

Pine Valley Planning Group Final Agenda

Date: April 14, 2026

Place: Pine Valley Community Club House, 28890 Old Hwy 80

Time: 7:00PM

- 1. Call to order.**
- 2. Pledge of Allegiance.**
- 3. Roll Call of Members.**
- 4. Approval of minutes, correspondence, and announcements.**
- 5. Presentation from the floor on non-agenda items.** Time will be limited to 3 minutes.

- 6. Group Business.**
 - A.** Dorothy Haskins will give an update on projects for the Pine Valley Park.

- 7. Old Business.**
 - A.** None

- 8. New Business.**
 - A.** A representative from the Nuwave Company will make a presentation for a communications tower in the Pine Valley Area.
 - B.** Note-"In preparation for the meeting please familiar yourself with the Verizon Pole Replacement Project at Kitchen Creek SDGE substation Summary attached below. This is AI generated summary as the County Scoping letter contains 27 pages of schematics etc and the basic issue for our review is contained herein; to wit a description of the project. A representative of the project from the contractor NuWave will be at the meeting to answer your questions if any. We will take a vote after the presentation."

- 9. Next regular meeting:** May 12, 2026
- 10. Adjournment.**

Pine Valley Planning Group
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Pine Valley, CA 91962
Chair, Vern Denham

This document is a planning and environmental review letter regarding a wireless facility project in Pine Valley, San Diego County, outlining project details, issues, and approval processes.

Project Overview and Purpose

A detailed planning and environmental review process for a wireless facility upgrade in Pine Valley, San Diego County.

- The project involves removing an existing Verizon monopole and installing a new monopine with equipment enclosures.
- Located at 30763 Old Highway 80, Pine Valley, within the Central Mountain Subregional Planning Area.
- The site is designated as Public/Semi-Public Facilities and zoned A72.
- Access is via a driveway connecting to Old Highway 80.
- The project requires a Major Use Permit (PDS2025-MUP-25-014) and environmental review under CEQA.

Key Project Issues and Requirements

Critical issues identified for project approval and compliance.

- Community Planning Group Input: Must be heard by Pine Valley Community Planning Group; a PDS-534 form recommendation required.
- Major Use Permit Findings: Must demonstrate compatibility with surrounding uses, neighborhood character, traffic, site suitability, and CEQA compliance.
- Visual and Design Considerations: Photo-simulations, landscape screening, and design to minimize visual impacts, especially from scenic highways.
- Site Plan Corrections: Complete enlarged site plans, show setbacks, easements, access roads, grading, landscaping, and equipment placement.
- Community and Agency Coordination: Address recommendations from local community groups and fire protection district.
- Zoning and Technical Compliance: Provide height justifications, co-location willingness, easement details, and adherence to zoning ordinance sections.
- Environmental and Cultural Studies: Submit required studies from approved CEQA consultants, including biological, archaeological, noise, and visual impact analyses.
- Additional Documentation: Current owner authorization letters, legal lot evidence, alternative site analysis, coverage maps, photo simulations, and valuation letters.
- Future Permits and Fees: Obtain building permits, record permits, and pay associated fees; future costs include final map, park, drainage, and building fees.
- Processing Schedule: Recommended submittal date by April 24, 2026, with potential for extensions; processing costs estimated at \$2,000.

Environmental and Regulatory Review Process

Guidelines for environmental assessment, public input, and project approval.

- Application deemed incomplete; additional information and studies required.
- CEQA review may result in mitigation or a separate environmental document.
- Notice of Determination or Exemption must be filed within five working days of project approval.

- Department may require defense and indemnification agreements if significant risks are identified.
- Second opinions available from senior County officials for interpretation or code concerns.
- Discretionary processing costs and schedule are estimated, with potential variations based on opposition or additional studies.
- All studies must be completed by County-approved CEQA consultants; non-approved studies are not accepted.
- Final decision will be made after all planning, environmental, and community input is addressed, with final recording of permits required.

Project Overview and Application Details

The document outlines the planning, environmental, and procedural requirements for the Kitchen Creek Wireless Facility Major Use Permit application.

- The project is identified as PDS2026-MUP-25-014, located at 30763 Old Highway 80.
- It involves multiple planning and CEQA review comments, technical studies, and process estimates.
- The application process includes multiple review stages, with an estimated total discretionary processing cost of \$32,000 and a schedule extending into early 2027.
- The process involves detailed submittals, reviews, meetings, and final recommendations by the Planning Commission.

Environmental and Regulatory Compliance

The project must adhere to federal, state, and local environmental regulations, including Waters of the U.S. and State, CEQA, and water quality standards.

- The parcels include jurisdictional Waters of U.S. and State, requiring early coordination with agencies like USACE, RWQCB, and Fish and Wildlife.
- A note must be included on plans regarding wetlands, lakes, streams, and waters, with responsibility on the applicant to obtain necessary permits.
- CEQA review includes hydrology, drainage, and water quality studies, with some accepted as certifications rather than full studies.
- Additional technical studies such as hydrology, CEQA drainage, and SWQMP are required, with specific instructions for revisions and updates.
- Stormwater management plans and intake forms are mandatory, with thresholds for impervious surfaces and land disturbance triggering requirements.
- A sight distance certificate is needed to ensure safe vehicular access onto Old Highway 80, including measurements, photos, and a plat.

Access and Road Improvement Requirements

The project requires detailed documentation of access points, easements, and road improvements, especially for Old Highway 80.

- A preliminary title report and color-coded easement plot showing all access points are required.
- Old Highway 80 is classified as a Light Collector with Class II Bike Lane, requiring 74 feet of right-of-way and 50 feet of pavement width.
- Cross sections and dimensions of abutting roads from centerlines to property lines and pavement edges must be provided.

- The project schedule assumes timely submissions and resolutions, with specific review durations and milestones.

Discretionary Processing Time and Cost Estimates

An estimated timeline and costs are provided for processing the permit through the Planning Commission.

- The total discretionary review cost is approximately \$32,000, with deposits paid to date at \$19,000 and remaining costs around \$13,000.
- The process includes multiple review stages, meetings, and technical evaluations, with an estimated duration from application submittal to decision of about 14 months.
- The schedule assumes project scope remains consistent and issues are resolved concurrently.
- The review costs include specific resource allocations, such as plan review, stormwater, sight distance, and final conditions.

Previous Zoning and Permit Conditions

Historical permit conditions from a 1996 Zoning Administrator decision for Cox California PCS, Inc. are summarized.

- The permit approved a cellular antenna facility with a monopole of 35 feet height, two antenna arrays, and six cabinets.
- Conditions included conforming to approved plans, non-reflective paint matching water tanks, and permit expiration if construction did not start within a year.
- The decision emphasized compatibility with the surrounding agricultural area, minimal traffic impact, and compliance with environmental laws.
- The permit also required security measures, no interference with agricultural activities, and adherence to applicable laws and regulations.
- The decision was based on findings that the project would not harm neighborhood character or agricultural use, with a negative declaration for environmental impact.