



The County of San Diego

Planning Commission Hearing Report

Date:	October 14, 2016	Case/File No.:	Verizon Muth Valley Major Use Permit; PDS2015-MUP-15-028 PDS2015-ER-15-14-012
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	11470 Wildcat Canyon Road, Lakeside
Agenda Item:	#6	General Plan:	Public Agency Lands
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Open Space (S80)
Applicant/Owner:	PlanCom, Inc., on behalf of Verizon Wireless/County of San Diego	Community:	Lakeside Community Plan Area
Environmental:	CEQA §15303 Exemption	APN:	391-050-05

A. EXECUTIVE SUMMARY

1. Requested Actions

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

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
- b. Grant MUP PDS2015-MUP-15-028, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and polices of the General Plan?
- b. Does the project comply with the policies set forth under the Lakeside Community Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with the County's Wireless Ordinance?

- e. Does the project comply with the CEQA?

B. REPORT SUMMARY

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

The applicant proposes an unmanned wireless telecommunication facility consisting of a 35-foot tall faux mono-broadleaf tree and associated equipment and emergency generator housed within an equipment enclosure. Based on staff's analysis, it is the position of Planning & Development Services (PDS) that the required findings can be made and staff recommends approval of the MUP with the conditions noted in the attached Form of Decision, Attachment B.

C. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a MUP to construct, operate, and maintain an unmanned wireless telecommunication facility for Verizon Wireless within a County park site. The project would consist of a 35-foot tall faux mono-broadleaf tree, antennas, a microwave dish, associated equipment and emergency backup generator.

The proposed facility would consist of eight panel antennas and eight remote radio units (RRU's), two raycap surge suppressors, and one microwave dish that would be concealed within the 35-foot tall faux mono-broadleaf tree, as shown in Figure 1. The equipment for the facility would be located at the base of the faux mono-broadleaf tree enclosed by an 8-foot tall cedarcrete enclosure. The 400-square foot equipment enclosure would house the equipment cabinets and the emergency backup generator. The equipment enclosure is designed to match nearby wooden structures and would be painted a matte earth tone color finish. The project would require a new 200-amp electrical service and trenching of approximately 530 linear feet for telephone, cable lines (telco) and a power line. Access is provided by a public driveway (main park access) connecting to Wildcat Canyon Road, as shown in Figure 3.

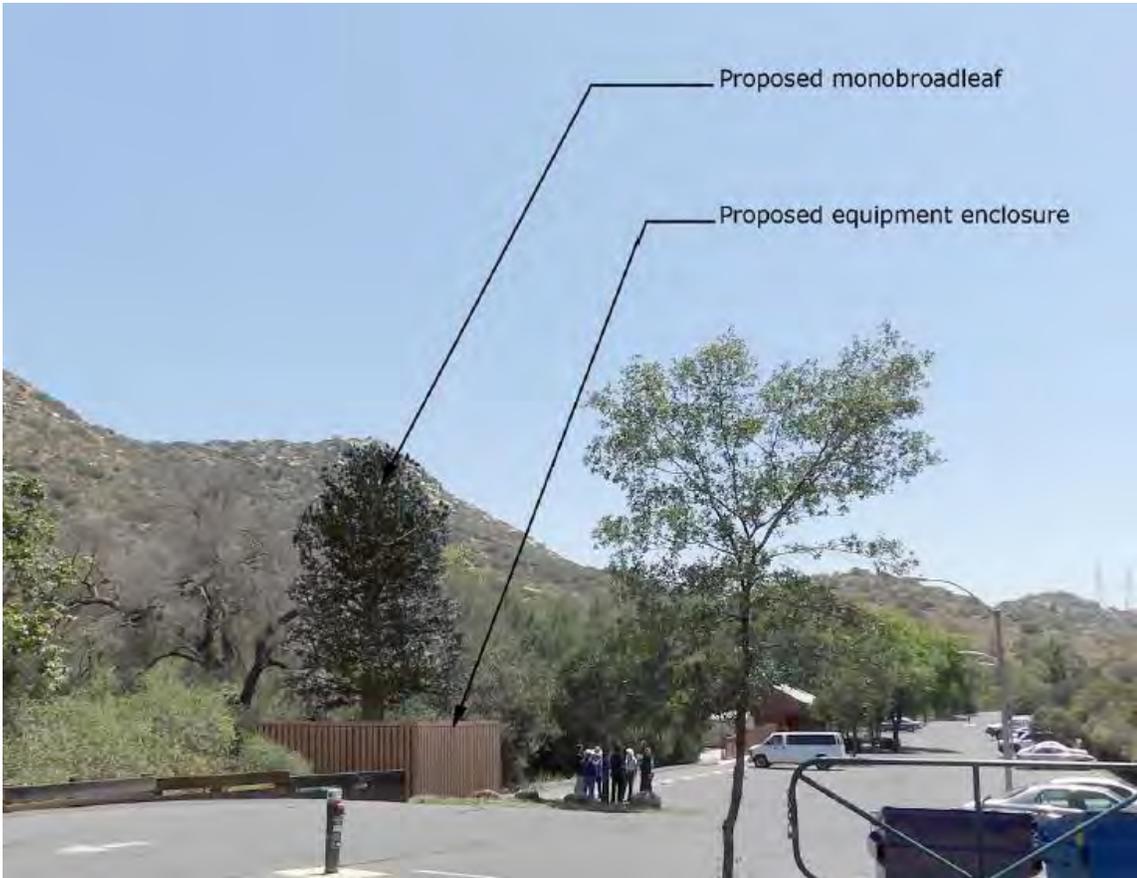


Figure 1: Proposed 35-foot mono-broadleaf tree and 8-foot cedarcrete equipment enclosure.

2. Subject Property and Surrounding Land Uses

The subject property is the Louis A. Stelzer County Park which is approximately 311 acres and located at 11470 Wildcat Canyon Road, in the Lakeside Community Plan Area, as shown in Figure 2. The site is currently developed with County Park facility buildings, picnic areas and trails. The 35-foot high faux mono-broadleaf tree and equipment enclosure would be located near the Louis A. Stelzer Park facilities and structures, at the northeastern end of the parking lot. The faux mono-broadleaf tree and equipment enclosure are approximately 358 feet south of the adjacent residential property line (as shown in Figure 3) and 60 feet southeast of Wildcat Canyon Road.

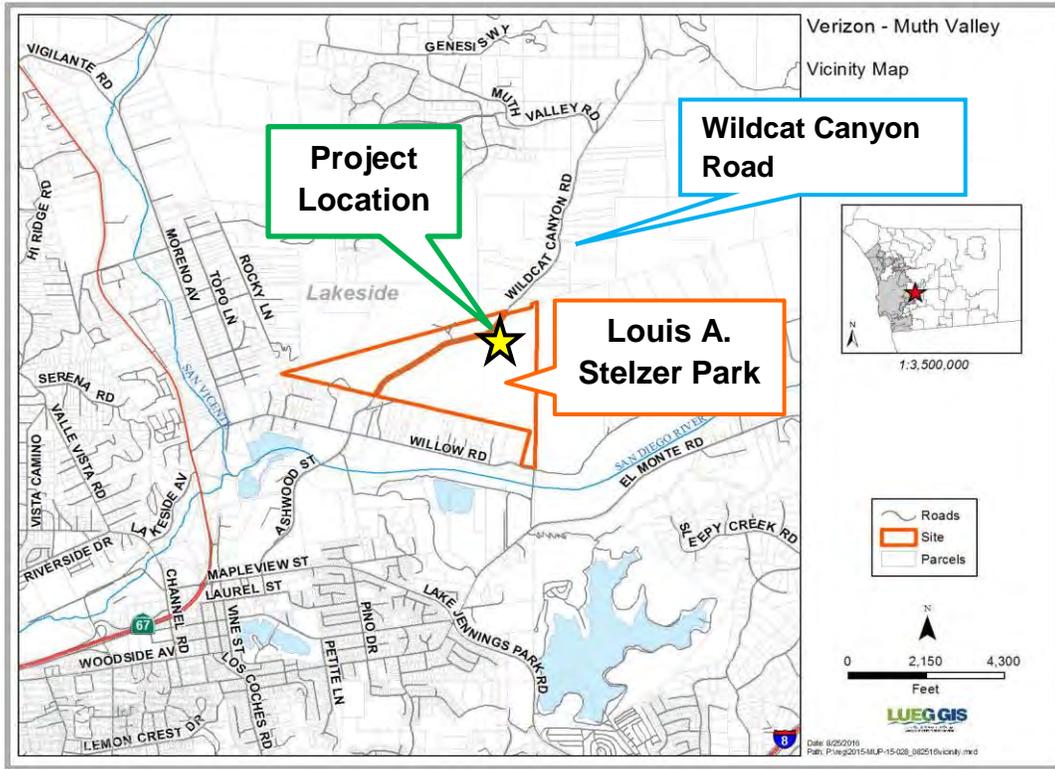


Figure 2: Vicinity Map and Project Location

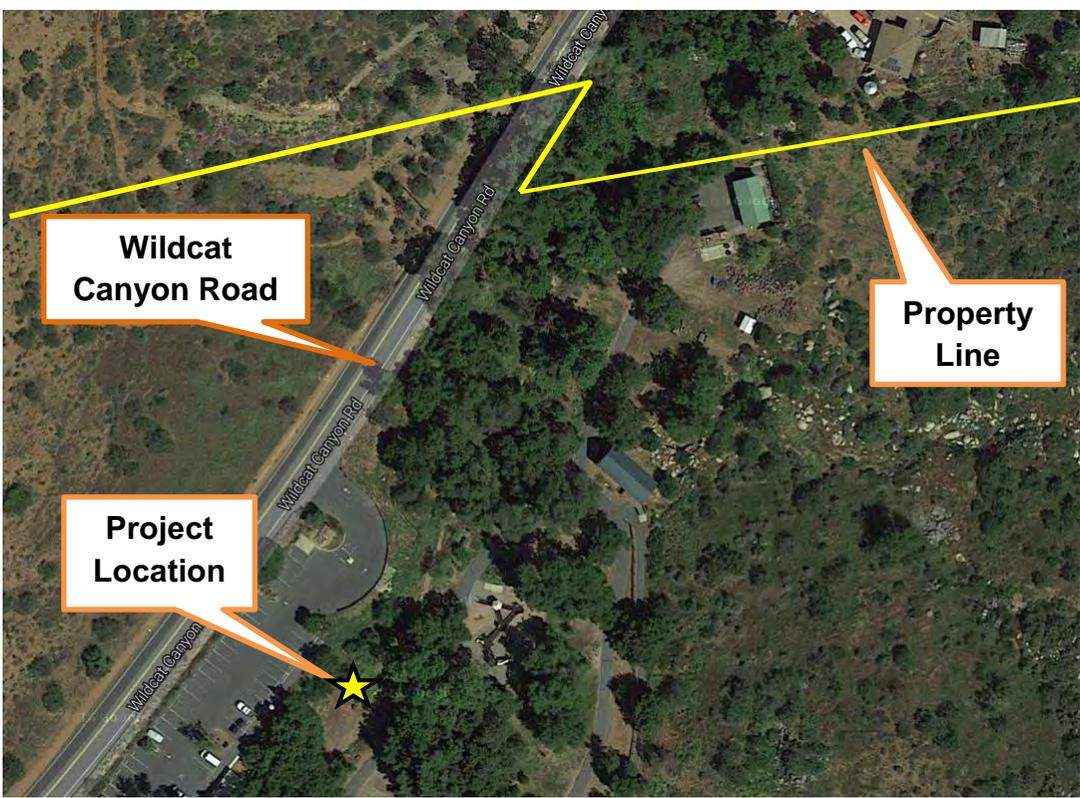


Figure 3: Project Site Area

The subject parcel is a 311-acre County Park with surrounding land uses characterized as residential and agricultural. Developed lots in the area contain single-family dwellings and accessory structures such as sheds, barns and garages. As shown in Figure 3, the proposed 35-foot high faux mono-broadleaf tree and equipment enclosure would be located along the northeastern area of the Park facilities and is sited approximately 358 feet south of the nearest adjacent residential property line as shown in figure 3.

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Rural Lands (RL-40)	A72 A70	Wildcat Canyon Road	Residential, Agricultural
East	Public Agency Lands	A70	Pata Ranch Road	Residential, Agricultural
South	Semi-Rural Residential (SR-2)	A70 RR	Willow Road	Residential, Agricultural
West	Semi-Rural Residential (SR-1), Rural Lands (RL-40)	A70 RR	Moreno Avenue	Residential, Agricultural

D. ANALYSIS AND DISCUSSION

The project has been reviewed to ensure it conforms to the relevant Ordinances, Policies and Guidelines, including the San Diego County General Plan, Lakeside Community Plan, the Zoning Ordinance and CEQA Guidelines. A detailed discussion of the project analysis and consistency with applicable codes, policies, and ordinances and provides information on the visual impacts, height, community compatibility, alternative site analysis and geographic service area.

1. Project Site and History

The project is located in a preferred location, in a non-preferred zone; therefore, pursuant to Zoning Ordinance Section 6985, the project requires the approval of a MUP. The proposed wireless telecommunication facility would be located within the Louis A. Stelzer County Park, east of Wildcat Canyon Road. When the MUP application was first submitted to the County of San Diego on December 14, 2015, the proposal was for a 35-foot tall faux water tank with associated equipment and enclosure located at the northeastern corner of the County Park property, approximately 358 feet from the abutting adjacent residential property line. County Parks Department staff determined that the proposed faux water tank was not in harmony with the site and that a faux mono-broadleaf tree would be more appropriate because other existing trees in the vicinity of a similar height and appearance. Although water tanks are found on neighboring properties, staff

requested the applicant revise the proposed facility to a 35-foot high faux mono-broadleaf tree. The proposed faux mono-broadleaf tree and associated equipment would blend with the existing vegetation and accessory park structures, and provide cellular coverage to drivers along Wildcat Canyon Road. The following items were reviewed throughout the project processing, and are detailed below: Site Planning Analysis, Community Compatibility and Alternative Site Analysis (ASA).

Site Planning Analysis

The proposed faux mono-broadleaf tree and equipment enclosure are designed to match the existing mature trees and nearby buildings. The equipment enclosure has an earth-tone color which would be similar to existing structures within the park. A field visit by staff determined that the proposed wireless facility would be compatible with the surrounding land uses and existing structures because the design, location, and surrounding vertical elements match the bulk and scale of the proposed project. Views of the site from Wildcat Canyon Road would be limited by the rolling terrain, the curving roadway and the presence of mature landscaping.

Due to the selected location, presence of existing mature landscaping and the 8-foot height of the proposed equipment enclosure, no additional landscaping would be required to screen the facility as shown in Figure 4.

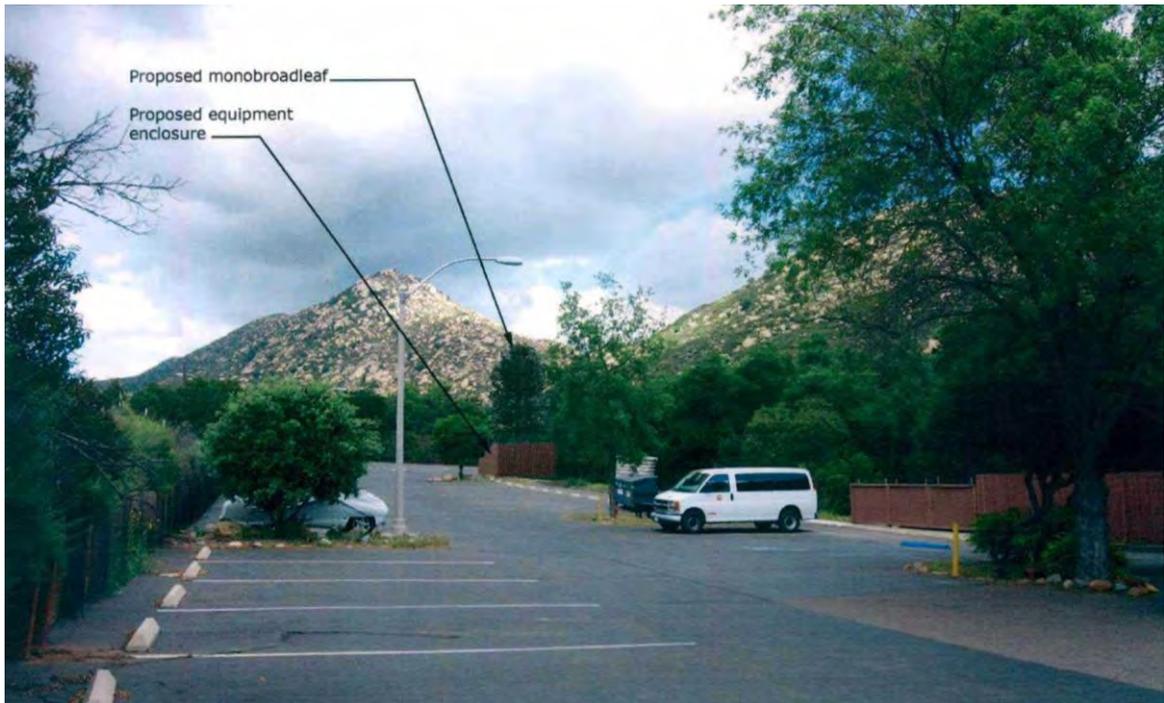


Figure 4: Looking northeast at the proposed mono-broadleaf tree and the cedarcrete wall enclosure

Community Compatibility/Visual

The proposed Verizon wireless telecommunication facility is located approximately 3 miles north of Interstate 8, and 1.5 miles east of State Route 67 (SR-67). The facility will be accessed by the existing public park entrance from Wildcat Canyon Road. The park site has rolling topography with a steep hill immediately to the east. The facility will be partially visible to south bound and north bound motorists travelling along Wildcat Canyon Road as shown in Figures 5 and 6. The facility would not be visible from other roadways and there are no residential view sheds within a direct line of sight to the proposed facility. Vertical elements surrounding the proposed mono-broadleaf and equipment enclosure include oak, pine and broadleaf trees, utility poles, small scale water tanks and buildings within the park grounds. The equipment enclosure would be cedarcrete with an earth tone color, which would match the color of the nearby structures.

These photos demonstrate how the views from Wildcat Canyon Road to the proposed wireless facility would be mostly blocked by the existing rows of oaks and other broadleaf trees. Therefore, it can be found that views from Wildcat Canyon Road would not be significantly affected by either the faux tree or the proposed equipment enclosure.

The panel antennas would be covered in “socks” (faux leaves) with faux branches extending two feet past the panel antennas to help conceal them from view.

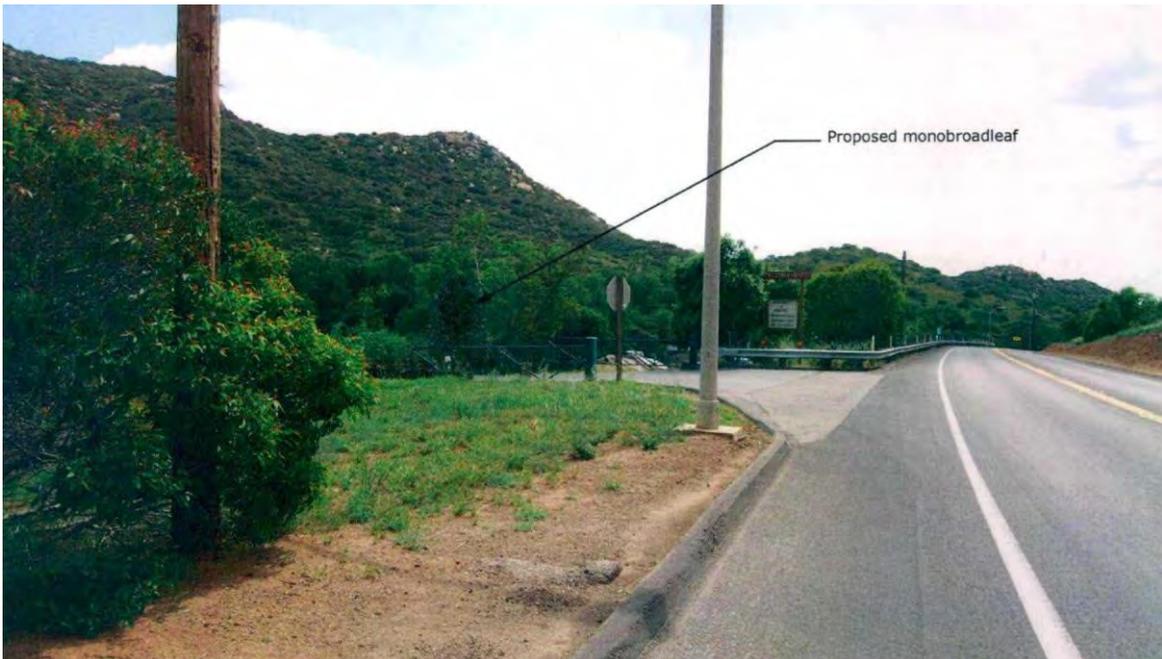


Figure 5: Project view looking southwest from Wildcat Canyon Road.

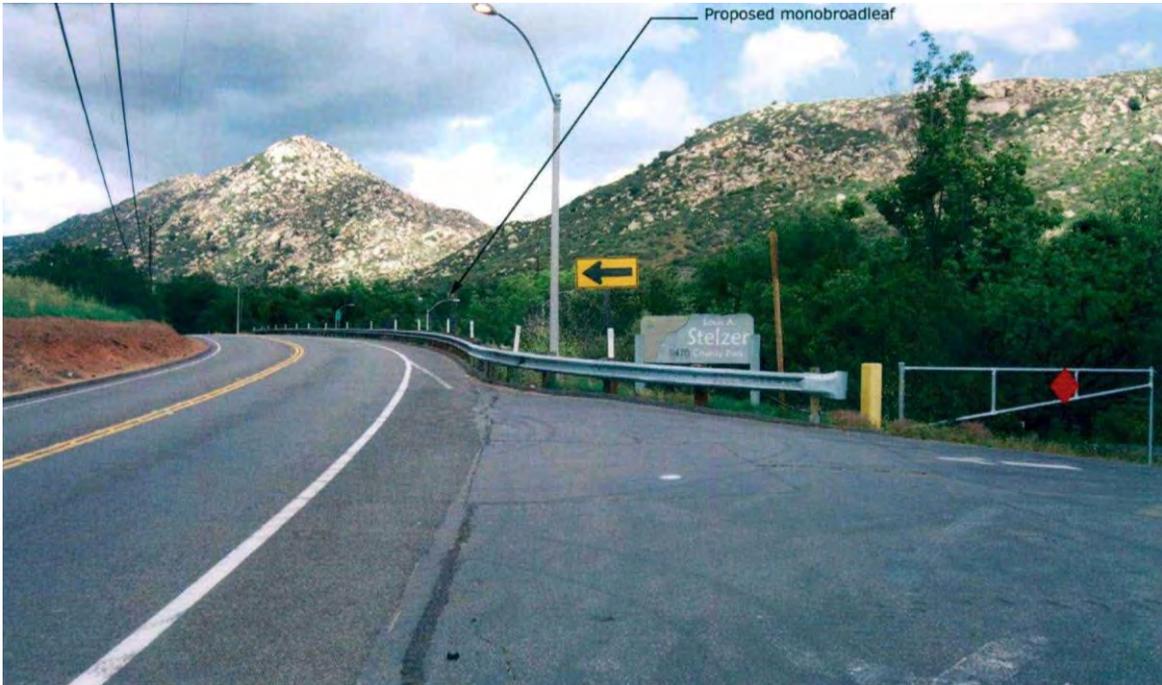


Figure 6: Project view looking northeast from Wildcat Canyon Road.

Alternative Site Analysis

The proposed facility is designed to provide increased cell service to the surrounding area and allows the applicant to provide broader coverage to surrounding residents, park visitors, emergency services and drivers on Wildcat Canyon Road. The site is zoned S80 (Open Space), which is a non-preferred zone per the Zoning Ordinance and therefore requires an ASA. The applicant reviewed other potential sites within the area before deciding to pursue this location and submitted an ASA to demonstrate that coverage objectives could not be met in a preferred location or a preferred zone.

When analyzing alternative sites, the applicant reviews alternative locations and sites by exploring the possibility of co-location opportunities with other cell site facilities and facility siting on existing structures. Prior to choosing the proposed location within the park, the applicant reviewed two other sites in the area.

The applicant explored the option of co-locating with an existing wireless facility and/or utilizing existing structures in the area which is preferred pursuant to the Zoning Ordinance. An existing wireless facility is located at the Muth Valley Water Tank, located approximately 1 mile northwest of the proposed site. A second wireless facility is located at the Lakeside Water District Water Tank, located 1.5 miles south of the proposed site. Although co-location at an existing wireless site is considered preferred, these two water district tank sites would not provide the desired and necessary coverage along Wildcat Canyon Road. If the proposed wireless telecommunication facility were to co-relocate on either of these water tank sites, a significantly increased height would be required in order to reach the same coverage objectives which would result in greater visual impacts to the area.

Other existing structures were also evaluated including utility poles and buildings. Due to the area terrain and the lack of structures with an appropriate height within the coverage area, technical infeasibility and distance, these various structures were eliminated from consideration. Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps are shown in Figures 7a and 7b. They demonstrate the current Verizon coverage within the area and the projected area coverage with the new facility respectively. The colorization is broken down into several categories, white is no coverage, blue represents poor coverage, yellow represents fair coverage, red represents good coverage and green represents excellent coverage. The GSA maps provided by the applicant demonstrate that the proposed location and height of 35 feet is necessary for the carrier to close the coverage gap in the surrounding area and provide adequate service. All GSA maps can also be found in Attachment F.



Figure 7a: Geographical Service Area Map Coverage **without** proposed Wireless Facility.

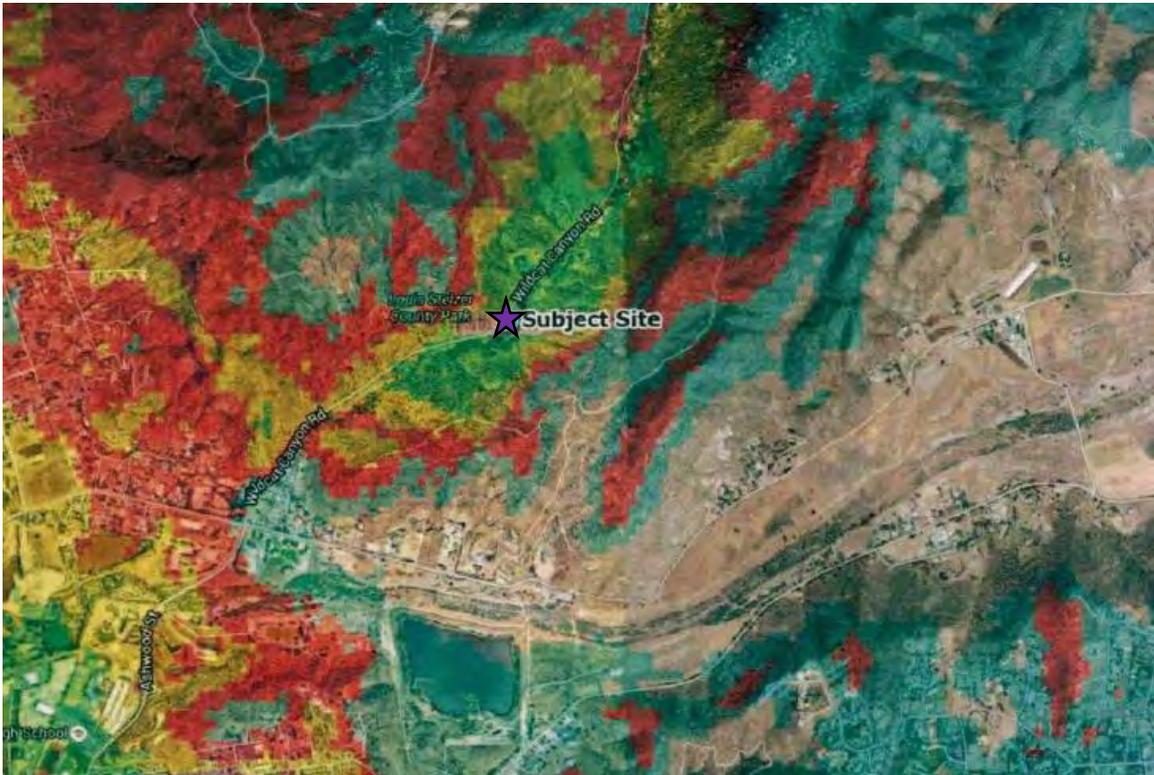


Figure 7b: Geographical Service Area Map Coverage **with** proposed 35-foot Wireless Facility.

2. General Plan Consistency

The site is subject to the General Plan Public Agency Lands. 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 wireless telecommunications facility would allow for increased coverage throughout the area, which is essential in the event of an emergency.</p>
<p>GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The proposed facility would minimize telecommunication interruptions by improving coverage in the area. The facility would also increase the volume and data coverage of phone calls that would allow Verizon to provide service to the surrounding area. Additionally, the applicant proposes an emergency generator that would allow the facility to operate in the event of a power outage.</p>

General Plan Policy	Explanation of Project Conformance
<p>POLICY COS-4.1 – Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County’s dependence on imported water and conserve groundwater resources.</p>	<p>The proposed project is located at a site with existing landscaping. Since no additional landscaping is required to screen the facility the project will comply with San Diego County’s Water Conservation in Landscaping Ordinance and the County of San Diego Water Efficient Landscape Design Manual, which includes water conservation requirements.</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.</p>	<p>The project would not be visible from any Scenic Highways. The project has been designed to have the appearance of a faux mono-broadleaf tree and is similar to other trees found in the area. Furthermore, the project has a backdrop of surrounding mature landscaping which will help buffer and shield the proposed faux tree and equipment enclosure from public vantage points throughout the area. Drivers using Wildcat Canyon Road would have limited views of the faux tree, as it would be screened and blend in with the existing landscaping and terrain and would only allow intermittent views by motorists. Therefore, the new telecommunication facility and equipment enclosure would not adversely affect a scenic resource.</p>
<p>POLICY COS 11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p>	<p>The facility was sited and designed to minimize the view from surrounding land uses and roadways by the utilizing the existing landscaping as a backdrop. The applicant pursued various alternative sites within the area; however, none could produce the same coverage as the proposed location. In addition, the proposed height of 35 feet is compatible with the surrounding mature trees and other tall vertical elements which include power poles. Existing mature trees surrounding the faux mono-broadleaf tree and enclosure will help mitigate the visual impact and help blend in with the park setting.</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 proposed facility would be compatible with the existing community character because trees of similar height and type are found throughout the area. Additionally, the cedarcrete equipment enclosure would be located within a previously developed area of the park, adjacent to the existing parking lot. As identified in the photo-simulations, the existing landscaping will help screen the mono-broadleaf tree and the cedarcrete equipment enclosure. For these reasons, the facility would blend with the visual setting in the vicinity, be compatible with the existing community character, and would not result in impacts to the natural environment.</p>
<p>POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p>	<p>Pursuant to Section 6984 of the Zoning Ordinance, the applicant provided a letter indicating that they are willing to allow other carriers to co-locate on the proposed wireless facility.</p>

3. Community Plan Consistency

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

Table D-2: Lakeside Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
<p>Community Character Policy 1.1 Protect Lakeside’s unique natural environment, and preserve its rural way of life and cultural heritage.</p>	<p>The proposed facility has been designed as a faux mono-broadleaf tree with a cedarcrete equipment enclosure which would blend with the existing mature trees and park facility structures, thereby preserving the rural character of the surrounding area.</p>

Community Plan Policy	Explanation of Project Conformance
<p>Circulation Policy 4.2 Promote traffic safety in the design of roads, regulation of traffic and parking, and traffic law enforcement and education.</p>	<p>The proposed project would provide coverage for park users and nearby residences as well as emergency services and a telecommunication safety net for drivers on Wildcat Canyon Road. The project is proposing a microwave antenna dish to help facilitate larger network interactions between sites thereby linking Wildcat Canyon Road and Lakeside to a larger network of sites throughout the County. The GSA indicates wireless services are needed in this particular location within Lakeside and the ASA identifies the co-location challenges.</p>
<p>Circulation Policy 4.10 Discourage visual pollution along all public roadways by creating and periodically reviewing sign, landscaping, architecture, and utility standards in the Zoning Ordinance.</p>	<p>The facility was sited and designed to minimize the visual impacts from surrounding land uses and roadway. The existing mature trees, park setting and terrain help to minimize views of the facility from public vantage points. The proposed wireless telecommunication facility would be located approximately 358 feet south of the adjacent residential property line and would be over 60 feet southeast of Wildcat Canyon Road. These setback distances, natural terrain and existing mature trees allow for natural buffering and shielding of the site from the public roadway and surrounding residential properties.</p>
<p>Public Facilities and Services Policy 5.1 Equitably distribute both the costs and benefits of public facilities.</p>	<p>The proposed project would be cited to share the costs and benefits of the telecommunications site. The site will serve a public benefit by providing telecommunications coverage to nearby residents, travelers on Wildcat Canyon Road and park visitors. By locating the facility within a County park, the project lease would provide money to help off-set costs associated with park maintenance.</p>

6 - 14

Community Plan Policy	Explanation of Project Conformance
<p>Public Facilities and Services Policy 5.4 Improve fire and police protection.</p>	<p>The proposed faux mono-broadleaf tree would provide antennas that would allow a wireless subscriber to make emergency calls and would expand the coverage area, which is essential in the event of an emergency. The siting of the facility is especially relevant as many park visitors and support staff may not have alternative communication methods other than a cell phone when in the area. In addition, the project includes the installation of an emergency backup generator which would provide important communications service during fire and police emergencies.</p>
<p>Public Facilities and Services Policy 5.5 Improve trauma, ambulance, and emergency medical care services.</p>	<p>The proposed project would provide a vital link between nearby residents, park visitors and emergency services such as ambulance, fire and Sheriff's services. The project would be able to provide necessary and reliable coverage and allow for faster emergency response times in the event of an emergency.</p>
<p>Conservation Policy 6.4 Ensure that land uses within or adjacent to recreational, natural preserve, agricultural, or industrial areas are compatible with those areas.</p>	<p>The proposed facility is for wireless telecommunications. The site would be unmanned and would be a passive, accessory use to the main recreational/natural preserve uses of the Louis A. Stelzer County Park site. The proposed use would be consistent with the surrounding park setting and would not interfere with adjacent residential land uses.</p>
<p>Conservation Policy 6.9 Encourage the preservation of mature trees on public and private property, and require equitable replacement of those removed.</p>	<p>The project would require the removal of one existing tree on-site and would relocate the tree in a near-by location within the park. The design of the facility proposes to utilize existing mature trees as a backdrop for the facility to help blend and buffer the facility with the surrounding community.</p>
<p>Recreation Policy 7.14 Utilize any funding sources available to finance recreational facilities and services for all socio-economic groups, but avoid any dependence on property taxes.</p>	<p>The carrier would have a lease (10 years) with the County of San Diego for the installation and maintenance of the telecommunications facility on County-owned land.</p>

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Open Space (S80) zone with the incorporation of conditions of approval. The Planning Commission 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:	S80	Yes, with issuance of MUP.
Animal Regulation:	U	N/A
Density:	0.125	Yes
Lot Size:	8 acres	Yes
Building Type:	C	Yes
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35-feet in height.	The applicant is proposing mono-broadleaf tree with a height of 35 feet. Therefore, the project complies.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 60-foot front yard setback, 25-foot side yard setback, 35-foot exterior side yard setback and a 25-foot rear yard setback.	The project meets all required setbacks. The proposed wireless telecommunication facility would be located approximately 358 feet south of the closest residential property line.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Telecommunications Facilities

The proposed project is classified as a Tier 4 site pursuant to Section 6985A of the Zoning Ordinance, because the project is considered a high visibility facility (e.g. faux tree). Zoning for the property is Open Space (S80), which is a non-preferred zone for telecommunication facilities, pursuant to Section 6986 of the County of San Diego Zoning Ordinance. The site was selected because no preferred zones or locations exist in the service area that meet the coverage objectives of the carrier. The facility would fill several coverage gaps which would allow Verizon to have better network coverage along the local road network, including Wildcat Canyon Road, and the surrounding residential areas.

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 regulations concerning RF emissions. Therefore, County decision makers do not consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also, staff does not require information from the applicant concerning such effects from RF emissions associated with the project. (Information regarding potential health effects is available from the cellular providers upon request as it is also required from the FCC).

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

Table D-4: Wireless Ordinance Development Regulations

Development Standard	Proposed/Provided	Complies?
Section 6985.C.4 of the Wireless Telecommunications Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The project complies with the 50-foot setback requirement. The setback from the faux mono-broadleaf to the nearest residential property line is over 358-feet.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed faux mono-broadleaf tree and cedarcrete equipment enclosure would be placed outside of all required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
<p>Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.</p>	<p>The project includes a cedarcrete equipment enclosure with an average height of 8 feet. The equipment enclosure would be seen from park visitors views, however, would blend in with other park buildings. The applicant is proposing the structure and equipment enclosure in a previously developed portion of the park near other existing structures. The terrain and existing trees along the northern property line that faces Wildcat Canyon Road would provide screening of the faux mono-broadleaf and equipment enclosure from the roadway.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.</p>	<p>The project site is zoned S80, and is subject to the most restrictive nighttime one-hour average sound level limit of 45 decibel (dBA) at the project property lines pursuant to the County Noise Ordinance. Noise producing equipment consists of wall mounted air conditioning units and an emergency back-up generator. The air conditioning and generator unit would produce noise levels which would not exceed the 45 dBA requirement at the property line and thereby comply with the County Noise Ordinance.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.</p>	<p>The proposed project is considered a "low visibility" facility because the project is designed as a faux mono-broadleaf tree. Since the proposed project has a valuation of over \$500,000, the MUP has been conditioned to have a maximum term of 15 years.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and it is recommended that the project qualifies for a categorical exemption under CEQA Section 15303. Section 15303 involves the installation of small, new equipment and facilities in small structures.

E. COMMUNITY PLANNING GROUP

On April 6, 2016 the Lakeside Community Planning Group (CPG) recommended approval of the project by a vote of 12-0-0 (Ayes – 12, Noes – 0, Abstain – 0). The Lakeside CPG deliberated on questions regarding the proposed coverage of the site, clarification of the site location, co-location options, revenue for County parks system and compliance with County Fire Policy-2 (FP-2).

The CPG Minutes are found in Attachment E, Public Documentation.

F. PUBLIC INPUT

Local residents telephoned staff with questions concerning the project which resulted from the public noticing. Staff provided the requested information and advised the public to attend the Lakeside CPG meeting for additional information on the project. No opposition to the project has been received.

G. RECOMMENDATIONS

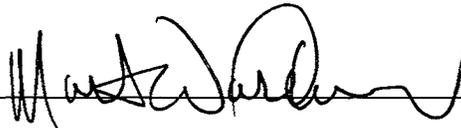
Staff recommends that the Planning Commission:

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from CEQA.
2. Grant MUP PDS2015-MUP-15-028, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

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AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2015-MUP-15-028

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

Attachment F – Photo-Simulations, Photos, Geographic Service Area Map and Alternative Site Analysis

Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

Verizon - Muth Valley

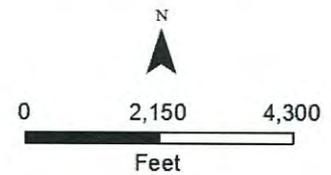
Vicinity Map

Lakeside
Community Plan Area

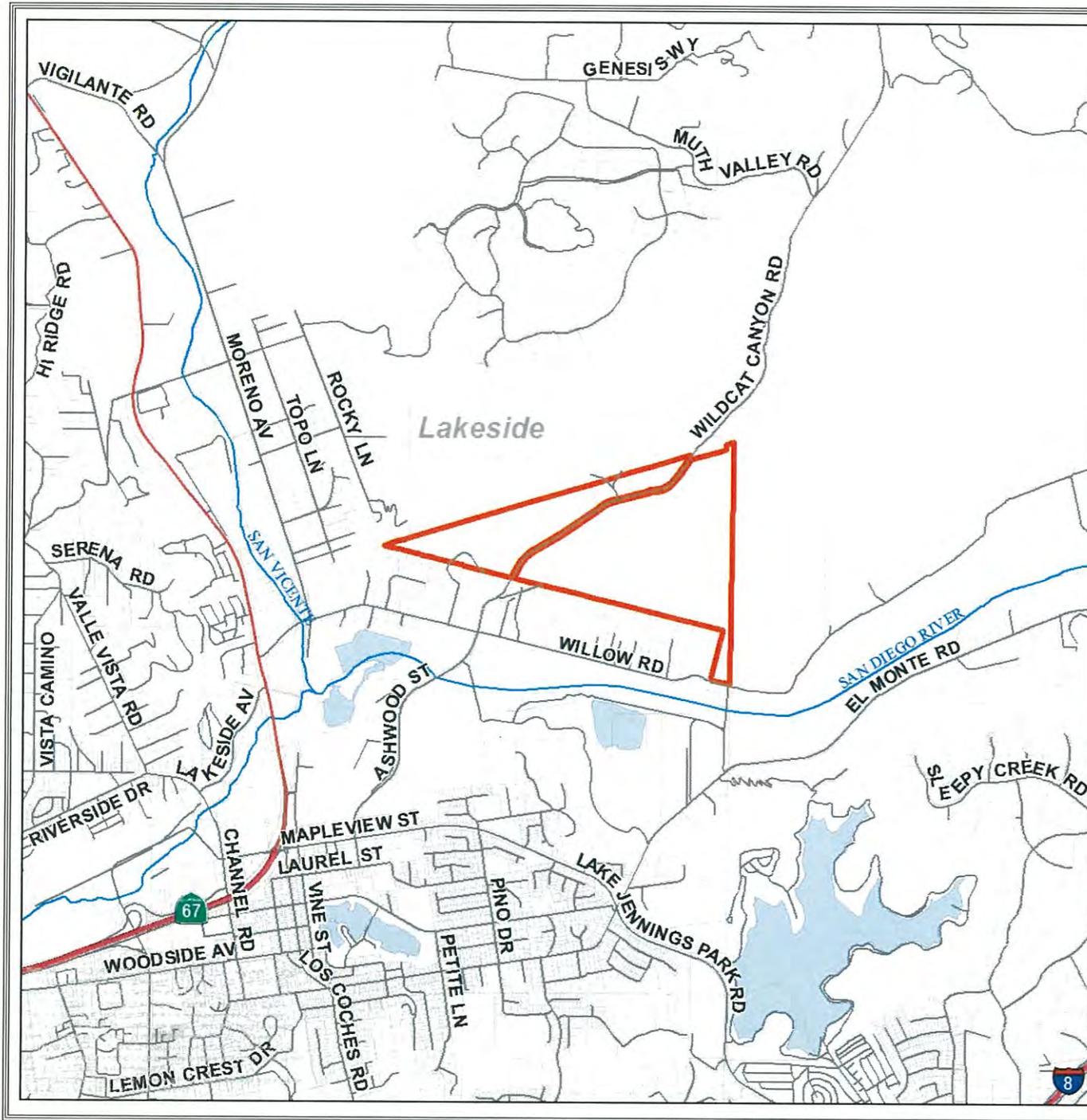


1:3,500,000

- Roads
- Site
- Parcels



Date: 8/25/2016
Path: P:\regl2015-MUP-15-028_082516vicinity.mxd



Verizon - Muth Valley

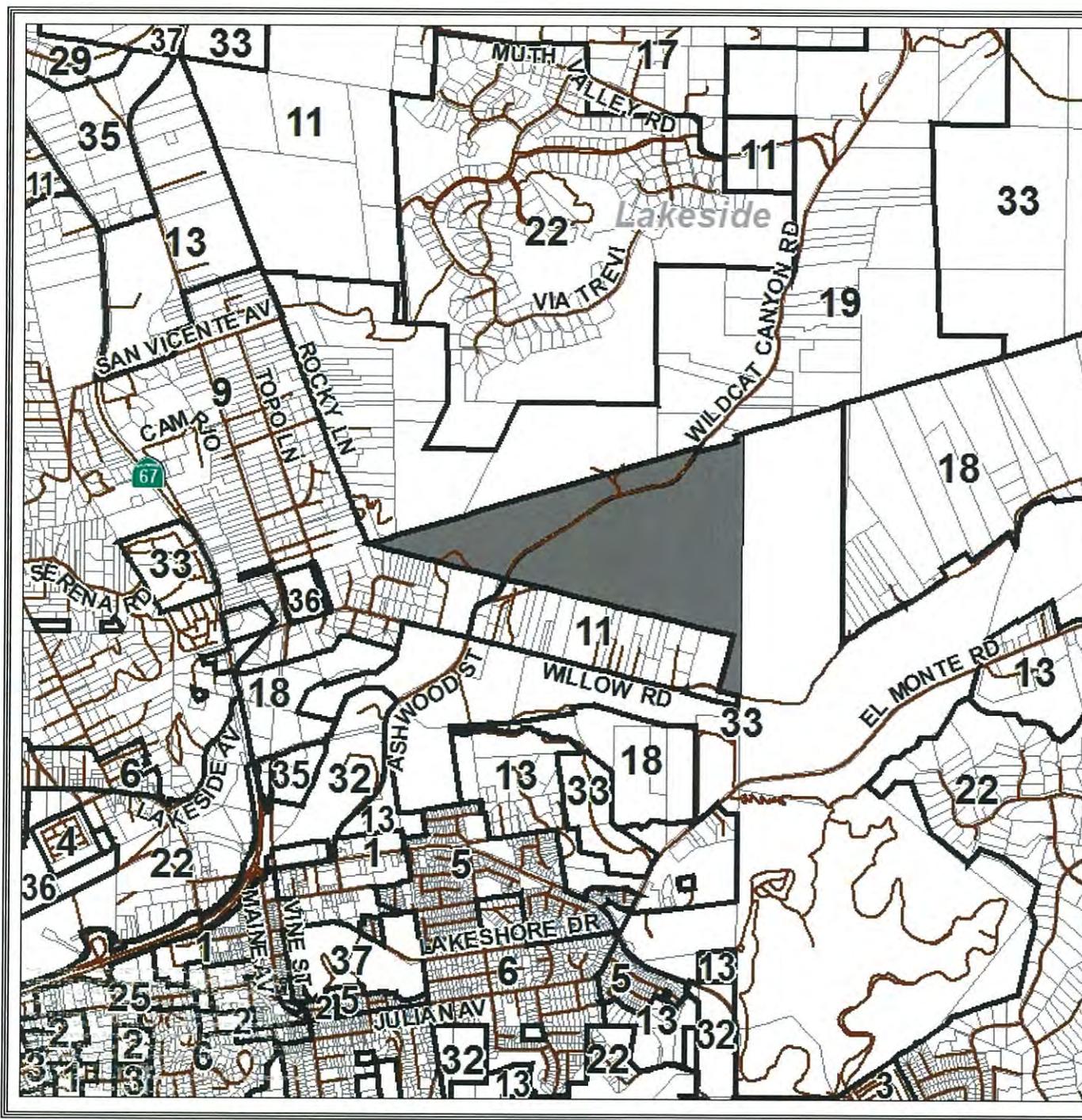
General Plan Map

Lakeside
Community Plan Area

- (1) Village Residential (VR-30)
- (2) Village Residential (VR-24)
- (3) Village Residential (VR-15)
- (4) Village Residential (VR-10.9)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (13) Semi-Rural Residential (SR-4)
- (17) Semi-Rural Residential (SR-10)
- (18) Rural Lands (RL-20)
- (19) Rural Lands (RL-40)
- (22) Specific Plan Area
- (24) Neighborhood Commercial
- (25) General Commercial
- (27) Rural Commercial
- (29) High Impact Industrial
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands
- (35) Medium Impact Industrial
- (36) Open Space (Recreation)
- (37) Open Space (Conservation)



Date: 8/25/2016
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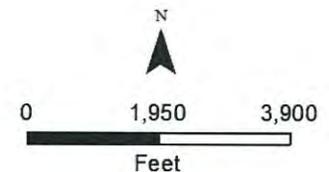
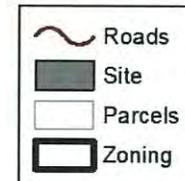


Verizon - Muth Valley

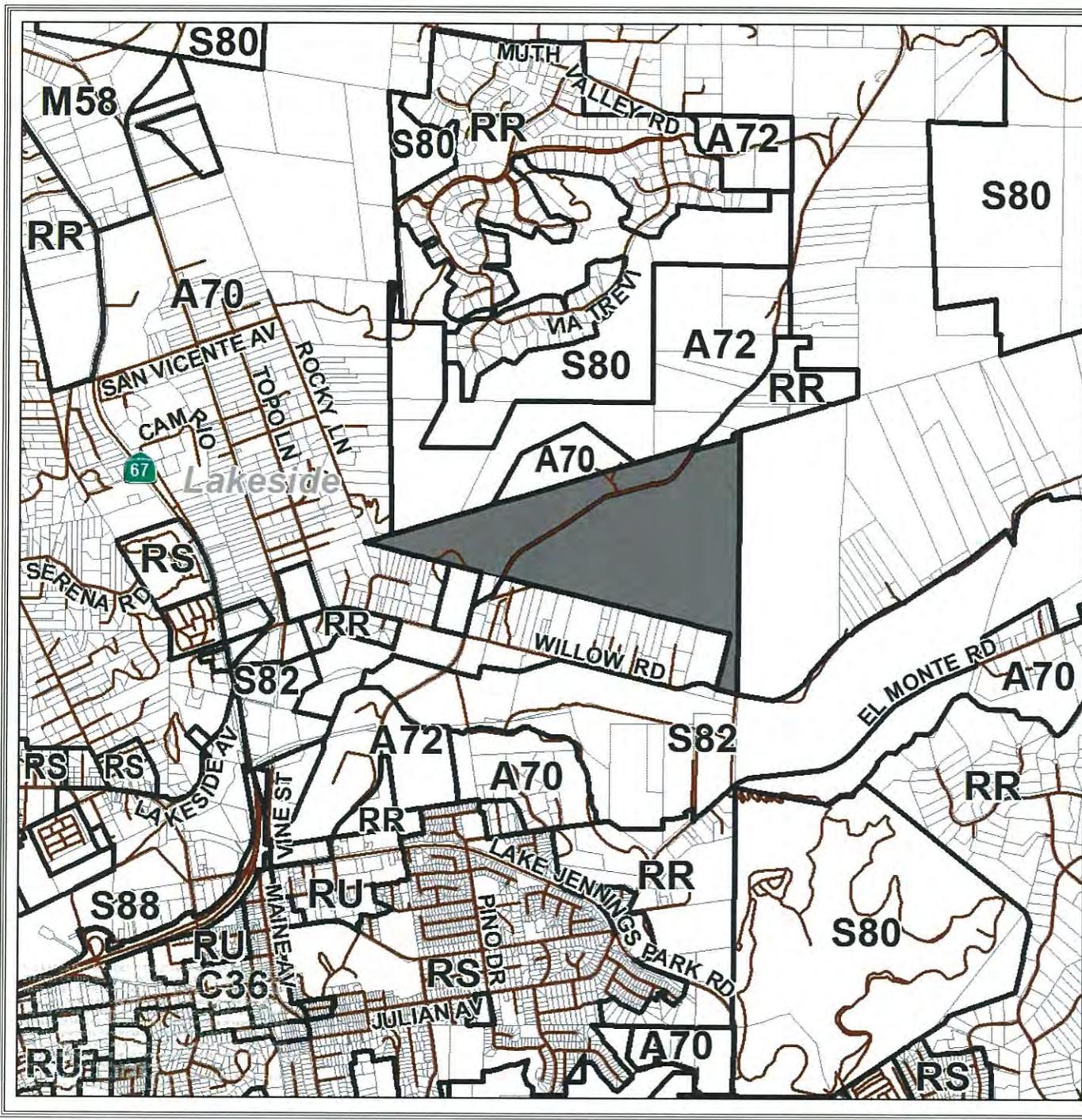
Zoning Map

Lakeside
Community Plan Area

- A70 - Limited Agricultural
- A72 - General Agricultural
- C32 - Convenience Commercial
- C34 - General Commercial/Residential
- C36 - General Commercial
- C37 - Heavy Commercial
- C40 - Rural Commercial
- M54 - General Impact Industrial
- M58 - High Impact Industrial
- RMH6 - Mobilehome Residential
- RMH8 - Mobilehome Residential
- RMH9 - Mobilehome Residential
- RR - Rural Residential
- RS - Single Family Residential
- RU - Urban Residential
- S80 - Open Space
- S82 - Extractive
- S88 - Specific Planning Area
- S94 - Transportation/Utility Corridor



Date: 8/25/2016
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Verizon - Muth Valley

Aerial
Lakeside Community Plan Area

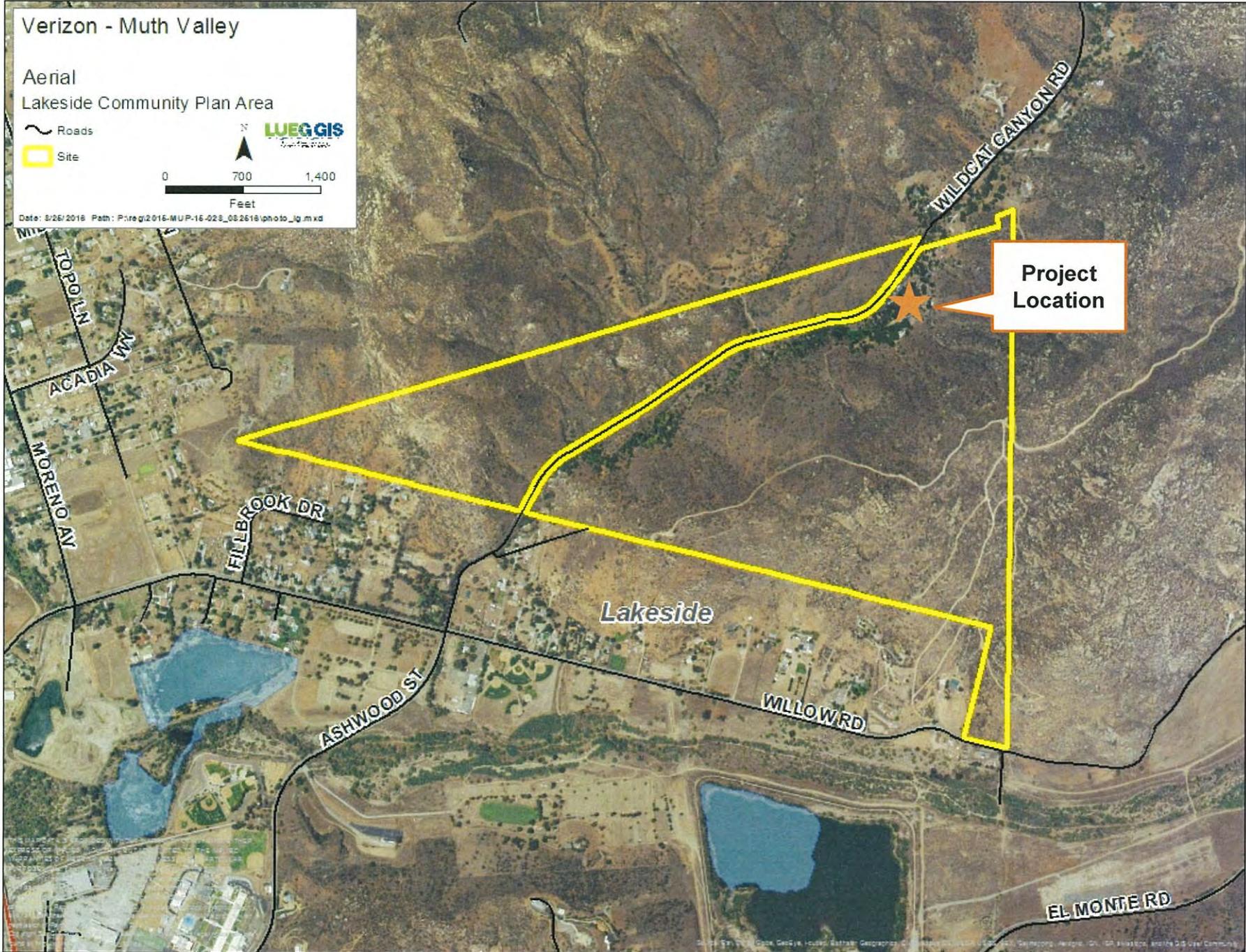
~ Roads

□ Site



LUEGGIS
Geographic Information Systems

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Project Location

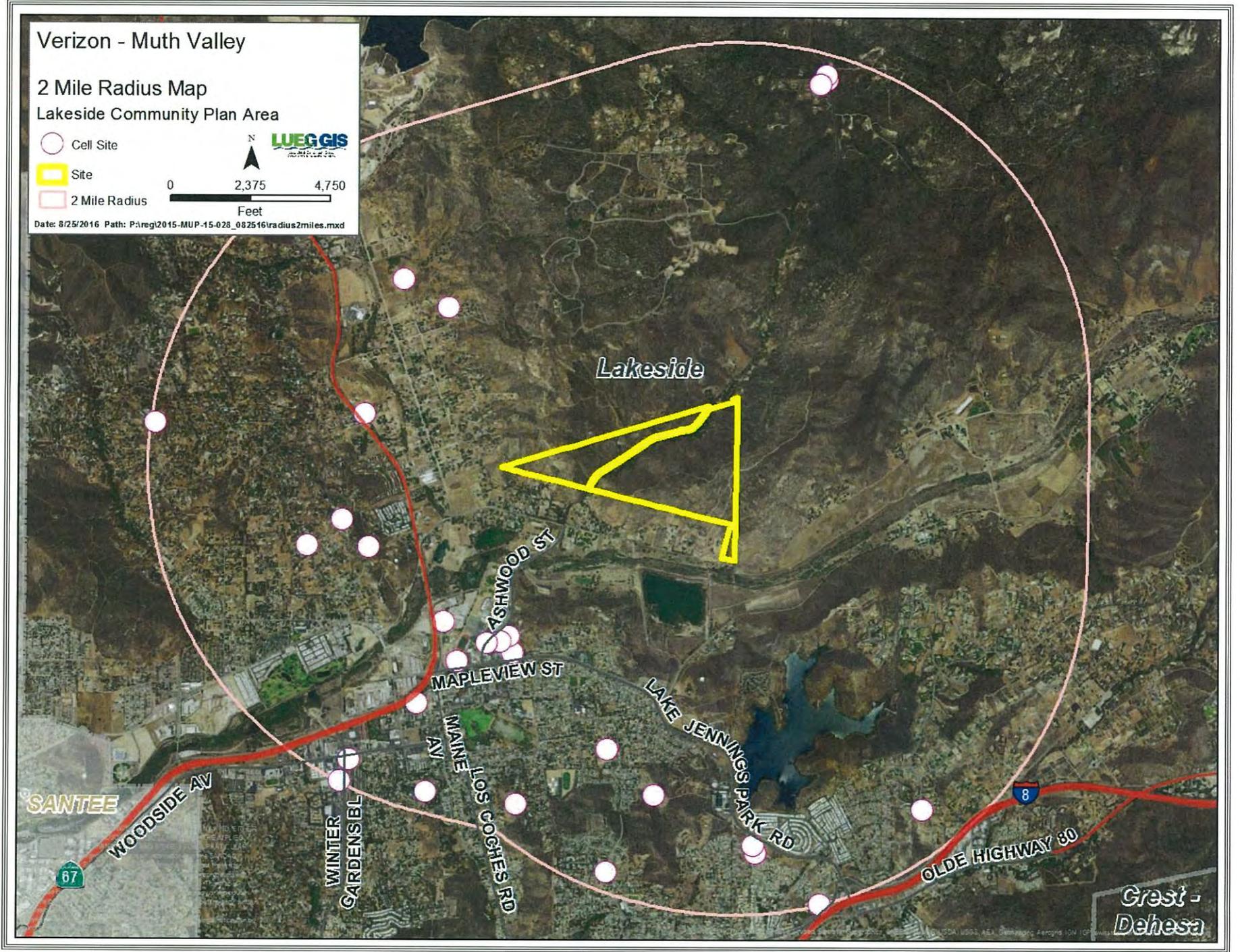
Verizon - Muth Valley

2 Mile Radius Map
Lakeside Community Plan Area

○ Cell Site
■ Site
○ 2 Mile Radius

0 2,375 4,750
Feet

Date: 8/25/2016 Path: P:\regi\2015-MUP-15-028_082516\radius2miles.mxd





MUTH VALLEY ROAD (MCE)
11470 WILDCAT CANYON ROAD
LAKESIDE, CALIFORNIA 92040

OVERALL HEIGHT

TOP OF ANTENNA STEALTH STRUCTURE: 35'-0"

CONSULTANT TEAM

SITE ACQUISITION:

PLANCOM
302 STATE PLACE
ESCONDIDO, CALIFORNIA 92029
PHONE: (951) 603-2336
CONTACT: BRENT HELMING

ZONING:

PLANCOM, INC.
302 STATE PLACE, 2ND FLOOR
ESCONDIDO, CALIFORNIA 92029
PHONE: (760) 807-8006
CONTACT: TED MARIONE/ELLI

ARCHITECT:

JEFFREY ROME & ASSOCIATES
131 INNOVATION DRIVE
SUITE 760
IRVINE, CALIFORNIA 92617
PHONE: (949) 750-3929
FAX: (949) 760-3931
CONTACT: JEFFREY ROME

SURVEYOR:

AJ HOLTWAY CIVIL ENGINEERS
3 NINGS
IRVINE, CALIFORNIA 92629
PHONE: (714) 624-9927
CONTACT: ANDREW HOLTWAY

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
15500 SANC CANYON AVENUE, DT
IRVINE, CALIFORNIA 92618

OWNER: COUNTY OF SAN DIEGO
3560 OVERLAND AVENUE, SUITE 410
SAN DIEGO, CALIFORNIA 92123
PHONE: (619) 694-2314
CONTACT: SARA ISOUR / GREG LOCKE

PROJECT DESCRIPTION/SCOPE:
VERIZON WIRELESS PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:

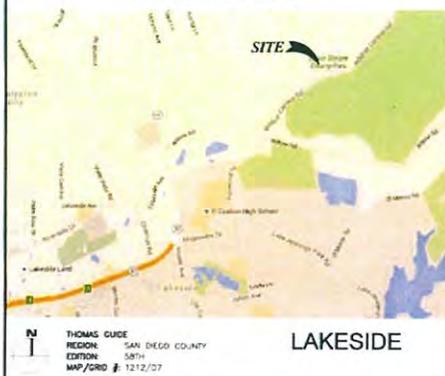
- (8) PROPOSED ANTENNAS MOUNTED ON (1) PROPOSED 35'-0" HIGH ANTENNA STEALTH STRUCTURE
- (1) PROPOSED CEDARCRETE FENCE/EQUIPMENT ENCLOSURE
- (1) PROPOSED STAND-BY GENERATOR
- (2) PROPOSED RAYCAPS NEAR ANTENNAS
- (8) PROPOSED RIVETS
- (1) PROPOSED V2W MICROWAVE ANTENNA
- (2) PROPOSED V2W MCE EQUIPMENT CABINETS
- PROPOSED UTILITY RUNS FOR TELEPHONE AND ELECTRICAL SERVICE

OTHER ON-SITE TELECOM FACILITIES:	NONE
PROJECT ADDRESS:	11470 WILDCAT CANYON ROAD LAKESIDE, CALIFORNIA 92040
ASSESSORS PARCEL NUMBER:	381-050-05
EXISTING ZONING:	S-80, OPEN SPACE
PROPOSED V2W EQUIPMENT & ANTENNAS AREA:	400 SQ. FT.
TOTAL PROPOSED V2W LEASE AREA:	400 SQ. FT.
PROPOSED TYPE OF CONSTRUCTION:	TYPE V-B
PROPOSED OCCUPANCY:	U
EXISTING TYPE OF CONSTRUCTION:	N/A
EXISTING OCCUPANCY:	LOUIS STELZER COUNTY PARK
JURISDICTION:	COUNTY OF SAN DIEGO

SHEET INDEX

- T-1 TITLE SHEET
- A-0 OVERALL SITE PLAN
A-1 SITE PLAN
A-1.1 ENLARGED SITE PLAN AND ANTENNA PLAN
A-2 ELEVATIONS
A-2.1 ELEVATIONS
A-3 DETAILS

VICINITY MAP



Jeffrey Rome
ASSOCIATES
ARCHITECTURE / INFORMATION
131 INNOVATION DRIVE, SUITE 100
IRVINE, CALIFORNIA 92618
TEL: 949 760 3929 FAX: 949 760 3931

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR:

verizon
15500 SANC CANYON AVENUE, DT
IRVINE, CALIFORNIA 92618



APPROVALS

REF:

ZONING:

CONSTRUCTION:

SITE ACQUISITION:

OWNER APPROVAL:

SITE NAME:

MUTH VALLEY ROAD
(MCE)

11470 WILDCAT CANYON ROAD
LAKESIDE, CALIFORNIA 92040

DRAWING DATES:

06/17/15 PRELIM 20'S (P1)
07/13/15 100% 20'S (P2)
07/15/15 100% 20'S (P3)
10/21/15 100% 20'S (P4)
11/02/15 100% 20'S (P5)
03/24/15 CITY COMMENTS (P6)

SHEET TITLE:

TITLE SHEET

T-1

SDC PDS RCVD 04-21-16
MUP15-028

6 - 26

JOB NUMBER: 150123

KEYNOTES

- 1 PROPOSED V2W EQUIPMENT AND ANTENNAS AREA. SEE SHEET A-1
- 2 EXISTING UTILITY POLE #P370055 240-3B WITH TRANSFORMER AND V2W POWER & TELCO SOURCE
- 3 PROPOSED V2W JOINT POWER AND TELCO TRENCH APPROXIMATELY 530 LINEAR FEET
- 4 EXISTING PROPERTY LINE TYPICAL
- 5 EXISTING TREE, TYP.

LINE DATA

L1	141.68'	N32°21'00"E
L2	246.07'	S72°47'30"W
L3	85.00'	S18°20'00"E
L4	199.72'	N73°24'40"E
L5	320.60'	S78°28'55"E

CURVE DATA

CI	70.61'	R=270'
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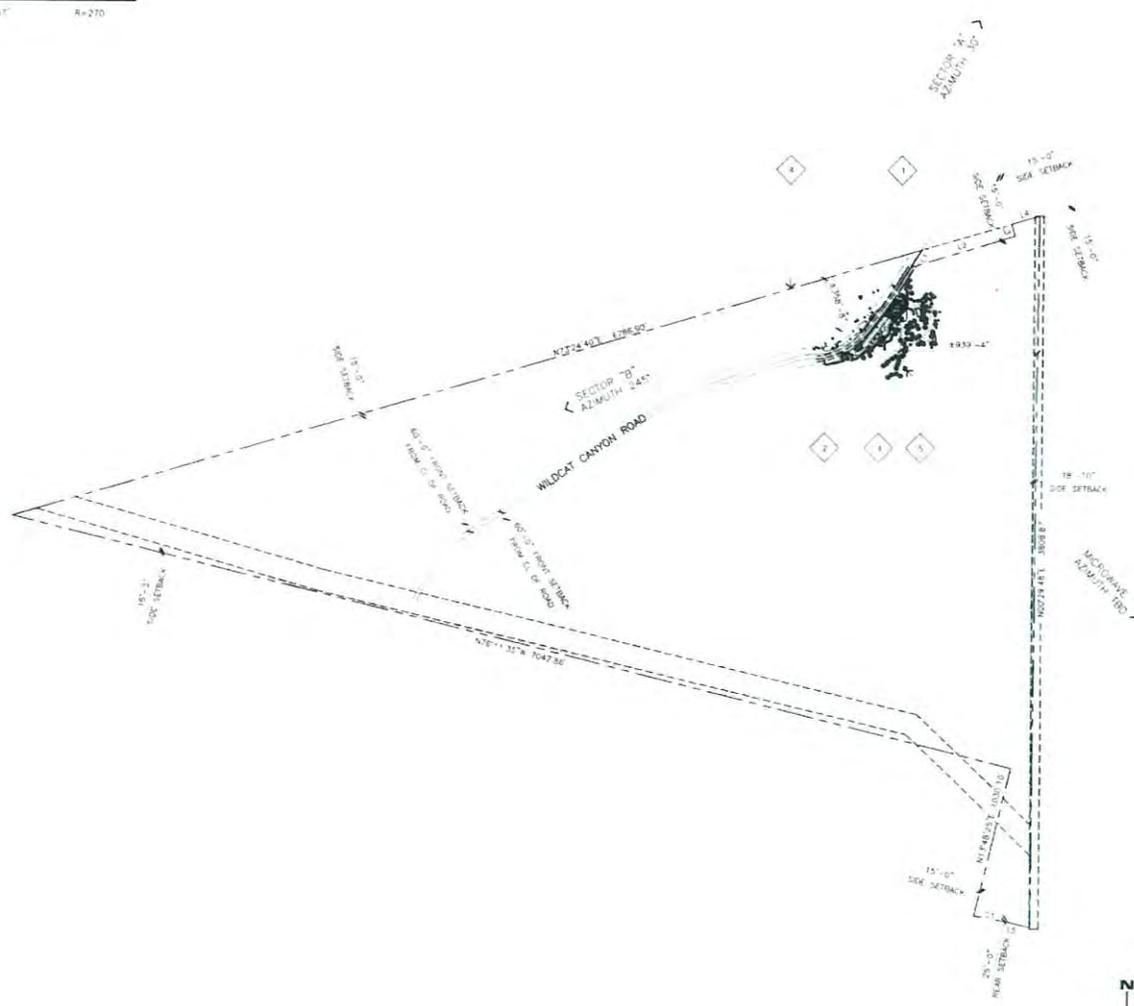
GENERAL NOTES

- A. SETBACKS
 - FRONT=60' FROM CENTERLINE OF ROAD
 - REAR=25'
 - SIDE=15'
 - EXTERIOR=50E=15'
- B. EASEMENTS
 - SEE SHEETS L5-1 & L5-2
- C. FREQUENCY
 - DRAINING FREQUENCIES TBD
- D. TOTAL IMPERVIOUS AREA BEFORE CONSTRUCTION: 201215 SQ. FT.
- E. TOTAL IMPERVIOUS AREA AFTER CONSTRUCTION: 202580 SQ. FT.
- F. TOTAL AREA DISTURBED: MAT FOOTING: 420.00 SQ. FT.
- UTILITY TRENCHING: 785.00 SQ. FT.
- LANDSCAPE: 1995.00 SQ. FT.
- G. TOTAL EQUIPMENT AND ANTENNAS AREA: 400 SQ. FT.
- TOTAL PROPOSED V2W LEASE AREA: 400 SQ. FT.
- H. A/E UNIT MANUFACTURER: N/A
- GENERATOR MANUFACTURER: POLAR POWER MODEL NUMBER R2204 972-001-004
- SITE CONTRACTOR TO CALL DGC ALERT (1-800-227-2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION
- IT: LANDSCAPE TREES AND SHRUBS

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPAL PERMIT ISSUED BY SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (DTPWQCB) AND MUNICIPAL STORM WATER POLLUTION PREVENTION (SWPPP) PLAN (ON SYSTEM IMPROVEMENTS) PERMIT ON JANUARY 24, 2007 (<http://www.sdrwb.ca.gov/>) (BETTER/SWPPP/PROGRAMS/STORMWATER/CONSTRUCTION/SWPPP) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (<http://docs.sandiego.gov/>) MUNICIPAL ANNUAL DEVELOPMENT PLAN (D-14A1020201501040 PDF) AND STORM WATER MANUAL (<http://www.sandiego.gov/development-services/pdf/news/stormwatermanual.pdf>)

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREETS, DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREETS. A STABILIZED CONSTRUCTION SITE MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO STREET.
- 2. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE ANTICIPATED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS, ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WITH FIVE DAY MAX. PROBABILITY FORECAST EXCESS 45%.
- 3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
- 4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
- 5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- 6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.



OVERALL SITE PLAN

SCALE: 1"=400'

0 200' 400'

1

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 Architecture | Telecommunications
 131 Innovation Drive, Suite 300
 Irvine, California 92617
 Tel: 949 760 3929 | Fax: 949 760 3933

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR

verizon
 15520 SAND LANYON AVENUE, 01
 IRVINE, CALIFORNIA 92618

APPROVALS

BY _____

TOWNSHIP _____

CONSTRUCTION _____

SITE ACQUISITION _____

OWNER APPROVAL _____

SITE NAME _____

MUTH VALLEY ROAD (MCE)

11470 WILDCAT CANYON ROAD
 LAWES, CALIFORNIA 92040

DRAWING DATES

- 06/17/15 PRELIM 2D'S (P1)
- 07/13/15 100% 2D'S (P2)
- 07/13/15 100% 2D'S (P3)
- 10/27/15 100% 2D'S (P4)
- 11/02/15 100% 2D'S (P5)
- 03/24/16 CITY COMMENTS (P6)

SHEET TITLE

OVERALL SITE PLAN

A-0

6 - 27

L5101 - 10/10/15 - 807 1/16

KEYNOTES

- 1 PROPOSED VZW LEASE AREA. SEE SHEET A-1
- 2 EXISTING UTILITY POLE #P210021 240' OR 36" WITH TRANSFORMER AND VZW POWER & TELCO TRUNKS APPROXIMATELY 1530' LINEAR FEET
- 3 PROPOSED VZW LIGHT POWER AND TELCO TRUNK APPROXIMATELY 1530' LINEAR FEET
- 4 PROPOSED VZW ANTENNAS MOUNTED IN PROPOSED VZW 75'-0" HIGH FAUX STEALTH ANTENNA STRUCTURE
- 5 NOT USED
- 6 EXISTING PARKING LOT
- 7 EXISTING BUILDING
- 8 EXISTING LIGHT POLE TYP
- 9 EXISTING TREE TYP
- 10 EXISTING ACCESS CONTROL GATES AND PROPOSED VZW ACCESS POINT
- 11 PROPOSED VZW STEP-DOWN TRANSFORMER
- 12 EXISTING TRASH ENCLOSURE TYP
- 13 EXISTING STEALTH ANTENNA STRUCTURE
- 14 EXISTING WOODEN FENCE
- 15 EXISTING CHAIN LINK FENCE
- 16 PROPOSED VZW STEP-UP TRANSFORMER
- 17 PROPOSED VZW ELECTRICAL METER
- 18 PROPOSED VZW ACCESS ROUTE
- 19 EXISTING TREE TO BE RELOCATED
- 20 PROPOSED VZW 17"X30" HANG HOLE AND PROPOSED 18BX HAND-OFF POINT



SITE PLAN

SCALE: 1"=30'
0 15' 30' 1

Jeffrey Rome | ASSOCIATES
 ARCHITECTURE | TELECOMMUNICATIONS
 231 Innovation Drive, Suite 100
 Irvine, CA 92614
 TEL: 949.763.3079 FAX: 949.763.1811

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE PROJECT WHEREAS IS STRICTLY PROHIBITED.

PREPARED FOR:
verizon
 15505 SAND CANYON AVENUE (C)
 IRVINE, CALIFORNIA 92618

APPROVALS

RF:
 OWNER APPROVAL

SITE NAME:
MUTH VALLEY ROAD (MCE)
 17470 WILDCAT CANYON ROAD
 LAKEWOOD, CALIFORNIA 92540

DRAWING DATES:
 06/17/15 PRELIM 2D'S (P1)
 07/13/15 100% 2D'S (P2)
 07/15/15 100% 2D'S (P3)
 10/27/15 100% 2D'S (P4)
 11/02/15 100% 2D'S (P5)
 03/24/16 CITY COMMENTS (P6)

SHEET TITLE:
SITE PLAN

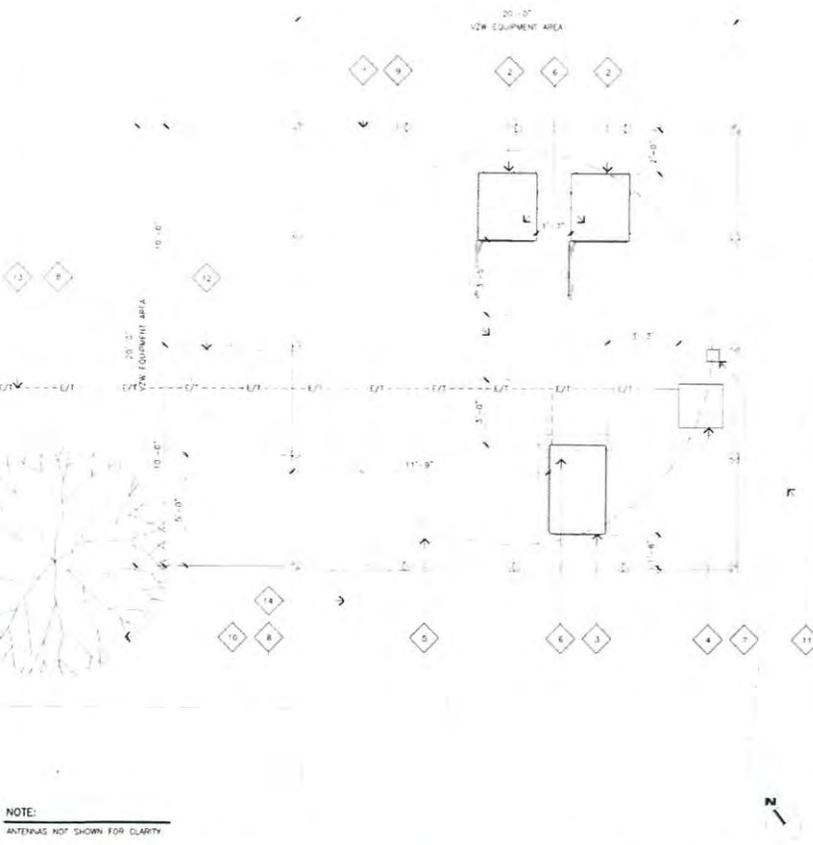
A-1

6 - 28

JOB NUMBER: 150123

KEYNOTES

- 1 PROPOSED V2W 20'-0" X 20'-0" X 8'-0" HIGH CEDARCRETE FENCE EQUIPMENT ENCLOSURE BELOW PROPOSED V2W 35'-0" HIGH ANTENNA STEALTH STRUCTURE. COLOR TO MATCH EXISTING WOOD FENCE.
- 2 PROPOSED V2W MET. CABINET
- 3 PROPOSED V2W STAND-BY CLIMBER
- 4 PROPOSED V2W STEP-DOWN TRANSFORMER
- 5 EXISTING TREE TO BE RELOCATED
- 6 PROPOSED V2W STUB-UPS, TYP.
- 7 PROPOSED V2W TRANSFORMER DISCONNECT
- 8 EXISTING PARKING LOT
- 9 PROPOSED V2W 10'-0" HIGH ANTENNA STEALTH STRUCTURE. NEAR PROPOSED V2W EQUIPMENT ENCLOSURE
- 10 EXISTING TREE, TYPICAL
- 11 EXISTING CHAIN LINK FENCE
- 12 PROPOSED 8'-0" HIGH V2W SOLID METAL ACCESS GATE. PAINT TO MATCH PROPOSED CEDARCRETE FENCE EQUIPMENT ENCLOSURE
- 13 PROPOSED V2W JUMP POWER AND TEST TRUNK APPROXIMATELY 850 LINEAR FEET
- 14 EXISTING ROCKS TO BE REMOVED, TYP.



ENLARGED EQUIPMENT PLAN

SCALE: 3/8"=1'-0"
0 1' 2' 3'

3 ANTENNA PLAN

FREQUENCY (MHZ):	698 - 730
GAIN:	18.3 dBi
HORIZONTAL BWC:	18-59
VERTICAL BWC:	4.5-12.1
POLARIZATION:	SLANT ±45°
VSWR:	1.5 14.0
SIZE (LxWxH)(INCH/MM):	72.9x11.9x2 1/185x301x181
CONNECTOR TYPE:	6X7-16 DIN FEMALE
CONNECTOR LOCATION:	BOTTOM

ANTENNA SCHEDULE

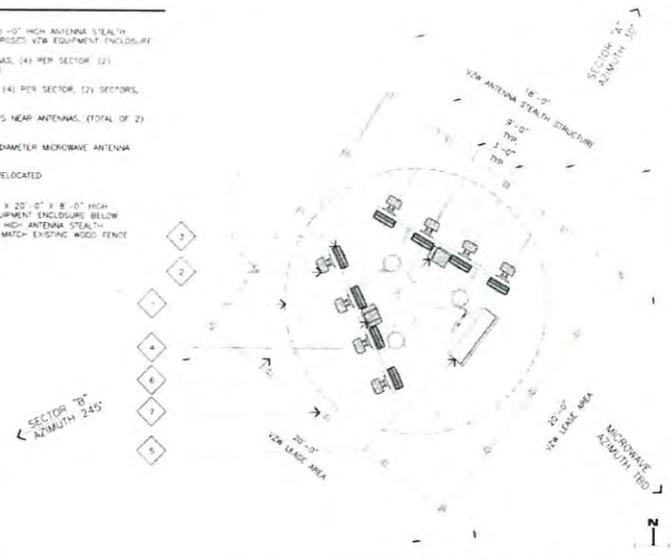
SECTOR	QUANTITY	AZIMUTH	PROPOSED ANTENNA SIZE	COAX	TOP OF ANTENNA	EST LENGTH	TX/PX	DNTLT
GAMMA	4	30° DEGREES	6'-1"	1-5/8" HYBRID	32.0	55.0	TBD	0° DEGREES
BETA	4	245° DEGREES	6'-1"	1-5/8" HYBRID	32.0	55.0	TBD	2° DEGREES

ANTENNA SCHEDULE SPECIFICATIONS

SCALE: NONE **2**

KEYNOTES

- 1 PROPOSED V2W 35'-0" HIGH ANTENNA STEALTH STRUCTURE ABOVE PROPOSED V2W EQUIPMENT ENCLOSURE
- 2 PROPOSED V2W ANTENNAS (4) PER SECTOR (2) SECTORS (TOTAL OF 8)
- 3 PROPOSED V2W RRUS (4) PER SECTOR (2) SECTORS (TOTAL OF 8)
- 4 PROPOSED V2W RAYCAPS NEAR ANTENNAS (TOTAL OF 2)
- 5 PROPOSED V2W 4'-0" DIAMETER MICROWAVE ANTENNA
- 6 EXISTING TREE TO BE RELOCATED
- 7 PROPOSED V2W 20'-0" X 20'-0" X 8'-0" HIGH CEDARCRETE FENCE EQUIPMENT ENCLOSURE BELOW PROPOSED V2W 35'-0" HIGH ANTENNA STEALTH STRUCTURE. COLOR TO MATCH EXISTING WOOD FENCE



SCALE: 1/4"=1'-0"
0 2' 4'



ARCHITECTURE | TELECOMMUNICATIONS
333 INNOVATION DRIVE, SUITE 100
IRVINE, CALIFORNIA 92614
TEL: 949.740.3339 | FAX: 949.740.1911

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO JEFFREY ROME ASSOCIATES. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR:



15525 SAND CANYON AVENUE, 14
IRVINE, CALIFORNIA 92618

APPROVALS:

BY:

FOR:

CONSTRUCTION:

SITE ACQUISITION:

OWNER APPROVAL:

SITE NAME:

MUTH VALLEY ROAD (MCE)

11470 WILDCAT CANYON ROAD
LAKESIDE, CALIFORNIA 92040

DRAWING DATES:
06/17/15 PRELIM 2D'S (P1)
07/13/15 100% 2D'S (P2)
07/15/15 100% 2D'S (P3)
10/21/15 100% 2D'S (P4)
11/02/15 100% 2D'S (P5)
03/24/16 CITY COMMENTS (P6)

SHEET TITLE:

ENLARGED EQUIPMENT PLAN, ANTENNA PLAN, ANTENNA SCHEDULE AND SPECS

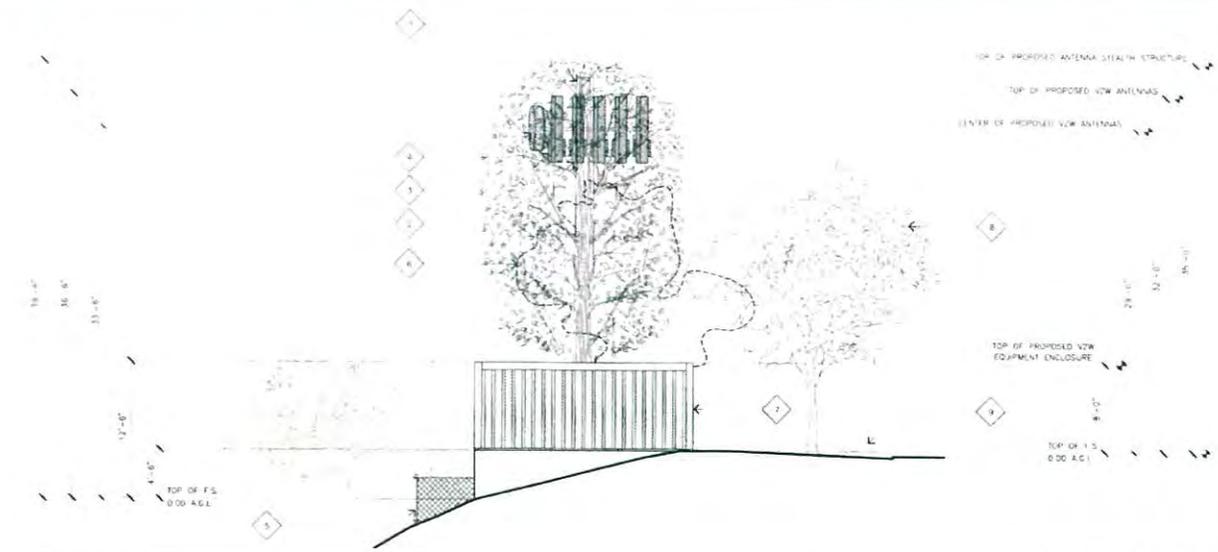
A-1.1

6 - 29

JOB NUMBER: 10171

KEYNOTES

- 1 PROPOSED VZW VZW 35'-0" HIGH ANTENNA STEALTH STRUCTURE
- 2 PROPOSED VZW ANTENNAS MOUNTED TO ANTENNA STEALTH STRUCTURE (4 PER SECTOR (2) SECTORS (TOTAL OF 8))
- 3 PROPOSED VZW RRUS MOUNTED TO ANTENNA STEALTH STRUCTURE (4 PER SECTOR (2) SECTORS (TOTAL OF 8))
- 4 PROPOSED VZW 4'-0" DIAMETER MICROWAVE ANTENNA
- 5 EXISTING CHAIN LINK FENCE BEYOND
- 6 EXISTING TREE TO BE RELOCATED
- 7 PROPOSED VZW 20'-0" X 20'-0" X 8'-0" HIGH CEDAR/CONCRETE FENCE EQUIPMENT ENCLOSURE AROUND PROPOSED VZW 35'-0" HIGH ANTENNA STEALTH STRUCTURE. COLOR TO MATCH EXISTING WOOD FENCE
- 8 EXISTING TREE TO REMAIN TYPICAL
- 9 EXISTING ROCKS TO BE REMOVED TYP

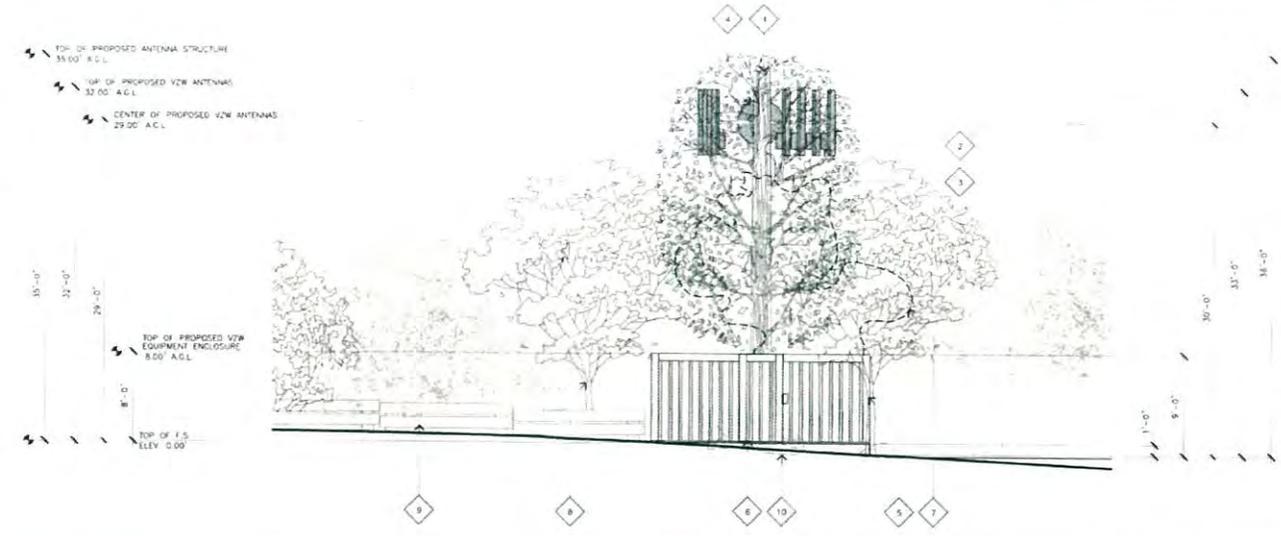


NORTHEAST ELEVATION

SCALE: 3/16"=1'-0" 0 3' 6" 2

KEYNOTES

- 1 PROPOSED VZW VZW 35'-0" HIGH ANTENNA STEALTH STRUCTURE
- 2 PROPOSED VZW ANTENNAS MOUNTED TO ANTENNA STEALTH STRUCTURE (4 PER SECTOR (2) SECTORS (TOTAL OF 8))
- 3 PROPOSED VZW RRUS MOUNTED TO ANTENNA STEALTH STRUCTURE (4 PER SECTOR (2) SECTORS (TOTAL OF 8))
- 4 PROPOSED VZW 4'-0" DIAMETER MICROWAVE ANTENNA
- 5 PROPOSED VZW 20'-0" X 20'-0" X 8'-0" HIGH CEDAR/CONCRETE FENCE EQUIPMENT ENCLOSURE AROUND PROPOSED VZW 35'-0" HIGH ANTENNA STEALTH STRUCTURE. COLOR TO MATCH EXISTING WOOD FENCE
- 6 PROPOSED 8'-0" HIGH VZW SOLID METAL ACCESS GATE PAINT TO MATCH PROPOSED CEDAR/CONCRETE FENCE EQUIPMENT ENCLOSURE
- 7 EXISTING TREE TO BE RELOCATED
- 8 EXISTING TREE TO REMAIN TYPICAL
- 9 EXISTING WOODEN FENCE
- 10 EXISTING ROCKS TO BE REMOVED TYP



NORTHWEST ELEVATION

SCALE: 3/16"=1'-0" 0 3' 6" 1

Jeffrey Rome
 ASSOCIATES
 ARCHITECTURE TELECOMMUNICATIONS
 823 Innovation Drive, Suite 100
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 Tel 916 746 1929 | Fax 916 746 1933

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE PROJECT HEREIN IS STRICTLY PROHIBITED.

PREPARED FOR
verizon
 15500 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

APPROVALS

RF
 ZONING
 CONSTRUCTION
 UTIL ACQUISITION
 OWNER APPROVAL

SITE NAME
MUTH VALLEY ROAD (MCE)
 11470 WILDCAT CANYON ROAD
 LAMESIDE, CALIFORNIA 92040

DRAWING DATES
 06/17/15 PRELIM 2D'S (P1)
 07/13/15 100% 2D'S (P2)
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 10/27/15 100% 2D'S (P4)
 11/02/15 100% 2D'S (P5)
 03/24/16 CITY COMMENTS (P6)

SHEET TITLE

ELEVATIONS

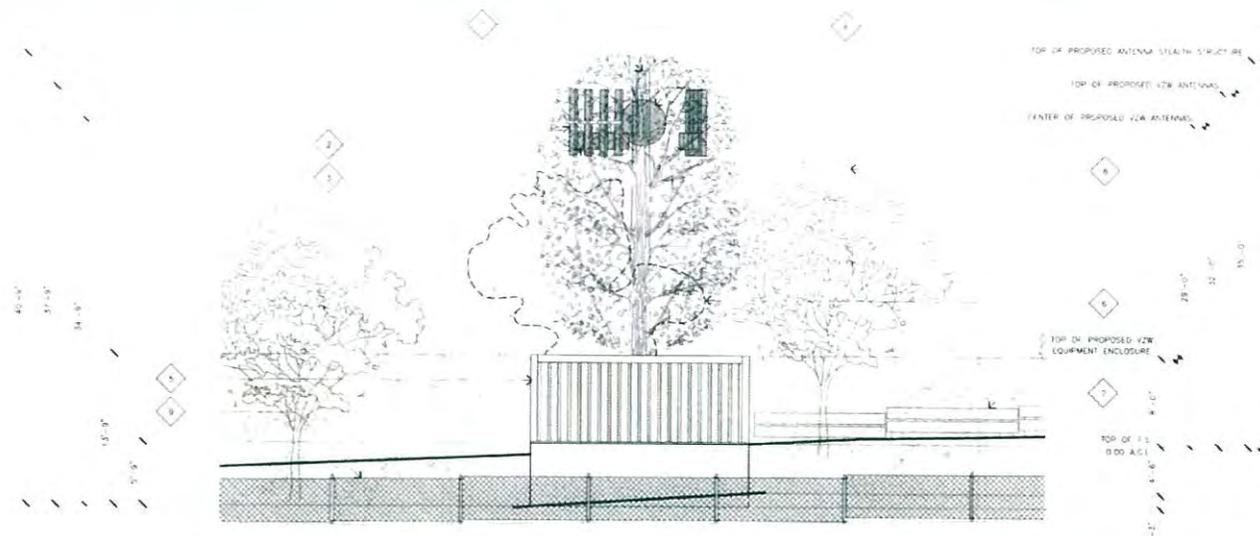
A-2

6 - 30

JOB NUMBER 150113

KEYNOTES

- 1 PROPOSED VZW V2A 15'-0" HIGH ANTENNA STEALTH STRUCTURE
- 2 PROPOSED VZW ANTENNAS MOUNTED ON/VE ANTENNA STEALTH STRUCTURE (4) PER SECTOR (12) SECTORS (TOTAL OF 48)
- 3 PROPOSED VZW RRUS MOUNTED ON/VE ANTENNA STEALTH STRUCTURE (4) PER SECTOR (12) SECTORS (TOTAL OF 48)
- 4 PROPOSED VZW 4'-0" DIAMETER MICROWAVE ANTENNA
- 5 PROPOSED VZW 20'-0" X 20'-0" X 8'-0" HIGH CEDAR/PETE FENCE EQUIPMENT ENCLOSURE AROUND PROPOSED VZW 35'-0" HIGH ANTENNA STEALTH STRUCTURE. COLOR TO MATCH EXISTING WOOD FENCE
- 6 EXISTING TREE TO BE RELOCATED
- 7 EXISTING WOODEN FENCE
- 8 EXISTING TREE TO REMAIN TYPICAL
- 9 EXISTING CHAIN LINK FENCE

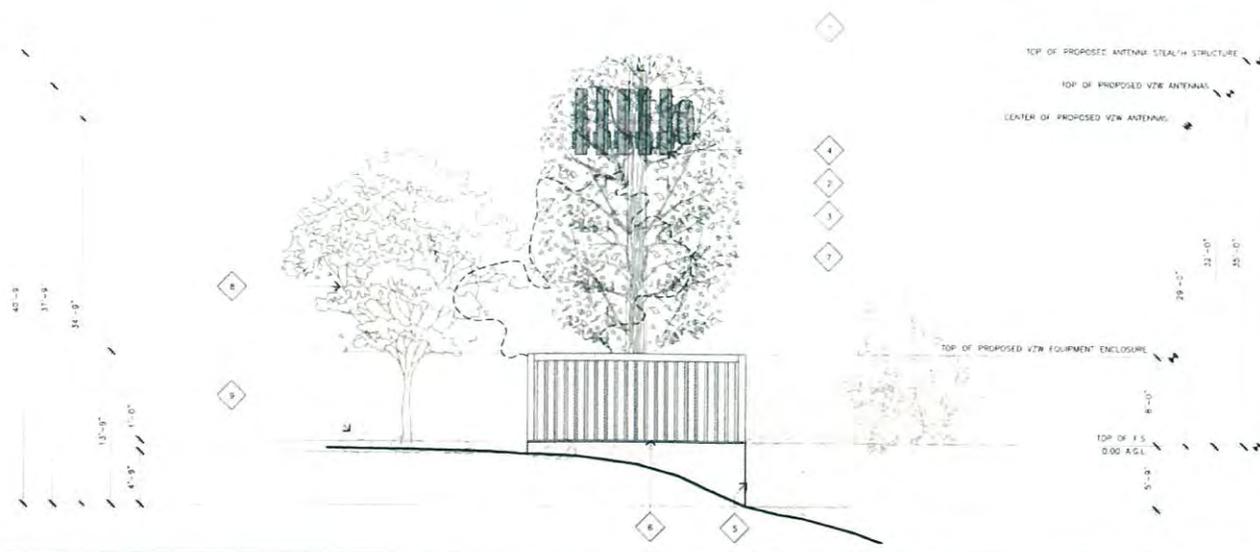


SOUTHEAST ELEVATION

SCALE: 3/16"=1'-0" 0 3' 6" 2

KEYNOTES

- 1 PROPOSED VZW V2A 35'-0" HIGH ANTENNA STEALTH STRUCTURE
- 2 PROPOSED VZW ANTENNAS MOUNTED TO ANTENNA STEALTH STRUCTURE (4) PER SECTOR (2) SECTORS (TOTAL OF 8)
- 3 PROPOSED VZW RRUS MOUNTED TO ANTENNA STEALTH STRUCTURE (4) PER SECTOR (2) SECTORS (TOTAL OF 8)
- 4 PROPOSED VZW 4'-0" DIAMETER MICROWAVE ANTENNA
- 5 EXISTING CHAIN LINK FENCE BEYOND
- 6 PROPOSED VZW 20'-0" X 20'-0" X 8'-0" HIGH CEDAR/PETE FENCE EQUIPMENT ENCLOSURE AROUND PROPOSED VZW 35'-0" HIGH ANTENNA STEALTH STRUCTURE. COLOR TO MATCH EXISTING WOOD FENCE
- 7 EXISTING TREE TO BE RELOCATED
- 8 EXISTING TREE TO REMAIN TYPICAL
- 9 EXISTING ROCKS TO BE REMOVED. TYP



SOUTHWEST ELEVATION

SCALE: 3/16"=1'-0" 0 3' 6" 1

JR3 Jeffrey Rome | ASSOCIATES
 ARCHITECTURE | TELECOMMUNICATIONS
 311 Innovation Drive, Suite 100
 Irvine, CA 92618-8241
 TEL 949 740 3929 FAX 949 740 1531

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH IS RELATED TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR
verizon
 13500 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

APPROVALS

RF
 ZONING
 CONSTRUCTION
 SITE ACQUISITION
 OWNER APPROVAL

SITE NAME
MUTH VALLEY ROAD (MCE)
 11470 WILDCAT CANYON ROAD
 WAKESHEE, CALIFORNIA 92540

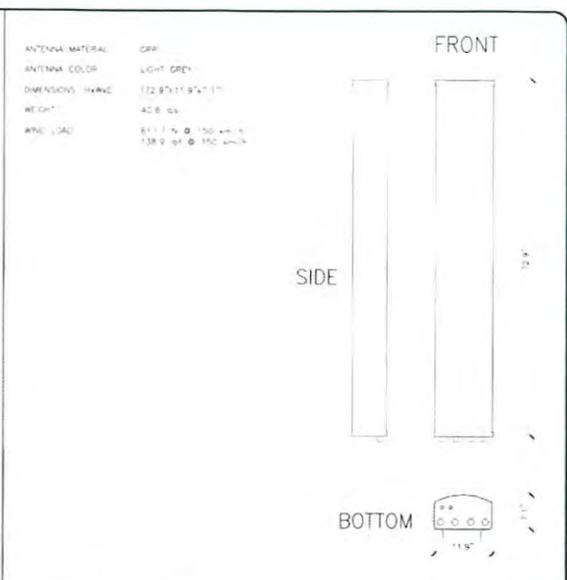
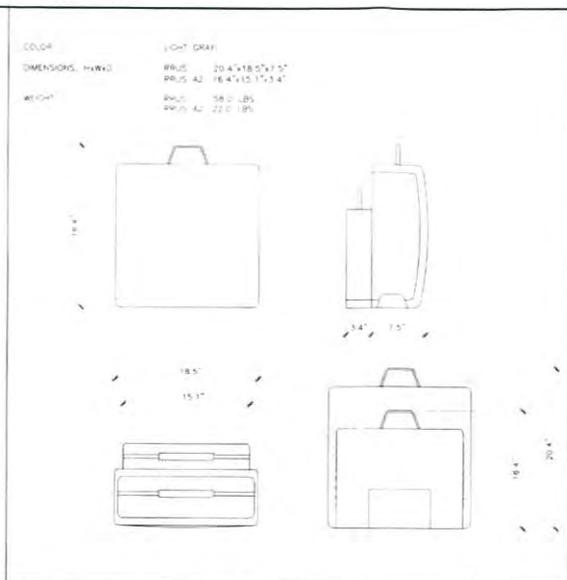
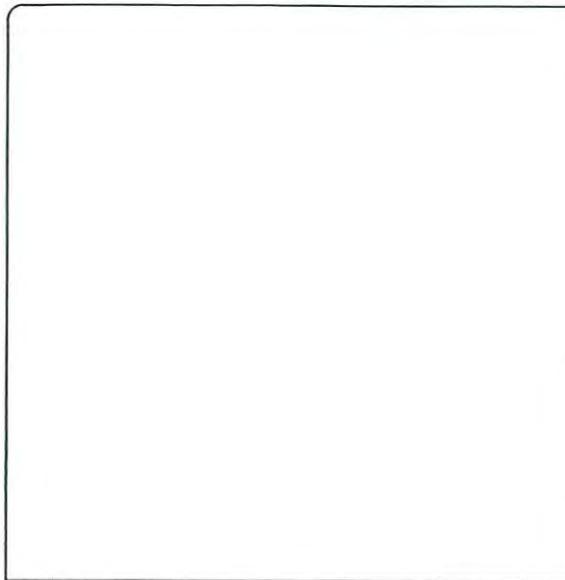
DRAWING DATES
 06/12/15 PRELIM 20% (P1)
 07/13/15 100% 20% (P2)
 07/15/15 100% 20% (P3)
 10/27/15 100% 20% (P4)
 11/02/15 100% 20% (P5)
 03/24/16 CITY COMMENTS (P6)

SHEET TITLE
ELEVATIONS

A-2.1

6 - 31

JRW NUMBER 807 7/15



NOT USED

SCALE: NONE

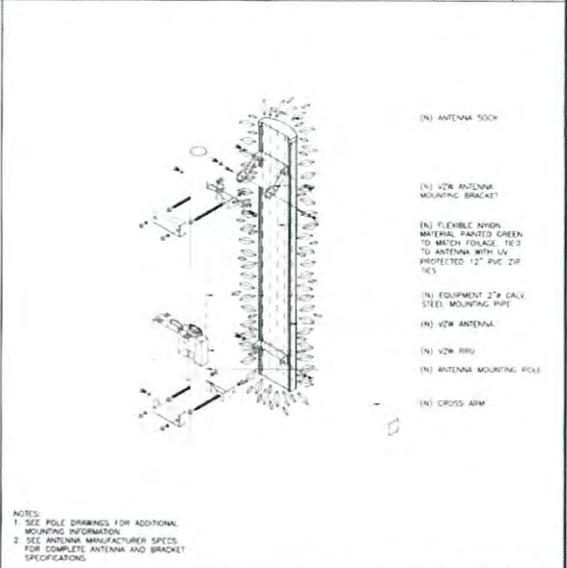
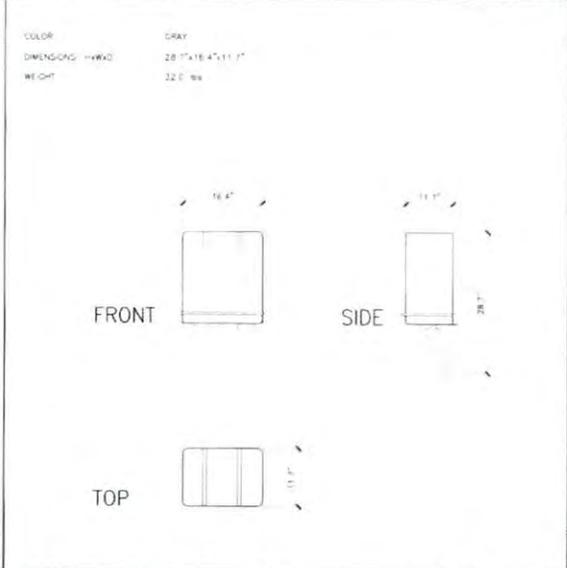
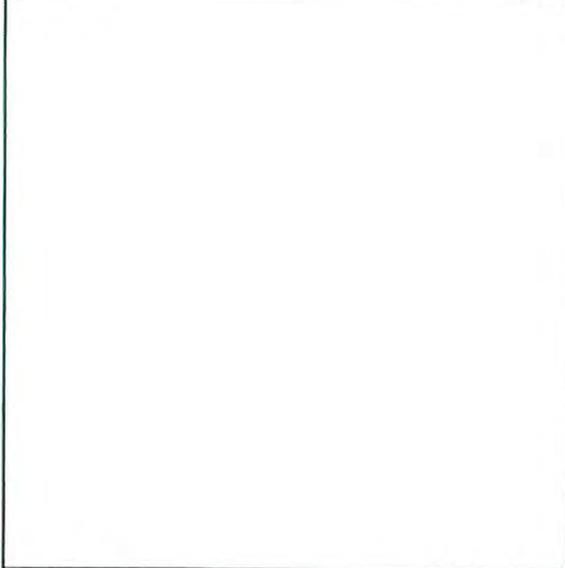
6 RRU SPECIFICATIONS

SCALE: NONE

4 ANTENNA SPECIFICATIONS

SCALE: NONE

2



NOT USED

SCALE: NONE

5 RAYCAP SPECIFICATIONS

SCALE: NONE

3 ANTENNA/RRU/RAYCAP MOUNT. DETAIL

SCALE: NONE

1



Jeffrey Rome ASSOCIATES
 ARCHITECTURE / TELECOMMUNICATIONS
 333 Innovation Drive, Suite 100
 Folsom, California 95632
 Tel: 916 769 1125 Fax: 916 769 1911

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE PROJECT WHEREIN IT IS STRICTLY PROHIBITED.

PREPARED FOR:



15500 SAND CANYON AVENUE, CT
 IRVINE, CALIFORNIA 92618

APPROVALS:

DATE:

JOB#:

CONSTRUCTION:

SITE ACQUISITION:

OWNER APPROVAL:

SITE NAME:

MUTH VALLEY ROAD (MCE)

11470 WILDCAT CANYON ROAD
 LAKESIDE, CALIFORNIA 92040

DRAWING DATES:
 06/17/15 PRELIM 2D'S (P1)
 07/15/15 100% 2D'S (P2)
 07/15/15 100% 2D'S (P3)
 10/2/15 100% 2D'S (P4)
 11/02/15 100% 2D'S (P5)
 03/24/16 CITY COMMENTS (P6)

SHEET FILE:

DETAILS

A-3

6 - 32

JOB NUMBER: 150123

**Attachment B – Form of Decision
Approving PDS2015-MUP-15-028**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

MARK WARDLAW
Director

DARREN GRETLER
Assistant Director

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

COMMISSIONERS

Michael Beck (Chairman)
Leon Brooks (Vice Chairman)
Bryan Woods
Peder Norby
Douglas Bamhart
David Pallinger
Michael Seiter

October 14, 2016

PERMITTEE:

VERIZON WIRELESS

MAJOR USE PERMIT:

PDS2015-MUP-15-028

E.R. NUMBER:

PDS2015-ER-15-14-012

PROPERTY:

11470 WILDCAT CANYON ROAD, IN THE LAKESIDE
COMMUNITY PLAN AREA, WITHIN UNINCORPORATED
SAN DIEGO COUNTY

APN:

391-050-05

DECISION OF THE PLANNING COMMISSION

.....

This Major Use Permit for an unmanned wireless telecommunication facility consists of 7 sheets including plot plan, equipment plan and elevations dated April 21, 2016. This Major Use Permit authorizes construction, operation and maintenance of a 35-foot tall mono-broadleaf tree concealing 8 panel antennas, 8 RRUs, 2 Raycaps, and 1 microwave antenna, along with associated equipment and an emergency backup generator, located within an eight-foot high cedarcrete enclosure, pursuant to Sections 6985 and 7358 of the Zoning Ordinance.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **October 14, 2018** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

This wireless telecommunication facility is considered a "high visibility" facility because it is located within an "Open Space zone", therefore, pursuant to Zoning Ordinance Section 6985.c(11), this Major Use Permit shall have a maximum term of 15 years (**October 14, 2031**). This term may be extended for an additional period of time by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

.....

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in

reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

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

1. GEN#1–COST RECOVERY

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

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

2. ROADS#1–TRANSPORTATION IMPACT FEE

INTENT: In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the Transportation Impact Fee (TIF) Ordinance Number 77.201-77.219, the TIF shall be paid. **DESCRIPTION OF REQUIREMENT:** The TIF shall be paid pursuant to the County TIF Ordinance number 77.201-77.223 and will be based on the Average Daily Trips (ADT) generated by this project per the Select Industrial Uses Category for a Wireless Telecommunications Facility. **DOCUMENTATION:** The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the TIF shall be paid. **MONITORING:** The [PDS, LD Counter] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant. [PDS, BD] shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance.

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

3. GEN#2–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 inspections 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, PPD]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit the fee shall be paid. **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. HAZ#1- HEALTH AND SAFETY PLAN

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

5. PLN#1–PHOTOSIMULATION [PDS, FEE]

INTENT: In order to verify that the site complies with County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall comply with the approved plot plans and photo simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to comply with the approved MUP plans and photo simulations, dated April 4, 2016. To ensure the site was built to be screened from public view, the following shall be required:

- a. Each panel antenna mounted to the faux mono-broadleaf tree shall be covered with a “sock”.
- b. Branches shall extend a minimum of two feet beyond all panel antennas.

DOCUMENTATION: The applicant shall build the site to comply with the approved MUP plans and photo simulations. Upon construction completion, the applicant shall provide photographic evidence to [PDS, PPD] for review. **TIMING:** Prior to occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approved MUP plans and photo simulations. **MONITORING:** The [PDS, PPD] shall review the installation photos and photo simulations for compliance with this condition.

6. **PLN#2–SITE PLAN IMPLEMENTATION**

INTENT: In order to comply with the approved project design, the project shall be constructed as shown on the approved MUP plot plan set, and building construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved MUP plot plan and building plans. This includes, but is not limited to: installing all required design features, removal and replanting of an existing tree, painting all structures with the approved colors and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved MUP plot plan set and building plans. Any changes to the approved MUP plan set or changes to the noise generating equipment shall require either a Modification or Minor Deviation to the approved MUP permit. **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 MUP and building plans. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with the approved Building Plans.

7. **ROADS#2–SIGHT DISTANCE**

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Table 5, Section 6.1 of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor shall provide a certified signed statement that: “There is _____ feet of unobstructed intersectional sight distance in both directions along **Wildcat Canyon Road** from the two existing driveways serving the project, in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”

- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall have the certification completed and submitted to [PDS, LDR] for review. **TIMING:** Prior to occupancy of the first structure built in association with this MUP permit, and prior to final grading release, or use of the premises in reliance of this MUP permit, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications for compliance with this condition.

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

8. **PLN#3–SITE CONFORMANCE**

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall comply with the approved MUP plot plan set, specific conditions, approved building plans and all modifications and deviations thereof. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the MUP plan set and approved building plan set. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors and removing all temporary construction facilities from the site. Failure to conform to the approved MUP plot plan set and approved building plans 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 MUP plot plan set and approved building plans. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County [PDS] for a Minor Deviation or Modification pursuant to the County Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit and conditions.

9. **PLN#4–SITE CONFORMANCE (CELLULAR FACILITIES)**

INTENT: In order to comply with County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements which 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 MUP photo simulations dated April 4, 2016. The faux mono-broadleaf tree branches shall extend two feet beyond the panel antennas which will be covered by "socks". Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment enclosure, with equipment that cannot be seen by an

- adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, subject to the satisfaction of the Director of PDS. Expansion of the existing approved equipment enclosure and/or changes to the approved noise generating equipment would require either Modification or Deviation of the MUP 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 that are discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
 - e. The existing tree which is required to be removed for facility installation shall be transplanted on-site. If the transplanted tree dies as a result of the transplanting, it shall be replaced with tree of approximately the same height and specie and shall be approved by the Parks Department.

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

MAJOR USE PERMIT FINDINGS

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

(a) The location, size, design, and operating characteristics of the proposed use would 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 Major Use Permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunication facility. The facility would consist of a 35-foot tall faux mono-broadleaf tree with antennas and associated equipment. The equipment for the facility would be located at the base of the faux mono-broadleaf tree and both the faux tree and equipment will be enclosed by a cedarcrete enclosure with walls measuring approximately 8 feet. The proposed telecommunication equipment facility would consist of eight panel antennas, eight remote radio units (RRU's), two Raycaps and one microwave dish mounted on the faux mono-broadleaf tree. The equipment and the emergency backup generator unit would be housed (and screened from view) within the 8-foot tall, 400-square foot, cedarcrete enclosure. The cedarcrete equipment enclosure has been designed to look like natural wood paneling and is similar to other park structures.

The proposed wireless telecommunication lease area will occupy approximately 400 square feet of the 311-acre County Park (Louis A. Stelzer) parcel. The project is subject to the Public Agency Lands General Plan Land Use Designation and Open Space (S80) Zoning.

Scale and Bulk:

The project area can be characterized as natural and riparian with agricultural and residential use nearby. The developed residential lots in the surrounding area contain single-family residences and detached accessory structures such as sheds, barns and garages, and intermixed with agricultural uses. The faux mono-broadleaf tree and wireless telecommunication equipment would be located approximately 358 feet southwest of the closest residential property line and over 60 feet southeast from Wildcat Canyon Road.

The photo simulations illustrate that the proposed 35-foot high faux mono-broadleaf tree and cedarcrete equipment enclosure would be unobtrusive to the surrounding residential and roadway view shed. The view of the wireless facilities is minimized due to the distance from surrounding residences, project design, surrounding mature landscaping and the terrain of the area. The 35-foot tall faux mono-broadleaf tree equipment includes 8 radio remote units (RRU's) that would be placed behind the 8 panel antennas to make them less likely to be seen. Each of the eight panel antenna would be covered in "socks" which have the appearance of faux tree leaf coverings which match the branches of the faux mono-broadleaf tree. Furthermore, the branches would extend a minimum of two feet past the socked panel

antennas to help conceal their appearance. The trunk of the faux mono-broadleaf tree would have a heavy bark texture to match other trees found in the immediate vicinity. The wireless facility is setback 60 feet from Wildcat Canyon Road approximately 358 feet southwest of the closest residential property line to allow for a natural view buffering with the existing topography and mature vegetation. Considering the distance between the proposed wireless facility from the roadway and nearby residences, the camouflaging of the facility, and the presence of existing mature vegetation, the proposed facility would blend in with the County Park structures and the surrounding area and meet the coverage objectives that Verizon requires. For the reasons stated above, the project would be in harmony with surrounding land uses in terms of scale and bulk and would not result in a negative impact to the surrounding area.

Coverage:

The subject parcel is a County Park (Louis A. Stelzer) consisting of approximately 311 acres. The surrounding land uses consist of single-family residences, undeveloped lots, and public facilities. Parcel sizes in the area range from approximately 1 acre to over 300 acres. The lease area for this unmanned wireless telecommunication facility would be approximately 400 square feet resulting in less than one percent lot coverage. Due to the small footprint, the addition of the wireless telecommunication facility represent a below average lot coverage as compared with the surrounding parcels.

Density:

No residential structures are proposed. The project is a Major Use Permit for a wireless telecommunication facility, as such, is not subject to density.

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

The project is located within the Lakeside Fire Protection District. The Deputy County Fire Marshal has reviewed the wireless telecommunication facility and determined it complies with County Fire Code requirements (Policy FP-2). The project would not require water or sewer services and electrical and telephone services are available. As such, all required services and utilities are available for the project.

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

The project is a Major Use Permit for an unmanned wireless telecommunication facility which would consist of a 35-foot high faux mono-broadleaf tree, and associated antennas, equipment and emergency backup generator. To camouflage the antennas on the faux mono-broadleaf tree, each panel antenna would be covered in "socks" and the branches would

extend two feet past the panel antennas which would further buffer and screen the facility. The equipment would be enclosed by a cedarcrete wall enclosure which would be painted a matte earth tone color finish that would help it blend in with the surrounding Louis A. Stelzer Park facilities.

The photo simulations on file with the Major Use Permit illustrate that the line, form, and color of the new facility would be largely consistent with other elements that make up the visual setting of the area.

The facility would be located along the northeastern portion of the County Park property and approximately 60-feet southeast from Wildcat Canyon Road. Considering the distance of the proposed facility from the closest residential property line (approximately 358 feet) combined with the variation of the terrain in the area, the citing of the facility, as designed, would not cause an adverse aesthetic effect to the surrounding land uses or roadway. For the reasons stated above, the project would not have a harmful effect on the desirable 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 one maintenance trip per month and would utilize the existing County Park access driveways connecting to Wildcat Canyon Road. Existing parking is available and adequate. The proposed wireless telecommunication facility would be compatible with the existing rural nature of the surrounding area because the number of maintenance trips would not alter the expected traffic or physical character of Wildcat Canyon Road and would be compatible with the adjacent uses. Therefore, the number of maintenance trips (one per month) would not have an effect upon the capacity or physical character of Wildcat Canyon Road.

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

The project is an unmanned wireless telecommunication facility consisting of a 35-foot high faux mono-broadleaf tree and cedarcrete equipment enclosure for associated equipment. The subject property is 311 acres and is developed with County Park facility structures, driveways and parking. The installation of the telecommunication facility would not require significant alteration to the land form. The project would be unobtrusive and would not change the characteristics of the area. As such, the proposed project would be compatible with the site adjacent land uses.

6. Any other relevant impact of the proposed use

No relevant impacts were identified.

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

The project is subject to the General Plan Land Use Designation Public Agency Lands and the Lakeside Community Plan. The project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project complies with General Plan Policy LU15.1 – telecommunication facilities compatibility with setting because it would support the surrounding community, has been designed and sited to minimize visual impacts, would not result in adverse impacts to the natural environment and would be compatible with existing nearby development and community character. Lastly, the project also complies with General Plan Policy COS 11.1 – Protection of scenic resources and COS 11.3 – Development siting and design because the project has been designed to minimize visual impacts by camouflaging the facility so as not to impact the viewshed of neighboring residential uses or detract from the visual setting along Wildcat Canyon Road. Therefore, the project is consistent with the San Diego County General Plan.

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

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

WIRELESS TELECOMMUNICATION FINDINGS

The project is located in a preferred location, in a non-preferred zone. Pursuant to Section 6986.b of the Wireless Telecommunication Facilities Ordinance, the applicant has provided an alternate site analysis (ASA) and included discussion as to why other preferred locations in the area were not technologically or legally feasible. Due to the camouflaging characteristics of the proposed facility and the lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

.....

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:

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

EXCAVATION PERMIT REQUIRED: An excavation permit from the County Department of Planning & Development Services (PDS) is required for undergrounding and/or relocation of utilities within the County right-of-way.

NOISE ORDINANCE COMPLIANCE: In order to comply with the County Noise Ordinance 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved MUP plot plan set, 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 the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance 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, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: On January 24, 2007, 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 January 25, 2008.

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 on Page 19, Section D.1.d (4), subsections (a) and (b):

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf.

<http://www.sandiegocounty.gov/content/sdc/dpw/watersheds/susmp/lid.html>

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 above.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of movement of material or eight feet (8') of cut/fill per criteria of Section 87.201 of Grading Ordinance.

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

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

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

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on October 14, 2016.

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

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with Section 7366 of the County Zoning Ordinance. An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Planning Commission until a hearing on your application is held and action is taken by the Board of Supervisors. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Form of Decision is _____ by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 14th day of October, 2016, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

Jarrett Ramaiya, Chief
Project Planning Division
Planning & Development Services

MW:JR:dk

cc: Verizon Wireless, 15505 Sand Canyon Avenue, Irvine, CA 92618
Jeffrey Rome & Associates, 131 Innovation Drive, Irvine, CA 92617
PlanCom, Inc. 302 State Place, Escondido, CA 92029

email cc:

PlanCom, Inc. kerrigan.diehl@plncominc.com
Ed Sinsay, Land Development, Team Leader, PDS
David Sibbet, Planning Manager, PDS
Lakeside Community Planning Group
Marcus Lubich, Department of Parks and Recreation
County of San Diego, General Services Gregory.Locke@sdcounty.ca.gov
County of San Diego, General Services Sara.lsgur@sdcounty.ca.gov
SFerber@semprautilities.com

Attachment C –Environmental Documentation

NOTICE OF EXEMPTION

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

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

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

Project Name: Muth Valley Wireless Facility Major Use Permit, PDS2015-MUP-15-028, PDS2015-ER-15-14-012

Project Location: 11470 Wildcat Canyon Road, Lakeside Community Plan Area, within unincorporated San Diego County

Project Applicant: Verizon Wireless, Kerrigan Diehl, 302 State Place, Escondido, CA 92029, (760) 587-3003

Project Description: The project is a Major Use Permit for a wireless telecommunications facility consisting of 8 panel antennas, 8 remote radio units, 2 Raycap surge suppressors and 1 microwave dish antenna concealed within a 35 foot high faux mono-broadleaf tree. The project includes equipment cabinets and an emergency generator housed within a 400-square foot equipment shelter with eight foot high cedarcrete walls and solid metal access doors.

Agency Approving Project: County of San Diego

County Contact Person: Don Kraft Telephone Number: (858) 694-3856

Date Form Completed: October 14, 2016

This is to advise that the County of San Diego Planning Commission has approved the above described project on October 14, 2016/Item #7 and found the project to be exempt from the CEQA under the following criteria:

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

Statement of reasons why project is exempt: Section 15303 is for the construction and location of limited numbers of new small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples include, but are not limited to, commercial structures less than 2500 square feet, not involving the use of significant amounts of hazardous substances, where all necessary public services and facilities are available and the surround area is not environmentally sensitive.

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

Signature: _____ Telephone: (858) 694-3856_____

Name (Print): Don Kraft Title: Land Use/Environmental Planner

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

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

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

**FOR PURPOSES OF CONSIDERATION OF
MUTH VALLEY WIRELESS FACILITY MAJOR USE PERMIT
PDS2015-MUP-15-028, PDS2015-ER-15-14-012**

October 14, 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:

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. 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:

Staff has determined the proposed project is exempt from the California Environmental Quality Act pursuant to CEQA Section 15303. Projects found to be exempt from CEQA are also exempt from the County's Biological Mitigation Ordinance (Section 86.503(a)(1)). Therefore; the project is not subject to the requirements of the Biological Mitigation Ordinance. However, no project within the MSCP County Subarea Plan, regardless of exemption status, may conflict or otherwise hinder the MSCP preserve system. Staff completed a finding of conformance with the MSCP Subarea Plan dated October 14, 2016. This finding explains how the project will not conflict with the goals of the MSCP.

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 will not use any groundwater for any purpose, including irrigation or domestic supply.

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

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input 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 Steep Slope 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 type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>

Discussion:

Pursuant to Section 86.603a of the Resource Protection Ordinance (RPO), the RPO is not applicable to a Permit that is categorically exempt from the California Environmental Quality Act (CEQA). Staff has determined the project is exempt pursuant to Section 15303; therefore, the RPO is not applicable to the project.

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 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.

Transportation (traffic, railroad, aircraft) noise levels at the project site are not expected to exceed Community Noise Equivalent Level (CNEL)=60 decibels (dB) limit because review of the project indicates that the project is not in close proximity to a railroad and/or airport. Additionally, the County of San Diego GIS noise model does not indicate that the project would be subject to potential excessive noise levels from circulation element roads either now or at General Plan buildout.

Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego Noise Ordinance.

**MULTIPLE SPECIES CONSERVATION PROGRAM
CONFORMANCE STATEMENT
VERIZON - MUTH VALLEY PDS2015-MUP-15-028
APN: 391-050-05**

October 14, 2016

Summary

The project is a telecommunications facility concealed within an approximately 35-foot high, stealth designed, faux mono-broadleaf tree. The associated equipment to operate the facility including emergency standby generator will be located at grade below the tank within a proposed walled equipment enclosure. The telecommunications facility is proposed to be constructed on existing developed land within Louis Stelzer County Park. The project is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

Statement of Fact

There are no sensitive habitats or species within the proposed project area. The site is entirely urban/developed and does not support native vegetation. As a Tier IV habitat, no on-site preservation is required and impacts to urban/developed areas do not require mitigation under the Biological Mitigation Ordinance. No impacts to wildlife corridors or linkages will occur as the project site does not support geological, topographic or habitat features that would function in a corridor capacity. Furthermore, the site is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value, and does not support sensitive species. Given the current site conditions and the surrounding land uses, development of this project will not hinder the formation of a future preserve system.

Conclusion

After consideration of the above facts, the proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance.

Attachment D – Environmental Findings

**ENVIRONMENTAL FINDINGS
VERIZON MUTH VALLEY MAJOR USE PERMIT
PDS2015-MUP-15-028
APN: 391-050-05**

October 14, 2016

- 1) Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15303 for the reasons stated in the Notice of Exemption.
- 2) Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, Section 86.601 et seq.).
- 3) Find that plans and documentation have been prepared for the proposed project that demonstrates that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, Section 67.801 et seq.).
- 4) Find that the project is consistent with the Multiple Species Conservation Plan (MSCP) and the County Subarea Plan and that the project is exempt from the Biological Mitigation Ordinance (County Code, Section 86.501 et seq.) as explained in the MSCP Conformance Statement dated October 14, 2016, on file with Planning & Development Services.

Attachment E – Public Documentation

LAKESIDE COMMUNITY PLANNING GROUP

FINAL MEETING MINUTES

Wednesday, April 6, 2016 - 6:30

Members present:

Seat 1-Kristen Mitten; 2-Brian Sesko; Seat 3-Karen Ensall; Seat 4-Mike Anderson; Seat 5-Deborah Montgomery; Seat 6-Josef Kufal; Seat 8-Nathan Thompson; Seat 9-Wyatt Allen; Seat 10-Milt Cyphert; Seat 12-Steve Robak; Seat 13-Lisa Anderson; Seat 14-Julie Bugbee;

Members Absent:

Seat 15-Bob Turner; Seat 7-currently vacant; Seat 11- currently vacant

Members Late: 2-Brian Sesko (6 minutes)

Public present: Approximately 52 present, including 12 board members. 5 people signed up for Open Forum. 13 signed up for Greenhills Ranch and 4 signed up for the Foothills Christian Ministry.

OPEN HOUSE (6:00 - 6:30pm)

1) **CALL TO ORDER:** 6:33 PM

a. ROLL CALL - Quorum reached with 11 present.

2) **PLEDGE OF ALLEGIANCE:** Lead by Steven Robak.

3) **APPROVAL OF THE MINUTES FOR THE MEETING OF:** Mar 2, 2016

a. Corrections: No corrections discussed.

MOTION: was made by Wyatt Allen to approve the meeting minutes for March 2016; seconded by Steven Robak. **VOTE:** Motion Passed (10-0-1).

4) **ANNOUNCEMENTS**

a. **Audio Recording** - Notification was provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes.

b. **Open Seats:** There are currently two open seats on the LCPG, seat 7 and seat 11.

i. Interested citizens who reside within the Planning Group area are encouraged to apply for the remaining positions by filling out the application that is on the website.

1. Still have two open seats with three applications currently submitted.

2. Still waiting on the county at this point.

5) OPEN FORUM

a. Jitka Perez

i. Two requests for LCPG.

1. Put Linden Road at high priority on the Capital Improvements list for 2016 for the road to be fixed.
2. Please stick to the Lakeside Community Plan when approving projects so people who live in the older sections of the community don't get stuck with poor planning.
 - a. Has been trying to get help for Linden Road for 2 years, 3 months, and 7 days with the County of San Diego and almost a year with LCPG.
 - b. Problems are a result of poor planning.
 - c. There are no storm drains on Winter Gardens between Orchard Road and Golden Ridge Rd. therefore Linden Rd. takes almost all the flood waters off of Winter Gardens Blvd.
 - d. County wants the 14 residents to form a permanent road division. Residents are over burdened. No infrastructure, no storm drains.
3. Feels LCPG is approving too many projects with higher density, not enough infrastructure, regulation of ordinances, or consideration of surrounding neighbors.
 - a. Would like LCPG to say no to higher density projects.

b. Terry Burke-Eiserling

i. Commented on Jitka's statements.

1. What was done in the past is past and this board and the county will be slow to turn it around.
2. Feels the current LCPG is trying to do things the right way.
3. Supports Jitka's problem but it's not the fastest moving process.

c. Darrin Howell, San Miguel Fire Chief

- i. Was before the LCPG several months' back to get site plan approved.
- ii. Plan was changed from improving an older 1950 building to a new essential services 50 year station.
- iii. Has Board approval to spend approx. 1.4 million on a new fire station.
- iv. Looking for minor site plan deviation approval. New plan is very similar to past plan.
- v. It did make it through the county process but didn't make to the LCPG agenda.
 1. Looking for a long term fix, something that fits the community.
 2. Conventional construction 2 bay apparatus station.

d. Milton Cyphert just got the deviated plans in the mail April 6. It will be added to the May meeting agenda.

- e. Karen Ensall
 - i. Karen presented the PLDO letter she wrote per last month's meeting discussion.
 - 1. PLDO letter states that taxes would be collected to use for parks and recreation. This does not include wording for trails.
 - 2. Karen will submit to Milton for signature and mailing.
 - ii. At the County Revitalization meeting Karen spoke to Richard Petty, the county person who does the infrastructure, regarding 67 north and Winter Gardens exit. There is no stop there so people just shoot across three lanes to make a left turn onto Woodside. It is very dangerous. This situation needs to be looked at.
 - iii. Karen contacted the County and said this should be added to the LCPG Capital Improvements Priority list.
 - iv. Karen also mentioned the traffic on Moreno. On Thursday and Fridays between 4:30 and 6pm it is almost impossible to get out of the driveways. Karen would also like to put traffic calming on the Capital Improvements Priority List and get public comments as well.
 - v. LCPG will add Linden Road issues to the Capital Improvements List.
 - vi. Milton Cyphert said we will put the Capital Improvements List on next month's agenda.
- f. Kristen Mitten
 - i. We were supposed to talk about the Capital Improvements Priority List last October.
 - ii. We had a subcommittee meeting last time the list was updated and it took about two hours to hash out the list. Kristen is suggesting reestablishing another subcommittee.
 - iii. Milton wants to talk about the subcommittee under group business.

6) COUNTY PRESENTATIONS

- a. Bill Saumier with the County presenting on the following:
 - i. Lindo Lake Teen Center Photovoltaic design and construction project.
 - 1. Jerry F. Department of Parks and Recreation.
 - 2. Final design for Lakeside Teen Center to install photovoltaic (solar panels) system.
 - 3. System consists of about 48 panels, 10 of which will be on north side of building as you walk in, the higher portion of the building. Remaining will be on the south side of the building. System includes micro inverters and latest technology to prevent the entire system from going down.
 - 4. Design is to offset 100% energy usage.
 - 5. Going out to bid this month, with construction to complete about July 2016.
 - 6. The county had funds available and Parks and Recreation didn't want to pass up the opportunity to improve Lakeside. Because

this just came up it hadn't been presented to the community before.

7. Would like the community to be on board with what is done.
8. Panels will be on flat part of the roof in back section.
 - a. Two rows on front will be visible.
 - b. It will be 100% off the grid.
9. Not asking for a vote at this time but wants input and concerns.
10. Comments/concerns
 - a. Josef Kufal: the project has micro inverters, has someone been monitoring the performance of the panels.
 - i. It will be monitored and will have a computer, monitoring station, kiosk, and will be monitored to know how much it is producing and can get credit for.
 - b. Public: didn't have much time to prepare so can't comment and has issue with late notification. Feels there is lack of communication.
 - i. This was hurried so funds would still be available and not go to another community. If project does not get done the money would possible go elsewhere.

MOTION: Motion made by Wyatt Allen to support the solar panel project, seconded by Julie Bugbee. **VOTE:** Motion passed (11-0-0)

- i. Comments on motion:
 - a. Kristen Mitten, question about sending this out for bid and latest technology. Will the solar panels be non-glare, create heat (problems for the birds), or anything like that.
 - i. Answer: Panels are dark so the understanding is that they generate heat. There will be a washing system to keep panels clean.
 - b. Julie Bugbee, wanted to explain that sometimes these things come up quickly and we have to make a decision at the spur of the moment.
 - c. Janis Shakelford, would personally recommend support of the motion. Chairs the Lindo Lake Subcommittee, the subcommittee was informed that solar would be added similar to what is on the roof in the current building. Personally does not feel the appearance of solar is detrimental in this day and age.
 - d. Milton Cyphert, from personal experience feels solar will save the tax payers a lot of money in the long run.
 - e. Brian Sesko, addressed the community concerns about items coming before the board without proper

notification. For a year has been trying to get answers from the county about parking problems in Lakeside and no notification. Finally got a response two days ago about what the county announces, what they tell the community, and what they don't tell the community.

- f. Feels the LCPG thinks this solar project is good for the community even if the community didn't get notified as we would like them to.
 - g. Milton Cyphert, per the rules and the Brown act this agenda was posted within 72 hour of the meeting and went out on public email. It was publicly noticed.
- ii. Public generated preferred design concept for Lindo Lake.
- 1. Bill Saumier, Department of Parks and Recreation
 - a. Had several meetings on improving water in Lindo Lake.
 - b. Has had three community meetings to gather input and to create designs. Sent out over two thousand flyers reaching out to people who live in this community.
 - c. Will take some of the dredge material and utilize on site.
 - d. Approx. 250 thousand cubic yards of material needs to be moved. 31 thousand will stay on site.
 - e. Majority of the community wanted to see deepened basins on both sides; about 10ft deep is the maximum that can be done in order not to erode the shoreline.
 - i. Community wanted to see:
 - 1. More stable shorelines
 - 2. Fishing peers
 - 3. Crossing from boathouse to community center
 - 4. Improving ADA
 - 5. Bird Blinds for viewing areas in eastern basin
 - 6. Depth will help with algae bloom
 - 7. Filtration devices on incoming pipes to capture sediment
 - 8. Aeration to keep water clear
 - f. Offered the public a chance to be involved and come to meeting as this project progresses.
 - g. Once design is approved will be going for permits.
 - h. Once permitted the money is out there.
 - 2. Board comments/questions:
 - a. Wyatt Allen, great grandmother, Flossy Beetle, sat with a shotgun and wouldn't let anyone tear down the boat house gazebo. Feels it will be a nice project for Lakeside.

3. Public comments/questions:

- a. Janis Shakelford, Chair of Lindo Lake Subcommittee for Lakeside Revitalization Program.
 - i. This is one major step that the community has been working on since the Revitalization program began in Lakeside in the 1990's.
 - ii. Hopes the LCPG will support the concept so it can go forward. Without LCPG support it will come to a standstill and have to be looked at again.
 - iii. All the community meetings that have been held have come up with this design.
 - iv. Well over a couple hundred people have responded. All issues will be addressed in the environmental study.
- b. Brian Jones, chair for infrastructure for revitalization.
 - i. Has been tasked to make sure the county accepts responsibility for the catch basins.
 - 1. The one at Petit and the one at Julian and Pino.
 - 2. These hold sand and when they get too full the sand carries over into the lake. One of the biggest problems is the chain link fence and difficulty getting a backhoe in to clear sand. Needs to be changed to facilitate the sand removal.
 - 3. There are four people at DPW to clear 20 catch basins so their tasks are full.
 - 4. Need to address this issue to keep sediments out of the lake. Bill says it is part of the project.
- c. Maggie O'Brian, Lakeside citizen. Lives on Lakeshore Drive.
 - i. Thanked Milton for clarifying the notification issue. It was not a challenge to LCPG it was a challenge to the comment the public was not given enough time to decide on the thing.
 - ii. Has oppositions to the current plan to restore Lindo Lake.
 - 1. Concerns on the cost, heard it could take 8 to 16 million vs. cost of a fire station for 1.4 million.
 - 2. Feels there hasn't been enough notification from the county to this area of

Lakeside with regards to participation and the decisions made.

3. Will have a negative impact on the current and rustic environment of the park.
4. Has more detailed information regarding the primacies to these conclusions and will send in email correspondence in order to save time at meeting.

iii. Milton Cyphert addressed some of Maggie's points.

1. Been working on the Lake for about 17 years. Feels that saying the publicly noticed past three years of meetings is not enough notice is misguided.
2. The Lake is dying right now. It's the centerpiece of our town. It needs fixed or will be no more. The choice is do nothing and lose the Lake or do something, which will cost money. It's the least expensive of all the ways proposed.
3. Maggie stated she was referring to the most recent meetings in regards to the design plan and notification to the public. Is not proising "do nothing" but thinks there are ways to scale it down some. Knows the Lakes importance.

d. Julie Bugbee, comment; lived in Lakeside 43 years and has a shop in Lakeside since 1977 and the Lake has deteriorated consistently and she will support anything anyone does for it.

MOTION: Motion made by Julie Bugbee to support/approval design concept 3 as presented by the County, seconded by Wyatt Allen.

1. Comments on the motion:

- a. Brian Sesko asked for clarification on the overall concept. Wanted to know if what is presented is locked in concrete. Answer was that it is a vision of the community and may change if the environmental agencies ask for something to be done. Also, further public comments will be addressed.
- b. Public comment was that based on community input it was final end result and etched in stone as they understood it.
- c. Milton's comment was that it is a final "concept" however as will all projects of this scope from concept to finish sometimes there is other input and things can change.

- d. Kristen Mitten, the meetings this will likely be coming back to in not necessarily through LCPG but the Lindo Lake Subcommittee run by Janis Shakelford. It's a good idea to get on her mailing list so as to be notified of the meetings.

VOTE: Motion passed (12-0-0)

7) PUBLIC HEARING

- a. Proposed Verizon Cell, Faux 35' tree, PDS 2015 MUP-15-028, 11470 Wildcat Canyon Road/Muth Valley Road. Zoned open space.
 - i. Kerrigan Diehl, project is a major use permit for a 35' faux tree concept.
 - 1. Original concept was a water tower but a tree design was preferred to fit the area. Will be made with cedercrete (looks like wood) which meets FP2 for fire.
 - 2. Showed photos simulations showing the location and what the faux tree would look like.
 - 3. This site is designed as two sectors shooting up and down Wild Cat Canyon Road.
 - 4. Gives coverage at the local park and to cover those traveling on Wild Cat Canyon Road.
 - ii. LCPG comments/questions:
 - 1. Steve Robak, asked if this will help the dead spot going up the hill to Barona. Because of the 35' height it would cover the lower and mid section of the road. It would take 80' to cover the higher section. It's line of site.
 - 2. Nathan Thompson wanted clarification on location. It is in the parking lot of the park. Not on side of road visible when driving by. Down at parking lot lower than the road level.
 - 3. Wyatt Allen asked if it would cohabitate with other providers. The tree is designed for cohabitation but not the equipment. Any other provider wanting to cohabitate and add their antennas would have to go through the county to acquire some space.
 - 4. Brian Sesko assumed this would generate revenue for the county parks system. There is a lease agreement.
 - iii. Public comments/questions:
 - 1. Pat asked how far the signal will reach. It will be about a mile, mile and a half.

MOTION: Motion made by Brian Sesko to approve/support the Verizon Tower as presented, seconded by Kristen Mitten.

- 1. Discussion on motion:
Josef Kufa asked if the tower will withstand fire. The tree is a steel pole and the equipment is designed to withstand an FP2 fire. In a large scale event there may be damage.

VOTE: Motion passed (12-0-0).

- b. Discretionary Permit for MUP PDS2016-MUP-72-650W4. Foothills Christian Ministry, 10404 Lake Jennings Park Rd, Lakeside, CA 92040, APN: 395-280-37-00. Replace temporary, modular classroom with permanent structure.
- i. Kevin Miller, Pastor for Foothills Christian Church.
 1. Been at the location since 1999. Modulares were put on the property in 2002. In 2008 one was approved to be converted from a temporary to a permanent. Enrollment went down so the other temporary modular was not being used.
 2. Looking to put a permanent modular for a second class for 4th and 5th graders and leaving the temporary.
 3. Doesn't increase traffic. Passed all environmental studies.
 4. No impact; is in middle of school and has been there for years.
 5. Asking LCPG to support the project.
 - ii. Deborah Montgomery: wanted clarification on if this is a regular building or permanent modular unit. It is modular, not a structure.
 - iii. Milton Cyphert asked if the modular would be replaced with a newer one. A permanent foundation will be put in and a new modular.
 1. Kristen Mitten, looks like the plans show the new module is proposed to go where the sand playground is currently. That is where the new module will go and the Sand playground will be moved to where the basket ball courts are.

MOTION: Motion by Wyatt Allen to approve/support the project, seconded by Nathan Thompson.

No comments from the public, no comments from LCPG.

VOTE: Motion passed (11-0-1)

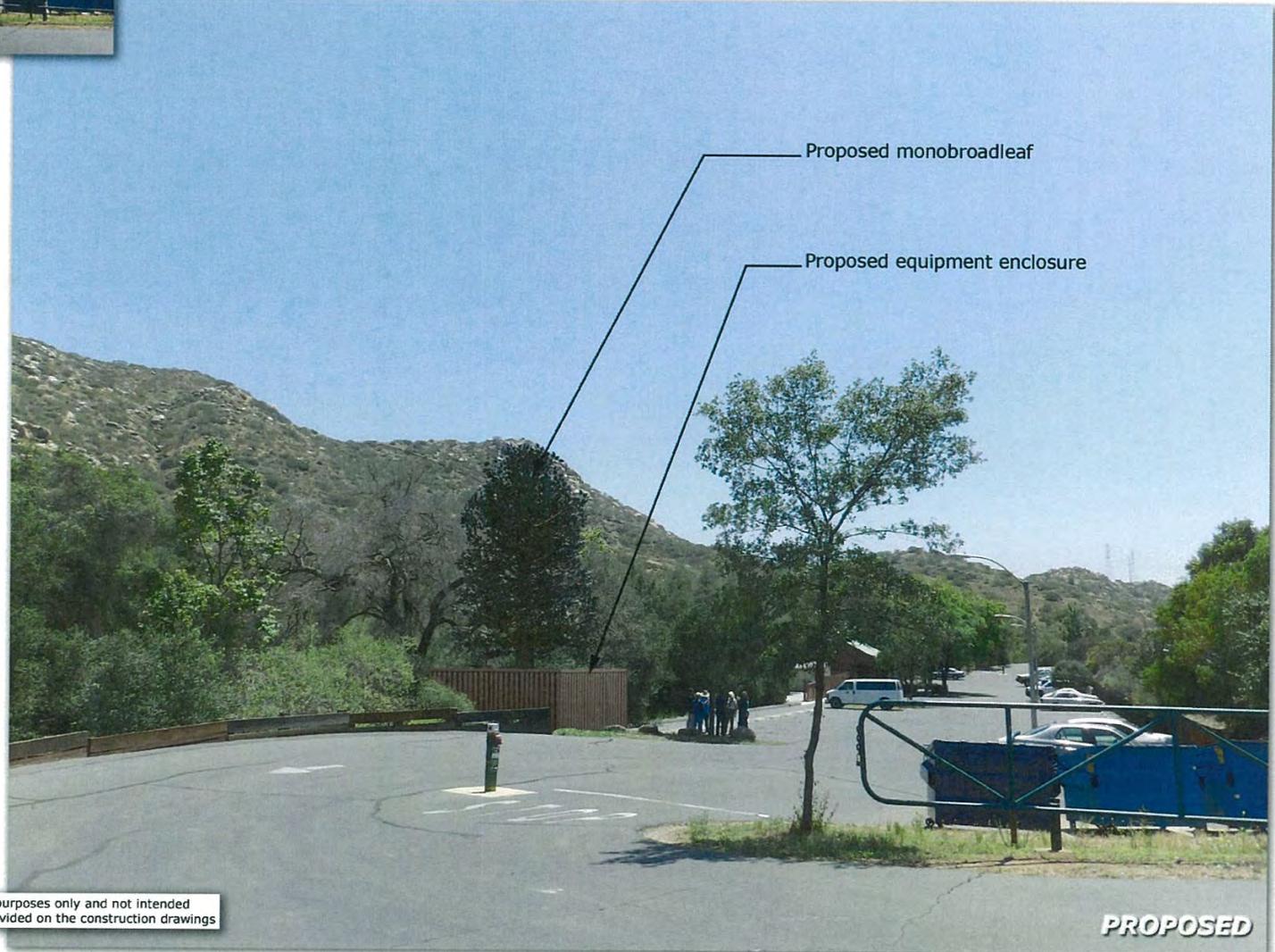
- c. PDS2016-SPA-16-001, Greenhills Ranch, single family residential, 75 lots, 64 dwellings on 58.88 acres, at 9385 Adlai Rd., Lakeside, CA 92040. APN 395-151-16/60/61/73, 395-160-15, and 398-400-08/09/10/20.
- i. Lee Vance, land use planner representing the owners of the property.
 - ii. This is a kick off meeting, not specifically asking for anything from LCPG at this time, just giving information and asking for input/comments.
 - iii. Property, including the first phase of Greenhills Ranch plans has been owned since 1965. When the Lakeside Community Plan was adopted this property was identified as a specific plan and is shown on the community plan map as a 21SPA with performance standards that have to be met.
 - iv. This project is the second and last phase of the specific plan. First phase being approved in June 2004 by the Board of Supervisors.
 - v. First phase is 31 lots on almost 12 acres of 51.9 acres on the Northern half of the project.
 - vi. The Planning Commission as well as LCPG recommended approval to the Board of Supervisors for phase 1.

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

EXISTING



Muth Valley Road (MCE)
11470 Wildcat Canyon Rd.
Lakeside, CA 92040



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

4/4/2016

Photosimulation of proposed telecommunications site



Muth Valley Road (MCE)
11470 Wildcat Canyon Rd.
Lakeside, CA 92040



SDC PDS RCVD 04-21-16
MUP15-028

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

4/4/2016

Photosimulation of proposed telecommunications site

EXISTING



Muth Valley Road (MCE)
11470 Wildcat Canyon Rd.
Lakeside, CA 92040



Proposed monobroadleaf

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of proposed telecommunications site

4/4/2016

6 - 69

EXISTING

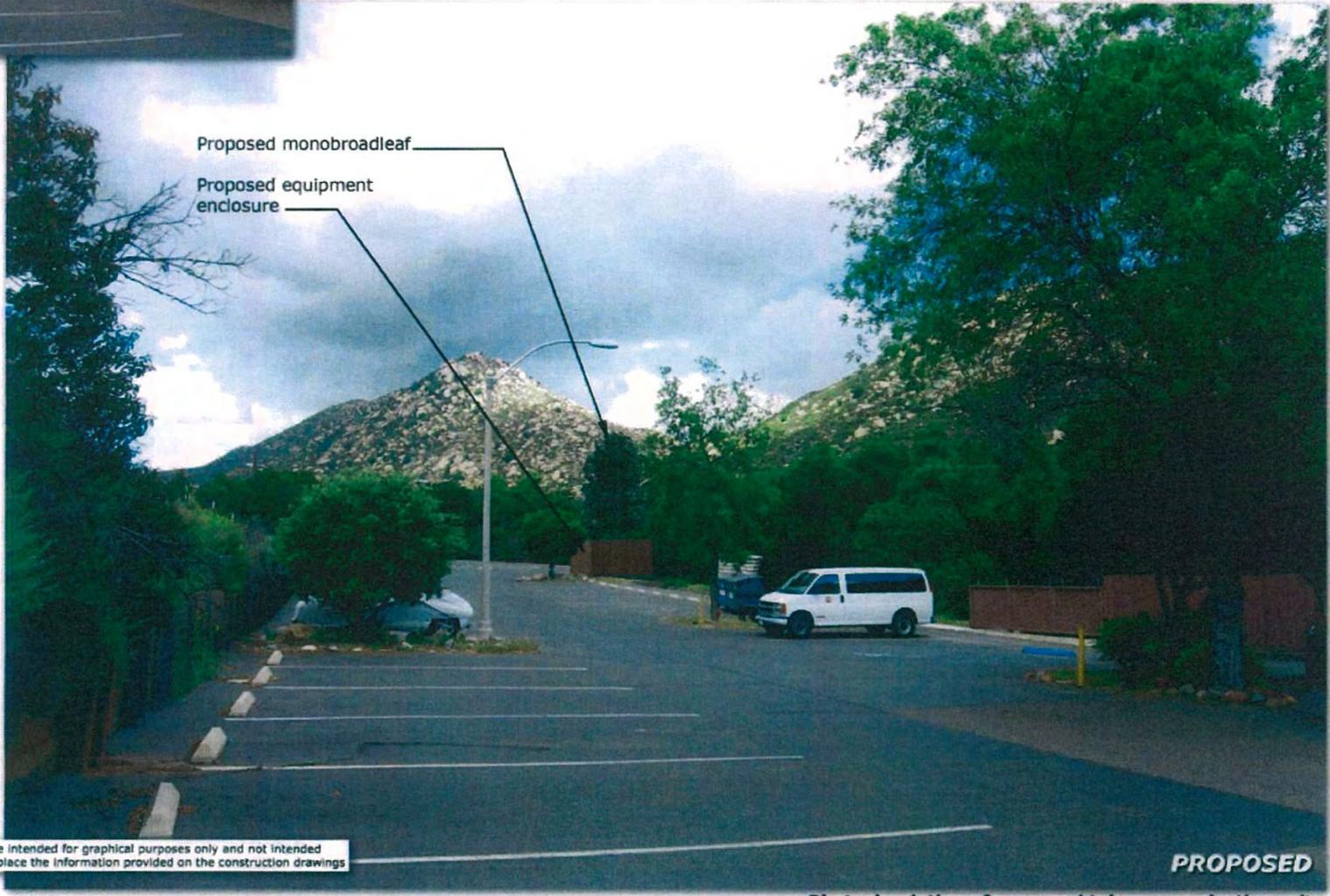


Muth Valley Road (MCE)
11470 Wildcat Canyon Rd.
Lakeside, CA 92040



Proposed monobroadleaf

Proposed equipment enclosure



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

4/4/2016

Photosimulation of proposed telecommunications site

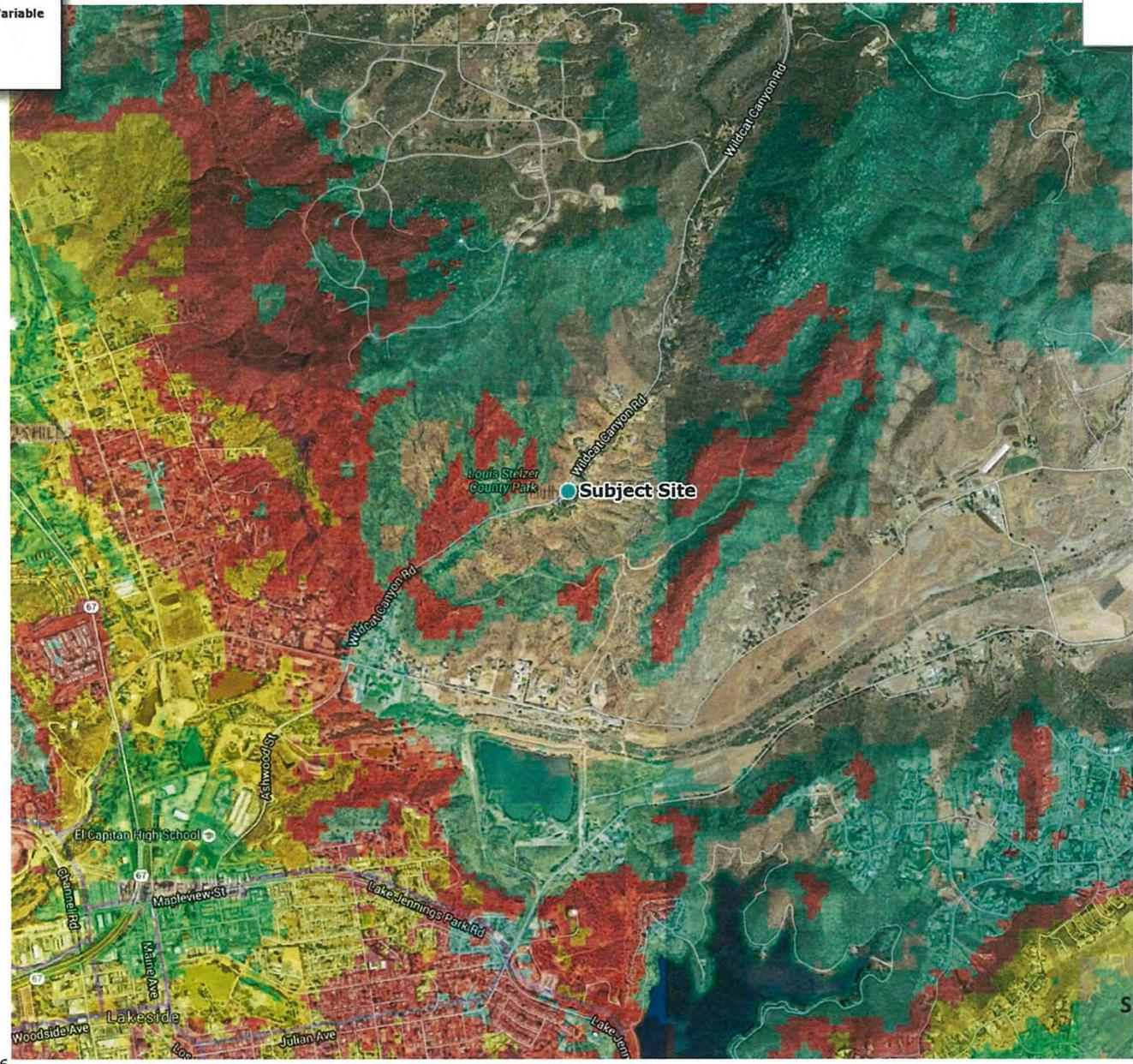
Muth Valley Road (MCE)
11470 Wildcat Canyon Rd.
Lakeside, CA 92040



Coverage Levels:

-  Excellent
-  Good/Variable
-  Poor

Coverage without site



SDC PDS RCVD 04-21-16
MUP15-028

4/14/2016

6 - 71

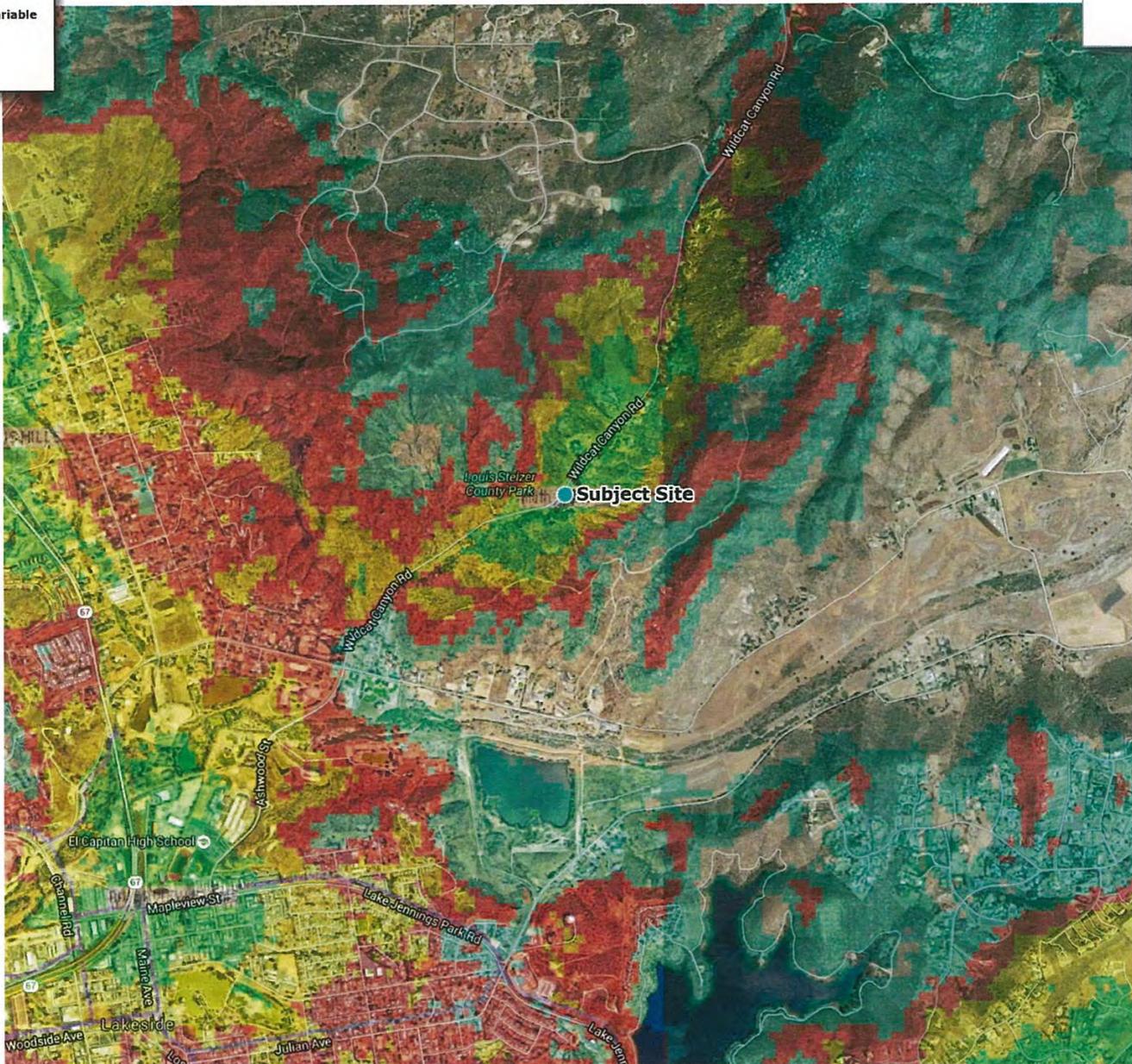
Muth Valley Road (MCE)
11470 Wildcat Canyon Rd.
Lakeside, CA 92040



Coverage Levels:

-  Excellent
-  Good/Variable
-  Poor

Coverage with site



4/14/2016

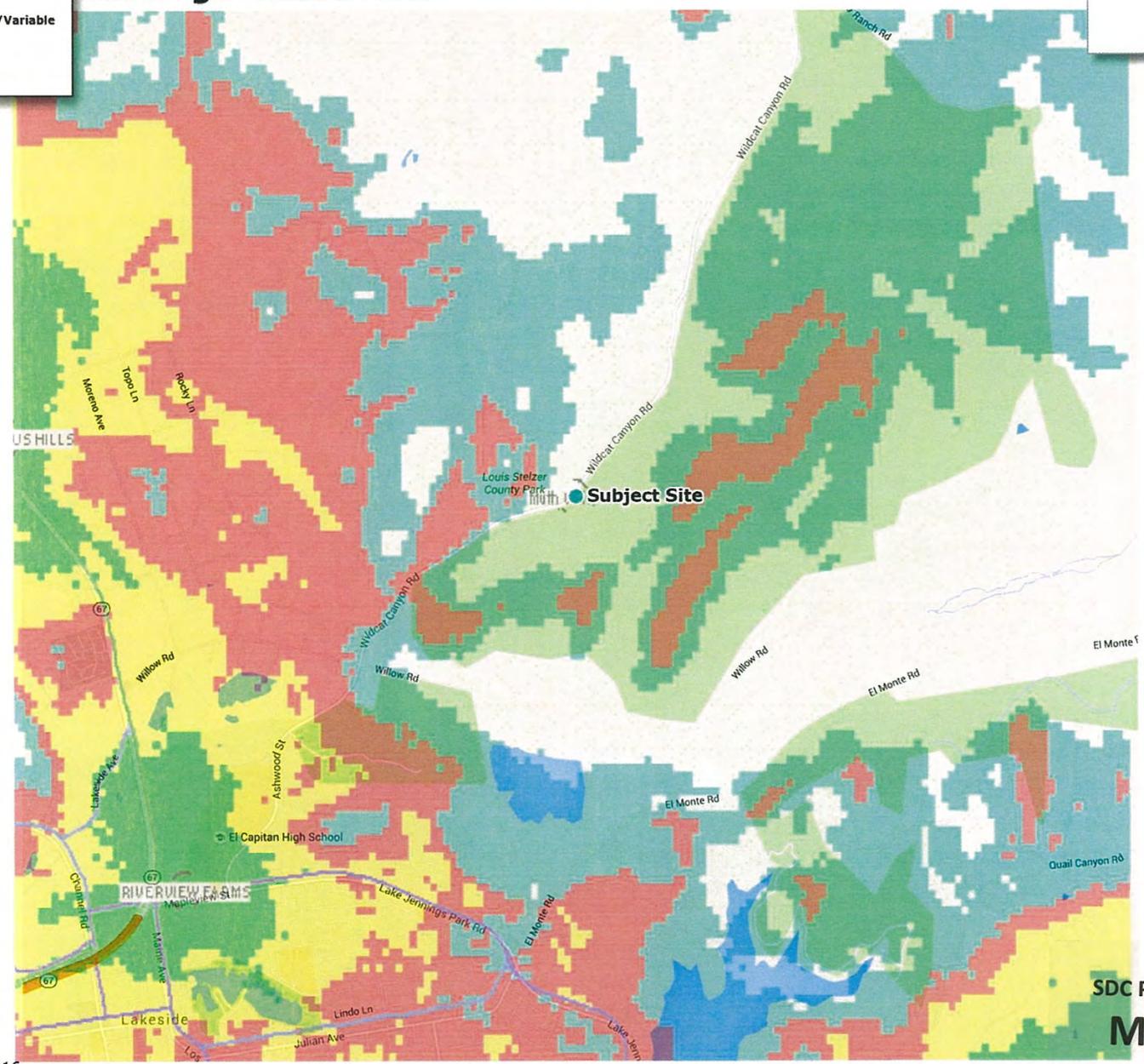
Muth Valley Road (MCE)
 11470 Wildcat Canyon Rd.
 Lakeside, CA 92040



Coverage Levels:

- Excellent
- Good/Variable
- Poor

Coverage without site



SDC PDS RCVD 04-21-16
MUP15-028

4/14/2016

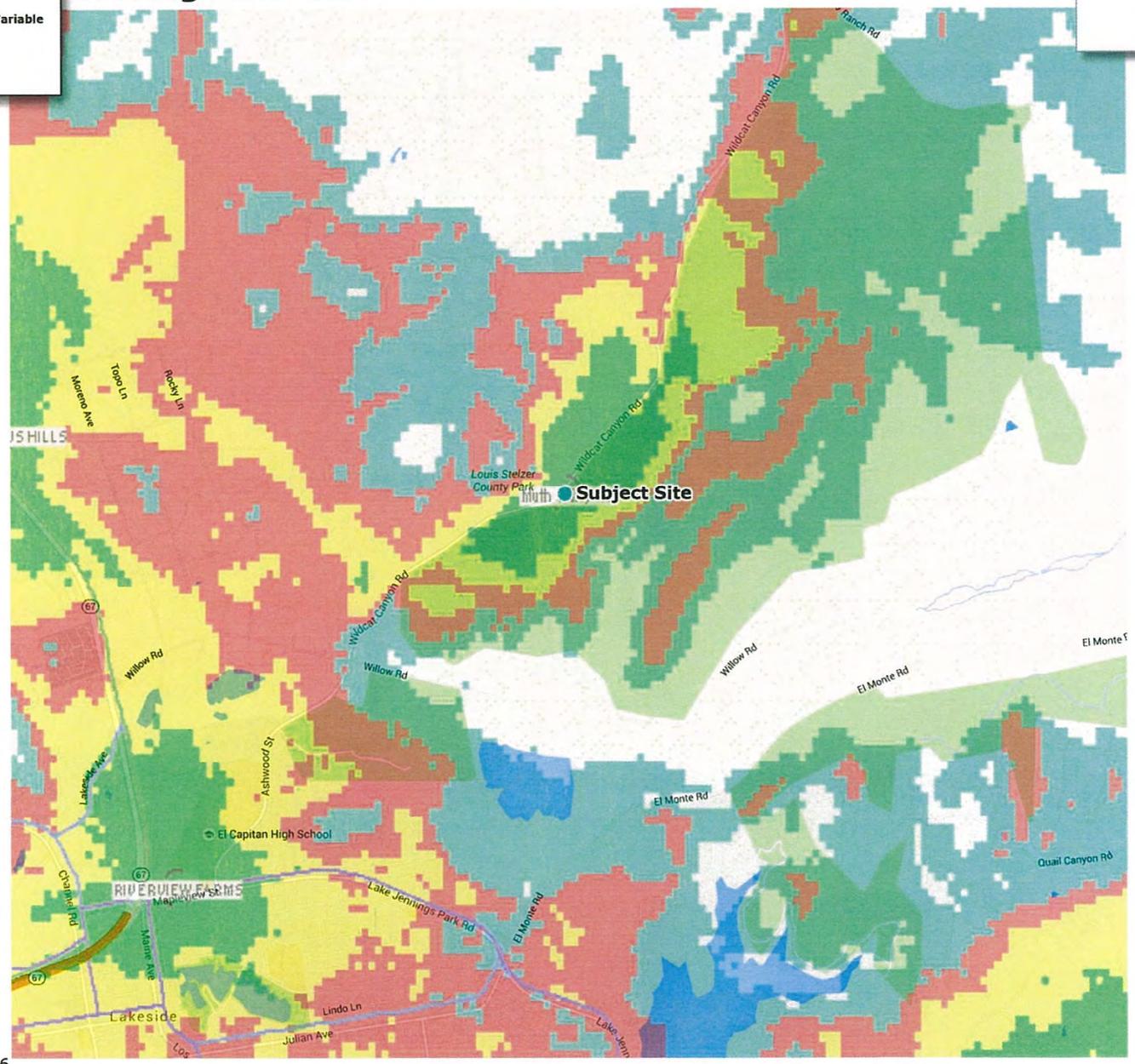
Muth Valley Road (MCE)
 11470 Wildcat Canyon Rd.
 Lakeside, CA 92040



Coverage Levels:

- Excellent
- Good/Variable
- Poor

Coverage with site



4/14/2016

**Muth Valley
(Louis Stelzer County Park)
Wildcat Canyon Road
Lakeside, CA
Verizon Wireless Communication Facility
Alternate Site Analysis**

Project Site

The proposed project is located on Wildcat Canyon Road in the Lakeside Planning Area. The underlying land use designation of the proposed site is S-92, General Rural. The project is located on a parcel that is currently used as a parking lot for the Louis Stelzer County Park and is zoned S-80, Open Space. All surrounding properties are also designated S-80, A-70, Limited Agriculture, or A-72, General Agriculture. S-80 is classified as Rural Zone in the County's Wireless Ordinance per Section 6983 R. and is not a preferred zone according to Section 6986 of the County Zoning Ordinance. The project is located on county-owned property which is developed as a parking area for the County Park. The project site is a preferred location but is in a non-preferred zone. The applicant is proposing a 35-foot tall faux water tank to conceal eight antennas, two sectors of four antennas each, along with other equipment, including a microwave dish antenna.

The proposed site is situated at a strategic location along Wildcat Canyon Road. Coverage is provided both north and south on Wildcat Canyon Road. Currently, there is a gap in Verizon coverage in this area. Project site elevation is 742 feet above mean sea level (AMSL).

Preferred Location Sites per Section 6986 of the County Zoning Ordinance

Water Tanks—there are two water tanks within a two-mile radius of the project site; one is located on Muth Valley Road, approximately one mile northwest of the project site. The other water tank is located approximately 1.5 south off El Monte Road and is owned by the Lakeside Water District. Neither of these locations was considered seriously due to the lack of coverage provided to Wildcat Canyon Road, which is the prime coverage objective.

Utility Towers, Poles & Cobra Style Street Lights—There are no utility towers in the area. There are no cobra style street lights in the area. Some roadside wooden utility poles exist but were not considered as possible alternate sites due to the limited number of antennas that can be attached to the poles and the fact that the poles are not located near the road in all cases. Because of the lack of any cell sites in the area, the carrier chose to develop a macro cell site with full array of 12 antennas, limiting the use of wooden utility poles, which cannot support more than three full-size antennas.

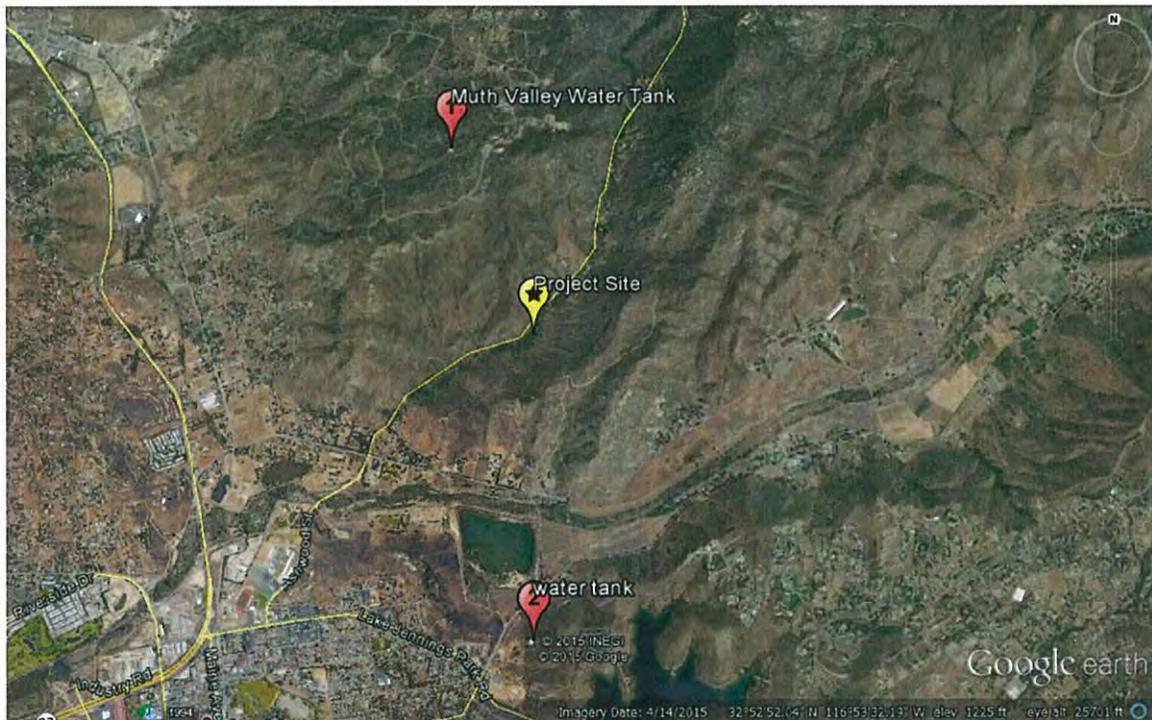
Commercial or Industrial Buildings—There are no commercial buildings or commercially-zoned properties in the area.

County or Government Facilities—The project site is a county-owned park facility.

Private Property – While there were a couple of private residential properties zoned Rural Residential to the north of Stelzer Park, a facility located on a residentially zoned and used parcel, did not result in a more preferred application/permit process or level of review.

Sites Considered for Co-location per Section 6986--There are no existing wireless communication sites in the area or within two miles of the project site.

Aerial of Area



1. Muth Valley Water Tank
2. Lakeside Water District water tank

Attachment G – Ownership Disclosure



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

Record ID(s) PDS 2015-MUP-15-028

Assessor's Parcel Number(s) 391-050-05

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.

County of San Diego
[Blank lines for names]

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

n/a
[Blank lines for names]

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

n/a
[Blank lines for names]

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
Kerrigan Diehl, Agent
Print Name
8/7/2015
Date

--- OFFICIAL USE ONLY ---
SDC PDS RCVD 12-14-15
MUP15-028

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

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