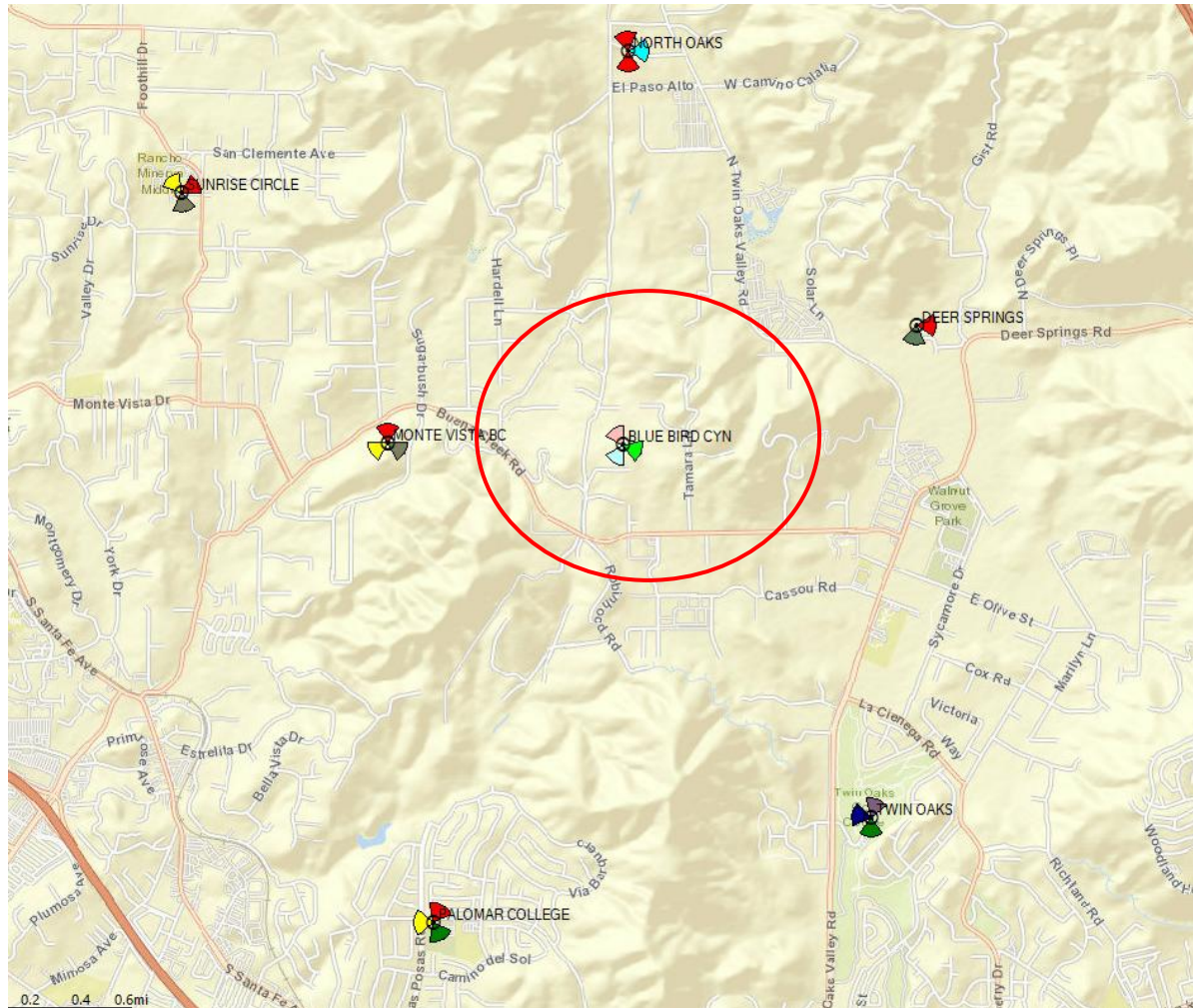
Blue Bird Canyon: Propagation Maps

December 8th, 2025

Propagation plots presented were generated using Atoll and estimates Verizon's expectations given the configuration (height, location, antenna type, etc) of the sites in the study. Building materials, thickness of walls, topography and terrain, and varying types and sizes of vegetation can affect the accuracy of the RF model's prediction.



Blue Bird Canyon Site Map

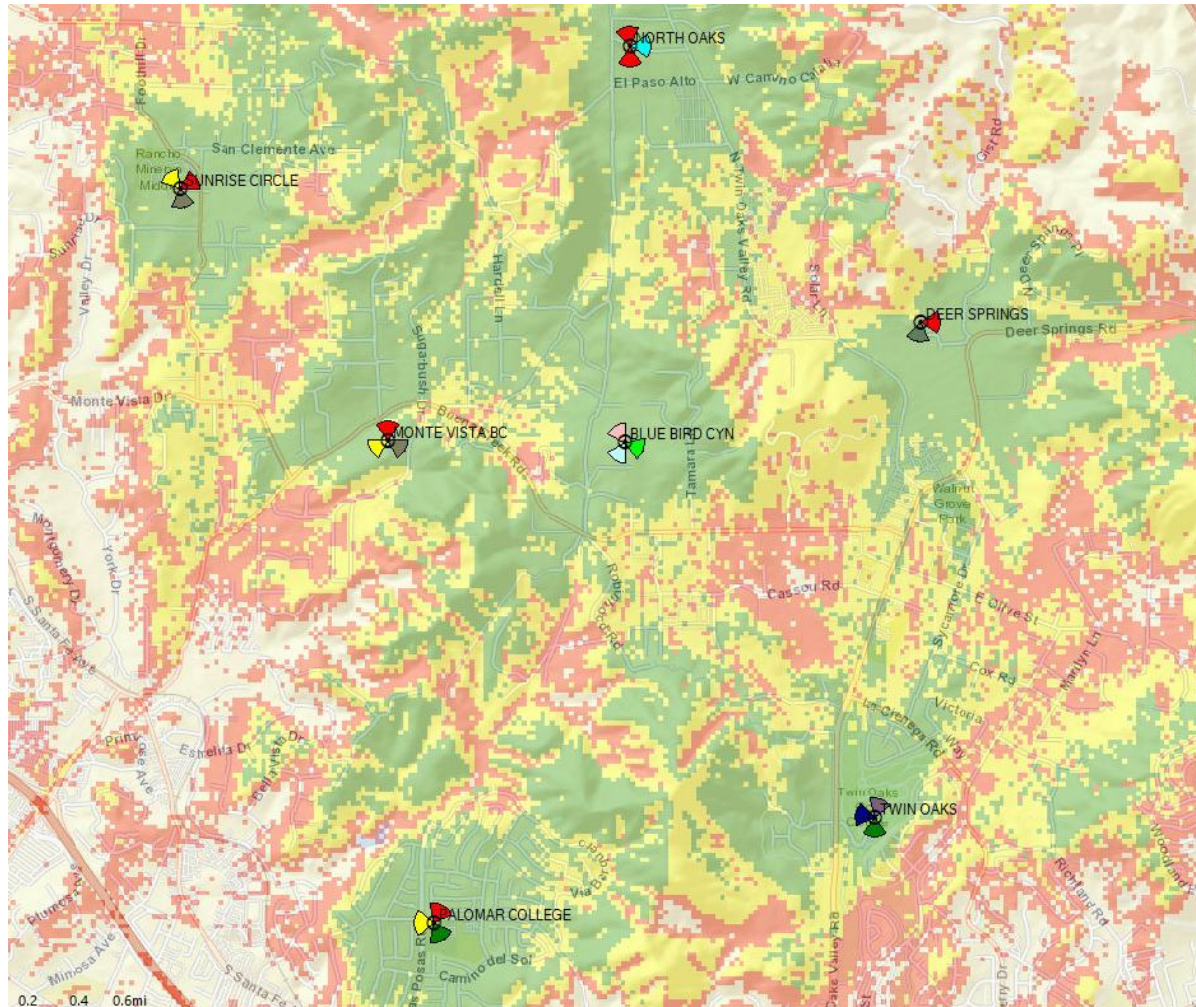


Blue Bird Canyon Coverage proposed

1 - 70

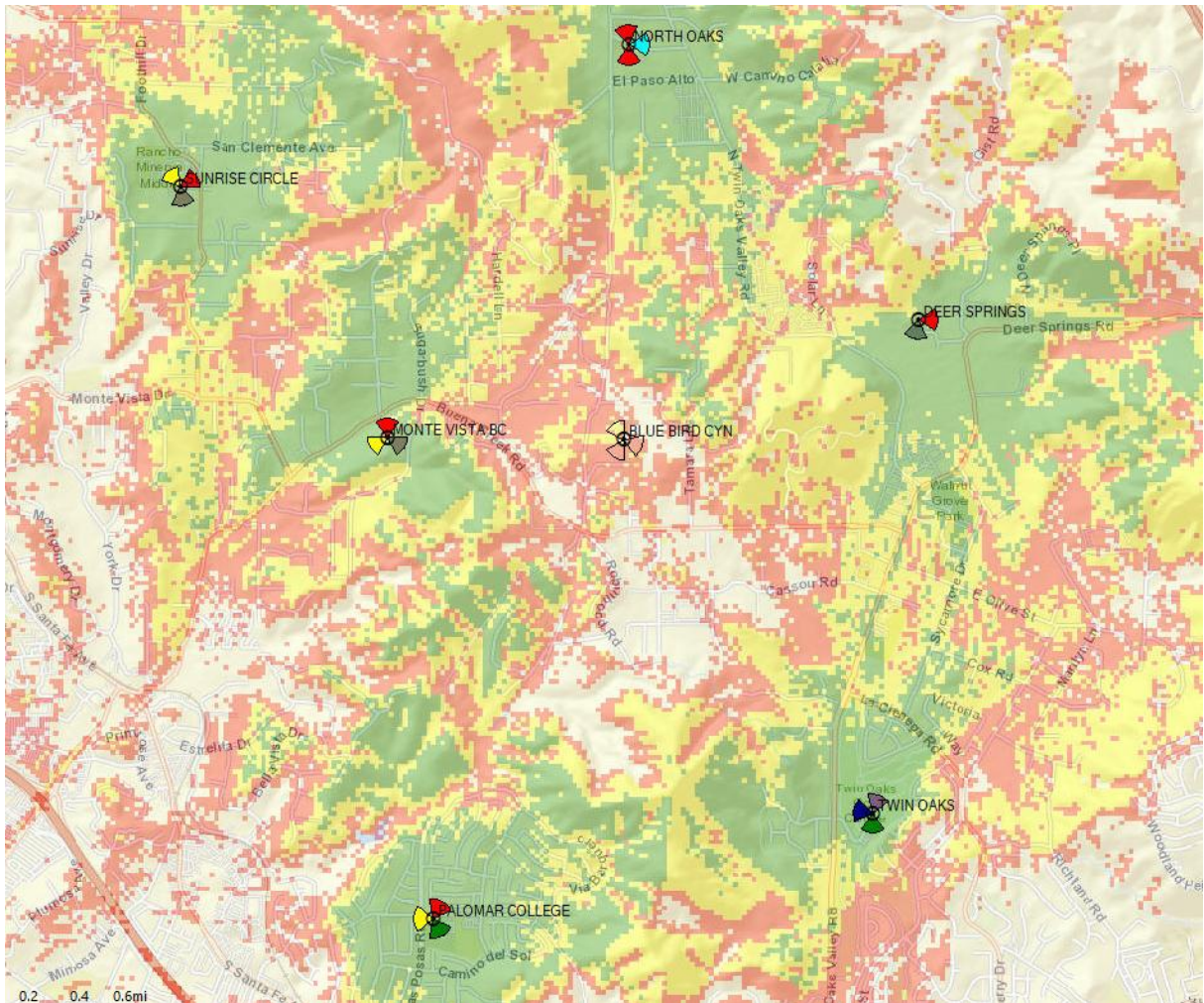
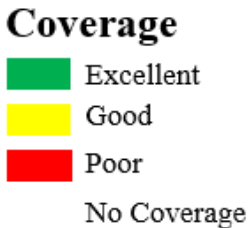
Coverage

- Excellent
- Good
- Poor
- No Coverage



Coverage without Blue Bird Canyon

1 - 71



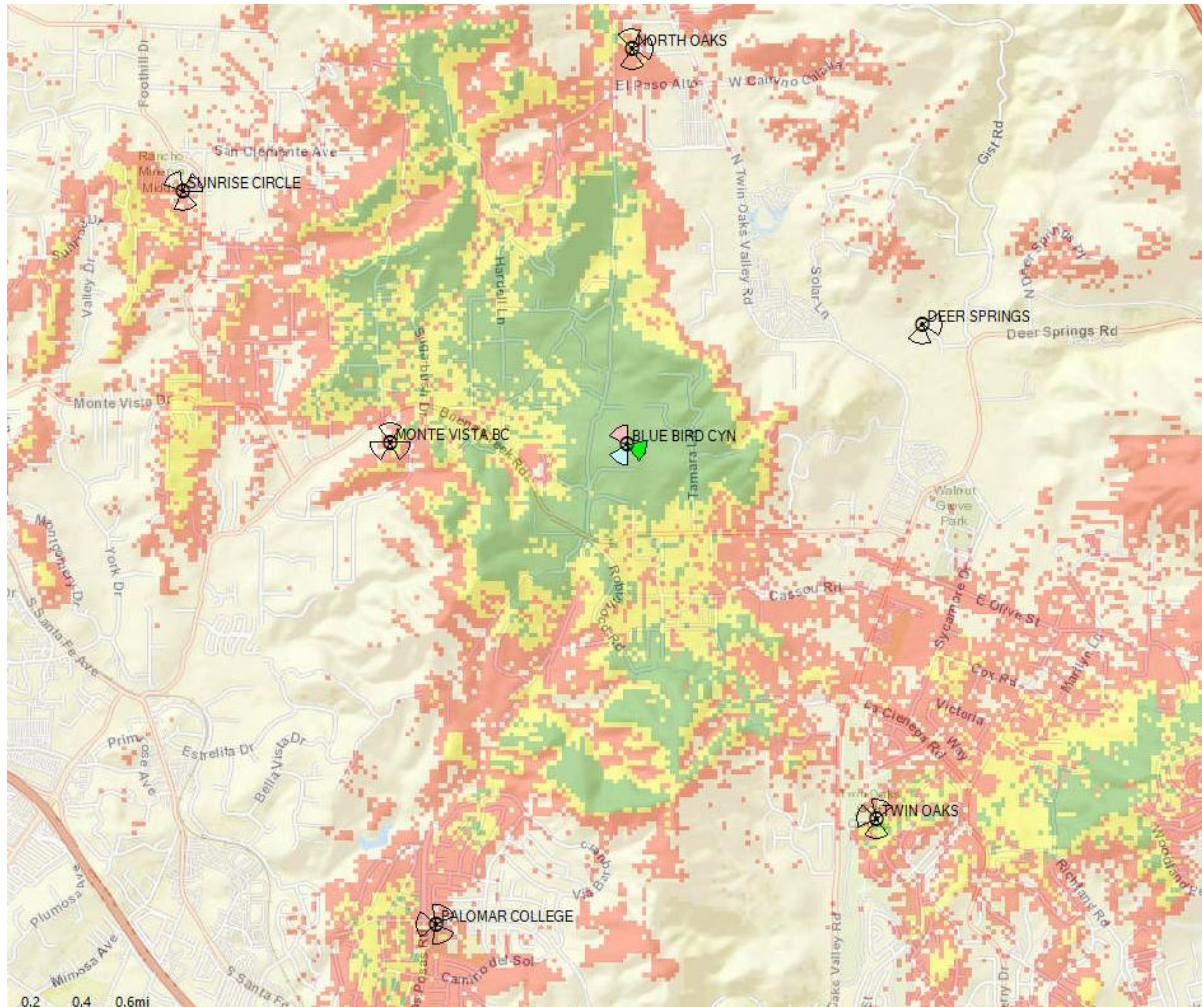
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Blue Bird Canyon proposed Coverage only

1 - 72

Coverage

- Excellent
- Good
- Poor
- No Coverage

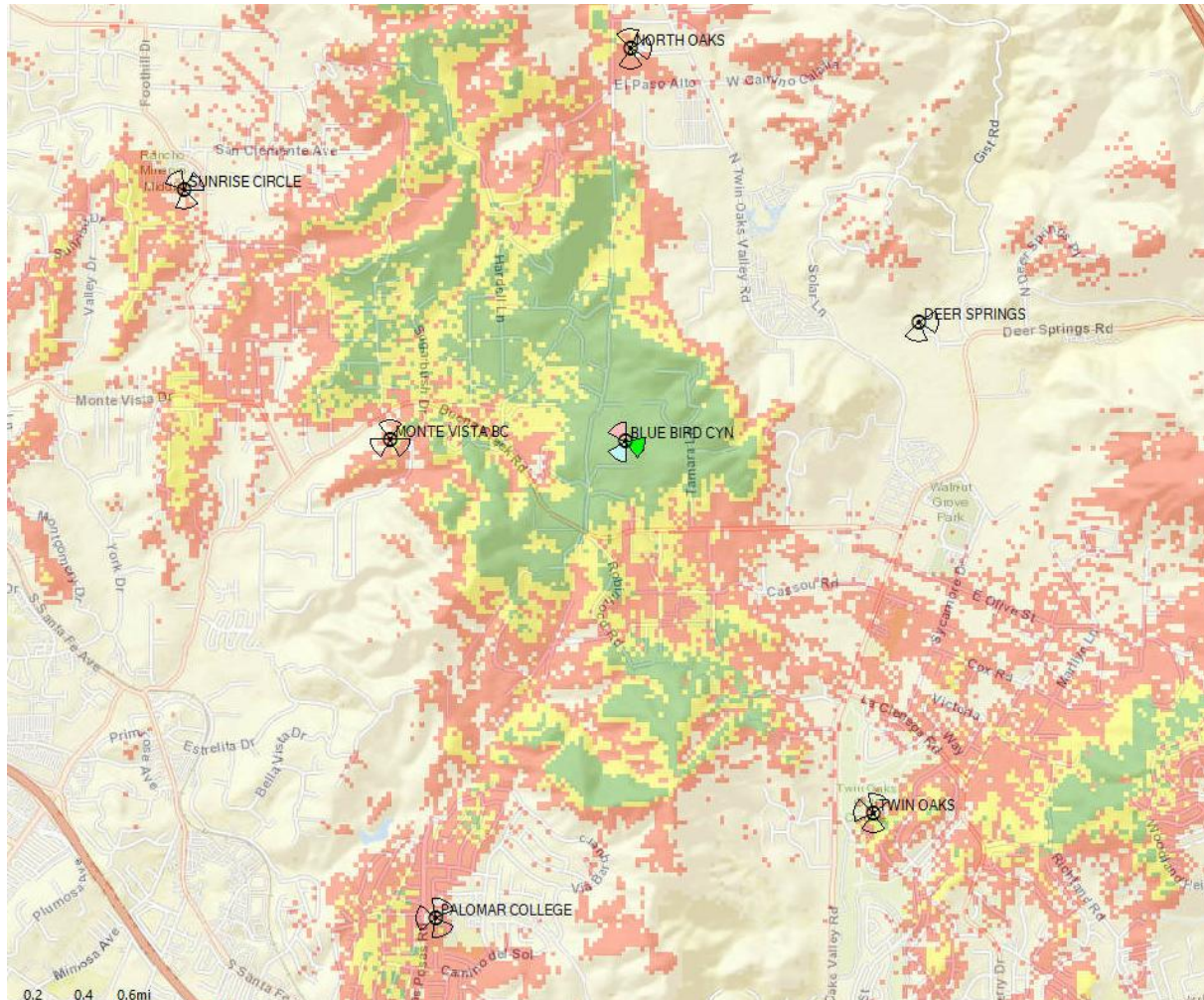


Blue Bird Canyon proposed Coverage only at 35'

1 - 73

Coverage

- Excellent
- Good
- Poor
- No Coverage



1 - 74



1 - 75



1 - 76

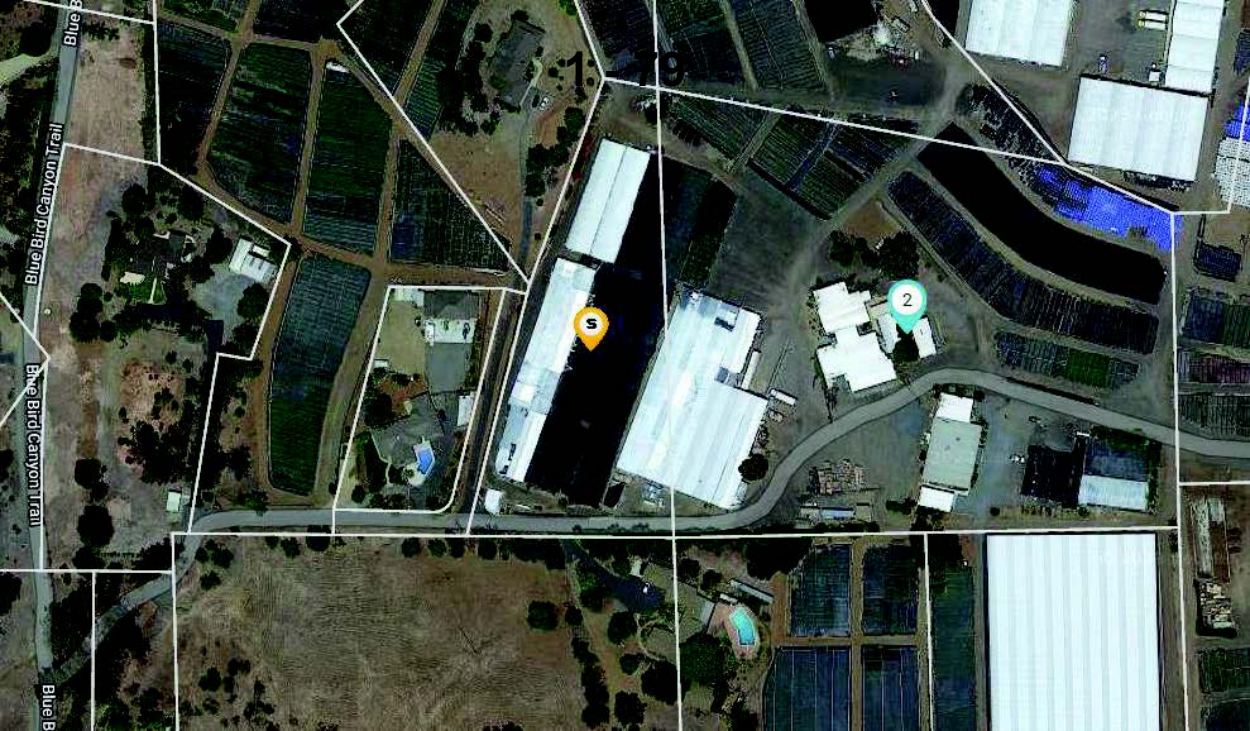


1 - 77



1 - 78





1

S

2

Blue Bird Canyon Trail

Blue B

Blue B

1 - 80

VZW Blue Bird Canyon

Sprint Site

Cingular Site

TARPON TOWERS-VERIZON
"BLUE BIRD CANYON"
3742 BLUE BIRD CANYON ROAD, VISTA
ALTERNATE SITE ANALYSIS

SITE SELECTION/PREFERRED SITES PER SECTION 6986

The proposed project is for a new Major Use Permit and is located within the A-70 zone district (Agricultural) with Semi-Rural Residential (SR-2) General Plan designation. The Wireless Telecommunication Facility is designed as a faux 50' water tank with antennas and radios concealed within the tank. The ground mounted block wall equipment enclosure will include equipment cabinets, utilities and 30kW diesel generator with 203 gallon tank, located on a concrete slab under the water tank. Access to the site will be from a new 12' wide road to Blue Bird Canyon Road. The new project site is at a ground elevation of approximately 930 feet above mean sea level (AMSL) and the property operates as a nursery and is owned by Kenneth and Deena Altman Family Trust.

The location for the new wireless facility was chosen because of the coverage afforded by its strategic location and lack of nearby obstructions to allow a signal to reach the geographical service area. It specifically will bring improved service along Buena Creek Road and Blue Bird Canyon Trail. As shown on the attached coverage maps, cellular signals from the neighboring Verizon sites do not provide adequate or reliable coverage and capacity capabilities in the area. The Blue Bird Canyon site was strategically placed to resolve these coverage gaps and capacity deficiencies and to improve network reliability and provide voice, data, and emergency 911 services for Verizon customers in the area.

Without this site, there is little to no wireless coverage in the area. The project location also provides the technical ability to control the frequencies of the site within a defined geographical area and provide connectivity to its neighboring sites in the local network. This project, as designed, was originally submitted to the County in 2017 and 2023, however, was withdrawn by Verizon (MUP 17-003 and MUP-23-011).

Preferred Sites in the Geographical Service Area

There are no preferred sites in the geographical service area; all zoning designations in the area are agricultural. This property is used as a plant nursery. For the operation of a wireless telecommunication facility, a property needs to have (at a minimum) viable access, a willing landlord, utilities, and the ability to reach the intended coverage area. This property meets those requirements.

This search ring is dictated by the topography and the coverage objectives, with winding roads, mature vegetation and low agricultural structures. The height of the proposed facility has been designed to meet the coverage objectives to serve this community, as further depicted in the Geographic Service Map. A water tank design

was utilized to blend into the existing environment on the nursery, as the proposed location is surrounded by other agricultural equipment and structures.

Water Tanks

There is a water tank approximately 1/3 mile from the proposed site, owned by Vista Irrigation District (Pechstein Reservoir) and it is a low structure, not suitable for co-location. While VZW has other sites on their properties, this site does not meet the coverage objectives of this ring.

Utility Towers, Poles, traffic lights, street lights

There are no existing poles that support the needed antennas to service the area.

Commercial and Industrial Building

There are no commercial or industrial buildings that were identified in the search area that would meet the coverage objectives.

County or Other Government Facilities

There are no County or other government facilities that were identified in the geographic service area.

Other Wireless Sites

There are no identified existing wireless sites in the geographic service area. Verizon's 2 closest sites are x miles away

1. Cingular (ZAP-03-009) – 949 Cassou Road, San Marcos – The 50' MonoPine is outside Verizon's intended coverage area and too close to its adjacent sites.
2. Sprint PCS (ZAP-00-143) – 3773 Buena Creek Road, Vista – The 35' MonoPalm is not conducive for co-location and is outside of the intended coverage area.

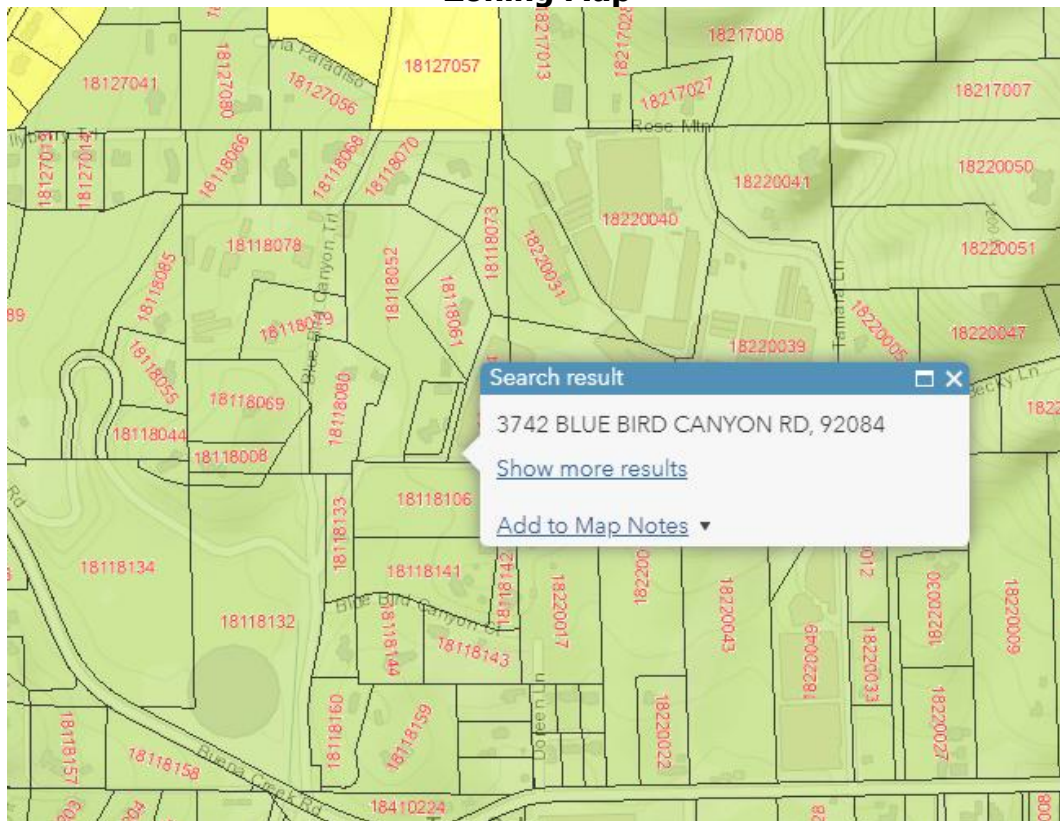
Aerial View of Site



Expanded Aerial View



Zoning Map



ZONING ORDINANCE

The submitted application is in accordance with the amortization requirements of the Zoning Ordinance, Section 6991, which is intended to visually improve existing wireless communication facility infrastructure.

DRAFT FINDINGS - Section 7358 of the Zoning Ordinance

- a. *That 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 proposed project is in harmony, scale and bulk with the surrounding area, as the faux water tank and equipment enclosure are set within existing vegetation with agricultural uses on the property.
 2. Available public facilities, services and utilities. The property is located within the Vista Fire Protection District and meets their guidelines for available service. Electrical and telephone services are available on-site. The subject property is connected by a driveway from Blue Bird Canyon Road. Therefore, all public facilities, services and utilities are available.
 3. The harmful effect, if any, upon desirable neighborhood character. The project would not adversely affect the neighborhood character because the project is designed as a faux water tank, blending with existing uses in the surrounding area. The land uses surrounding the site consist of other nurseries and agricultural structures. The facility will take access off an existing driveway and no exterior lighting is proposed.
 4. The generation of traffic and the capacity and physical character of surrounding streets. The traffic generated from this proposed project is off a public road is expected to average one to two maintenance trips per month and would utilize an existing driveway.
 5. The suitability of the site for the type and intensity of use or development which is proposed. The modification to the wireless communication facility does not require any alteration to the landform. The project, as designed will blend into the existing environment, does not change the characteristics of the area and is suitable for this site, type and intensity of uses.
- b. That the impacts, as described in paragraph "a" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan. This project is compatible with the general plan.

- c. That the requirements of CEQA have been complied with. This project is consistent with the CEQA requirements.

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) _____

Assessor's Parcel Number(s) 181-180-64, 182-200-32, 182-200-39

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.

<u>Kenneth & Deena Altman Family Trust</u>	_____
<u>Tarpon Towers II, LLC</u>	_____
_____	_____
_____	_____

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."

Kerrigan Diehl

Kerrigan Diehl, Plancom Inc., Agent for Applicant

Signature of Applicant

Print Name

----- OFFICIAL USE ONLY -----
SDC PDS RCVD 03-18-25
MUP25-003

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123
For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
<http://www.sdcounty.ca.gov/pds>

