



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of San Marcos intends to adopt ND 12-819. A Negative Declaration* has been prepared for this project and is available for review at the City of San Marcos, Development Services Department, 1 Civic Center Drive, San Marcos, CA 92069-2949.

CASE NO.: CUP 12-879 /ND 12-819

APPLICANT: Verizon Wireless

DESCRIPTION OF THE PROJECT: The proposed project is a request for a Major Conditional Use Permit to allow the construction and operation of an unmanned digital communications facility, including ground-mounted equipment enclosed within a new 240 square-foot equipment building and attached 215 square-foot enclosure area for outdoor equipment (i.e.: emergency back-up generator), and a forty (40) foot-high pole ("mono-tree") with twelve (12) panel antennas (designed to resemble a broad leaf tree) located adjacent to the driving range at the Twin Oaks Golf Course. Project will include approximately 190 feet of trenching for underground conduit from the proposed facility to the existing electric meters to the southwest.

LOCATION: 1441 N. Twin Oaks Valley Road, San Marcos. Assessor's Parcel Number: 218-160-12.

REVIEW PERIOD: May 11, 2012 – May 31, 2012

The purpose of this notice is to give interested persons an opportunity to be informed of the environmental determination prior to action by the City. If you have questions about this Notice, you may contact Norm Pedersen, Associate Planner, 744-1050, Extension 3236.

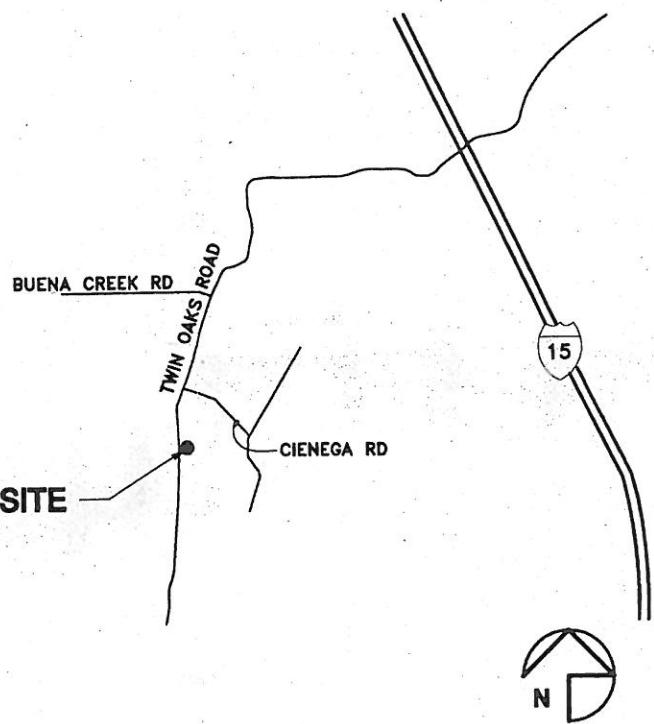
COUNTY CLERK: Please post until **May 31, 2012** per Section 21092.3 of the Public Resources Code.

*Negative Declaration means a written statement/analysis briefly describing the reasons why a proposed project will not have a significant effect on the environment.

← VICINITY MAP ON OTHER SIDE →

AGENDA ITEM
4

VICINITY MAP





CITY OF SAN MARCOS Negative Declaration 12-819

DATE: May 11, 2012
APPLICANT: Verizon Wireless

- 1. PROJECT CASE NUMBER:** CUP 12-879
- 2. LEAD AGENCY NAME AND ADDRESS:** City of San Marcos, 1 Civic Center Drive, San Marcos, CA 92069.
- 3. CONTACT PERSON AND PHONE NUMBER:** Norm Pedersen, Associate Planner, 760-744-1050 x3236.
- 4. PROJECT LOCATION:** 1441 N. Twin Oaks Valley Road. Assessor's Parcel Number: 218-160-12.
- 5. PROJECT SPONSOR'S NAME AND ADDRESS:** Karen Adler. PlanCom, Inc. 302 State Place, Escondido, CA 92029.
- 6. GENERAL PLAN DESIGNATION:** "Specific Plan Area".
- 7. ZONING:** Specific Plan Area (SPA).
- 8. DESCRIPTION OF PROJECT:** The proposed project is a request for a Major Conditional Use Permit to allow the construction and operation of an unmanned digital communications facility, including ground-mounted equipment enclosed within a new 240 square-foot equipment building and attached 215 square-foot enclosure area for outdoor equipment (i.e.: emergency back-up generator), and a forty (40) foot-high pole ("mono-tree") with twelve (12) panel antennas (designed to resemble a broad leaf tree) located adjacent to the driving range at the Twin Oaks Golf Course. Project will include approximately 190 feet of trenching for underground conduit from the proposed facility to the existing electric meters to the southwest.
- 9. SURROUNDING LAND USES AND SETTING:** The project site is currently developed as an 18-hole golf course, clubhouse, restaurant, and golf shop. The site is zoned Specific Plan Area (SPA) and designated as a golf course in the Twin Oaks Valley Specific Plan. The proposed facility would be located next to the four (4) existing mono-trees (by other wireless providers) between the ninth fairway and driving range, north of the clubhouse. Surrounding land uses are single-family residences further to the north, east, and south, and N. Twin Oaks Valley Road is further to the west. The overall golf course topography varies from 674 to 797 mean sea level (msl) with various terrain changes given the nature of the golf course use.
- 10. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (e.g. PERMITS, FINANCING APPROVAL OR PARTICIPATION AGREEMENT):** None.
- 11. MITIGATION MEASURES:**
 - All ground-mounted equipment for the wireless antenna facility shall be located within the equipment building, except for the emergency back-up generator and two (2) condenser units which shall be completely screened from view by the block wall enclosure.
 - The proposed equipment building and enclosure shall be architecturally compatible with the adjacent existing buildings, and match in color and stucco finish.

- The mono-tree shall be designed in appearance to match the existing mature trees on site, and shall not exceed forty (40) feet in height.
- The project shall implement a fugitive dust emissions control plan during construction. This plan shall include the watering of the site for dust control; isolating excavated soil until removed from the site; and periodic cleaning of streets to remove accumulated materials.
- The project shall comply with Regional Air Quality Standards.
- The applicant shall sign a statement on the approved site plan attesting to the fact that he/she has read Section 17.32.045 of the City's Grading Ordinance pertaining to permit exemptions, and that he/she believes to the best of his/her knowledge that he/she is exempt from the City's permit requirements based on one or more criteria set forth in said ordinance. Otherwise, a detailed grading plan shall be submitted to the City's Engineering Division for review and approval, and all related requirements must be met prior to issuance of a grading permit.
- Within six months of final inspection approval for the installation, the applicant/operator of the facility shall submit to the Planning Division a project implementation report which provides field measurements of radio frequency densities of all antennas installed on the subject site, and all existing ambient levels of radio frequency emissions. This report shall include a written summary comparing results of the field measurements with FCC standards (i.e.: stating emissions as a percentage of FCC limits). Additionally, this report shall be conducted at a time that the facility is operating at its designed maximum power output level. If panel antennas are installed in phases, said report shall be updated when additional antennas are installed (not to exceed maximum of 12 panel antennas). The RF report shall also evaluate the cumulative emissions of the proposed project and the existing wireless facilities to ensure compliance with the FCC regulations. The applicant shall submit to the Planning Division a copy of applicable FCC documentation (i.e.: license, permit, etc.) authorizing the operation of the facility.
- The report shall be subject to review and approval by the Planning Division Director. Upon receipt of sufficient public expression of concern that a Telecommunications Facility does not comply with existing FCC radio frequency guidelines, the City may utilize the services of an independent radio frequency engineer to verify, at the Telecommunications Carrier's expense, the Facility's compliance with federal guidelines. If the City finds that the facility is not in compliance with FCC standards, the City shall require the facility to be modified to comply with FCC standards, or the facility shall be entirely removed from the site.
- The applicant/operator shall at all times comply with all FCC rules and regulations, including without limitation, the RF emissions safety requirements of FCC Office of Engineering Bulletin 65, and any successors thereto. It shall be responsibility of the applicant to contact the City acknowledging any changes in the regulations that would affect the Telecommunications Facility.
- All construction related BMPs shall be shown in detail on the construction plans submitted to the City for review and approval.
- The proposed wireless antenna facility within the Twin Oaks Valley Specific Plan Area (SPA) requires approval of a Conditional Use Permit (CUP).
- Construction hours shall be limited in accordance with the Grading Ordinance and Municipal Code.
- All ground-mounted equipment for the wireless antenna facility shall be located within the equipment building, except for the emergency back-up generator and two (2) condenser units which shall be installed within the adjacent block wall enclosure.
- In lieu of annexing the site into the Community Facilities Districts, the applicant shall pay the special taxes as required: For CFD 98-01/CFD 2001-01 (Police/Fire & Paramedic), and for CFD 98-02 (Lighting & Landscaping). Said in-lieu fees shall be paid prior to issuance of a building permit.
- The project is subject to Public Facilities Fees as established by the City of San Marcos Public Facilities Financing Plan Ordinance. The amount of the public facilities fees shall be in accordance with the latest adopted ordinance and resolution. The fees shall be based on the approved land use and shall be paid prior to the issuance of any permit or land use entitlement as determined by the City.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Agriculture and Forestry Resources	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services
<input type="checkbox"/> Geology / Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Transportation / Traffic
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Utilities / Service Systems
<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

Norm S. Pedersen
Printed Name

May 10, 2012

Date

INITIAL STUDY

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No significant impacts to the obstruction of any scenic vista, or view open to the public are anticipated as a result of the proposed wireless antenna facility. The facility will be located at the Twin Oaks Golf Course, next to the existing four (4) mono-trees (by other providers), between the driving range and the ninth fairway. The proposed forty (40) foot-high mono-tree is designed to resemble a broad leaf tree, and will have a similar appearance to the other mono-trees on site. The proposed forty (40) foot mono-tree will be installed at a lower elevation than the other existing thirty-five (35) foot mono-trees. Therefore, the height of the proposed mono-tree will not exceed the height of the others on site. The twelve (12) panel antennas mounted on the mono-tree will be painted dark green and will be camouflaged by faux branches and leaves. Based on the design, the mono-tree will be similar in appearance to the other existing mono-trees on site and will blend in with said mono-trees and adjacent live trees as viewed from the surrounding area. All ground-mounted equipment will be located within a 240 square-foot equipment building, except for an emergency back-up generator and two (2) condenser units which will be located within an attached 215 square-foot enclosure area. Said outdoor equipment will be screened from view by a nine (9) foot high block wall and a solid metal gate. The proposed building, enclosure, and mono-tree will be located between the two (2) existing equipment buildings on the west side of the driving range. The existing eleven (11) foot high chain link safety fence will be relocated to the front of the proposed building/enclosure to continue to prevent golf balls from the driving range from landing on the adjacent golf maintenance building. The subject site is not located within a State scenic highway route. Nearby residences are at least 350 feet away to the east, and N. Twin Oaks Valley Road is approximately 750 feet to the west. The visual impact to the surrounding area is anticipated to be less than significant. Therefore, the proposed wireless antenna facility will not have any significant impacts to scenic views, scenic resources, or visual quality.

Mitigation Measures:

- All ground-mounted equipment for the wireless antenna facility shall be located within the equipment building, except for the emergency back-up generator and two (2) condenser units which shall be completely screened from view by the block wall enclosure.
- The proposed equipment building and enclosure shall be architecturally compatible with the adjacent existing buildings, and match in color and stucco finish.

- The mono-tree shall be designed in appearance to match the existing mature trees on site, and shall not exceed forty (40) feet in height.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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II. AGRICULTURE AND FOREST RESOURCES -- *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and Forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. - Would the project:*

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
- d) Result in the loss of forest land or conversion of forest land to non-forest use?
- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

The subject site is currently developed with a golf course, and surrounded by existing development. The site is not used for agricultural purposes nor is the area designated as prime, unique, or farmland of statewide importance. Therefore, the proposed project will not impact agricultural resources.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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III. AIR QUALITY -- *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:*

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

No greater impacts to air quality are anticipated as a result of the proposed wireless antenna facility. The expected trip generation for the project is estimated to be approximately two maintenance trips per month to service the facility. During construction of the project, the project will implement a fugitive dust emissions control plan. Based on this insignificant increase in trip generation to an existing single-family residence, the development of the project will have a negligible impact to the air quality in the area due to vehicle trip generation.

Mitigation Measures:

- The project shall implement a fugitive dust emissions control plan during construction. This plan shall include the watering of the site for dust control; isolating excavated soil until removed from the site; and periodic cleaning of streets to remove accumulated materials.
- The project shall comply with Regional Air Quality Standards.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES -- *Would the project:*

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special

status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The subject site is developed with an existing golf course, and surrounded by existing development. No sensitive habitat exists on site. The property is not located within an area that has a conservation plan. No impacts will occur to existing mature trees. Therefore, the proposed project will not result in the alteration or diversity of plant or animal species, number of endangered species, or introduce new species of plants or habitat.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES -- *Would the project:*

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic features?
- d) Disturb any human remains, including those interred outside of formal cemeteries?

The subject site is currently developed with a golf course, and is surrounded by existing development. The project area is not identified in the City of San Marcos General Plan as containing any archeological sites. No impact to paleontological resources or human remains is anticipated as a result of the proposed project. Therefore, the proposed project will not impact cultural resources.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS -- *Would the project:*

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
 - ii) Strong seismic ground shaking?
 - iii) Seismic-related ground failure, including liquefaction?
 - iv) Landslides?
- b) Result in substantial soil erosion or the loss of topsoil?
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The subject site is currently developed with a golf course, and is surrounded by existing development. The facility will be located next to the existing four (4) mono-trees between the driving range and the ninth fairway. Installation of the equipment building, enclosure, and mono-tree will require a nominal amount soil movement to create a 680 square-foot pad area for the proposed equipment building and enclosure. Said pad area will be cut into a slightly gradual slope with an approximately five (5) foot high retaining wall and four (4) feet of freestanding wall on top (totaling nine (9) feet in height) at the upslope side of the pad. Access to the facility will be along an existing concrete paved service road; therefore, no new grading is proposed. No significant impacts to earth conditions or geologic substructures, increase soil erosion, or the exposure of people or property to geologic hazards are anticipated as a result of the proposed wireless antenna facility.

Mitigation Measure:

- The applicant shall sign a statement on the approved site plan attesting to the fact that he/she has read Section 17.32.045 of the City's Grading Ordinance pertaining to permit exemptions, and that he/she believes to the best of his/her knowledge that he/she is exempt from the City's permit requirements based on one or more criteria set forth in said ordinance. Otherwise, a detailed grading plan shall be submitted to the City's Engineering Division for review and approval, and all related requirements must be met prior to issuance of a grading permit.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS -- *Would the project:*

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The expected trip generation for the project is estimated to be approximately two maintenance trips per month to service the facility. Therefore, the maximum daily and average emissions associated with the project will not exceed significance thresholds derived from the San Diego Air Pollution Control District's Air Quality Impact Assessment as set forth in SDAPCD Rule 20.2, and the City of San Diego's thresholds for reactive organic gases (ROG). Emissions from construction are anticipated to be below the significance thresholds and no significant air quality impacts are anticipated from the project. The project does not conflict with any applicable plan or regulation adopted to reduce emission of greenhouse gases. It is not anticipated that the project will have a negative significant impact on greenhouse gas emissions, directly or indirectly.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS -- *Would the project:*

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Section 704 of the Telecommunication Act of 1996 states that "No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the commission's regulations concerning such emissions". Therefore, the City may not deny the proposed project based upon perceived health impacts of these facilities. The Federal Communications Commission (FCC) has

developed exposure guidelines which are the implementing regulations for Section 704. The FCC guidelines require evaluation to determine whether transmitters of facilities comply with the FCC radio frequency (RF) guidelines, incorporating Maximum Permissible Exposure (MPE) limits. MPE limits are defined in terms of power density, electric field strength, and magnetic field strength to which a person may be exposed without harmful effect. The standards established in the FCC RF guidelines constitute exposure limits and are relevant only to facilities that are accessible to workers or members of the public. Per FCC regulations, the City can require documentation from the applicant which confirms the wireless antenna facility is operating within the FCC RF guidelines for MPE. The RF report also evaluates the cumulative emissions of the proposal to ensure compliance with the FCC regulations. Therefore, the applicant will be conditioned to submit a RF report when the facility is operating. Therefore, no significant impacts to emergency response plans or exposure to hazardous substances, or risk of explosion are anticipated as a result of the proposed antenna facility.

No significant impacts to emergency response plans or exposure to hazardous substances, or risk of explosion are anticipated as a result of the proposed wireless facility. The project is not located within two miles of any airports; however, it is located within the Airport Influence Area of the McClellan-Palomar Airport Land Use Compatibility Plan. Due to the nature of the proposed project, it is a compatible land use within Review Area 2 of said plan. Therefore, the project would not subject people to safety hazards associated with public or private airports. The project site is not within the vicinity of a private airstrip; therefore, no safety hazard associated with such a facility would occur. The site is not located within a wildlands area. Due to the nature of the proposed project, no impacts to these issues are anticipated as a result of the project.

Mitigation Measures:

- Within six months of final inspection approval for the installation, the applicant/operator of the facility shall submit to the Planning Division a project implementation report which provides field measurements of radio frequency densities of all antennas installed on the subject site, and all existing ambient levels of radio frequency emissions. This report shall include a written summary comparing results of the field measurements with FCC standards (i.e.: stating emissions as a percentage of FCC limits). Additionally, this report shall be conducted at a time that the facility is operating at its designed maximum power output level. If panel antennas are installed in phases, said report shall be updated when additional antennas are installed (not to exceed maximum of 12 panel antennas). The RF report shall also evaluate the cumulative emissions of the proposed project and the existing wireless facilities to ensure compliance with the FCC regulations. The applicant shall submit to the Planning Division a copy of applicable FCC documentation (i.e.: license, permit, etc.) authorizing the operation of the facility.
- The report shall be subject to review and approval by the Planning Division Director. Upon receipt of sufficient public expression of concern that a Telecommunications Facility does not comply with existing FCC radio frequency guidelines, the City may utilize the services of an independent radio frequency engineer to verify, at the Telecommunications Carrier's expense, the Facility's compliance with federal guidelines. If the City finds that the facility is not in compliance with FCC standards, the City shall require the facility to be modified to comply with FCC standards, or the facility shall be entirely removed from the site.
- The applicant/operator shall at all times comply with all FCC rules and regulations, including without limitation, the RF emissions safety requirements of FCC Office of Engineering Bulletin 65, and any successors thereto. It shall be responsibility of the applicant to contact the City acknowledging any changes in the regulations that would affect the Telecommunications Facility.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY -- *Would the project:*

- a) Violate any water quality standards or waste discharge requirements?
- b) Have a potentially significant adverse impact on groundwater quality or cause or contribute to an exceedance of applicable groundwater receiving water quality objectives or degradation of beneficial uses?
- c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site (e.g. downstream)?
- e) Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?
- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?
- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?
- h) Result in increased impervious surfaces and associated increased runoff?
- i) Result in significant alteration of receiving water quality during or following construction?

j) Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical storm water pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash).

k) Be tributary to an already impaired water body as listed on the Clean Water Act Section 303(d) list. If so, can it result in an increase in any pollutant for which the water body is already impaired?

l) Be tributary to environmentally sensitive areas (e.g. MSCP, RARE, Areas of Special Biological Significance, etc.)? If so, can it exacerbate already existing sensitive conditions?

m) Have a potentially significant environmental impact on surface water quality, to either marine, fresh or wetland waters?

n) Otherwise substantially degrade water quality?

o) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

p) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

q) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

r) Inundation by seiche, tsunami, or mudflow?

No bodies of water are present on the site; therefore, the project is not expected to result in the alteration of currents or water movements, temperature or turbidity of water, direction or rate of flow of ground waters, the quantity of water, or the amount of potable water. The subject site is currently developed with a golf course. Installation of the equipment building, enclosure, mono-tree, and underground electrical conduit will involve a nominal amount of soil movement within a previously graded area. Undergrounding of conduit will involve approximately 190 feet of trenching from the ground equipment an electrical meter. Therefore, the project will result in a negligible change to the rate and amount of surface water runoff from the site. Best Management Practices (BMPs) will be implemented during construction of the project.

Mitigation Measures:

- All construction related BMPs shall be shown in detail on the construction plans submitted to the City for review and approval.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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X. LAND USE AND PLANNING -- *Would the project:*

- a) Physically divide an established community?
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

The proposed project involves the installation and operation of a wireless antenna facility which includes ground-mounted equipment within a 240 square-foot equipment building and attached 215 square-foot enclosure area for outdoor equipment (i.e.: emergency back-up generator), and a forty (40) foot high mono-tree with twelve (12) panel antennas. The current zoning of the property is Specific Plan Area (SPA), and designated as "golf course" in the Twin Oaks Valley Specific Plan. The site is developed with a 57-acre golf course where the proposed faux broad-leaf tree will be located next to the existing four (4) mono-trees and two (2) equipment buildings (by other wireless providers) between the ninth fairway and driving range. Surrounding land uses are single-family residences further to the north, east, and south, and N. Twin Oaks Valley Road is further to the west. Per Section 20.126.060 of the Telecommunications Ordinance, the proposal does not comply with the location requirements for telecommunications facilities allowed by right. Therefore, said ordinance and the Twin Oaks Valley Specific Plan requires the approval of a Conditional Use Permit to allow the construction and operation of the proposed mono-tree within the Specific Plan Area (SPA). The proposed project is in compliance with the specific plan that the equipment enclosure and mono-tree comply with building setbacks. The ground-mounted equipment will be located within an enclosed building, except for a back-up generator and two (2) condenser units which will be located outside and completely screened from view by a nine (9) foot high block wall and a solid metal gate. The project proposes a forty (40) foot high faux broad-leaf tree which is taller than the adjacent existing thirty-five (35) foot mono-trees. However, the proposed mono-tree will be installed at a lower elevation and will not exceed the height of the others. Therefore, the proposed mono-tree will be compatible in height and appearance with the other mono-trees and blend in with the mature live trees on site.

Mitigation Measures:

- The proposed wireless antenna facility within the Twin Oaks Valley Specific Plan Area (SPA) requires approval of a Conditional Use Permit (CUP).

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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XI. MINERAL RESOURCES -- *Would the project:*

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

The subject site is developed with an existing golf course, and surrounded by existing development. Therefore, the proposed project will not impact mineral resources.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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XII. NOISE -- *Would the project result in:*

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No significant impacts regarding increases in existing noise levels or the exposure of people to severe noise levels are anticipated as a result of the proposed wireless antenna facility. Any potential noise levels generated by the wireless antenna facility equipment shall not exceed 45 dB(A) at the nearest property line per the General Plan Noise Element. The closest sensitive noise receptor is the single family residences located approximately 350 feet to the east across the driving range. The project proposes to locate all ground equipment within the 240 square-foot equipment building except for an emergency back-up generator and two (2) condenser units which will be installed outside within the adjacent nine (9) foot high block wall enclosure. Said outdoor equipment will be the only potential source of noise generation since the proposed equipment within the building will not be audible from outside the building. The back-up generator will be housed within an acoustic insulated cabinet by the manufacturer, and is expected to operate only in the event of a power failure or for weekly maintenance for approximately fifteen (15) minutes on a weekday during daytime hours. According to a noise analysis (dated 4/9/12) prepared by Eilar Associates, Inc., potential noise generation by the operation of the back-up generator and condenser units will not exceed 45 dB(A) at the nearest property line. This result included accumulative noise levels from the adjacent existing outdoor equipment (condenser units) for the other wireless providers. Any short term construction noise during installation of the facility will be mitigated to a level of insignificance with the routine implementation of the Municipal Code which limits the hours of construction.

Mitigation Measures:

- Construction hours shall be limited in accordance with the Grading Ordinance and Municipal Code.
- All ground-mounted equipment for the wireless antenna facility shall be located within the equipment building, except for the emergency back-up generator and two (2) condenser units which shall be installed within the adjacent block wall enclosure.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING -- *Would the project:*

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Due to the nature of the proposed project, no significant impacts to population are anticipated nor will substantial growth be induced nor displacement of residences by the development. The proposed project will add a wireless antenna facility to an existing golf course. Therefore, no significant impacts to housing or population will occur as a result of the proposed project.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES --

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No significant impacts to fire protection, police, schools, parks, maintenance of public facilities, or other governmental facilities are anticipated as a result of the proposed wireless antenna facility. The project will require the payment of an in-lieu fee for the Police/Fire/Paramedic and Lighting/Landscaping Community Facilities Districts.

Mitigation Measures:

- In lieu of annexing the site into the Community Facilities Districts, the applicant shall pay the special taxes as required: For CFD 98-01/CFD 2001-01 (Police/Fire & Paramedic), and for CFD 98-02 (Lighting & Landscaping). Said in-lieu fees shall be paid prior to issuance of a building permit.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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XV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No significant impacts to recreation are anticipated as a result of the proposed wireless antenna facility. Development of the proposed project will require payment of Public Facilities Fees which include park impact fees. Due to the nature of the proposed project, the wireless antenna facility will not affect the quality or quantity of recreational opportunities.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC -- *Would the project:*

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?
- e) Result in inadequate emergency access?
- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The proposed wireless antenna facility will have a less than significant impact regarding traffic generation in that approximately two maintenance trips per month will be required to service the facility. Service of the facility will be accessed by the existing service road from the golf course parking lot. Therefore, no significant impacts or the generation of substantial additional vehicular movement, effects on existing parking facilities, or demand for new parking, substantial impacts upon existing transportation systems, alterations of present patterns of circulation or movement of people and/or goods, alterations to waterborne, rail or air traffic, or increase in traffic hazards are anticipated as a result of the proposed project.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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XVII. UTILITIES AND SERVICE SYSTEMS -- *Would the project:*

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g) Comply with federal, state, and local statutes and regulations related to solid waste?

Public utilities are already available to the site. The proposed project will require connection to existing electric services. A new power meter will be installed approximately 190 feet away next to the existing electrical meters for the other wireless facilities. Therefore, the wireless antenna facility is not anticipated to have a significant impact to Utility and Service Systems.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The proposed project lacks the potential to degrade the quality of the environment, since the proposal adds a wireless antenna facility to an existing golf course, which is not known to contain any significant biological resources, and therefore will not result in the alteration or diversity of plant or animal species, number of endangered species, or introduce new species of plants or habitat.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

The proposed project does not have impacts that are “individually limited, but cumulatively considerable” since this project proposes a wireless antenna facility allowed with approval of a Conditional Use Permit. Although the Negative Declaration analysis does identify less than significant impacts that could result from the project, any such impact will be mitigated to below a level of significance thereby insuring that impacts are not cumulatively considerable.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

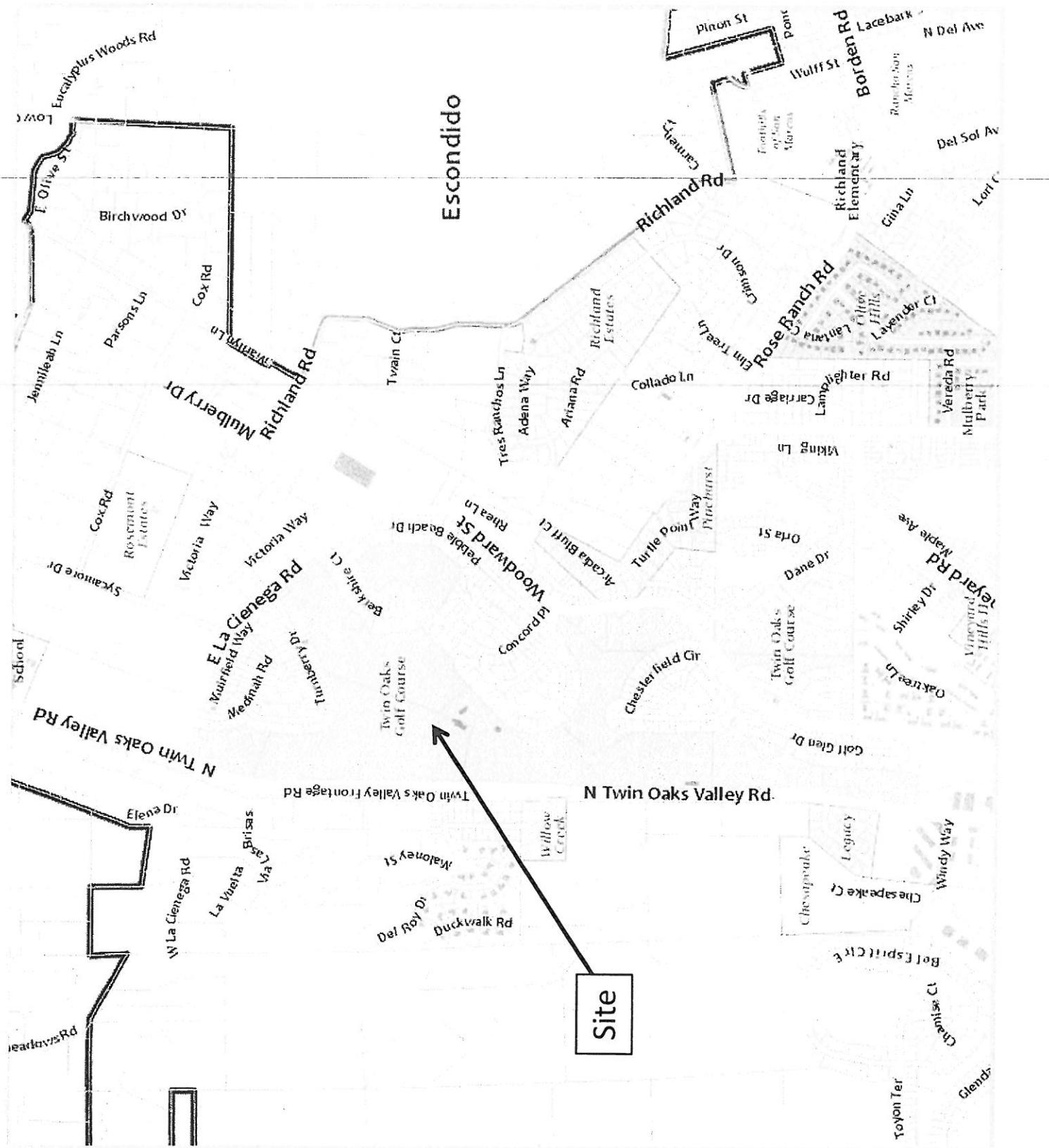
The project will be mitigated and conditioned to ensure that impact areas of concern such as aesthetics and noise are fully mitigated to below a level of significance and will not cause a substantial adverse effects on human beings, either directly or indirectly. In staff's opinion, no significant issues remain unmitigated through compliance with mitigation measures, compliance with code requirements, and the recommended conditions of approval for the proposed wireless antenna facility.

In staff's opinion, no significant issues remain unmitigated through compliance with mitigation measures, compliance with code requirements, and the recommended conditions of approval for the proposed wireless facility.

**MITIGATION MONITORING PROGRAM
FOR NEGATIVE DECLARATION 12-819**

MITIGATION MEASURES	MONITORING ACTIVITY/TIMING	RESPONSIBILITY
The proposed wireless antenna facility within the Twin Oaks Valley Specific Plan Area (SPA) requires approval of a Conditional Use Permit (CUP).	Processing concurrently	Developer
The applicant shall sign a statement on the approved site plan attesting to the fact that he/she has read Section 17.32.045 of the City's Grading Ordinance pertaining to permit exemptions, and that he/she believes to the best of his/her knowledge that he/she is exempt from the City's permit requirements based on one or more criteria set forth in said ordinance. Otherwise, a detailed grading plan shall be submitted to the City's Engineering Division for review and approval, and all related requirements must be met prior to issuance of a grading permit.	Prior to issuance of grading permits	Developer
All construction related BMPs shall be shown in detail on the construction plans submitted to the City for review and approval.	Prior to issuance of grading permits	Developer
All ground-mounted equipment for the wireless antenna facility shall be located within the equipment building, except for the emergency back-up generator and two (2) condenser units which shall be completely screened from view by the block wall enclosure.	Prior to issuance of building permits	Developer
The proposed equipment building and enclosure shall be architecturally compatible with the adjacent existing buildings, and match in color and stucco finish.	Prior to issuance of building permits	Developer
The mono-tree shall be designed in appearance to match the existing mature trees on site, and shall not exceed forty (40) feet in height.	Prior to issuance of building permits	Developer
All ground-mounted equipment for the wireless antenna facility shall be located within the equipment building, except for the emergency back-up generator and two (2) condenser units which shall be installed within the adjacent block wall enclosure.	Prior to issuance of building permits	Developer
In lieu of annexing the site into the Community Facilities Districts, the applicant shall pay the special taxes as required: For CFD 98-01/CFD 2001-01 (Police/Fire & Paramedic), and for CFD 98-02 (Lighting & Landscaping). Said in-lieu fees shall be paid prior to issuance of a building permit.	Prior to issuance of building permits	Developer
The applicant/developer for the proposed development, redevelopment or discretionary use is required to pay Public Facilities Fees as established by the latest adopted Public Facilities Fee Resolution Number. The fee is based on the proposed land use and shall be paid prior to the issuance of the first permit for the development.	Prior to issuance of building permits	Developer
The project shall implement a fugitive dust emissions control plan during construction. This plan shall include the watering of the site for dust control; isolating excavated soil until removed from the site; and periodic cleaning of streets to remove accumulated materials.	During construction	Developer
The project shall comply with Regional Air Quality Standards.	During construction	Developer
Construction hours shall be limited in accordance with the Grading Ordinance and Municipal Code.	During construction	Developer
Within six months of final inspection approval for the installation, the applicant/operator of the facility shall submit to the Planning Division a project implementation report which provides field measurements of radio frequency densities of all antennas installed on the subject site, and all existing ambient levels of radio frequency emissions. This report shall include a written summary comparing results of the field measurements with FCC standards (i.e.: stating emissions as a percentage of FCC limits). Additionally, this report shall be conducted at a time that the facility is operating at its designed maximum power output level. If panel antennas are installed in phases, said report shall be updated when additional antennas are installed (not to exceed maximum of 12 panel antennas). The RF report shall also evaluate the cumulative emissions of the proposed project and the existing wireless facilities to ensure compliance with the FCC regulations. The applicant shall submit to the Planning Division a copy of	After final inspection	Developer

MITIGATION MEASURES	MONITORING ACTIVITY/TIMING	RESPONSIBILITY
applicable FCC documentation (i.e.: license, permit, etc.) authorizing the operation of the facility.		
The report shall be subject to review and approval by the Planning Division Director. Upon receipt of sufficient public expression of concern that a Telecommunications Facility does not comply with existing FCC radio frequency guidelines, the City may utilize the services of an independent radio frequency engineer to verify, at the Telecommunications Carrier's expense, the Facility's compliance with federal guidelines. If the City finds that the facility is not in compliance with FCC standards, the City shall require the facility to be modified to comply with FCC standards, or the facility shall be entirely removed from the site.	After final inspection	Developer
The applicant/operator shall at all times comply with all FCC rules and regulations, including without limitation, the RF emissions safety requirements of FCC Office of Engineering Bulletin 65, and any successors thereto. It shall be responsibility of the applicant to contact the City acknowledging any changes in the regulations that would affect the Telecommunications Facility.	After final inspection	Developer





verizon wireless



PREPARED FOR



TWIN OAKS 1441 NORTH TWIN OAKS VALLEY ROAD SAN MARCOS, CA 92069

STORM WATER COMPLIANCE SUMMARY

DCI:
SHEET-1 STANDARD DRIP'S
SUSP:
• SPILLS SHALL BE IMMEDIATELY REPORTED TO
(760) 772-1050 OR 911
• DISCHARGE TO THE CITY MSA ARE PROHIBITED
BY CITY OF L.A.'S S.W.M.C.

CONSULTANT TEAM

ARCHITECT:
BOOTH & SQUARZ ARCHITECTURE, INC.
315 CALIFORNIA VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92010
(760) 442-4474
(760) 442-4475 (FAX)
SURVEYOR:
300 CIVIL AND FAIRPORT, SUITE 107
SAN CLEMENTE, CA 92672
(714) 246-4885
(714) 555-8255
LEASING/PLANNING:
PLANOZA, INC.
100 STATE ST.
ESCONDIDO, CA 92025
(760) 555-8255

PROJECT SUMMARY

APPLICANT:
VERIZON WIRELESS
1000 SANTA MONICA AVENUE
SUITE 100
LOS ANGELES, CA 90017
CONTACT: BRIAN KELLY
PHONE: (702) 555-4045
OWNER:
REGGIE L. LEE
553 COAST BOULEVARD
SAN OAKS VALLEY CA 92069
CONTACT: JAMES GORDON
PHONE: (760) 591-3249
PROJECT DESCRIPTION:
• INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS
• EQUIPMENT FOR A NEW CONCRETE EQUIPMENT BUILDING
• INSTALLATION OF A NEW 40'x10' TOWER AND ANTENNA
• INSTALLATION OF A NEW 40'x10' TOWER AND HIGH-POWER GENERATOR
• INSTALLATION OF A NEW DEDICATED ELECTRICAL SERVICE
• A CO-LOCATION AGREEMENT IS BEING NEGOTIATED WITH
• INSTALLATION OF TWO (2) VERIZON WIRELESS 2.4/11 CPS
ANTENNAS
• INSTALLATION OF NEW COAXIAL CABLE IN AN UNDERGROUND
PIPELINE FROM THE TOWER TO THE EQUIPMENT BUILDING
• INSTALLATION OF NEW COAXIAL CABLE FROM THE EQUIPMENT
BUILDING TO THE PROPOSED ELECTRICAL SERVICE
• INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE WITH
UNDERGROUND ELECTRICAL CABLE FEED FROM EXISTING
ELECTRICAL SERVICE
• INSTALLATION OF NEW UNDERGROUND TELCO SERVICE
• NO LANDSCAPE OR IRIGATION IS PLANNED FOR THIS PROJECT

SHEET SCHEDULE

T-1	TITLE SHEET
A-0	SITE PLAN
A-0	EXCAVATION/STORMWATER CONTROL PLAN AND WPP (STANDARD)
A-1	BALANCED SITE PLAN
A-2	EQUIPMENT FLLOOR PLAN
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
A-5	WIND-BORNE DUST ELEVATION, ANTENNA PLATE AND DETAILS
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY

APPROVALS

ARC	DATE
RE	DATE

PROJECT NAME

RF	DATE
TE/IN	DATE

OPS	DATE
TE/OUT	DATE

DATE

DATE

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Booth & Suarez

INCORPORATED
IN CALIFORNIA
1947
111 CALIFORNIA AVENUE
SUITE 90
IRVINE, CALIFORNIA 92603
(714) 223-4474

AN APPLICANT'S GUIDE TO PROCEDURES FOR:

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES



Code Reference: San Marcos, CA, Street Map 2000, Volume 1, Page 100

The following is provided as an attachment for building and grading plans and represents the minimum standards that must be implemented in all construction areas.

- Grade improvements and all other materials must be retained on site and shall not be transported from the site to another area or offsite.
- Disposal of earth and other construction related materials must be protected from being transported from the site by wind or water.

- Grade, earth and other materials shall be disposed of in the waste hauler or hauler approved from the city of San Marcos. Site shall not be used for the disposal of earth and other construction related materials.
- Stone, concrete and a producer shall be a member of a proper member. Site shall not be used for the disposal of earth and other construction related materials.
- Stone, concrete and soil shall be washed into the city's drainage system. Production shall be limited to 100% of the materials.

- Trash and construction related debris must be disposed of in a covered receptacle at all times.

- Construction and construction materials shall not be disposed from the site by vehicles. The construction entrance roadway shall be stabilized to reduce sediment from being disposed on the public way. Accidental disposals shall be remedied as soon as possible.
- Any signs with one or two sides shall be attached to prevent erosion.

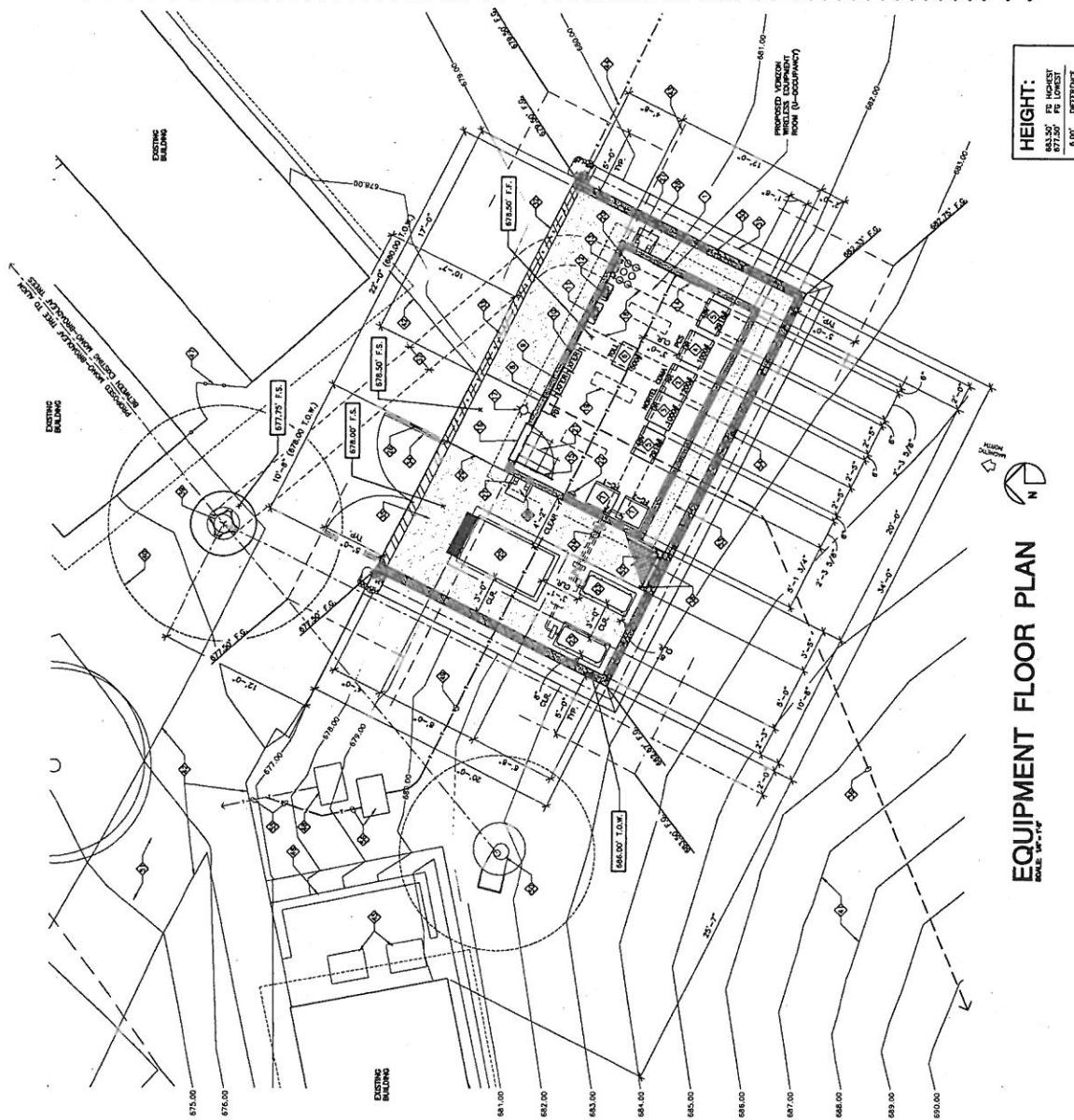
SITE PLAN NOTES:

- EXISTING EASEMENT FOR RECONSTRUCTION, REPAIR, REPLACE, OPERATE, STORE, DRAW WATER, AND/OR PIPE LINES FOR ANY AND ALL PURPOSES, WHETHER IN USE OR NOT.
- EXISTING EASEMENT FOR MULT-USE TRAIL CONSTRUCTION AND MAINTENANCE.
- EXISTING EASEMENT FOR TRAIL, OVER, UPON, ACROSS, AND UNDER THE PROPERTY OF THE DEVELOPER, SUBDIVISION, OR OTHER OWNERSHIP, AND/OR OTHERS, WHETHER IN USE OR NOT.
- EXISTING EASEMENT FOR REMAINING OPEN SPACE, ENGINEERING EASEMENT FOR CULTURAL RESOURCE PRESERVATION, ENGINEERING EASEMENT FOR LANDSCAPE PLANTING AND MAINTENANCE.
- EXISTING EASEMENT FOR THE SOFT, DRILLED, REINFORCED, AND OTHER CONSTRUCTION METHODS, STRUCTURES, AND OTHER IMPROVEMENTS TO THE PROPERTY OF THE DEVELOPER, SUBDIVISION, OR OTHER OWNERSHIP, WHETHER IN USE OR NOT.
- EXISTING EASEMENT FOR VEHICLE TRAFFIC TO THE STREET FROM THE PROPERTY LINE (TRAIL).
- EXISTING EASEMENT FOR HOMES/STREETS.
- EXISTING ASPHALT DRIVE.
- EXISTING ASPHALT PARKING AREA.
- EXISTING BUILDING.
- EXISTING GOLF CART PATH.
- EXISTING GOLF CART PATH TO PLATE, NEW 2'-0" x 3'-0" UNDERGROUND TELCO PULL, ROLL OUT TO GOLF CART ENTRANCE & INTRUSIVE EXISTING GOLF CART PATH.

APPROVALS

DATE

EQUIPMENT FLOOR PLAN NOTES:



EQUIPMENT FLOOR PLAN

EQUIP
SOCIETY FOR

Booth & Square

INCORPORATED
IN CALIFORNIA
1974
11111 CALIFORNIA AVENUE
SUITE 100
IRVINE, CALIFORNIA 92614
(714) 556-4474



PREPARED FOR



P.O. BOX 16207
IRVINE, CA 92612-9707
(714) 222-7000

APPROVALS

AMC	DATE
RE	DATE
RF	DATE
NT	DATE
EE/IN	DATE
OPS	DATE
CE/PLN	DATE

PROJECT NAME

TWIN OAKS

1441 NORTH TWIN OAKS VALLEY ROAD
SAN MARCOS, CA 92069
SAN DIEGO COUNTY

DRAWING DATES
11/24/11
ROK 2D (w)
12/06/11
REVISED ROK 2D (w)
12/21/11
REVISED ROK 2D (w)
04/03/12
REVISED ROK 2D (w)

SHEET TITLE

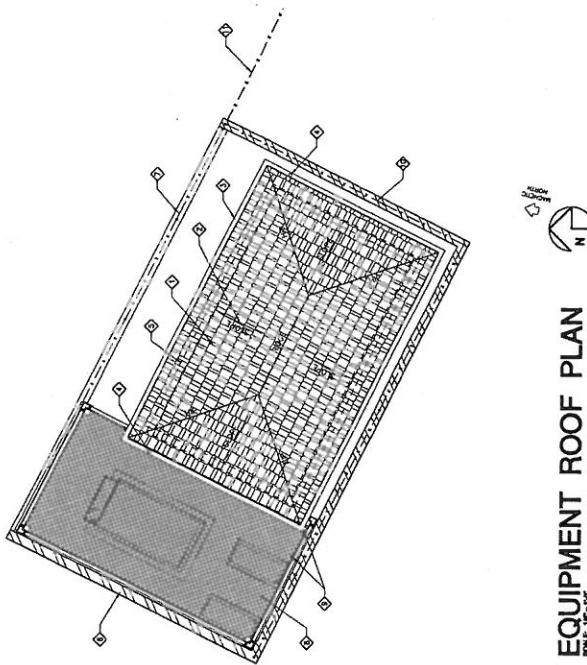
EQUIPMENT
ROOF PLAN

PROJECT/VERISON\11147

A-2.1

EQUIPMENT ROOF PLAN NOTES:

- ◊ PROPOSED ASPHALT SHINGLE ROOFING
- ◊ DIRECTION OF ROOF SLOPE
- ◊ PROPOSED GUTTER
- ◊ PROPOSED DOWNSPOUT
- ◊ PROPOSED EQUIPMENT BUILDING WALL BELOW (DOWN DRAINS)
- ◊ PROPOSED CONCRETE BLOCK RETAINING WALL
- ◊ PROPOSED CHANNEL FENCE TO MATCH EXISTING FENCE
- ◊ PROPOSED CHANNEL LINE WITH MESH SCREEN
- ◊ PROPOSED 40' X 60' FENCE AND GATES TO BE MOUNTED TO EXISTING CHANNEL FENCE OR PROPOSED RETAINING WALL TO MATCH EXISTING FENCE (W/ MESH AND HEAVY RELOCATED FENCE)



EQUIPMENT ROOF PLAN
11147

ANTENNA PLAN

TYPICAL ANTENNA MOUNT	
PROPOSED HANDLE SHAFT	SCALE $1/2 = 1^{\prime\prime}$
ALL EXPOSED HARDWARE TO WHICH SWING-ARM MOUNTING BRACKET IS ATTACHED	
THE PROPOSED LOC. FOR MOUNTING SWING- ARM MOUNTING BRACKET TO SWING-ARM	

HANDLE COVER	SCALE N.T.S.	3
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