



The County of San Diego

Zoning Administrator Hearing Report

| | | | |
|-------------------------|--|-----------------------|--|
| Date: | August 25, 2016 | Case/File No.: | Rincon Verizon Wireless PDS2016-ZAP-03-016W1 |
| Place: | County Conference Center 5520 Overland Avenue San Diego, CA 92123 | Project: | Modification to Minor Use Permit for Wireless Facilities |
| Time: | 8:30 a.m. | Location: | 32798 Avenida de Las Estrellas North of SR76 and Valley Center Road, West of S. Mesa Drive |
| Agenda Item: | #1 | General Plan: | Regional Category: No Jurisdiction Land Use Designation: Public/Semi- Public |
| Appeal Status: | Appealable to the Planning Commission | Zoning: | Limited Agriculture A70 |
| Applicant/Owner: | Jacobs Engineering for Verizon Wireless | Subregion: | Pala/Pauma Subregional Planning Area |
| Environmental: | §15164 Addendum | APNs: | 132-160-31-00 |

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Zoning Administrator to evaluate the proposed project, which is a Modification to a Minor Use Permit (ZAP 03-016) granted in 2004 for the installation and operation of an unmanned wireless telecommunications facility and associated equipment cabinets. The project consists of installing a new 25-foot monopine; mounting four antennas on the monopine along with four RRUs, one raycap, and four diplexers; and relocating an existing microwave antenna from the existing equipment structure to the new monopine. The project also includes replacing two existing antennas on an existing pole along with two RRUs and two diplexers; adding a cross arm; and adding faux vegetation camouflage to the pole. In addition, an existing wireless antenna on the existing equipment structure would be removed, the equipment enclosure wall would be painted and faux ivy installed on the equipment enclosure. The Zoning Administrator should determine if the required findings can be made, and take the following actions:

- a. Adopt the Environmental findings included in Attachment D.

- b. Grant Minor Use Permit Modification PDS2016-ZAP-03-016W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision included in Attachment B.

2. Required Findings to Support 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 Subregional Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the proposed 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 Zoning Administrator with the information necessary to consider the proposed Minor Use Permit (ZAP) Modification, conditions of approval and findings, and environmental findings prepared in accordance with CEQA.

The applicant proposes to modify the existing wireless telecommunication facility by adding a faux tree (monopine), adding a crossbar to an existing pole support, adding antennas and associated equipment to the monopine, replacing antennas and supporting equipment on an existing pole, relocating an onsite antenna to the monopine, and removing another onsite antenna.

Based on staff's analysis, it is the Department's position that the required findings can be made, and recommends approval of the permit, with the conditions noted in the attached Form of Decision (Attachment B).

C. DEVELOPMENT PROPOSAL

1. Project Description

This is a request for a Modification to a Minor Use Permit (ZAP 03-016) granted in 2004 for the installation and operation of an unmanned wireless telecommunications facility and associated equipment cabinets. The existing Verizon facilities consist of a pole support with two antennas and supporting equipment on the pole as well as ground installed equipment cabinets within a block wall structure and fencing and several antennas on the wall structure. The project consists of installing a new 25-foot monopine; mounting four antennas on the monopine along with four RRUs, one raycap, and four diplexers; and relocating an existing microwave antenna from the existing equipment structure to the new monopine. The project also includes replacing two existing antennas on the existing pole along with two RRUs and two diplexers; adding a cross arm; and adding faux vegetation camouflage to the pole. In addition, an existing wireless antenna on the existing equipment structure would be removed, the equipment enclosure wall would be painted and faux ivy installed on the equipment enclosure. Conditions in the previous approval that will remain, conditions that will be deleted, and new conditions are indicated in the Form of Decision.

Please refer to Attachment A – Planning Documentation, to view the plot plans and photosimulations.

2. Subject Property and Surrounding Land Uses

The subject parcel is 1.68 acres in size. The site is located in the Limited Agriculture (A70) zone, approximately a mile north of the intersection of State Route 76 (SR 76) and Valley Center Road. The subject parcel is developed with a large water tank of the Yuima Municipal Water District as well as telecommunication facilities for Verizon, AT&T, and T-Mobile including wireless antennas and associated equipment on poles, faux shrubs, and on the ground. Access to the site is via Avenida de las Estrellas, a private road, which connects to Sam's Mountain Road, a private road, and then SR 76.

Surrounding land uses consist of agricultural uses such as avocado orchards and vineyards with parcel sizes ranging from approximately 30 to over 48 acres in size.

Figure 1: Aerial Photo

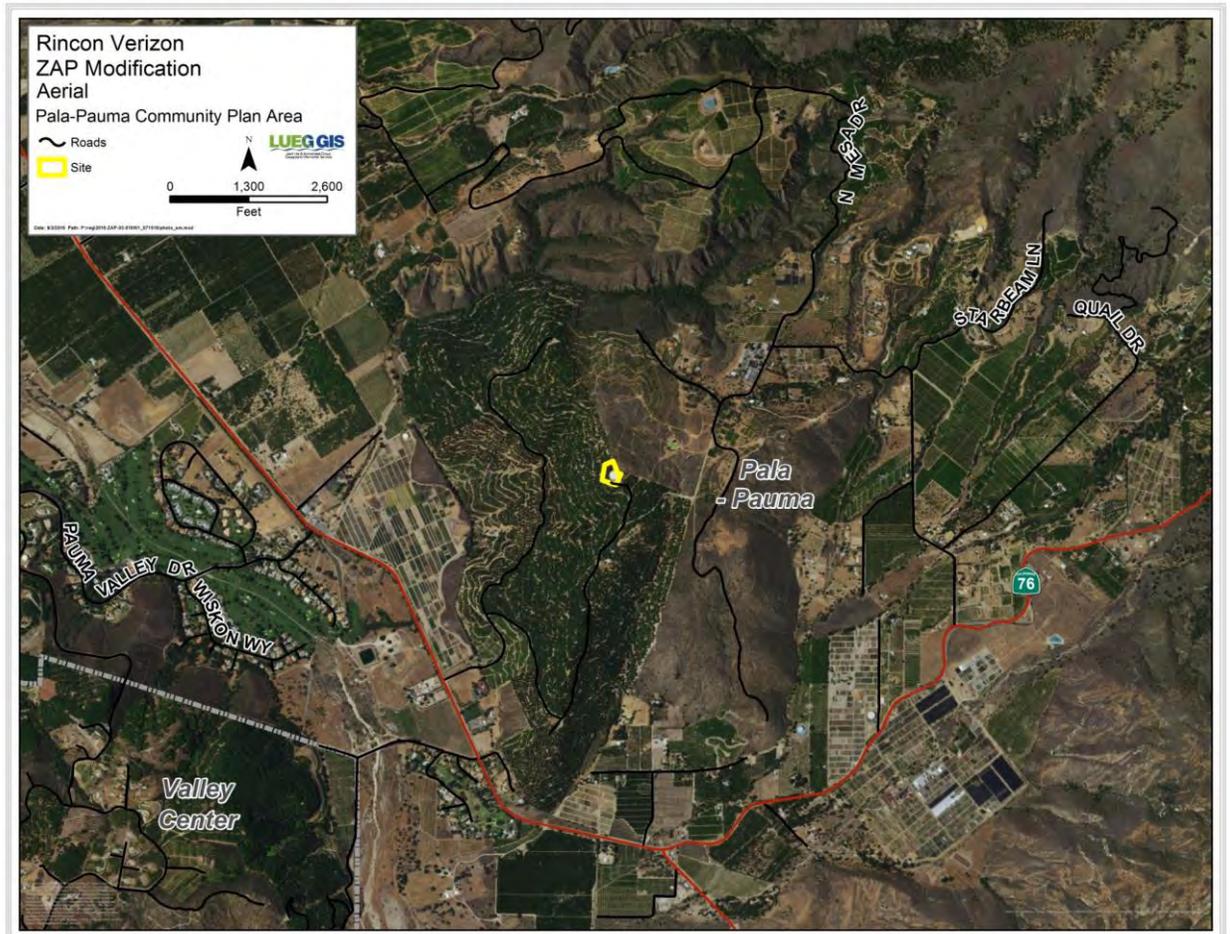


Table C-1: Surrounding Zoning and Land Uses

| Location | General Plan | Zoning | Adjacent Streets | Description |
|----------|---------------------|--------------------------------------|---|-------------------|
| North | Rural Lands (RL-20) | Limited Ag (A70) | N/A | Agricultural Uses |
| East | Rural Lands (RL-20) | Limited Ag (A70) | Avenida de las Estrellas S. Mesa Drive | Agricultural Uses |
| South | Rural Lands (RL-20) | Limited Ag (A70) Single Fam. (RS) | Avenida de las Estrellas | Agricultural Uses |
| West | Rural Lands (RL-20) | Limited Ag (A70) Single Fam. (RS) | Sam's Mountain Road | Agricultural Uses |

D. ANALYSIS AND DISCUSSION

The project has been reviewed to ensure it conforms to the all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, Pala/Pauma Subregional Plan, the 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 water tank was constructed on the site by Yuima Water District in 1980.

The Zoning Administrator approved a Minor Use Permit for US West Cellular on August 9, 1994 (ZAP 94-010). The project consisted of three 10-foot high omni whip antennas mounted on the southwest side of the water tank, extending 8 feet above the tank, and a 15 square-foot equipment box.

The Zoning Administrator approved a Modification of that Minor Use Permit on December 17, 2002 requested by AT&T Wireless (ZAP-94-010W¹). This added an antenna and an equipment box.

The Zoning Administrator approved a new Minor Use Permit for Cingular Wireless on December 16, 2003 (ZAP 02-075). This authorized three sets of panel antennas on poles around the water tank and a 160 square-foot equipment structure.

The Zoning Administrator approved a new Minor Use Permit for Rincon/Verizon Cell Site on September 28, 2004 (ZAP 03-016). This authorized two ten-foot monopoles with a total of six panel antennas, a 300 square foot equipment structure, and a GPS antenna.

The Zoning Administrator approved a Modification of the original Minor Use Permit, as requested by AT&T Wireless, on July 20, 2010 (3401-94-010-02 (ZAP)). This authorized removal of antennas

on the water tank and installing three faux bush clusters, 12 to 20 feet tall, with four panel antennas each, as well as a new equipment cabinet to replace the old ones and a fence around it.

The Director approved a Minor Deviation from the modified Minor Use Permit, as requested by AT&T Wireless, on November 12, 2010 (3401-94-010-03 (ZAP)). This authorized reconfiguring the equipment area by reducing its size from 483 to 408 square feet and increasing its height from eight to 13 feet.

The Director approved a Minor Deviation from the modified Minor Use Permit, as requested by AT&T Wireless, on May 12, 2011 (ZAP94-010W2M2). This authorized adding equipment in the equipment enclosure.

The Director approved a Minor Deviation from the Minor Use Permit granted to Cingular Wireless, as requested by T-Mobile, on November 24, 2014 (PDS2014-ZAP-02-075M1). This authorized removing and replacing six panel antennas from an existing monopole.

2. General Plan Consistency

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 |
|---|---|
| <p>GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.</p> | <p>The proposed Minor Use Permit Modification would allow for continued coverage throughout the area, along with the expansion of service, which are essential in the event of an emergency. Therefore, the proposed modification is consistent with the General Plan policy.</p> |
| <p>GOAL S-2 – Emergency Response. Effective emergency response to natural or human-induced disasters that minimizes the loss of life and damage to property, while also reducing disruptions in the delivery of vital public and private services during and following a disaster.</p> | <p>The proposed Minor Use Permit Modification would continue to minimize telecommunication interruptions during the event of an emergency. Therefore, the proposed modification is consistent with the General Plan policy.</p> |

| General Plan Policy | Explanation of Project Conformance |
|---|--|
| <p>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.</p> | <p>The existing visual character and quality of the project site and surrounding can be characterized as rural with avocado groves and other agricultural operations surrounding the subject property. Other telecommunication facilities exist on the site. The site contains numerous trees as well as several faux shrubs holding antennas of other telecommunication providers. The proposed monopine would not have a significant aesthetic impact on the site as the antennas will be camouflaged by the faux tree. The proposed new antennas on the existing support pole, which is not screened now, would be camouflaged with faux vegetation. The existing wall structure around existing ground equipment would be painted to match the recently painted large water tank behind it and screened with faux ivy to minimize the wall's visibility. Therefore, the project would be designed to minimize visual impacts and be compatible with existing community character. Finally, it would not result in impacts to the natural environment as determined by review in accordance with CEQA. Therefore, the proposed modification is consistent with the General Plan policy.</p> |
| <p>POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication service providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p> | <p>Four antennas will be located on the new monopine and two antennas are and will be located on the separate support pole. In addition to these Verizon facilities, other wireless service providers have located their facilities on the site. This complies with General Plan policy to co-locate wireless facilities.</p> |
| <p>POLICY COS 11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes. and 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 project site is located north of SR 76, which is designated as a County Scenic Highway. The project is designed with a faux tree and faux vegetative screening. The existing cinder block structure around ground equipment would be painted to match the green water tank as well. Though the project site is only distantly visible from the scenic highway, it is consistent with the General Plan because of those design features. Therefore, the proposed modification is consistent with the General Plan policies.</p> |

3. Subregional Plan Consistency

The proposed project is consistent with the following relevant Pala/Pauma Subregional Plan goals, policies, and actions as described in Table D-2.

Table D-2: Subregional Plan Conformance

| Subregional Plan Policy | Explanation of Project Conformance |
|---|--|
| <p>Land Use Policy 1: The Pala/Pauma Subregional Plan will be use to implement the Land Use Categories and Designations contained in the County General Plan Land Use Element.</p> | <p>The Regional Category is No Jurisdiction. The Land Use Designation is Public/Semi-Public. The site is owned by the Yuima Municipal Water District, which owns and maintains the large water tank on the site. As explained in Table D-1, the project is consistent with General Plan policies regarding Public Safety, Emergency Communication, and Telecommunication facilities. Therefore, the project is consistent with the Subregional Plan policy.</p> |
| <p>Land Use Policy 5: Designate existing agricultural areas under the Rural Lands Regional Category, when consistent with parcel sizes, to limit the intrusion of incompatible land uses into existing agricultural areas.</p> | <p>Parcels surrounding the project site are designated Rural Lands 20. The smaller parcel on which the water tank and telecommunication facilities are located is designated Public/Semi-Public and is the site of several co-located telecommunication facilities. Co-location is required by the Zoning Ordinance and so the land uses on the site will not intrude into existing agricultural areas on surrounding properties. Therefore, the project is consistent with the Subregional Plan policy.</p> |

4. Zoning Ordinance Consistency

The proposed project complies with all applicable zoning requirements of the Limited Agriculture zone(s) with the incorporation of conditions of approval. The Zoning Administrator should consider whether the included conditions of approval ensure compatibility of the proposed project with the surrounding properties and overall community character.

Table D-3: Zoning Ordinance Development Regulations

| CURRENT ZONING REGULATIONS | | CONSISTENT? |
|----------------------------|------|-------------|
| Use Regulation: | A 70 | Yes |
| Animal Regulation: | M | Yes |
| Density: | N/A | N/A |
| Lot Size: | 8 ac | Yes |
| Building Type: | C | Yes |
| Maximum Floor Area: | N/A | N/A |
| Floor Area Ratio: | N/A | N/A |
| Height: | G | Yes |
| Lot Coverage: | N/A | N/A |
| Setback: | C | Yes |
| Open Space: | N/A | N/A |
| Special Area Regulations: | N/A | N/A |

Table D-4: Zoning Ordinance Conformance

| Development Standard | Proposed/Provided | Complies? |
|---|--|---|
| Section 4305 of the Zoning Ordinance established the type of buildings allowed. The 'C' designator allows Nonresidential buildings to be detached or attached. | The detached nonresidential buildings/structures are consistent with the 'C' designator. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Section 4610 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of 'G', which establishes a maximum structure height of 35 feet. | The proposed monopine would be 25 feet high. The existing monopole is 10 feet high and the proposed crossbar would not increase the height. Therefore, the proposed project is consistent with the 'G' designator. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

| Development Standard | Proposed/Provided | Complies? |
|--|---|---|
| Section 4810 of the Zoning Ordinance Section establishes minimum setbacks. The site has a 'C' setback designator, which requires a front setback of 60 feet. | Another ZAP Modification approval on the site for another carrier, PDS2009-3401-94-010-02, included a plot plan with setbacks delineated. That approval relied on Section 4827c., with a front setback based on the point where the road meets the property on the southeastern corner of the property. The proposed project is consistent with that approval and with the required setbacks. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

5. Wireless Ordinance Consistency

The proposed modification allows the applicant to provide continued service to the surrounding residential areas, businesses, emergency services, and drivers.

The site is located in an Agriculture 70 (A70) Use Regulation. This is defined in the Wireless Telecommunication Facilities Ordinance as a Rural Zone, which is a non-preferred zone per Section 6986 A.1 of the Wireless Ordinance. However, the location, as described in Section 6986 A.2, is a preferred location because the site is the location of an existing water tank with existing, co-located telecommunication facilities. Several use permits have been approved for telecommunication facilities on the site. The proposed project is in a preferred location, is compatible with the existing development and community character due to the camouflaging of the proposed new facilities, and is consistent with General Plan Goal LU-15 and Policies LU-15.1 and LU-15.2.

The original Minor Use Permit (ZAP 03-016) was approved by the Zoning Administrator on September 28, 2004. The County's current Wireless Ordinance would require this project to be filed as a Major Use Permit, under Tier 4 of the application process. However, the site is established and operational, and the proposed change requires that the applicant file a Minor Use Permit Modification.

Pursuant to Section 6985B of the Wireless Ordinance, a Minor Use Permit Modification is required because the proposed antennas and associated equipment would be added to an existing wireless telecommunication facility which had been subject to a Minor Use Permit, and the proposed project shall obtain approval through the modification of the approved Minor Use Permit (ZAP 03-016) in accordance with Section 7378 of the Zoning Ordinance.

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 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 Federal Communication Commission.)

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.

Table D-5: Wireless Ordinance Conformance

| Development Standard | Proposed/Provided | Complies? |
|--|---|---|
| Section 6985.B. states that a proposed facility currently subject to a Major or Minor use permit shall obtain approval through the modification of the permit. | A Minor Use Permit for Verizon is established and operational on the site and the proposed change requires that the applicant file a Minor Use Permit Modification. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Section 6985.C.1 of the Telecommunication Ordinance prohibits non-camouflaged monopoles in Rural zones (including A70, as defined by the Ordinance). | The proposed project would include camouflage of the antennas on the added crossbars on the existing monopole, which was not previously camouflaged. This would bring the monopole into conformance with the ordinance. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Section 6985.C.3 of the Telecommunication Ordinance regulates wireless facilities to three facilities on any parcel or site in a Rural zone (including A70, as defined by the Ordinance) unless waived by the Director of Planning & Development Services if co-location of facilities is consistent with community character. | Verizon, AT&T, and T-Mobile have facilities on the site. The project conforms to the regulation of three carriers per site. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Section 6985.C.5 of the Telecommunication Ordinance prohibits placement of telecommunication tower or equipment in the front, rear, or side yard setback. | The existing monopole and equipment enclosure are located outside of required setbacks and the proposed monopine would be as well. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

| Development Standard | Proposed/Provided | Complies? |
|--|---|---|
| Section 6985.C.11 of the Telecommunication Ordinance limits the term of a “high visibility” facility, depending on the valuation of the wireless facility. | The existing monopole and the proposed monopine are considered a “high visibility” facilities as defined by the ordinance. Since the proposed wireless facility after modification has a valuation between \$10,000 and \$500,000, the Minor Use Permit Modification has been conditioned to have a maximum term of 10 years. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

6. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA). In accordance with CEQA section 15164, an Addendum dated August 1, 2016, to the previously approved Negative Declaration (ND) (Log No. 94-3-2), was prepared and is on file with Planning & Development Services as Environmental Review Number PDS2016-ER-94-03-002D. It has been determined that no substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous Negative Declaration due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND is adequate upon completion of an Addendum. There are no sensitive biological resources; there are no records of archeological or paleontological resources; the project requires minimal grading which would not significantly affect stormwater or air quality, and the project complies with the County Noise Ordinance.

E. COMMUNITY PLANNING GROUP

The Pala/Pauma Community Sponsor Group considered the proposal on May 3, 2016 and recommended approval without conditions (Aye – 4, No – 0, Abstain – 0, Vacant/Absent – 3).

F. PUBLIC INPUT

No comments were received as a result of the public notices sent at the time of the Minor Use Permit Modification application submittal, during processing of the permit, or at the Community Sponsor Group meeting.

G. RECOMMENDATIONS

Staff recommends that the Zoning Administrator:

- a. Adopt the Environmental findings included in Attachment D, which include a finding that the previously adopted Negative Declaration (ND) is adequate for the proposed project with an Addendum pursuant to the California Environmental Quality Act (CEQA) Guidelines §15164.
- b. Grant Minor Use Permit Modification PDS2016-ZAP-03-016W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:

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jeffrey.smyser@sdcounty.ca.gov

Report Approved By:

Mark Wardlaw, Director
858-694-2962
mark.wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: _____



FOR
MARK WARDLAW, DIRECTOR

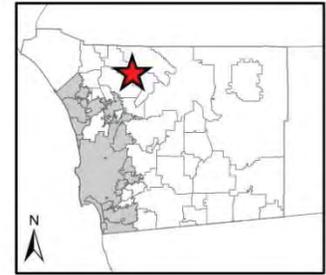
ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2016-ZAP-03-016W1
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Photosimulations
- Attachment F – Public Documentation
- Attachment G - Ownership Disclosure

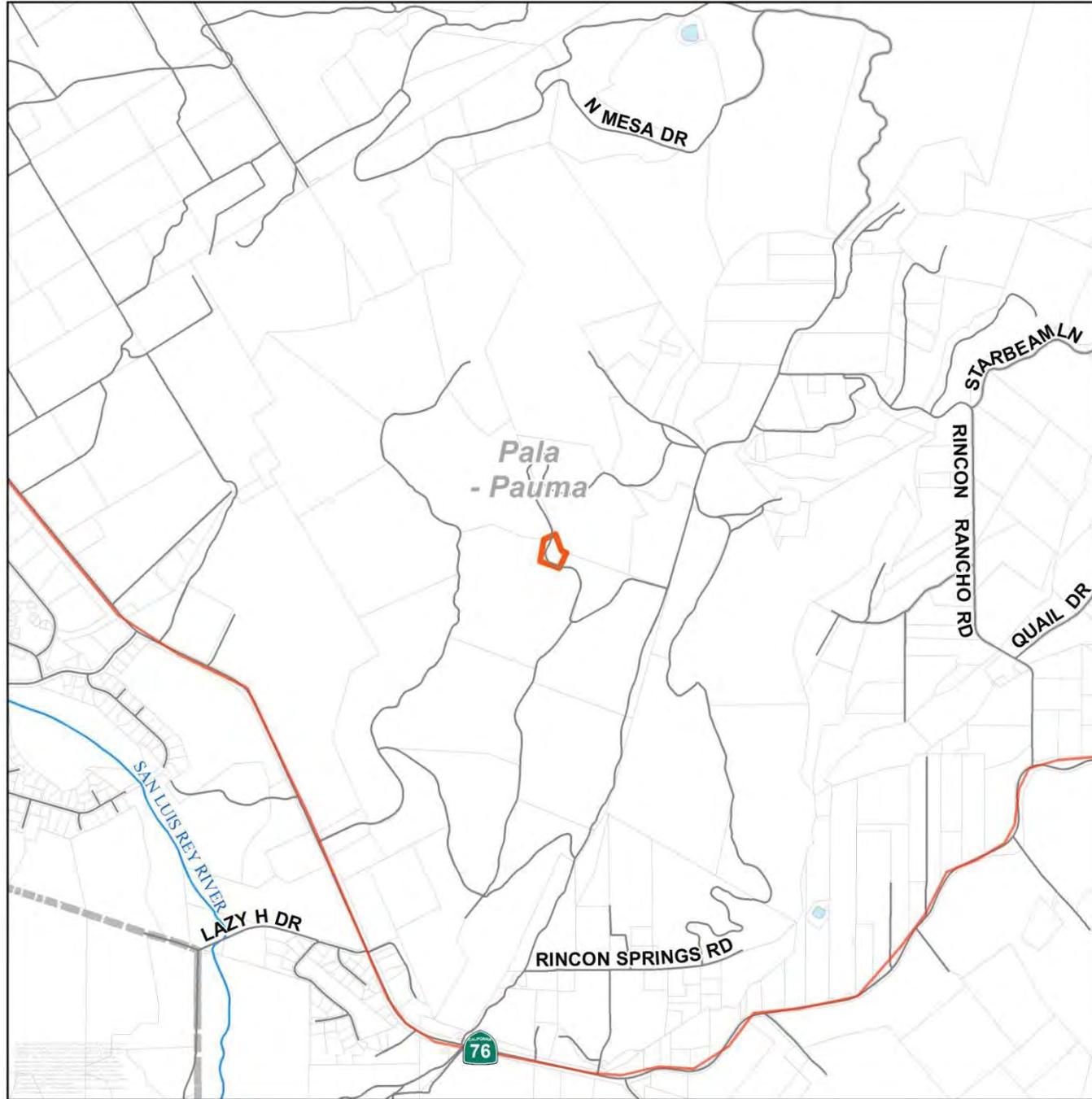
Attachment A
Planning Documentation

Rincon Verizon ZAP Modification Vicinity Map

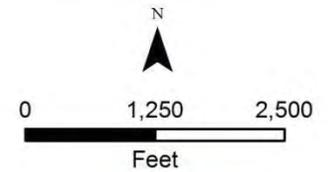
*Pala-Pauma
Community Plan Area*



1:3,500,000



- Roads
- Site
- Parcels



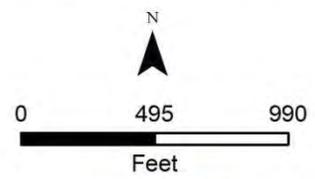
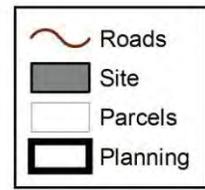
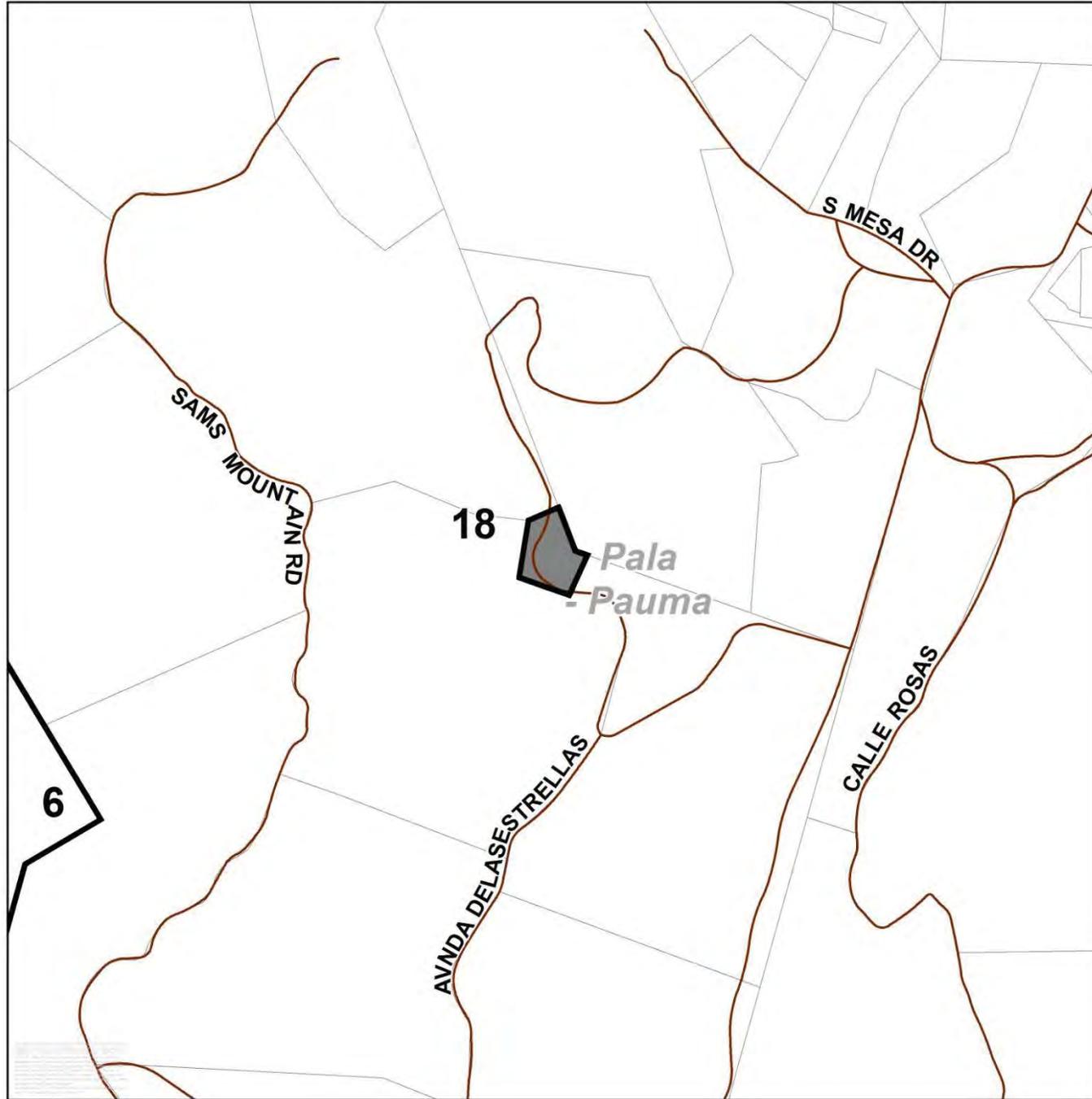
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Rincon Verizon
ZAP Modification
General Plan Map

*Pala-Pauma
Community Plan Area*

(6) Village Residential (VR-4.3)

(18) Rural Lands (RL-20)

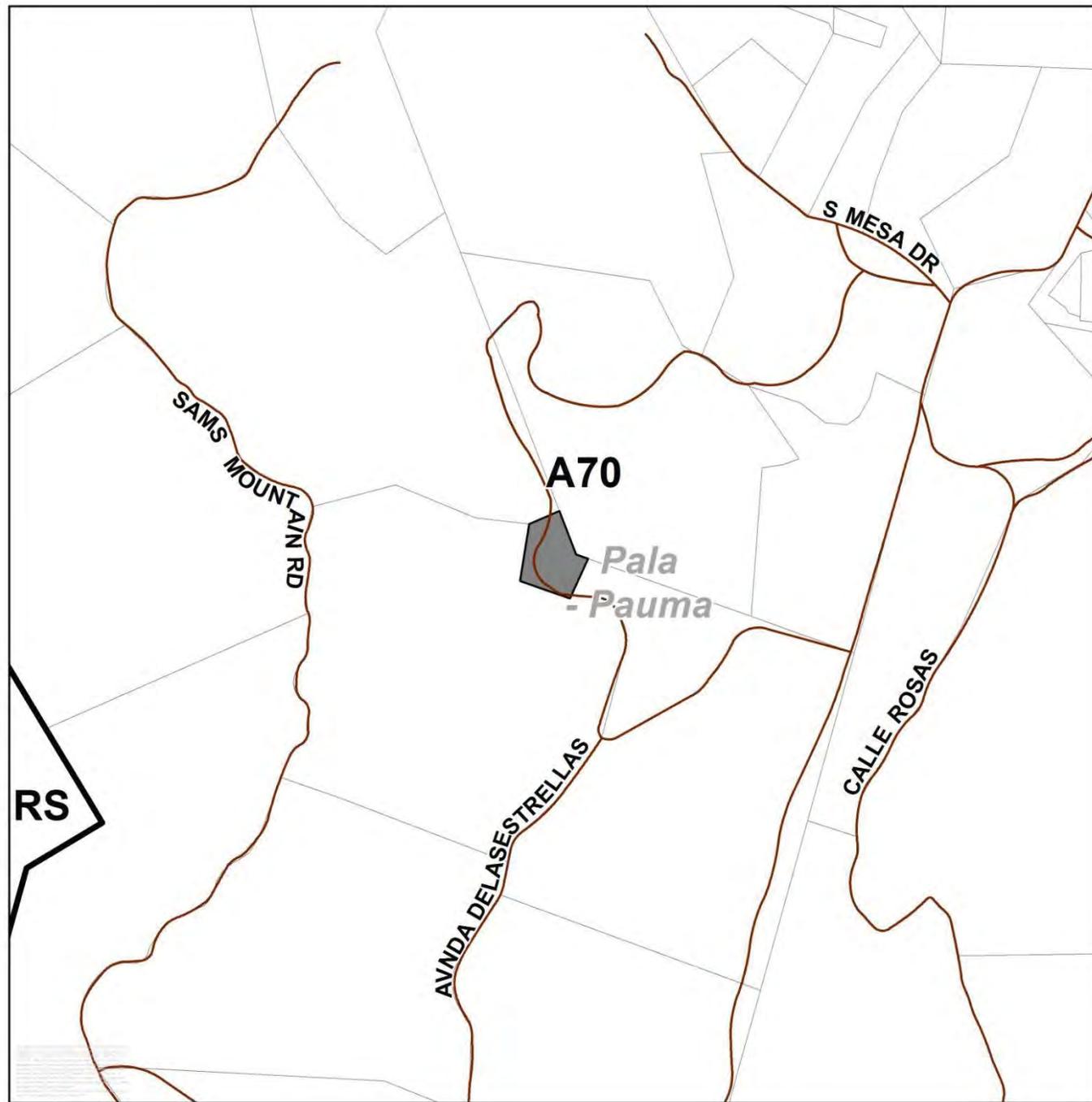


Rincon Verizon ZAP Modification Zoning Map

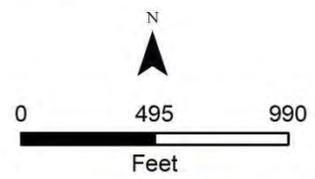
*Pala-Pauma
Community Plan Area*

A70 - Limited Agricultural

RS - Single Family Residential



| | |
|--|---------|
| | Roads |
| | Site |
| | Parcels |
| | Zoning |

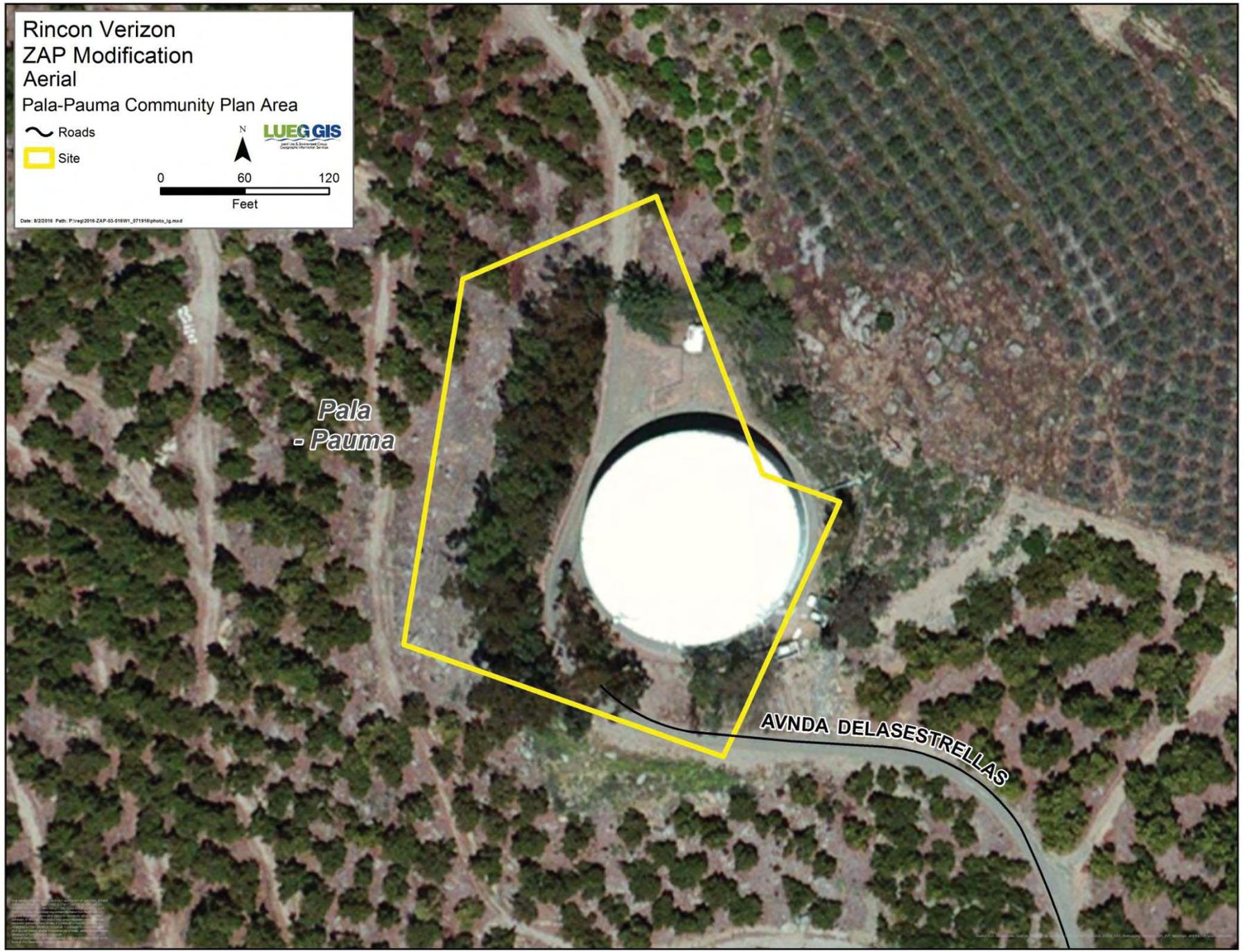


Date: 8/20/18
By: Project Manager, LUEGGIS

Rincon Verizon
ZAP Modification
Aerial
Pala-Pauma Community Plan Area



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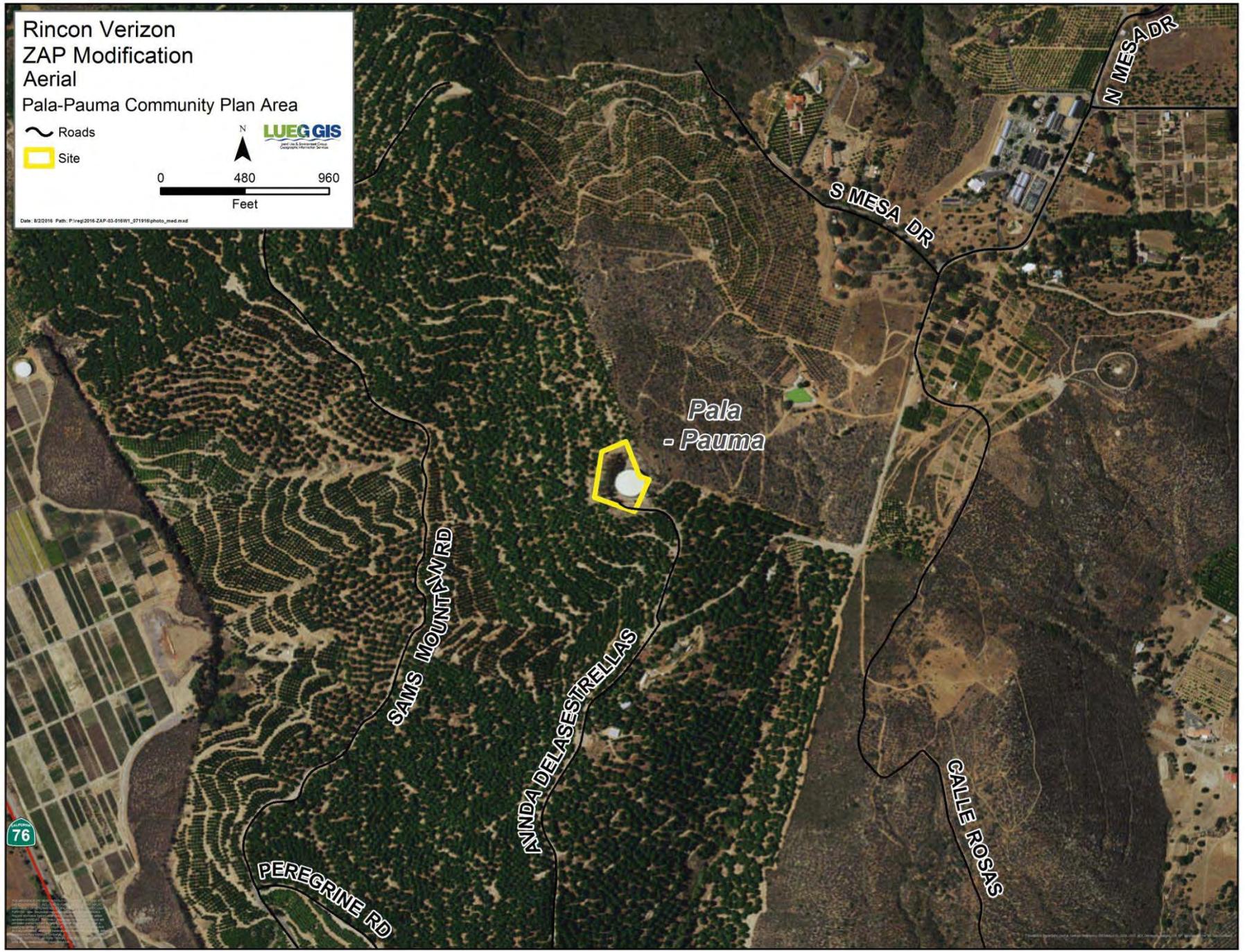
Rincon Verizon
ZAP Modification
Aerial
Pala-Pauma Community Plan Area

~ Roads
□ Site

N
LUEGGIS
Local Use & Zoning Ordinance

0 480 960
Feet

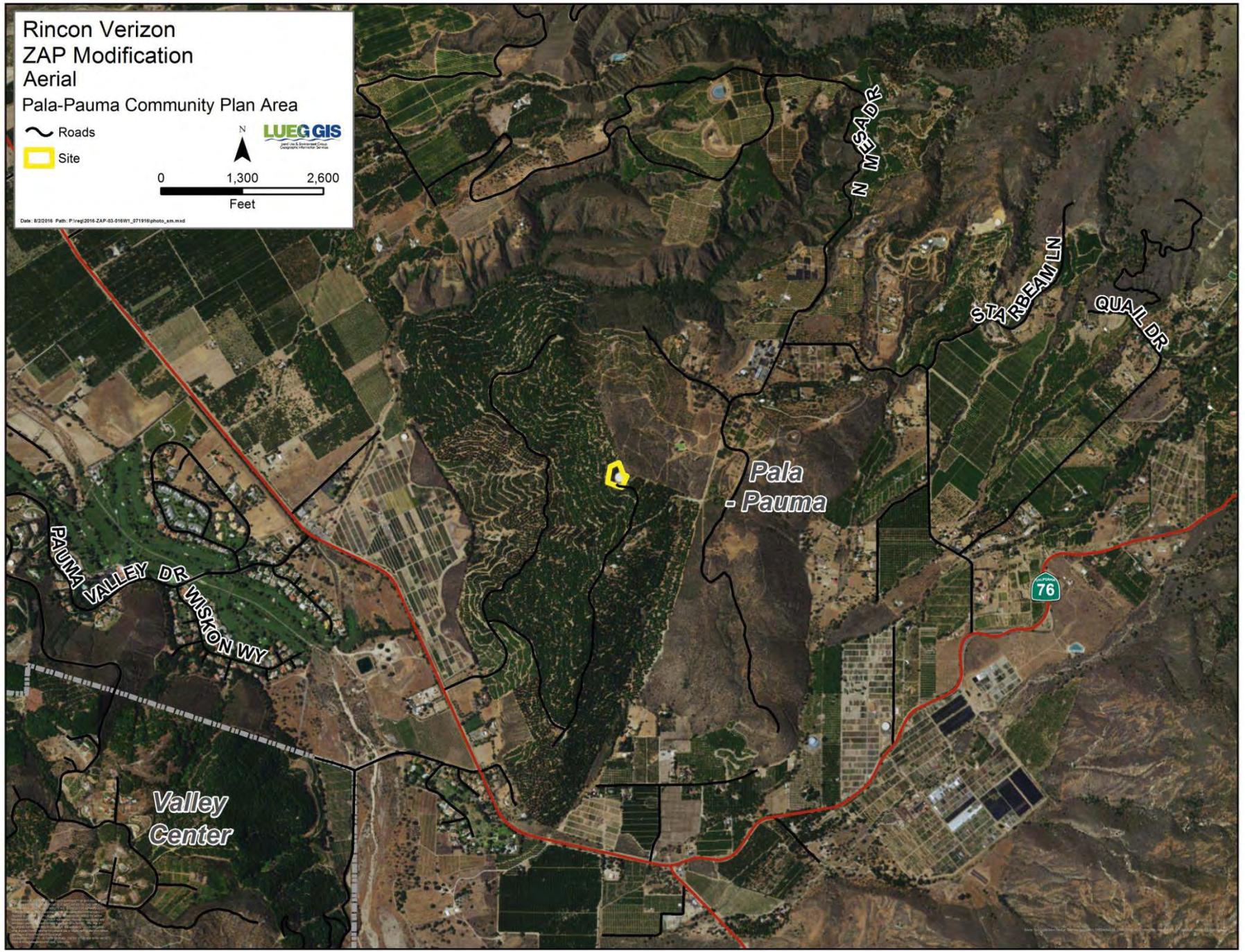
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Rincon Verizon
ZAP Modification
Aerial
Pala-Pauma Community Plan Area



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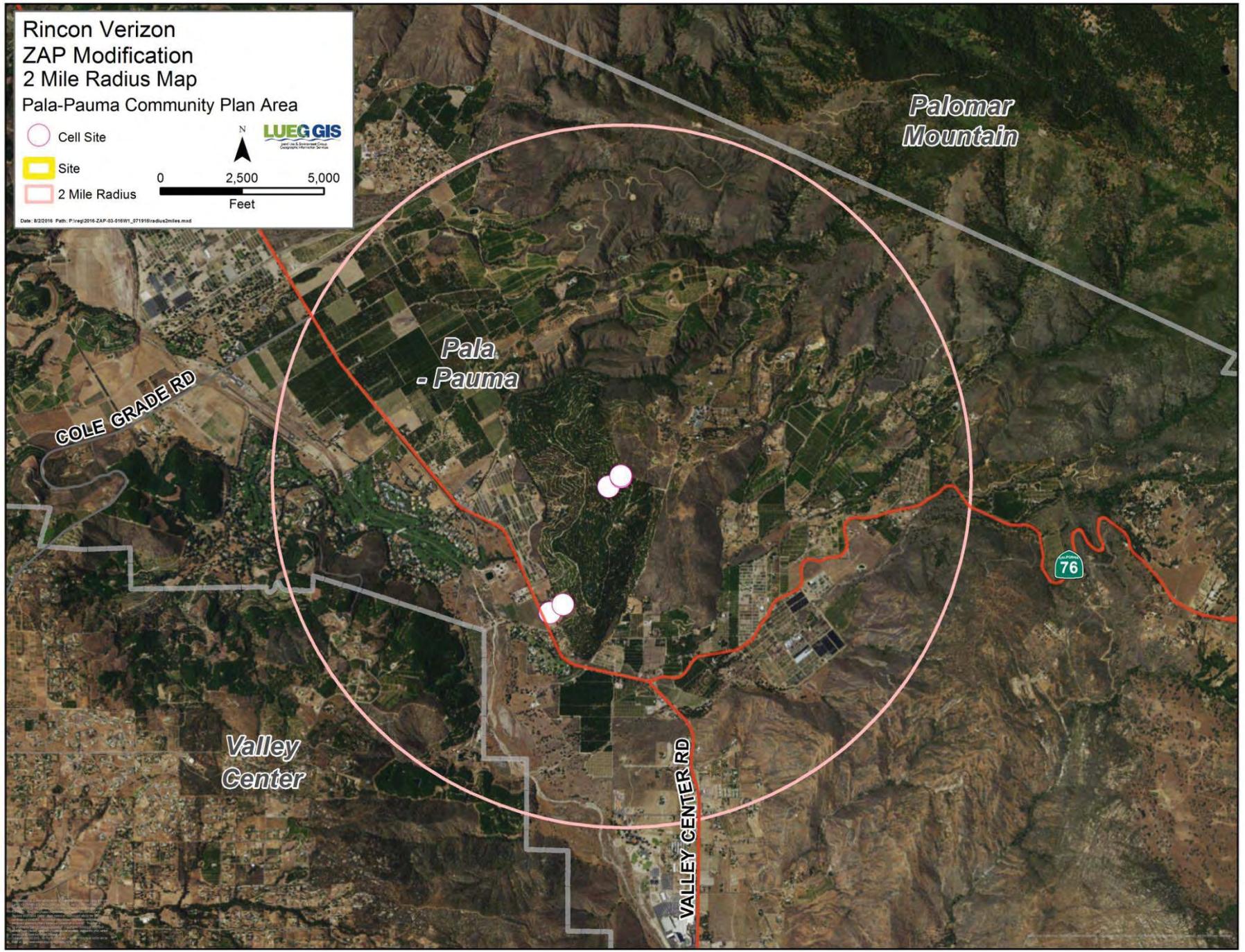


Rincon Verizon
ZAP Modification
2 Mile Radius Map

Pala-Pauma Community Plan Area



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NOT FOR CONSTRUCTION

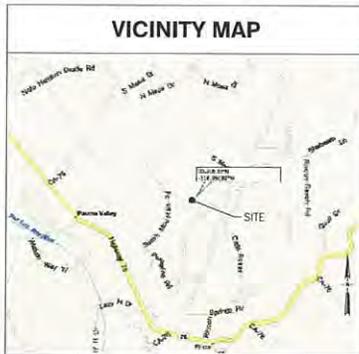
NOTICE: This drawing and the design shown are the property of Jacobs Engineering Group, Inc. The reproduction, copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

verizon

RINCON PROPOSED SITE MODIFICATION PCS

17024 HIGHWAY 76
PAUMA VALLEY, CA 92061
MTX: 54, BSC: 22

OVERALL HEIGHT
VARIES



DRIVING DIRECTIONS

FROM THE VERIZON WIRELESS CORPORATE OFFICE IN IRVINE, CA 15005 SAND CANYON AVE., IRVINE, CA 92618 ON WATERWORKS WAY (SOUTH-WEST) 1.0 MI, TAKE RAMP (RIGHT) ONTO I-405 [SAN DIEGO FWY] 3.1 MI, I-405 S / SAN DIEGO MERGE ONTO I-5 [SAN DIEGO FWY] 39.3 MI, AT EXIT 54B, TURN RIGHT ONTO RAMP 0.3 MI, COAST HWY KEEP STRAIGHT ONTO CA-76 0.1 MI, TURN LEFT TO STAY ON CA-76 32.1 MI, TURN LEFT (EAST) ONTO SAM'S MOUNTAIN RD 0.4 MI, TURN RIGHT (EAST) ONTO PEREGRINE RD 0.5 MI, TURN LEFT (NORTH-EAST) ONTO AVENIDA DE LAS ESTRELL 0.7 MI, TURN LEFT TO STAY ON AVENIDA DE LAS ESTRELL 0.2 MI, ARRIVE AT SITE.

GENERAL CONTRACTOR NOTES

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

PROJECT DIRECTORY

PROPERTY OWNER: YUIMA MUNICIPAL WATER DISTRICT
P.O. BOX 177
PAUMA VALLEY, CA 92061

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON DRIVE
BUILDING "D" 1st FLOOR
IRVINE, CALIFORNIA 92618
PHONE: (949) 224-7929

PREPARED BY: JACOBS ENGINEERING GROUP, INC.
3161 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
CONTACT: ROBERT KITSTEINER
PHONE: (949) 224-7929

SITE ACQUISITION: JACOBS ENGINEERING GROUP, INC.
3161 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
CONTACT: KIM ICE
PHONE: (760) 650-6268

HANDICAP REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION HANDICAP ACCESS IS NOT REQUIRED.

PLUMBING REQUIREMENTS

FACILITY HAS NO SANITARY OR POTABLE WATER.

DIG ALERT



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

TOLL FREE 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

SITE SUMMARY

TOWER TYPE: VARIES
TOWER HEIGHT: VARIES
SECTOR A LATITUDE / LONGITUDE: 33° 18' 18.57" / 116° 57' 41.37"
SECTOR B LATITUDE / LONGITUDE: 33° 18' 19.24" / 116° 57' 42.55"
SECTOR C LATITUDE / LONGITUDE: 33° 18' 16.62" / 116° 57' 41.30"

ZONING JURISDICTION: COUNTY OF SAN DIEGO
ZONING CLASSIFICATION: A-70
PARCEL ID: APN: 132-160-31
POWER COMPANY: SDG&E
TELEPHONE COMPANY: AT&T

PROJECT DESCRIPTION

VERIZON WIRELESS IS SUBMITTING AN APPLICATION FOR ZONING APPROVALS AND OTHER RELATED APPROVALS FOR THE FOLLOWING:

- REMOVAL OF TOTAL (3) (E) VERIZON ANTENNAS ON (2) (E) POLES
- REMOVAL OF (1) (E) ANTENNA POLE WITH ANTENNA & (E) MICROWAVE DISH TO BE RELOCATED
- INSTALL (P) 25 FT. MONOPINE WITH (4) ANTENNAS, (4) REMOTE RADIO UNITS (RRUS) w/ A2 BACKPACKS, (4) DIPLEXERS, (1) RAYCAP w/ (1) HYBRID CABLE & RELOCATED MW DISH
- INSTALL (2) ANTENNAS, (2) REMOTE RADIO UNITS (RRUS) w/ A2 BACKPACKS, (2) DIPLEXERS, (1) (E) RAYCAP SURGE PROTECTOR & CROSS ARM MOUNT ON (E) POLE
- ADD (1) RAYCAP SURGE PROTECTOR UNIT AT EQUIPMENT AREA

CODE COMPLIANCE

CALIFORNIA STATE CODE COMPLIANCE:
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2013 CALIFORNIA ADMINISTRATIVE CODE
- 2013 CALIFORNIA FIRE CODES (INCL. TITLES 24 & 25)
- 2013 CALIFORNIA BUILDING CODES
- 2013 CALIFORNIA ELECTRICAL CODES
- 2013 CALIFORNIA MECHANICAL CODES
- 2013 CALIFORNIA PLUMBING CODES
- 2013 CALIFORNIA FIRE CODES
- 2013 CALIFORNIA ENERGY CODES
- IA-222-G CODES
- LOCAL BUILDING CODES
- CITY/COUNTY ORDINANCES

FCC NOTE
THIS WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

PROJECT APPROVAL

LANDLORD: _____

PROJECT MANAGER: _____

CONSTRUCTION MANAGER: _____

RF ENGINEER: _____

SITE ACQUISITION: _____

ZONING MANAGER: _____

UTILITY COORDINATOR: _____

PREPARED FOR:
verizon
15505 SAND CANYON AVENUE
BLDG. D, FIRST FLR.
IRVINE, CALIFORNIA 92618
949.224.7900

PREPARED BY:
JACOBS
Jacobs Engineering Group, Inc.
3161 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
PHONE: 949.224.7900
FAX: 949.224.7501

ENGINEER SEAL:

DESIGN REVISION:

| NO. | DATE | REVISION | BY |
|-----|----------|------------------|-----|
| 4 | 6-20-10 | REVISIONS | RLJ |
| 3 | 3-20-10 | RF COMMENTS | RLJ |
| 2 | 3-20-10 | UPDATED SURVEY | RLJ |
| 1 | 03/04/10 | 100% 2D | RLJ |
| 0 | 05/07/10 | REVIEW EQUIPMENT | RLJ |
| A | 07/07/10 | REVIEW 2D | RLJ |
| NCL | DATE | REVISIONS | BY |

NOT VALID WITHOUT SIGNATURE AND DATE

VERIZON SITE ID:
RINCON
17024 HIGHWAY 76
PAUMA VALLEY, CA 92061

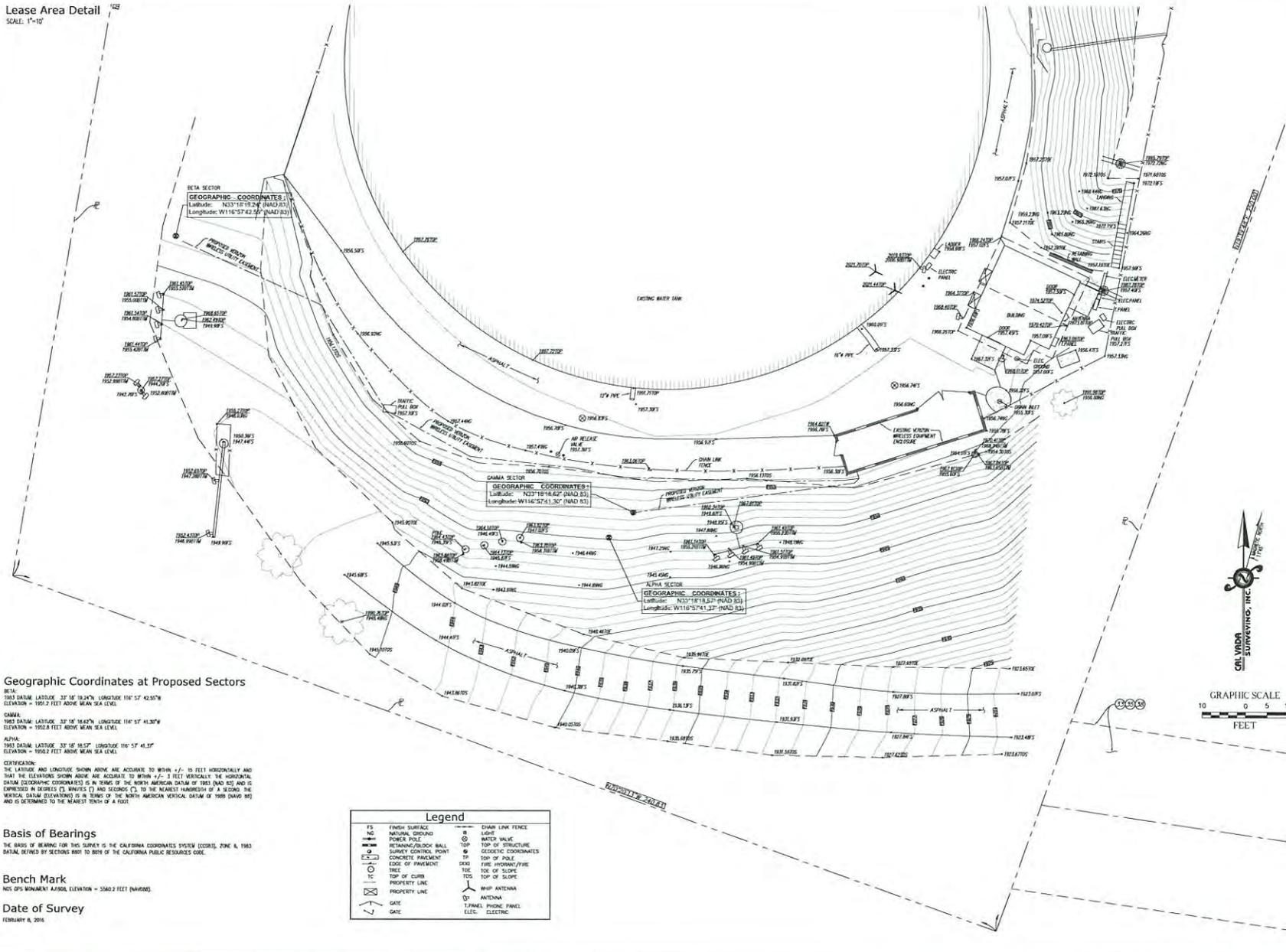
TOWER OWNER SITE ID:
116458

PREPARED BY: RLJ
APPROVED BY: RLJ
DESIGNED BY: RLJ
PROJECT NO.: 132-160-31
DATE: 05/10

DRAWING NAME:
TITLE SHEET

DRAWING NUMBER:
T1

Lease Area Detail
SCALE: 1"=10'



Geographic Coordinates at Proposed Sectors

BETA
 THIS BENCHMARK HAS A LATITUDE OF 33° 16' 19.24" N, LONGITUDE 116° 57' 42.55" W,
 ELEVATION = 1591.2 FEET ABOVE MEAN SEA LEVEL.

GAMMA
 THIS BENCHMARK HAS A LATITUDE OF 33° 16' 16.62" N, LONGITUDE 116° 57' 41.30" W,
 ELEVATION = 1592.8 FEET ABOVE MEAN SEA LEVEL.

ALPHA
 THIS BENCHMARK HAS A LATITUDE OF 33° 16' 16.57" N, LONGITUDE 116° 57' 41.37" W,
 ELEVATION = 1592.7 FEET ABOVE MEAN SEA LEVEL.

CERTIFICATION:
 THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND
 THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL
 DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS
 EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND. THE
 VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
 AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM (CCS), ZONE 8, 1983
 DATUM, DEFINED BY SECTIONS 8001 TO 8015 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

Bench Mark

NCS OPS MONUMENT A1000, ELEVATION = 3560.2 FEET (NAVD83)

Date of Survey

FEBRUARY 8, 2016

| Legend | | | |
|--------|----------------------|----|----------------------|
| FS | FRESH SURFACE | CH | CHAIN LINK FENCE |
| NC | NATURAL GRASS | WV | WATER VALVE |
| PP | POWER POLE | TS | TOP OF STRUCTURE |
| MB | METAMORPHIC WALL | GP | GEODETIC COORDINATES |
| CP | SURVEY CONTROL POINT | TR | TOP OF RAIL |
| CO | CONCRETE PAVEMENT | SK | SKID |
| EP | EDGE OF PAVEMENT | TR | TOP OF SLOPE |
| TR | TREE | TS | TOP OF SLOPE |
| CL | TOP OF CURB | WA | WHIP ANTENNA |
| PL | PROPERTY LINE | AN | ANTENNA |
| PL | PROPERTY LINE | FP | TRUNK PHONE PANEL |
| GA | GATE | EL | ELECTRIC |
| GA | GATE | | |



verizon
 15505 SAND CANYON AVENUE
 BLDG. D, FIRST FLOOR
 IRVINE, CALIFORNIA 92618
 949.246.7000

JACOBS
 Jacobs Engineering Group, Inc.
 3181 MICHELSON DRIVE, SUITE 500
 IRVINE, CALIFORNIA 92618
 PHONE: 949.250.1816

CALVADA SURVEYING, INC.
 871 BERRY CIRCLE, SUITE 200, CARLSBAD
 Phone: 916.938.8383 Fax: 916.294.9746
 144 First Street, CARLSBAD
 JOB NO. 1512

DESIGN REVISIONS

| NO. | DATE | REVISIONS | BY |
|-----|----------|--------------|------|
| 3 | 03-03-16 | FINAL | UGS |
| 2 | 03-01-16 | TITLE REPORT | FMAS |
| 1 | 03-16-16 | FINAL | SMV |
| | 02-13-16 | SUBMITTAL | THP |

REV. DATE. REVISIONS. BY.

NOT VALID WITHOUT SIGNATURE AND DATE.

VERICON SITE #S

RINCON
 17024 HIGHWAY 76
 PAUMA VALLEY, CA 92061
 SAN DIEGO COUNTY

SITE ID: RINCON

PREPARED BY: FG
 DRAWN BY: HP
 PROJECT NO: 16152
 DATE: 03-13-16

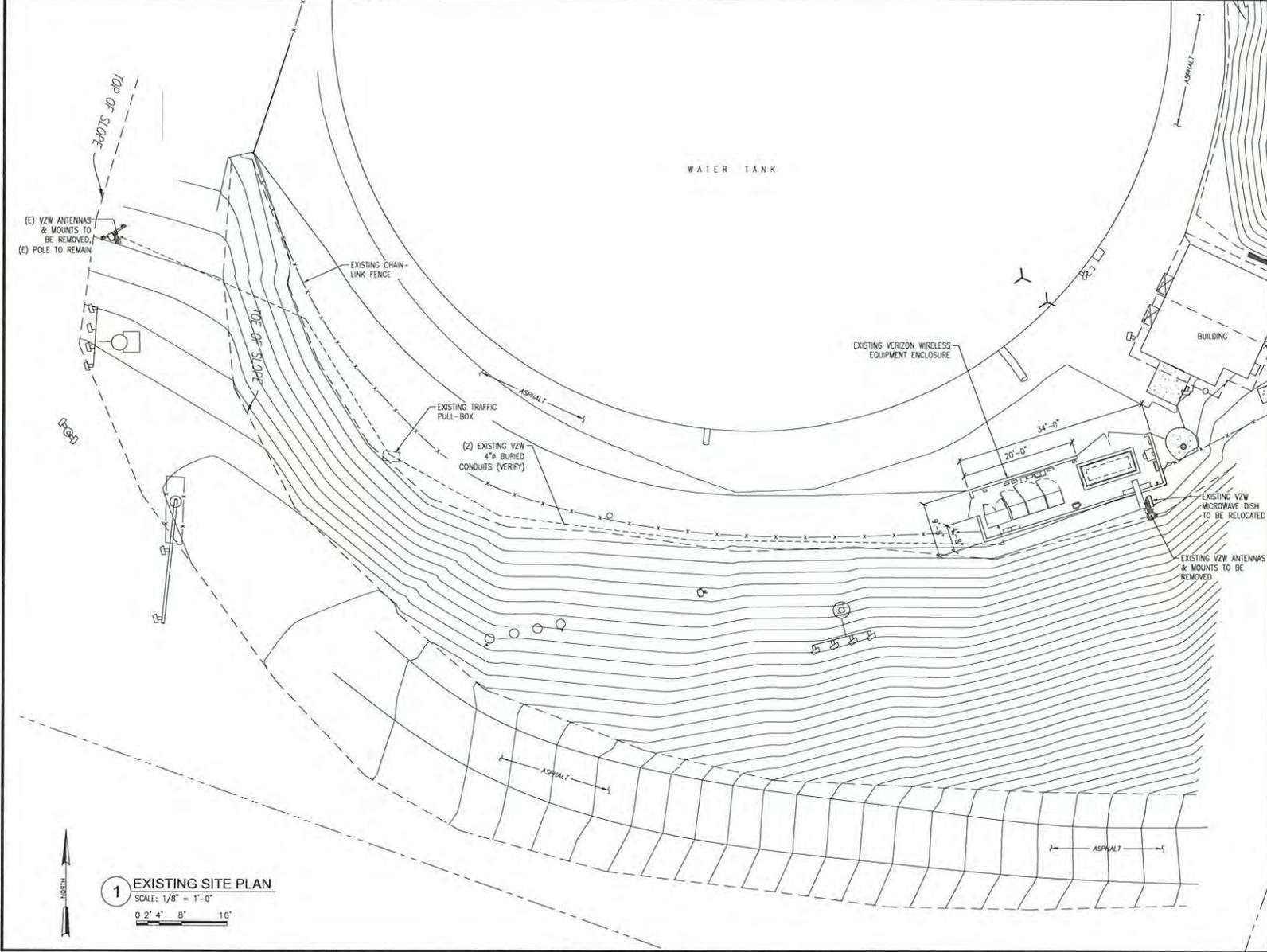
DRAWING NAME: TOPOGRAPHIC SURVEY

DRAWING NUMBER: C-2

1-23

NOT FOR CONSTRUCTION
DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS

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1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"
0' 2' 4' 8' 16'

PREPARED FOR:

verizon
1555 SAND CANYON AVENUE
BLDG. D, FIRST FLR.
IRVINE, CALIFORNIA 92618
949.268.7900

PREPARED BY:

JACOBS
Jacobs Engineering Group, Inc.
3161 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
PHONE 949.255-1816
FAX 949.224-7501

ENGINEER SEAL:

DESIGN REVISION:

| | | | |
|---|----------|--------------------|-----|
| 4 | 6/25/10 | PLANNING COMMENTS | RLJ |
| 3 | 3-29-10 | RF COMMENTS | RLJ |
| 2 | 3/17/16 | UPDATED SURVEY | RLJ |
| 1 | 09/04/15 | 100% 2D | RLJ |
| 0 | 05/22/15 | REVEALED EQUIPMENT | RLJ |
| A | 07/07/15 | REVIEW 2D | RLJ |

NO. DATE REVISIONS BY

NOT VALID WITHOUT SIGNATURE AND DATE

VERIZON SITE ID:

RINCON
17024 HIGHWAY 76
PAUMA VALLEY, CA 92061

TOWER OWNER SITE ID:

116458

PREPARED BY: RLJ
APPROVED BY: RLJ
DESIGNED BY: RLJ
PROJECT NO: EUG00009
DATE: 6/6/16

DRAWING NAME:

EXISTING SITE PLAN

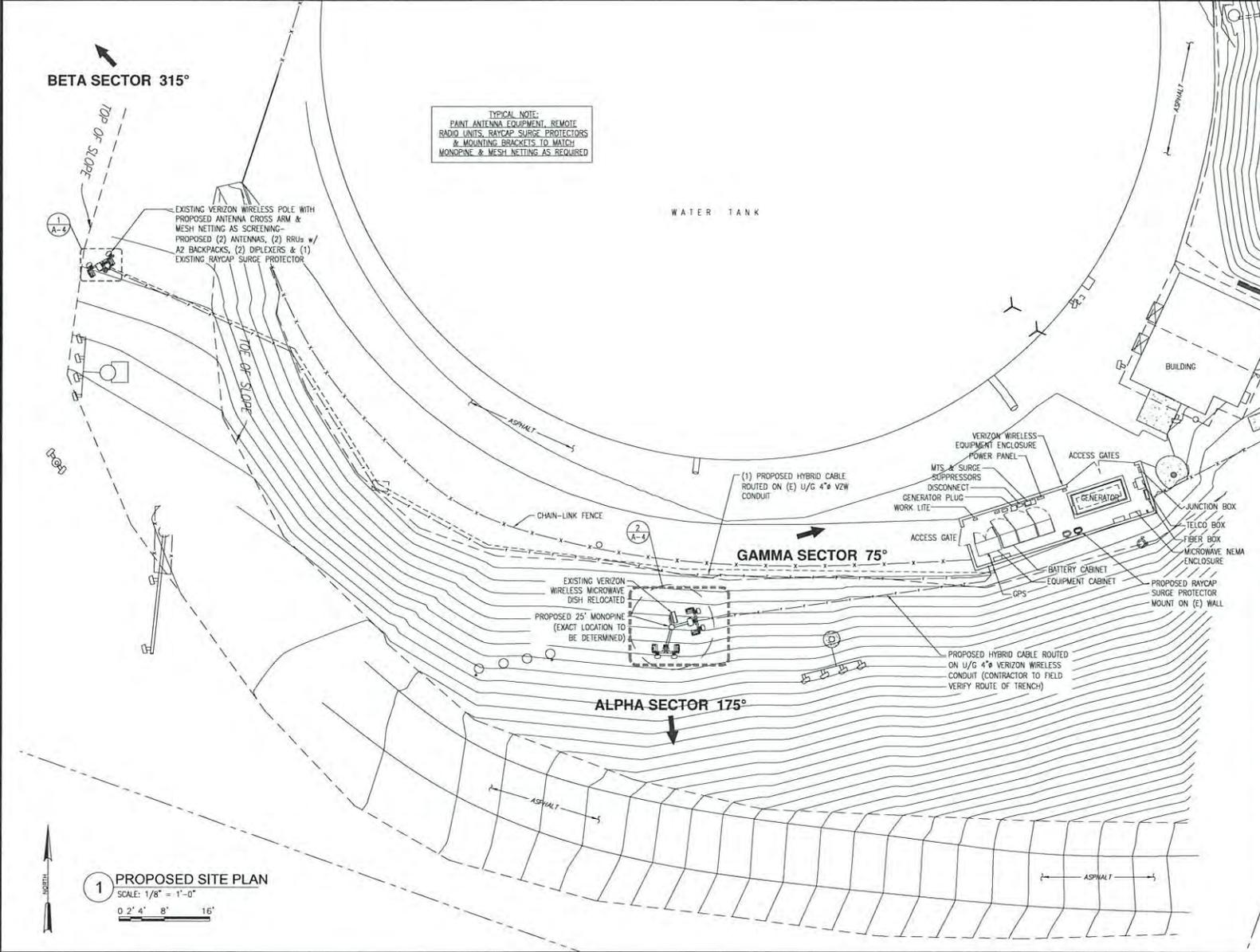
DRAWING NUMBER:

A2

NOT FOR CONSTRUCTION

DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS

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1 PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"
 0' 2' 4' 8' 16'

PREPARED FOR:

verizon
 15565 SAND CANYON AVENUE
 BLDG. D, FIRST FLR.
 IRVINE, CALIFORNIA 92618
 949.286.7000

PREPARED BY:

JACOBS
 Jacobs Engineering Group, Inc.
 3161 MICHELSON DRIVE, SUITE 500
 IRVINE, CALIFORNIA 92618
 PHONE 949.258.1816
 FAX 949.224.7561

ENGINEER SEAL:

DESIGN REVISION:

| | | | |
|--------------------------------------|----------|-------------------|-----|
| 4 | 6-9-10 | PLANNING COMMENTS | PLJ |
| 3 | 3-29-10 | RF COMMENTS | PLJ |
| 2 | 3/17/10 | UPDATED SURVEY | PLJ |
| 1 | 05/04/10 | 100% CD | PLJ |
| 0 | 05/02/10 | REVISED EQUIPMENT | PLJ |
| A | 07/27/10 | REVIEW CD | PLJ |
| NO. | DATE | REVISIONS | BY |
| NOT VALID WITHOUT SIGNATURE AND DATE | | | |

VERIZON SITE ID:

RINCON
 17024 HIGHWAY 76
 PAUMA VALLEY, CA 92061

TOWER OWNER SITE ID:

116458

PREPARED BY: PK
 DESIGNED BY: PLJ
 PROJECT NO: ELEC06003
 DATE: 6/9/10

DRAWING NAME:

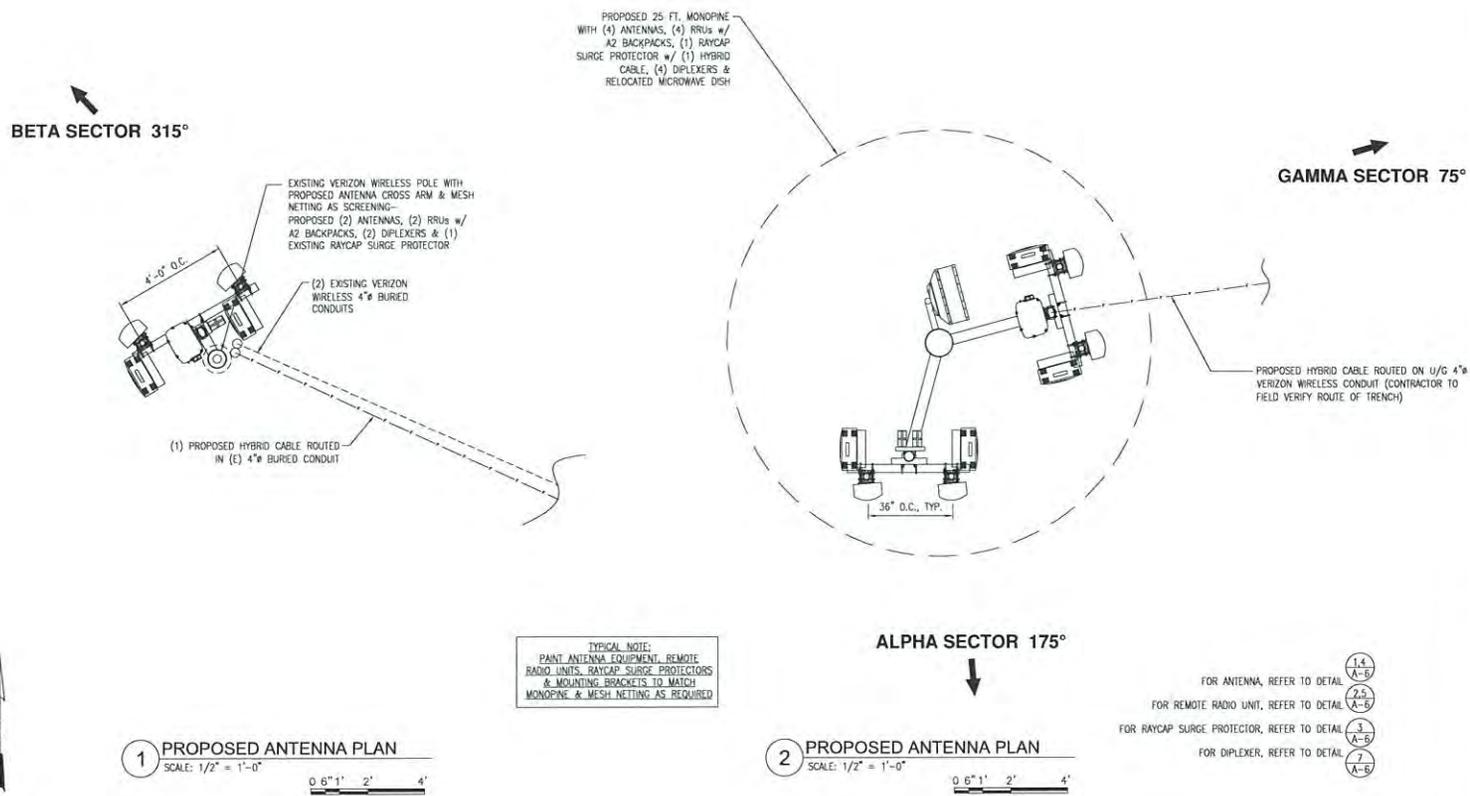
PROPOSED SITE PLAN

DRAWING NUMBER:

A3

NOT FOR CONSTRUCTION
DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS

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1 PROPOSED ANTENNA PLAN
SCALE: 1/2" = 1'-0"
0 6" 1' 2' 4'

2 PROPOSED ANTENNA PLAN
SCALE: 1/2" = 1'-0"
0 6" 1' 2' 4'

TYPICAL NOTE:
PAINT ANTENNA EQUIPMENT, REMOTE RADIO UNITS, RAYCAP SURGE PROTECTORS & MOUNTING BRACKETS TO MATCH MONOPINE & MESH NETTING AS REQUIRED

- FOR ANTENNA, REFER TO DETAIL (A-A) (A-5)
- FOR REMOTE RADIO UNIT, REFER TO DETAIL (A-A) (A-5)
- FOR RAYCAP SURGE PROTECTOR, REFER TO DETAIL (A-A) (A-5)
- FOR DIPLEXER, REFER TO DETAIL (A-A) (A-5)

PREPARED FOR:
verizon
1555 SAND CANYON AVENUE
BLDG. D, FIRST FLR.
IRVINE, CALIFORNIA 92618
949.258.7000

PREPARED BY:
JACOBS
Jacobs Engineering Group, Inc.
3181 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
PHONE: 949.258.1616
FAX: 949.224.7581

ENGINEER SEAL:

DESIGN REVISION:

| | | | |
|--------------------------------------|----------|--------------------|-----|
| 4 | 09-01-16 | PLANNING COMMENTS | RLJ |
| 3 | 3-29-16 | RF COMMENTS | RLJ |
| 2 | 03/16 | UPDATED SURVEY | RLJ |
| 1 | 09/07/15 | 100% 2D | RLJ |
| D | 05/05/15 | RE-FIELD EQUIPMENT | RLJ |
| A | 07/02/15 | REVIEW 2D | RLJ |
| NCL DATE | | REVISIONS BY | |
| NOT VALID WITHOUT SIGNATURE AND DATE | | | |

VERIZON SITE ID:
RINCON
17024 HIGHWAY 76
PAUMA VALLEY, CA 92061

TOWER OWNER SITE ID:
116458

APPROVED BY: RLJ
DESIGNED BY: RLJ
PROJECT I.D.: ELSONCDD
DATE: 6/9/16

DRAWING NAME:
ANTENNA PLANS

DRAWING NUMBER:
A4

1 - 27

NOTICE: This drawing and the design shown are the property of Jacobs Engineering Group, Inc. The reproduction, copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS

MANUFACTURER:
RFS

MODEL:
FD9R004-1C-3L

DIMENSION (HxWxD):
5.8"x6.5"x1.5"

WEIGHT:
2.6 LBS.



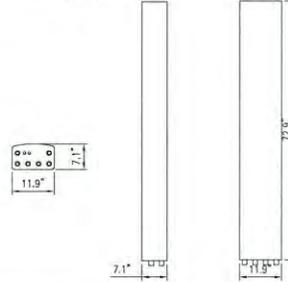
7 DIPLEXER DETAIL

MANUFACTURER:
COMMSCOPE

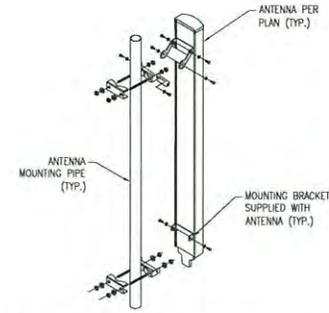
MODEL:
SRNH-1055B

DIMENSION (HxWxD):
72.9" x 11.9" x 7.1"

WEIGHT:
40.6 LBS



4 PANEL ANTENNA DETAIL



1 PANEL ANTENNA MOUNT DETAIL



IVY-IT™ IS A SYNTHETIC IVY AND VINE SYSTEM THAT CREATES A REALISTIC AND AESTHETICALLY TRUE REPRESENTATION OF NATURAL FOLIAGE.

FASTENING METHODS:

- BLOCK WALL, CEMENT, STUCCO - USE WALL ANCHORS OR FASTENERS
- WOOD - USE SCREWS & NAGERS
- CHAIN-LINK, WOODCHIP-IRON, USE UV-RESISTANT ZIP TIES

PRODUCT IS UV-RESISTANT; EXPECTED LIFE IS 6-7 YEARS

100% RECYCLED POLYETHYLENE MATERIAL; REUSEABLE

FIRE-RETARDANT MATERIAL; MAINTENANCE-FREE PRODUCT

MAILING ADDRESS: 112 HARVARD AVE #345, CLAREMONT, CA 91711

PHONE 909.447.0469 | EMAIL: info@ivy-it.com

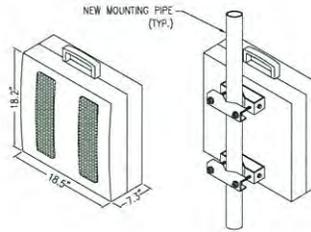
9 FAUX IVY CONCEALMENT

MANUFACTURER:
ERICSSON

MODEL:
RRUs-12

DIMENSION (HxWxD):
18.2" x 18.5" x 7.3"

WEIGHT:
57.3 LBS



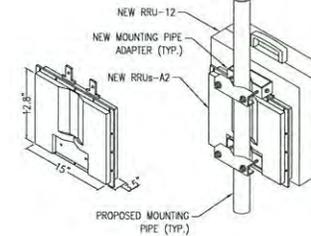
5 REMOTE RADIO UNIT DETAIL

MANUFACTURER:
ERICSSON

MODEL:
RRUs-A2 (ATTACHED TO RRUs-12)

DIMENSION (HxWxD):
12.8" x 15" x 3.5"

WEIGHT:
15 LBS



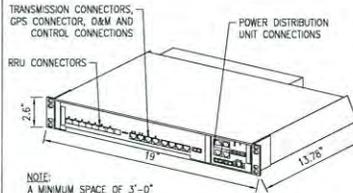
2 REMOTE RADIO UNIT DETAIL

MANUFACTURER:
ERICSSON

MODEL:
RBS 6601

DIMENSION (HxWxD):
2.6" x 19" x 13.78"

WEIGHT:
22 LBS



NOTE:
A MINIMUM SPACE OF 3"-0"
IS RECOMMENDED IN FRONT
OF THE BACK TO PROVIDE
ADEQUATE WORKING SPACE.

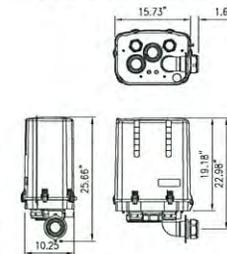
6 RADIO BASE STATION

MANUFACTURER:
COMMSCOPE

MODEL:
RCMDC-4750-PF-48 (W/O STRIKESORB MODULES)
RCMDC-3315-PF-48 (W/ STRIKESORB MODULES)

DIMENSION (HxWxD):
19.18" x 15.73" x 10.25"

WEIGHT:
21.4 LBS (W/ STRIKESORB MODULES)



3 EXTERIOR RAYCAP SURGE PROTECTOR

PREPARED FOR:

verizon
15555 SAND CANYON AVENUE
SUITE D, FIRST FLOOR
IRVINE, CALIFORNIA 92618
949.263.7666

PREPARED BY:

JACOBS
Jacobs Engineering Group, Inc.
3161 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
PHONE: 949.266.1616
FAX: 949.224.7501

ENGINEER SEAL:

DESIGN REVISION:

| NO. | DATE | REVISIONS | BY |
|-----|----------|-------------------|-----|
| 4 | 04/16/16 | PLANNING COMMENTS | RJH |
| 3 | 3/26/16 | RF COMMENTS | RJH |
| 2 | 3/27/16 | UPDATED SURVEY | RJH |
| 1 | 04/24/16 | 100% ZED | RJH |
| 0 | 04/22/16 | REVISED EQUIPMENT | RJH |
| A | 07/07/15 | REVIEW ZD | RJH |

NOT VALID WITHOUT SIGNATURE AND DATE

VERIZON SITE ID:

RINCON
17024 HIGHWAY 76
PAUMA VALLEY, CA 92061

TOWER OWNER SITE ID:
11645B

PREPARED BY: RJK
DESIGNED BY: RJH
PROJECT NO: 151400009
DATE: 05/01/16

DRAWING NAME:
DETAILS

DRAWING NUMBER:
A6

**Attachment B Form of Decision
Approving PDS2016-ZAP-03-016W1**

Recorded for the benefit of the County)
of San Diego, Planning & Development)
Services)
)
Return to: County of San Diego)
Planning & Development Services)
Mail Station O650)
5510 Overland Avenue, Suite 110)
San Diego, CA 92123)
Attention: Jeff Smyser)
)

(No Transfer Tax Due)

(Above Space For Recorder's Use)

**MINOR USE PERMIT ZAP PDS2016-ZAP-03-016W1
ISSUED BY COUNTY OF SAN DIEGO**

The Zoning Administrator of the County of San Diego on August 25, 2016 hereby grants a Modification to Minor Use Permit PDS2016-ZAP-03-016, upon the following terms and conditions, relating to that real property located in the County of San Diego, California, more particularly described as follows:

See Exhibit A

Permit PDS2016-ZAP-03-016 was a Previously Unrecorded Permit

The Zoning Ordinance of the County of San Diego requires that this Minor Use Permit be recorded with the San Diego County Recorder, and 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 Minor Use Permit. (Zon. Ord. § 7019.)

The undersigned Owners of the property subject to this Minor Use Permit hereby agree, for themselves and their successors, to perform and at all times comply with and abide by all terms and conditions specified herein.

OWNER(S)

Yuima Municipal Water District

Date

(Attach California All Purpose Acknowledgements)

Exhibit A

All that certain real property situated in the County of San Diego, State of California, described as follows:

THOSE PORTIONS OF THE PAUMA RANCHO IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ATTACHED TO THE RECORD OF THE PATENT IN BOOK 1, PAGE 67 OF PATENTS, RECORDS OF SAN DIEGO COUNTY, BEING A PORTION OF THE LAND DESCRIBED IN PARCEL 1 OF CERTIFICATE OF COMPLIANCE, RECORDED FEBRUARY 11, 1975 AS INSTRUMENT NO. 75-032263 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY CORNER COMMON TO SECTIONS 22 AND 23, TOWNSHIP 10 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE SOUTHERLY BOUNDARY OF SAID PAUMA RANCHO; THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 73° 20' 33" WEST 800.52 FEET (RECORD NORTH 72° 19' WEST 800.45 FEET) TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE BOUNDARY OF SAID PARCEL 1 AS FOLLOWS:

NORTH 31° 24' 22" EAST 840.72 FEET (RECORD NORTH 32° 26' 06" EAST 840.58 FEET); NORTH 23° 57' 01" EAST 1538.86 FEET (RECORD NORTH 24° 58' 04" EAST 1538.92 FEET); SOUTH 58° 32' 03" EAST 199.94 FEET (RECORD SOUTH 57° 33' 54" EAST 200.00 FEET); NORTH 31° 28' 06" EAST 695.01 FEET (RECORD NORTH 32° 26' 06" EAST 694.47 FEET); NORTH 14° 55' 22" EAST 2801.82 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 1; NORTH 70° 41' 58" WEST (RECORD NORTH 69° 44' 10" WEST) 1217.35 FEET TO THE TRUE POINT OF BEGINNING; CONTINUING ALONG SAID BOUNDARY, NORTH 70° 41' 58" WEST 75.00 FEET; AND NORTH 23° 08' 37" WEST 150.00 FEET; THENCE SOUTH 66° 51' 23" WEST 150.00 FEET; THENCE SOUTH 9° 13' 41" WEST 263.52 FEET; THENCE SOUTH 70° 41' 58" EAST 240.83 FEET TO A LINE WHICH BEARS SOUTH 19° 18' 02" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 19° 18' 02" EAST 250.00 FEET TO THE TRUE POINT OF BEGINNING.



County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

~~September 28, 2004~~
August 25, 2016

PERMITTEE: RINCON
MINOR USE PERMIT: PDS2016-ZAP-03-016W1
E.R. NUMBER: PDS2016-ER-94-03-002D
PROPERTY: 32798 Avenida de Las Estrellas, North of SR76, West of Mesa Drive
APN(s): 132-160-31-00

DECISION OF THE ZONING ADMINISTRATOR

ZAP 03-016

GRANT as per approved replacement plot plan, dated July 1, 2004 and amended in red, consisting of seven (7) sheets, Minor Use Permit ZAP 03-016 to authorize the location and use of an unmanned wireless telecommunications facility and associated equipment cabinets pursuant to Sections 1355, 2704(b), and 7350 of the San Diego County Zoning Ordinance. The facility will consist of two, 10-foot monopoles with a total of six (6) panel antennas and a 300 square foot equipment compound and one (1) GPS antenna.

Compliance with other applicable San Diego County codes, ordinances, and requirements is required unless otherwise noted.

ZAP 03-016W1

This Minor Use Permit Modification for wireless telecommunication facilities consists of nine (9) sheets including: T1 Title Sheet; C-1 Topographic Survey; C-2 Topographic Survey; A1 Overall Site Plan; A2 Existing Site Plan; A3 Proposed Site Plan; A4 Antenna Plans; A5 Elevations; and A6 Details, all dated 6/9/16 and submitted 6/20/16. This permit authorizes a new 25-foot monopine; mounting four antennas on the monopine along with four RRUs, one raycap, and four diplexers; relocating an existing microwave antenna from the existing equipment structure to the new monopine; adding a cross arm to an existing support pole; replacing existing antennas on the pole along with two RRUs and two diplexers; adding faux vegetation camouflage to the pole; removing an existing wireless antenna on the existing equipment structure; painting the existing equipment enclosure wall a color similar to the water tank; and installing faux ivy on the enclosure for screening, pursuant to Sections 1355, 2704a., 6980-6989 and 7350-7388 of the Zoning Ordinance. This Minor Use Permit Modification also includes two photosimulations of the proposed monopine and support pole with crossbar and faux vegetation camouflage.

MINOR USE PERMIT MODIFICATION EXPIRATION:

ZAP 03-016

~~The Minor Use Permit expires on September 28, 2006, unless construction and/or use in reliance has started, or unless an extension has been granted previously by the Zoning Administrator.~~

ZAP 03-016W1

This Minor Use Permit Modification shall expire on **August 25, 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 Minor Use Permit has commenced prior to said expiration date.

The wireless telecommunication facility is considered a "high visibility" facility and is located within a "Rural zone", therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Minor Use Permit Modification shall have a maximum term of 10 years (August 25, 2026). 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.

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ZAP 03-016 CONDITIONS

The following conditions are imposed with the granting of this Minor Use Permit:

Building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.

- A. Prior to obtaining any building or other permit pursuant to this Minor Use Permit, and prior to commencement of construction or use of the property in reliance on this Minor Use Permit, the applicant shall:
 - 1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use.
 - 2. Access to the project site shall be improved per San Diego County policies and regulations, unless evidence is provided to the Department of Planning and Land Use (DPLU) showing that project access is in compliance with the March 21, 2000 County of San Diego Cellular Facilities Standards for Fire Protection (FP-2).

3. Obtain a Construction Permit for any work within the County road right-of- way. Department of Public Works (DPW) Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, 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.
 4. A grading permit will be required prior to commencing of the grading where quantities exceed 200 cubic yards of material and/or cuts or fills are eight feet (8') or more in height per criteria of Section 87.201 of the County Zoning and Land Use Regulations.
 5. The applicant is responsible to repair any damage caused by them to the on-site and off-site private roads that serve the property.
 6. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating Condition(s) A-2 through A-5 have been completed to that department's satisfaction.
- B. Prior to any occupancy or use of the premises pursuant to this Minor Use Permit, the applicant shall:
1. Comply with street lighting requirements as follows:
 - a. Transfer the property subject to this Minor Use Permit (ZAP 03-016) into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer.
 2. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating Condition(s) B-1 has been completed to that department's satisfaction.
 3. Comply with all regulations of the San Diego County Building Division to the satisfaction of the San Diego County Fire Code Specialist pursuant to corrections dated June 30, 2004.
 4. Provide evidence in the form of photographs, to the satisfaction of the Director of Planning and Land Use that the poles have been painted green.
- C. The following conditions shall apply during the term of the Minor Use Permit.
1. Comply with all applicable stormwater regulations at all times. 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 (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site.

Projects that involve areas greater than 1 acre require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

2. All facilities authorized by the Minor Use Permit shall be removed within 60-days from termination of use.
3. The monopole shall be maintained and repaired as necessary as a result of normal facility weathering and color fading.
4. All wireless telecommunications sites shall be kept clean and free of litter.
5. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
6. Noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.

~~D. The Minor Use Permit expires on September 28, 2006, unless construction and/or use in reliance has started, or unless an extension has been granted previously by the Zoning Administrator.~~

SPECIFIC CONDITIONS FOR ZAP 03-016W1: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Minor 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.

OCCUPANCY: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

3. **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.

4. **PLN#1-PHOTO-SIMULATION [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 plot plans and photo-simulations of the pole-mounted antennas and the monopine received dated April 7, 2016 to ensure that the site was built to be screened from public view. The equipment enclosure shall be painted and screened as stated on the plans. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the photos and photo-simulations for compliance with this condition.

5. **PLN#2-SITE PLAN IMPLEMENTATION**

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting the existing equipment enclosure structure a color similar to the color of the existing Yuima Municipal Water District water tank, installing faux ivy on the enclosure for screening, and all temporary construction facilities have

been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any interior changes to approved telecommunication equipment that are located entirely within the approved enclosed equipment building and cannot be seen by an adjacent residence, parcel or roadway, shall not require modification or deviation of the permit. Expansion of the existing approved equipment building and/or addition of noise generating equipment would require either Modification or Deviation. **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, B/] shall inspect the site for compliance with the approved Building Plans

6. **PLN#3–SITE CONFORMANCE**

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans, and plot plans. This includes, but is not limited to maintaining the following: painting all necessary aesthetics design features, and installing all screening. 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 Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. Any interior changes to approved telecommunications equipment that are located entirely within the approved enclosed equipment building that cannot be seen by an adjacent residence, parcel or roadway, shall not require modification or deviation of the permit. Expansion of the existing approved equipment building and/or addition of noise generating equipment would require a Modification or Deviation. **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.

7. **PLN#4–SITE CONFORMANCE**

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

- a. Maintain the appearance of the facility and associated equipment enclosure, as depicted in the approved photo-simulations of the pole-mounted antennas and the monopine received dated April 7, 2016. Any interior changes to approved telecommunications equipment that are located entirely within the approved enclosed equipment building, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of PDS (expansion of the existing approved equipment building and/or addition of noise generating equipment would require either Modification or Deviation of the permit).

- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. The facility shall not interfere with the Regional Communication System. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

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

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MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts. Section 21081.6(a)(1) states, in part:

The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

Section 21081(b) further states:

A public agency shall provide {that} the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation

measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.

Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.

Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The following conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

Condition(s): none

Discussion: This CEQA review for this project, PDS2016-ZAP-03-016W1, includes an Environmental Review Update Checklist Form for Projects with Previously Approved Environmental Documents, PDS2016-ER-94-03-016, and an Addendum in accordance with Section 15164 of the CEQA Guidelines. These documents rely on the Negative Declaration adopted July 12, 1994 for ZAP 94-010, Log No. 94-3-2. That proposed project in 1994 was found to have no significant impacts. No mitigation measures were adopted. Subsequent projects that adopted Addendums to the Negative Declaration also had no significant impacts and no mitigation measures. Those projects are listed in the Addendum for this project, PDS2016-ZAP-03-016W1, a Modification of a Minor Use Permit. This project also has no significant impacts and thus no mitigation measures are needed.

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ZAP 03-016 MINOR USE PERMIT FINDINGS

FINDINGS:

CEQA FINDINGS:

1. It is hereby found that that the Zoning Administrator has reviewed and considered the information contained in the Negative Declaration dated July 12, 1994, on file with DPLU as Environmental Review Number 94-03-002; and Addendum thereto dated August 17, 2004 on file with DPLU as Environmental Review Number 94-03-0028 prior to approving the project.
- B. The "Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document" dated August 17, 2004 on file with DLU as Environmental Review Number 94-03-0028 including California Environmental Quality Act Guidelines Sections 15162, 15163, and 15164 Findings for . Determining the Appropriate Environmental Documentation to be completed when there is a previously adopted Negative Declaration (ND); is hereby adopted.

STORMWATER FINDINGS:

It is hereby found that the project proposed by the application has prepared plans and documentation demonstrating compliance with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

MINOR USE PERMIT FINDINGS:

- a. That the location, size, design, and operating characteristics of the proposed use would be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:
 1. Harmony in scale, bulk, coverage, and density

Scale and Bulk: This is a request for a Minor Use Permit to authorize the location and use of an unmanned wireless telecommunications facility and associated equipment cabinets next to an existing water tank. The project site is 1.68-acre in size, zoned A70 (Limited Agriculture) and located in the Pala Pauma Community Planning Area. The proposed facility will consist of two, 10-foot monopoles with a total of 6 panel antennas which are hidden within the existing orchard surrounding the project site and a 300 square foot equipment compound. The equipment compound will be surrounded by an 8-foot CMU wall. The vertical support in the southwestern portion of the site will include two (2) sectors to which four (4) antennas will be mounted (2 to each sector). The vertical support in the southeastern portion of the site will include one (1) sector to which two (2) antennas will be mounted. The proposed antennas will be painted green to match the surrounding shrubs and trees. The associated 300 square-foot equipment area will be located near the southeastern base of the existing 40-foot water tank and behind the group of trees that provide visual screening. The equipment cabinets will be placed on a 9-foot by 16-foot concrete pad. A GPS antenna will be installed within the equipment area.

AT&T operates one telecommunication facility (ZAP 94-010) with associated equipment cabinets and three 10-foot high omni whip antennas extending 8-feet above the water tank. The surrounding area consists of parcels which range from 4.54 acres to 105.43 acres in size and contain agricultural uses. The proposed project is located on a flat disturbed site approximately 1 mile north of Highway 76 and next to the existing Yuima Water Tank. The proposed facility is located on a hilltop, surrounded by avocado and orange orchards and at a much higher elevation than the surrounding uses. The 10-foot high monopoles and antennas will not be visible from the nearest uses due to the large distance, the size of the adjacent water tank, the topography, and the existing vegetation. The proposed cellular facility is well integrated into the site and does not significantly increase the outward scale and bulk of the existing structures. The proposed project is compatible with adjacent uses.

Coverage: The proposed wireless communication facility consists of six (6) antennas mounted to two (2) 10-foot high monopoles. Additionally, the projects site contains one (1) existing water tank, one (1) other wireless carrier. The proposed project will not significantly impact site coverage.

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

The project proposes an unmanned telecommunication facility that will require maintenance service approximately once a month. Vehicles will utilize existing access Road Avenida de Las Estrellas. The site is developed with an existing water tank, consequently the required public facilities, services and utilities are available at the site. The project will comply with the requirements of the San Diego County Fire Division. Therefore, the project will not have a harmful effect on the availability of public facilities, services or utilities.

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

The project site is 1.68-acre in size, zoned A70.(Limited Agriculture) and located in the Pala Pauma Community Planning Area. The proposed facility will consist of two, 10-foot monopoles with a total of 6 panel antennas which are hidden within the existing orchard surrounding the project site and a 300 square foot equipment compound. The equipment compound will be surrounded by an 8-foot CMU wall.

AT&T operates one telecommunication facility (ZAP 94-010) with associated equipment cabinets and three 10-foot high omni whip antennas extending 8-feet above the water tank. The surrounding area consists of parcels which range from 4.54 acres to 105.43.96 acres and contain mostly agricultural uses. The proposed project is located on a flat disturbed site approximately 1 mile north of Highway 76 and next to the existing Yuima Water Tank. The proposed facility is located on a hilltop, surrounded by avocado and orange orchards and at a much higher elevation than the surrounding parcels. Also, the proposed equipment compound is similar in size and shape to the other carrier. Because of the design and location the 10-foot high monopoles and antennas; it will not be visible from the nearest residences. The proposed cellular facility is well integrated into the site and the proposed project will not have a harmful effect on desirable neighborhood character.

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

Access to the site will be provided through Avenida de Las Estrellas. The road is off of Highway 76, which carries a significant amount of daily vehicular traffic. It is anticipated that the periodic maintenance of the facility would result in not more than one visit per month; therefore, the project would not adversely impact the capacity or physical character of surrounding streets and will be compatible with adjacent uses.

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

The project site is located on a 1.68-acre parcel that is developed with one (1) water tank and has been developed with access and utility services, which are adequate to serve the proposed use. The proposed project is a Minor Use Permit for an unmanned cellular communication facility to authorize the co-location of a new 300 square foot equipment compound lease area within an existing flat, disturbed area and the addition of two 10-foot high monopoles with a total of 6 panel antennas. The installation of new antenna structures will not require significant alteration to the existing landform. For reasons stated above, the proposed project is compatible with adjacent uses

6. Any other relevant impact of the proposed use.

No other relevant impacts have been identified.

- a. That the impacts, as described in Paragraph "a" of this section and the location of the proposed use will be consistent with the San Diego County General Plan.

The proposed project is located in the Pala Pauma Community Planning Area, north of Highway 76 and west of Mesa Drive. The General Plan Land Use Designation is (18) Multiple Rural Use and the Use Regulation is A70 (Limited Agriculture), which anticipates civic uses and permits cell sites under the Minor Impact Utilities Use Type pursuant to the Zoning Ordinance Section 2704.b. Cellular antenna facilities as well as other utilities are anticipated in agricultural areas to serve the surrounding populace. The policies included in the Public Safety Element of the General Plan encourage continual improvement of a countywide wireless communication system. Based on the foregoing, the project is found to be consistent with the General Plan.

- b. That the requirements of the California Environmental Quality Act have been complied with.

No new significant environments effects have been identified when a new environmental initial study was prepared and reviewed. It was found that all the environmental impacts were reviewed with the previous Negative Declaration. The "California Environmental Quality Act Guidelines Sections 15162, 15163, and 15164 Findings for Determining the Appropriate Environmental Documentation for Use on a Subsequent Project with a Previously Adopted Negative Declaration" have been prepared. This Addendum, dated August 17, 2004, to the previously approved Negative Declaration dated July 12, 1994, is on file with the DPLU as Environmental Review Number 94-03-0028.

PDS2016-ZAP-03-016W1 MINOR USE PERMIT MODIFICATION FINDINGS

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

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

The project is a Minor Use Permit Modification request to install a new 25-foot monopine and mount antennas on the monopine along with associated equipment and relocate an existing microwave antenna from the existing equipment structure to the new monopine. The request also included replacing existing antennas on an existing pole along with associated equipment and adding mesh netting with faux vegetation camouflage to the pole to screen the antennas. The request also included removing an existing wireless antenna on the equipment structure, painting the existing equipment enclosure wall, and installing faux ivy on the enclosure for screening.

The subject parcel is developed with a large water tank of the Yuima Municipal Water District as well as telecommunication facilities for Verizon, AT&T, and T-Mobile including wireless antennas and associated equipment on poles, faux shrubs, and on the ground.

Scale and Bulk

Photosimulations on file with Minor Use Permit PDS2016-ZAP-03-016W1 illustrate that the proposed monopine with antennas and the pole with antennas, and additional associated equipment, are unobtrusive to the surrounding viewshed. The view from the surrounding area would be minimized because the project is designed to be camouflaged and would blend into the surrounding vegetation and topography. The existing wall around existing equipment will not be enlarged and will be painted and screened to be less visible. The project is compatible with adjacent uses in terms of scale and bulk because of the camouflage design, the location near the large water tank, because the surrounding property consists of orchards. The water tank is visible from SR 76, a County Scenic Highway, but the proposed antennas would not be visible within the monopine or the camouflaging on the separate pole. The existing equipment structure would be painted to resemble the water tank color and faux ivy would be installed to screen the structure further. Therefore, the project would not substantially increase the scale and bulk of the existing structure and further not result in negative impacts to the surrounding areas.

Coverage:

The subject parcel is 1.68 acres in size. Surrounding land uses consist of agricultural land uses with parcel sizes ranging from approximately 30 to over 48 acres in size. The project is located on a parcel that is developed with a public water tank and wireless telecommunication facilities. The lease area for this

unmanned wireless telecommunication facility currently includes a 390 square foot equipment building and space for the installation of antenna support structures together with sufficient space for the installation and maintenance of wires, cables, conduits and pipes running from the equipment building to the antenna support structures, and use of the access road to the site. The total area covered by the Verizon facilities (equipment area, monopine, and single pole for antennas) would total less than 2% lot coverage.

Density: The project is a Minor Use Permit Modification for the authorization of a telecommunication facility and does not have a residential component subject to density.

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

The San Diego County Fire Authority District has stated that the project is located within an area where fire protection and emergency services are provided via contract with CAL FIRE and that CAL FIRE responds with career and reserve firefighters to structural, wildland and emergency medical services on a year around basis. The project would not require water or sewer services. Electrical services are available on-site. All required utilities are therefore available for the project.

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

The project is a Minor Use Permit Modification for the authorization of additional wireless telecommunication facilities. The proposed new facilities would include a new 25-foot monopine; mounting four antennas on the monopine along with associated equipment; relocating an existing microwave antenna from the existing equipment structure to the new monopine; replacing existing antennas on an existing pole along with associated equipment; adding a cross arm and faux vegetation camouflage to the pole; removing an existing wireless antenna on the equipment structure, painting the existing equipment enclosure wall, and installing faux ivy on the enclosure for screening.

The project would not adversely affect the desirable neighborhood character because the applicant proposes a wireless telecommunication facility that is designed to be camouflaged. Photosimulations illustrate that the line, form, and color of the facility would be largely consistent with other elements of the visual setting of the area, such as the large, painted water tank, existing trees, and an existing faux shrub of a different wireless carrier. The photosimulations demonstrate that the project would be visually unobtrusive to the surrounding viewshed. Furthermore, the project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance as no new noise generating equipment is proposed. The project, as designed, would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to be no more than one maintenance trip per month and would utilize Avenida des las Estrellas Road and Sam's Mountain Road, both private roads, for access to SR 76, a public road. Parking is available on the property. The use associated with this Minor Use Permit Modification would be compatible with the existing agricultural 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 adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of the private streets or SR 76.

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

The applicant proposes a Minor Use Permit Modification for the authorization of additional unmanned wireless telecommunication facilities. The subject property is 1.68 acres in size and is developed with access and utility services adequate to serve the proposed use. The installation of the new telecommunication facilities would not require significant alteration to the land form. 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 uses.

6. Any other relevant impact of the proposed use.

None identified.

b. That the impacts, as described in Paragraph "a" of this section and the location of the proposed use would be consistent with the San Diego County General Plan.

The project is subject to the Regional Land Use Category No Jurisdiction (underlying designation is Rural Lands 80 (RL-80)), General Plan Land Use Designation Public/Semi-Public (P/SP), and the Paula-Pauma Community Plan. The project complies with the General Plan because the proposed facilities are sited and designed to minimize visual impacts, would have no impacts on the natural environment, and are compatible with existing development and community character (Land Use Policy LU-15.1). The proposed facilities also are consistent with the co-location policy LU-15.2, as they are proposed on a site with existing telecommunications operated by the project proposer and by other carriers.

c. That the requirements of the California Environmental Quality Act have been complied with.

This CEQA review for this project, PDS2016-ZAP-03-016W1, PDS2016-ER-94-03-016, includes an Environmental Review Update Checklist Form for Projects with Previously Approved Environmental Documents and an Addendum in accordance with Section 15164 of the CEQA Guidelines. These documents rely on the Negative Declaration adopted July 12, 1994 for ZAP 94-010, Log No. 94-3-2.

d. Wireless Telecommunications Facilities Findings

The location, as described in Section 6986 A.2 of the Wireless Telecommunication Facilities Ordinance, is a preferred location because the site is the location of an existing water tank with existing, co-located telecommunication facilities. Several use permits have been approved for telecommunication facilities on the site. The proposed project is in a preferred location, is compatible with the existing development and community character due to the camouflaging of the proposed new facilities, and is consistent with General Plan Goal LU-15 and Policies LU-15.1 and LU-15.2.

ZAP-03-016 NOTICES

NOTICES:

NOTICE: THE ISSUANCE OF THIS PERMIT/APPROVAL BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT/APPROVAL 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 90 day period in which the applicant may file a protest of the fees, dedications or exactions required in all Conditions begins on September 28, 2004.~~

NOTICE: The Project was found to have "de minimis" impacts on fish and wildlife resource, therefore nofee is required.

~~The decision of the Zoning Administrator becomes final on the eleventh day following the date on this permit unless prior to that date, you or a protestant files a written appeal to the Planning Commission accompanied by a fee of \$750.00. Filing of an appeal will stay the decision of the Zoning Administrator until a hearing on your application is held and action is taken by the Planning Commission.~~

The foregoing was a decision by the Zoning Administrator on September 28, 2004. A copy of this decision is on file in the office of the Zoning Administrator and a copy was mailed to the applicant at the address shown on the application.

PDS2016-ZAP-03-016W1 MINOR USE PERMIT NOTICES

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:

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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 (Policy 4.b), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and County Watershed Protection Ordinance (WPO) No.10385 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 requirements, materials and wastes control, erosion control, and sediment control on the project site. Projects 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. *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/susmppdf/lid_handbook_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/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>

CONSTRUCTION/IMPROVEMENT PERMIT: A Construction Permit is required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3284, 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.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

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, Land Development Counter] and provide a copy of the receipt to the [PDS, Building Division Technician] at time of permit issuance.

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 Minor 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/Permitee shall allow the County to inspect the property for which the Minor Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permitee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

NOTICE – The project relies on CEQA 15164 Findings and the previously issued finding of “de minimis” effects on fish and wildlife. The “de minimis” finding is dated September 28, 2004.

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.

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

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Zoning Administrator, this decision may be appealed to the County Planning Commission 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 Zoning Administrator 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.

MARK WARDLAW, DIRECTOR

By:

Joe Farace
Zoning Administrator

Attachment A Photosimulations

cc: Kim Ice, 1266 Entrada Glen, Escondido CA 92027
 Fernando Carranza, Verizon Wireless, 15505 Sand Canyon, Irvine, CA. 92618
 Yuima Municipal Water District, 34928 Valley Center Road, Pauma Valley, CA 92061

email cc:

Ken Brazell, Land Development, Team Leader, Planning & Development Services
David Sibbet, Planning Manager, Planning & Development Services
Paula Pauma Community Sponsor Group

Attachment C
Environmental Documentation



County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

August 1, 2016

Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF MODIFICATION OF MINOR USE PERMIT ZAP03-016 VERIZON WIRELESS PDS2016-ZAP-03-016W1, PDS2016-ER-94-03-002D

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously adopted ND:

A Negative Declaration was adopted July 12, 1994 for USWest Cellular Minor Use Permit that was granted by the Zoning Administrator on August 9, 1994 (ZAP94-010, Environmental Log No. 94-3-2). The adopted Negative Declaration found the project would not have any potentially significant effects.

An Addendum to the 1994 ND was prepared November 13, 2002 for a Modification of that Minor Use Permit requested by AT&T Wireless that was granted by the Zoning Administrator on December 17, 2002 (ZAP-94-010W¹, Log No. 94-03-002A). An Initial Study Form and Environmental Analysis Form were prepared. The determination was that there were no new significant environmental effects and no substantial increase in severity of effects identified in the earlier ND. The previously adopted ND was considered adequate upon completion of an Addendum to reflect minor technical changes.

An Addendum to the 1994 ND was prepared November 5, 2003 for a new Minor Use Permit for Cingular Wireless that was granted by the Zoning Administrator on December 16, 2003 (ZAP 02-075, Log No. 02-03-004). The Environmental Review Update Checklist

and Addendum of November 5, 2003 determined that the proposed project would not have a significant effect on the environment.

An Addendum to the 1994 ND was prepared August 17, 2004 for a new Minor Use Permit for Rincon/Verizon Cell Site that was granted by the Zoning Administrator on September 28, 2004 (ZAP 03-016, Log No. 94-03-002B). No new significant environmental effects were identified.

An Addendum to the 1994 ND was prepared June 30, 2010 for a Modification of the original Minor Use Permit, as requested by AT&T Wireless, that was granted by the Zoning Administrator on July 20, 2010 (3401-94-010-02 (ZAP), ER No. 3910 94-03-002C).

An Addendum to the 1994 ND was prepared May 11, 2011 for a Minor Deviation from the modified Minor Use Permit, as requested by AT&T Wireless, that was granted by the Zoning Administrator on May 12, 2011 (ZAP94-010W2M2).

An Addendum to the 1994 ND was prepared November 14, 2014 for a Minor Deviation from the Minor Use Permit granted to Cingular Wireless, as requested by T-Mobile, that was granted by the Zoning Administrator on November 24, 2014 (PDS2014-ZAP-02-075M1, Log No. 91-10-1).

All these projects occurred on the same property.

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

- a. Contact Jeff Smyser, Project Manager
- b. Phone number: (858) 495-5438
- c. E-mail: jeffrey.smyser@sdcounty.ca.gov

3. Project applicant's name and address:

Kim Ice
Jacobs
1266 Entrada Glen
Escondido, CA 92027

4. Summary of the activities authorized by present permit/entitlement application(s):

The site is developed with an water tank of the Yuima Municipal Water District as well as telecommunication facilities for Verizon, AT&T, and T-Mobile. These facilities include a variety of antennas, equipment shelters, and several faux shrubs.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

NO

If yes, describe ALL differences.

The project is a Modification to a Minor Use Permit granted in 2004 for the installation and operation of an unmanned wireless telecommunications facility and associated equipment cabinets. The project consists of installing a new 25' monopine; mounting four antennas on the monopine along with four RRUs, one raycap, and four diplexers; and relocating an existing microwave antenna from the existing equipment structure to the new monopine. The project also includes replacing two existing antennas on an existing pole along with two RRUs and two diplexers; adding a cross arm; and adding faux vegetation camouflage to the pole. In addition, an existing wireless antenna on the existing equipment structure would be removed, the equipment enclosure wall would be painted and faux ivy installed on the equipment enclosure. The project would not be served by any sewer or water services. No extension of sewer or water utilities will be required by the project. There will be no earthwork consisting of cut and fill of material. The project includes no off-site improvement

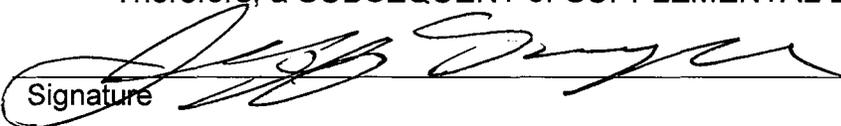
6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> NONE | | |
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology & Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Haz Materials | <input type="checkbox"/> Hydrology & Water Quality |
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities & Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or previously certified EIR is adequate upon completion of an ADDENDUM.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.


Signature

August 1, 2016
Date

Jeff Smyser
Printed Name

Project Manager
Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

NO

Since the previous ND was adopted, there have been changes in the circumstances under which the project was undertaken related to Aesthetics. The original Minor Use Permit, granted in 1994, authorized the placement of three 10-foot high omni whip antennas mounted to the existing water tank and associated equipment to be placed on the site. Since the original Minor Use Permit was granted, other wireless telecommunication facilities have been permitted and constructed on the Water District site. Antennas were removed from the water tank and replaced with antennas mounted to faux bush clusters, measuring 12 to 20-feet in height.

The existing visual character and quality of the project site and surrounding can be characterized as rural with avocado groves and other agricultural operations surrounding the subject property. Other telecommunication facilities exist on the site. The site contains numerous trees as well as several faux shrubs holding antennas of another telecommunication provider. The proposed monopine will not have a significant aesthetic impact on the site as the antennas and other equipment will be camouflaged by the faux tree. The proposed new antennas and equipment on the existing monopole will be screened with camouflage netting. The existing wall structure around the existing ground equipment will be painted to match the recently painted large water tank behind it and screened with faux ivy to minimize the wall's visibility. Therefore, the project would not result in cumulative impacts to scenic resources within a scenic vista, a County priority scenic route, or a State Scenic Highway.

II. AGRICULTURE AND FORESTRY RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland,

Since the previous Negative Declaration (ND) for the Yuima Municipal Water District (PDS2002-3400-94-010) was adopted by the Zoning Administrator on August 9, 1994, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. The prior ND did not identify cultural resources on site. The project site was also analyzed in 2003 by County staff archaeologist who also determined that no cultural resources were present on site.

The Native American Heritage Commission (NAHC) was contacted for a Sacred Lands check. The NAHC failed to identify that there are tribal cultural resources present within the project site. Based on prior evaluations, it has been determined that resources are not present within the project site. The proposed project is a modification to the existing unmanned, telecommunications facility. The modification will place equipment on existing facilities or place new equipment in areas of disturbance. As such, no impacts to significant archaeological, historical, or tribal cultural resources would occur.

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

NO

VII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

NO

The State CEQA Guidelines were amended (March 2010) to require that the potential environmental effects of greenhouse gas emissions be addressed in CEQA documents.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by

reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. Development of regional targets is underway and SANDAG is in the process of preparing the region's Sustainable Communities Strategy (SCS) which will be a new element of the 2050 Regional Transportation Plan (RTP). The strategy will identify how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego's General Plan, adopted in 2011, incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions and help the County meet its GHG emission reduction targets identified in the Climate Action Plan. The County's Climate Action Plan (CAP), adopted in June of 2012, includes GHG reduction measures that, if fully implemented, would achieve an emissions reduction target that is consistent with the state-mandated reduction target embodied in AB 32. A set of project-specific implementing thresholds are included in the County's Guidelines for Determining Significance and are used to ensure project consistency with the County's CAP, GHG emission reduction target, and the various General Plan goals and policies related to GHG emissions that support CAP goals.

The County has prepared *Guidelines for Determining Significance and Report Format and Content Requirements* for addressing climate change in CEQA documents. A set of project-specific implementing thresholds are included in the Guidelines that will be used to ensure consistency of new projects with the County's CAP, GHG emission reduction targets and GHG related General Plan goals and policies. Project GHG impacts would not be cumulatively considerable. Projects with emissions below the Bright Line Threshold are required to implement at least one GHG reduction measure from the CAP. Furthermore, projects that generate less than 2,500 MTCO₂e per year of GHG will also participate in emission reductions because air emissions including GHGs are under the purview of the California Air Resources Board (CARB) (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions¹, large and small appliances will be subject

¹ On September 15, 2009, the United States Environmental Protection Agency (EPA) and the Department of Transportation's National Highway Safety Administration (NHTSA) proposed a national program to reduce GHG emissions and improve fuel economy for new cars and trucks sold in the United States. The proposed standards would cut CO₂ emissions by an estimated 950 million metric tons and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program.

to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources². As a result, even the emissions that result from projects that produce less than 2,500 MTCO₂e per year of GHG will be subject to emission reductions. Therefore, no new environmental impacts associated with greenhouse gas emissions would occur and no revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects is required.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

NO

IX. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of

² California's Renewable Portfolio Standard (RPS) requires electric corporations to increase procurement from eligible renewable energy resources by at least 1% of their retail sales annually, until they reach 20% by 2010. In 2008, the governor signed Executive Order S-14-08 (EO) to streamline California's renewable energy project approval process and increase the state's Renewable Energy Standard to 33% renewable power by 2020. The Air Resources Board is in the process of developing regulations to implement the 33% standard known as the California Renewable Electricity Standard (RES).

existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

NO

Since the previous ND was adopted, there have been changes in the circumstances under which the project was undertaken related to hydrology and water quality. The County of San Diego has approved and implemented the Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO). In order to demonstrate compliance with the WPO, the project submitted a Standard Stormwater Quality Management Plan (SWQMP) prepared May 13, 2016 and signed by Kim Ice on July 28, 2016 which identifies potential construction and post-construction pollutants that may result from the project and also identifies BMPs to address the pollutants. As such the project is not anticipated to result in any substantial increase in polluted runoff or any significant adverse effects to water quality. The SWQMP received for the project has been approved by PDS and it has been found that the project would reduce adverse effects to water quality to the maximum extent practicable and as such complies with the requirements of the WPO. Therefore, although there are changes in circumstances, these changes will not result in new significant environmental effects related to hydrology and water quality.

X. LAND USE AND PLANNING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

NO

XI. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

NO

XII. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including:

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

YES

NO

XIII. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

NO

XIV. PUBLIC SERVICES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

NO

XV. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

NO

XVI. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project

is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

NO

Since the previous EIR was certified or previous ND was adopted, the County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. This program is based on a summary of projections method contained in an adopted planning document, as referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing Mobility Element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

Construction and ongoing use and maintenance will generate one to two average monthly trips. There is no change in circumstance regarding the scope of the project that would warrant additional traffic analysis. These trips will be distributed on circulation element roadways in the unincorporated county that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. In addition, the potential growth represented by this project was included in the growth projections upon which the TIF program is based. Therefore, there will be a less than significant impact.

XVII. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water

or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

NO

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

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

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

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

YES

NO

**XVIII. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW
UPDATE CHECKLIST FORM**

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2,
Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Conservation/Open Space Element of the General Plan (Goal COS-17: Solid
Waste Management)

County of San Diego Conservation/Open Space Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego
Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control
Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of
Land Resource Protection

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board,
San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances
relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall
1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control
Board, San Diego Region



County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

**AN ADDENDUM TO THE PREVIOUSLY ADOPTED NEGATIVE DECLARATION REPORT
FOR ZAP94-010, ER Log No. 94-3-2
FOR PURPOSES OF CONSIDERATION OF
RINCON/VERIZON, MODIFICATION OF MINOR USE PERMIT ZAP03-016,
PDS2016-ZAP-03-016W¹, PDS2016-ER-94-03-002D**

August 1, 2016

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent or supplemental EIR or subsequent Negative Declaration have occurred.

Discussion:

There are some minor changes and additions, which need to be included in an Addendum to the previously adopted Negative Declaration to accurately cover the new project. The additions are underlined and deletions are struck out. The changes and additions consist of the following:

1. To the Project Name add Rincon Cell Site
2. To the Project Numbers add PDS2016-ZAP-03-016W¹, PDS2016-ER-94-03-002D
3. To the Finding add as indicated: "The Negative Declaration for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated August 1, 2016 which includes the following forms attached."
 - A. An Addendum to the previously adopted Negative Declaration, dated August 1, 2016.
 - B. An Ordinance Compliance Checklist dated July 31, 2016
4. To the Project Description and Location add as indicated:

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

**FOR PURPOSES OF CONSIDERATION OF
MODIFICATION OF MINOR USE PERMIT ZAP03-016
PDS2016-ZAP-03-016W1, PDS2016-ER-94-03-002D**

July 31, 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

Discussion:

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

Discussion:

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

Discussion:

The project is exempt from the requirements of the San Diego County Groundwater Ordinance Section 67.720. The project will not have a significant adverse impact on

groundwater quantity because the total project demand will be less than 20,000 gallons per day and the project complies with the San Diego County Groundwater Ordinance.

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 type="checkbox"/> | NO <input type="checkbox"/> | NOT APPLICABLE/EXEMPT <input checked="" 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 <u>Steep Slope</u> section (Section 86.604(e))? | YES <input type="checkbox"/> | NO <input type="checkbox"/> | NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/> |
| The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance? | YES <input type="checkbox"/> | NO <input type="checkbox"/> | NOT APPLICABLE/EXEMPT <input checked="" 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"/> |

Discussion:

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map.

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.

Sensitive Habitats

No sensitive habitat lands were identified on the site as determined on a review conducted by Dale Ritenour on April 26, 2016. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

The property was previously evaluated and it has been determined there are no cultural resources present. As such, the project complies with the Resource Protection Ordinance.

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

Discussion:

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

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

YES NO NOT APPLICABLE

Discussion:

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.

VII. WIRELESS TELECOMMUNICATIONS FACILITIES §6980-6989, ZONING ORDINANCE – Does the project comply with the Wireless Telecommunications Facilities section of the County of San Diego Zoning Ordinance?

YES NO NOT APPLICABLE

Discussion:

The location, as described in Section 6986B and 6986C of the Wireless Telecommunication Facilities Ordinance, is a preferred location because the site is the location of an existing water tank with existing, co-located telecommunication facilities. It is not a new site for telecommunication facilities: several use permits have been

approved for telecommunication facilities on the site and the proposed project is a Modification of an existing Minor Use Permit for telecommunication facilities. The proposed project is in a preferred location, is compatible with the existing development and community character due to the camouflaging of the proposed new facilities, and is consistent with General Plan Goal LU-15 and Policies LU-15.1 and LU-15.2.

NOTICE OF DETERMINATION

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 Section Secretary
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812

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

Project Name and Number(s): Rincon Minor Use Permit Modification, Record ID: PDS2016-ZAP-03-016W1

State Clearinghouse No.:

Project Location: 32798 Avenida de Las Estrellas, North of intersection of Valley Center Road and SR 76 in Unincorporated San Diego County. APN#132-160-31-00

Project Applicant: Verizon Wireless Address: 15505 Sand Canyon Avenue, Building D, Irvine, CA 92618
Telephone Number: (949)286-7211

Project Description: Minor Use Permit Modification to install new monopine, mount four antennas on the monopine, and relocate existing onsite microwave antenna onto the monopine. Also add crossbar to existing, separate support pole, replace existing antennas on the pole, and add faux vegetation camouflage.

Agency Approving Project: County of San Diego

County Contact Person: Jeff Smyser, AICP, (858)495-5438, jeffrey.smyser@sdcounty.ca.gov

Date Form Completed: August 25, 2016

This is to advise that the County of San Diego Zoning Administrator has approved the above described project on August 25, 2016 and has made the following determinations:

- 1. The project will will not have a significant effect on the environment.
- 2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
 A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.
 An Addendum to a previously certified Environmental Impact Report, or to a previously adopted Negative Declaration or Mitigated Negative Declaration, was prepared and considered for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures were were not made a condition of the approval of the project.
- 4. A Mitigation reporting or monitoring plan was was not adopted for this project.

Project status under Fish and Wildlife Code Section 711.4 (Department of Fish and Wildlife Fees):

- Certificate of Fee Exemption (attached)
- Proof of Payment of Fees (attached)

The Environmental Impact Report or Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Planning & Development Services, Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California.

Date received for filing and posting at OPR: _____

Signature: _____ Telephone: (858) 495-5438

Name (Print): Jeff Smyser Title: Project Manager

This notice must be filed with the Recorder/County Clerk within five working days 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 15075 or 15094.



County of San Diego

Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123
Phone: 1-800-411-0017

Receipt #: 3588139
Date: 06/20/2016
Cashier: ABENEDIT

Receipt

Record Information

| Record ID | Record Name | Site Address | City | APN | Contact |
|----------------------|-------------|--------------|------|---------------|---------|
| PDS2016-ZAP-03-016W1 | Rincon | | | 132-160-31-00 | |

Fee Information

| Invoice Date | Invoice Number | Record Number | Fee Code | Description | Amount |
|--------------|----------------|----------------------|------------|--------------------------------|---------|
| 06/20/2016 | 2078827 | PDS2016-ZAP-03-016W1 | 9FSHGMFEE0 | Fish & Wildlife Fee-Processing | \$50.00 |

Payment Information

| Pymt Method | Reference # | Comments | Amount Paid |
|-------------|-------------|----------|-------------|
| Check | 6649955 | | \$50.00 |

Amount Received: \$50.00

Change: \$0.00

**SDC PDS RCVD 06-20-16
ZAP03-016W1**



State of California - Department of Fish and Wildlife
2016 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER:
 37 — 06202016 — 033
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| | | |
|---|-------------------|---------------------------|
| LEAD AGENCY PLANNING & DEVELOPMENT SERVICES | LEAD AGENCY EMAIL | DATE 06/20/2016 |
| COUNTY/STATE AGENCY OF FILING San Diego | DOCUMENT NUMBER. | |

PROJECT TITLE
PDS2016-ZAP-03-016W1

| | | |
|--|-------------------------|---------------------------------------|
| PROJECT APPLICANT NAME VERIZON WIRELESS | PROJECT APPLICANT EMAIL | PHONE NUMBER (760) 650-6268 |
| PROJECT APPLICANT ADDRESS 15505 SAND CANYON AVENUE, BLD D, 1ST FLOOR | CITY IRVINE | STATE CA |
| | | ZIP CODE 92618 |

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,070.00 \$ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,210.25 \$ 0.00
- Certified Regulatory Program document (CRP) \$1,043.75 \$ 0.00

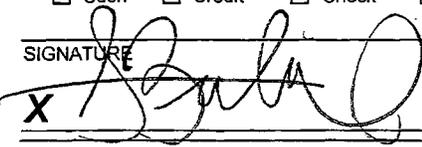
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
- County documentary handling fee \$ 50.00
- Other \$ 0.00

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

| | |
|---|---|
| SIGNATURE  X | AGENCY OF FILING PRINTED NAME AND TITLE Aleena Benedito / Cashier |
|---|---|

JACOBS TELECOMMUNICATIONS, INC.

BANK OF AMERICA, N.A.
 ATLANTA, GEORGIA

760-650-6268

JACOBS

64-1278
611

Number
6649955

PAY
Fifty Dollars And 00 Cents

01-JUN-2016

TO THE COUNTY OF SAN DIEGO
 ORDER: 5510 OVERLAND AVENUE #110

VOID AFTER 90 DAYS
 NOT VALID OVER \$20,000.00
 UNLESS COUNTERSIGNED

*****50.00



NOTICE OF DETERMINATION

012687

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

FROM: County of San Diego
Department of Planning and Land Use, M.S. 0650
Attn: Regulatory Planning Section Secretary
5201 Ruffin Road, Suite B
San Diego, CA 92123

FILED
Gregory J. Smith, Recorder/County Clerk

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812

OCT 04 2004
BY: KH DEPUTY

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

Project Name and Number(s): Rincon Cell Site; ZAP03-016/Log No. 94-03-002B

State Clearinghouse No.:

Project Location: 32798 Avenida de Estrellas
Pauma Valley, CA 92061

Project Applicant: Delta Group Engineering
5 Park Plaza, Suite 1400
Irvine, CA 92614
(949) 495-3310

Project Description: This project (ZAP03-016) proposes to install and operate an unmanned telecommunications facility for Verizon Wireless to the already existing cellular facilities for U.S. West Cellular and AT&T. The proposed expansion will include the installation of two, 10-foot vertical supports to which antennas will be attached. The vertical support in the southwestern portion of the site will include 2 sectors to which 4 antennas will be mounted (2 to each sector). The vertical support in the southeastern portion of the site will include 1 sector to which 2 antennas will be mounted. The proposed antennas will be painted green to match the surrounding shrubs and trees. The associated 300 square-foot equipment area will be located near the southeastern base of the existing 40-foot water tank and behind the group of trees that provide visual screening. The equipment cabinets will be placed on a 9-foot by 16-foot concrete pad. A GPS antenna will be installed within the equipment area. A permanent generator placed on a 5-foot by 8-foot concrete pad will be located southeast of the equipment cabinets.

Agency Approving Project: County of San Diego

County Contact Person: Donna Beddow Telephone: (858) 694-3656

Date Form Completed: September 30, 2004

This is to advise that the County of San Diego, Zoning Administrator has approved the above described project on September 28, 2004/Item #2 and has made the following determinations:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
 A Negative Declaration or Mitigated Negative Declaration was prepared for this project pursuant to the provisions of the CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.

The following determinations are only required for projects with Environmental Impact Reports:

4. A Statement of Overriding Considerations was was not adopted for this project.
5. Findings were were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

Project status under Fish and Game Code Section 711.4 (Department of Fish and Game Fees):

- Certificate of Fee Exemption (attached)
 Proof of Payment of Fees (attached)

The Environmental Impact Report or Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Department of Planning and Land Use, Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California.

Date received for filing and posting at OPR:

Signature: Donna Beddow Telephone: (858) 694-3656

Name (Print): Donna Beddow Title: Environmental Planner

This notice must be filed with the Recorder/County Clerk within five working days 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 nine months. Reference: CEQA Guidelines Section 15075 or 15094.

CERTIFICATE OF FEE EXEMPTION
CALIFORNIA DEPARTMENT OF FISH AND GAME
(De Minimis Impact Finding)

Project Name and Number(s): Rincon Cell Site; ZAP03-016/LOG NO. 94-03-002B

Location: 17024 Highway 76, Pauma Valley, CA 92061

Description: This project (ZAP03-016) proposes to install and operate an unmanned telecommunications facility for Verizon Wireless to the already existing cellular facilities for U.S. West Cellular and AT&T. The proposed expansion will include the installation of two, 10-foot vertical supports to which antennas will be attached. The equipment cabinets will be placed on a 9-foot by 16-foot concrete pad. A GPS antenna will be installed within the equipment area. A permanent generator placed on a 5-foot by 8-foot concrete pad and will be located southeast of the equipment cabinets. One coax trench measuring 62-feet will run from the equipment area southwest to the vertical support in the southwestern portion of the site. A second coax and joint utility trench measuring 192-feet will run from the equipment area east to northeast to the vertical support in the southeastern portion of the site and beyond to a meter bank and power source in the eastern portion of the site. One parking space measuring 9-feet by 20-feet will be located northeast of the cellular facility.

Exemption Findings:

1. The San Diego County Department of Planning and Land Use has completed an Environmental Initial Study for the above referenced property, including evaluation of the proposed project's potential for adverse environmental impacts on fish and wildlife resources.
2. Based on the completed Environmental Initial Study, the Department of Planning and Land Use finds that the proposed project will not encroach upon wildlife habitat area, will have no potential adverse individual or cumulative effects on wildlife resources, and requires no mitigation measures to be incorporated into the proposed project which would affect fish or wildlife.

Certification:

I hereby certify that the public agency has made the above findings and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

[Handwritten Signature]
(Chief Planning Official) *Planning Manager*

Title: Director of Planning
Lead Agency: County of San Diego
Date: 10/30/2004

FILED IN THE OFFICE OF THE COUNTY CLERK
San Diego County on OCT 04 2004
Posted OCT 04 2004 Remove NOV 04 2004
Returned to agency on NOV 04 2004
Deputy [Handwritten Initials]

Attachment D
Environmental Findings

**RINCON WIRELESS TELECOMMUNICATIONS FACILITY
MINOR USE PERMIT MODIFICATION
PDS2016-ZAP-03-016W1**

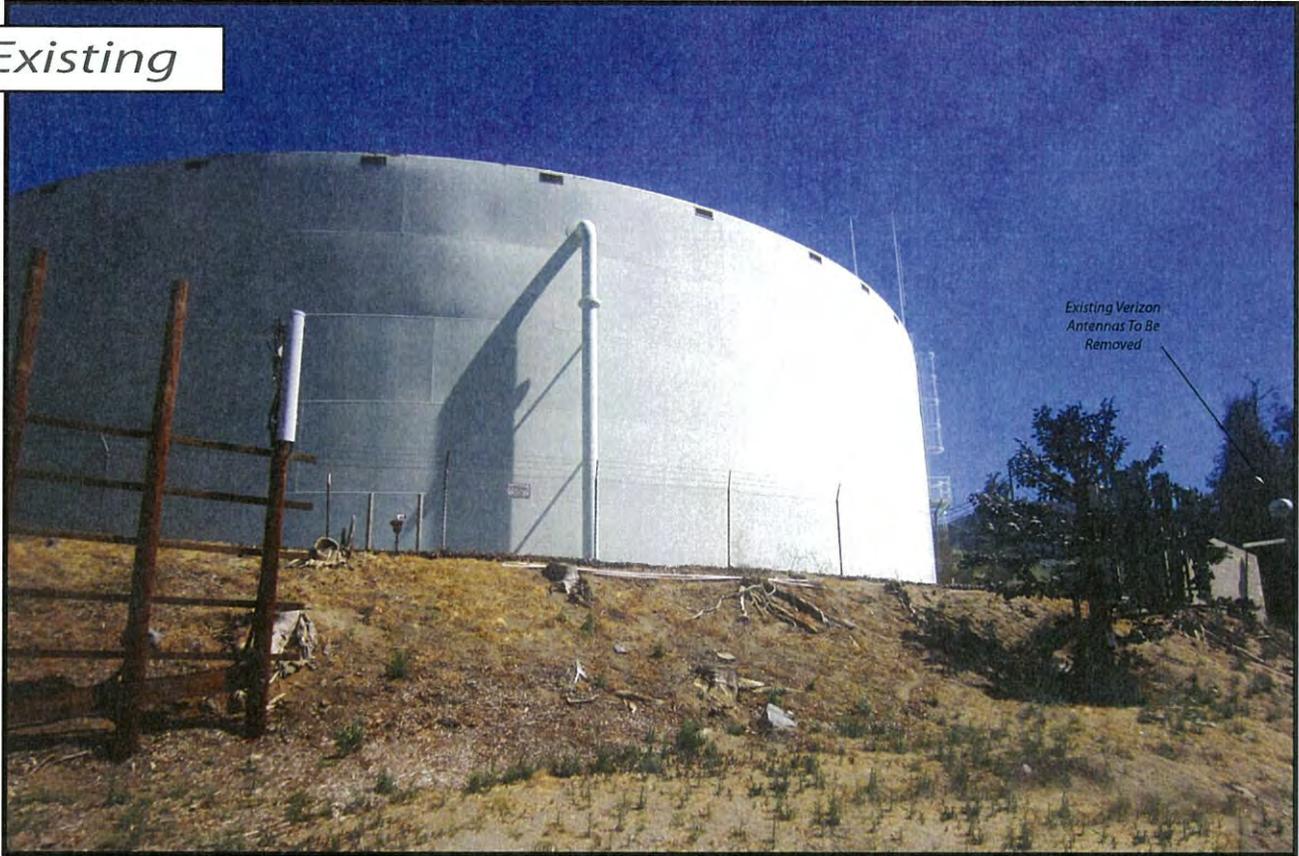
August 25, 2016

ENVIRONMENTAL FINDINGS

1. Find that the Negative Declaration on file with Planning & Development Services as Environmental Review Number 94-3-2 was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Zoning Administrator has reviewed and considered the information contained therein and the Addendum thereto dated August 1, 2016 on file with PDS as Environmental Review Number PDS2016-ER-94-03-002D prior to approving the project; and
2. Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted Negative Declaration dated July 12, 1994, that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the Negative Declaration was adopted as explained in the Environmental Review Update Checklist dated August 1, 2016.
3. Find that the proposed project is consistent with the Resource Protection Ordinance (County code, Section 86.601 et seq.).
4. 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.).

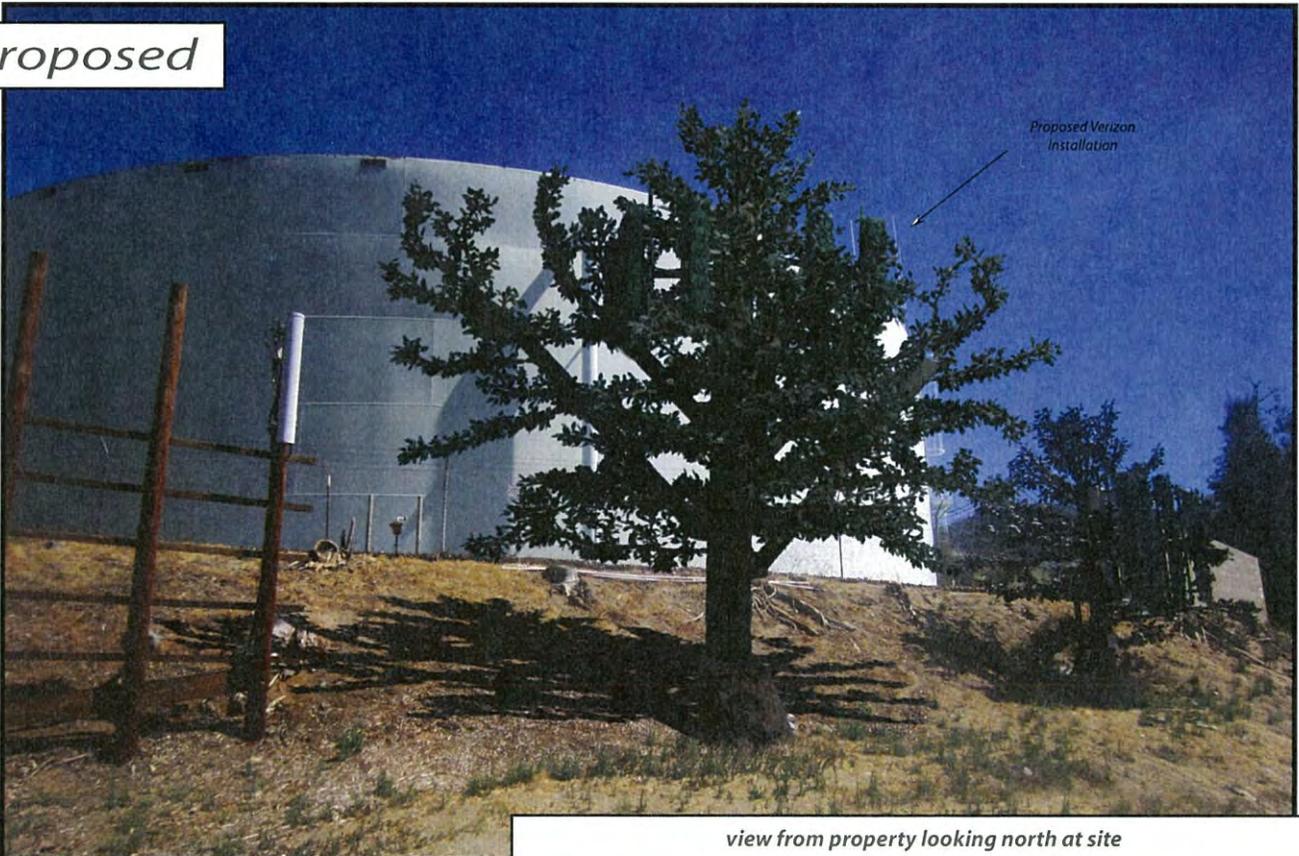
Attachment E
Photosimulations

Existing



Existing Verizon Antennas To Be Removed

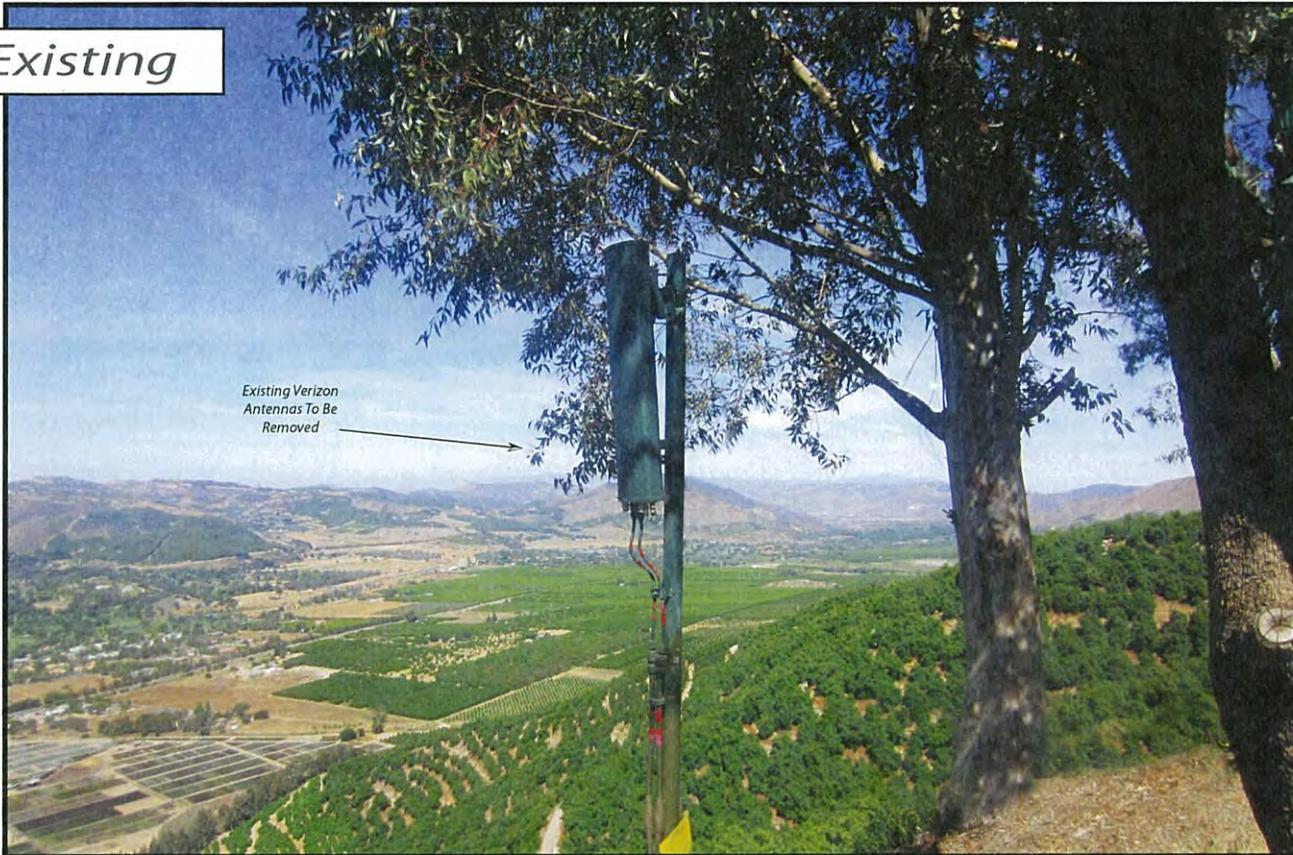
Proposed



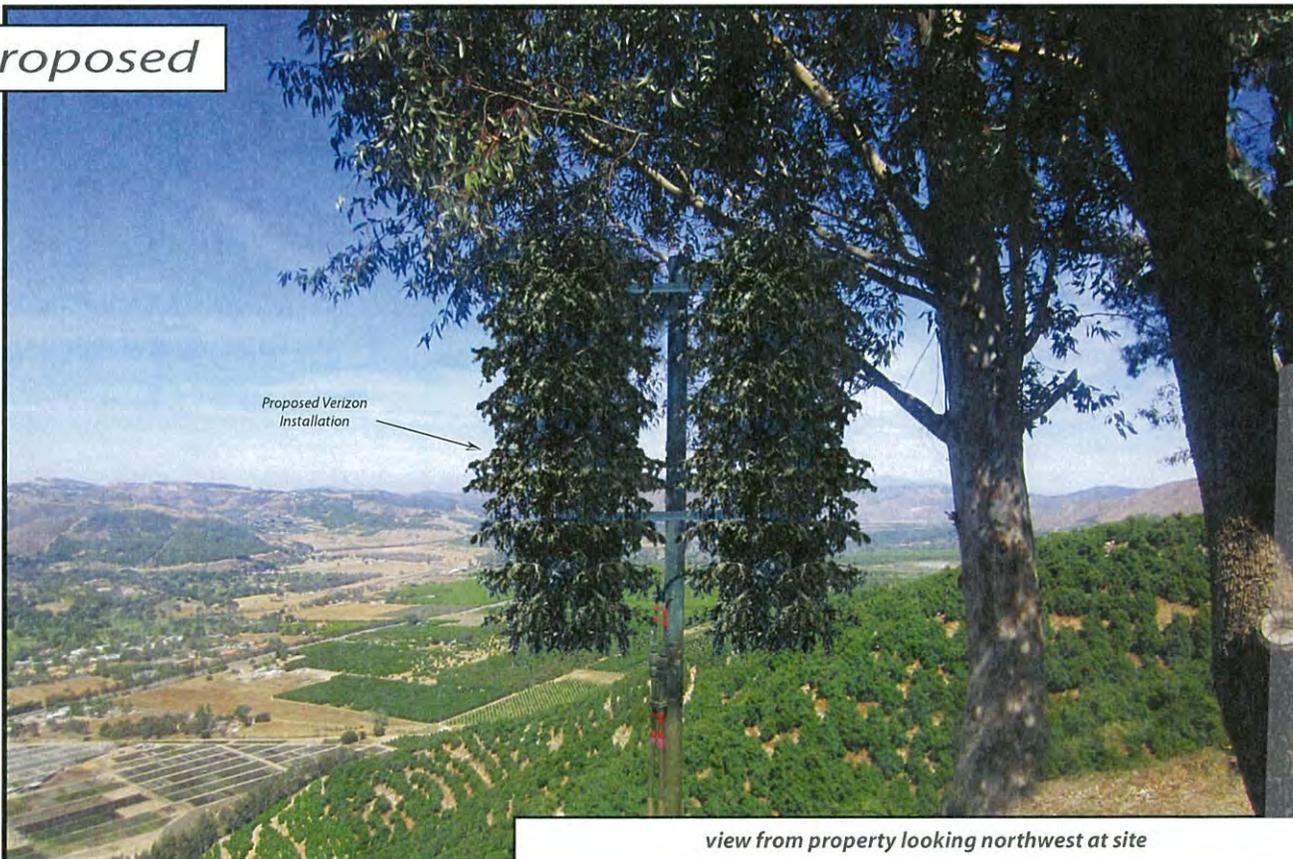
Proposed Verizon Installation

view from property looking north at site

Existing

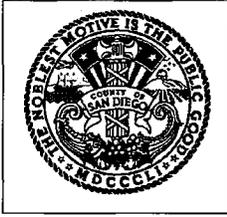


Proposed



view from property looking northwest at site

Attachment F
Public Documentation



NOTICE OF PUBLIC HEARING



NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of San Diego will conduct a public hearing on a Minor Use Permit Modification as follows:

HEARING INFORMATION:

Date: August 25, 2016

Time: 8:30 a.m.

Location: COC Campus Center Chambers, 5520 Overland Avenue, San Diego, CA 92123

APPLICANT: Jacobs Engineering Group for Verizon Wireless

PROJECT/CASE NUMBER: Rincon Minor Use Permit Modification PDS2016-ZAP-03-016W1

PROJECT DESCRIPTION: The project is a Modification to a Minor Use Permit (ZAP 03-016) granted in 2004 for the installation and operation of an unmanned wireless telecommunications facility and associated equipment cabinets. The project consists of installing a new 25 foot monopine; mounting four antennas and associated equipment on the monopine and relocating an existing microwave antenna to the new monopine. The project also includes adding a cross arm on an existing support pole, replacing existing antennas and associated equipment, and faux vegetation camouflage on the pole. An existing wireless antenna would be removed.

LOCATION: The project site is located approximately one mile north of the intersection of Valley Center Road and State Highway 76 (SR-76) at 32798 Avenida de Las Estrellas in the Pala-Pauma Subregional Planning area, within unincorporated San Diego County (APN 132-160-31-00).

ENVIRONMENTAL STATUS: A CEQA Section 15164 addendum to the previously approved Mitigated Negative Declaration has been prepared.

GENERAL INFORMATION: This public hearing is accessible to individuals with disabilities. If interpreter services for the hearing impaired are needed, please call the hearing secretary at (858) 694-3816, or California Relay Service, if notifying by TDD, no later than seven days prior to the date of the hearing.

NOTE: If you challenge the action which may be taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the above public hearing, or in written correspondence delivered to the Hearing Body at or before the hearing. Rules of the Hearing Body may limit or impose requirements upon the submittal of such written correspondence.

For additional information regarding this proposal, contact Jeff Smyser at (858) 495-5438.

COUNTY OF SAN DIEGO PUBLIC HEARING INFORMATION

GENERAL HEARING PROCEDURES

HEARING REPORT AVAILABILITY

1. Hearing Reports are available at PDS offices and shall be available for inspection in the chambers during the hearing. Hearing Reports are also available on the PDS website at the following addresses:

Planning Commission Reports
http://www.sdcounty.ca.gov/pds/PC/sop/PCHearing_stream.html

Zoning Administrator Reports:
<http://www.sdcounty.ca.gov/pds/zanext.html>

2. Interested parties may watch and/or listen to previous and live Planning Commission Meetings by going to web address listed above for Planning Commission Reports.

SPEAKER GUIDELINES

1. If you wish to speak at the hearing, fill out a speaker slip based on your position on the project recommendation. Speaker slips are available in the hearing chambers and must be submitted no later than 10 minutes prior to the start of the hearing.

Green-- Support Pink – Oppose White – Neutral

2. When speaking to the hearing body, use the following as a guideline for presenting your statement:
 - a. Clearly state your name and address and organization which you represent, if applicable.
 - b. Make a statement of the pertinent facts and reasons to support your position based on relevant subject matter.

Because of time constraints, be concise. Only discuss matters related to the public hearing and tie your discussion of the facts directly to the decision you wish the Commission or Zoning Administrator to reach.

3. The following time limits shall apply when addressing the hearing body:
 - a. Testimony shall be limited to two (2) or three (3) minutes as determined at the beginning of the hearing, unless expressly waived by the Hearing Body.
 - b. If the public hearing is of high interest throughout the community, consideration should be given to designating a group spokesperson in order to make a consolidated presentation. Requests for additional time must be negotiated with the Chairperson before you begin your testimony.
 - c. Once the public hearing is closed, no further testimony from the applicant or the audience shall be taken except to answer specific questions posed by the Hearing Body.

1. Item numbers printed on the agenda generally, with occasional exceptions, indicate the order in which items will be heard.
2. Unless otherwise directed by the Chairperson of the Planning Commission or Zoning Administrator, presentation of the project shall be as follows:
 - a. Staff presents the project, its location and staff recommendations.
 - b. The applicant or his /her authorized representative shall have the opportunity to testify second.
 - c. The Community Planning Group/Sponsor Group and/or Design Board Chair or his/her authorized representative shall have the opportunity to testify third.
 - d. Persons from the audience supporting the staff recommendation shall have the opportunity to testify fourth.
 - e. Persons from the audience opposing the staff recommendation shall have the opportunity to testify fifth.
 - f. The applicant or his /her authorized representative shall have the opportunity for a brief rebuttal.
 - g. The Commission/Zoning Administrator will then discuss and decide the case.

APPEALS

1. Appeal forms, appeal fee information and filing requirements are available at the Zoning Counter, Planning & Development Services, 5510 Overland Avenue, Suite 110, San Diego, CA 92123. Telephone: (858) 565-5981 or (888) 267-8770 or on the PDS website at <http://www.sdcounty.ca.gov/pds/zoning/appeals.html>.
2. Appeal Procedures for various permit types are available on the PDS Website at <http://www.sdcounty.ca.gov/pds/zoning/ZoningNumeric.html>. Refer to PDS Forms 157-163.
3. Not all decisions are appealable.
4. Planning Commission recommendations that will be decided by the Board of Supervisors are not appealable.
5. Appeals must be filed within **10 (ten) calendar days** of the date on which the decision being appealed was rendered. If the tenth day falls on a weekend or a County holiday, the appeal can be filed on the following work day.

PDS2016-ZAP-03-016W1

I Certify that ___ notices
were mailed as indicated on
the Assessor's lists and the
District Mailing List

(Initials) _____
(Date)

Attachment G
Ownership Disclosure

305



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

Record ID(s) PDS 2016-2AP-03-016W1

Assessor's Parcel Number(s) 132-160-31-00

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.

Yuima Municipal Water District
34928 Valley Center Rd
Pauma Valley, Ca 92061

Verizon Wireless
15505 San Canyon Rd
Irvine, Ca 92618

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

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

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

Signature of Applicant
Kim Ice
Print Name
3.8.16
Date

SDC PDS RCVD 04-07-16
ZAP03-016W1

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcounty.ca.gov/pds>