

Attachment A – Planning Documentation



CC BUN: 845113
SITE NAME: SD0109 DEER SPRINGS
2691 MESA ROCK ROAD
ESCONDIDO, CA 92026
COUNTY OF SAN DIEGO



CC BUN: 845113

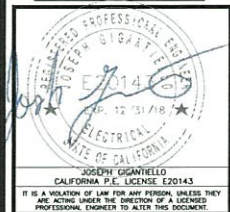
CC SITE NAME:
SD0109 DEER SPRINGS

LATITUDE: N 33°11'59.03"
LONGITUDE: W 117° 7'43.06"

ZONING DRAWINGS		
REV	DATE	ISSUED FOR
A	01/25/18	REVIEW
0	03/27/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	07/05/18	SUBMITTAL
3	08/20/18	SUBMITTAL
4	10/12/18	SUBMITTAL
5	02/12/19	SUBMITTAL



Dewberry Engineers Inc.
1815 BRIGGS ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 856.783.3678



DRAWN BY: JSR

REVIEWED BY: MSM

CHECKED BY: JG

PROJECT NUMBER: 50092941

SITE ADDRESS:

2691 MESA ROCK ROAD
ESCONDIDO, CA 92026

SHEET TITLE

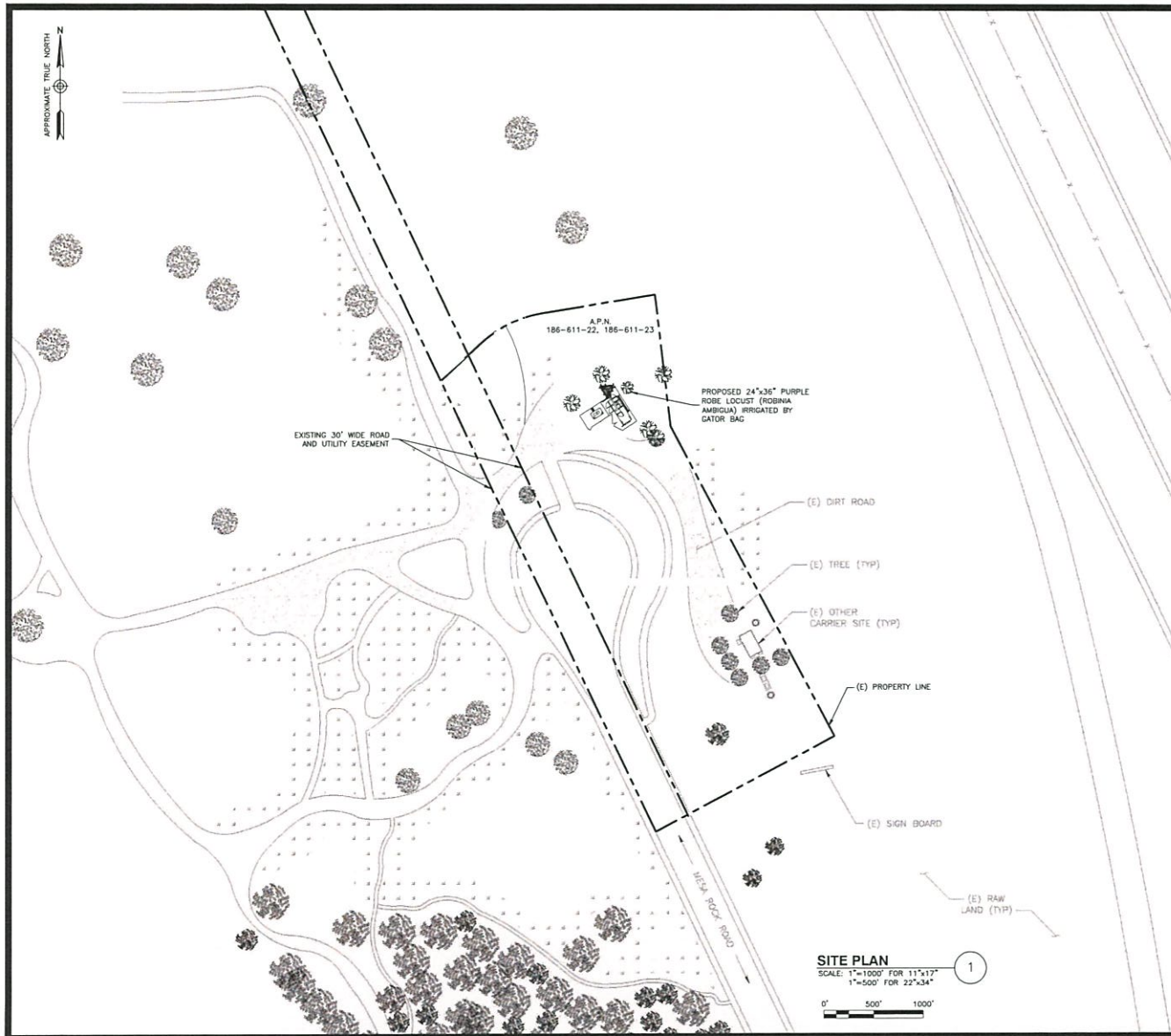
TITLE SHEET

SHEET NUMBER

T-1

2 - 16

PROJECT TEAM	VICINITY MAP	PROJECT DESCRIPTION	DRAWING INDEX
ENGINEER: DEWBERRY ENGINEERS INC. 1015 BRIGGS ROAD, SUITE 210 MOUNT LAUREL, NJ 08054 PHONE: 856.780.3640 CONTACT: MICHAEL MOORE PROJECT MANAGER: CROWN CASTLE 2055 S STEARMAN DR CHANDLER, AZ 85286 PHONE: (480) 735-6917 CONTACT: NICOLE KITZKE CONSTRUCTION MANAGER: CROWN CASTLE 200 SPECTRUM CENTER DRIVE, SUITE 1900 IRVINE, CA 92618 PHONE: (951) 795-6795 CONTACT: JESSE CASTANEDA EMAIL: Jesse.Castaneda@crowncastle.com		APPLICANT: CROWN CASTLE GT COMPANY LLC APPLICANT ADDRESS: 2055 S STEARMAN DR CHANDLER, AZ 85286 LATITUDE: N 33° 11' 57.001" LONGITUDE: W -117° 7' 41.998" ASSESSOR'S PARCEL NO.: 186-611-22 & 186-611-23 PROJECT ADDRESS: 2691 MESA ROCK ROAD ESCONDIDO, CA 92026 JURISDICTION: COUNTY OF SAN DIEGO PROPOSED HEIGHT: 54'-0" THOMAS BROTHERS PAGE: 1088 - D4 CURRENT USE: UNMANNED TELECOMMUNICATIONS FACILITY PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY PROPERTY OWNER: TS RANCH 11672 CAMINITO CORRIENTE, SAN DIEGO, CA 92128 TYPE OF CONSTRUCTION: V-B OCCUPANCY GROUP: U-2	T-1 TITLE SHEET Z-1 EXISTING PLOT PLAN LAYOUT Z-2 ENLARGED SITE PLAN Z-3 EXISTING EQUIPMENT LAYOUT Z-4 PROPOSED EQUIPMENT LAYOUT Z-5 ANTENNA LAYOUT Z-6 ELEVATIONS SHEET 1 Z-7 ELEVATIONS SHEET 2 Z-8 ELEVATIONS SHEET 3 Z-9 ELEVATIONS SHEET 4 TOPO-1 TOPOGRAPHIC SURVEY LS-1 PLOT PLAN
DRIVING DIRECTIONS	CODE COMPLIANCE	PROJECT SUMMARY	APPROVALS
DIRECTIONS FROM T-MOBILE OFFICE: START OUT GOING NORTHEAST ON PACIFIC CENTER BLVD. TOWARD WIRELESS WAY. GO 0.2 MI. TAKE THE 2ND RIGHT ONTO PACIFIC HEIGHTS BLVD. GO 0.5 MI. TURN LEFT ONTO MIRA MESA BLVD. GO 4.6 MI. TAKE THE RAMP ONTO I-15 N. GO 20.7 MI. TAKE EXIT 37 FOR DEER SPRINGS ROAD/MOUNTAIN MEADOW ROAD. GO 0.3 MI. TURN LEFT ONTO DEER SPRINGS ROAD. GO 0.2 MI. TAKE THE 1ST RIGHT ONTO MESA ROCK ROAD. AFTER 0.3 MI., SITE WILL BE ON THE RIGHT.	ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES: 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ELECTRICAL CODE IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.	THE PROJECT IS FOR THE CONTINUED OPERATION OF A CELLULAR COMMUNICATIONS NETWORK S.O.W.: - COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA - PAINT EXISTING COMPOUND FENCING WITH SHERWIN WILLIAMS COLOR "WAX CLOTH" #816157 GENERAL NOTES 1. THE FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSIBLE BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.	PROJECT MANAGER: _____ DATE: _____ CONSTRUCTION MANAGER: _____ DATE: _____ LEASING/ SITE ACQUISITION: _____ DATE: _____ RF ENGINEER: _____ DATE: _____ LANDLORD/ TOWER OWNER: _____ DATE: _____ OPERATIONS: _____ DATE: _____



SCOPE OF WORK:

- COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA
- PAINT EXISTING SHELTER WITH SHERWIN WILLIAMS COLOR "WAX CLOTH" #616157

DISCLAIMER:

THIS SET OF DRAWINGS WAS PREPARED UTILIZING INFORMATION OBTAINED FROM PUBLIC DOCUMENTS MADE AVAILABLE ON JURISDICTION WEBSITE. DEWBERRY ENGINEERS INC. CANNOT GUARANTEE THE ACCURACY OF THE DATA AND INFORMATION DEPICTED ON HEREBY EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR THE TRUTH, VALIDITY, INVALIDITY, ACCURACY, INACCURACY OF ANY SAID DATA AND INFORMATION. THE PARCEL LINES ON MAPS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE USED AS A SURVEY PRODUCT. USER ACCEPTS RESPONSIBILITY FOR THE UNAUTHORIZED USE OR TRANSMISSION OF ANY SUCH DATA OR INFORMATION IN ITS ACTUAL OR ALTERED FORM.

NOTES:

1. THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE NEW INSTALLATION.
3. THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.
4. NO GRADING IS PROPOSED AS PART OF THIS PROJECT. NO TRENCHING WILL BE REQUIRED. EXISTING POLE FOUNDATION IS TO BE UTILIZED.



CC BUN: 845113

CC SITE NAME:
SD0109 DEER SPRINGS

LATITUDE: N 33°11'59.03"

LONGITUDE: W 117° 7'43.06"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	01/25/18	REVIEW
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4	10/12/18	SUBMITTAL
5	02/12/19	SUBMITTAL

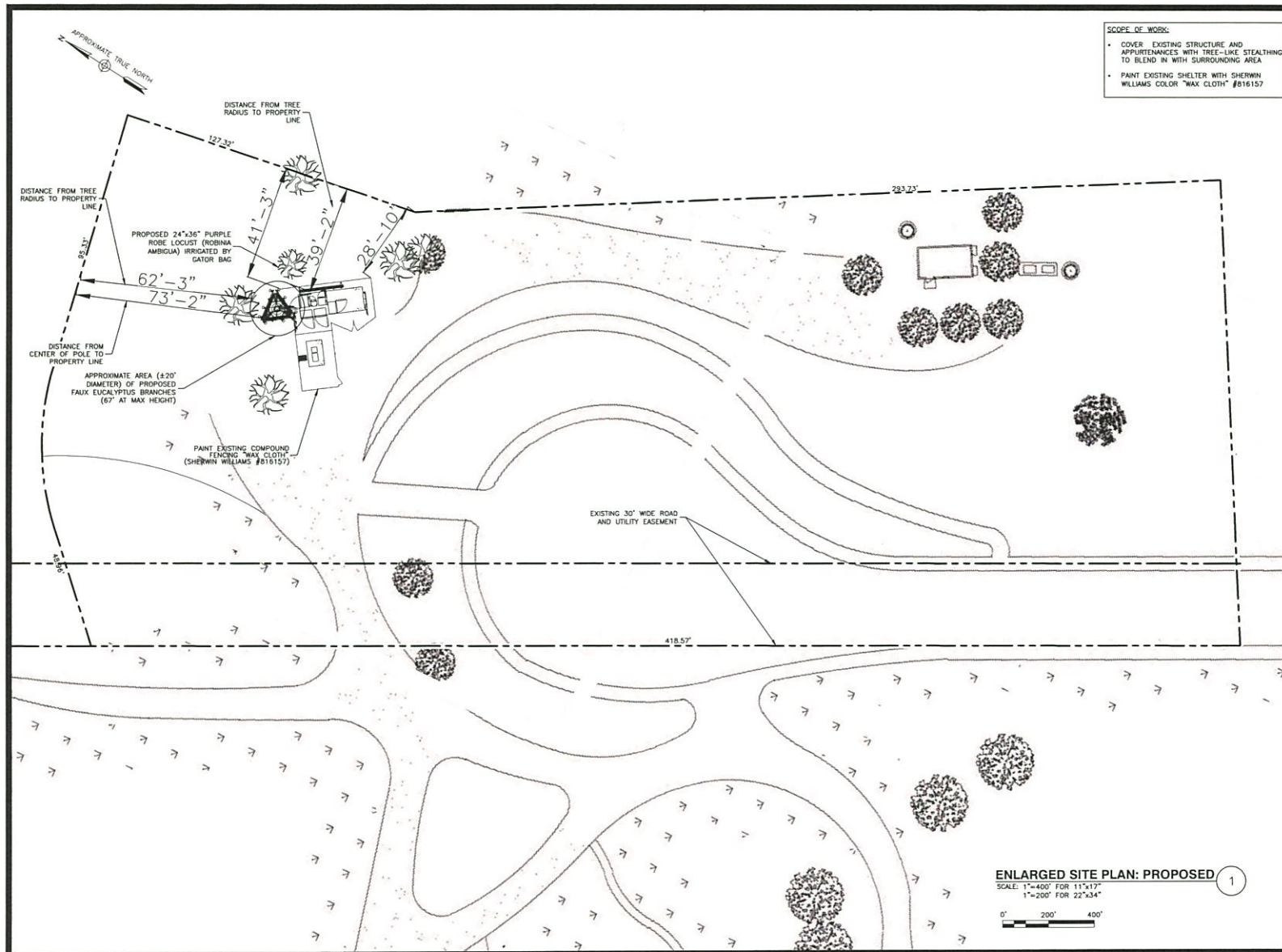


DRAWN BY:	JSR
REVIEWED BY:	MSM
CHECKED BY:	JG
PROJECT NUMBER:	50092941
SITE ADDRESS:	

2691 MESA ROCK ROAD
ESCONDIDO, CA 92026

SHEET TITLE
EXISTING PLOT PLAN LAYOUT
SHEET NUMBER

Z-1



- SCOPE OF WORK:
- COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA
 - PAINT EXISTING SHELTER WITH SHERWIN WILLIAMS COLOR "WAX CLOTH" #816157

CROWN CASTLE
200 SPECTRUM CENTER DRIVE
SUITE 1900
IRVINE, CA 92618

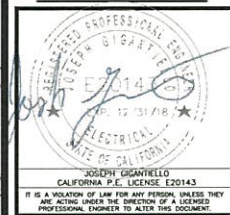
CC BUN: 845113

CC SITE NAME:
SD0109 DEER SPRINGS

LATITUDE: N 33°11'59.03"
LONGITUDE: W 117°7'43.06"

ZONING DRAWINGS		
REV	DATE	ISSUED FOR
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4	10/12/18	SUBMITTAL
5	02/12/19	SUBMITTAL

Dewberry
Dewberry Engineers Inc.
1015 BRIGGS ROAD
SUITE 210
MT LAJOLLA, NJ 08054
PHONE: 856.780.3670

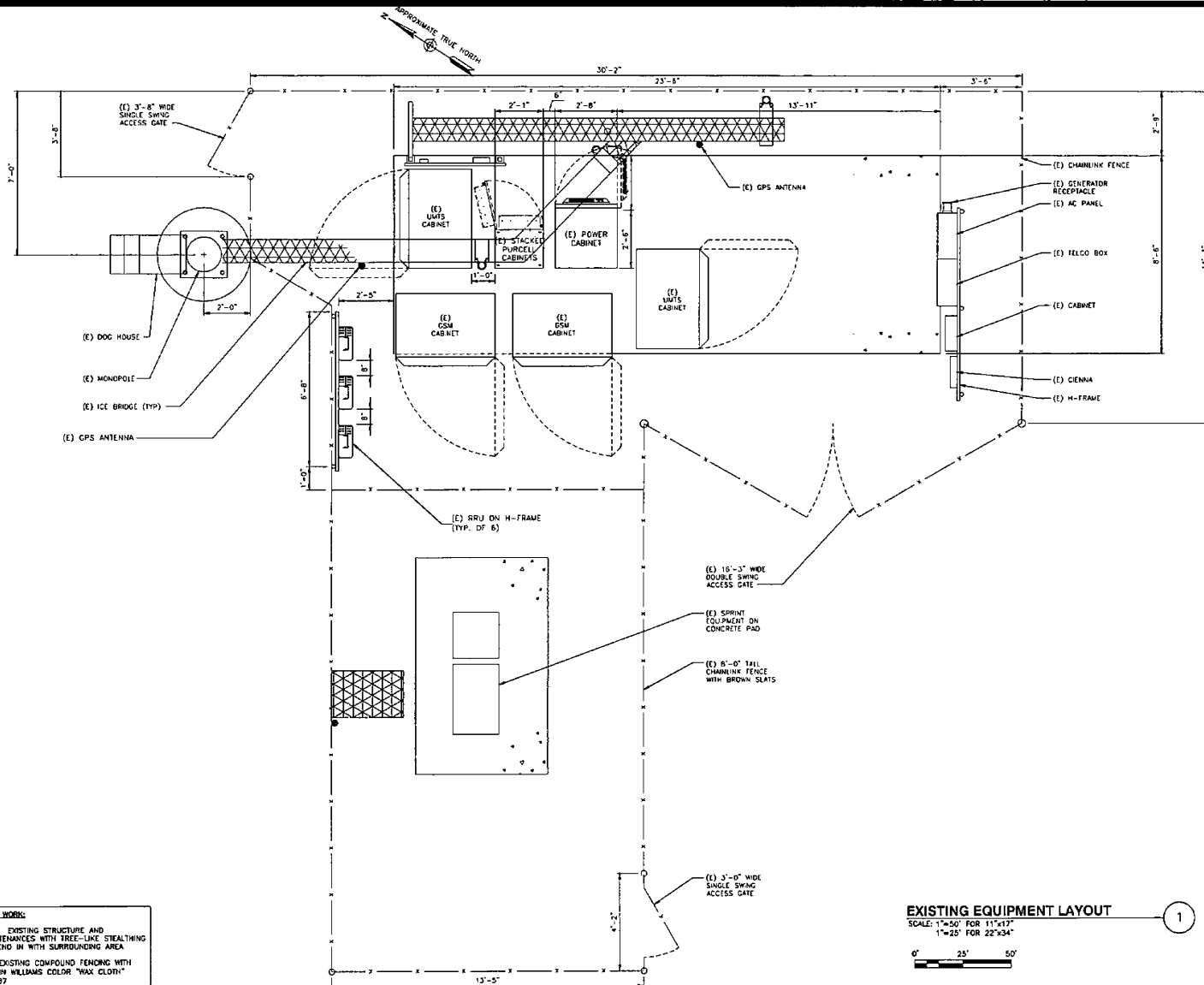


DRAWN BY: JSR
REVIEWED BY: MSM
CHECKED BY: JG
PROJECT NUMBER: 50092941
SITE ADDRESS:

2691 MESA ROCK ROAD
ESCONDIDO, CA 92026

SHEET TITLE
ENLARGED SITE PLAN
SHEET NUMBER

Z-2

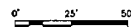


SCOPE OF WORK:

- COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA
- PAINT EXISTING COMPOUND FENCING WITH SHERWIN WILLIAMS COLOR "WAX CLOUT" #B16137

EXISTING EQUIPMENT LAYOUT

SCALE: 1"=50' FOR 11"x17"
1"=25' FOR 22"x34"



CC BUN: 845113

CC SITE NAME:
SD0109 DEER SPRINGS

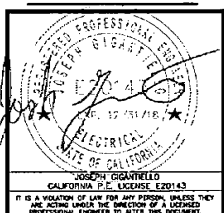
LATITUDE: N 33°11'59.03"
LONGITUDE: W 117° 7'43.06"

ZONING DRAWINGS

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5	02/12/19	SUBMITTAL



Dewberry Engineers Inc.
1018 BRIDGES ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 856.786.3578



DRAWN BY:	JSR
REVIEWED BY:	MSM
CHECKED BY:	JG
PROJECT NUMBER:	50692941
SITE ADDRESS:	

2691 MESA ROCK ROAD
ESCONDIDO, CA 92026

SHEET TITLE
EXISTING EQUIPMENT LAYOUT

SHEET NUMBER

Z-3

CC BUN: 845113

CC SITE NAME:
SD0109 DEER SPRINGS

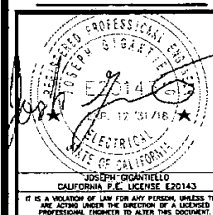
LATITUDE: N 33°11'59.03"
LONGITUDE: W 117° 7'43.06"

ZONING DRAWINGS

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5	02/12/19	SUBMITTAL

Dewberry

Dewberry Engineers Inc.
1015 BRIGGS ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 856.140.3555



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DRAWN BY: JSR

REVIEWED BY: MSM

CHECKED BY: JG

PROJECT NUMBER: 50082941

SITE ADDRESS:

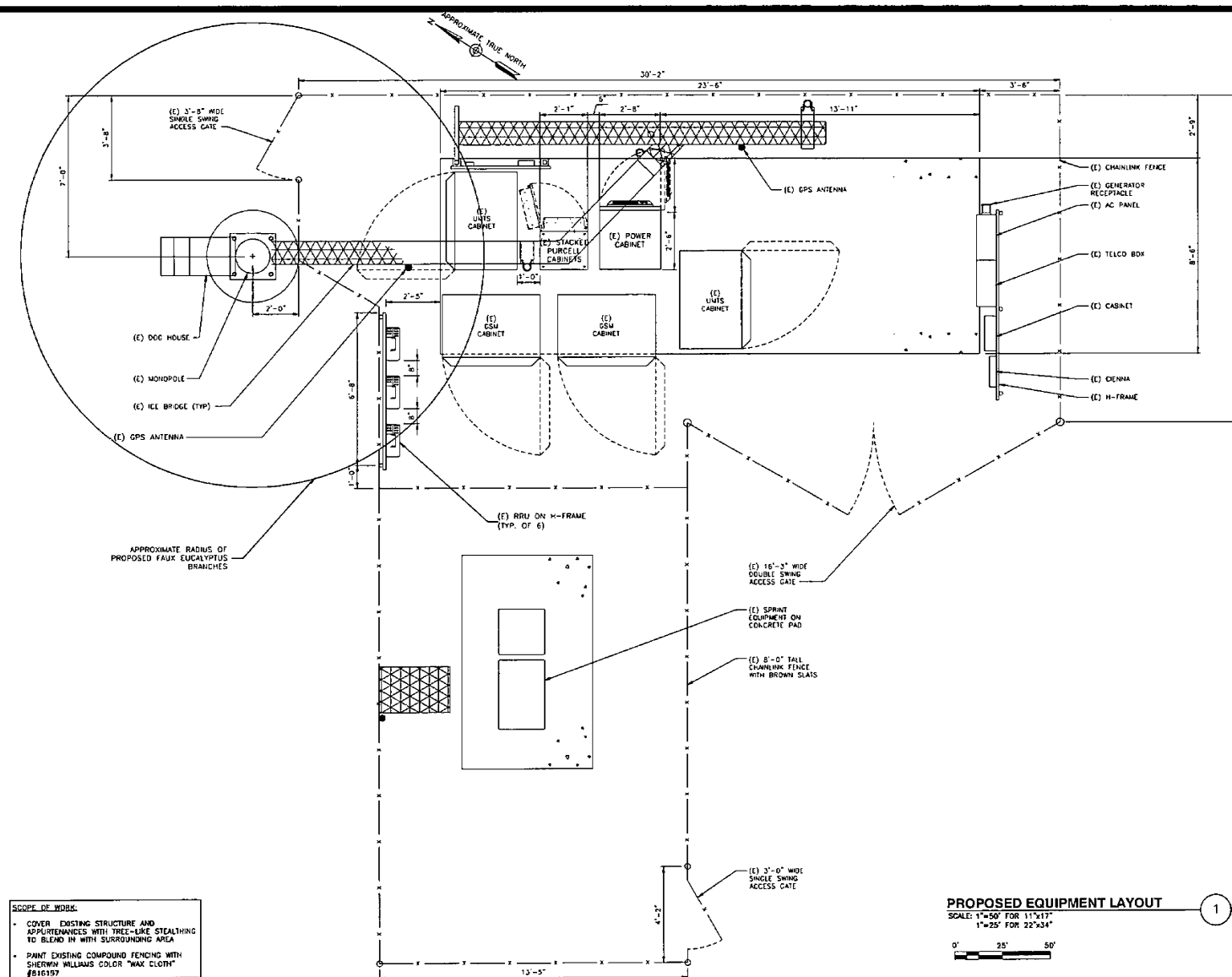
2691 MESA ROCK ROAD
ESCONDIDO, CA 92026

SHEET TITLE

PROPOSED EQUIPMENT
LAYOUT

SHEET NUMBER

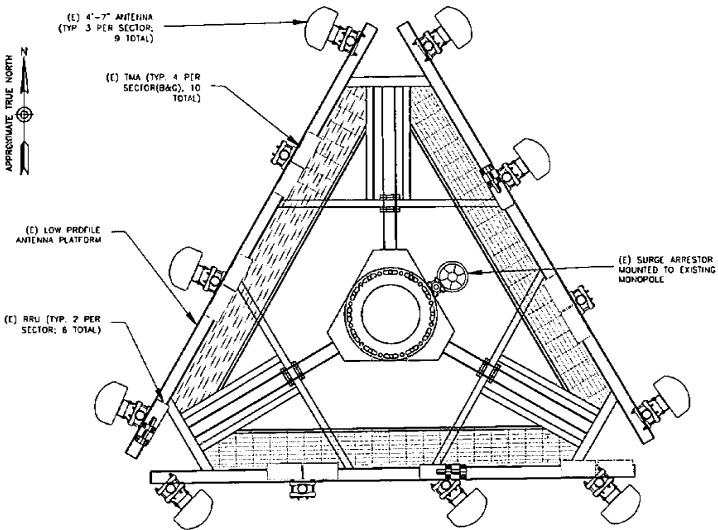
Z-4



- SCOPE OF WORK:
- COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA
 - PAINT EXISTING COMPOUND FENCING WITH SHERWIN WILLIAMS COLOR "WAX CLOTH" (#16197)

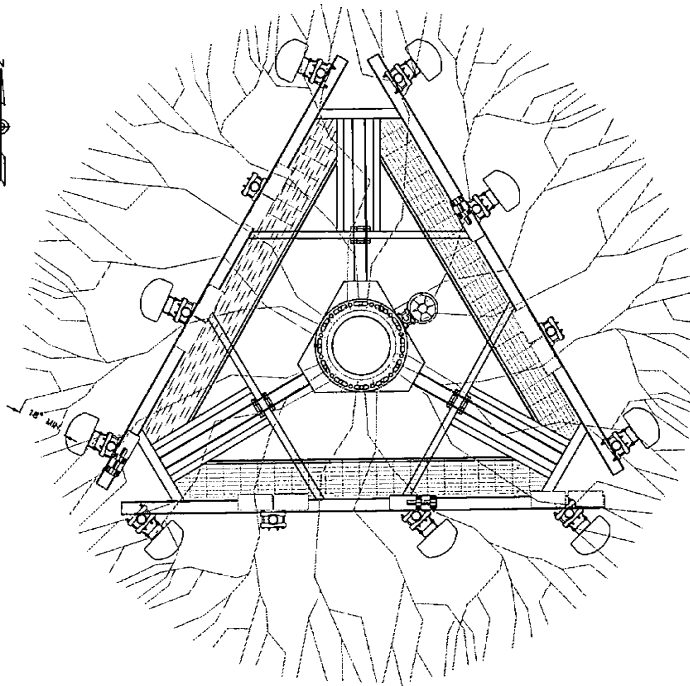
SCOPE OF WORK:

- COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA
- PAINT EXISTING COMPOUND FENCING WITH SHERWIN WILLIAMS COLOR "WAX CLOTH" #916157



EXISTING ANTENNA PLAN
SCALE: N.T.S.

1



PROPOSED ANTENNA PLAN
SCALE: N.T.S.

3

NOTE:

- FAUX EUCALYPTUS BRANCHES SHALL EXTEND A MINIMUM OF 18" PAST ANTENNAS.

CROWN CASTLE
200 SPECTRUM CENTER DRIVE
SUITE 1900
IRVINE, CA 92618

CC BUN: 845113

CC SITE NAME:
SD0109 DEER SPRINGS

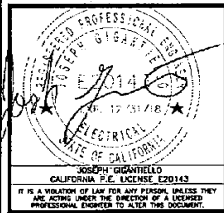
LATITUDE: N 33°11'59.03"
LONGITUDE: W 117° 7'43.06"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
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3	08/20/18	SUBMITTAL
4	10/12/18	SUBMITTAL
5	02/12/19	SUBMITTAL

Dewberry

Dewberry Engineers Inc.
1518 BRIGGS ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 856.780.3576



DRAWN BY: JSR
REVIEWED BY: MSM
CHECKED BY: JG
PROJECT NUMBER: 50092941
SITE ADDRESS:

2691 MESA ROCK ROAD
ESCONDIDO, CA 92026

SHEET TITLE

ANTENNA LAYOUT

SHEET NUMBER

Z-5

CC BUN: 845113

CC SITE NAME:
SD0109 DEER SPRINGS

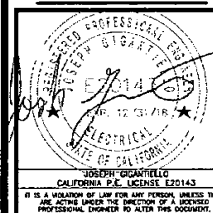
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LONGITUDE: W 117° 7'43.06"

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4	10/12/18	SUBMITTAL
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Dewberry

Dewberry Engineers Inc.
1215 BANGS ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 856.762.3576



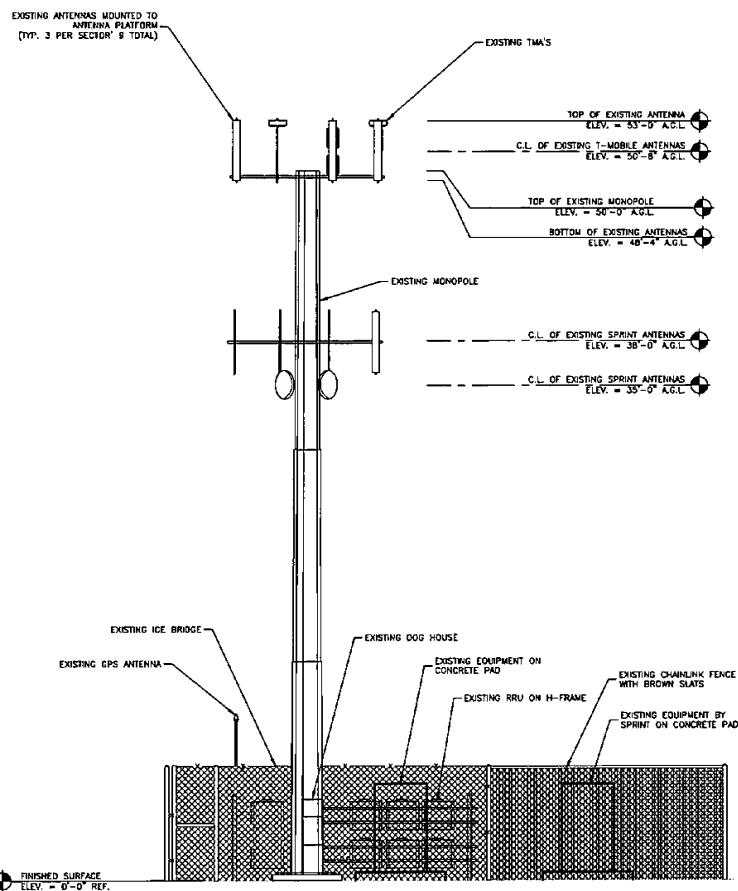
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REVIEWED BY: MSM
CHECKED BY: JG
PROJECT NUMBER: 50092941
SITE ADDRESS:

2691 MESA ROCK ROAD
ESCONDIDO, CA 92026

SHEET TITLE
ELEVATIONS
SHEET 1
SHEET NUMBER

Z-6

- SCOPE OF WORK:
- COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA
 - PAINT EXISTING COMPOUND FENCING WITH SHERWIN WILLIAMS COLOR "WAX CLOTH" #816157

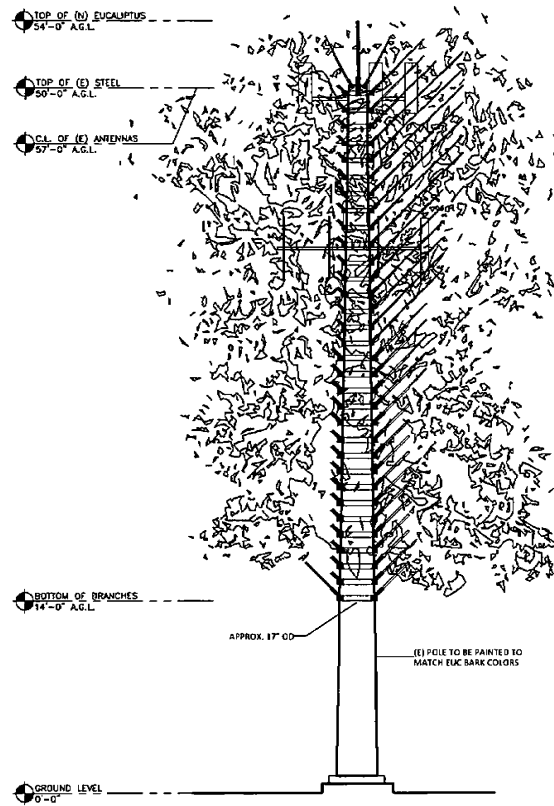


EXISTING NORTH ELEVATION

SCALE: 1/8"=1' FOR 11"x17"
1/4"=1' FOR 22"x34"



1



PROPOSED NORTH ELEVATION

SCALE: 1/8"=1' FOR 11"x17"
1/4"=1' FOR 22"x34"



2

CC BUN: 845113

CC SITE NAME:
SD0109 DEER SPRINGS

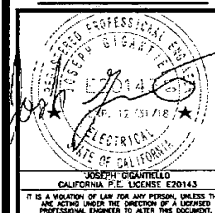
LATITUDE: N 33°11'59.03"
LONGITUDE: W 117° 7'43.06"

ZONING DRAWINGS

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5	02/12/19	SUBMITTAL

Dewberry

Dewberry Engineers Inc.
1018 BRIGGS ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE 609.780.3576



DRAWN BY: JSR
REVIEWED BY: MSW
CHECKED BY: JG
PROJECT NUMBER: 00092941
SITE ADDRESS:

2691 MESA ROCK ROAD
ESCONDIDO, CA 92026

SHEET TITLE

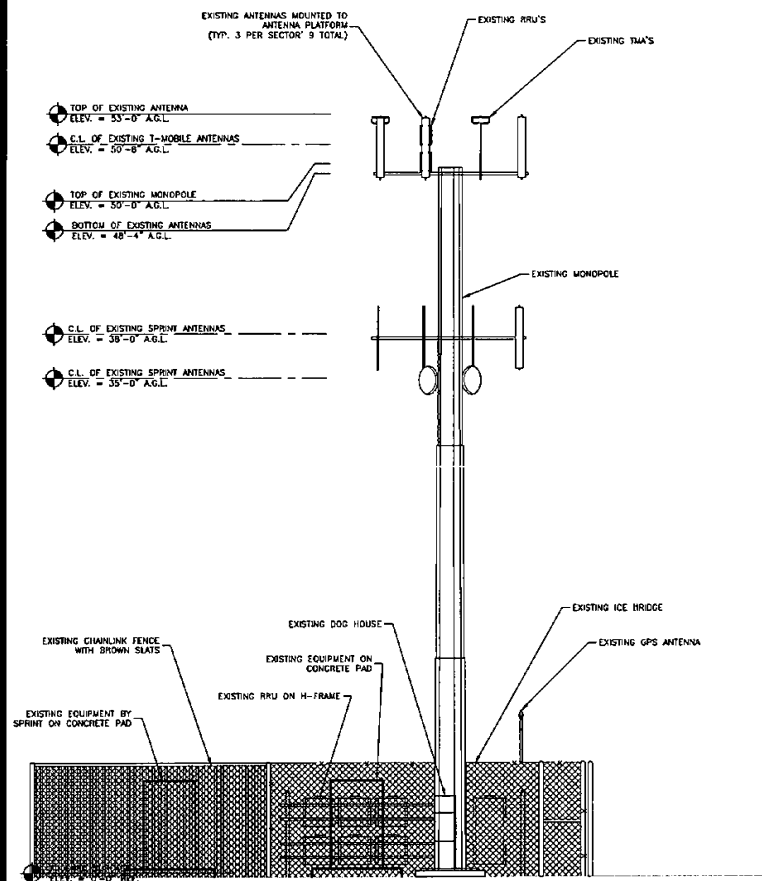
ELEVATIONS
SHEET 2

SHEET NUMBER

Z-7

SCOPE OF WORK:

- COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA
- PAINT EXISTING COMPOUND FENCING WITH SHERWIN WILLIAMS COLOR "WAX CLOTH" #016157

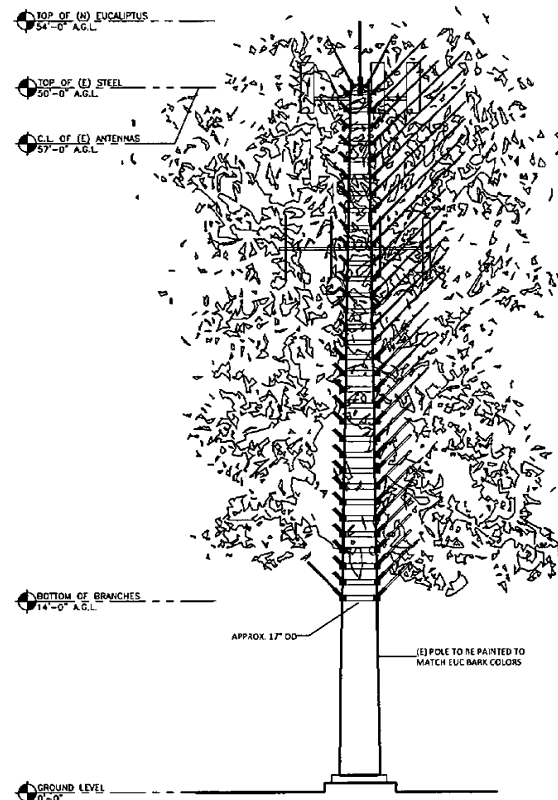


EXISTING SOUTH ELEVATION

SCALE: 1/8"=1' FOR 11"x17"
1/4"=1' FOR 22"x34"



1



PROPOSED SOUTH ELEVATION

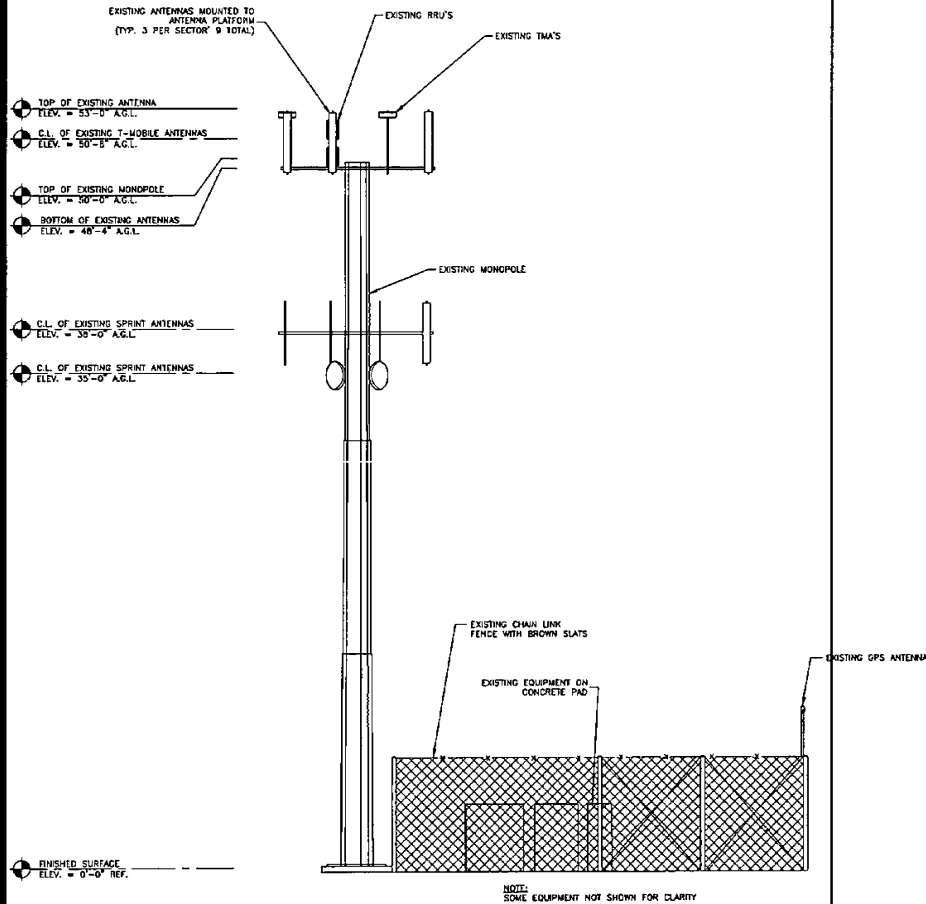
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1/4"=1' FOR 22"x34"



2

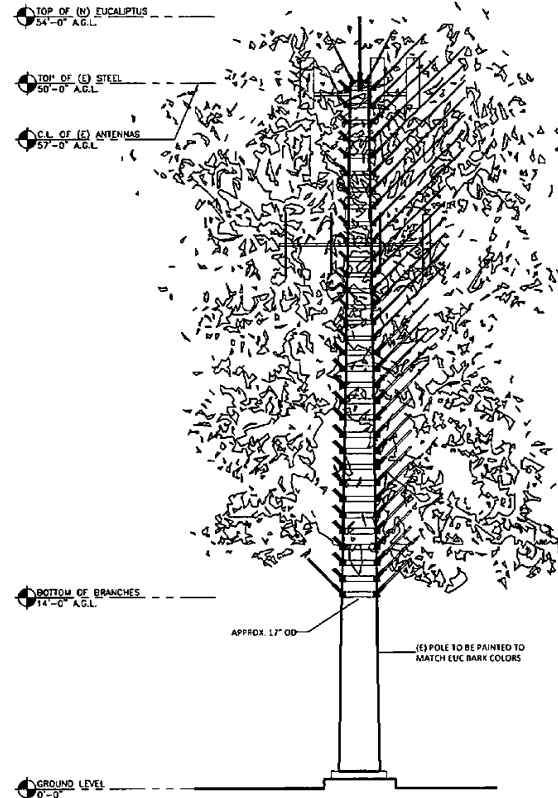
SECRET OF WORK

- COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA
- PAINT EXISTING COMPOUND FENCING WITH SHERWIN WILLIAMS COLOR "WAX CLOTH" #818157



EXISTING EAST ELEVATION

SCALE: 1/8"=1' FOR 11'x17"
1/4"=1' FOR 22'x34"



PROPOSED EAST ELEVATION

SCALE: 1/8"=1' FOR 11'x17"
1/4"=1' FOR 22'x34"



CC BUN: 845113

CC SITE NAME:
SD0109 DEER SPRINGS

LATITUDE: N 33°11'58.03"

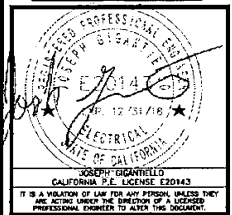
LONGITUDE: W 117°7'43.06"

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Dewberry Engineers Inc.
1018 BRIGGS ROAD
SUITE 218
MT LAUREL, NJ 08054
PHONE: 856.780.3576



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: JSR

REVIEWED BY: MSM

CHECKED BY: JG

PROJECT NUMBER: 50092641

SITE ADDRESS:

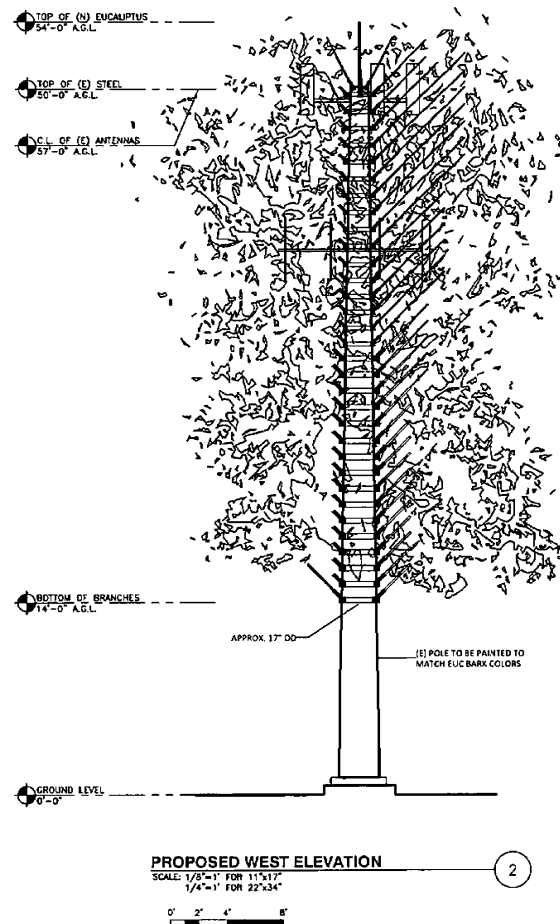
2691 MESA ROCK ROAD
ESCONDIDO, CA 92026

SHEET TITLE

ELEVATIONS
SHEET 3

SHEET NUMBER

Z-8



CC BUN: 845113

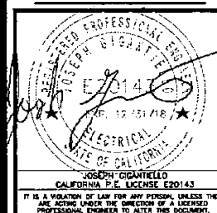
OC SITE NAME:
SD0109 DEER SPRINGS

LATITUDE: N 33°11'59.03"
LONGITUDE: W 117° 7'43.06"

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5	02/12/19	SUBMITTAL

 **Dewberry®**

Dewberry Engineers Inc.
1015 BRIGGS ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 856.780.3878



DRAWN BY: JS

REVIEWED BY: MS

CHECKED BY: J

PROJECT NUMBER:	5008294
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SITE ADDRESS:

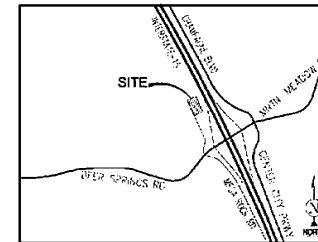
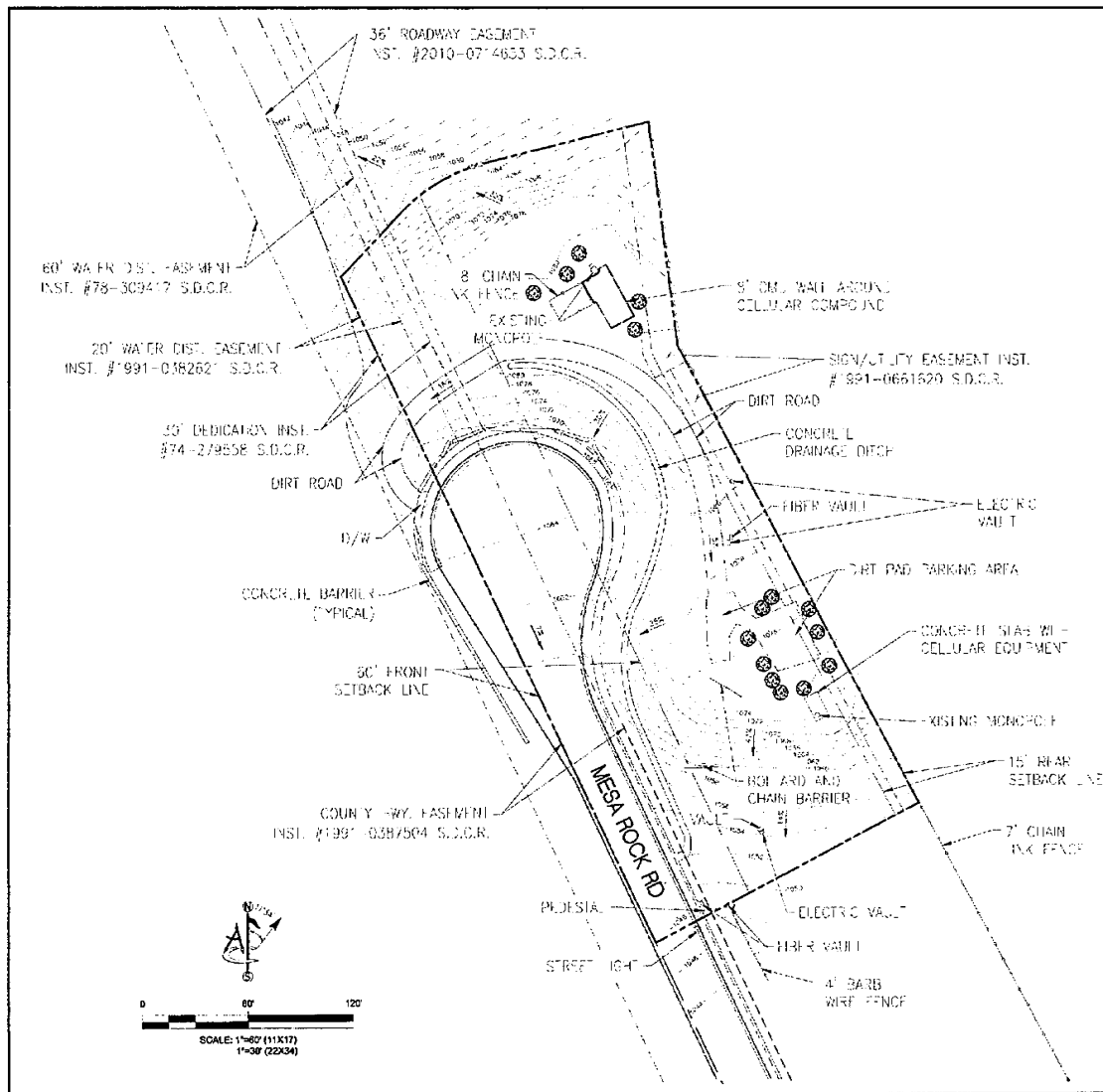
2691 MESA ROCK ROAD
ESCONDIDO, CA 92026

SHEET TITLE

ELEVATIONS
SHEET 4

SHEET NUMBER

Z-9



VICINITY MAP
N.T.S.

OWNER
FOLK BROTHERS REAL ESTATE, LLC
AND THE "ZAVARAS FAMILY TRUST"
6552 DEER SPRINGS RD.
SAN DIEGO, CA 92119

CONTACT
LAURA SMITH
959-937-4367

SITE ADDRESS
MESA ROCK ROAD NORTH
OF DEER SPRINGS ROAD
SAN MARCOS, CA 92026
APR. 125.61' 22.09'
S. 125.61' 22.09' E.
ACRES MORE OR LESS (NET)

SUMMARY EXISTING
N/A

SUMMARY PROPOSED
N/A

LEGEND	
	DRAINAGE ARROW
	UTILITY POLE
	DRIVEWAY
	SAN DIEGO COUNTY RECORDS
	WOOD FENCE
	ROAD CENTERLINE
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE
	EASEMENT
	OVERHEAD LINE



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
DEER SPRINGS

B.U.N.
845113
SITE ADDRESS
MESA ROCK RD NORTH
OF DEER SPRINGS RD
SAN MARCOS, CA 92026
SAN DIEGO COUNTY

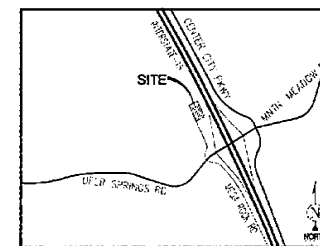
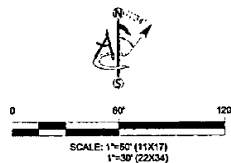
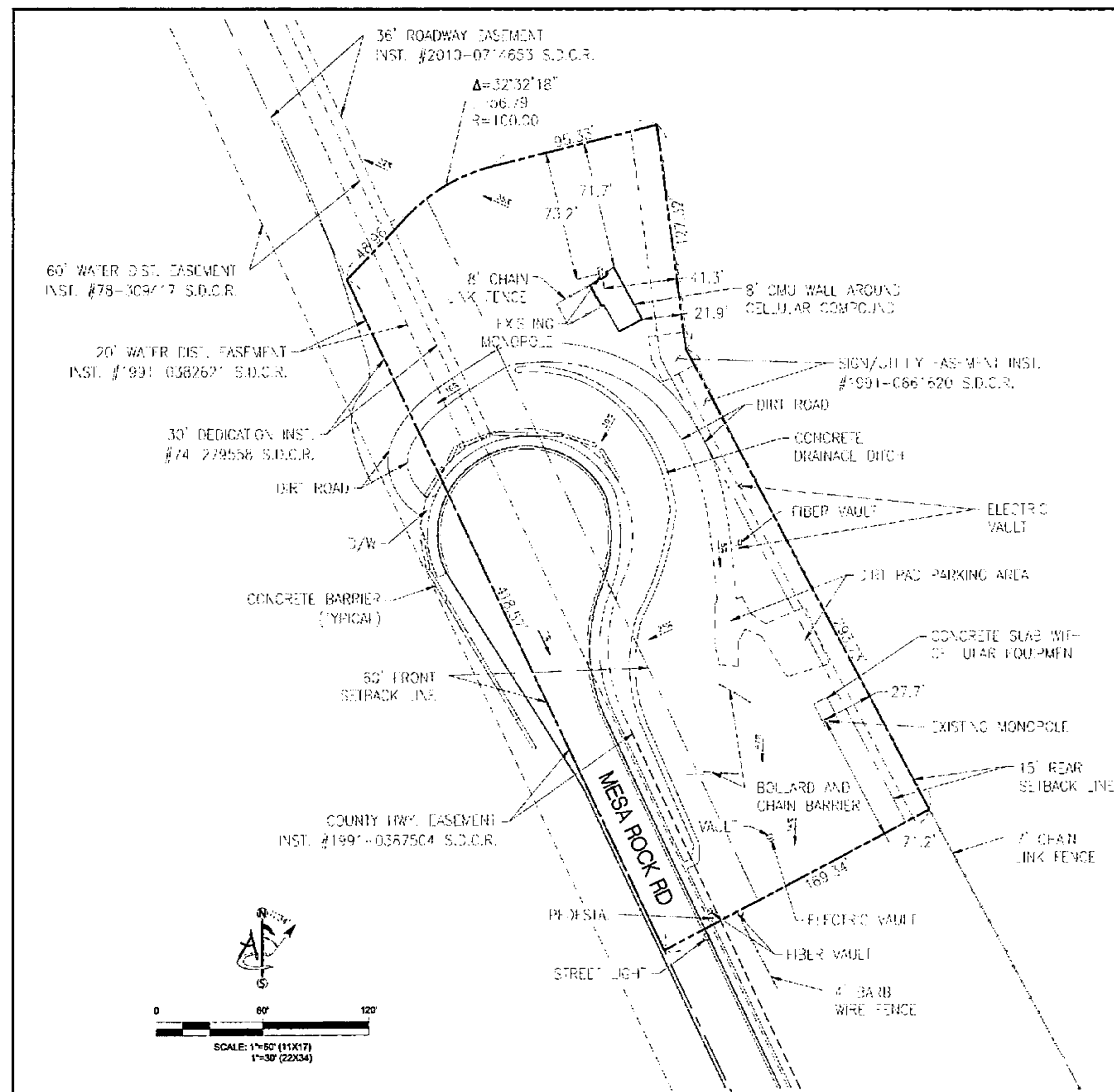


ambit consulting
428 MAIN STREET, SUITE 200
UNION CITY, CALIFORNIA 94586
(925) 656-4077

REV.	DATE	DESCRIPTION	BY
0	04/11/18	PRELIMINARY	RAG

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NO.
TOPO-1



VICINITY MAP
N.T.S.

OWNER
FOUR BROOKS REAL ESTATE, LLC
ATTN: THE LIZAVARAS FAMILY TRUST
8558 DINT C
SAN DIEGO, CA 92119

CONTACT
LORRA WHITE
949-533-4592

SITE ADDRESS
MESA ROCK ROAD AND
DEER SPRINGS ROAD
SAN MARCOS, CA 93656
ATTN: 186-ET-22-00
MESA ROCK RD. 186-ET-22-00
ACRES: 1.00 (1.00)

**SUMMARY
EXISTING**
N/A

**SUMMARY
PROPOSED**
N/A

LEGEND	
—X—X—	DRAINAGE ARROW
—U—U—	UTILITY POLE
—D—D—	DRIVEWAY
—S—S—	SAN DIEGO COUNTY RECORD
—W—W—	WOOD FENCE
—C—C—	ROAD CUL-DE-SAC
—P—P—	PROPOSED PROPERTY LINE
—A—A—	ADJACENT PROPERTY LINE
—S—S—	SETBACK LINE
—E—E—	EASEMENT
—O—O—	OVERHEAD LINE



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SITE NAME
DEER SPRINGS

S.U.N.
845113
SITE ADDRESS
MESA ROCK RD NORTH
OF DEER SPRINGS RD
SAN MARCOS, CA 92026
SAN DIEGO COUNTY



ambit consulting
728 MAIN STREET, SUITE 200
UNIONTOWN, PA 15001
TEL: 724.263.4072

REV.	DATE	DESCRIPTION	BY
0	04/17/18	PRELIMINARY	RAD

SHEET TITLE
PLOT
PLAN

SHEET NO.
LS-1