



The County of San Diego

Planning Commission Hearing Report

Date:	October 7, 2016	Case/File No.:	Ramona Oaks Major Use Permit; PDS2015-MUP-15-016 PDS2015-ER-15-09-005
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	25241 San Vicente Road, Ramona
Agenda Item:	#3	General Plan:	Village Residential (VR-2)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Rural Residential (RR)
Applicant/Owner:	Cortell, LLC, on behalf of Verizon Wireless/San Diego Country Estates Association	Community:	Ramona
Environmental:	CEQA § 15303 Exemption	APN:	288-611-09

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate the proposed project for a Major Use Permit (MUP) for a new unmanned wireless telecommunication facility, determine if the required findings can be made, and if so, take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
- b. Grant MUP PDS2015-MUP-15-016, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and polices of the General Plan?
- b. Does the project comply with the policies set forth under the Ramona Community Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with the County's Wireless Ordinance?
- e. Does the project comply with the California Environmental Quality Act (CEQA)?

B. REPORT SUMMARY

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed MUP, conditions of approval and findings, and Environmental Findings prepared in accordance with CEQA.

The applicant proposes an unmanned wireless telecommunication facility consisting of a 60-foot tall faux mono-pine tree and associated equipment. Based on staff's analysis, it is the position of Planning & Development Services (PDS) that the required findings can be made; and recommends approval of the MUP with the conditions noted in the attached Form of Decision (Attachment B).

C. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests an MUP to construct, operate and maintain an unmanned wireless telecommunication facility for Verizon consisting of a faux tree and associated equipment within the equestrian area of San Diego Country Estates Association. The facility would include 12 panel antennas and 12 remote radio units (RRU's) mounted upon a new 60-foot tall faux mono-pine tree. Each panel antenna would be covered by "socks" which are faux leaves to help conceal the antennas. The equipment would be contained within a 289 square foot (10-foot tall) earth-tone colored concrete masonry unit (CMU) building with a red-tile mansard roof. The mansard roof (open in the middle) would allow for air flow. A chain-link lid would be placed within the roof, set below the roof line, for safety purposes. A 30kW emergency generator enclosure would be located within the equipment enclosure. One Global Positioning System (GPS) antenna would be mounted to the edge of the roof of the building (see Figure 1).

Additionally, the project will include an approximately 220-foot long utility trench for electrical, telephone and cable. The trenching will be completely within a disturbed area of the existing private residential community, and would not require mitigation or monitoring. The design of the facility will allow for future co-location if the findings can be made for an additional unmanned telecommunication facility.

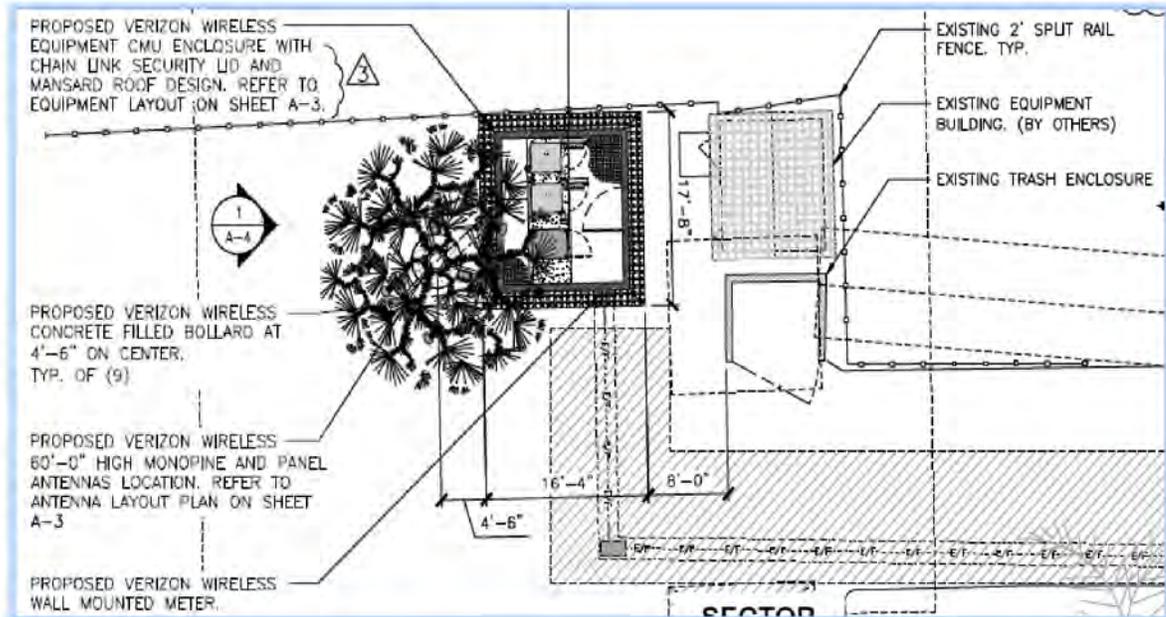


Figure 1: Plot Plan (zoomed in)

The faux mono-pine tree would be located near the eastern portion of the 26.2 acre property, near a community equestrian facility. The equestrian facility includes riding arenas, a staging area and a parking lot. The wireless facility, which would be owned and operated by Verizon, would be placed near the eastern portion of the equestrian facility, next to several mature trees, to help the facility blend in with the surrounding area. There is an existing equipment building which the proposed equipment enclosure would be located next to (Figure 1, above). The proposed equipment enclosure would be conditioned to have the same color and design as the existing accessory structure. The photo-simulation (Figure 2) shows the tree looking from the eastern portion of the property. More details on site layout and project features can be found in Attachment A.



Figure 2: Photo-simulation

2. Subject Property and Surrounding Land Uses

The subject property is 26.2 acres and is located at 25241 Ramona Oaks Road, in the Ramona Community Plan Area (see Figures 3 and 4). The site is located approximately five miles southeast of Main Street/State Route 67 (SR-67). Surrounding land uses can be characterized as single-family residential with recreational open space and vacant lands, all part of the San Diego Country Estates. The closest homes to the facility would be located approximately 450 feet to the north of Ramona Oaks Road, as well as the commercial timeshare units approximately 300 feet to the east. Access would be provided by an existing private driveway connecting to Avenel Lane, which connects to Ramona Oaks Road, shown in Figure 2, above.

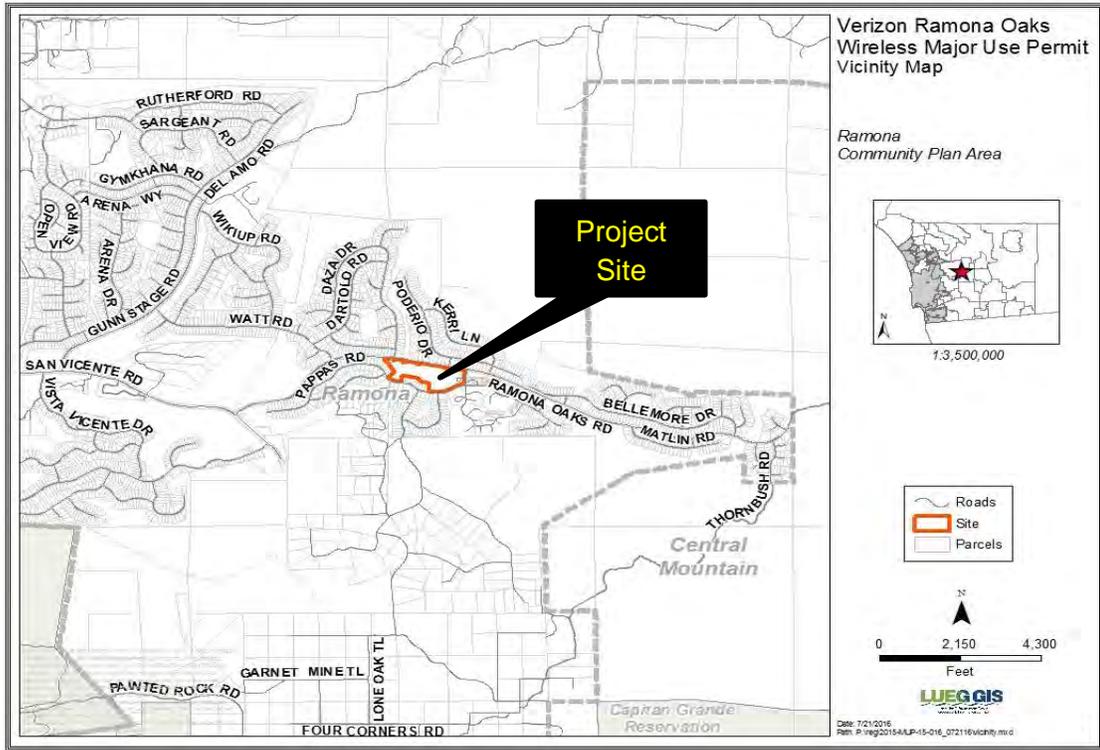


Figure 3: Vicinity Map



Figure 4: Aerial Photo

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Residential, Open Space (Conservation), Public Agencies Land	RR, A70	Ramona Oaks Road	Residential
East	Open Space (Conservation), Village Residential	RR, C36, RV	Avenel Lane, Davis Cup Lane	Residential (Timeshare)
South	Village Residential, Open Space (Conservation), Semi-Rural Residential	RR, RV, A70	Pappas Road, Hereford Drive, Rainbird Road	Residential
West	Village Residential, Open Space (Conservation), Semi-Rural Residential	RR	Papas Road, Rio Verde Drive	Residential

D. ANALYSIS AND DISCUSSION

The project was reviewed to ensure it conforms to all relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, Ramona Community Plan, Zoning Ordinance, and CEQA Guidelines. A detailed discussion of the project analysis and consistency with applicable codes, policies and ordinances is as follows.

1. Project Site History

The project site is not a preferred site or zone pursuant to the Zoning Ordinance and requires the approval of a MUP. The proposed wireless telecommunication facility would be located south of Ramona Oaks Road and west of Avenel Lane. The proposed faux mono-pine tree and associated equipment would blend with the existing vegetation and structures, and provide cellular coverage to drivers along Ramona Oaks Road, San Vicente Road and surrounding residents. The following items were reviewed throughout the project processing, and are detailed below: Site Planning Analysis, Community Capability and Alternative Site Analysis.

Site Planning Analysis

The proposed faux tree and equipment enclosure are designed to match the existing mature trees and nearby buildings. The equipment enclosure has an earth-tone color and red-tile roof which would appear as an addition to the existing accessory structures in the equestrian area of the

Country Estates community. A field visit by staff determined that the design and location of the proposed faux tree and enclosure would be similar in structure, materials and color with the existing project site, since it is proposed in an area which has several buildings and vegetation. Mature trees exist on the project site, many as tall as 45-50 feet high, which help to buffer and screen the facility. The 60-foot tall faux mono-pine would appear as an addition to the grove of existing trees. In addition, there is a row of trees to the north, which would screen the proposed facility from drivers along Ramona Oaks Road as well as nearby residents, the closest approximately 450 feet from the proposed facility. The commercial timeshare units located approximately 300 feet to the east would have screening of existing structures and vegetation. The existing landscaping is sufficient to buffer the proposed facility, without any additional screening.

Community Compatibility

The proposed 60-foot tall faux mono-pine tree would be compatible with the surrounding land uses and existing structures. Tall vertical elements surrounding the proposed faux tree and equipment enclosure include: street and parking light poles; mature trees; single and two-story residences; and accessory structures. The equipment enclosure would be a stucco exterior with an earth tone color, which would match the color of the nearby accessory structures that are similar in height, bulk, scale and design.

In addition, Ramona Oaks Road is a scenic road per the County of San Diego General Plan. The proposed project, as designed, would not impact the views from the roadway. This is due to the location of the facility and the surrounding vegetation that buffer and screens the faux tree and equipment enclosure. The equipment enclosure cannot be seen from Ramona Oaks Road due to the height and location of the existing trees and vegetation. An example of a view from Ramona Oaks Road looking south, toward the project site, is shown in Figure 5. The arrow indicates the approximate location of the facility. This photo demonstrates how the views from Ramona Oaks Road to the proposed wireless facility would be significantly blocked by the existing rows of oaks and other broadleaf trees. Therefore, it can be found that views from Ramona Oaks Road would not be significantly affected by either the faux tree or the proposed equipment enclosure.



Figure 5: Ramona Oaks Road - Looking south toward project site

Alternative Site Analysis

The purpose of the wireless telecommunication facility is to provide cellular coverage to the east and west along Ramona Oaks Road, west to SR-67, as well as the surrounding area. The project site is zoned Rural Residential (RR), which is a non-preferred zone per the Wireless Ordinance. Therefore, the applicant submitted an Alternative Site Analysis (ASA) in order to demonstrate that coverage objectives could not be met in a preferred location or preferred zone.

The ASA noted that there is a commercially-zoned property located immediately to the east of the proposed location. However, the commercial zone is comprised of residential condominiums/timeshares and a country club. The applicant evaluated placing the facility at this location, but determined that a wireless facility within this area would not be feasible, due to setbacks and screening. For example, if the wireless facility was placed along the outside boundary of the buildings, it would not meet required setbacks. If the facility were placed within the parking area of the commercially zoned area, it would be difficult to screen while still maintaining community character. The applicant also explored the option of placing the antennas on the roof of the two-story complex. However, the building height is less than 30 feet, which would result in inadequate coverage to the area. Therefore, the analysis determined that the site would not meet the project objectives, and this commercially zoned area was no longer pursued.

There were no other locations within the area which would achieve the same coverage objective. Other areas were either too low in elevation, have intervening topography, or already have a Verizon facility. In addition, the applicant researched traffic lights, street lights and power poles in the area, but there were none that would allow for the number of antennas required, nor would they achieve the coverage objective. The complete ASA can be found in Attachment E.

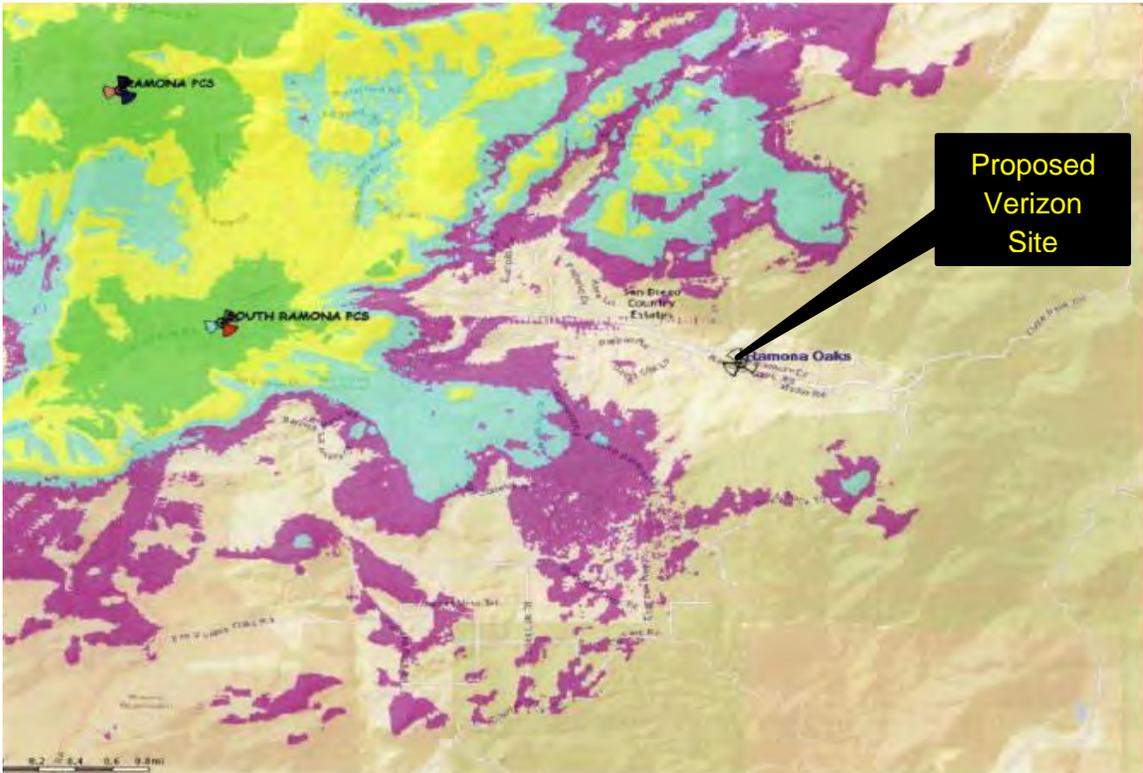


Figure 6a: Coverage without proposed Verizon wireless facility

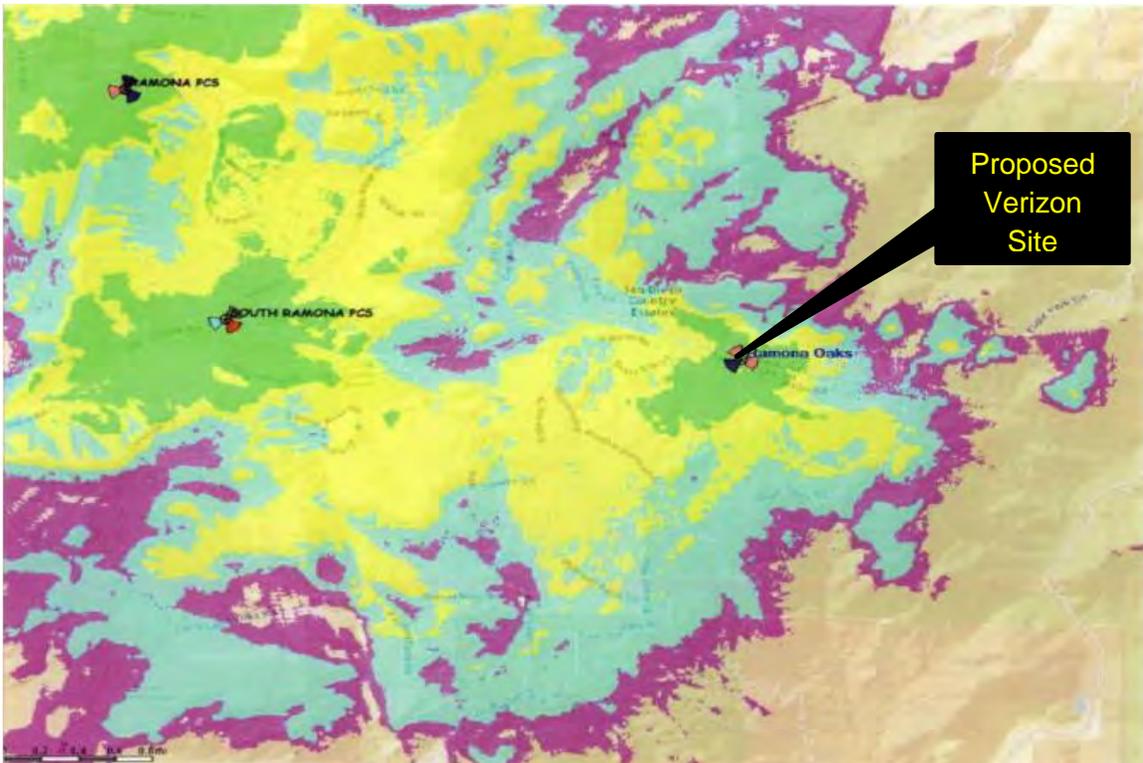


Figure 6b: Coverage with the proposed Verizon wireless facility

The colorization in Figures 6a and 6b is broken down into four categories; beige represents no coverage, purple represent poor coverage, blue represents fair coverage, yellow represents good coverage and green represents optimal coverage for the service area. With the inclusion of the proposed wireless facility, the coverage in the area is improved from poor/no coverage to optimal coverage.

2. General Plan Consistency

The site is subject to the General Plan Regional Category Semi-Rural and Land Use Designation VR-2. The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table D-1.

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.	The proposed wireless telecommunication facility would allow for increased Verizon coverage throughout the area, which is essential in the event of an emergency.
GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.	The proposed facility would minimize telecommunication interruptions during the event of an emergency by improving coverage in the area. The facility would also increase the volume and data coverage of phone calls that would allow Verizon to provide service in the surrounding area. Additionally, the applicant proposes an emergency generator that would allow the facility to operate in the event of a power outage.
POLICY LU 15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.	The proposed facility would be compatible with the existing community character because the tower and equipment enclosure have been sited and designed to appear as additions to the existing trees. The mature vegetation around the perimeter of the property helps to minimize the views of the facility from multiple public vantage points. For these reasons, the facility would blend with the visual setting of the area and be compatible with the existing community character.
POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.	Pursuant to Section 6984 of the Zoning Ordinance, the applicant provided a letter indicating that they are willing to allow other carriers to co-locate on the proposed wireless facility.

General Plan Policy	Explanation of Project Conformance
<p>POLICY COS 11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p>	<p>The facility was sited and designed to minimize views from surrounding land uses and roadways with the design of a faux mono-pine tree. The panel antennas would be located upon the 60-foot tall faux tree, which would be designed to hide the antennas with longer faux branches, antennas painted to match the green of the tree, and additional “socks” (or faux leaves) on the antennas. The equipment enclosure would be of similar height, design and color of the existing surrounding accessory structures. Both the faux tree and equipment enclosure would be sited near the eastern portion of the property and would be near existing trees and accessory buildings.</p>
<p>POLICY N-6.1 – Noise Regulations. Develop and regularly update codes and ordinances as necessary to regulate impacts from point, intermittent, and other disruptive noise sources.</p>	<p>The project has been reviewed to ensure that the project complies with all applicable ordinances and regulations. The main noise sources would be the generator unit. The project location, enclosure of the equipment and the existing buildings would ensure that noise levels will not exceed the 45dBA threshold at the property lines. In addition, the project has been conditioned to ensure that the noise levels remain within these decibel limits. Finally, an additional condition has been placed to ensure that the maintenance of the generator occurs between 7am and 6pm, Monday through Friday.</p>

3. Community Plan Consistency

The proposed project is consistent with the following relevant Ramona Community Plan goals, policies, and actions as described in Table D-2.

Table D-2: Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
<p>Goal LU 1.1 The rural atmosphere of the Ramona community is preserved and enhanced, while encouraging a balance of land uses that are compatible with a country lifestyle.</p>	<p>The facility has been designed as a faux mono-pine tree, which will assist in preserving the rural atmosphere. Due to the separation distance between the residential use and the proposed location, the facility would not be highly visible from the residences. In addition, the proposed facility would allow for coverage throughout the area, which is essential in the event of an emergency.</p>
<p>2.10 Infrastructure and Utilities f. Telecommunications Refer to General Plan Goals and Policies</p>	<p>The Ramona Community Plan requires compliance with the General Plan Goals and Policies for telecommunication facilities. As detailed in Table D-1, the project is in compliance with the General Plan Goals and Policies.</p>

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Rural Residential (RR) zone with the incorporation of conditions of approval. The Planning Commission should consider whether the included conditions of approval contained in the Form of Decision (Attachment B) ensure the proposed project is compatible with the surrounding properties and overall community character.

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RR	Yes, with issuance of a MUP.
Animal Regulation:	J	N/A
Density:	-	N/A
Lot Size:	0.5 acre	N/A
Building Type:	C	Yes
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	G	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The applicant has demonstrated that the increased height is necessary to meet the coverage objectives for Verizon's network due to topography, and designed to allow for future co-location. To offset the increase in height, the applicant has designed the facility so that it will not impact a scenic viewshed.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 50-foot front yard setback, 10-foot side yard setback, and a 40-foot rear yard setback.	The project meets all required setbacks. The closest property line to the wireless facility is approximately 117 feet to the east.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Telecommunications Facilities

The facility would fill several coverage gaps which would allow Verizon to have more complete and consistent network coverage along San Vicente Road, Ramona Oaks Road and the surrounding area.

The project, as designed, is classified as a Tier 4 site pursuant to Section 6985A of the Zoning Ordinance which requires a MUP, because the facility is proposed in a rural zone, Rural Residential (RR), which is a non-preferred zone. The site was selected because no preferred zones or locations exist in the service area that meets the coverage objectives of the carrier. The parcel immediately adjacent to the east of the proposed site is zoned C36 (General Commercial), and is a preferred zone per the Wireless Ordinance. However, this parcel, also owned by San Diego Country Estates Association, contains two-story condominiums. The parcel does not have sufficient area to house the facility without altering buildings or parking spaces. The applicant considered adding antennas to the roofline, but the building is not tall enough to reach the intended coverage area. Furthermore, the faux tree would be out of place if placed near the condominiums. In addition, the Association agreed to place the Verizon facility near the equestrian area.

By federal law, the County is prohibited from regulating the placement, construction and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions, if the facilities comply with the Federal Communication Commission's (FCC's) regulations concerning RF emissions. Therefore, County decision makers do not consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also,

staff does not require information from the applicant concerning such effects from RF emissions associated with the project. (Information regarding potential health effects is available from the cellular providers upon request as it is also required from the FCC.)

The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular facilities. Therefore, staff does not require information from the applicant on potential health effects from EMR associated with the project. Generally, this information is available from the cellular providers upon request as it is also required from the FCC.

Table D-4: Wireless Ordinance Development Regulations

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The applicant is proposing an equipment enclosure with a maximum height of 10 feet. The height is necessary to house the internal equipment and allow the enclosure to have a design (red-tile mansard roof) which complements the surrounding structures.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.4 of the Wireless Telecommunications Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The project complies with the 50-foot setback requirement. The setback from the closest portion of the faux tree to the nearest residential property line is approximately 117 feet.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed faux mono-pine tree and equipment enclosure would be placed outside of all required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The project site is zoned RR (Rural Residential), and is subject to the most restrictive nighttime one-hour average sound level limit of 45 dBA at the project property lines pursuant to the County Code Noise Ordinance. Noise producing equipment consists of an emergency generator which is a noise generating source. The emergency generator unit would produce noise levels below the 45 dBA threshold at the property line and would comply with the County Noise Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

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

E. COMMUNITY PLANNING GROUP

The Ramona Community Planning Group (CPG) considered the project on August 6, 2015. The CPG recommended approval by a vote of 9-3-1-2 (Ayes – 9, Noes – 3, Recused – 1, Absent – 2).

After the minutes were posted, staff advised the applicant and the CPG that they incorrectly agenized the item, listing it as 50 feet as opposed to 60 feet. The CPG placed the item on the November 5, 2015 agenda and mentioned the error in the height in the introduction of the item. The group recognized the error regarding the height and asked if any member would prefer to vote again on the item based on this update. No member agreed to hearing the item again, and no action was taken. The CPG stated its intention to retain the original vote. The CPG minutes and emails are found in Attachment F.

F. PUBLIC INPUT

No formal comments were received as a result of the public notices sent at the time of the MUP application submittal, or during processing of the permit. Noticing included over 1,000 different property owners within a 300-foot radius of the project site. The large quantity of notices is due to the timeshare located to the east of the facility.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from CEQA.
2. Grant MUP PDS2015-MUP-15-016, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By: Marisa Smith, Project Manager 858-694-2621 marisa.smith@sdcounty.ca.gov	Report Approved By: Mark Wardlaw, Director 858-694-2962 mark.wardlaw@sdcounty.ca.gov
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AUTHORIZED REPRESENTATIVE:  _____
MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2015-MUP-15-016

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Photo-Simulations, Geographic Service Area Map, Alternative Site Analysis

Attachment F – Public Documentation

Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

CODE COMPLIANCE

2013 CALIFORNIA BUILDING CODE
 2013 CALIFORNIA TITLE 24
 2013 CALIFORNIA FIRE CODE
 2013 CALIFORNIA RESIDENTIAL CODE
 2013 CALIFORNIA ENERGY CODE
 2013 CALIFORNIA PLUMBING CODE

2013 CALIFORNIA MECHANICAL CODE
 2013 CALIFORNIA ELECTRIC CODE
 ANSI/ITIA-222-C OR LATEST EDITION
 LOCAL CODES AND AMENDMENTS

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.



DUAL TOLL FREE
 811
 AT LEAST TWO WORKING
 DAYS BEFORE YOU DIG

USA NORTH UNDERGROUND SERVICE ALERT SERVING CALIFORNIA AND NEVADA

SITE INFORMATION

PROPERTY OWNER: SAN DIEGO COUNTRY ESTATES ASSOCIATION
 ADDRESS: 24167 SAN VICENTE ROAD, RAMONA, CA 92065
CONTACT: MARIO TREJO
 PHONE: (760) 788-3788 EXT. 502

APPLICANT: VERIZON WIRELESS
 ADDRESS: 15505 SAND CANYON AVE, IRVINE, CA 92618

APPLICANT REPRESENTATIVE: CORTEL INC.
 ADDRESS: 14621 ARROYO HONDO SAN DIEGO, CA 92127
 CONTACT: ANDREA URBAS
 PHONE: (909) 528-6925
 EMAIL: andrea.urbas@corcel-llc.com

COORDINATES: LATITUDE (NAD 83): 33° 0' 19.37" N
 LONGITUDE (NAD 83): 116° 46' 59.37" W
 GROUND ELEVATION: ±1505' AMSL
 APN #: 288-611-09-00
 ZONING JURISDICTION: SAN DIEGO COUNTY
 CURRENT ZONING: RR (RURAL RESIDENTIAL)
 BUILDING USE: EQUESTRIAN FACILITY
 CONSTRUCTION TYPE: V B
 OCCUPANCY: UNMANNED TELECOMMUNICATIONS FACILITY
 LEASE AREAS: EQUIPMENT AREA = 2389 SQ. FT.
 TOWER DRIP LINE AREA = 2491 SQ. FT.
 TOTAL LEASE AREA = 3780 SQ. FT.

LAND USE DESIGNATION: VR-2
 GENERAL PLAN REQUIRED CATEGORY: SEMI-RURAL



RAMONA OAKS

**PROJECT TYPE:
 NEW SITE BUILD
 MACRO CELL EVOLUTION**

**PROJECT ADDRESS:
 25241 RAMONA OAKS ROAD
 RAMONA, CA 92065**

ZONING DRAWING

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

VERIZON WIRELESS RF ENGINEER: _____
 VERIZON WIRELESS OPERATIONS: _____
 SITE ACQUISITION MANAGER: _____
 PROJECT MANAGER: _____
 ZONING VENDOR: _____
 LEASING VENDOR: _____
 CONSTRUCTION MANAGER: _____
 A/E MANAGER: _____
 PROPERTY OWNER: _____

PROJECT DESCRIPTION

VERIZON WIRELESS PROPOSES THE CONSTRUCTION OF A NEW TELECOMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL (1) PROPOSED VERIZON WIRELESS 60'-0" HIGH MONOPINE.
- INSTALL (1) PROPOSED VERIZON WIRELESS 10'-0" HIGH EQUIPMENT CMU ENCLOSURE WITH CHAIN LINK SECURITY LID AND MANSARD ROOF DESIGN, PAINTED TO MATCH EXISTING ADJACENT BUILDING.
- INSTALL (12) PROPOSED VERIZON WIRELESS PANEL ANTENNAS.
- INSTALL (12) PROPOSED VERIZON WIRELESS RRUS REMOTE RADIO UNITS WITH A2 UNITS.
- INSTALL (2) PROPOSED VERIZON WIRELESS RAYCAP SURGE SUPPRESSORS AT ANTENNAS LOCATION.
- INSTALL (2) PROPOSED VERIZON WIRELESS MCE EQUIPMENT CABINETS.
- INSTALL (1) PROPOSED VERIZON WIRELESS DC GENERATOR.
- INSTALL (24) PROPOSED VERIZON WIRELESS 1/2" COAX JUMPERS, (2) PER ANTENNA.
- INSTALL (2) (6x12) HYBRID TRUNK CABLES
- INSTALL (12) (1x1) HYBRID JUMPER CABLES
- INSTALL (12) 8 MM RET CABLE JUMPERS
- INSTALL (9) BOLLARDS

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
LS-3	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-2-1	WATER POLLUTION CONTROL PLAN
A-3	PROPOSED EQUIPMENT AND ANTENNA LAYOUT PLANS
A-4	ARCHITECTURAL ELEVATIONS
A-5	ARCHITECTURAL ELEVATIONS

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



2785 MITCHELL DR.
 WALNUT CREEK, CA 94598

PLANS PREPARED BY:



CLIENTS

NO.	DATE	DESCRIPTION	BY
1	05/20/15	90% ZD's	NT
2	05/28/15	100% ZD's	JY
3	10/01/15	PLANNING COMMENTS	JB
4	02/25/16	REVISED 100% ZD'S	JY
5	06/28/16	CLIENT REVISIONS	JB
6	07/27/16	ADDED CHAINLINK LID	JB

SITE INFORMATION:

RAMONA OAKS

25241 RAMONA OAKS ROAD
 RAMONA, CA 92065

SEAL:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

PROJECT TEAM

PROJECT MANAGER: VERIZON WIRELESS
 ADDRESS: 15505 SAND CANYON AVE, IRVINE, CA 92618
CONTACT: LINH NGUYEN
 EMAIL: Linh.Nguyen@verizonwireless.com

ZONING MANAGER: CORTEL INC.
 ADDRESS: 14621 ARROYO HONDO SAN DIEGO, CA 92127
CONTACT: ANDREA URBAS
 PHONE: (909) 528-6925
 EMAIL: andrea.urbas@corcel-llc.com

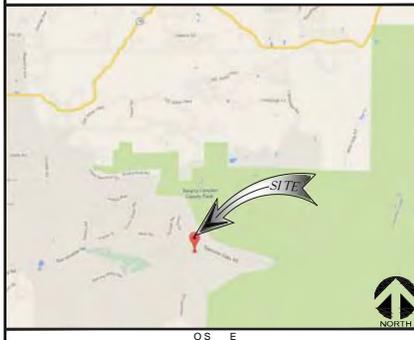
RF ENGINEER: VERIZON WIRELESS
 ADDRESS: 15505 SAND CANYON AVE, IRVINE, CA 92618
CONTACT: FERNANDO CARRANZA
 PHONE: _____
 EMAIL: Fernando.Carranza@verizonwireless.com

ENGINEERING/SURVEYOR: NATIONAL ENGINEERING & CONSULTING, INC.
 ADDRESS: 27 ORCHARD LAKE FOREST, CA 92630
 PHONE: (949) 716-9999
 FAX: (949) 716-9997

LEASING MANAGER: CORTEL INC.
 ADDRESS: 14621 ARROYO HONDO SAN DIEGO, CA 92127
CONTACT: RYAN DOUGLAS
 PHONE: (619) 301-5164
 EMAIL: ryan.douglas@corcel-llc.com

CONSTRUCTION: VERIZON WIRELESS
 ADDRESS: 15505 SAND CANYON AVE, IRVINE, CA 92618

VICINITY MAP



DRIVING DIRECTIONS

- DIRECTIONS FROM VERIZON WIRELESS OFFICE:
1. HEAD SOUTHEAST TOWARD SAND CANYON SIDE PATH/SAND CANYON TRAIL
 2. KEEP STRAIGHT ONTO I-5 S
 3. AT EXIT 51B, TAKE RAMP RIGHT FOR CA-78 TOWARD VISTA WAY / ESCONDIDO
 4. ROAD NAME CHANGES TO LINCOLN PKWY
 5. BEAR RIGHT ONTO E LINCOLN AVE
 6. TURN RIGHT ONTO N ASH ST
 7. KEEP STRAIGHT ONTO CA-78 / N ASH ST
 8. PASS CIRCLE K/CIRCLE K ON THE RIGHT IN 0.2 MI
 9. KEEP STRAIGHT ONTO 10TH ST
 10. ROAD NAME CHANGES TO SAN VICENTE RD
 11. TURN LEFT ONTO RAMONA OAKS RD
 12. TURN RIGHT ONTO AVENEL LN
 13. TURN RIGHT ONTO PAPPAS RD
- ARRIVE AT 25240 PAPPAS RD, RAMONA, CA 92065

3 - 18

verizon

2786 MITCHELL DR.
WALNUT CREEK, CA 94598

PLANS PREPARED BY:

NATIONAL
ENGINEERING & CONSULTING, INC.
27 ORCHARD LAKE FOREST, CA 92630
PHONE: (949) 716-9900 FAX: (949) 716-9997

CLIENTS

NO.	DATE	DESCRIPTION	BY:
1	05/20/15	90% ZD's	NT
2	05/28/15	100% ZD's	JY
3	10/01/15	PLANNING COMMENTS	JB
4	02/25/16	REVISED 100% ZD'S	JY
5	06/28/16	CLIENT REVISIONS	JB
6	07/27/16	ADDED CHAINLINK LID	JB

SITE INFORMATION:

RAMONA OAKS

25241 RAMONA OAKS ROAD
RAMONA, CA 92065

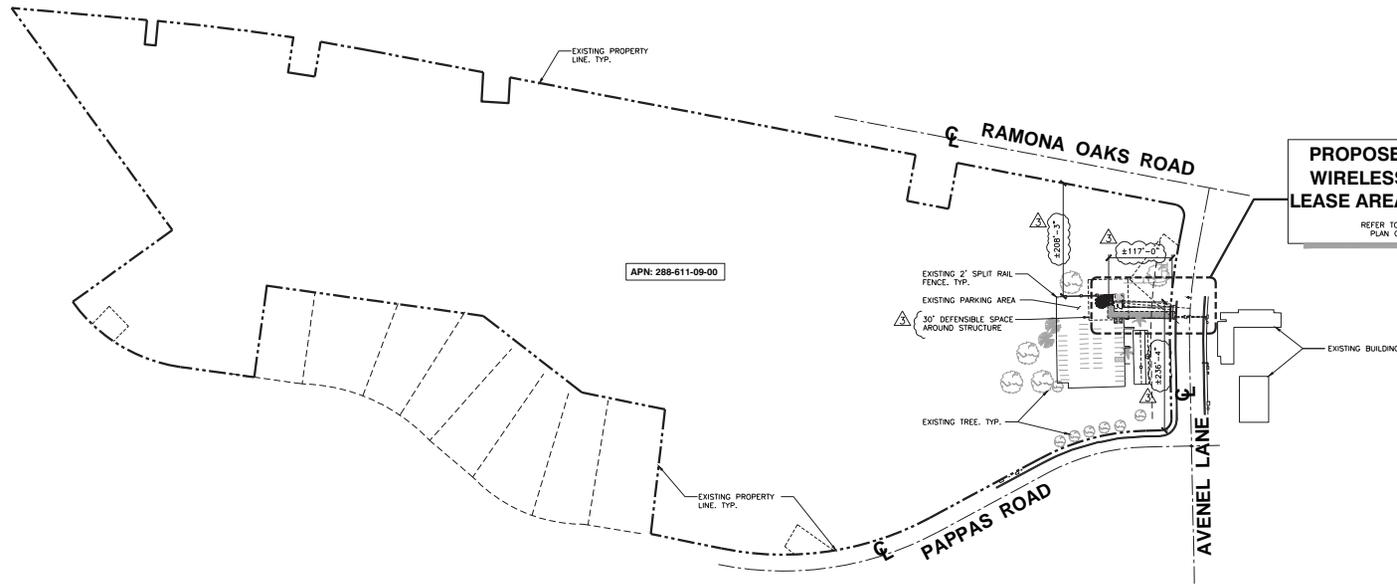
SEAL:

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

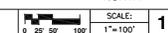
A-1



- NOTES:
1. PROPOSED VERIZON WIRELESS SITE PROPOSED WITHIN PROPERTY LINE SET BACK LIMITS.
 2. NO PARKING SHALL BE INSTALLED OR REMOVED AS A RESULT OF THIS INSTALLATION.
 3. NO LANDSCAPING HAS BEEN PROPOSED FOR THIS SITE.



NORTH



OVERALL SITE PLAN

3 - 22

EROSION CONTROL GENERAL NOTES

1. IN THE CASE OF EMERGENCY, CALL VERIZON WIRELESS AT (800) 264-6620 (24 HOUR PHONE NO.).
2. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR.
4. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
5. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS, AND BASINS.
6. GRADED AREAS ON THE PERMITTED AREA PERMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
7. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE INFILTRATED WATER CREATES A HAZARDOUS CONDITION.
8. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND ENSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
9. ANY SLOPES WITH DISTURBED SOILS OR DENuded VEGETATION MUST BE STABILIZED TO INHIBIT EROSION BY WIND AND WATER.
10. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
11. CONSTRUCTION SITES SHALL BE MAINTAINED BY IMPLEMENTATION OF BEST MANAGEMENT PRACTICES (BMP) IN SUCH A MANNER THAT POLLUTANTS ARE NOT DISCHARGED FROM THE SITE TO THE MAXIMUM EXTENT PRACTICABLE.
12. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE, OR WIND.
13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER.
14. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
15. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
16. ALL NON-STORMWATER DISCHARGES, UNLESS ACCEPTED OR AUTHORIZED BY AN AGENCIES PERMIT, REQUIRE PRIOR APPROVAL BY THE STATE WATER RESOURCES CONTROL BOARD.
17. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

SAN DIEGO STORM WATER QUALITY NOTES CONSTRUCTION BMPs:
 THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE SAN DIEGO REGION PERMITTEE (SDRWQCB) A MUNICIPAL STORM WATER, NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (MS4), EFFECTIVE FEBRUARY 26, 2016. THIS PROJECT IS SUBJECT TO FOLLOW CRITERIA SET FORTH IN THE COUNTY OF SAN DIEGO BMP DESIGN MANUAL AND REFERENCES FOUND IN THE CALTRANS STORM WATER QUALITY HANDBOOK.

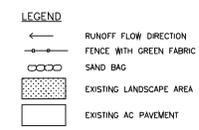
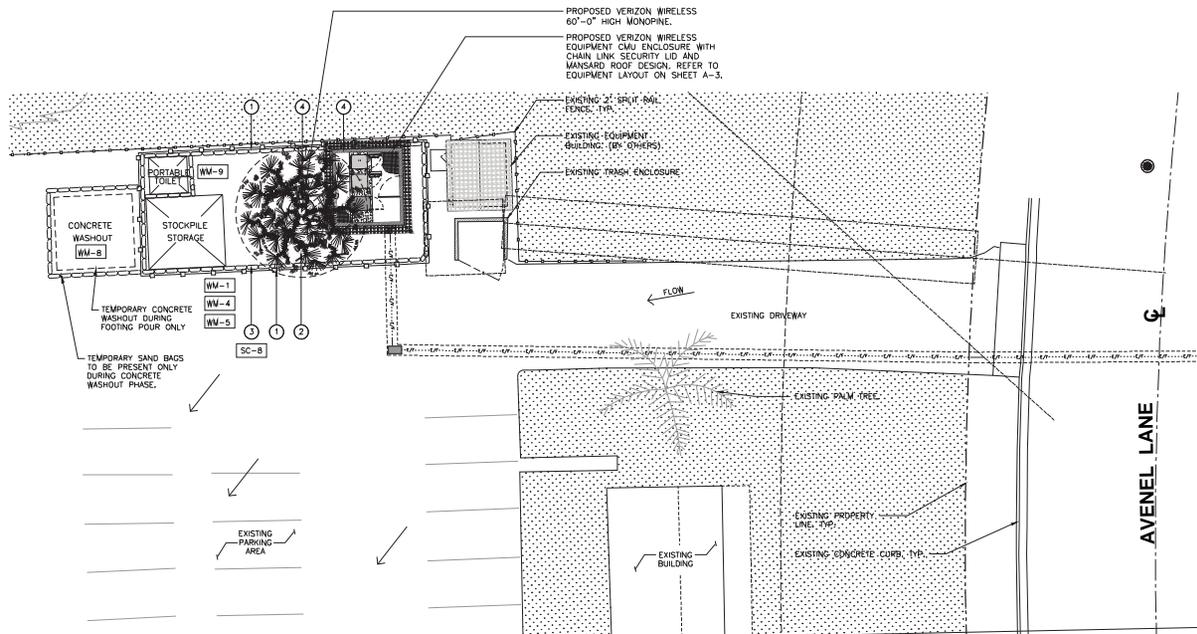
NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPs.

1. STORMWATER BEST MANAGEMENT PRACTICES (BMPs) ARE REQUIRED AT ALL TIMES AND SHALL BE IN ACCORDANCE WITH THE COUNTY'S WATERSHED PROTECTION ORDINANCE.
2. OBTAIN AN APPROVED TRAFFIC CONTROL PERMIT PRIOR TO START OF ANY WORK IN THE RIGHT OF WAY.
3. COMPACTION SHALL BE ACHIEVED BY "MECHANICAL COMPACTION" METHODS AND GEOTECHNICAL COMPACTION REPORTS ARE REQUIRED FOR ALL COMPACTED SECTIONS OF THE TRENCH, EXCEPTIONS TO COMPACTION TESTING REQUIREMENTS AT THE DISCRETION OF THE DIRECTOR OF PUBLIC WORKS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREETS(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMPs WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
5. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
6. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
7. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
8. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
9. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

- NOTES:**
- CONTRACTOR TO REDUCE TIME OF EXCAVATION & CONCRETE POUR TIME TO MINIMIZE SITE IMPACT.
 - TEMPORARY FENCING TO BE INSTALLED IN A WAY SUCH THAT IT DOES NOT IMPEDE ACCESS TO ADJACENT STRUCTURE.

- STOCKPILE STORAGE ITEMS:**
- FRP PANELS & STRUCTURAL SHAPES
 - STRUCTURAL STEEL
 - CMU
 - PREFABRICATED ITEMS, STAGING BEFORE PLACEMENT.

- ANTICIPATED POLLUTANTS:**
- TRASH AND DEBRIS
 - OIL & GREASE
 - ADHESIVES, SOLVENTS, & PAINT
 - MORTAR & CONCRETE WASTE



- MATERIAL & WASTE MANAGEMENT CONTROL BMPs:**
- WM-1 MATERIAL DELIVERY & STORAGE
 - WM-4 SPILL PREVENTION AND CONTROL
 - WM-8 WASTE & CONCRETE WASTE MANAGEMENT
 - WM-5 SOLID WASTE MANAGEMENT
 - WM-9 SANITARY WASTE MANAGEMENT
- TEMPORARY RUNOFF CONTROL BMPs:**
- SC-8 SAND BAGS

- CONSTRUCTION NOTES**
1. INSTALL TEMPORARY CHAINLINK FENCE WITH FILTER FABRIC
 2. WATER THE SITE AS NECESSARY TO MINIMIZE DUST
 3. INSTALL SAND BAGS
 4. SAWCUT LINE AS REQUIRED FOR FOUNDATION. MINIMIZE OVER EXCAVATION WHERE POSSIBLE.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

WATER POLLUTION CONTROL PLAN



PLANS PREPARED BY:

CLIENTS

NO.	DATE	DESCRIPTION	BY
1	05/20/15	90% ZD's	NT
2	05/28/15	100% ZD's	JY
3	10/01/15	PLANNING COMMENTS	JB
4	02/25/16	REVISED 100% ZD'S	JY
5	06/28/16	CLIENT REVISIONS	JB
6	07/27/16	ADDED CHAINLINK LID	JB

SITE INFORMATION:

RAMONA OAKS

25241 RAMONA OAKS ROAD
 RAMONA, CA 92465

SEAL:

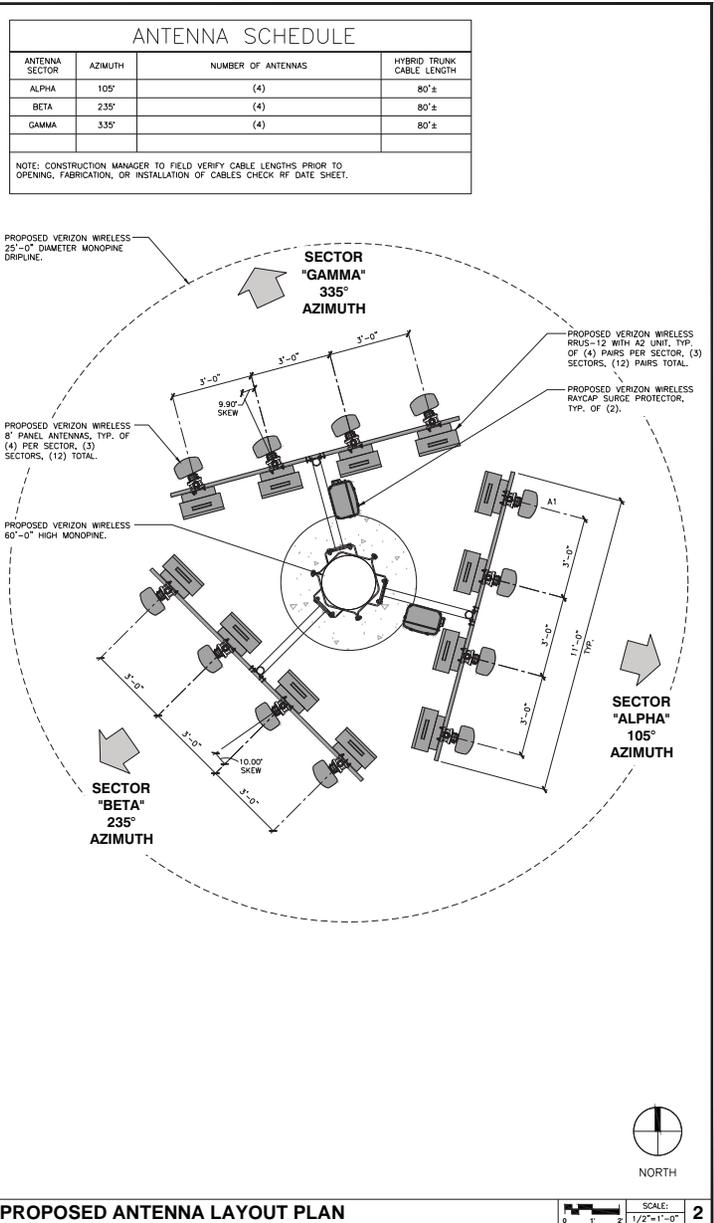
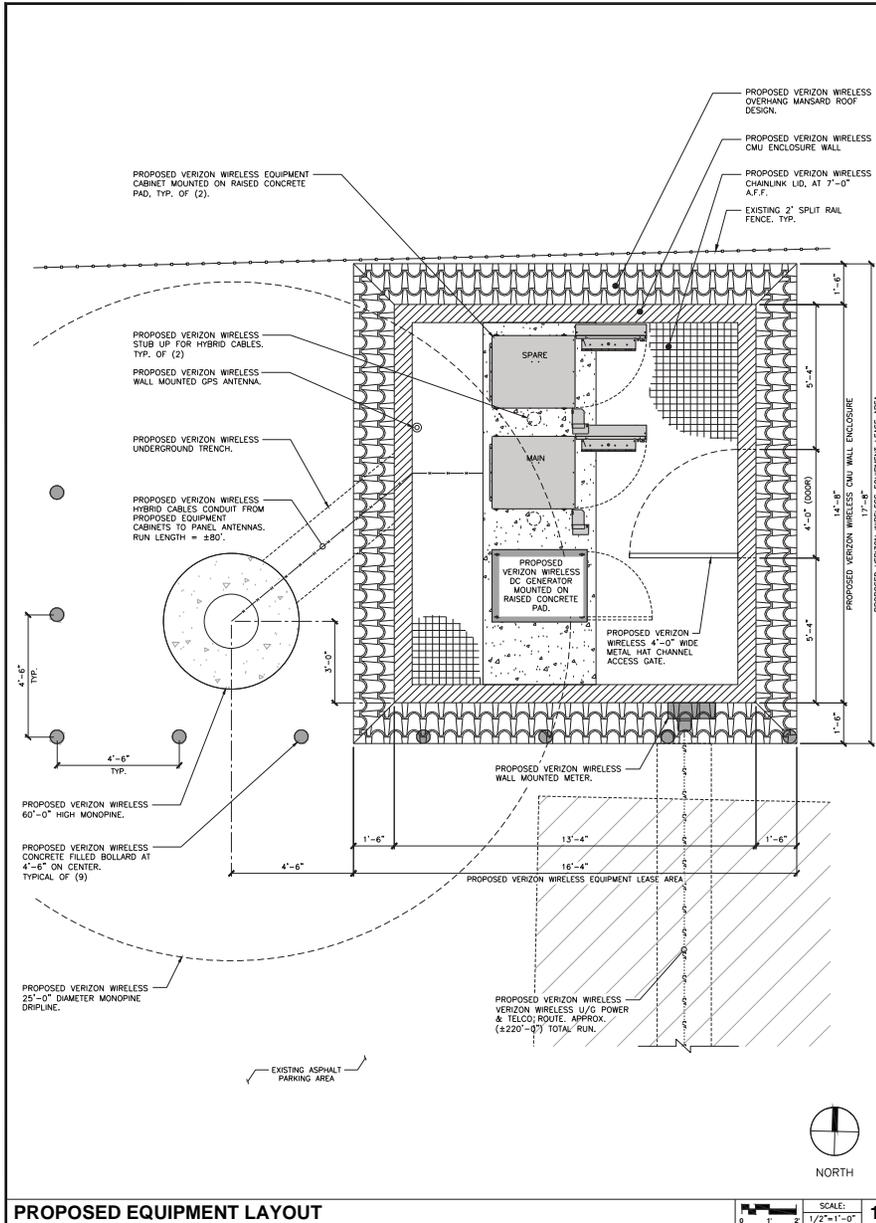
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WATER POLLUTION CONTROL PLAN

SHEET NUMBER:

A-2.1

3 - 24



verizon
2786 MITCHELL DR.
WALNUT CREEK, CA 94598

PLANS PREPARED BY:
NATIONAL
ENGINEERING & CONSULTING, INC.
87 ORCHARD LAKE FOREST, CA 92663
PHONE: (949) 716-9990 | FAX: (949) 716-9997

CLIENTS

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SITE INFORMATION:
RAMONA OAKS
25241 RAMONA OAKS ROAD
RAMONA, CA 92065

SEAL:

SHEET TITLE:
PROPOSED EQUIPMENT AND ANTENNA LAYOUT PLANS

SHEET NUMBER:
A-3

3 - 25

PLANS PREPARED BY:

NATIONAL
ENGINEERING & CONSULTING, INC.
27 ORCHARD LAKE FOREST, CA 92630
PHONE: (949) 716-9800 FAX: (949) 716-9897

CLIENTS

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SITE INFORMATION:

RAMONA OAKS

25241 RAMONA OAKS ROAD
RAMONA, CA 92065

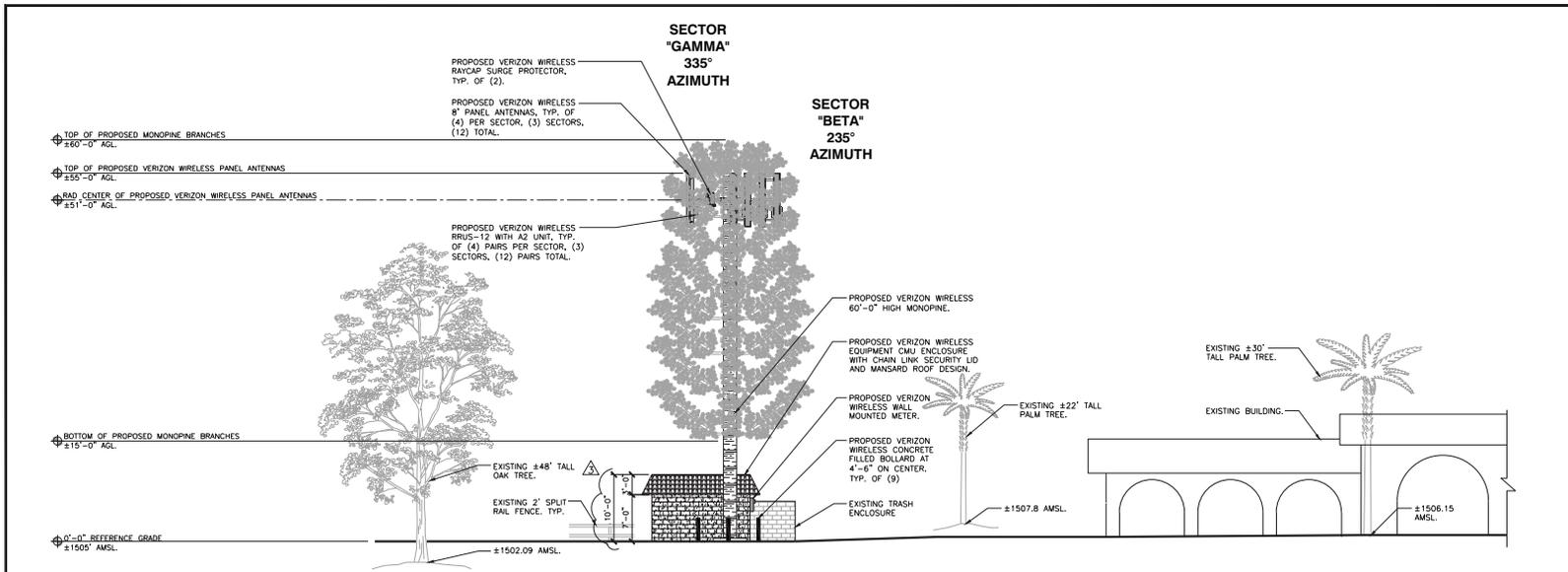
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ARCHITECTURAL ELEVATIONS

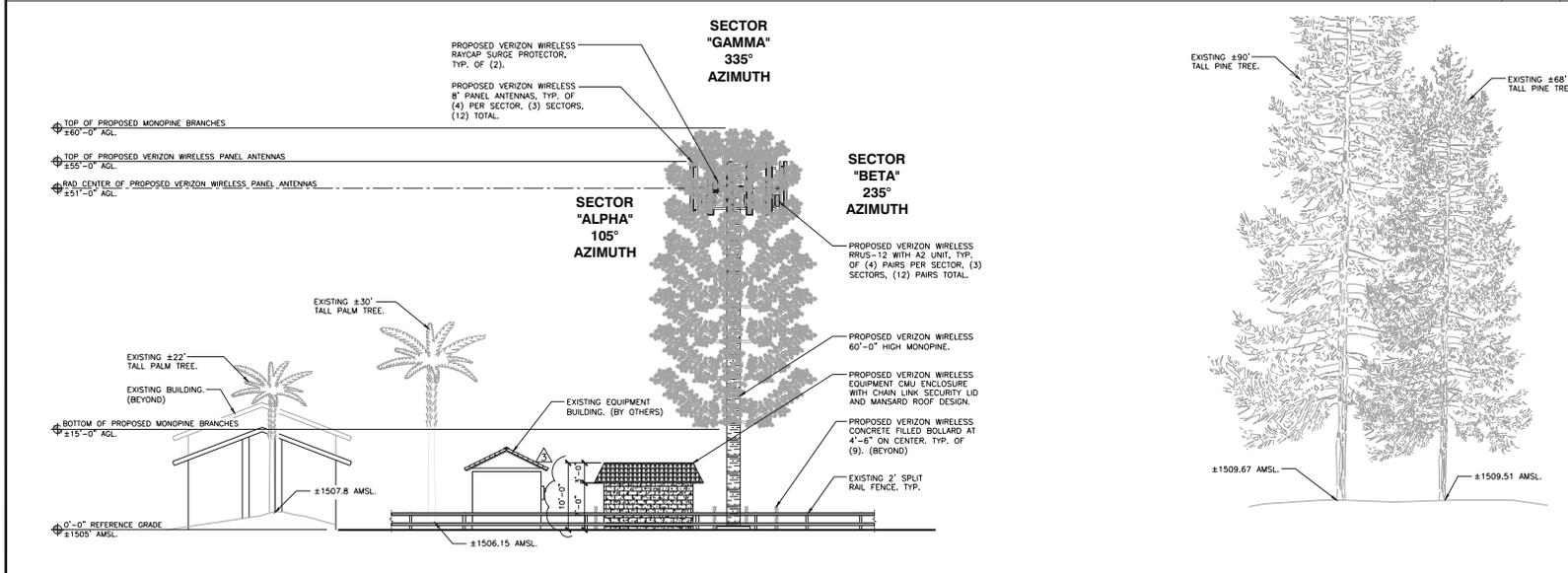
SHEET NUMBER:

A-4



EXISTING WEST ELEVATION

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



PROPOSED NORTH ELEVATION

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

verizon

2786 MITCHELL DR.
WALNUT CREEK, CA 94598

PLANS PREPARED BY:

NATIONAL
ENGINEERING & CONSULTING, INC
27 ORCHARD LAKE FOREST, CA 92639
PHONE: (949) 716-9900 | FAX: (949) 716-9997

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RAMONA OAKS

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RAMONA, CA 92065

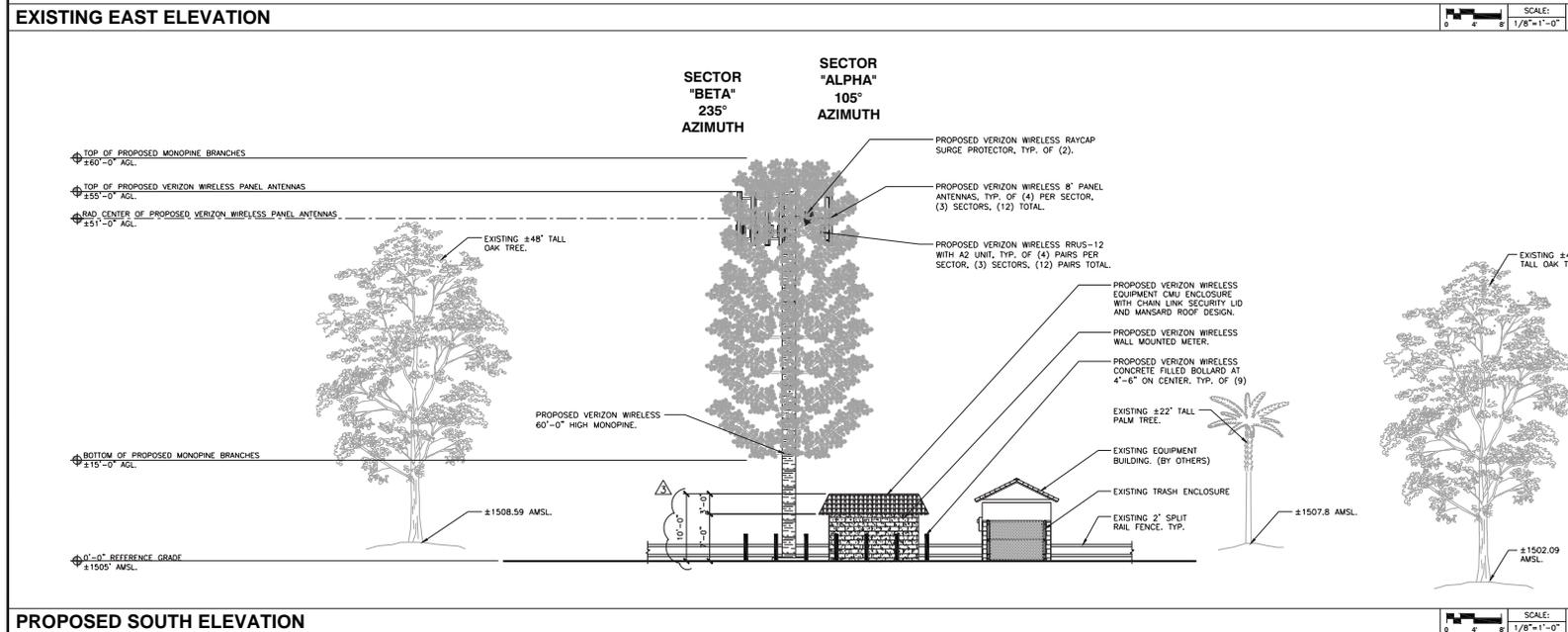
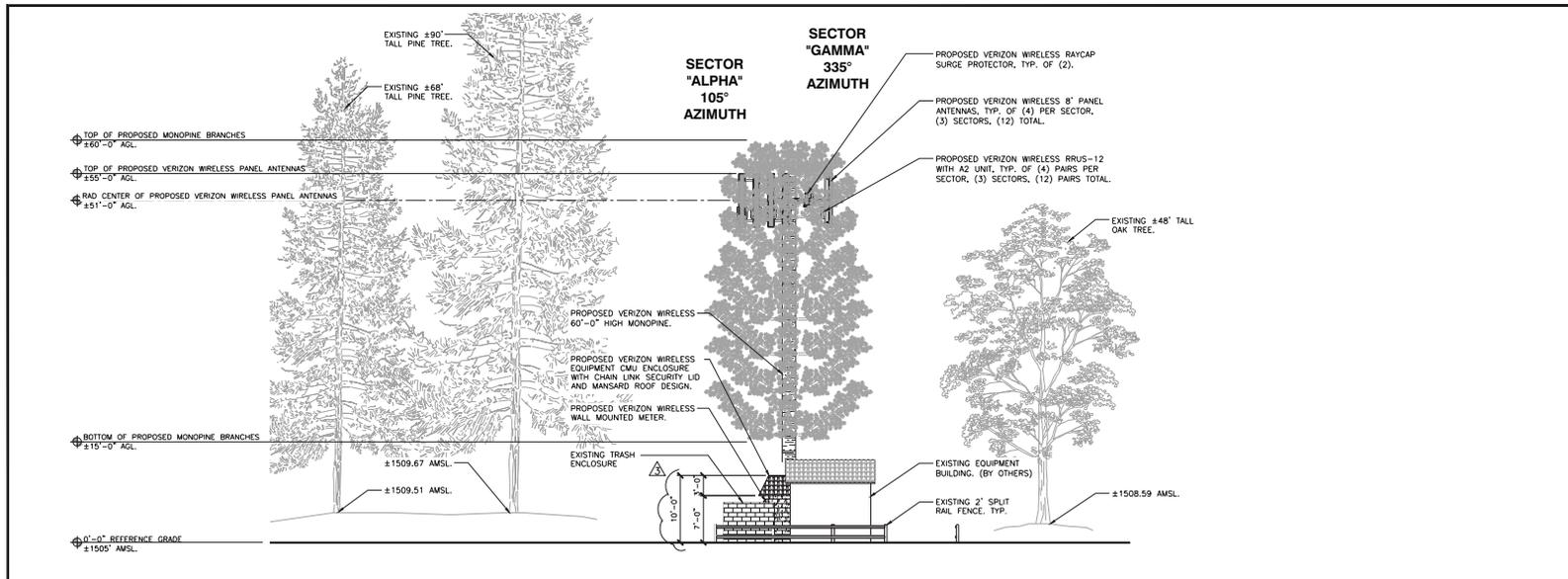
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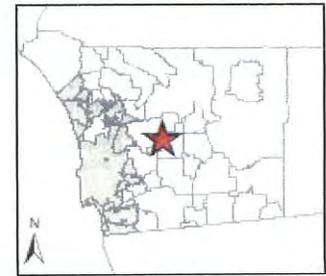
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3 - 27

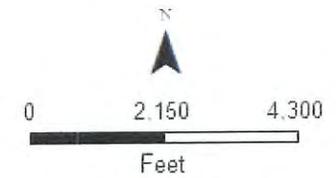
Verizon Ramona Oaks
Wireless Major Use Permit
Vicinity Map

Ramona
Community Plan Area

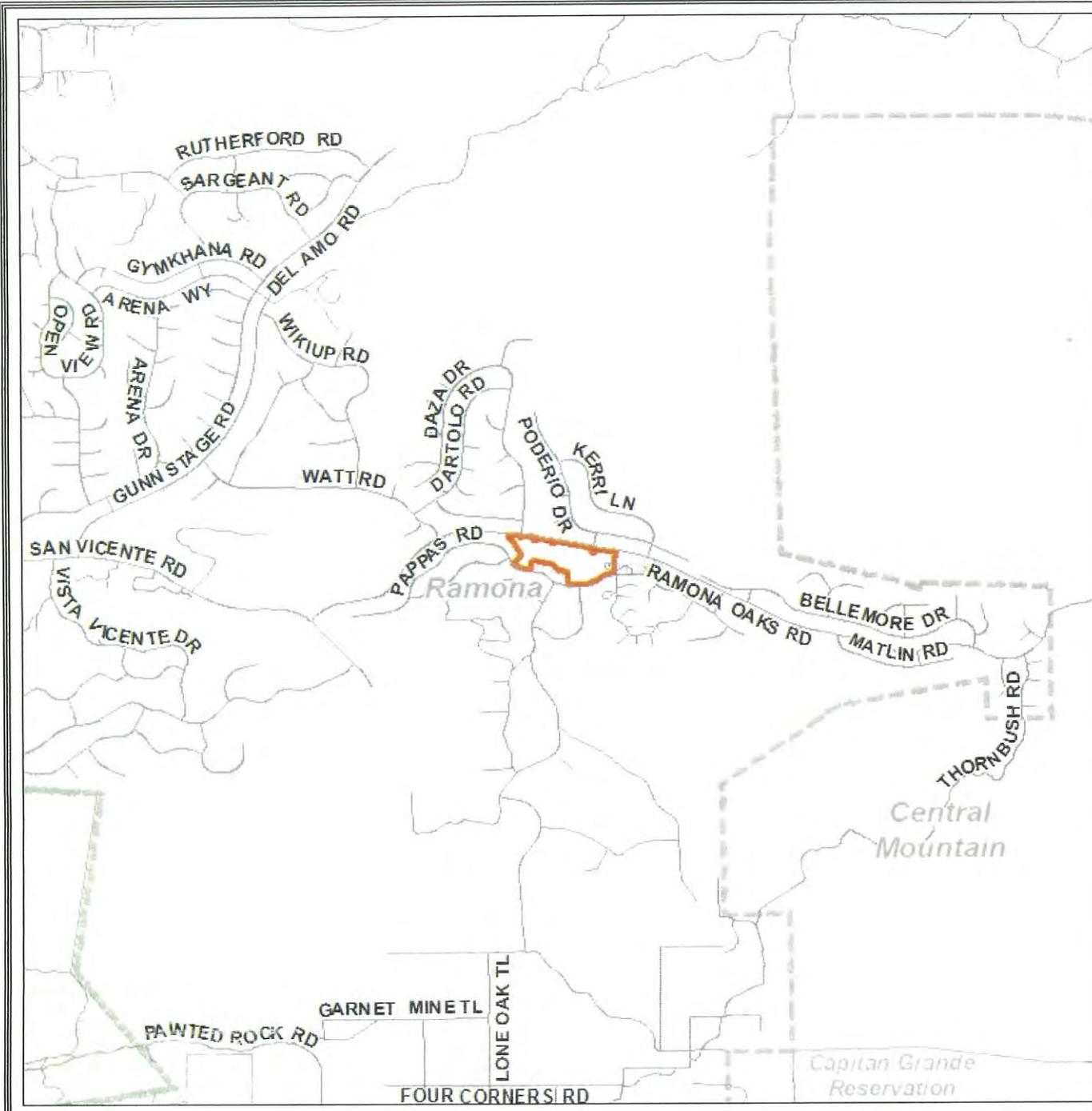


1:3,500,000

- Roads
- Site
- Parcels



Date: 7/21/2016
 Perm. P:\regi2015\MUP-15-016_072116\vicinity.mxd

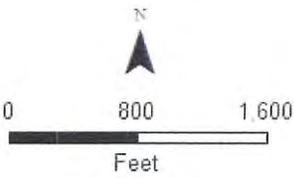


**Verizon Ramona Oaks
Wireless Major Use Permit
General Plan Map**

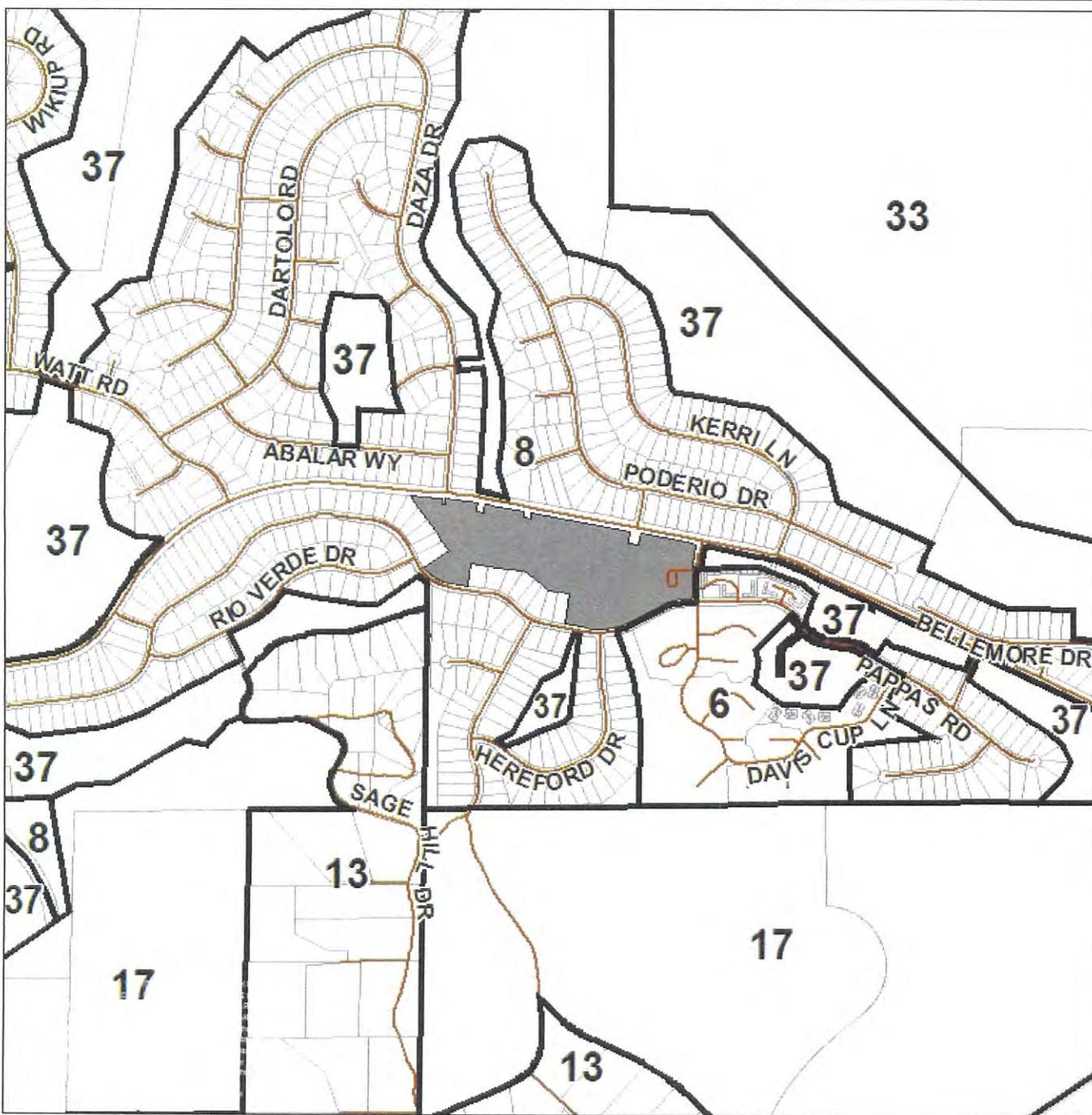
*Ramona
Community Plan Area*

- (6) Village Residential (VR-4 3)
- (8) Village Residential (VR-2)
- (13) Semi-Rural Residential (SR-4)
- (17) Semi-Rural Residential (SR-10)
- (33) Public Agency Lands
- (37) Open Space (Conservation)

	Roads
	Site
	Parcels
	Planning



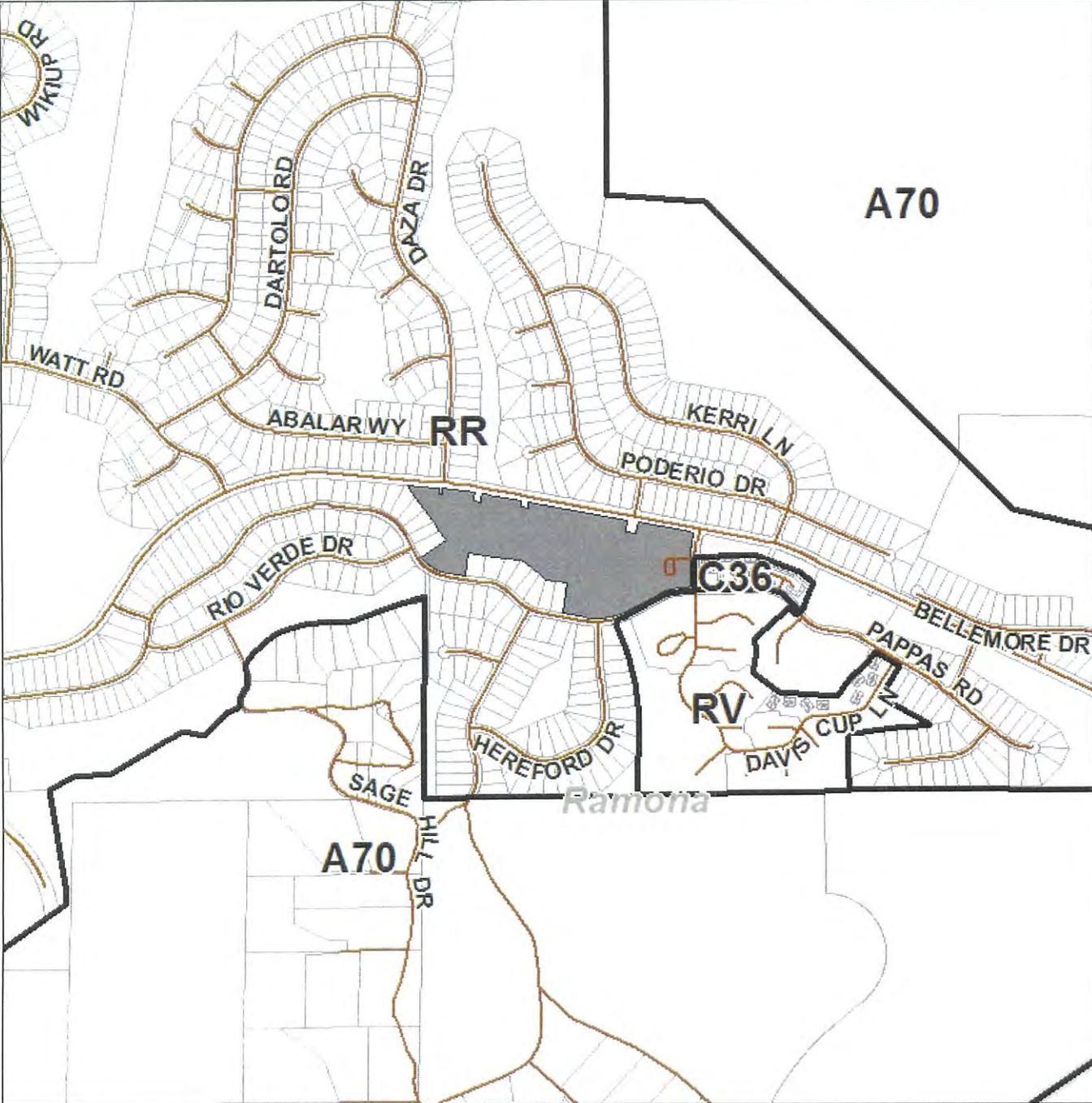
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Verizon Ramona Oaks Wireless Major Use Permit Zoning Map

Ramona
Community Plan Area

- A70 - Limited Agricultural
- C36 - General Commercial
- RR - Rural Residential
- RV - Variable Family Residential



	Roads
	Site
	Parcels
	Zoning



Date: 7/21/2016
 Path: P:\reg\2015-MUP-15-016_072116\zoning.mxd

Verizon Ramona Oaks Wireless Major Use Permit

Ramona Community Plan Area

-  Roads
-  Site



LUEGGIS
LUEGGIS & ASSOCIATES
Aerial Imagery & GIS

Date: 7/21/2016 Path: P:\regl2015-MUP-15-016_072116\photo_med.mxd

Central
Mountain



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Source: Esri, DeLorme, GeoEye, IGN, Aerotech, GEBCO, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, Esri, Mapbox, and the GIS User Community

**Attachment B – Form of Decision
Approving PDS2015-MUP-15-016**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

MARK WARDLAW
Director

DARREN GRETLER
Assistant Director

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

COMMISSIONERS

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

October 7, 2016

PERMITEE: ANDREA URBAS FOR VERIZON WIRELESS
MAJOR USE PERMIT: PDS2015-MUP-15-016
E.R. NUMBER: PDS2015-ER-15-09-005
PROPERTY: 25241 RAMONA OAKS ROAD, RAMONA
APN: 288-611-09

DECISION OF THE PLANNING COMMISSION

This Major Use Permit for MUP15-016 consists of 10 sheets, including plot plan, equipment plans and elevations dated August 3, 2016. This permit authorizes construction, operation, and maintenance of 12 panel antennas and 12 remote radio units mounted upon a 60-foot tall faux mono-pine tree, along with associated equipment and an emergency generator, pursuant to Section 6985 and 7358 of the Zoning Ordinance.

Grant an exception to Section 4620(g) of the Zoning Ordinance to allow the proposed facility to be 60 feet in height, where 35 feet is the maximum height allowed.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **October 7, 2018** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

The wireless telecommunication facility is considered a "high visibility" facility; therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 15 years (October 7, 2031) based upon the valuation of over \$500,000. This may be extended for an additional period of time by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

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

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

1. GEN#1–COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. GEN#2–RECORDATION OF DECISION

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

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

3. NOISE#1–NOISE REQUIREMENT [PDS, FEE X3]

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: The generator shall be located within a minimum ten (10') foot high CMU block wall enclosure. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

OCCUPANCY: (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit and within 120 days of the MUP approval).

4. GEN#3–INSPECTION FEE

INTENT: In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

5. NOISE#2–NOISE CONTROL DESIGN MEASURES [PDS FEE X2]

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans: The generator shall be located within a minimum ten (10') foot high CMU block wall enclosure. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational. **MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

6. PLN#1–SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved Major Use Permit plot plan and the building plans. This includes, but is not limited to: improving all parking areas and driveways, installing all required design features, painting all structures with the approved colors which would match the color of the existing church, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.

7. PLN#2– PHOTO SIMULATION: [PDS, PCC] [UO, FG] [PDS, FEE]

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated April 3, 2016, to ensure that the antennas and ancillary equipment are built to be screened from public view. The generator enclosure shall be a CMU wall of similar material and color as shown in the photo-simulation. **DOCUMENTATION:** The applicant shall build the site to comply with the approved

plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

8. HAZ#1–HEALTH AND SAFETY PLAN

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the modification, storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section, contact is Joan Swanson, (619) 726-5770 or by email at: joan.swanson.sdcounty@ca.gov. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all documents for compliance with this condition.

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

9. PLN#3–SITE CONFORMANCE

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

10. PLN#4 - SITE CONFORMANCE: [PDS, PCO] [OG].

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

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations dated April 3, 2016.
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
- e. The applicant is responsible for the maintenance and repair of any damage caused by them to on-site and off-site private roads that serve the project.
- f. The telecommunication facility shall be inspected annually to ensure it is operating properly and the facility remains undamaged. The applicant shall provide the necessary inspection fee on an annual basis.
- g. The facility and back-up generator shall be maintained only between the hours of 7am to 6pm Monday through Friday.

DOCUMENTATION: The property owner and applicant shall conform to the ongoing requirements of this condition. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

.....
MAJOR USE PERMIT FINDINGS

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

- (a) *The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to*

1. *Harmony in scale, bulk, coverage, and density:*

Harmony

The project is a Major Use Permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunication facility. The facility would be designed as a 60-foot tall faux mono-pine tree along with associated equipment. Twelve panel antennas and 12 remote radio units (RRU's) would be located upon the faux mono-pine. The panel antennas would have socks, thereby screening the antennas from view, and the RRU's would be located behind the panel antennas. In addition, one GPS antenna would be mounted on top of the equipment enclosure. The associated equipment would be located inside a 10-foot tall concrete masonry unit (CMU) wall with a red-tile mansard-style roof. This open roof design allows for airflow, and would have a chain-link lid for safety purposes. The chain-link lid would be set down below the roof line, and therefore screened from view. The faux tree would be surrounded by trees, many between 45 feet and 90 feet, which help the faux tree blend in with the surrounding. In addition, the equipment enclosure is designed to match the nearby Country Estates equipment building, which would be located next to the proposed Verizon facility. The proposed lease area would occupy approximately 780-square feet of the 26.2-acre parcel.

The applicant is requesting a height exception for the proposed 60-foot mono-pine. The Geographic Service Area maps provided by the applicant indicate that a height of 60 feet is necessary for the carrier to close a gap in service along San Vicente Road and Ramona Oaks Road, between San Diego Country Estates and State Route 67. Lowering the facility any further would not allow the signals from the antennas to reach over the nearby hills.

Scale and Bulk

The area surrounding the project site consists of residential properties, along with an equestrian facility where the Verizon facility would be located. Photo-simulations on file illustrate that the proposed 60-foot faux mono-pine and associated equipment will blend into the surrounding viewshed. The faux mono-pine tree would buffer the panel antennas and RRU's due to extended branches, additional branches, and socks around the panel antennas. The equipment enclosure would be painted a tan color with a red-tile roof to match the nearby structures and blend in with the property. The location of the Verizon facility would be set along the eastern side of the equestrian facility because it is a higher elevation for coverage needs, is more than 400 feet away from surrounding neighbors, and is buffered from view to neighbors to the west due to the surrounding mature trees. The higher elevation allows the provider to achieve their coverage objective, which primarily includes San Vicente Road and surrounding streets and homes.

While there are residential viewsheds within sight of the proposed facility, the project would be compatible with adjacent uses in terms of scale and bulk because of the stealth design and other vertical elements such as light poles, mature trees and a backdrop of rolling hills. The proposed location provides

reduced visibility to drivers along San Vicente Road and Ramona Oaks Road, while still maintaining adequate elevation to maintain an acceptable level of coverage. The Ramona Community Planning Group (CPG) voted on August 6, 2015, to approve the project. One member requested that the faux tree be designed to appear natural and not blue in color, but no recommendations were listed in the vote count. After the minutes were made official, County staff contacted the CPG to alert them that their minutes list the Verizon faux tree at 50 feet tall, and not 60 feet which is proposed. The Ramona CPG listed the item on the November 5, 2015 agenda for clarification and discussion. The group recognized the error in the minutes regarding the height, but chose not to rehear the item. For the reasons stated above, the project would not substantially increase the scale and bulk of the structure, nor would it result in negative impacts to the surrounding areas.

Coverage

The subject parcel is approximately 26.2 acres. Surrounding land uses consist of single-family residences, open space and undeveloped land. Parcel sizes in the area range from approximately one-half acre to over 60 acres. The subject property is developed with a single-family residential community, equestrian facility, and accessory structures. The lease area for this unmanned wireless telecommunication facility would total approximately 780 square feet (less than one percent lot coverage). Due to the small proposed footprint, the addition of the telecommunication facility would maintain similar coverage with surrounding area.

Density

The project is a Major Use Permit to authorize the installation of a telecommunication facility and does not have a residential component subject to density.

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

The project is located within the jurisdiction of the Ramona Fire Department. They respond with career firefighters to structural, wildland, and emergency medical services on a year round basis. The project has been reviewed by County of San Diego Fire Marshal, and found acceptable. Electrical and telephone services are available on-site. In addition, water service is already available and would be provided by Ramona Municipal Water District. The subject property is connected to Avenel Lane, a private road, which is connected to Ramona Oaks Road, a public road. Therefore, all public facilities, services, and utilities are available and exist on the property.

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

The project is a Major Use Permit for the authorization of a wireless telecommunication facility. The project consists of a Verizon facility with 12 panel antennas mounted upon a 60-foot faux mono-pine tree and associated equipment within an equipment enclosure. The equipment enclosure is designed

to have CMU siding which would be painted an earth tone color. The location of the proposed faux tree and equipment would be located toward the eastern portion of the 26.2 acre property. The proposed faux tree location would provide less of a visual impact to the surrounding neighbors, since the facility is placed near the existing equestrian facility. Furthermore, the proposed location allows the applicant to provide minimum coverage to surrounding roads and residences without increasing the height of the faux tree any further.

The project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged as a faux tree, and would be located more than 400 feet from the surrounding residences, and more than 300 feet from the nearby timeshares. Photo-simulations on file with this Major Use Permit illustrate that the line, form and color of the facility would be consistent with other elements that make up the visual setting of the area, as trees and vertical elements are common in rural residential areas. As seen in the photo-simulations, the proposed facility would be located near an area which has a dense canopy of mature trees, which would help it appear as a part of the existing landscape. In addition, the antennas and RRU's would be painted green and covered with socks, and the trunk of the tree would have a heavy bark texture. The project has been designed to blend in with the existing setting of vertical elements. Landscaping around the project was discussed, but not pursued, as the natural vegetation in the area is characterized with mature trees.

The equipment enclosure would not be seen from Ramona Oaks Road or San Vicente Road, since the enclosure would be buffered and screened by the existing mature trees, the distance from off-site vantage points are far, and the topography and trees would block any views. Nevertheless, the faux tree would appear as an addition to the existing mature trees, and the enclosure would be designed to match the existing equipment building.

The project was also reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, would not cause any adverse aesthetic or noise effect to the surrounding area and roadways. For the reasons stated above, the project would not have a harmful effect on neighborhood character.

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

The traffic generated from this proposed project is expected to average one to two maintenance trips per month and would utilize a private driveway connecting to Avenel Lane, which connects to Ramona Oaks Road, a public road. Existing parking is available on the property, and the total number of parking spaces will remain the same. The use associated with this Major Use Permit would be compatible with the existing rural nature of the area because the number of maintenance trips would not substantially alter the expected traffic or physical character of the surrounding streets and would be compatible with the adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of Avenel Lane or Ramona Oaks Road.

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

The applicant proposes a Major Use Permit, which consists of 12 panel antennas mounted upon a 60-foot faux mono-pine tree, along with associated equipment within an equipment enclosure. The subject property is 26.2 acres and is developed with access and utility services adequate to serve the proposed use. The installation of the telecommunication facility would not require significant alteration to the land form as the enclosure and the faux tree would be placed on a relatively level area. The project, as designed, would be camouflaged, would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

6. *Any other relevant impact of the proposed use:*

None identified.

- (b) *The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan:*

The project is subject to the Semi-Rural Land General Plan, and the Ramona Community Plan. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed as a co-locatable facility. Lastly, the project also complies with the General Plan Policy COS11.1 and 11.3 because the project would not negatively impact a scenic highway and detract the visual settings from a scenic vista.

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

Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the installation of small, new equipment and facilities in small structures. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause substantial change in the significance of historical resource; and would not result in damage to a scenic highway.

WIRELESS TELECOMMUNICATION FINDINGS

The project is in a preferred location in a non-preferred zone. Pursuant to Section 6986.B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternate site analysis and discussed preferred locations in the area and why they were not technologically or legally feasible. Pursuant to Section 6986.C of the Ordinance, the applicant has provided a well-designed facility as that of a faux tree. Due to the camouflaging of the facility and lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

The location and zoning, as described in Section 6986.B and 6986.C of the Wireless Telecommunication Facilities Ordinance, has been determined to be preferable due to aesthetic and community character compatibility.

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ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION PROGRAM/susmpdf/lid_handbook_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmpdf/lid_handbook_2014sm.pdf)

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below

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

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

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

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

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

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

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: - The project was found to be “Exempt” from the California Environmental Quality Act (CEQA), therefore no fee is required.

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on October 7, 2016.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with Section 7366 of the County Zoning Ordinance. An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT’S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be

accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Form of Decision is _____ by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 7th day of October, 2016, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

Jarrett Ramaiya, Chief of Land Development
Project Planning Division
Planning & Development Services

cc: San Diego Country Estates Association, 24157 San Vicente Road, Ramona, CA 92065
Andrea Urbas, Cortell, LLC, 1554 Barton Road, #335, Redlands, CA 92373
Verizon Wireless, 15505 Sand Canyon Ave, Irvine, CA 92618
FILE

email cc:

Ken Brazell, Team Leader, Land Development/Engineering, PDS
David Sibbet, Planning Manager, Project Planning, PDS
Andrea Urbas, andrea.urbas@cortell-llc.com

Attachment C – Environmental Documentation

NOTICE OF EXEMPTION

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

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

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

Project Name: Verizon Ramona Wireless Telecommunication Facility Major Use Permit;
PDS2015-MUP-15-016, PDS2015-ER-15-09-005

Project Location: 25241 Ramona Oaks Road, Ramona, within the unincorporated County of San Diego
APN 288-611-09

Project Applicant: Andrea Ubas, Cortel, 1554 Barton Road, #355, Redlands, CA 92373 (909) 528-6925

Project Description: The applicant requests an MUP to construct, operate, and maintain an unmanned wireless telecommunication facility for Verizon consisting of 12 panel antennas and 12 remote radio units (RRU's) mounted upon a new 60-foot tall faux mono-pine tree. Supporting equipment, along with a 30kW emergency generator, would be located within a 13'4" x 14'8" CMU block wall enclosure. Trenching would be required for power and telco purposes. The project is located in the Ramona Community Plan Area, within the unincorporated San Diego County. The parcel is subject to the Semi-Rural General Plan, Land Use Designation Village Residential (VR-2), and Zoning for the site is Rural Residential (RR).

Agency Approving Project: County of San Diego
County Contact Person: Marisa Smith Telephone Number: (858) 694-2621
Date Form Completed: October 7, 2016

This is to advise that the County of San Diego Planning Commission has approved the above described project _____, and found the project to be exempt from the CEQA under the following criteria:

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

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it is an unmanned telecommunication facility that involves the installation of small, new equipment and facilities in small structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

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

Signature: _____ Telephone: (858) 694-2621

Name (Print): Marisa Smith Title: Land Use and Environmental Planner

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

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF
Verizon Ramona Oaks Wireless Telecommunication Facility Major Use Permit
PDS2015-MUP-15-016, PDS2015-ER-15-09-005**

October 7, 2016

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

YES

NO

NOT APPLICABLE/EXEMPT

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

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

YES

NO

NOT APPLICABLE/EXEMPT

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

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

YES

NO

NOT APPLICABLE/EXEMPT

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

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

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

Wetland and Wetland Buffers: The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe: The project site is not located contiguous to any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it contiguous to a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes: Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Significant Prehistoric and Historic Sites: Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project site does not contain any archaeological resources. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES

NO

NOT APPLICABLE

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

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

YES

NO

NOT APPLICABLE

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

The project is a proposed Verizon Wireless facility comprised of mechanical equipment which would be the primary noise source associated with the project. The site is zoned RR (Rural Residential) which is subject to the most restrictive 45 dBA one-hour average sound level limit at the project property line. Although land uses to the east are zoned C36 (General Commercial) and subject to a less restrictive sound level requirement, staff will be evaluating this project to comply with the most restrictive 45 dBA requirement at all property lines. Based on the project layout, the equipment cabinets and single generator unit would be enclosed within a CMU block wall enclosure with an open mansard roof design. The primary noise source would be the proposed generator unit which is located approximately 117 feet from the nearest property line to the east (approximately 300 feet from the nearest residential building). Noise attenuation by distance and enclosing the generator unit within a proposed ten (10') foot high CMU enclosure would ensure levels would be reduced to below 45 dBA at the project property lines. All other equipment comprised of cabinets within the fully enclosed equipment building would produce noise levels below County Noise Standards. Therefore, based on the current design and incorporation of noise control features, the project would comply with County noise standards.

Attachment D – Environmental Findings

**VERIZON RAMONA OAKS
WIRELESS TELECOMMUNICATIONS FACILITY
MAJOR USE PERMIT PDS2015-MUP-15-016
ENVIRONMENTAL LOG NO. PDS2015-ER-15-09-005**

ENVIRONMENTAL FINDINGS

October 7, 2016

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

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

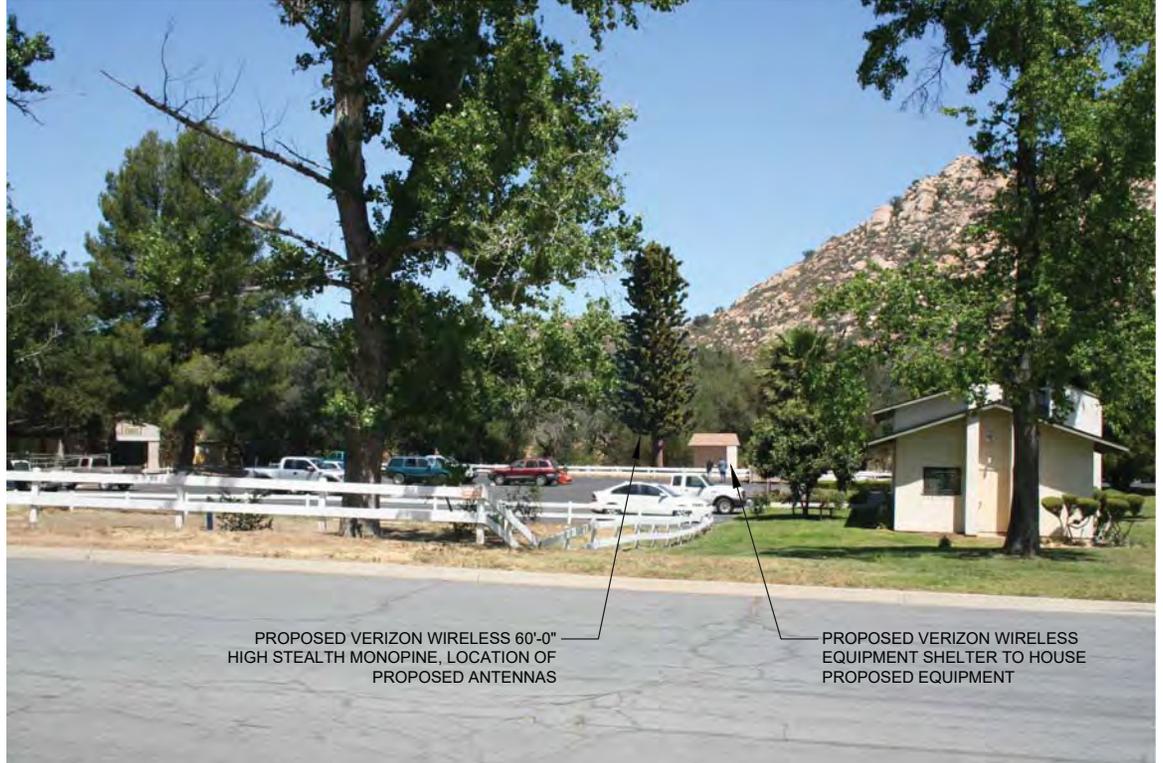
RAMONA OAKS

25240 PAPAPAS ROAD - RAMONA, CA 92065

LOCATION



PROPOSED



EXISTING



3 - 56



Verizon Wireless
15505 Sand Canyon Ave. Bldg. "D"
Irvine, CA 92618



Cortel, Inc.
14621 Arroyo Hondo
San Diego, CA 92127

SOUTH LOOKING NORTH

SHEET CONTENT:

PHOTOSIMULATION
VIEW SOUTH ELEVATION
LOOKING NORTH

Sheet No.

1

RAMONA OAKS

25240 PAPAPAS ROAD - RAMONA, CA 92065

LOCATION



PROPOSED



EXISTING



3 - 57



Verizon Wireless
15505 Sand Canyon Ave. Bldg. "D"
Irvine, CA 92618



Cortel, Inc.
14621 Arroyo Hondo
San Diego, CA 92127

EAST LOOKING WEST

SHEET CONTENT:

PHOTOSIMULATION
VIEW EAST ELEVATION
LOOKING WEST

Sheet No.

2

RAMONA OAKS

25240 PAPAPAS ROAD - RAMONA, CA 92065

LOCATION



PROPOSED



PROPOSED VERIZON WIRELESS 60'-0"
HIGH STEALTH MONOPINE, LOCATION OF
PROPOSED ANTENNAS

EXISTING



3 - 58



Verizon Wireless
15505 Sand Canyon Ave. Bldg. "D"
Irvine, CA 92618



Cortel, Inc.
14621 Arroyo Hondo
San Diego, CA 92127

NORTHWEST LOOKING SOUTHEAST

SHEET CONTENT:

PHOTOSIMULATION
VIEW NORTHWEST ELEVATION
LOOKING SOUTHEAST

Sheet No.

3

RAMONA OAKS

25240 PAPAPAS ROAD - RAMONA, CA 92065

LOCATION



PROPOSED



EXISTING



3 - 59



Verizon Wireless
15505 Sand Canyon Ave. Bldg. "D"
Irvine, CA 92618



Cortel, Inc.
14621 Arroyo Hondo
San Diego, CA 92127

WEST LOOKING EAST

SHEET CONTENT:

PHOTOSIMULATION
VIEW WEST ELEVATION LOOKING
EAST

Sheet No.

4

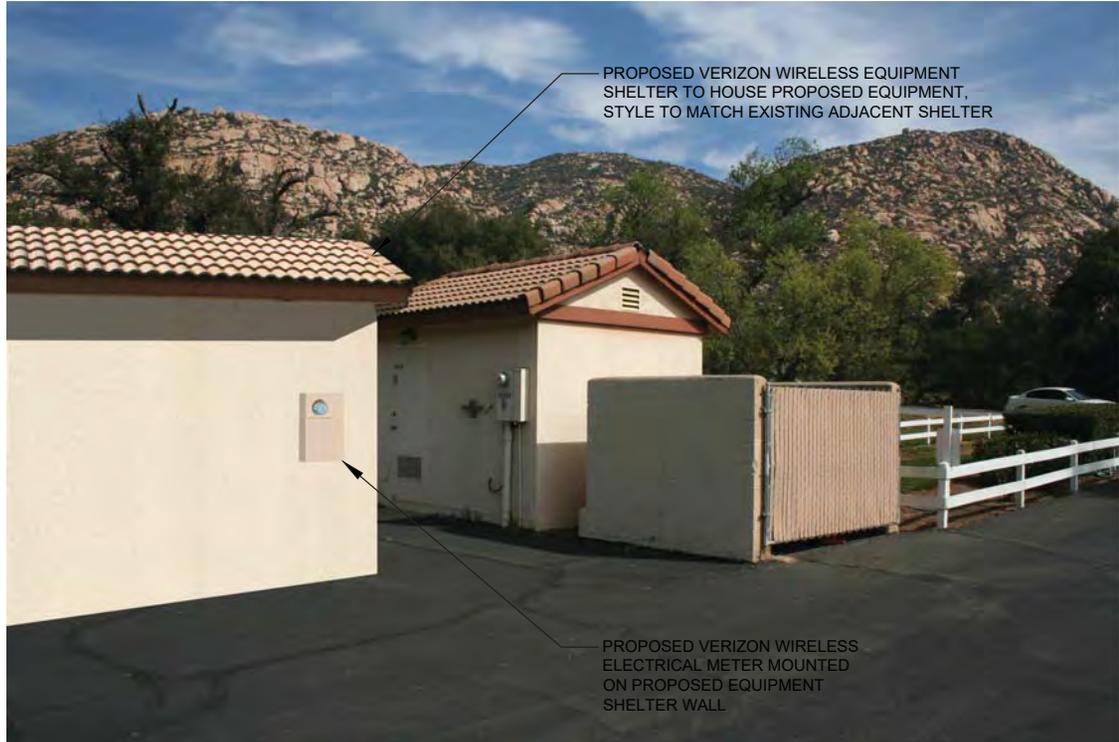
RAMONA OAKS

25240 PAPAPAS ROAD - RAMONA, CA 92065

LOCATION



PROPOSED



EXISTING



3 - 60



Verizon Wireless
15505 Sand Canyon Ave. Bldg. "D"
Irvine, CA 92618



Cortel, Inc.
14621 Arroyo Hondo
San Diego, CA 92127

SOUTHWEST LOOKING NORTHEAST (SHELTER)

SHEET CONTENT:

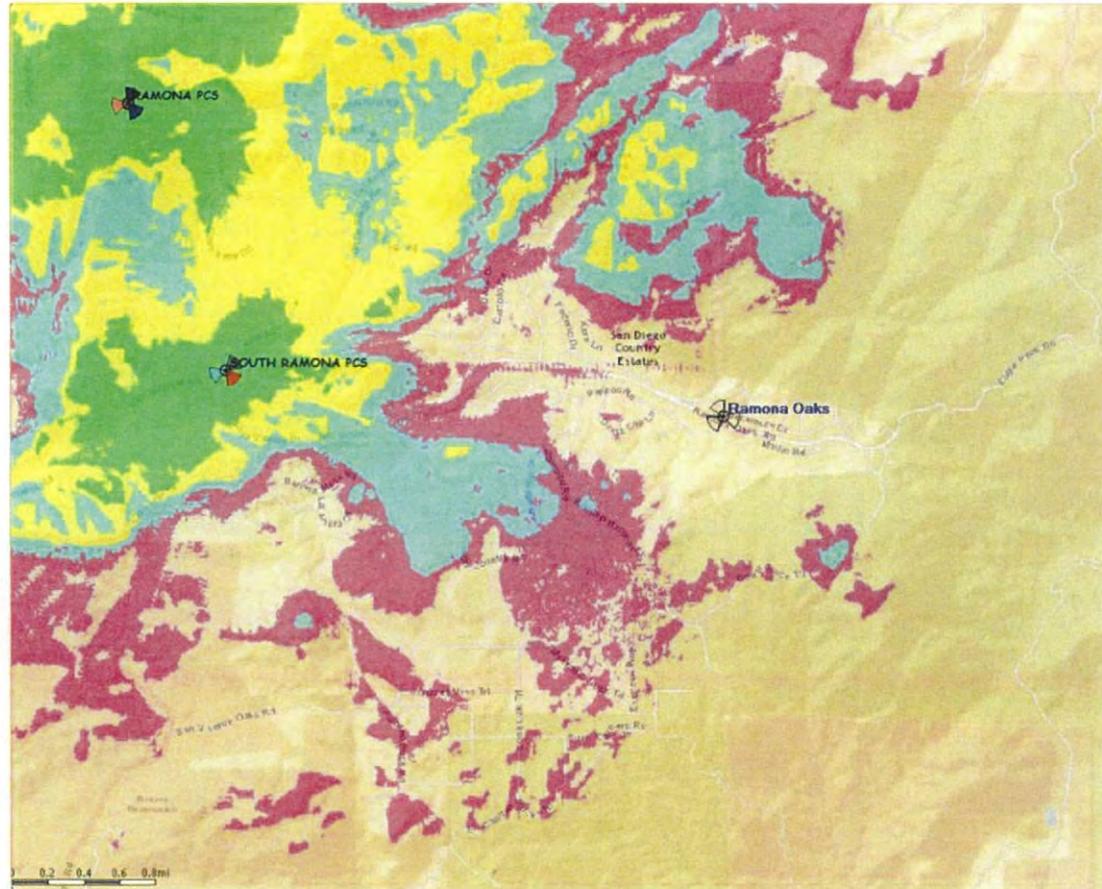
PHOTOSIMULATION
VIEW SOUTHWEST ELEVATION
LOOKING NORTHEAST

Sheet No.

5

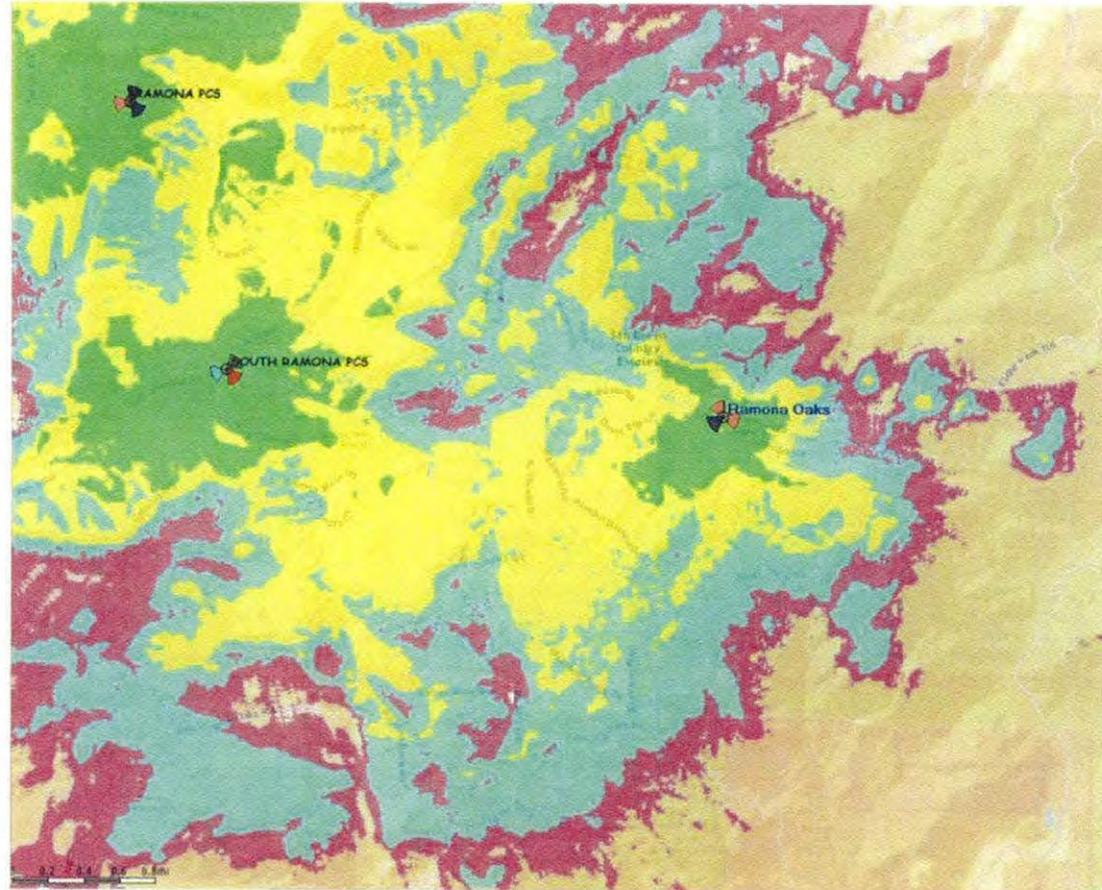


RAMONA OAKS – Off



LTE: RSRP - Coverage (Custom)
Best Signal Level (dBm) ≥ -75
Best Signal Level (dBm) ≥ -85
Best Signal Level (dBm) ≥ -95
Best Signal Level (dBm) ≥ -105

RAMONA OAKS – On-Air



LTE: RSRP - Coverage (Custom)
Best Signal Level (dBm) >=-75
Best Signal Level (dBm) >=-85
Best Signal Level (dBm) >=-95
Best Signal Level (dBm) >=-105

3 - 62



Cortel

a Verizon Wireless Contractor

ALTERNATE SITE ANALYSIS

**Verizon Wireless Communications Facility: Ramona Oaks
25241 Ramona Oaks Road, Ramona CA 92065**

PROJECT SITE SELECTION/COVERAGE OBJECTIVE

The proposed project site is zoned RR, Rural Residential, a non-preferred zone, as defined in the County Zoning Ordinance Section 6986A.I (a). The proposed project is new monopine with 12 antennas and 12 remote radio units (RRUs), along with MCE equipment and an emergency generator located inside a CMU wall compound at grade. The proposed site is located on property owned by San Diego Country Estates Home Owners Association, and is being used as a parking lot for the equestrian center on the same parcel.

The site will provide improved coverage along Ramona Oaks Road and the surrounding community. There is currently a weak signal due to terrain limitations. The site would also provide capacity offload to VZN site in Ramona. The proposed location would also provide the technical ability to control the frequencies of the site within a defined geographical area, and provide connectivity to its neighboring sites in the local network.

The proposed location was chosen because of the coverage afforded by its strategic location and lack of nearby obstructions to allow a signal to cover the geographical service area. The majority, if not all of the property in this area, is either single-family residential, or HOA owned property. Several HOA properties were considered, and the HOA advised that they would prefer a facility at the equestrian center.

Preferred Locations in the Geographical Service Area per Section 6986 of the County Zoning Ordinance

According to Section 6986 of the County Zoning Ordinance, preferred locations are (a.):

- (1) *Existing structures*, including, but not limited to, water tanks, utility towers and poles, traffic lights, "cobra-style" streetlights, and roadway overpasses in non-residential zones when the size and scale are compatible.
- (2) *Commercial and industrial buildings*.
- (3) *County or other government facilities* (e.g., fire district buildings, road stations, freeway park and ride lots), excluding Elementary and Middle schools and County parks.
- (4) *Colocation in zones other than residential* to a total of three (3) towers each.

1. Existing Structures

Water Tanks

There are no water tanks in the geographical service area. The nearest water tank is 1.9 miles away.

Utility Towers, Poles, Traffic Lights, Street Lights

There are no utility tower towers, poles, street lights or any other type of existing infrastructure that would provide the necessary structural support or required height, to qualify as a feasible option. The

12 antennas and other equipment require a significant support system that is not found in the search ring. The proposed monopine will provide camouflage for any visual impact of the antennas, as well as provide the requisite structural support.

2. Commercial and Industrial Buildings

There are no retail commercial or industrial buildings within the search ring. There is one administration building which is also located in the parking lot of the proposed site, but it is only one story in height, and so would not provide for the needed coverage.

The only preferred location is the Riviera Oaks Resort and Racquet Club. It was considered, and is listed as #3 below. The HOA controls this property, and was not in favor of placing any antenna facility here. Furthermore, the height of the buildings would not allow for a rooftop site to provide adequate coverage. Additionally, the required setbacks for a freestanding tower cannot be met at this location.

3. County or other government facilities

Schools

There are no schools within the geographical service area.

Parks

Ramona Oaks Park and the San Diego County Estate tennis center were also considered are both property of the San Diego Country Estates HOA. The HOA determined that they would prefer the site to be located at the equestrian center due to the further distance from residential properties and areas where children play.

Alternative Sites Considered



- A. **Current Proposed Site Location:** 25241 Ramona Oaks Road, Ramona CA 92065
1. **Ramona Oaks Park** APN: 288-623-52-00 -25341 Pappas Rd.
The HOA considered
2. **San Diego Country Estates Tennis Center** APN: 288-623-51-00 -25385 Pappas Rd.
3. **Riviera Oaks Resort and Racquet Club** APN: 288-611-09-00 -25382 Pappas Rd.

Attachment F – Public Documentation

**MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP**

A regular meeting of the Ramona Community Planning Group (RCPG) was held August 6, 2015, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: Pledge of Allegiance

ITEM 2: ROLL CALL (Piva, Chair)

In Attendance:	Torry Brean	Jim Cooper	Scotty Ensign
	Eb Hogervorst	Frank Lucio	Kristi Mansolf
	Elio Noyas	Jim Piva	David Ross
	Dan Scherer	Paul Stykel	Rick Terrazas
	Richard Tomlinson		

Excused Absences: Barbara Jensen and Donna Myers

Jim Piva, RCPG Chair, acted as Chair of the meeting, Scotty Ensign, RCPG Vice-Chair, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 3: APPROVAL OF THE MINUTES FOR THE MEETING 7-2-15

MOTION: TO APPROVE THE MINUTES OF THE JULY 2, 2015, MEETING AS PRESENTED.

Upon motion made by Scotty Ensign and seconded by Dan Scherer, the motion **passed 12-0-1-0-2**, with Jim Cooper abstaining, and Barbara Jensen and Donna Myers absent.

ITEM 4: Announcements and Correspondence Received

The Chair announced that 200 homes were affected by the rain that occurred July 17 and July 18. Supervisor Jacob came to the San Diego Country Estates and toured the area with Chris Anderson, Mario Trejo and himself. Four inches of rain came in a short amount of time. Every homeowner affected appreciated the outpouring of support. The County helped with the cleanup as did the Salvation Army and the Red Cross.

As concerns a gateway sign in Ramona, Joe Hull of Caltrans contacted the Chair and said there can be no permanent overhead sign over a state highway – only flags and temporary banners are permitted. For this reason, the gateway sign concept may shift to 10th Street, which is a County road.

Ms. Mansolf announced the former Rancho Esquilago property (intersection of Highland Valley Road and Rangeland Road, across from the Wildlife Research Institute former site) has been turned into a mitigation bank with 6 acres of vernal pool mitigation available; in that vernal pool basins include 0.6 acres of basin surface area and 5.4 acres of grassland watershed. Per Carol Fowler, the County estimates about 20 acres of vernal pool mitigation land are needed to mitigate for the vernal pools in Ramona.

The Snuz Mountain cell site was approved by the Planning Commission on July 17. The Nickel Creek Condominiums Final Map was approved by the Board of Supervisors on July 22, 2015.

Nickel Creek is located at the 14th Street cul-de-sac north of Main Street. The Lilac Hills Subdivision that is proposed around the Valley Center area will be going to the Planning Commission on August 7. This is a plan many feel is not consistent with the San Diego County General Plan. Approval of a lease with the United States Department of the Interior, Bureau of Land Management for 4,282 acres of recreation and public purpose lands that include Mount Gower was approved by the Board of Supervisors on July 22, 2015.

The County will be present at the September 3, 2015, meeting to discuss cell site requirements and to try to answer questions about concerns that have been raised recently at meetings. Ms. Mansolf asked individuals that had concerns to send them to her so that she could forward them to the County.

ITEM 5: PUBLIC COMMUNICATION: Opportunity for members of the public to speak to the Group on any subject matter within the Group’s jurisdiction that is not on posted agenda – No Speakers

ITEM 6: APPROVAL OF ORDER OF THE AGENDA (Action)

MOTION: TO APPROVE THE ORDER OF THE AGENDA WITH NO CHANGES.

Upon motion made by Jim Cooper and seconded by Scotty Ensign, the motion **passed 13-0-0-0-2**, with Barbara Jensen and Donna Myers absent.

ITEM 7: ACTION ITEMS:

7-A: (West Subcommittee Project) AD 15-019, Administrative Permit for 8,200 Sq Ft, Pre-Fabricated, Non-Habitable Agricultural Storage Building (Stable) at 15635 Paseo Penasco. Seward, Representative

Gary Seward was at the West Subcommittee meeting, but was unable to be at the RCPG meeting. The owner was there in his place. He said he was going to use the stable to house neglected and abused horses. An exercise area would also be provided. He will have a non profit status for this use. He hopes to bring in children periodically to visit the facility and see the horses. He currently has 7 horses and hopes to have 20.

Ms. Mansolf gave the West Subcommittee report. Mr. Seward said the project application for the Administrative Permit is more complete than when he came to the West Subcommittee meeting in June. The project will be an Administrative Permit for a stable. Due to the building being the first on the property, an Administrative Permit is required. He is also getting a Zoning Verification. The parking requirement for the project is 1 parking space per 5 stalls. No grading permit will be required as the amount of dirt being moved is not enough to trigger a grading permit. The 8,200 square foot stable will be used for horses that have been rescued. Based on a 2-1/2 acre lot size, he can have 25 horses. Ten horses per acre is allowed. There will be no lights. There will be a 10,000 gallon water tank on the property and fire sprinklers in the stable. The requirements are different for a stable and a barn. The project qualifies as a stable.

MOTION: TO APPROVE THE ADMINISTRATIVE PERMIT FOR THE 8,200 SQUARE FOOT AGRICULTURAL STORAGE BUILDING AS PRESENTED.

Upon motion made by Kristi Mansolf and seconded by Torry Brean, the motion **passed 13-0-0-0-2**, with Barbara Jensen and Donna Myers absent.

7-B: (East Subcommittee Project) MUP 14-038, M&M Telecom, Inc., Agent for Verizon, Redesign of the Proposal for Installation of a New Wireless Telecommunications Facility on a Residential Property, A-72 Zone, of a 35 foot Faux Eucalyptus Tree (Previous Design was for 2 Faux Chimneys on Existing Residence with 6 Antennas and 1 Microwave Dish Inside). Additional Concrete Block Equipment Shelter and Concrete Block Enclosure for Emergency Generator Proposed to be on Portion of Rear Yard. 19075 Caesar Dr and Hwy 78

Ms. Goodman presented the project. The project was originally designed as faux chimneys on the house, and the RCPG approved it in October, 2014. When the County comments were available, a redesign was asked for. The County felt the chimneys were too bulky a scale for the house. One of the required project setbacks was also not going to be met. Now the project is proposed to be a 35 foot faux eucalyptus tree with 8 antennas and a 1 to 2 foot microwave dish. The tree will be adjacent to the driveway. Accessory equipment will be housed in a new CMU block shelter. A generator will be kept in a different CMU block shelter. The project won't be visible from Highway 78. The tree will be 470 feet from Highway 78. There is also a 123 foot grade difference. It is 555 feet to the nearest neighbor, who is located at a 59 foot lower elevation. There is also a hill behind the house to help shield it from the highway.

Mr. Scherer gave the East Subcommittee report. General concerns with radio interference and health issues caused by cell towers were expressed at the meeting. There was a motion made to approve the project, but it did not pass with 2 yes votes, 1 no vote and 1 member absent.

Speaker: Kevin Wallace, Ramona Resident

Mr. Wallace said he has noticed his radio is losing reception. So much frequency and bandwidth is being used in the Ramona valley. Mr. Wallace asked how many more towers are proposed now and how many more will be proposed in the future? He did not feel there was enough opposition to get any changes to occur.

Speaker: Sharron Camaratta, Ramona Resident

Ms. Camaratta said she has concerns about cell towers going into neighborhoods. She feels they should not be close to residences.

Mr. Scherer asked Ms. Goodman where coverage would increase with the installation of the cell site?

Ms. Goodman said coverage will increase along Highway 78 and Ramona Trails.

MOTION: TO APPROVE THE REDESIGN OF THE CELL SITE AS PRESENTED.

Upon motion made by Dan Scherer and seconded by Frank Lucio, the motion **passed 13-0-0-2**, with Barbara Jensen and Donna Myers absent.

7-C: (CUDA Subcommittee Project) Ramona Family Naturals, Request to Waive Undergrounding of Utility Poles (Policy I-92) at 325 6th Street

Mr. Powell presented the project. The former site of the Ramona Post Office is the new site for Ramona Family Naturals. The site is built out and they are asking for a waiver of undergrounding

RCPG Minutes 8-6-15

the utility poles (Policy I-92). Requirements for the area were different in the 1970's, and now the requirement is to do curb, gutter and a trail along 6th. He feels the site meets the criteria for a waiver of undergrounding utilities.

Mr. Stykel said there was no quorum at the CUDA meeting. The subcommittee listened to an informal presentation. There was no opposition to the waiver request, but no vote.

Mr. Powell said utility poles were undergrounded behind the Tractor Supply Company when that project was built. Undergrounding here could cost up to \$400,000. All lots in the area by 6th are built out. There will not be a significant reduction of poles in the area if undergrounding is done.

Mr. Ensign said the eucalyptus trees in front of the pole are maintenance challenges.

Mr. Powell said both trees will be removed.

MOTION: TO APPROVE THE WAIVER REQUEST FOR THE UNDERGROUNDING OF UTILITY POLES.

Upon motion made by Richard Tomlinson and seconded by Scotty Ensign, the motion **passed 12-0-1-0-2**, with Frank Lucio stepping down, and Barbara Jensen and Donna Myers absent.

7-D: (South Subcommittee Project) MUP 15-016, 50 Foot Faux Pine Tree/Cell Site Proposed Plus Accessory Equipment Structure at SDCE by Casey Tibbs Western Center, Verizon

Mr. Noyas stepped down for this item to speak as an individual. The Chair also stepped down for this item.

Mr. Cooper said the South Subcommittee met, but did not have a quorum, so an informal presentation was made and no opposition was voiced.

Mr. Terrazas asked if the San Diego Country Estates Association wanted to see the cell site in this area?

Mr. Trejo, General Manager for the San Diego County Estates Association, said the Association supports the cell site.

Andrea Urbas presented the project, which is a 50 foot faux pine tree cell site that will go in by the equestrian facility. She feels the project is consistent with what is there.

Mr. Scherer asked if the cell site was needed for coverage?

Mr. Lucio asked about the distance to the closest house?

Ms. Urbas said that 1,000 notifications went out due to the proximity of the cell site to the time shares. Of the responses received, 2 were in favor, 1 was neutral and 1 expressed concerns.

Mr. Brean said he hoped the color of the tree would appear natural and not blue.

Speaker: Elio Noyas, Ramona Resident

Mr. Noyas said he lives 200 yards from where the tower will be located. He wasn't noticed and questioned why? There is good coverage in the area.

MOTION: TO APPROVE THE CELL SITE AS PRESENTED.

Upon motion made by Torry Brean and seconded by Jim Cooper, the motion passed 9-3-0-1-2, with Frank Lucio, Elio Noyas and David Ross voting no, Jim Piva stepping down and Barbara Jensen and Donna Myers absent.

7-E: Mike Harrison, Congressman Hunter's Office, to Discuss Letter to USFS Regarding Allowing Next Generation Air Tankers at the Ramona Airport; RCPG Letter to Board of Supervisors on Same Issue

Mr. Harrison said the entire San Diego Congressional Delegation (5 members) signed a letter asking the USFS to allow the use of Next Generation Air Tankers at the Ramona Airport. Right now the tankers are operating out of the San Bernardino Airport, which has a very congested air space. The County sees the tankers as an asset and voted to send a letter to President Obama asking that they be allowed to be used at the Ramona Airport on July 21. The USFS had originally said the infrastructure was lacking and the runway was not long enough. However, the County and other agencies have said it is adequate.

Speaker: Gary Hurst, Ramona Resident

Mr. Hurst is a pilot in Ramona. He said the Next Generation Air Tankers will be able to climb out of the Ramona Airport with a full load, and he supports them operating out of the Ramona Airport.

The Chair said that the RCPG heard about the item going to the Board of Supervisors on short notice, and he and Ms. Mansolf sent a letter to the Board of Supervisors supporting the use of the tankers at the Ramona Airport on behalf of the RCPG. He asked that the RCPG consider voting to support sending the letter after the fact. The use of the tankers in Ramona would help out during future wildfires.

MOTION: TO ACCEPT THE LETTER TO THE BOARD OF SUPERVISORS AS WRITTEN.

Upon motion made by Jim Cooper and seconded by Rick Terrazas, the motion passed 13-0-0-0-2, with Barbara Jensen and Donna Myers absent.

7-F: Mike Harrison, Congressman Hunter's Office, to Discuss Measures Taken Regarding Aftermath of Storms in Ramona 7-17 and 7-18. Opportunity for Ramona Residents to Speak on Flooding Issues

Mr. Harrison said Federal resources are available to help with the damage caused by the flooding in Ramona on July 17 and 18. Congressman Hunter's office asked for a Federal Declaration of Emergency. They are still waiting for a response. Even if the request is denied, the flooding will be on record, which will help if there is flooding in the future.

7-G: Invasive Plant Removal with help from Nonregulatory Government Programs IMC Requesting Letter of Support from RCPG

Kit Kesinger presented the item for the Iron Mountain Conservancy (IMC). They have been working with the NRCS, the US Fish and Wildlife Service and the USFS on the invasive plant removal issue. Three plants are targeted in particular – tree tobacco, tamarisk and arundo. This is a timely issue after the big flood. The IMC is requesting a letter of support from the RCPG supporting the efforts with the invasive plant cleanup.

The cleanup is part of the long term project of establishing the Santa Maria Greenway. The Greenway is part of the 2020 General Plan. It was endorsed by the Board of Supervisors in 2001. It is also in the County Trails Master Plan. The IMC had endorsed the Greenway in a statement in 2000.

It is important to keep the creek in good condition. The NRCS will probably be the lead on the project and not the USFS. The IMC did a walk through of the creek with the USFS and it went well.

MOTION: TO WRITE A LETTER SUPPORTING THE INVASIVE PLANT CLEANUP.

Upon motion made by Frank Lucio and seconded by Eb Hogervorst, the motion **passed 13-0-0-0-2**, with Barbara Jensen and Donna Myers absent.

7-H: Sol Orchard Landscape Maintenance, Warnock Dr and Dye Rd

Mr. Ensign gave an update on the Sol Orchard landscape maintenance work. He met with Mr. Kuhn, his associate and Mr. Cooper at the site and walked the property. A new 5-strand fence has been installed. Dead plants have been replaced at a 1 to 1 ratio. One hundred shrubs had to be replaced. A 5 gallon size rather than a 15 gallon size is being used. Mr. Ensign said he felt the maintenance person was doing a good job. There is a 50 foot buffer from the road. Vandalism continues. Mr. Cooper suggested a follow up meeting in 120 days.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Letters of Interest from Subcommittee Members for Continuing to Serve on Subcommittees

Mr. Brean brought forward the names of the following people to continue serving on the Parks Subcommittee in 2015: Denise Drum, Jeff Moody and Dawn Perfect.

Mr. Stykel brought forward the name of Gary Lockyer to serve on the CUDA Subcommittee.

Mr. Scherer brought forward the names of Matt Condon and Jordon Abeel to serve on the East Subcommittee.

MOTION: TO RECONFIRM PREVIOUS MEMBERS DENISE DRUM, JEFF MOODY AND DAWN PERFECT FOR THE PARKS SUBCOMMITTEE; TO ADD GARY LOCKYER TO THE CUDA SUBCOMMITTEE; AND TO ADD MATT CONDON AND JORDON ABEEL TO THE EAST SUBCOMMITTEE.

Upon motion made by Dan Scherer and seconded by Torry Brean, the motion **passed 13-0-0-0-2**, with Barbara Jensen and Donna Myers absent.

8-B: Letter to Board of Supervisors Regarding Next Generation Air Tankers at the Ramona Airport – Addressed under Item 7-E

RCPG Minutes 8-6-15

8-C: Flooding Issues from Community Following Storms of 7-17 and 7-18-15 – *No Community Members were Present to Speak on the Issue*

8-D: Discussion of Cell Site Comments and Concerns Raised at 7-2-15 Meeting

Mr. Brean said he has concerns with some of the comments on recent cell site projects that have been reviewed by the RCPG. He thinks the comments will diminish credibility and the RCPG will lose its voice. As far as health issues, studies have been done and there is no evidence to support health concerns. Scientists have taken a position. He feels denying cell sites by saying they are a commercial/industrial use in a residential zone doesn't make sense from a policy standpoint, and should not be cited as a reason to deny a project.

The Chair said the only time the RCPG has spoken against a cell site is when the neighbors don't want it.

Mr. Brean said good reasons should be focused on.

Mr. Stykel noted that 2 cell sites had been approved that evening.

Mr. Tomlinson said there is a requirement where neighbors within 300 feet of the project need to be notified.

Mr. Cooper said that regarding the Telecommunications Act of 1996, he feels it is outdated. Many studies have been done since that time. The findings of these studies should be included in a revision of the Telecommunications Act. He would also like clarification on the notification process.

Mr. Ross said he wanted to know how many more are proposed.

Mr. Brean said he thought collocation of towers may be an option.

Ms. Mansolf said her understanding of collocation meant taller towers due to the need for separation between providers' equipment to avoid interference.

8-E: DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed

Mr. Billick made a presentation to the Design Review Board on signage to promote the winery industry in Ramona. The sign location and design have not been approved by Caltrans or the County. There was a concern expressed about setting a precedent for future winery signage. Currently there are 2 different winery associations and only Ramona Valley Vineyard Association was at the meeting. The signs will be no larger than 8 feet by 5 feet with vinyl facing imaged and laminated with the name of the association, the logo and *Ramona Wine Trail* on the top. The signs were approved by the Design Review Board.

Big Apple Bagel is to be converted into a Taco Bell. The representative was asked to bring information back to the Design Review Board and to present to CUDA next month.

The Design Review Board had concerns with the Albertsons' sign being proposed at 12 feet when 8 feet is recommended in the Form Based Code. They liked the sign but wanted to have more review regarding the height proposed.

8-F: Discussion Items (Possible Action)

8-F-1: Concerns from Members – *None brought forward*

8-F-2: Future Agenda Item Requests

Mr. Ensign said he would like the road resurfacing item on the next agenda for follow up.

The Chair said he just got a letter from the County on Ramona’s road resurfacing projects. He will put this item on the agenda for September 3.

Mr. Terrazas said he would like to ask the County about their perspective on Park Model Units when they come to the meeting on September 3.

Ms. Mansolf said the County has requested the RCPG to review their PLDO project priorities prior to the end of September, so this item will be on the next meeting.

Ms. Mansolf said that the County responded to the RCPG request for Ramona to be added to future dead and dying tree removal efforts (San Diego County Fire Authority). In the letter they cite the priorities had been determined by the FAST group (Forest Agency Safety Task Force). However, the FAST group has not met for over a year and there are no plans for it to meet in the near future. The County does add in the letter that they will try to consider Ramona in future dead and dying tree removal efforts.

8-F-3: Addition and Confirmation of New Subcommittee Members – *Addressed under Item 8-A*

8-G: Meeting Updates – *None*

8-G-1: Board of Supervisor and Planning Commission Meetings – *Reported on under Announcements*

8-G-2: Future Group Meeting Dates – Next RCPG Meeting to be 9-3-15 at the Ramona Community Library, 7 p.m.

ITEM 9: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf

Smith, Marisa

From: Kristi Mansolf <kmansolf@gmail.com>
Sent: Monday, November 16, 2015 8:48 PM
To: Andrea Urbas
Cc: Ryan Douglas; Smith, Marisa
Subject: Re: VZW Ramona Oaks

Hi Andrea,

When the item came up at the meeting 11-5, no one spoke up to say they wanted to revisit the cell site -- however, after the meeting I asked the County if procedurally we needed to do anything more, and they haven't gotten back to me. I will let you know if I hear anything one way or the other, and if I don't, I will follow up.

Thank you,

Kristi

On Mon, Nov 16, 2015 at 2:21 PM, Andrea Urbas <andrea.urbas@cortel-llc.com> wrote:

Hi Kristi!

Would you be able to share the November 5th conclusions regarding our project?

Many thanks,

Andrea

Andrea Urbas
Manager, Zoning + Compliance
Cortel Inc.
909.528.6925

----- Original message -----

From: Kristi Mansolf
Date: 11/03/2015 12:52 PM (GMT-08:00)
To: Andrea Urbas
Cc: Ryan Douglas, "Smith, Marisa"
Subject: Re: VZW Ramona Oaks

Hi Andrea,

Thank you for contacting me. The County caught the discrepancy, and I talked to the RCPG Chair who said he does not feel comfortable giving the go-ahead for 60 feet without asking the RCPG whether or not they want to see it again -- so this is on our agenda for 11-5 -- "Consideration of Putting MUP 15-016, Ramona Oaks Cell Site at San Diego Country Estates back on the Agenda for 12-3-15. Site was Approved by the RCPG at 50 feet, while the Cell Tower (Faux Tree) will be Actually 60 feet"

You don't need to be there this month, but if we want to see it again, I will let you know for next month.

Please accept my apologies,

Kristi
RCPG Secretary

On Tue, Nov 3, 2015 at 12:34 PM, Andrea Urbas <andrea.urbas@cortel-llc.com> wrote:

Kristi,

Your letter indicated a recommended height of 50", while the application and drawings were for 60'. How may we get this record corrected?

Many thanks,

Andréa

Andréa Urbas | Manager, Zoning + Compliance

Cortel, Inc

M [909.528.6925](tel:909.528.6925) | F [806.398-8901](tel:806.398-8901) | E andrea.urbas@cortel-llc.com | www.cortel-llc.com

From: Kristi Mansolf [mailto:kmansolf@gmail.com]

Sent: Friday, August 7, 2015 9:38 PM

To: Andrea Urbas <andrea.urbas@cortel-llc.com>

Cc: Ryan Douglas <ryan.douglas@cortel-llc.com>; Thomsen, Douglas <Douglas.Thomsen@sdcounty.ca.gov>

Subject: Re: VZW Ramona Oaks

The RCPG will send a letter to the County saying what action we took on 8-6 with respect to the project.

Kristi

On Fri, Aug 7, 2015 at 9:31 PM, Andrea Urbas <andrea.urbas@cortel-llc.com> wrote:

Thanks, Kristi.

I am unfamiliar with your process, so I am not sure what the letter is?

Smith, Marisa

From: Kristi Mansolf <kmansolf@gmail.com>
Sent: Thursday, November 19, 2015 10:39 AM
To: Smith, Marisa; jim piva
Subject: MUP 15-016

Hi Marisa,

After talking to Jim, we are sticking with our original statement:

The cell site item (subject line) was agendized incorrectly (8-6-15 RCPG meeting) -- although a description of the agenda item was sent to the applicant for her review on July 21. The cell site was proposed for 60 feet and the agenda said 50 feet. This was never corrected during the review process. The motion from the RCPG was to approve as presented and Marisa caught the mistake in the minutes. Jim did not want to say to let it go without consulting with the RCPG, so it was agendized for the 11-5-15 meeting as follows:

"Consideration of Putting MUP 15-016, Ramona Oaks Cell Site at San Diego

Country Estates back on the Agenda for 12-3-15. Site was Approved by the RCPG at 50 feet, while the Cell Tower (Faux Tree) will be Actually 60 feet"

When the item came up for discussion, Jim explained the circumstances asking if anyone who voted for the project would want to put the item back on a future agenda -- then we would need to reconsider the vote based on new information, etc. No one said they wanted to hear it again, and no action was taken.

Attachment G – Ownership Disclosure



County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) _____

Assessor's Parcel Number(s) 288-611-09-00

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

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

The Association is a nonprofit California Corporation. California Registry under Charity #EX513356
San Diego Country Estates Association is a mutual benefit corporation registered with the State of as a "mutual benefits" corporation.

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

N/A

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

N/A

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

James M. Piva
Signature of Applicant

James M. Piva
Print Name

08/11/16
Date

