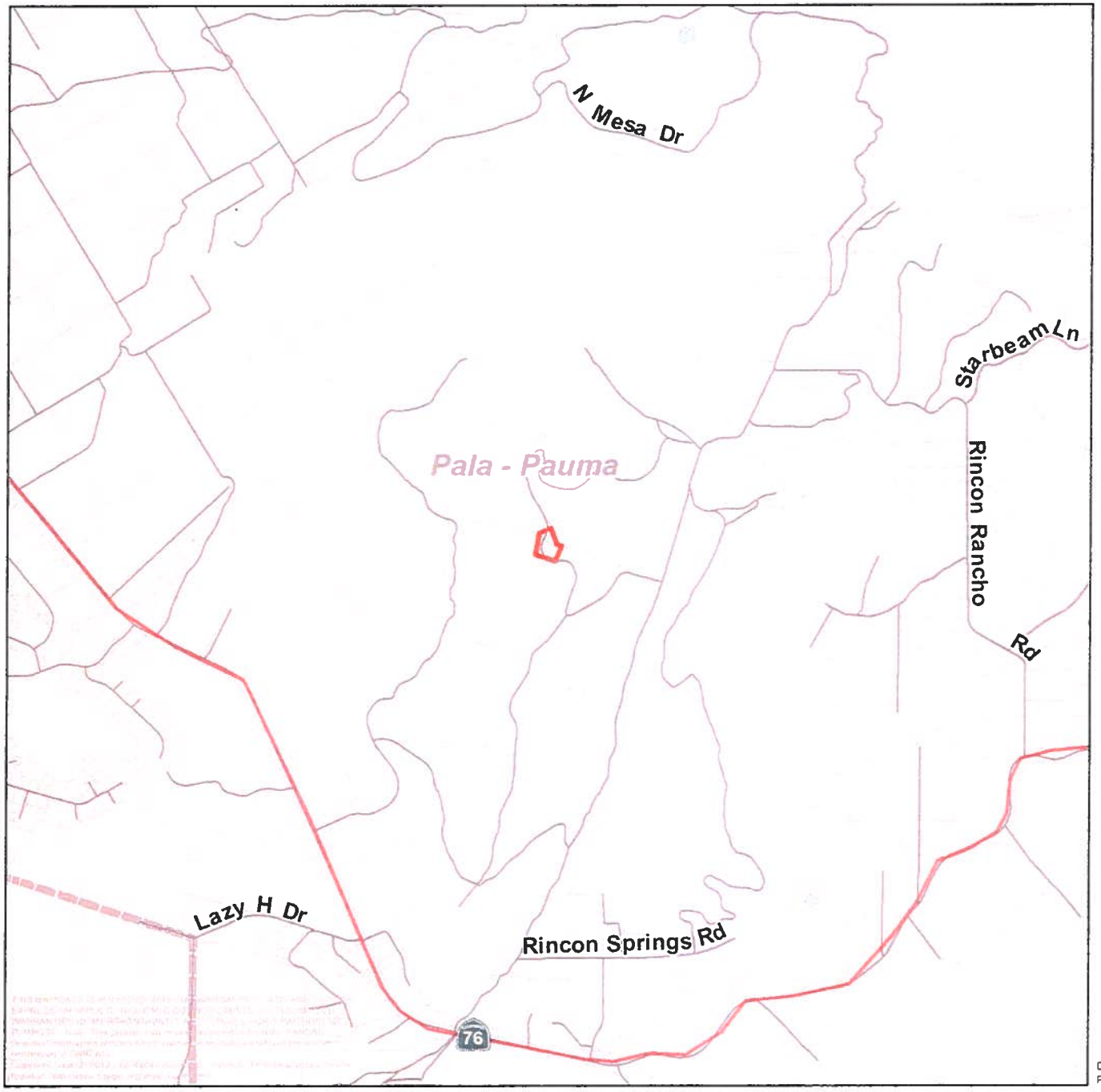
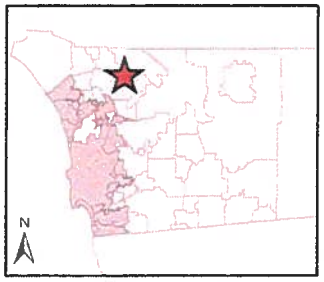
Attachment A – Planning Documentation



Zoning Administrative Hearing
PDS2018-ZAP-94-010W1
Vicinity Map

Pala - Pauma Valley Community Plan Area



1:3,500,000

Roads
Site
Parcels

N

0 1,250 2,500
Feet

LUEG GIS

Date: 12/19/2018
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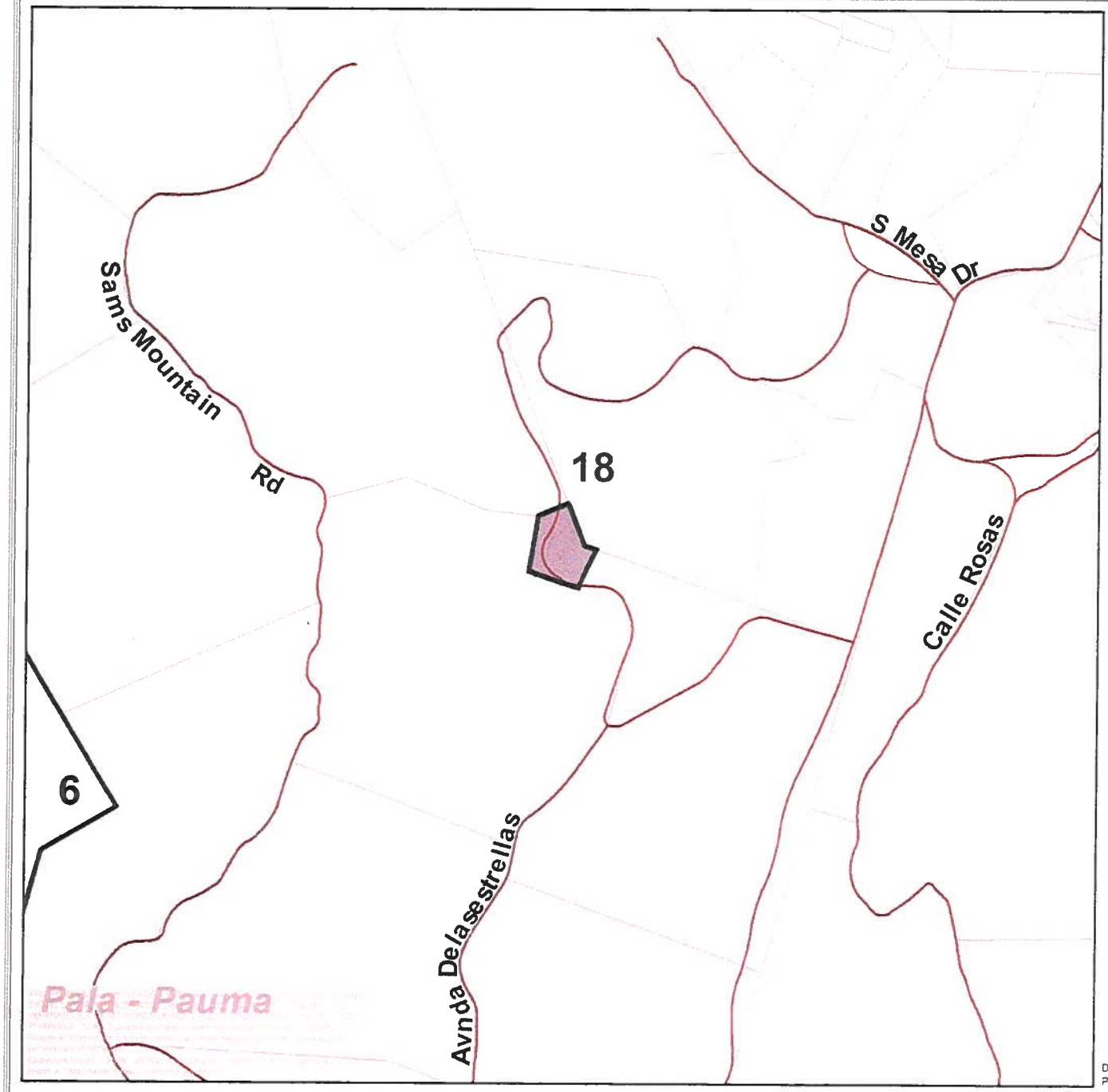

Zoning Administrative Hearing
PDS2018-ZAP-94-010W1
General Plan

Pala - Pauma Valley Community Plan Area

(6) Village Residential (VR-4.3)

(18) Rural Lands (RL-20)

(32) Public/Semi-Public Facilities

Roads
Site
Parcels
Planning

N

0 500 1,000
Feet

LUEG GIS

Date: 12/19/2018
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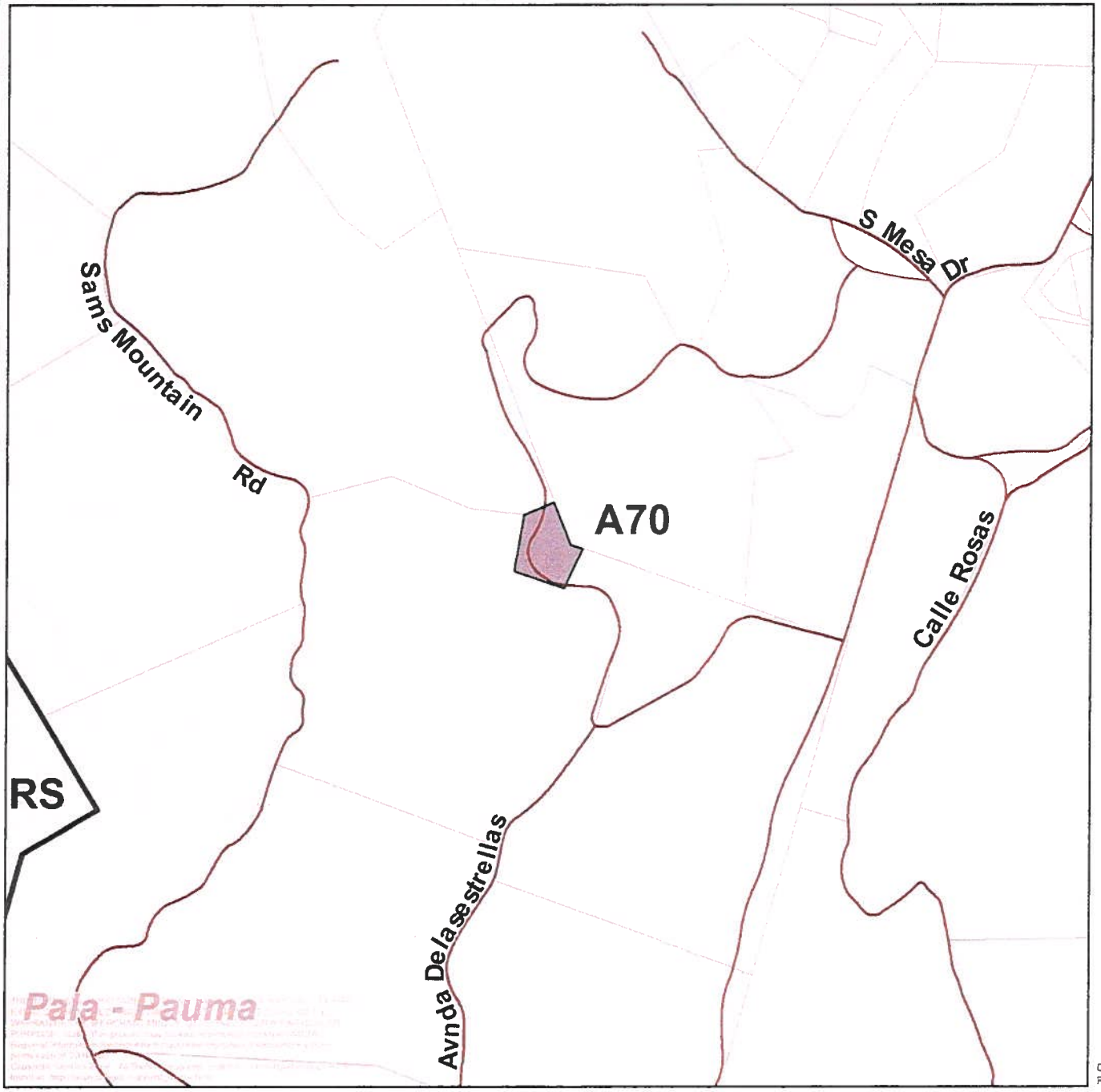


Zoning Administrative Hearing
PDS2018-ZAP-94-010W1
Zoning

Pala - Pauma Valley Community Plan Area

A70 - Limited Agricultural

RS - Single Family Residential

Roads
Site
Parcels
Zoning

0 500 1,000
Feet

LUEG GIS

Date: 12/19/2018
Path: P:\reg\2018-ZAP-94-010W1_121918\zoning.mxd

Zoning Administrative Hearing
PDS2018-ZAP-94-010W1

Pala - Pauma Valley Community Plan Area

Roads

Site

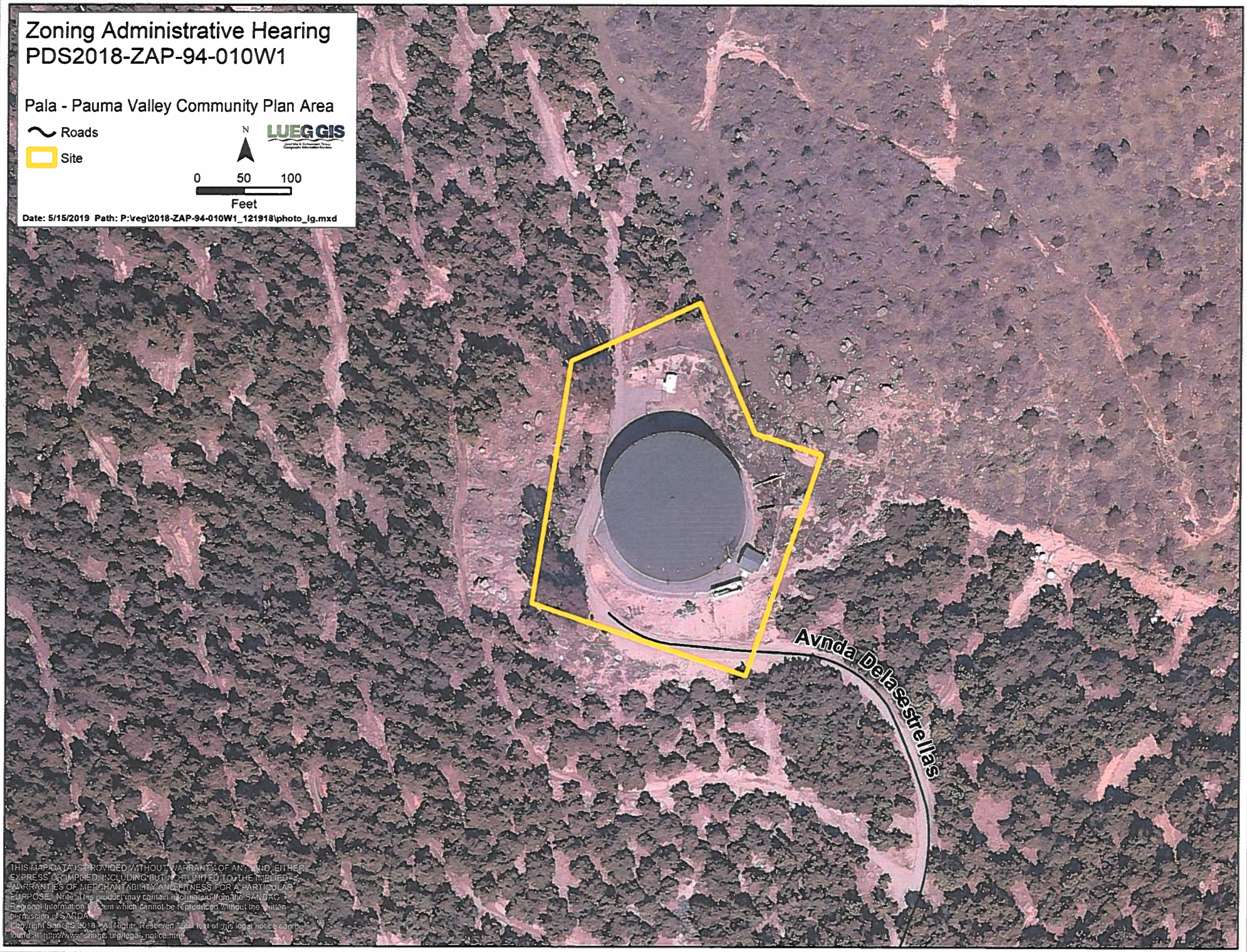
N

LUEG GIS

0 50 100

Feet

Date: 5/15/2019 Path: P:\reg\2018-ZAP-94-010W1_121918\photo_lg.mxd



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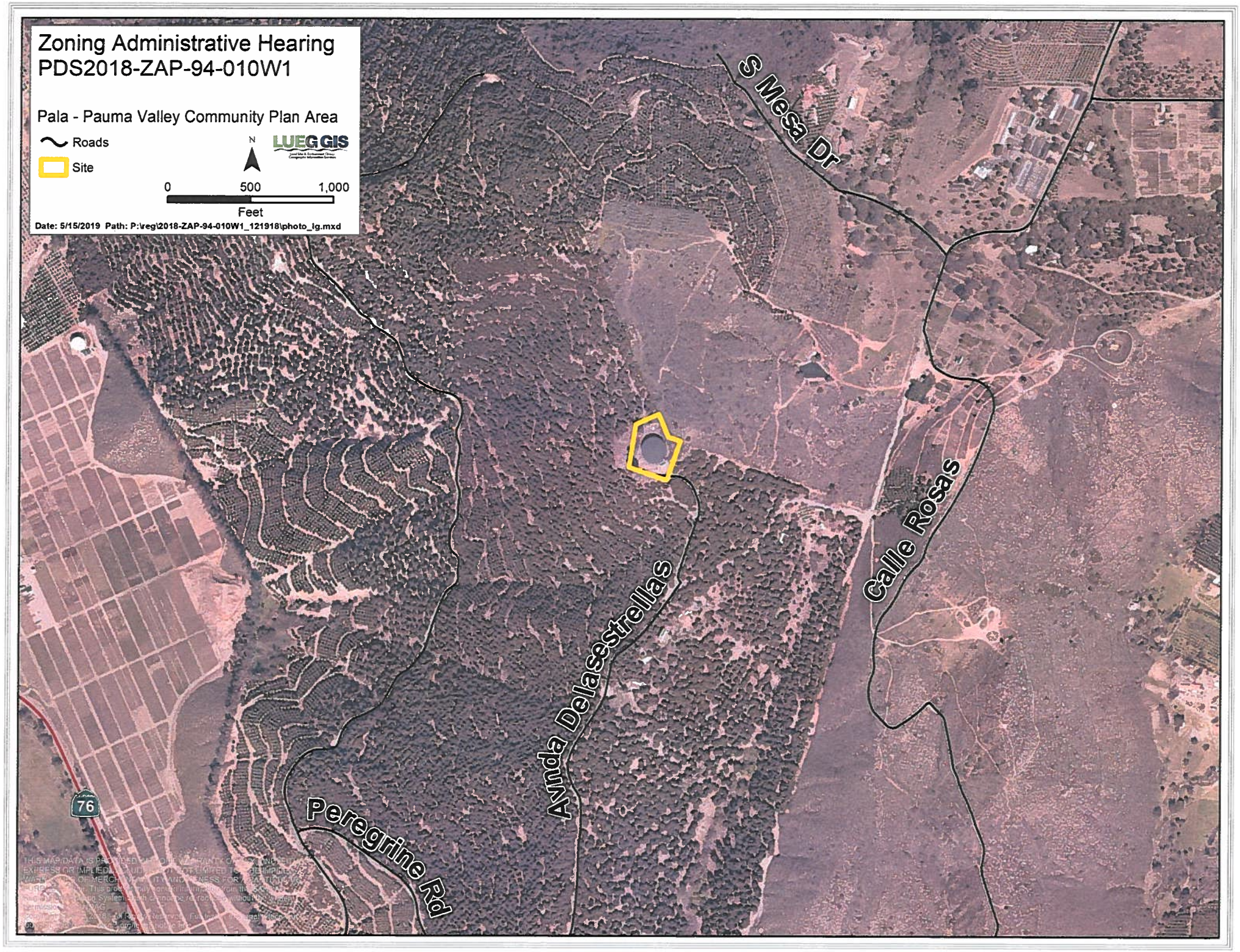
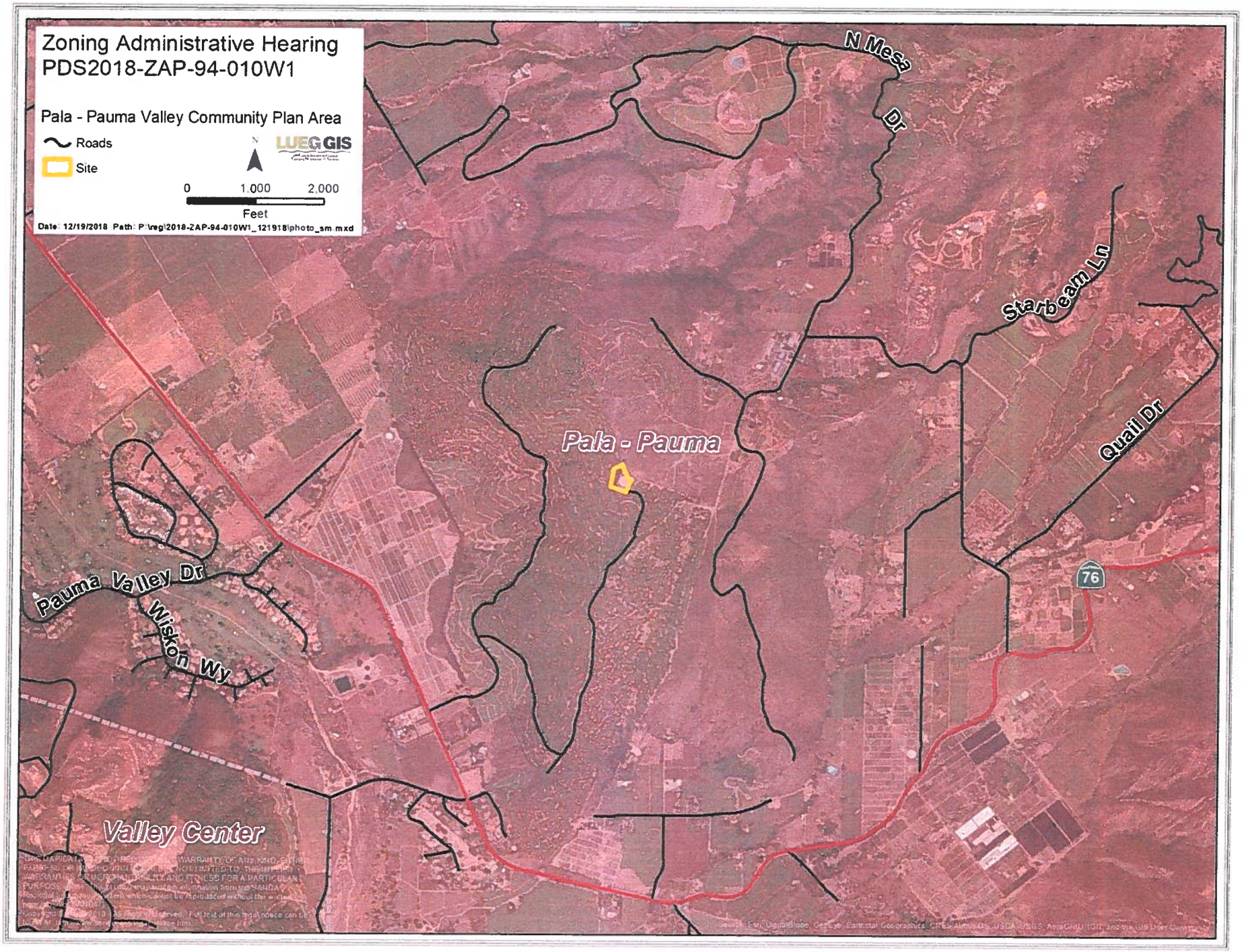
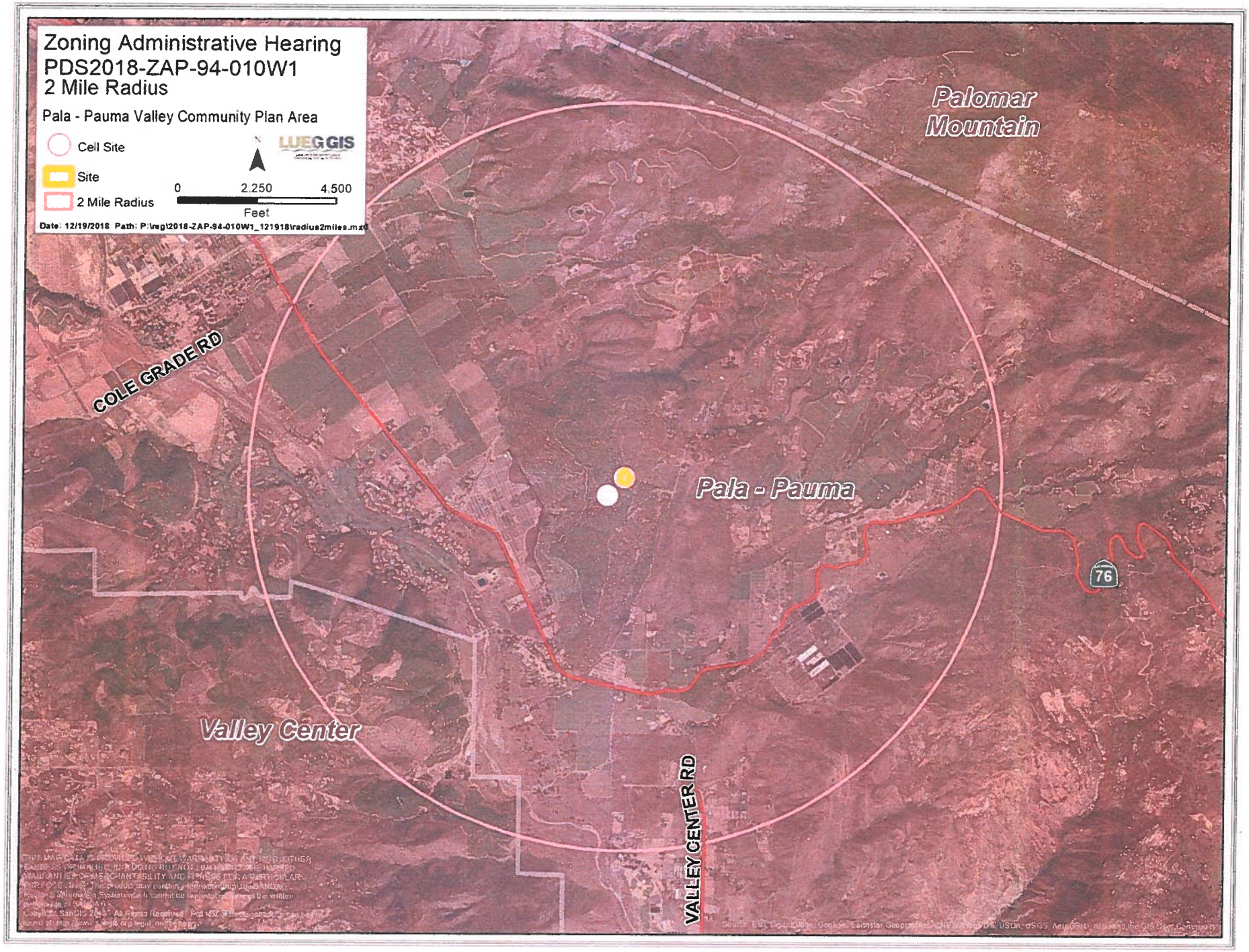

Zoning Administrative Hearing
PDS2018-ZAP-94-010W1
Pala - Pauma Valley Community Plan Area
Roads
Site
N
LUEG GIS
0
500
1,000
Feet
Date: 5/15/2019 Path: P:\reg\2018-ZAP-94-010W1_121918\photo_lg.mxd
S Mesa Dr
Calle Rosas
Avnda Delasestrellas
Peregrine Rd
76


Zoning Administrative Hearing
PDS2018-ZAP-94-010W1
Pala - Pauma Valley Community Plan Area
Roads
Site
LUEG GIS
0
1,000
2,000
Feet
Date: 12/19/2018 Path: P:\reg\2018-ZAP-94-010W1_121918\photo_sm.mxd
N Mesa Dr
Starbeam Ln
Quail Dr
Pala - Pauma
Pauma Valley Dr
Wiskon Wy
76
Valley Center


Zoning Administrative Hearing
PDS2018-ZAP-94-010W1
2 Mile Radius
Pala - Pauma Valley Community Plan Area
Cell Site
Site
2 Mile Radius
0
2,250
4,500
Feet
Date: 12/19/2018 Path: P:\reg\2018-ZAP-94-010W1_121918\radius2miles.mxd
LUEG GIS
Palomar Mountain
COLE GRADE RD
Pala - Pauma
76
Valley Center
VALLEY CENTER RD

CROWN CASTLE

SITE #: BU 827640
SITE NAME: SD943 YUIMA WATER TANK
CITY: PAUMA VALLEY
STATE: CA
COUNTY: SAN DIEGO COUNTY
DESIGN TYPE: EXISTING WIRELESS COMMUNICATION FACILITY

DISCLAIMER

THE ELEVATION HEIGHTS SPECIFIED IN THIS RECORD DRAWING ARE BASED UPON INFORMATION FURNISHED BY CROWN CASTLE. IN ACCORDANCE WITH DIRECTIVES FROM CROWN CASTLE THUS ASSUMING THAT THIS INFORMATION IS RELIABLE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCORRECT INFORMATION PROVIDED. PARTIES RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN AN AT LETTER FROM A LICENSED SURVEYOR FOR VERIFICATION OF ITS ACCURACY.

PROJECT INFORMATION

ADDRESS
32798 AVENIDA DE LAS ESTRELLAS
PAUMA VALLEY, CA 92061

PROPERTY OWNER
YUIMA MUNICIPAL WATER DISTRICT
34928 VALLEY CENTER RD.
PAUMA VALLEY, CA 92061
CONTACT: SUSAN COLLINS/LORI JOHNSON
PHONE: (760)742-3704

JURISDICTION
SAN DIEGO COUNTY

LAND DESCRIPTION OF SUBJECT PARCEL

ZONING:	A-70
A.P.N.:	132-160-31-00
CONSTRUCTION TYPE:	V-B
CURRENT USE:	UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY

PROJECT OWNER
CROWN CASTLE
2055 S. STEARMAN DR
CHANDLER, AZ 85286

PROJECT DESCRIPTION
SCOPE OF WORK:

- EXISTING ±30' MONOPOLE, ANTENNAS AND MAIN LINES PAINTED BROWN TO RESEMBLE A FAUX UTILITY POLE
- REMOVE EXISTING WOOD STRUCTURE & INSTALL PROPOSED WOOD STRUCTURE AT PROPOSED LOCATION. PAINT ANTENNAS & MAIN LINES BROWN AND ADD FAUX BRANCHES. INSTALL (1) T-MOBILE ANTENNA IN POSITION #3
- PAINT EXISTING HORIZONTAL STEEL POLE BROWN AND ADD BROADLEAF ANTENNA SOCKS.

CONSULTING TEAM

ARCHITECT
SAC WIRELESS
NESTOR POPOWYCH, AIA
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
CONTACT: CHRISTINA MYRICK
TELEPHONE: (619) 736-3530
FAX: (619) 736-3530

CROWN CASTLE PROJECT MANAGER
CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286
CONTACT: JOEL TAUBMAN
TELEPHONE: (480) 734-2414

PROJECT PLANNING & PERMITTING
SAC WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
CONTACT: DAIL RICHARD
TELEPHONE: (858) 200-6541

CODE COMPLIANCE

- 2016 CALIFORNIA ADMINISTRATIVE CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA ENERGY CODE

INDEX OF DRAWINGS

NUMBER	NAME OF SHEET	REV
T-1	TITLE SHEET	5
LS-1	PLOT PLAN	1
TOPO-1	TOPOGRAPHIC SURVEY	1
BMP-1	BEST MANAGEMENT PRACTICES PLAN	5
A-1	OVERALL SITE PLAN	1
A-2	ENLARGED SITE PLAN	5
A-3	PROPOSED & EXISTING NORTH ELEVATIONS	5
A-4	PROPOSED & EXISTING EAST ELEVATIONS	5
A-5	PROPOSED & EXISTING SOUTH ELEVATIONS	5
A-6	PROPOSED & EXISTING WEST ELEVATIONS	5

VICINITY MAP

DRIVING DIRECTIONS

DIRECTIONS TO: 32798 AVENIDA DE LAS ESTRELLAS FROM: SAN DIEGO AIRPORT

- HEAD NORTHWEST ON AIRPORT TERMINAL RD
- TURN LEFT ONTO N HARBOR DR
- TURN LEFT ONTO W GRAPE ST
- TAKE THE INTERSTATE I-5 S RAMP
- USE THE RIGHT LANE TO MERGE ONTO I-5 S
- TAKE EXIT 16 TO MERGE ONTO CA-163 N TOWARD ESCONDIDO / MERGE ONTO I-15 N
- TAKE EXIT 27 FOR VIA RANCHO PKWY TOWARD FELICITA PARK/SAN DIEGO WILD ANIMAL PARK
- TURN RIGHT ONTO E VIA RANCHO PKWY
- CONTINUE ONTO BEAR VALLEY PKWY
- TURN RIGHT ONTO E VALLEY PKWY
- CONTINUE ONTO VALLEY CENTER RD
- TURN RIGHT ONTO CA-76 E
- TURN LEFT ONTO RINCON RANCH RD
- TURN LEFT ONTO S MESA DR
- TURN RIGHT ONTO AVE DE LAS ESTRELLA
- DESTINATION WILL BE ON THE RIGHT

SDC PDS RCVD 09-27-18
ZAP94-010W3

PLAN PREPARED FOR:

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

PROJECT INFORMATION:
SD943 YUIMA WATER TANK
BU 827640
32798 AVENIDA DE LAS ESTRELLAS
PAUMA VALLEY, CA 92061
SAN DIEGO COUNTY

CURRENT ISSUE DATE:
09/25/2018

ISSUED FOR:
REVISED 100% ZONING

REVISIONS

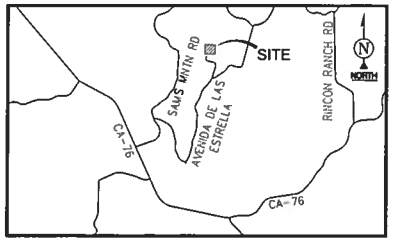
REV	DATE	DESCRIPTION	BY
0	03/21/2018	90% ZONING	MD
1	04/03/2018	REVISED 90% ZONING	MD
2	04/04/2018	100% ZONING	CM
3	04/13/2018	REVISED 100% ZONING	MD
4	04/17/2018	PLOT PLAN	CM
1	07/30/2018	PLANNING COMMENTS	MD
5	09/25/2018	REVISED 100% ZONING	JE

PLANS PREPARED BY:
SAC WIRELESS
SAC AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



VICINITY MAP
N.T.S.

OWNER
YUIMA MUNICIPAL WATER DISTRICT
34928 VALLEY CENTER DR.
PAUMA VALLEY, CA 92061

CONTACT
LAURA WHITTEN
949-930-4362

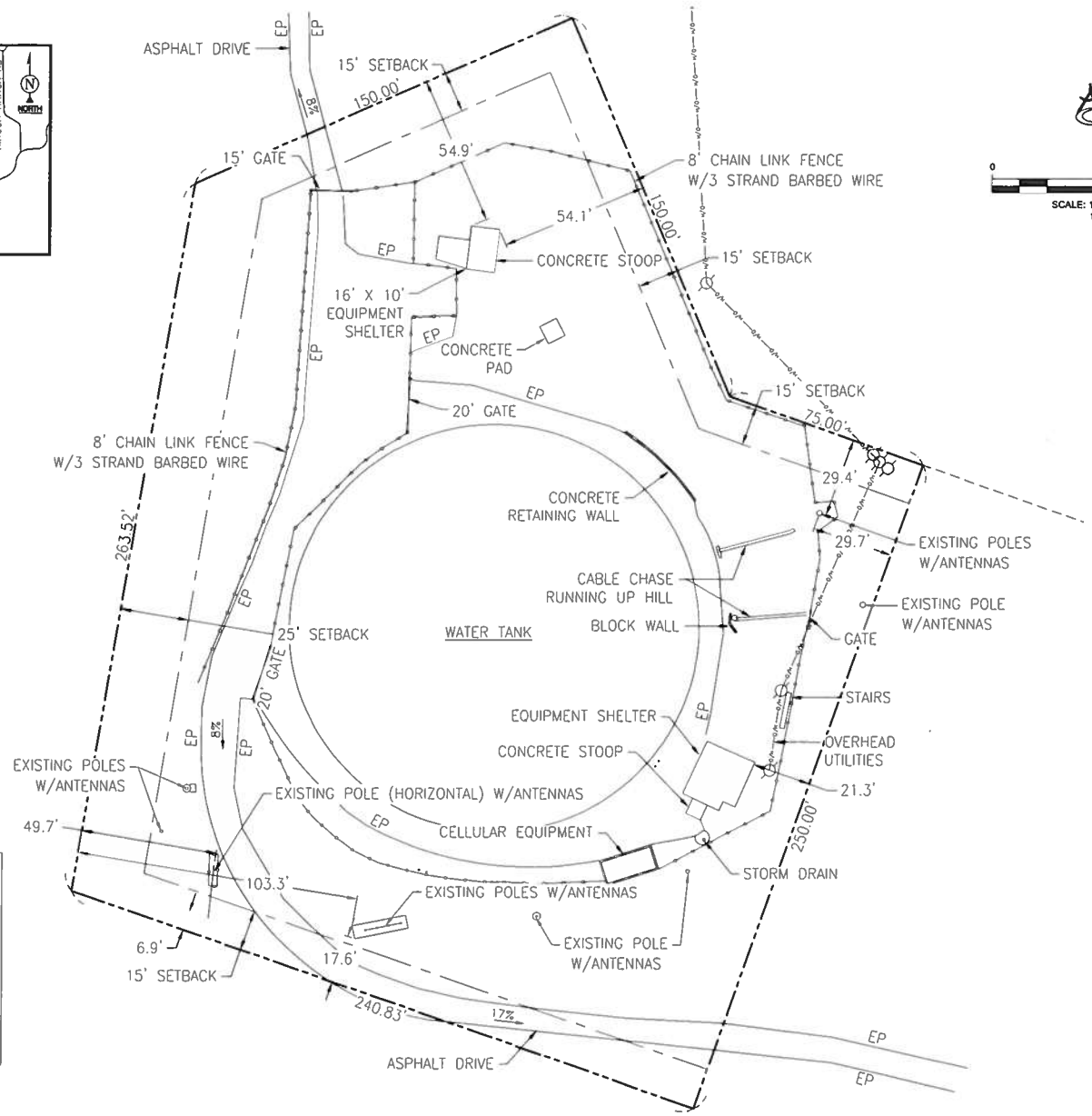
SITE ADDRESS
32798 DE LAS ESTRELLAS
PAUMA VALLEY, CA 92082
APN: 132-160-31-00
77,886 SQ. FT. OR 1.79 ACRES MORE LESS (NET)

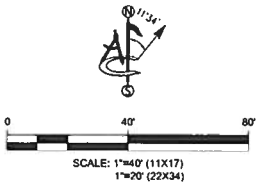
SUMMARY EXISTING
N/A

SUMMARY PROPOSED
N/A

LEGEND

XXX	DRAINAGE ARROW
	UTILITY POLE
	LIGHT POLE
S.D.C.R.	SAN DIEGO COUNTY RECORDS
	CHAIN LINK FENCE
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE
	EASEMENT





CROWN CASTLE

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO CROWN CASTLE IS STRICTLY PROHIBITED

SITE NAME
SD943 YUIMA
WATER TANK

B.U.N.
827640

SITE ADDRESS
32798 AVENIDA DE LAS ESTRELLAS
PAUMA VALLEY, CA 92061

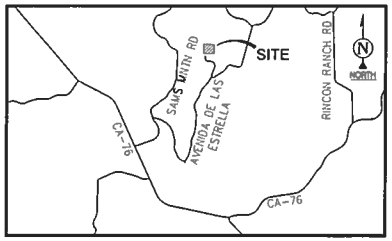
SAN DIEGO COUNTY

ambit consulting
428 MAIN STREET SUITE 206
HUNTINGTON BEACH, CALIFORNIA 92648
PH. (480) 659-4072

REV.	DATE	DESCRIPTION	BY
0	04/12/18	SUBMITTAL	DRH

SHEET TITLE
PLOT
PLAN

SHEET NO.
LS-1



VICINITY MAP
N.T.S.

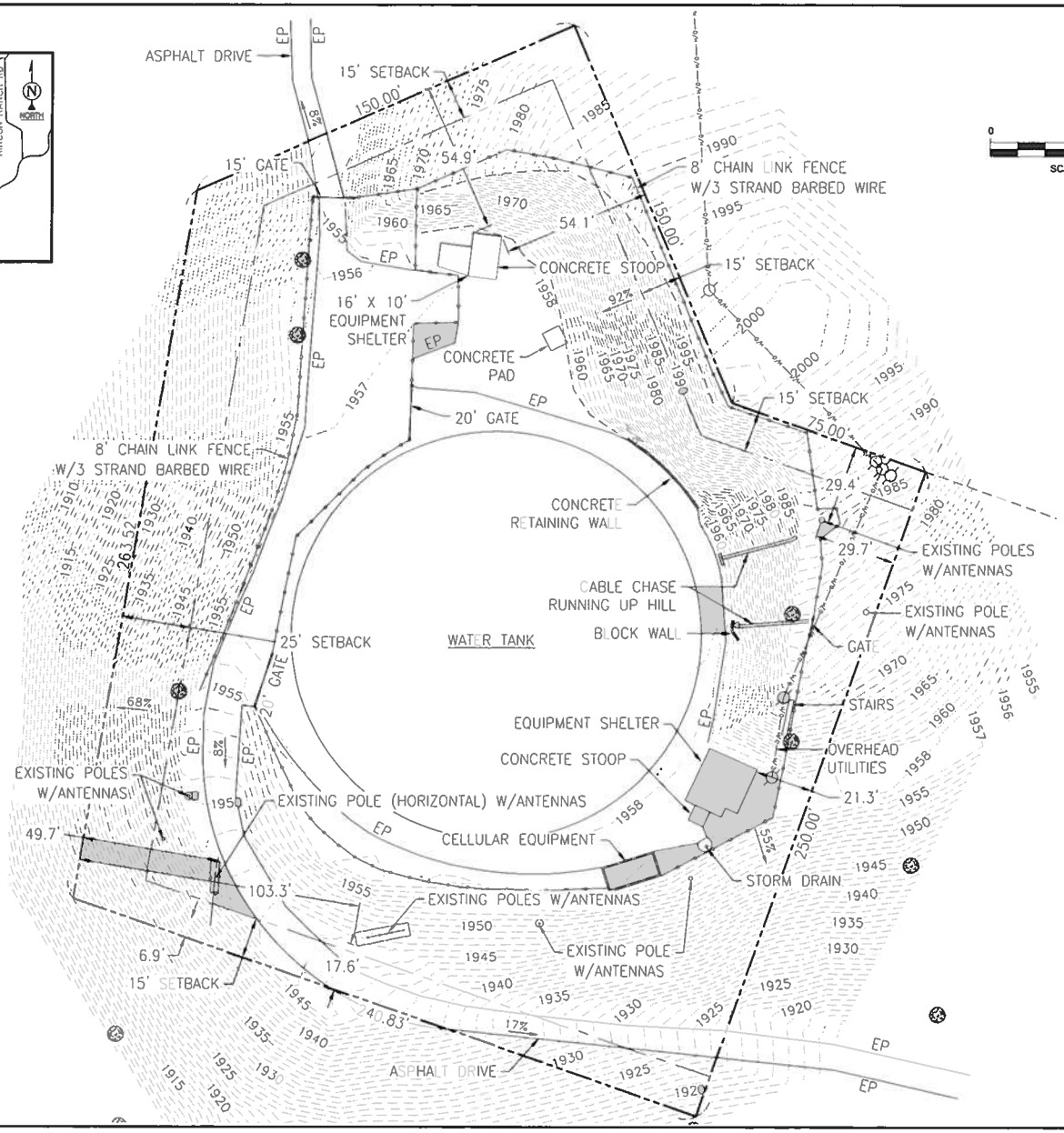
OWNER
YUIMA MUNICIPAL WATER DISTRICT
34928 VALLEY CENTER DR.
PAUMA VALLEY, CA 92061

CONTACT
LAURA WHITTEN
949-930-4362

SITE ADDRESS
32798 DE LAS ESTRELLAS
PAUMA VALLEY, CA 92082
APN: 132-160-31-00
77,886 SQ. FT. OR 1.79 ACRES MORE LESS (NET)

SUMMARY EXISTING
N/A

SUMMARY PROPOSED
N/A



0 40' 80'
SCALE: 1"=40' (11X17)
1"=20' (22X34)

LEGEND

XX%	DRAINAGE ARROW
	UTILITY POLE
	LIGHT POLE
S.D.C.R.	SAN DIEGO COUNTY RECORDS
	CHAIN LINK FENCE
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE
	EASEMENT

CROWN CASTLE

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE

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SITE NAME
SD943 YUIMA
WATER TANK

B.U.N.
827640

SITE ADDRESS
32798 AVENIDA DE LAS ESTRELLAS
PAUMA VALLEY, CA 92061

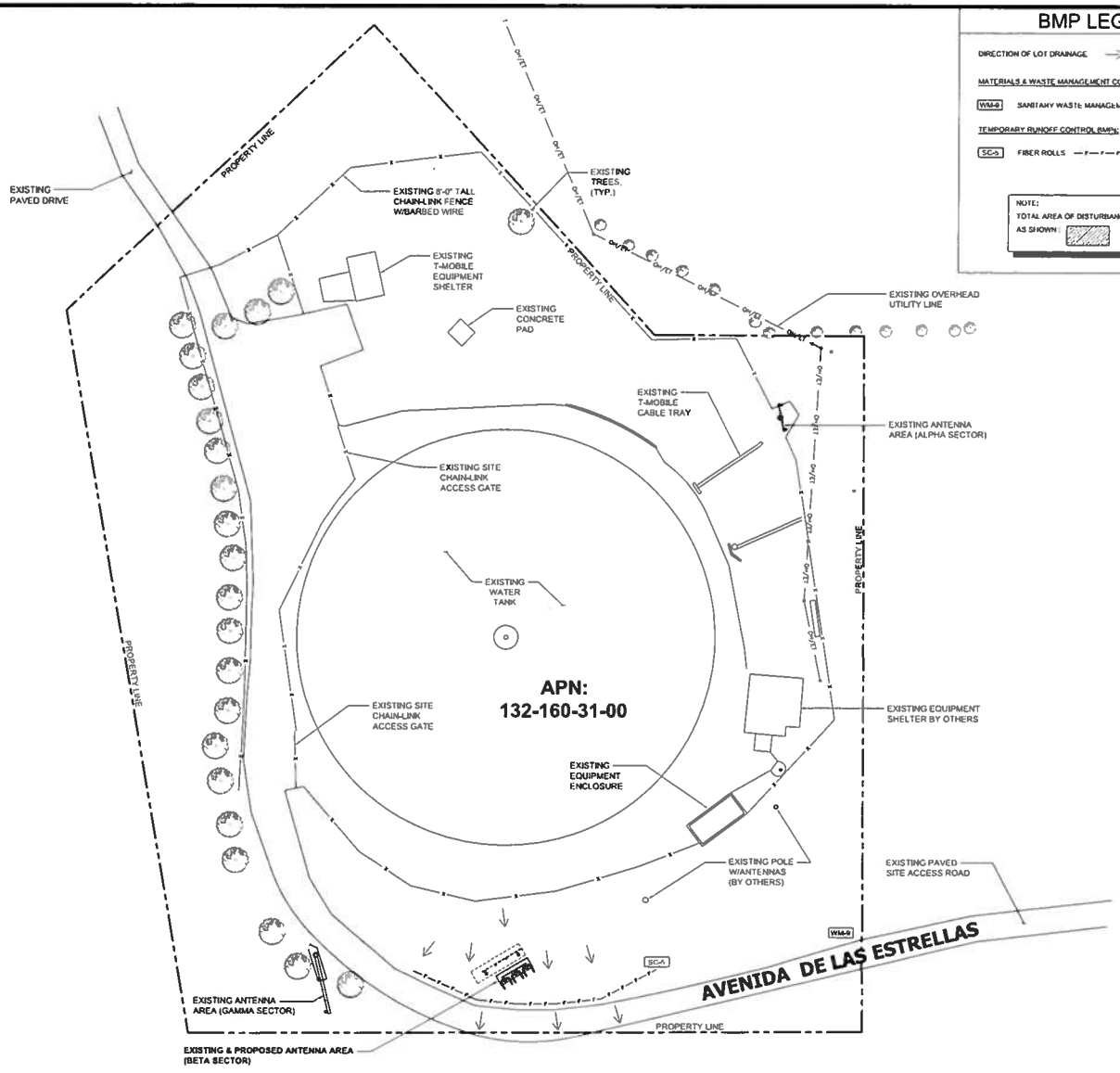
SAN DIEGO COUNTY

ambit consulting
428 MAIN STREET SUITE 206
HUNTINGTON BEACH, CALIFORNIA 92648
PH. (480) 659-4072

REV.	DATE	DESCRIPTION	BY
0	04/12/18	SUBMITTAL	DRH

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NO.
TOPO-1



BMP LEGEND

DIRECTION OF LOT DRAINAGE

MATERIALS & WASTE MANAGEMENT CONTROL BMPs:

WM-9 SANITARY WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPs:

SC-5 FIBER ROLLS

NOTE:
TOTAL AREA OF DISTURBANCE : 52 SQ.FT.
AS SHOWN :

BEST MANAGEMENT PRACTICES PLAN

20' 0 10' 20'

SCALE: 1" = 20'-0" (24x36)
(OR) 1/2" = 20'-0" (11x17)

1

PLAN PREPARED FOR:

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

PROJECT INFORMATION:

SD943 YUIMA WATER TANK
BU 827640

32788 AVENIDA DE LAS ESTRELLAS
PAUMA VALLEY, CA 92061
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

09/25/2018

ISSUED FOR:

REVISED 100% ZONING

REVISIONS

REV	DATE	DESCRIPTION	BY
0	03/21/2018	90% ZONING	MD
1	04/03/2018	REVISED 90% ZONING	MD
2	04/04/2018	100% ZONING	CM
3	04/13/2018	REVISED 100% ZONING	MD
4	04/17/2018	PLOT PLAN	CM
1	07/30/2018	PLANNING COMMENTS	MD
5	09/25/2018	REVISED 100% ZONING	JE

PLANS PREPARED BY:

SAC WIRELESS
SAC AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

LICENSURE:

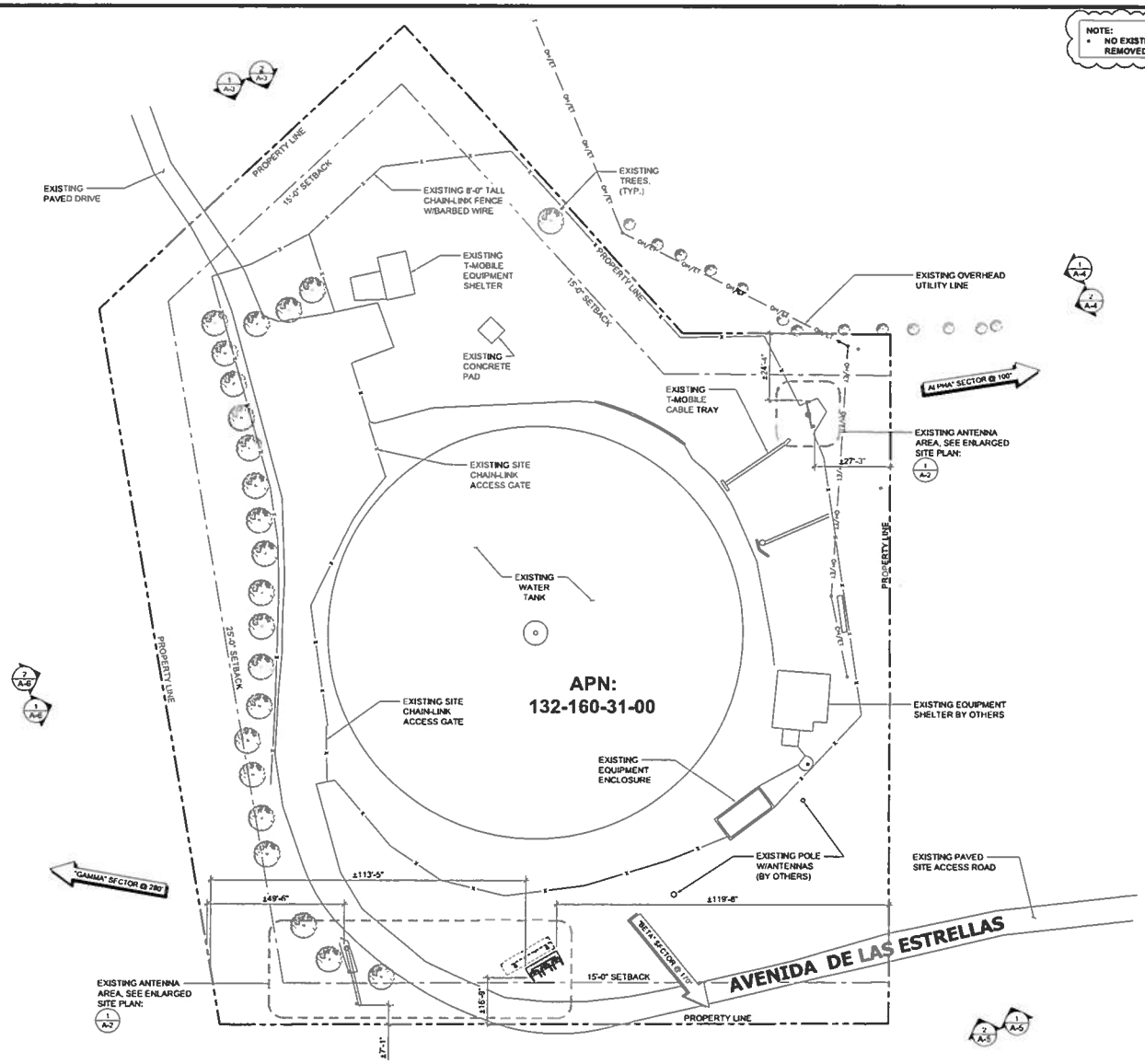
SHEET TITLE:

BMP PLAN

SHEET NUMBER:

BMP-1

NOTE:
- NO EXISTING TREES SHALL BE REMOVED.



OVERALL SITE PLAN

20' 0 10' 20'

SCALE: 1" = 20'-0" (24x36)
(OR) 1/2" = 20'-0" (11x17)

1

PLAN PREPARED FOR:

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

PROJECT INFORMATION:

SD943 YUIMA WATER TANK
BU 827640

32746 AVENIDA DE LAS ESTRELLAS
PAUMA VALLEY, CA 92061
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

09/25/2018

ISSUED FOR:

REVISED 100% ZONING

REVISIONS

REV	DATE	DESCRIPTION	BY
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1	04/03/2018	REVISED 90% ZONING	MD
2	04/04/2018	100% ZONING	CM
3	04/13/2018	REVISED 100% ZONING	MD
4	04/17/2018	PLOT PLAN	CM
△	07/30/2018	PLANNING COMMENTS	MD
5	09/25/2018	REVISED 100% ZONING	JE

PLANS PREPARED BY:

SAC WIRELESS
SAC AE DESIGN GROUP, INC
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3768

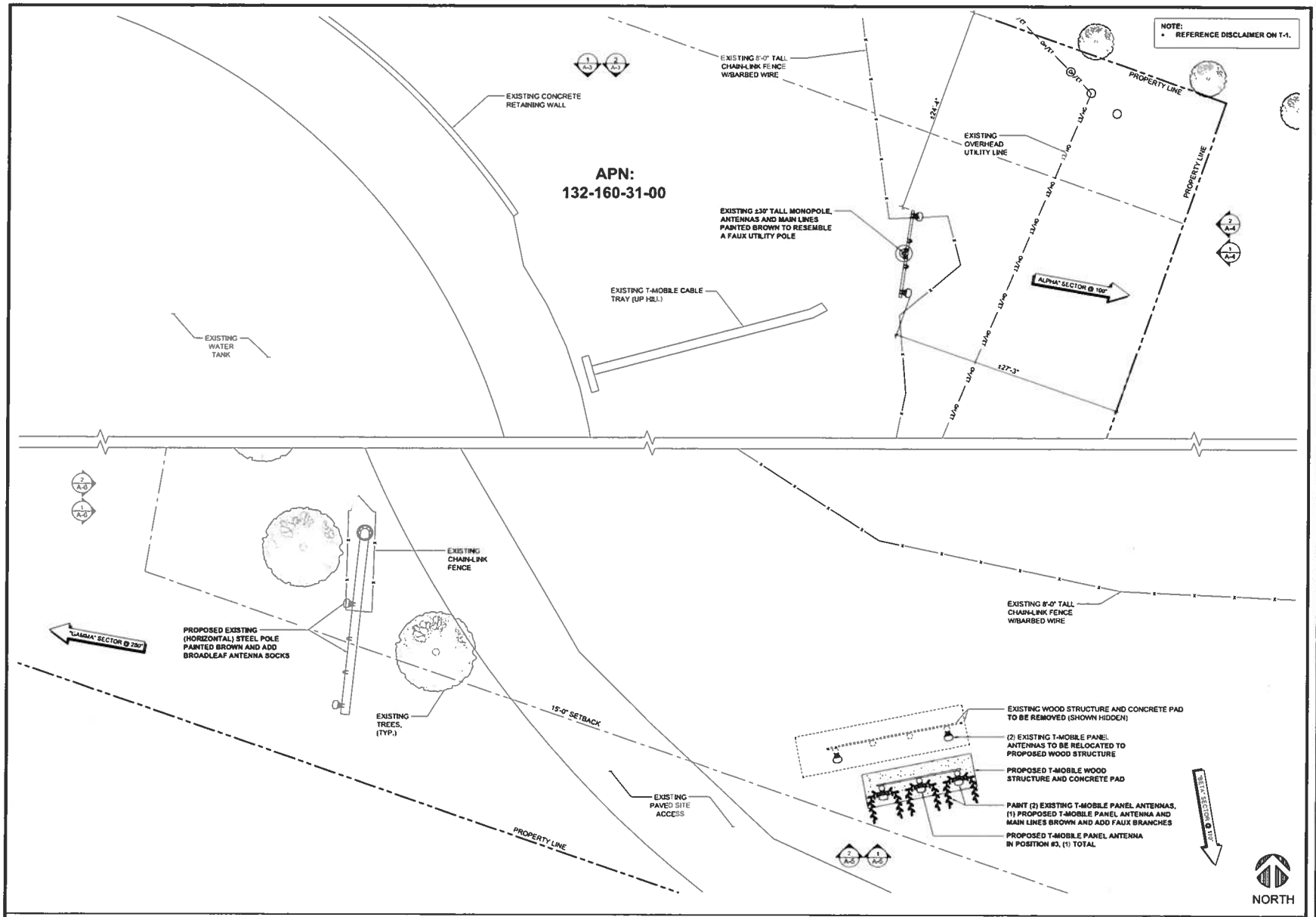
LICENSURE:

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A-1



ENLARGED SITE PLAN

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

PLAN PREPARED FOR:

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

PROJECT INFORMATION:

SD943 YUIMA WATER TANK
BU 827640

32798 AVENIDA DE LAS ESTRELLAS
PAUMA VALLEY, CA 92061
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

09/25/2018

ISSUED FOR:

REVISED 100% ZONING

REVISIONS

REV	DATE	DESCRIPTION	BY
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4	04/17/2018	PLOT PLAN	CM
△	07/30/2018	PLANNING COMMENTS	MD
5	09/25/2018	REVISED 100% ZONING	JE

PLANS PREPARED BY:

SAC WIRELESS
SAC AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3744

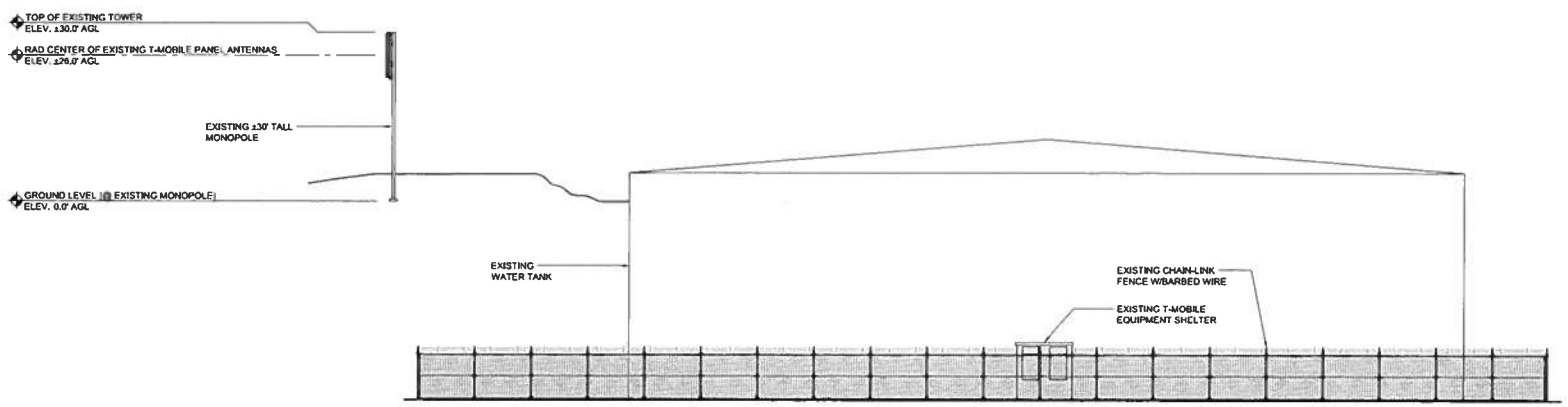
LICENSURE:

SHEET TITLE:

ENLARGED SITE PLAN

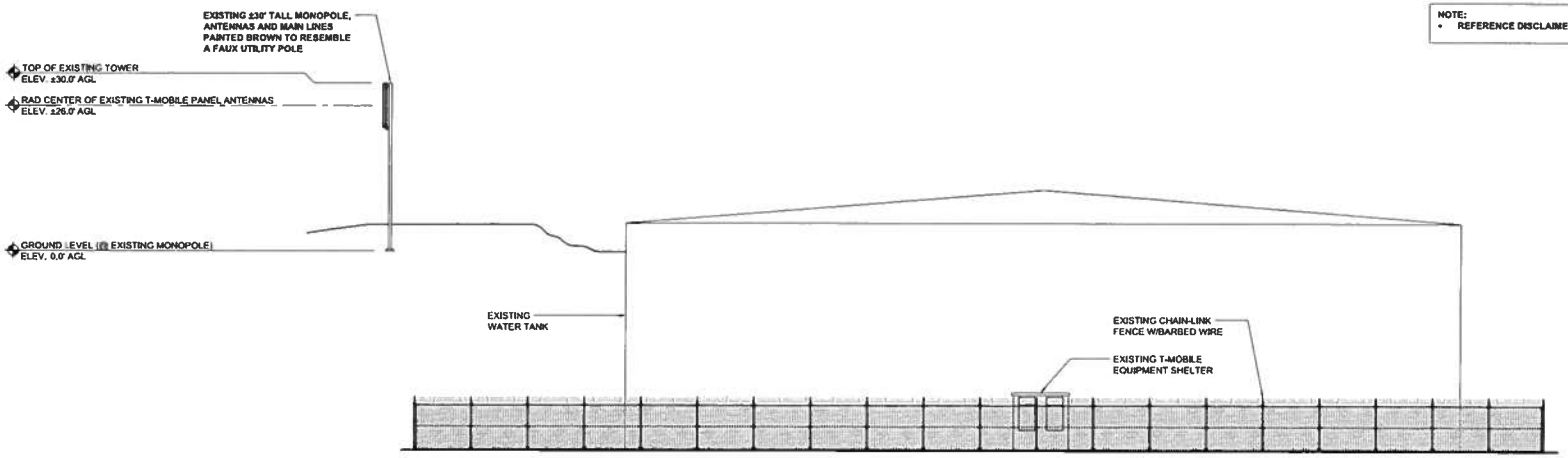
SHEET NUMBER:

A-2



EXISTING NORTH ELEVATION

0 3' 6' 12' SCALE: 3/32" = 1'-0" (24x36) (OR) 3/64" = 1'-0" (11x17) **2**



NOTE:
* REFERENCE DISCLAIMER ON T-1.

PROPOSED NORTH ELEVATION

0 3' 6' 12' SCALE: 3/32" = 1'-0" (24x36) (OR) 3/64" = 1'-0" (11x17) **1**

PLAN PREPARED FOR:

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

PROJECT INFORMATION:

SD943 YUIMA WATER TANK
BU 827640

32786 AVENIDA DE LAS ESTRELLAS
PAUMA VALLEY, CA 92061
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

09/25/2018

ISSUED FOR:

REVISED 100% ZONING

REVISIONS

REV	DATE	DESCRIPTION	BY
0	03/21/2018	90% ZONING	MD
1	04/03/2018	REVISED 90% ZONING	MD
2	04/04/2018	100% ZONING	CM
3	04/13/2018	REVISED 100% ZONING	MD
4	04/17/2018	PLOT PLAN	CM
5	07/30/2018	PLANNING COMMENTS	MD
5	09/25/2018	REVISED 100% ZONING	JE

PLANS PREPARED BY:

SAC WIRELESS
SAC AE DESIGN GROUP, INC.
5615 SHORECHAM PLACE, SUITE 150
SAN DIEGO CA 92122
www.sacw.com
619.736.3766

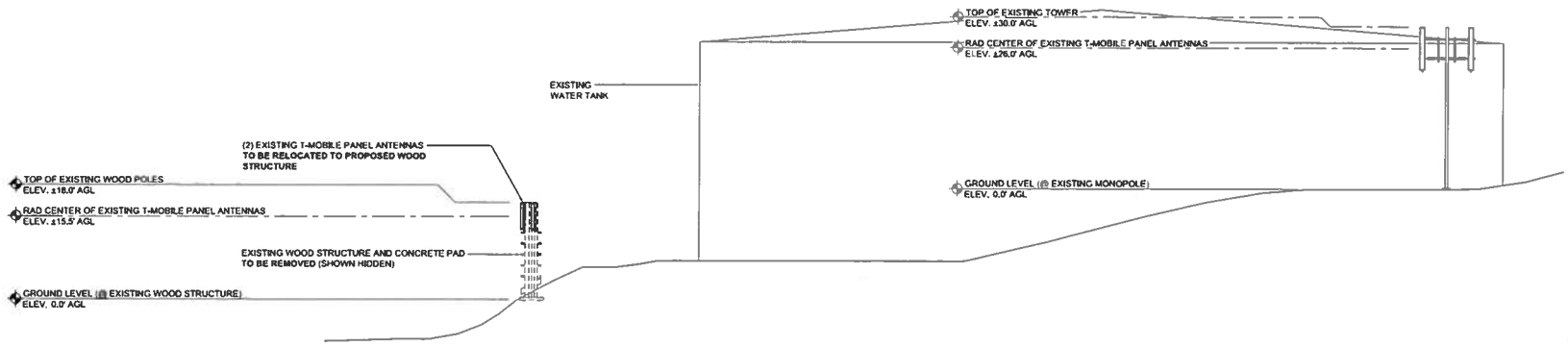
LICENSURE:

SHEET TITLE:

PROPOSED & EXISTING
NORTH ELEVATIONS

SHEET NUMBER:

A-3

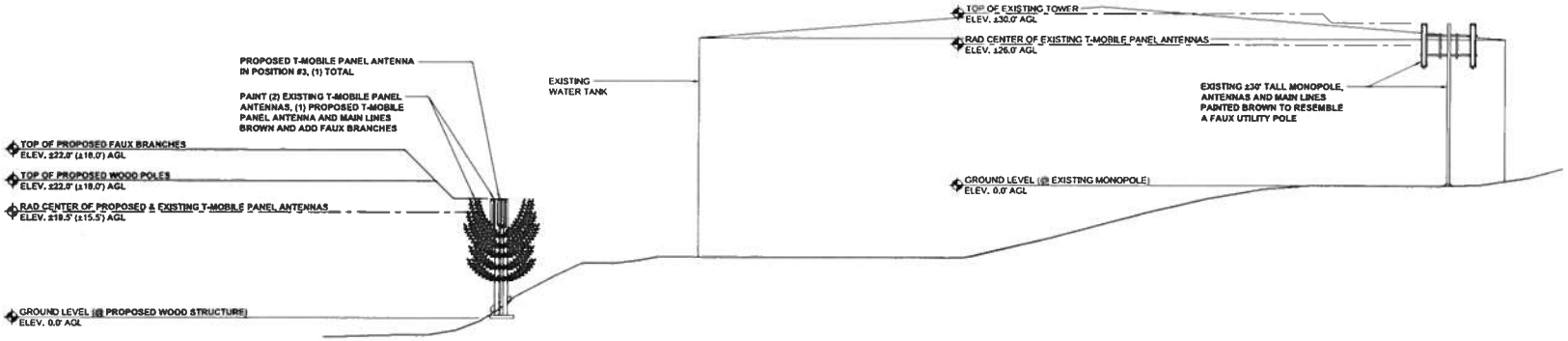


EXISTING EAST ELEVATION

0 3' 6' 12' SCALE: 3/32" = 1'-0" (24x36)
(OR) 3/64" = 1'-0" (11x17)

2

NOTE:
- REFERENCE DISCLAIMER ON T-1.



PROPOSED EAST ELEVATION

0 3' 6' 12' SCALE: 3/32" = 1'-0" (24x36)
(OR) 3/64" = 1'-0" (11x17)

1

PLAN PREPARED FOR:

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

PROJECT INFORMATION:

SD943 YUIMA WATER TANK
BU 827640

32798 AVENIDA DE LAS ESTRELLAS
PAUMA VALLEY, CA 92061
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

09/25/2018

ISSUED FOR:

REVISED 100% ZONING

REVISIONS

REV	DATE	DESCRIPTION	BY
0	03/21/2018	90% ZONING	MD
1	04/03/2018	REVISED 90% ZONING	MD
2	04/04/2018	100% ZONING	CM
3	04/13/2018	REVISED 100% ZONING	MD
4	04/17/2018	PLOT PLAN	CM
5	07/30/2018	PLANNING COMMENTS	MD
6	09/25/2018	REVISED 100% ZONING	JE

PLANS PREPARED BY:

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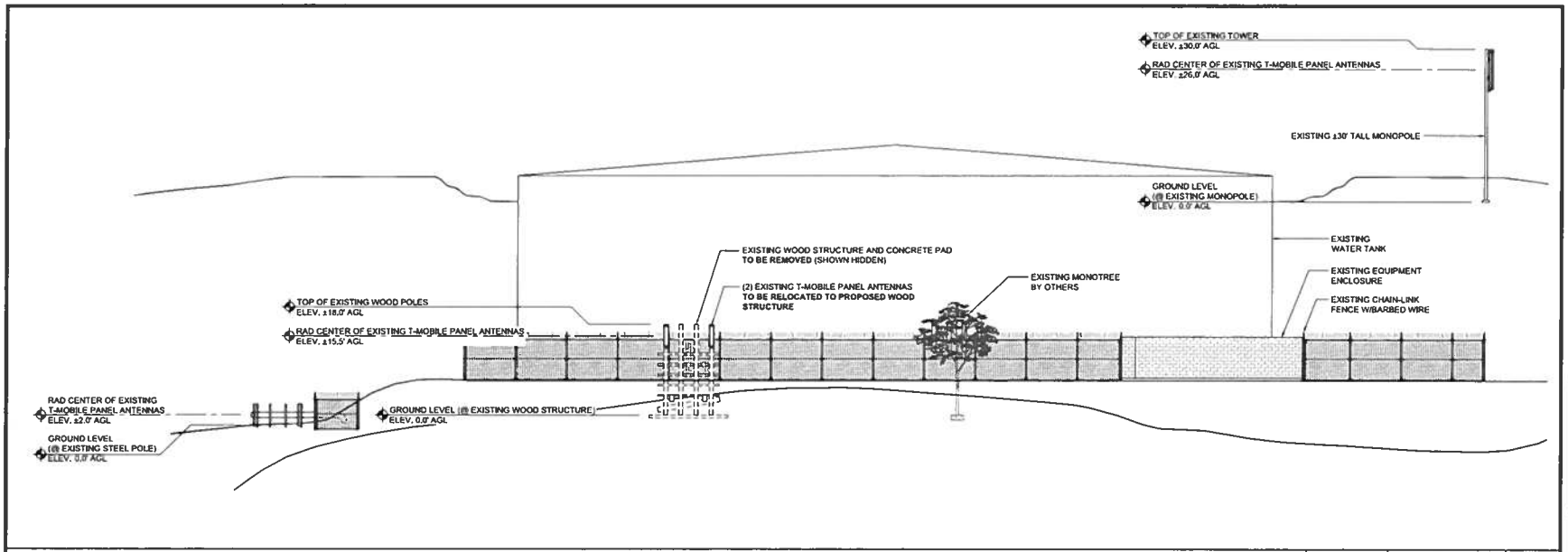
LICENSURE:

SHEET TITLE:

PROPOSED & EXISTING
EAST ELEVATIONS

SHEET NUMBER:

A-4

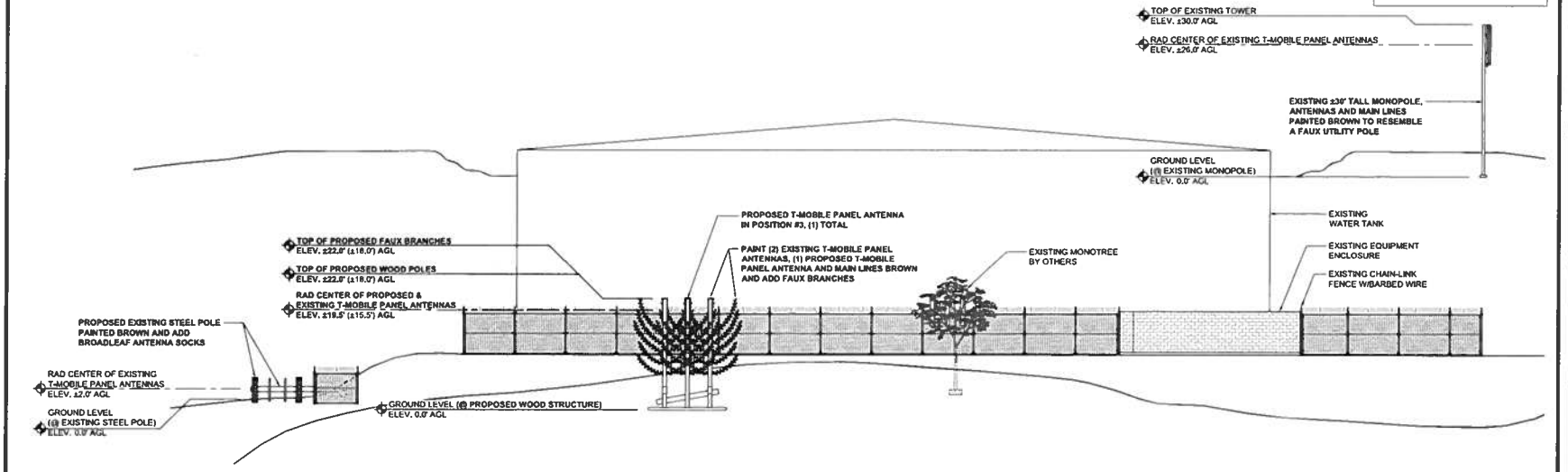


EXISTING SOUTH ELEVATION

0 3' 6' 12' SCALE: 3/32" = 1'-0" (24x36)
(OR) 3/64" = 1'-0" (11x17)

2

NOTE:
- REFERENCE DISCLAIMER ON T-1.



PROPOSED SOUTH ELEVATION

0 3' 6' 12' SCALE: 3/32" = 1'-0" (24x36)
(OR) 3/64" = 1'-0" (11x17)

1

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4	04/17/2018	PLOT PLAN	CM
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5	09/25/2018	REVISED 100% ZONING	JE

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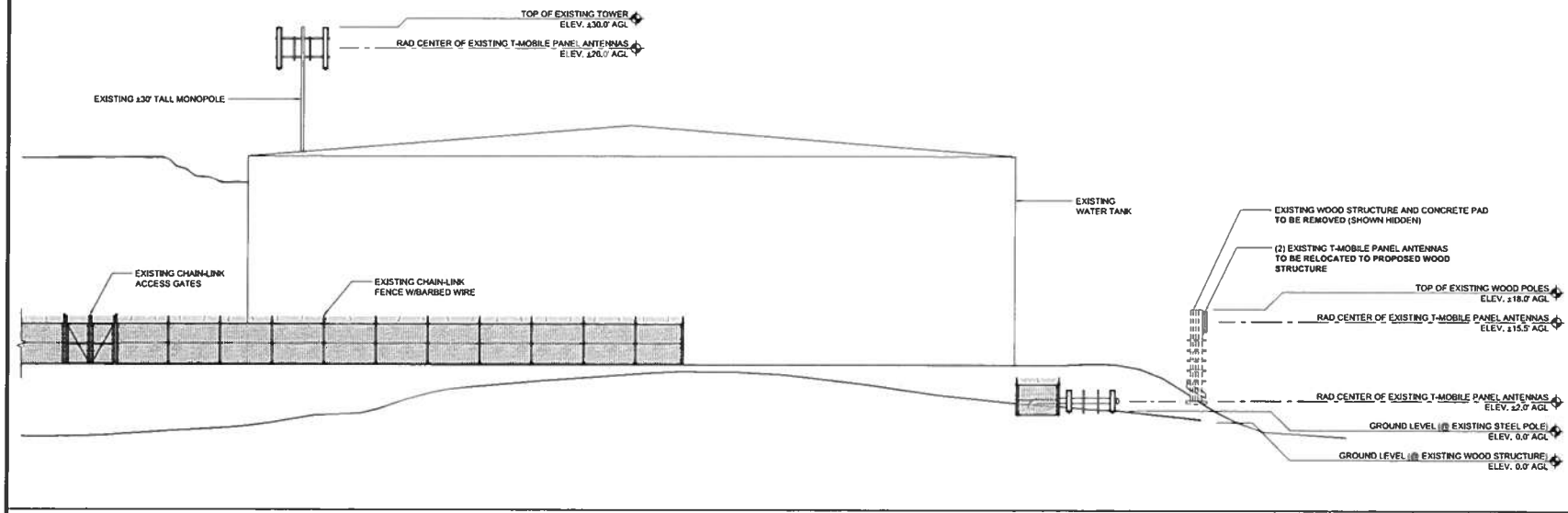
LICENSURE:

SHEET TITLE:

PROPOSED & EXISTING
SOUTH ELEVATIONS

SHEET NUMBER:

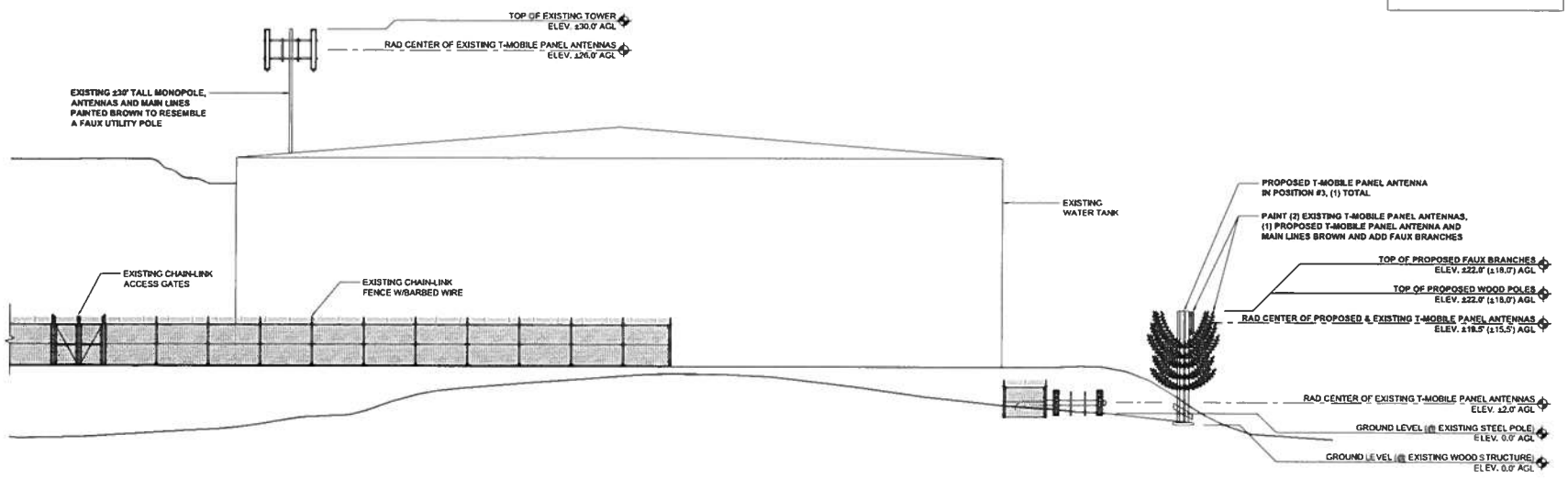
A-5



EXISTING WEST ELEVATION

0 3' 6' 12' SCALE: 3/32" = 1'-0" (24x36) (OR) 3/64" = 1'-0" (11x17) **2**

NOTE:
- REFERENCE DISCLAIMER ON T-1.



PROPOSED WEST ELEVATION

0 3' 6' 12' SCALE: 3/32" = 1'-0" (24x36) (OR) 3/64" = 1'-0" (11x17) **1**

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LICENSURE:

SHEET TITLE:

PROPOSED & EXISTING WEST ELEVATIONS

SHEET NUMBER:

A-6