



The County of San Diego

Planning Commission Hearing Report

Date:	July 31, 2020	Case/File No.:	PTI Sky Rim US-CA-1373 Wireless Telecommunication Facility Major Use Permit; PDS2018-MUP-18-019, PDS2018-ER-18-14-015
Place:	No in Person Attendance Allowed – Teleconference Only - County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	8602 Sky Rim Drive, Lakeside CA 92040
Agenda Item:	#1	General Plan:	Village Residential (VR-2)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Rural Residential (RR)
Applicant/Owner:	Phoenix Tower International	Community:	Lakeside
Environmental:	CEQA §15303 Exemption	APN:	397-050-20

A. OVERVIEW

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed Major Use Permit (MUP) and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Planning & Development Services (PDS) staff recommends approval of the MUP, with implementation of conditions noted in the attached MUP decision (Attachment B).

The PTI Sky Rim US-CA-1373 Wireless Telecommunication Facility project (Project), submitted in 2018, is a new wireless telecommunication facility for T-Mobile consisting of nine panel antennas and six Remote Radio Units (RRUs) mounted on an existing 38-foot tall water tank owned and operated by the Riverview/Lakeside Water District in the Lakeside Community Plan area. The Project also includes an eight-foot two-inch tall concrete masonry unit (CMU) equipment enclosure just south of the water tank. The 0.78-acre property, located at 8602 Sky Rim Drive, is zoned Rural Residential and has a water tank and one other wireless telecommunication facility for Verizon that will remain.

County Zoning Ordinance Section 6985A allows wireless telecommunication facilities within residential zones upon approval of a Major Use Permit. Verizon has been operating a previously approved wireless

telecommunication facility on the project site since 2009. The facility includes panel antennas flush-mounted on the water tank, and an underground concrete equipment vault.

This report describes the staff recommendation, the Project itself, analysis and discussion, and the Lakeside Community Planning Group recommendation.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the proposed MUP for a 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. Approve the MUP PDS2018-MUP-18-019, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. BACKGROUND

On August 28, 2009, the Planning Commission approved a MUP to authorize the construction and operation of an unmanned wireless telecommunication facility on the same site for Verizon Wireless, which included mounting nine panel antennas to an existing 38 foot-high water tank. The MUP included associated equipment within an underground concrete vault unit. Verizon has been operating the previously approved facility since 2009.

D. DEVELOPMENT PROPOSAL

1. Project Description

Phoenix Tower International (Applicant) requests a MUP to install a new wireless telecommunication facility (Project) for T-Mobile on an existing water tank owned and operated by the Riverview/Lakeside Water District. The Applicant proposes to install nine antennas and six Remote Radio Units (RRUs) mounted on the façade of an existing 38-foot tall water tank. The water tank is also currently supporting the Verizon Wireless Telecommunication Facility, approved by the Planning Commission on August 28, 2009. Associated equipment, including cabinets, GPS antenna, and a backup battery power source will be placed within an eight-foot, two-inch tall concrete masonry unit (CMU) equipment enclosure, south of the water tank (Figure 1). A plug for a standby generator will be installed to allow for secondary backup during an emergency.



Figure 1: Existing 38-foot tall water tank, with existing antennas on the right, proposed antennas on the left, and proposed equipment shelter below left.

2. Subject Property and Surrounding Land Uses

The Project is located on a 0.78-acre site owned by Riverview Water District/Lakeside Water District, within the Lakeside Community Plan Area (Figure 2). Access to the wireless telecommunication facility is provided by Sky Rim Road, a private road connecting to Melrose Lane, a County-maintained road. The Project site is zoned Rural Residential (RR). The General Plan Regional Category is Village and the Land Use Designation is Village Residential (VR-2). Surrounding land uses are single-family residential (Figure 3 and Table D-1).

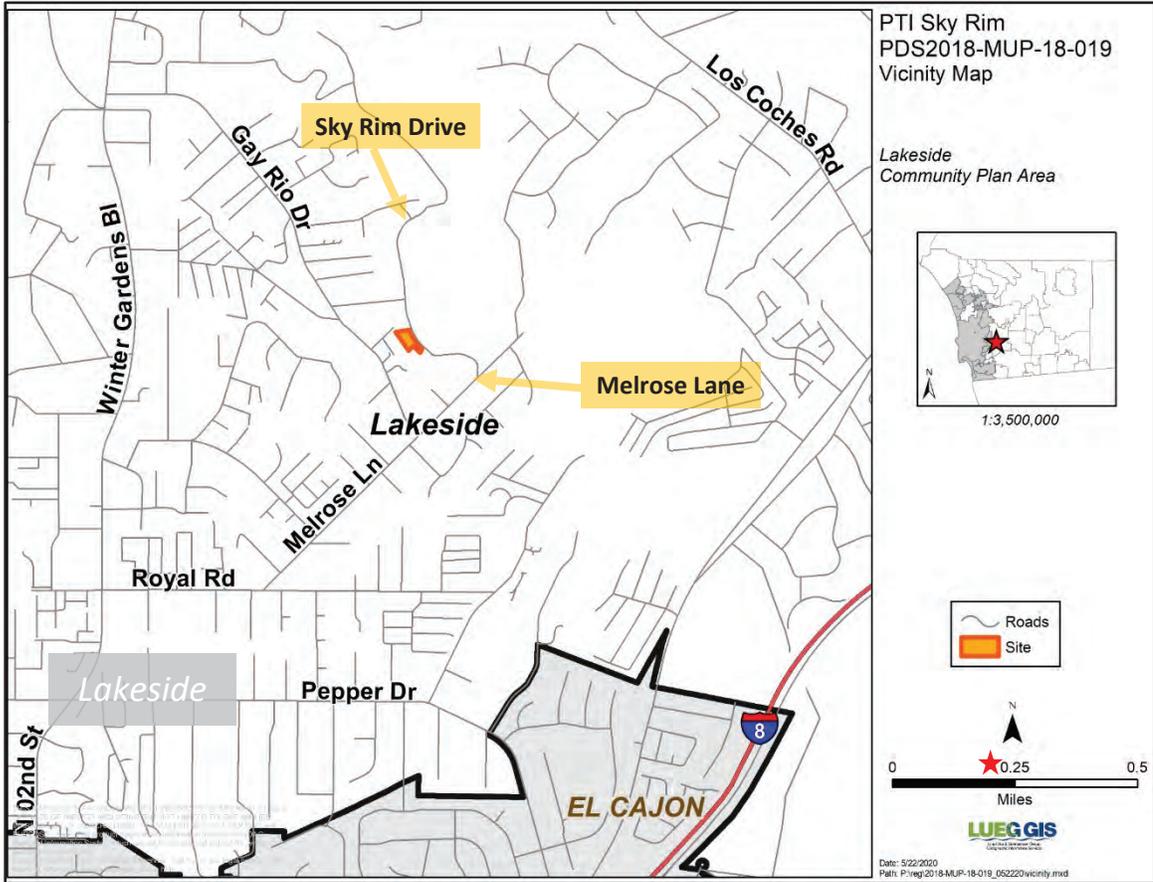


Figure 2: Vicinity Map

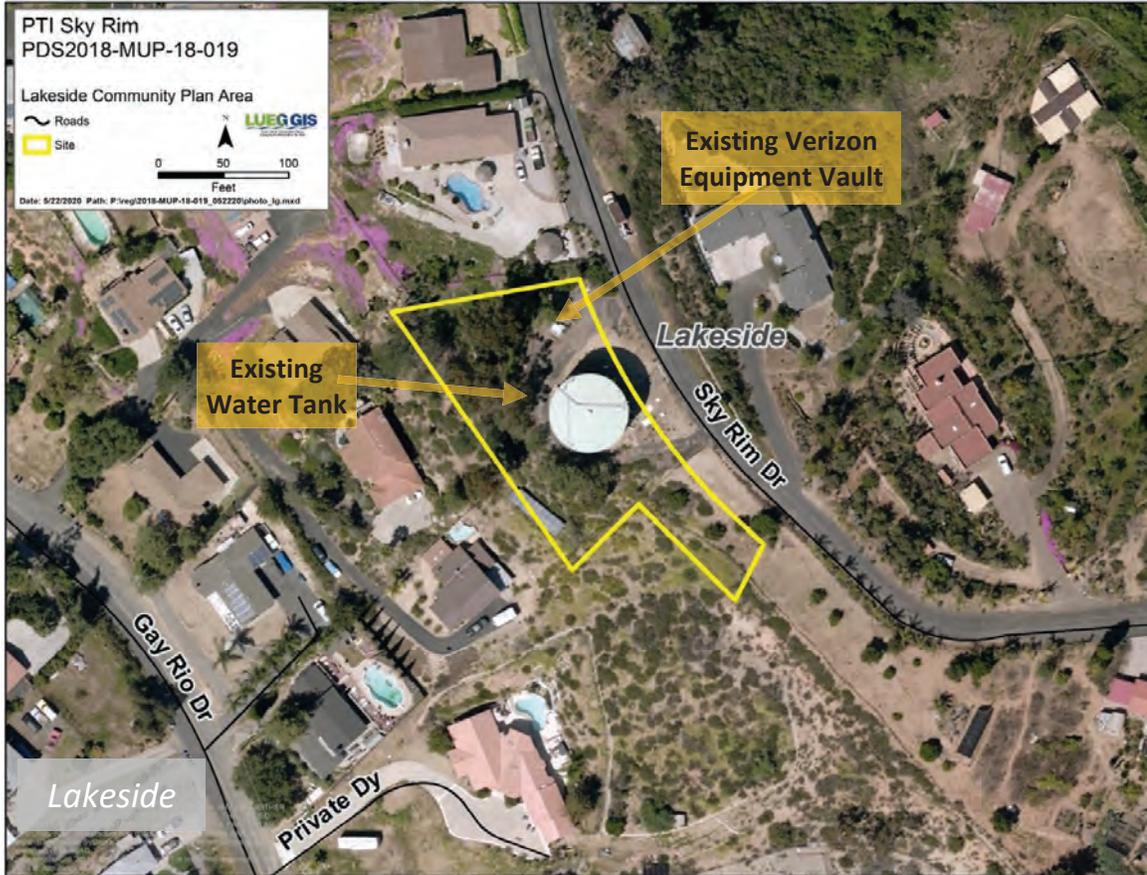


Figure 3: Aerial photograph showing project site and vicinity (Closer extent)

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	VR-4.3 (Village Residential)	RR (Rural Residential)	Sky Rim Drive	Residential
East	RL-20 (Rural Lands)	RR (Rural Residential)	Sky Rim Drive	Residential
South	VR-2 (Village Residential)	RR (Rural Residential)	Gay Rio Drive Sky Rim Drive	Residential
West	VR-2 (Village Residential)	RR (Rural Residential)	RR (Rural Residential)	Residential

E. ANALYSIS AND DISCUSSION

The Project has been reviewed to ensure it conforms to all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the Lakeside Community Plan, the Zoning Ordinance, and CEQA Guidelines. The following subjects were reviewed for the proposed project and are detailed below: Amortization, Site Planning Analysis, Community Compatibility/Visual Impacts, Alternative Site Analysis (ASA).

1. Key Requirements for Requested Actions

The Planning Commission should consider the requested actions and determine if the following findings can be made:

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies required 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 CEQA?

2. Analysis

The Project is located in a preferred location as identified in the Zoning Ordinance. However, the Project is in a non-preferred zone: Rural Residential (RR). As required by Section 6985 of the Zoning Ordinance, the Project requires the approval of a MUP and amortization of the wireless facility for a 15-year period.

Amortization

The proposed wireless telecommunication facility is in a residential zone and is defined as "high visibility" according to Sections 6985 and 6991 of the Zoning Ordinance. MUP findings have been made to support the installation of the facility. The Project is in conformance with the amortization requirements in the Zoning Ordinance, and the applicant is required to modify the facility in 15 years with the most up-to-date technology available at that time.

Site Planning Analysis

The proposed wireless telecommunication facility is compatible with the surrounding land uses, existing structures, vegetation, and topography. The proposed antennas will be façade-mounted on an existing water tank and painted to match the color of the water tank. Additionally, the antennas will not extend taller than the height of the existing water tank, therefore, will not introduce a new visual impact to nearby residences. The proposed equipment enclosure will be partially screened from public views by existing vegetation, and by a proposed eight-foot, two-inch tall CMU block wall painted in neutral colors.

Community Compatibility/Visual Impacts

Zoning Ordinance section 6985(c)(3) states that no more than one facility is allowed on any parcel or site in a Residential zone unless a finding can be made that more facilities are consistent with community character. The site has an existing water tank and a wireless telecommunication facility

operated by Verizon. Verizon’s antennas are placed in three separate sectors on the existing tank, and the equipment is installed within an underground concrete vault north of the water tank. The Project would add antennas to the existing water tank which will be painted to match the existing color of the water tank and mounted flush with the top of the water tank. The proposed equipment enclosure is partially screened by existing vegetation and surrounded by a neutral-colored CMU block wall. Allowing the second facility on the subject parcel eliminates the need for additional wireless telecommunication facilities within the community. Staff has determined that the addition of the Project to the site is consistent with community character.

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas and natural features. The project site is over one mile northwest of Interstate 8 (I-8), a Scenic Highway identified in the County of San Diego General Plan. However, the Project is not visible from I-8 due to intervening topography. Figure 4 shows the view from Melrose Lane (near Melrose Place intersection), the nearest County-maintained road to the project site. The antennas will be installed flush with the top of the existing water tank and will be painted a light green to match. The addition of antennas to the existing water tank blend with the visual setting in the vicinity, are compatible with community character, and will not result in impacts to the existing environment.



Figure 4: View of project site from Melrose Lane, the nearest County-maintained road.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide cellular service coverage to motorists and residents in a coverage gap between Los Amigos Way to the north, Quail Terrace to the east, Winter Gardens Blvd to the west, and Pepper Drive to the south. The site is zoned RR (Rural Residential), which is a non-preferred zone, and therefore requires an ASA. The Applicant

reviewed other potential sites within the area to demonstrate that the coverage objective could not be met in a preferred zone.

Preferred locations and preferred zones within the project vicinity were reviewed during the processing of the MUP application, as well as possible co-location opportunities. There are three additional publicly owned water tanks in the area and one residential site that were reviewed. All sites are in residential zones, and the nearest preferred zone is a half mile away within a valley at a much lower elevation, outside the intended coverage objective. The proposed site was chosen due to the location within the coverage area objective and sightlines within the T-Mobile network. Further information detailing the ASA analysis can be found in Attachment E.

00The Geographic Service Area (GSA) maps illustrate coverage in the area, with and without the wireless telecommunication facility. The GSA maps demonstrate that the proposed location is necessary for the carrier to provide coverage and service to motorists and residents in the area (Figure 5). The GSA maps can also be found in Attachment E.

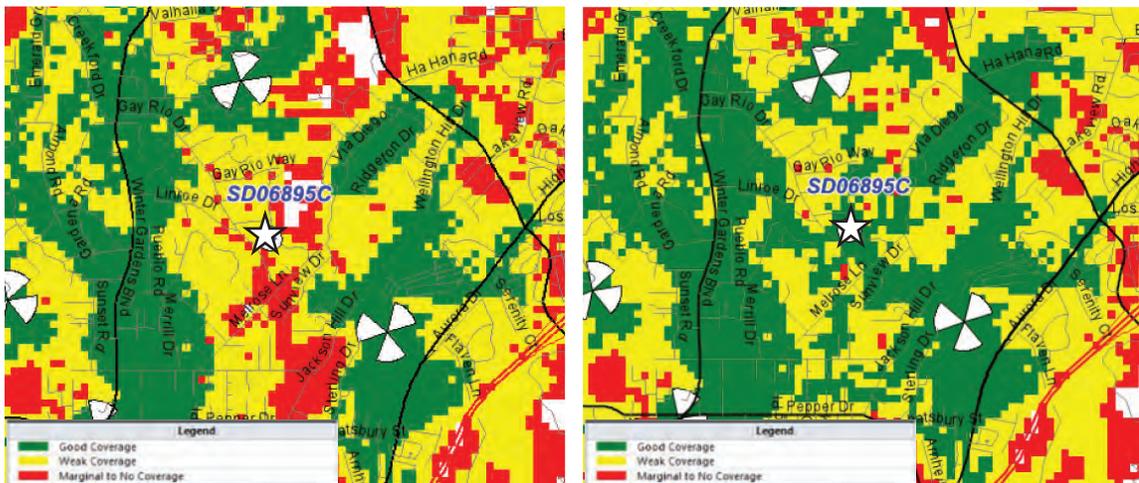


Figure 5: Coverage without Project (left) and coverage with Project (right).

3. General Plan Consistency

The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table E-1.

Table E-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 Project will provide coverage throughout the area, which is essential in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by providing service and coverage in the area. The proposed project includes backup battery power and connection for an emergency generator that will allow the proposed wireless telecommunication facility to operate in the event of a power outage or other emergency situation.</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>	

General Plan Policy	Explanation of Project Conformance
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.	The Project will co-locate facilities with an existing wireless telecommunication facility on an existing water tank.

4. Zoning Ordinance Consistency

a. Development Regulations

The Project complies with all applicable zoning requirements of the Rural Residential (RR) zone with the incorporation of conditions of approval (See Table E -2).

Table E-2: Zoning Ordinance Development Regulations

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

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 proposal is for antennas to reach to the top of the existing water tank, at 38 feet. The design and height of the project will be in conformance with the height requirement upon approval of the MUP.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the “B” setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 50-foot rear yard setback.	The existing water tank and proposed antennas, and the proposed equipment shelter will be located outside all required setbacks including front, rear, and side yard setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 5256 of the Zoning Ordinance requires Land use	The project proposes 12 antennas on an existing water	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
actions within the scope of California Public Utilities Code (PUC) Sections 21661.5, 21664.4, 21676(c), 21675.1 and 21676.5 or any successor or supplementing statutes thereto be submitted to the San Diego County Regional Airport Authority.	tank, and an associated equipment enclosure and is in compliance with the Gillespie Land Use Compatibility Plan.	

b. Wireless Ordinance Consistency

By federal law, the County is prohibited from regulating the placement, construction and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions, if the facilities comply with the FCC's regulations concerning RF emissions. Therefore, County decision makers do not consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also, staff does not require information from the applicant concerning such effects from RF emissions associated with the project. Information regarding potential health effects is available from the cellular providers upon request as required by the Federal Communication Commission.

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

Table E-3: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The proposed equipment shelter is surrounded by a neutral-colored CMU wall and is 8-feet 2-inches in height. The project site contains existing vegetation and mature trees that help screen the facility from public views.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
<p>Section 6985.C.3. of the Wireless Telecommunication Ordinance states that no more than one facility is allowed on any parcel or site in a Residential zone. This requirement may be waived by the Director if a finding is made that co-location of more facilities is consistent with community character.</p>	<p>The Project is located in a residential zone and includes a separate lease area and equipment enclosure from an existing wireless telecommunication facility onsite and is not a modification to that existing facility. The Project is co-locating antennas onto an existing water tank and will be painted to match its color. The equipment enclosure will be partially screened by existing vegetation and earth-toned CMU bricks. Due to this and the reasons in the ASA, a finding has been made that this Project is consistent with community character.</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 is zoned Rural Residential (RR) and is subject to the most restrictive nighttime property line sound level requirement of 45 dBA Leq (one-hour average). The Project includes an emergency generator plug that could accommodate a 24-kW generator, to be used in case of an emergency as allowed by Noise Ordinance Section 36.417. Therefore, the project as designed would comply with County noise standards.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

Development Standard	Proposed/Provided	Complies?
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.	The Project is considered a “high visibility” facility because the facility is in a residential zone. Since the proposed project has a valuation greater than \$500,000, the MUP has been conditioned to have a maximum term of 15 years.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The Project is not visible from a Scenic Highway.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

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

F. COMMUNITY PLANNING GROUP

The Project was approved by the Lakeside Community Group by a vote of 12-0-1-1 (12 Yes, 0 No, 1 abstained, 1 absent), with no added conditions, on November 7, 2018.

G. PUBLIC INPUT

At the time of application submittal and pursuant to Board Policy I-49, public notices were sent to property owners within a minimum radius of 300 feet of the project site until at least 20 different property owners were noticed. No formal comments were received as a result of the public notices sent at the time of the MUP application submittal or during processing of the permit.

H. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Approve MUP PDS2018-MUP-18-019, make the findings, and include the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:

Bradley Sonnenburg, Project Manager

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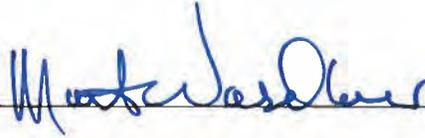
Report Approved By:

Mark Wardlaw, Director

858-694-2962

mark.wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2018-MUP-18-019

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

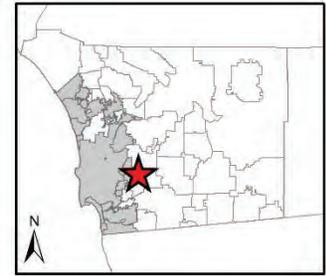
Attachment F – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis

Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

PTI Sky Rim
PDS2018-MUP-18-019
Vicinity Map

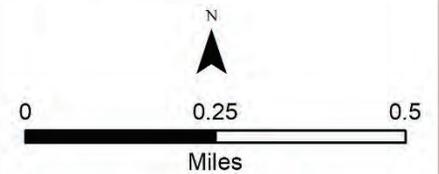
Lakeside
Community Plan Area



1:3,500,000



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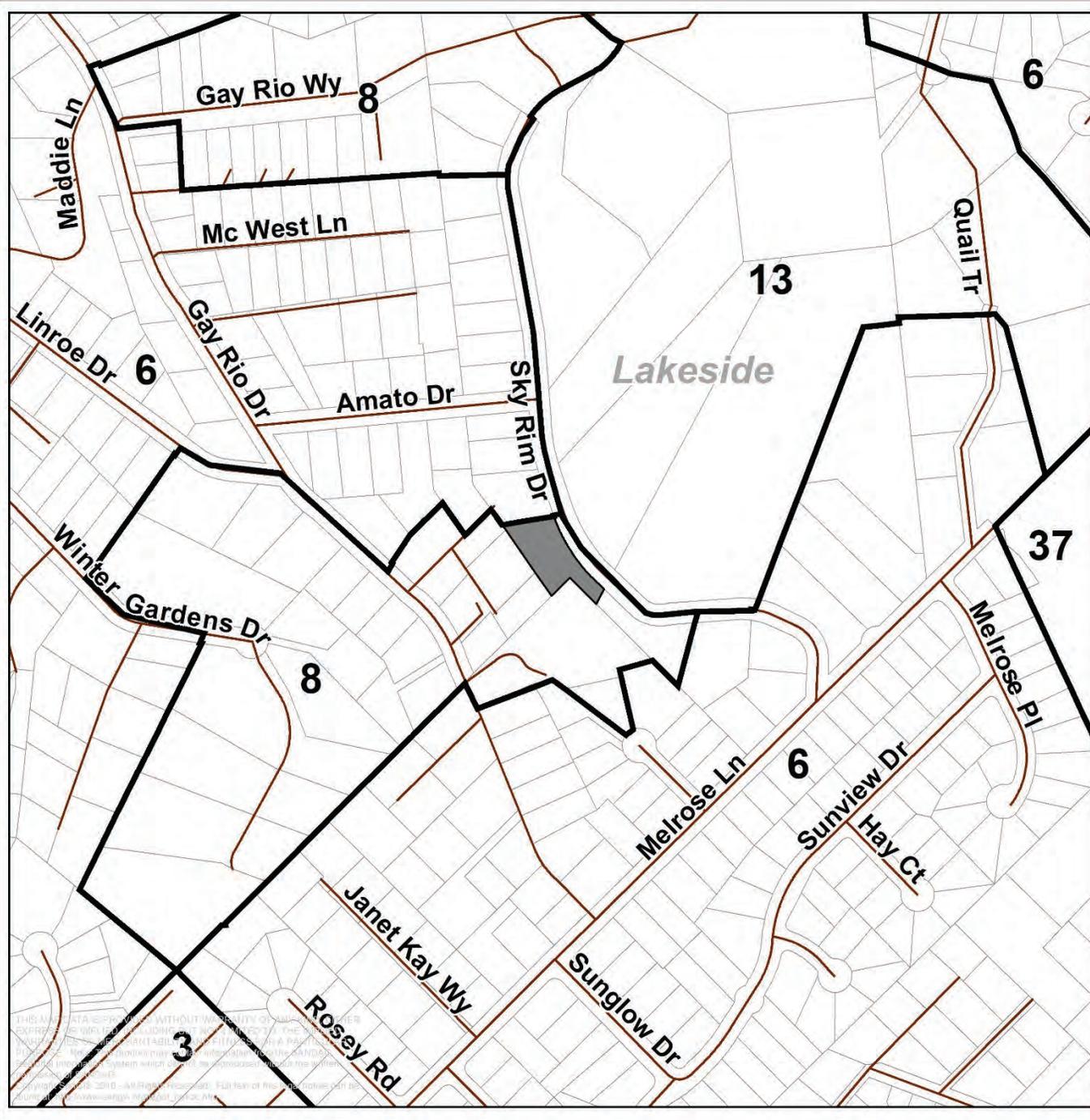


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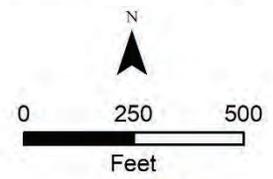
PTI Sky Rim
PDS2018-MUP-18-019
General Plan

Lakeside
Community Plan Area

- (3) Village Residential (VR-15)
- (6) Village Residential (VR-4.3)
- (8) Village Residential (VR-2)
- (13) Semi-Rural Residential (SR-4)
- (37) Open Space (Conservation)



	Roads
	Site
	Parcels
	Planning

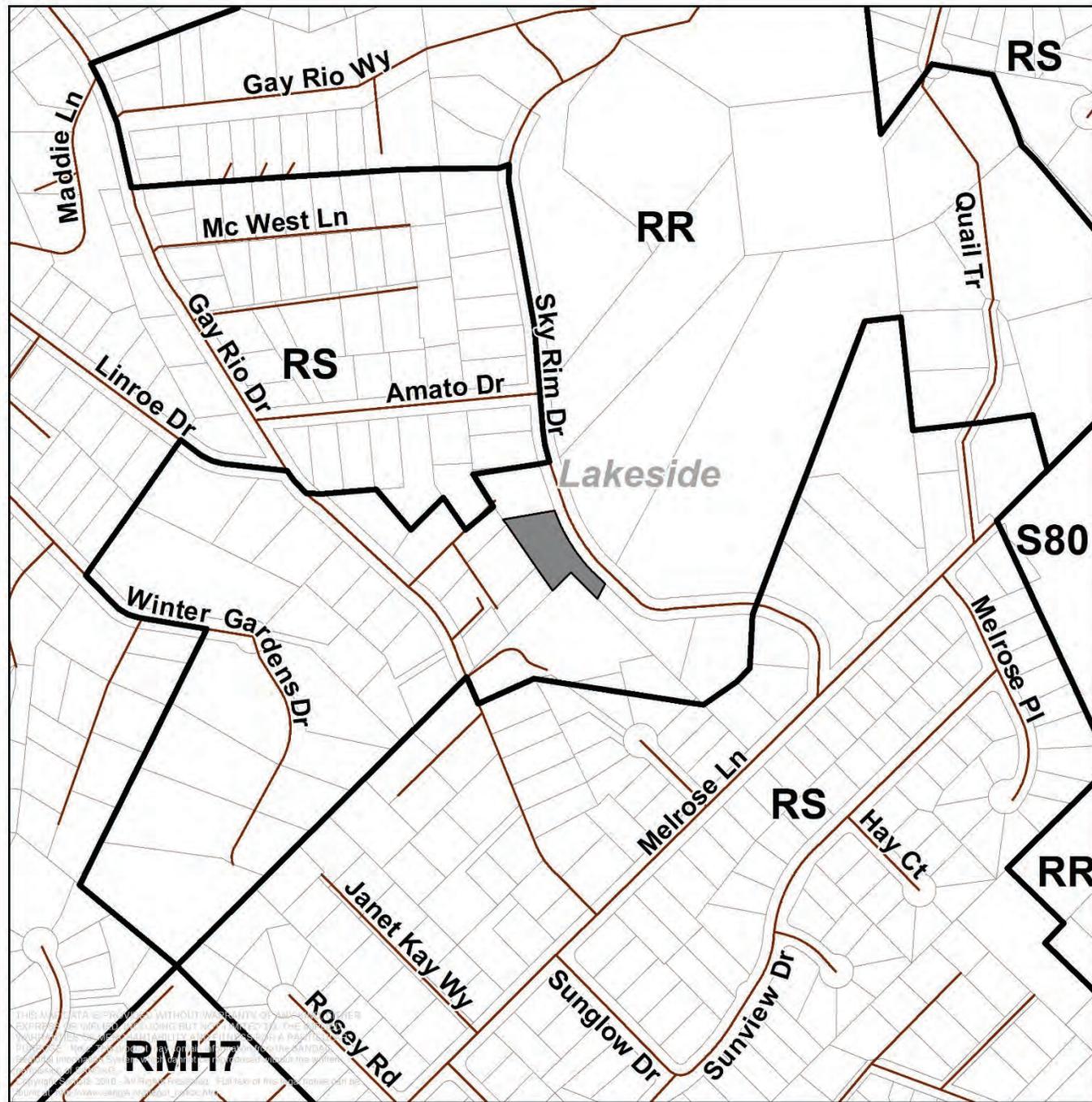


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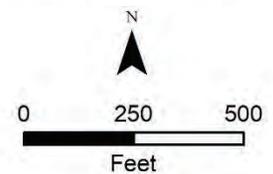
PTI Sky Rim
PDS2018-MUP-18-019
Zoning

Lakeside
Community Plan Area

- RMH7 - Mobilehome Residential
- RR - Rural Residential
- RS - Single Family Residential
- S80 - Open Space



	Roads
	Site
	Parcels
	Zoning



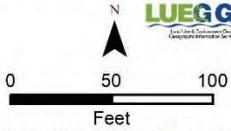
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PTI Sky Rim
PDS2018-MUP-18-019

Lakeside Community Plan Area

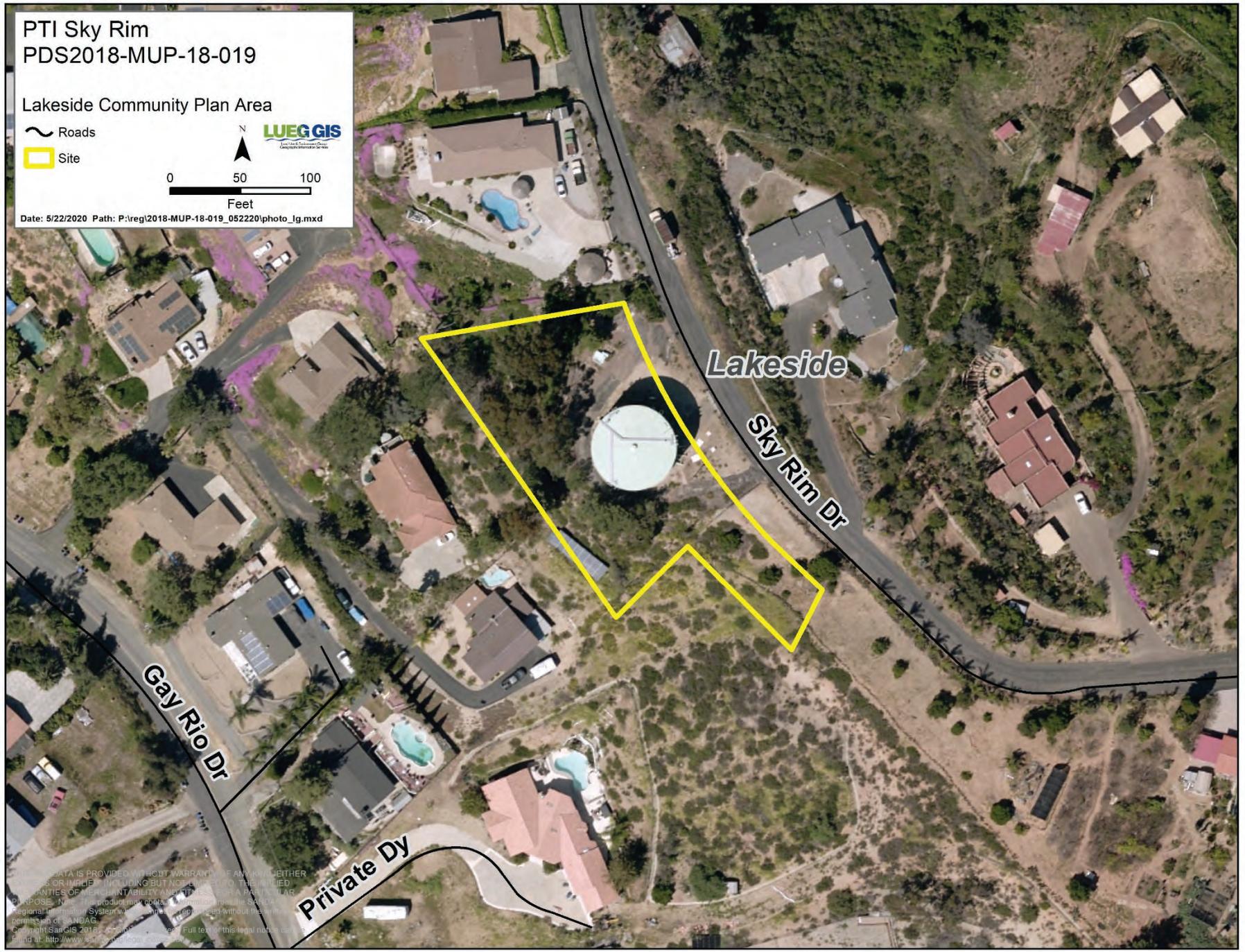
~ Roads

□ Site



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LAND USE EVALUATION & GIS
LAND USE CONSULTANTS

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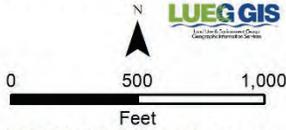
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PTI Sky Rim
PDS2018-MUP-18-019

Lakeside Community Plan Area

~ Roads

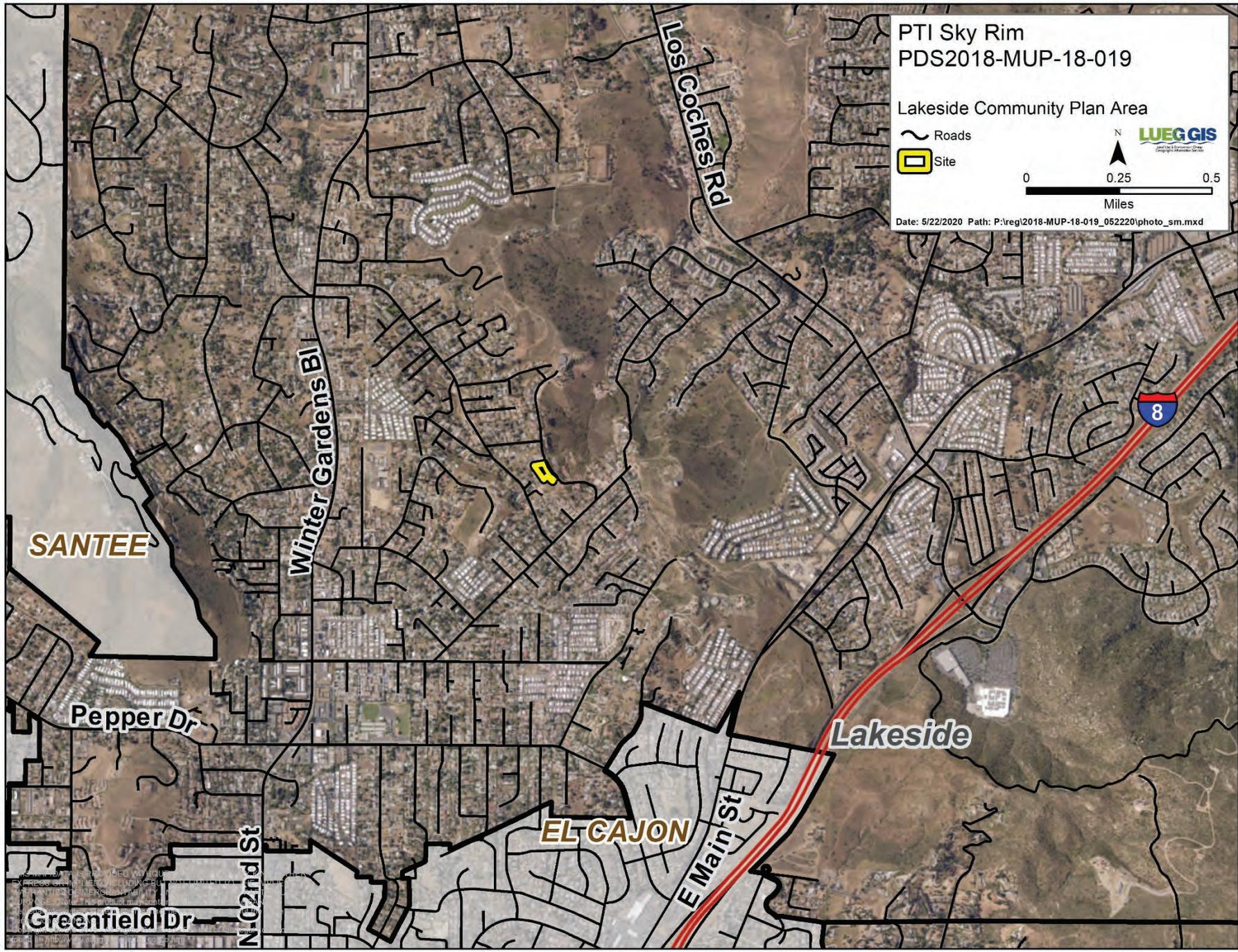
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LAND USE EVALUATION & GIS SERVICES

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PTI Sky Rim
PDS2018-MUP-18-019

Lakeside Community Plan Area

~ Roads

□ Site



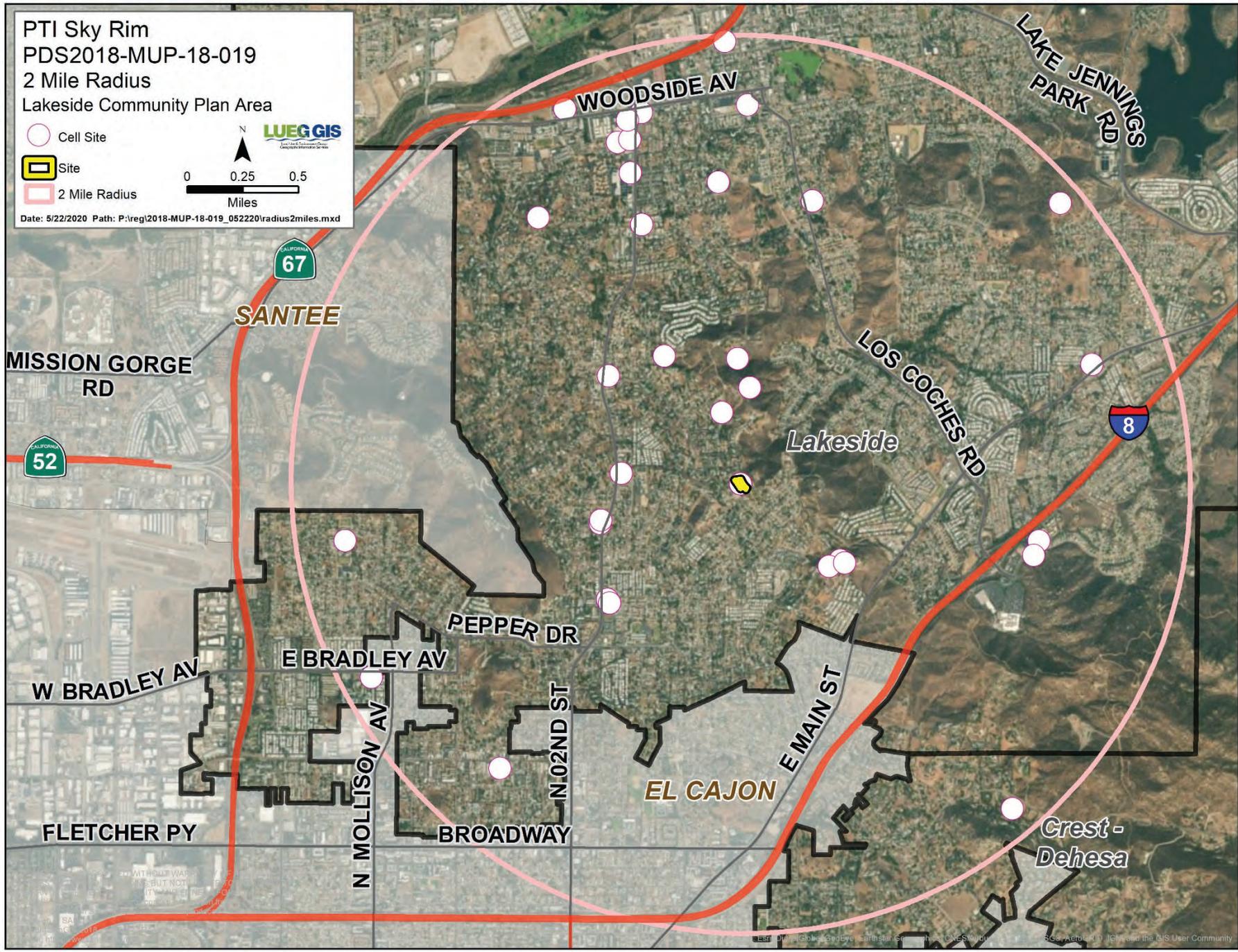
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PTI Sky Rim
PDS2018-MUP-18-019
2 Mile Radius
Lakeside Community Plan Area

Cell Site
Site
2 Mile Radius

0 0.25 0.5
Miles

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NOT FOR USE OR DISCLOSURE OUTSIDE T-MOBILE EXCEPT UNDER WRITTEN AGREEMENT

SK06895 SKY RIM TANK

8602 SKY RIM DRIVE
LAKESIDE, CA 92040

ARCHITECT



PROJECT NAME



1-22

ISSUES REVISIONS

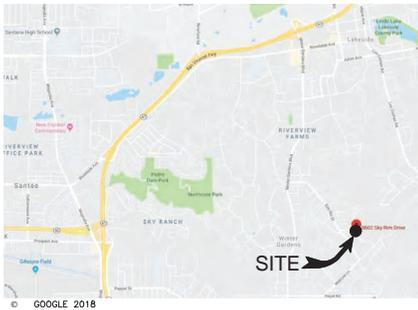
REV	DATE	BY	ISSUE DESCRIPTION
REV-01	09-05-18	JVC	FEED T-MOBILE COMMENTS
REV-02	09-19-18	JVC	FEED T-MOBILE COMMENTS
REV-03	09-19-18	JVC	FEED T-MOBILE COMMENTS
REV-04	09-19-18	JVC	FEED T-MOBILE COMMENTS
REV-05	09-19-18	JVC	FEED T-MOBILE COMMENTS
REV-06	09-26-18	KNW	FEED SAN DIEGO COUNTY COMMENTS
REV-07	10-07-18	MMW	FEED SAN DIEGO COUNTY COMMENTS

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
T01
TITLE SHEET

1804.02
PLOT SCALE 1"=100'-00" (7' 00")

- DRIVING DIRECTIONS FROM T-MOBILE WEST LLC OFFICE:
- HEAD SOUTHEAST ON VISTA SORRENTO PARKWAY
 - USE TWO RIGHT LANES TO TURN RIGHT TO MERGE ONTO SORRENTO VALLEY ROAD
 - TURN RIGHT TO MERGE ONTO I-805 SOUTH
 - MERGE INTO I-805 SOUTH
 - USE RIGHT TWO LANES TO TAKE EXIT 23 FOR CA-52 EAST
 - MERGE ONTO CA-52 EAST
 - USE LEFT 2 LANES TO TAKE EXIT 18C TO MERGE ONTO CA-67 NORTH
 - TAKE EXIT 5 FOR WINTER GARDENS BLVD
 - TURN RIGHT ONTO WINTER GARDENS BLVD
 - TURN LEFT ONTO GAY RIO DR
 - TURN LEFT ONTO AMATO DR
 - TURN RIGHT ONTO SKY RIM DR
 - DESTINATION WILL BE ON YOUR RIGHT



VICINITY MAP



LEGAL DESCRIPTION:

BEING A PORTION OF SECTION 13 AND 14, TOWNSHIP 11 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF LAND DESCRIBED IN DEED TO SAINT CHARLES PRIORITY, RECORDED ON 2-17-69 AS FILE/PAGE NO. 28556

LEGAL DESCRIPTION

PROJECT APPLICANT:
TODD G. VANROXTEL
DIRECTOR OF SALES & DEVELOPMENT
PHOENIX TOWER INTERNATIONAL
619.977.3076 PHONE

CONSTRUCTION MANAGER:
WIRT BARBOCK, CONSTRUCTION MANAGER
T-MOBILE WEST LLC
10509 VISTA SORRENTO PARKWAY, STE 206
SAN DIEGO, CA 92121

PLANNING REPRESENTATIVE:
PLANCOM INC.
302 STATE PLACE
ESCONDIDO, CA 92029
CONTACT: JILL CLEVELAND
760.420.4833 PHONE
JILL.CLEVELAND@PLANCOMINC.COM

SITE ACQUISITION REPRESENTATIVE:
PLANCOM INC.
302 STATE PLACE
ESCONDIDO, CA 92029
CONTACT: DUFFY DAUGHERTY
925.548.2050 PHONE
DUFFY.DAUGHERTY@PLANCOMINC.COM

R.F. ENGINEERING REPRESENTATIVE:
RAYMUND GURNALDA
858.334.6121 PHONE
RAYMUND.GURNALDA@T-MOBILE.COM

PROPERTY OWNER:
RIVERVIEW WATER DISTRICT/LAKESIDE
WATER DISTRICT
10375 VINE STREET
LAKESIDE, CA 92040
CONTACT: JEANNE SWARINGER
619.464.6721 PHONE

ARCHITECT:
DI DONATO ASSOCIATES
3939 FIRST AVE, SUITE 100
SAN DIEGO, CA 92103
619.299.4210 PHONE
619.299.4250 FAX
AL@DDA-ARCH.COM

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION OF A T-MOBILE TELECOMMUNICATIONS SITE CONSISTING OF THE FOLLOWING:

THE INSTALLATION OF NINE (9) PROPOSED ANTENNAS AND SIX (6) RRUS MOUNTED TO EXISTING 38"-0" HIGH WATER TANK; PROPOSED EQUIPMENT CABINETS TO BE LOCATED WITHIN A PROPOSED 8'-2" HIGH CMU EQUIPMENT ENCLOSURE ON PROPOSED CONCRETE PAD AT GRADE.

* PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO WATER TANK SHALL BE PAINTED TO MATCH EXISTING COLOR OF WATER TANK

THOMAS BROTHERS PAGE: 1232 B7

EXISTING CARRIERS: VERIZON

SITE ADDRESS:
8602 SKY RIM DRIVE
LAKESIDE, CA 92040

ASSESSOR'S PARCEL NUMBER:
397-050-20-00

TOTAL SITE AREA:
33,976 SQ. FT. (0.78 ACRES)

EXISTING FLOOR AREA:
N/A

NEW PROJECT AREA:
APPROX. 95 SF (EQUIPMENT ENCLOSURE)

EXISTING TYPE OF CONSTRUCTION:
N/A

NEW TYPE OF CONSTRUCTION:
TYPE V-B

EXISTING ZONING:
RR-RURAL RESIDENTIAL

OVERLAYS:
NONE KNOWN

JURISDICTION:
COUNTY OF SAN DIEGO

CURRENT USE:
WATER TANK/TELECOMMUNICATIONS FACILITY

PROPOSED USE:
TELECOMMUNICATIONS FACILITY

EXISTING OCCUPANCY:
N/A

NEW OCCUPANCY:
S-2 (AT EQUIPMENT ENCLOSURE)

WATER/SEWAGE:
RIVERVIEW WATER DISTRICT

UTILITIES:
ELECTRICAL: SDG&E

TELEPHONE: TBD

FIRE DEPT.: LAKESIDE FIRE DISTRICT

ALL WORK SHALL COMPLY WITH THE FOLLOW APPLICABLE CODES:

- CALIFORNIA BUILDING CODE, 2016 EDITION
- CALIFORNIA PLUMBING CODE, 2016 EDITION
- CALIFORNIA MECHANICAL CODE, 2016 EDITION
- CALIFORNIA ELECTRICAL CODE, 2016 EDITION
- CALIFORNIA FIRE CODE, 2016 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

PROJECT INFORMATION

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. WIRELESS TELECOMMUNICATIONS MECHANICAL EQUIPMENT ROOMS ARE EXEMPT FROM REQUIREMENTS TO PROVIDE BUILDING UPGRADES FOR DISABLED ACCESS PER THE FOLLOWING:

CBC SECTION 11058.3.4 - BUILDING ACCESSIBILITY
CAL ACS ACCESSIBILITY STANDARDS INTERPRETIVE MANUAL

ADA COMPLIANCE

CONTACTS

#	TYPE OF INSPECTION	DESIGN STRENGTH

SPECIAL INSPECTIONS

T01 TITLE SHEET

LS1 SURVEY
LS2 SURVEY

Z01 SITE PLAN
Z02 ELEVATIONS
Z03 ELEVATIONS
Z04 EQUIPMENT ENCLOSURE PLAN
Z05 ENLARGED ANTENNA PLAN
Z06 ANTENNA DETAILS

SHEET INDEX

CONSTRUCTION REPRESENTATIVE
SITE ACQUISITION
R.F. ENGINEERING REPRESENTATIVE
PLANNING REPRESENTATIVE
T-MOBILE REPRESENTATIVE
LANDLORD
DM-E911

APPROVALS

1

2

3

4

5

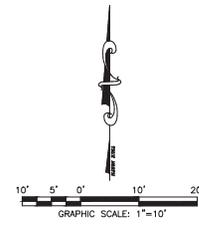
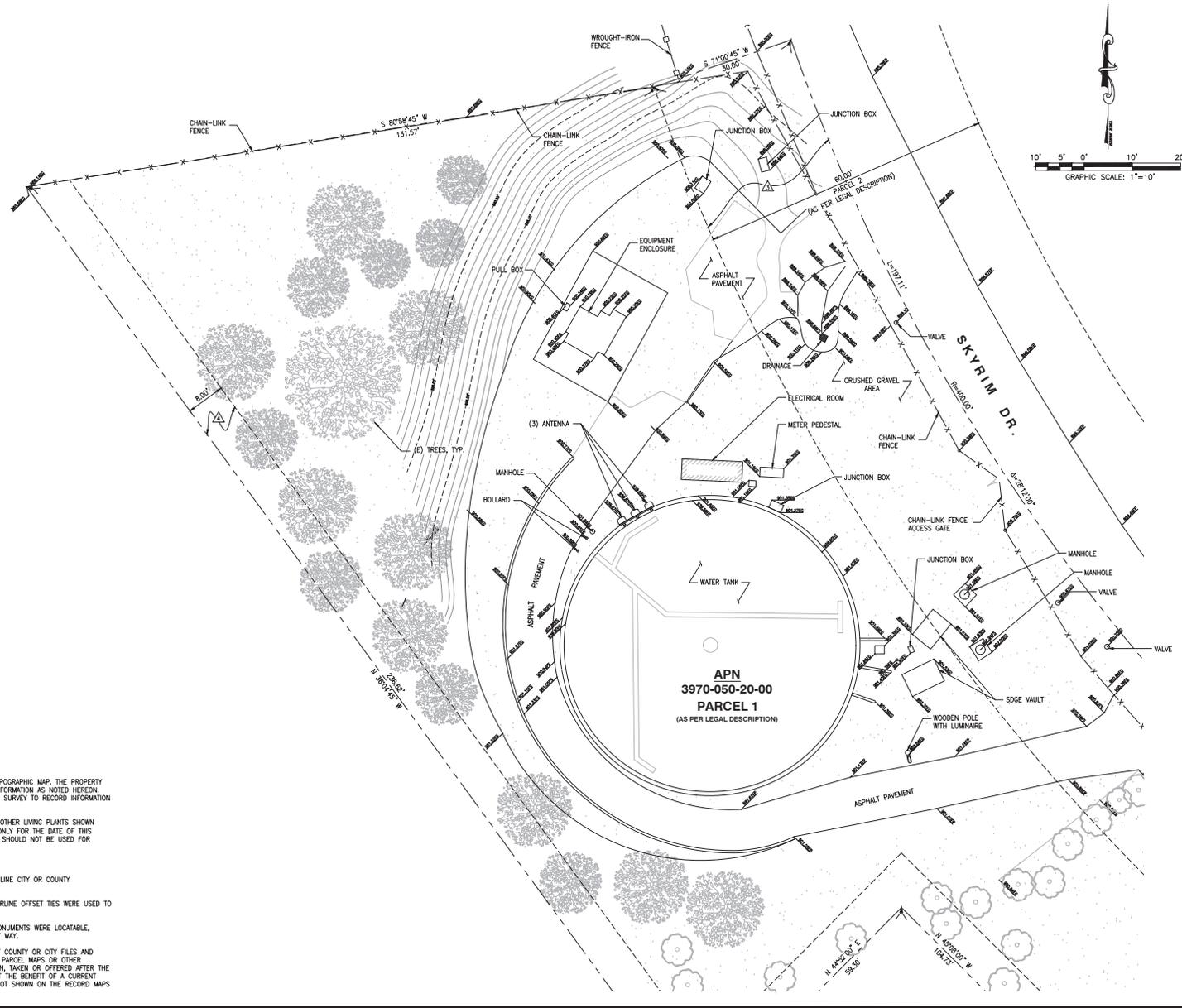
6

7

8

- LEGEND**
- CENTER LINE
 - - - PROPERTY LINE
 - x - x - CHAIN-LINK FENCE
 - W - W - WOOD FENCE
 - O - O - WROUGHT IRON FENCE
 - - - EASEMENT LINE
 - CMU WALL
 - GAS LINE
 - WATER LINE
 - - - OVERHEAD ELEC.
 - EXISTING STREET LIGHT
 - EXISTING TRAFFIC SIGNAL
 - EXISTING SIGN
 - GUY WIRE
 - CATCH BASIN
 - POWER POLE
 - FIRE HYDRANT
 - TREE
 - TC TOP OF CURB
 - FL FLOW LINE
 - FS FINISH SURFACE
 - EG EXISTING GRADE
 - HT HEIGHT
 - EP EDGE OF PAVEMENT
 - TB TOP OF AC BERM
 - TL TOP OF LUMINAIRE
 - BW BACK OF WALK

- MONUMENTS**
- MONUMENT FD. (AS NOTED)



- NOTES:**
1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. AJK ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
 2. THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (±/±) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
 3. FIELD SURVEY COMPLETED ON MAY 7, 2019
 4. RIGHT OF WAY WAS ESTABLISHED BY LOCATING FOUND CENTERLINE CITY OR COUNTY MONUMENTS.
 5. IF CENTERLINE MONUMENTS WERE NOT LOCATABLE, THE CENTERLINE OFFSET TIES WERE USED TO ESTABLISH THE INTERSECTIONS.
 6. IF NEITHER CENTERLINE TIES OR CENTERLINE INTERSECTION MONUMENTS WERE LOCATABLE, EXISTING IMPROVEMENTS WERE USED TO ESTABLISH RIGHTS OF WAY.
 7. ALL SHOWN RIGHTS OF WAY WERE BASED UPON RESEARCH AT COUNTY OR CITY FILES AND REFLECT THE LATEST RECORDED MAPS, RECORDS OF SURVEY, PARCEL MAPS OR OTHER RECORDS. RIGHTS OF WAY WILL NOT REFLECT ANY DEDICATION, TAKEN OR OFFERED AFTER THE RECORD MAP USED. ALL SURVEYS WERE COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ADDITIONAL DEDICATIONS NOT SHOWN ON THE RECORD MAPS USED.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	05/08/19	PRELIMINARY SURVEY	AB
1	05/09/19	FINAL SURVEY	LJ

PLANCON
 TELECOMMUNICATIONS PROJECT MANAGEMENT
 302 STATE PLACE,
 ESCONDIDO, CALIFORNIA 92029

T-Mobile
 2008 MCGAW AVENUE
 IRVINE, CA 92614

AJK
 23072 LAKE CENTER DR., SUITE #11
 LAKE FOREST, CA 92650
 714.824.9027

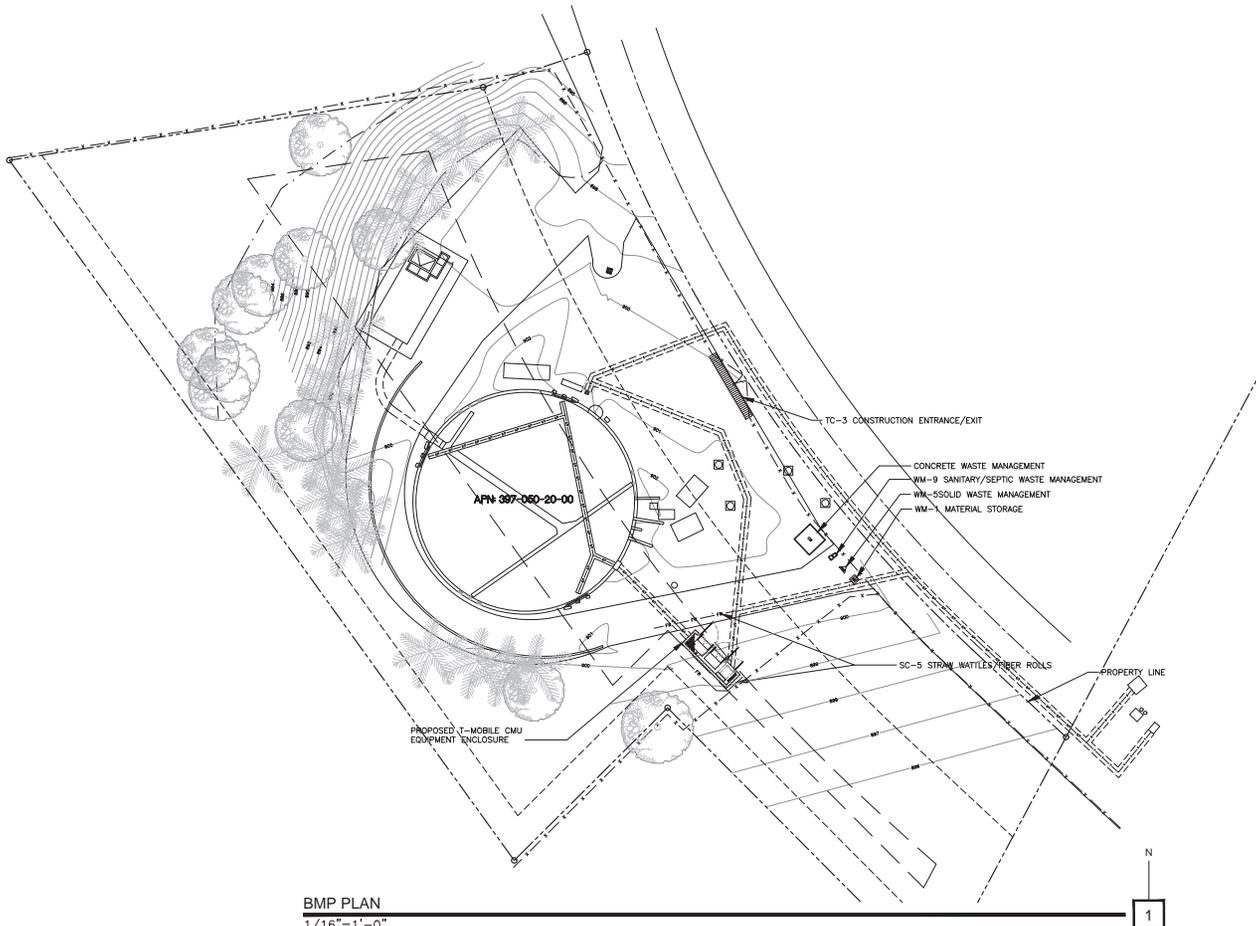
SKY RIM TANK
 8602 SKY RIM DRIVE
 LAKESIDE, CA 92040

SHEET TITLE:
TOPOGRAPHIC SURVEY

LS-2

1-24

NOTES: THE GRAPHIC USE OF THE TANK & TANK TIE, SCALE AND 5:10' HAD NOT BEEN REVISED OR RECORDED SINCE 2015



BMP PLAN
1/16"=1'-0"

STORM WATER QUALITY NOTES
CONSTRUCTION BMPs

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO.2003-01-NPDES, NO. C04010472 (URL: <http://www.sandiego.gov/water/905096050304010472/>)

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPs.

- SUFFICIENT BMPs MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONDUIT(S) DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMPs.
- ALL STORM PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 5% OR GREATER.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON SITE.
- ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.
- THIS PROJECT PROPOSES EXPORT OF 13 CUBIC YARDS OF MATERIAL FROM THE PROJECT SITE. ALL EXPORT MATERIAL MUST BE DISPOSED INTO LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

BMP NOTES:

THE BMPs SELECTED ARE THOSE THAT WILL BE IMPLEMENTED DURING CONSTRUCTION OF THE PROJECT. THE APPLICANT IS RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF THE BMPs SELECTED. ATTACH DESCRIPTIONS OF THE BMPs AND THEIR APPLICATION (AVAILABLE AT THE DPW COUNTER) AS ATTACHMENT A.

- | | |
|---|---|
| <input type="checkbox"/> SILT FENCE | <input type="checkbox"/> DESILTING BASIN |
| <input checked="" type="checkbox"/> FIBER ROLLS | <input type="checkbox"/> GRAVEL BAG BERM |
| <input type="checkbox"/> STREET SWEEPING AND VACUUMING | <input type="checkbox"/> SANDBAG BARRIER |
| <input type="checkbox"/> STORM DRAIN INLET PROTECTION | <input checked="" type="checkbox"/> MATERIAL DELIVERY AND STORAGE |
| <input type="checkbox"/> STOCKPILE MANAGEMENT | <input type="checkbox"/> SPILL PREVENTION AND CONTROL |
| <input checked="" type="checkbox"/> SOLID WASTE MANAGEMENT | <input checked="" type="checkbox"/> CONCRETE WASTE MANAGEMENT |
| <input checked="" type="checkbox"/> STABILIZED CONSTRUCTION ENTRANCE/EXIT | <input type="checkbox"/> WATER CONSERVATION PRACTICES |
| <input type="checkbox"/> Dewatering OPTIONS | <input type="checkbox"/> PAVING AND GRINDING OPERATIONS |
| <input type="checkbox"/> VEHICLE AND EQUIPMENT MAINTENANCE | <input checked="" type="checkbox"/> SANITARY WASTE MANAGEMENT |
| <input type="checkbox"/> VEGETATION STABILIZATION | |
| <input type="checkbox"/> ANY MINOR SLOPES CREATED INCIDENTAL TO CONSTRUCTION AND NOT SUBJECT TO A MAJOR OR MINOR GRADING PERMIT SHALL BE PROTECTED BY COVERING WITH PLASTIC OR TARP PRIOR TO A RAIN EVENT, AND SHALL HAVE VEGETATIVE COVER REESTABLISHED WITHIN 180 DAYS OF COMPLETION OF THE SLOPE AND PRIOR TO FINAL BUILDING APPROVAL. | |
| <input type="checkbox"/> NO BMPs NEEDED. ACTIVITIES ARE NOT CONSIDERED TO GENERATE POLLUTANTS. | |

LOW IMPACT DEVELOPMENT BMPs

- (LID 2.2.2) MINIMIZE DISTURBANCES TO NATURAL DRAINAGES
- (LID 2.2.4) MINIMIZE SOIL COMPACTION
- (LID 3.7) LID LANDSCAPING DESIGN

BMP LEGEND:	
	SC-5 STRAW WATLES/FIBER ROLLS
	(LID 2.2.1) PRESERVATION OF EXISTING VEGETATION
	SS-4 HYDRAULIC STABILIZATION HYDROSEEDING
	TC-3 ENTRANCE/EXIT TIRE WASH
	WM-1 MATERIAL DELIVERY AND STORAGE
	WM-5 SOLID WASTE MANAGEMENT
	WM-6 HAZARDOUS WASTE MANAGEMENT
	WM-8 CONCRETE WASTE MANAGEMENT
	WM-9 SANITARY/SEPTIC WASTE MANAGEMENT

THESE GEOTECHNICAL AND GEOLOGICAL DATA WERE PROVIDED BY THE PROPERTY OWNER AND ARE NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER USE EXCEPT BY AGREEMENT WITH THE OWNER. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA AND FOR OBTAINING THE NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. ANY USER WHOSE WORK SHALL BE BASED ON THE DATA HEREIN UNDERSTANDS AND AGREES TO BE RESPONSIBLE FOR THE CONSEQUENCES OF ANY SUCH USE.

ARCHITECT

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3909 FIRST AVENUE, SUITE 100, SAN DIEGO, CA 92103
619.294.4210 • 619.299.4200 FAX • ALERDDIA@ARCH.DIA

PROJECT NAME

SKY RIM TANK
8602 SKY RIM DRIVE, LAKESIDE, CA 92040

1-25

ISSUES REVISIONS

NO.	DATE	BY	ISSUE DESCRIPTION
REV-01	09-05-18	JVC	REVISED PER COMMENTS
REV-02	09-19-18	JVC	REVISED PER COMMENTS
REV-03	09-19-18	JVC	REVISED PER COMMENTS
REV-04	09-19-18	JVC	REVISED PER COMMENTS
REV-05	09-19-18	JVC	REVISED PER COMMENTS
REV-06	09-19-18	JVC	REVISED PER COMMENTS
REV-07	09-19-18	JVC	REVISED PER COMMENTS

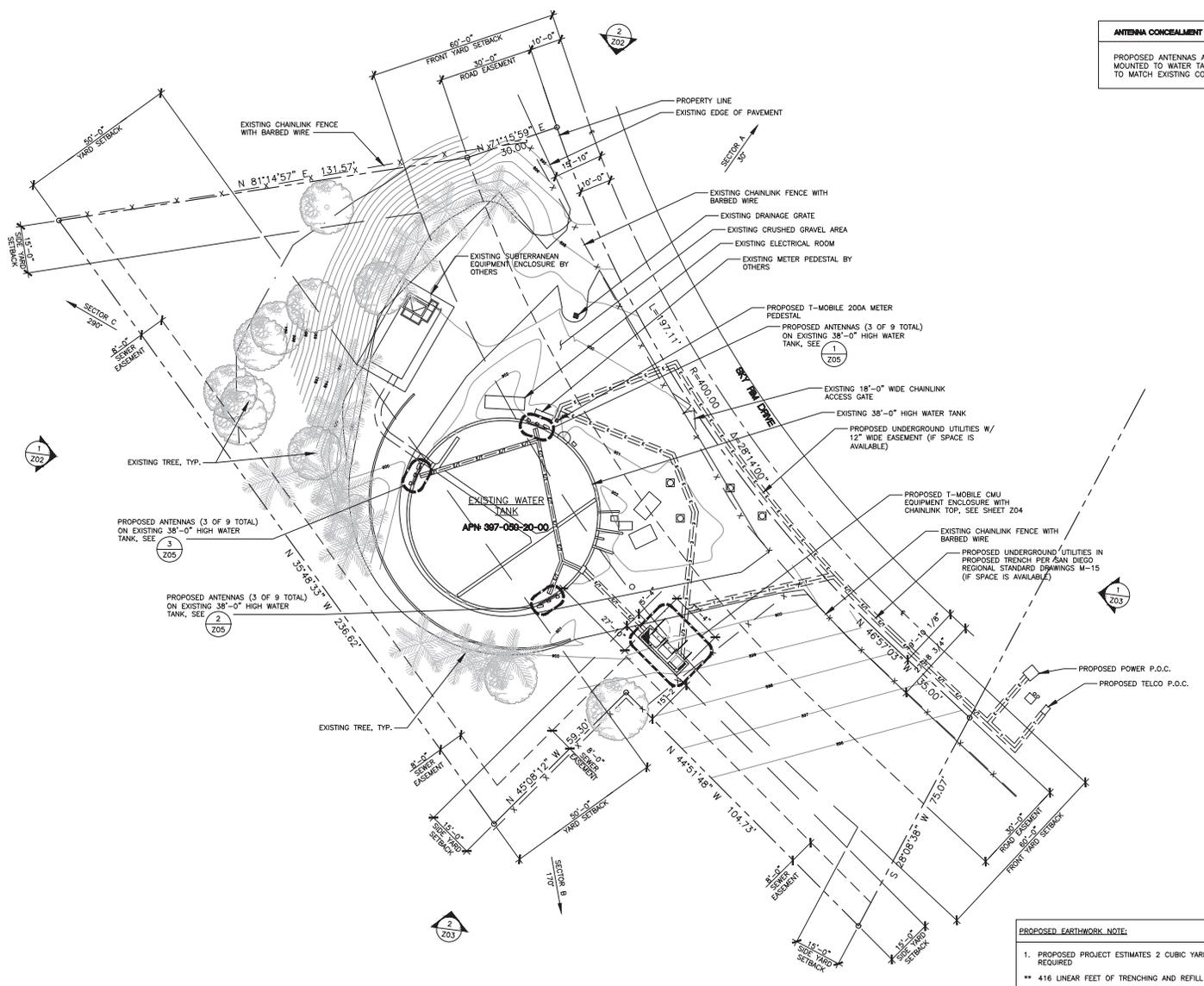
SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z01.1

BMP PLAN

1804.02
PLOT SCALE 1:10000 (7' 60")



ANTENNA CONCEALMENT NOTE

PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO WATER TANK SHALL BE PAINTED TO MATCH EXISTING COLOR OF WATER TANK

PROPOSED EARTHWORK NOTE:

1. PROPOSED PROJECT ESTIMATES 2 CUBIC YARDS OF EARTHWORK TO BE REQUIRED
- ** 416 LINEAR FEET OF TRENCHING AND REFILL ESTIMATED

SITE PLAN
1/16"=1'-0"



ARCHITECT

DDA
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3909 FIRST AVENUE, SUITE 100, SAN DIEGO, CA 92103
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PROJECT NAME

Mobile
SKY RIM TANK
8602 SKY RIM DRIVE, LAKESIDE, CA 92040

1-26

ISSUES REVISIONS

REV.	DATE	BY	ISSUE DESCRIPTION
REV-01	09-05-18	JVC	ISSUE 1 - MOBILE COMMENTS
REV-02	09-19-18	JVC	ISSUE 2 - MOBILE COMMENTS
REV-03	10-02-18	JVC	ISSUE 3 - MOBILE COMMENTS
REV-04	10-02-18	JVC	ISSUE 4 - MOBILE COMMENTS
REV-05	10-10-18	JVC	ISSUE 5 - MOBILE COMMENTS
REV-06	09-26-19	KNW	ISSUE 6 - SAN DIEGO COUNTY COMMENTS
REV-07	10-07-19	KNW	ISSUE 7 - SAN DIEGO COUNTY COMMENTS

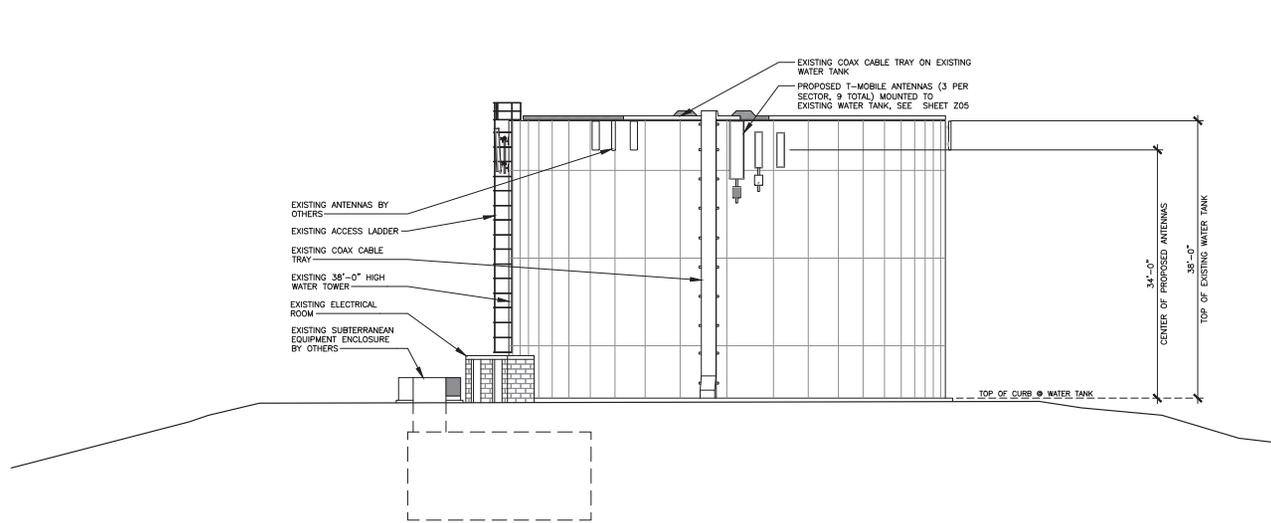
SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z01
SITE PLAN

1804.02
PLOT SCALE 1/16"=1' (8x11" 1/8")

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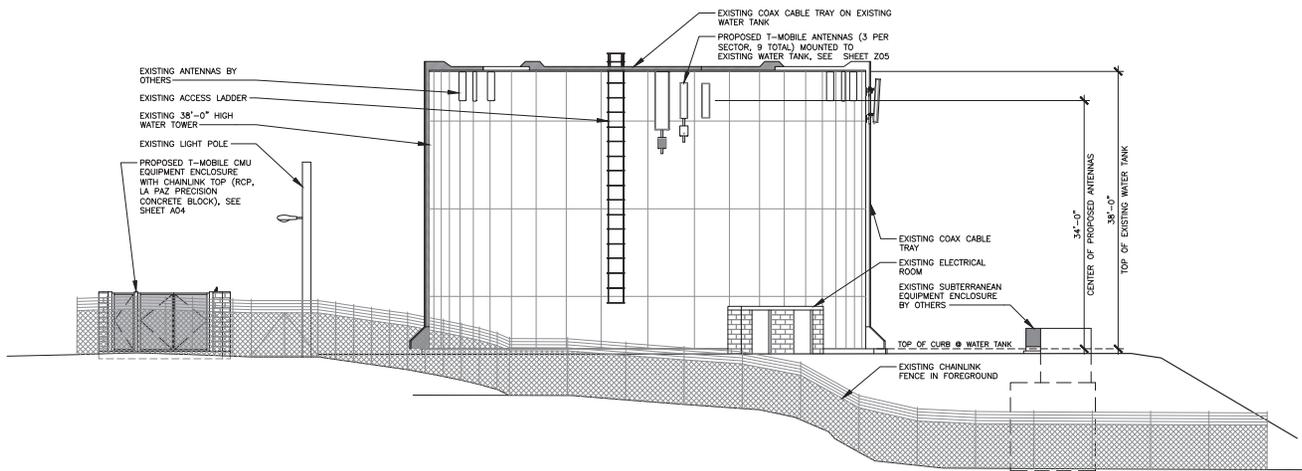


ANTENNA CONCEALMENT NOTE

PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO WATER TANK SHALL BE PAINTED TO MATCH EXISTING COLOR OF WATER TANK

WEST ELEVATION
1/8" = 1'-0"

1



NORTH ELEVATION
1/8" = 1'-0"

2

ARCHITECT

DDA
 DONATO ASSOCIATES
 ARCHITECTURE + GRAPHICS
 3909 PARK AVENUE, SUITE 100, SAN DIEGO, CA 92133
 619.294.4210 • 619.299.4200 FAX • ALBIDDA@DDA.COM

PROJECT NAME

Mobile
SKY RIM TANK
 8602 SKY RIM DRIVE, LAKESIDE, CA 92040

1-27

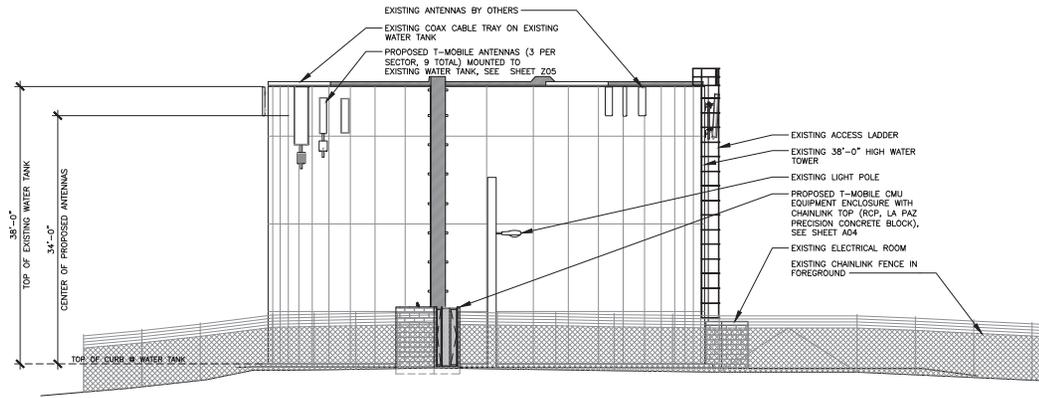
ISSUES REVISIONS

REV.	DATE	BY	DESCRIPTION
REV-01	09-05-18	JVC	PER T-MOBILE COMMENTS
REV-02	09-19-18	JVC	PER T-MOBILE COMMENTS
REV-03	10-02-18	JVC	PER T-MOBILE COMMENTS
REV-04	5-04-19	ON	PER TMO COMMENTS
REV-05	5-10-19	ON	SURVEY INCLUDED
REV-06	08-26-19	KMW	PER SAN DIEGO COUNTY COMMENTS
REV-07	10-07-19	KMW	PER SAN DIEGO COUNTY COMMENTS

SHEET INFORMATION

DI DONATO ASSOCIATES
 ARCHITECTURE + GRAPHICS
Z02
 ELEVATIONS

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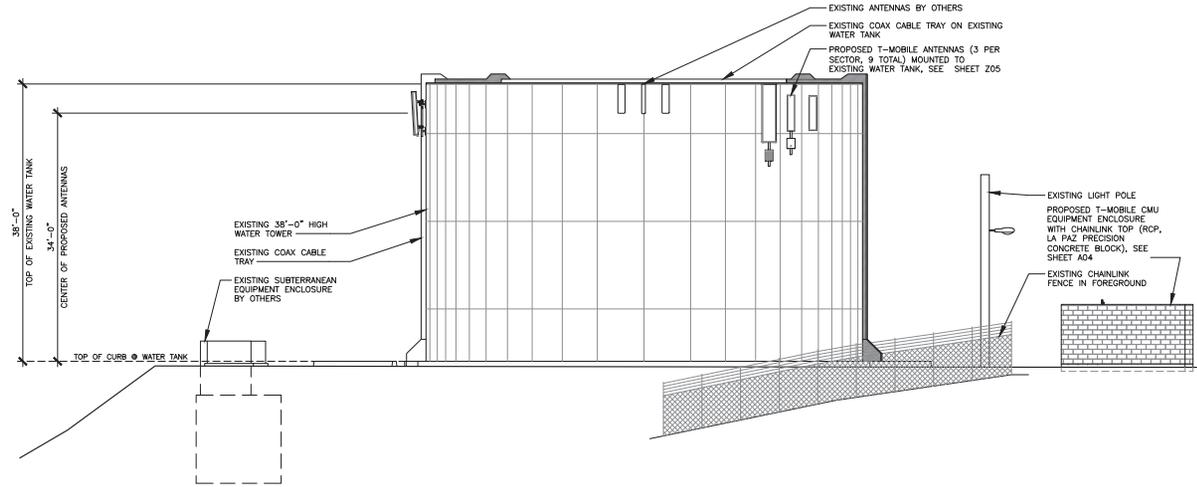


ANTENNA CONCEALMENT NOTE

PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO WATER TANK SHALL BE PAINTED TO MATCH EXISTING COLOR OF WATER TANK

EAST ELEVATION
1/8" = 1'-0"

1



SOUTH ELEVATION
1/8" = 1'-0"

2

ARCHITECT

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3000 FIRST AVENUE, SUITE 100, SAN DIEGO, CA 92103
619.294.4210 | 619.299.4200 FAX | AL@DDA-ARCH.COM



PROJECT NAME

Mobile
SKY RIM TANK
8602 SKY RIM DRIVE, LAKESIDE, CA 92040

1-28

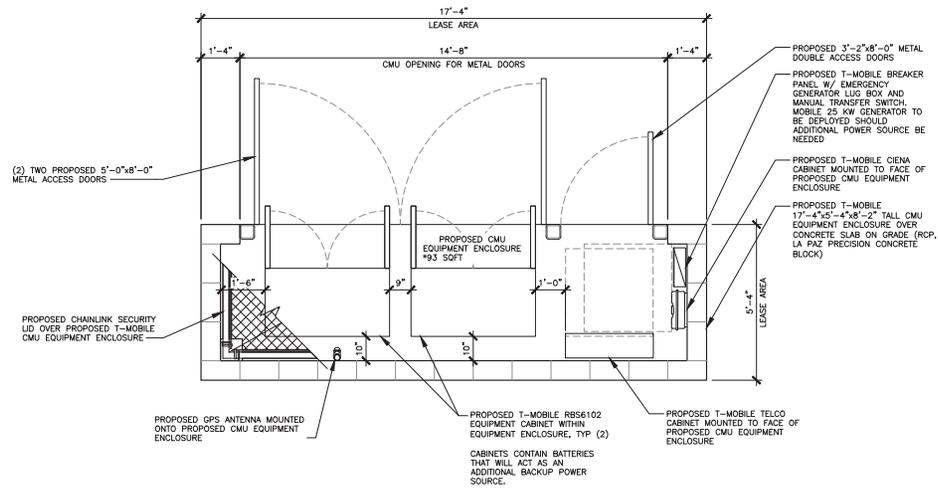
ISSUES REVISIONS

REV	DATE	BY	ISSUE DESCRIPTION
REV-00	09-05-18	JVC	ISSUE FOR CONSTRUCTION
REV-01	09-05-18	JVC	REVISED T-MOBILE COMMENTS
REV-02	09-19-18	JVC	REVISED T-MOBILE COMMENTS
REV-03	09-19-18	JVC	REVISED T-MOBILE COMMENTS
REV-04	09-19-18	JVC	REVISED T-MOBILE COMMENTS
REV-05	10-10-19	ON	REVISED T-MOBILE COMMENTS
REV-06	09-26-19	KMW	REVISED T-MOBILE COMMENTS
REV-07	10-07-19	KMW	REVISED T-MOBILE COMMENTS

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
Z03
ELEVATIONS

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EQUIPMENT ENCLOSURE PLAN

1/2" = 1'-0"



ARCHITECT

DA
 DONATO ASSOCIATES
 ARCHITECTURE + GRAPHICS
 3909 FIRST AVENUE, SUITE 100, SAN DIEGO, CA 92103
 619.294.4210 • 619.294.4200 FAX • AL@DDA-ARCH.COM

PROJECT NAME

Mobile
SKY RIM TANK
 8602 SKY RIM DRIVE, LAKESIDE, CA 92040

1-29

ISSUES REVISIONS

REV.	DATE	BY	ISSUE DESCRIPTION
REV-01	09-05-18	JVC	ISSUE DESCRIPTION
REV-02	09-19-18	JVC	REV-01 T-MOBILE COMMENTS
REV-03	09-19-18	JVC	REV-02 T-MOBILE COMMENTS
REV-04	09-19-18	JVC	REV-03 T-MOBILE COMMENTS
REV-05	09-19-18	JVC	REV-04 T-MOBILE COMMENTS
REV-06	09-26-19	KMW	REV-05 SAN DIEGO COUNTY COMMENTS
REV-07	10-07-19	MM	REV-06 SAN DIEGO COUNTY COMMENTS

SHEET INFORMATION

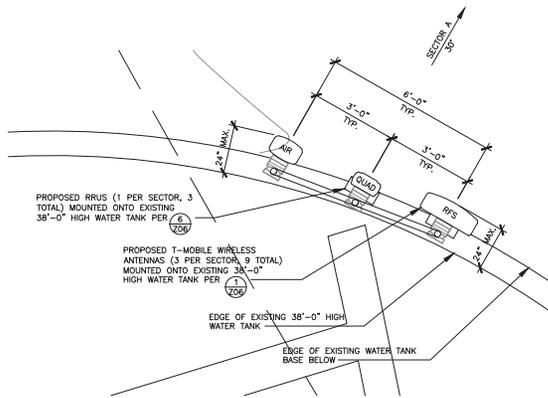
DI DONATO ASSOCIATES
 ARCHITECTURE + GRAPHICS

Z04

EQUIPMENT ENCLOSURE PLAN

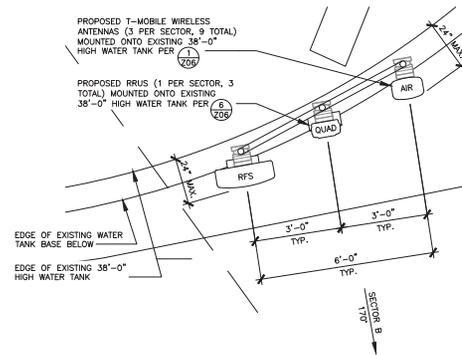
1804.02
 PLOT SCALE 1:10000 17' 00"

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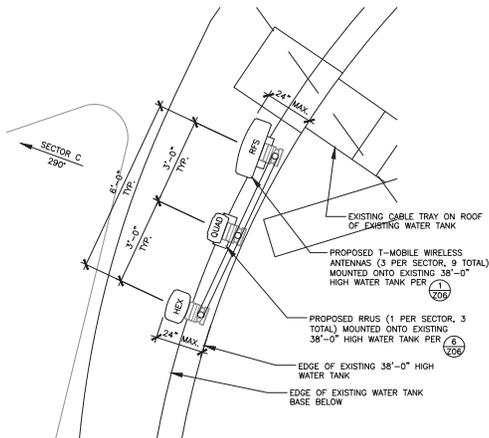
ENLARGED PLAN AT SECTOR-A ANTENNAS
1/2"=1'-0"

1



ENLARGED PLAN AT SECTOR-A ANTENNAS
1/2"=1'-0"

2



ENLARGED PLAN AT SECTOR-C ANTENNAS
1/2"=1'-0"

3

ANTENNA CONCEALMENT NOTE

PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO WATER TANK SHALL BE PAINTED TO MATCH EXISTING COLOR OF WATER TANK

ARCHITECT

DA

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3909 FIRST AVENUE, SUITE 100, SAN DIEGO, CA 92103
619.294.4210 • 619.299.4200 FAX • ALE@DDA-ARCH.COM

PROJECT NAME

Mobile

SKY RIM TANK

8602 SKY RIM DRIVE, LAKESIDE, CA 92040

1-30

ISSUES REVISIONS

REV.	DATE	BY	ISSUE DESCRIPTION
REV-01	09-05-18	JVC	ISSUE COMMENTS
REV-02	09-19-18	JVC	ISSUE COMMENTS
REV-03	09-19-18	JVC	ISSUE COMMENTS
REV-04	09-19-18	JVC	ISSUE COMMENTS
REV-05	09-19-18	JVC	ISSUE COMMENTS
REV-06	09-19-18	JVC	ISSUE COMMENTS
REV-07	10-07-19	MM	ISSUE COMMENTS

SHEET INFORMATION

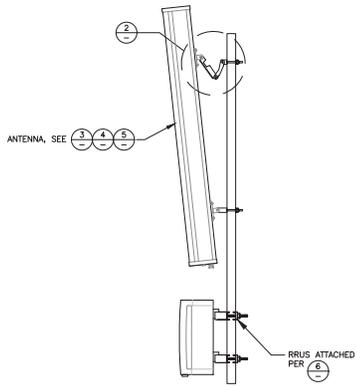
DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z05

ENLARGED
ANTENNA PLAN

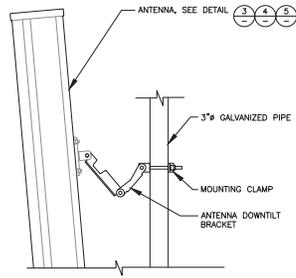
1804.02
PLOT SCALE 1:10000 17' 6020"

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ANTENNA MOUNT
3/4"=1'-0"

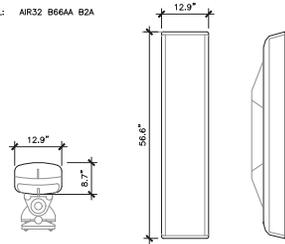
1



ANTENNA MOUNTING
1-1/2"=1'-0"

2

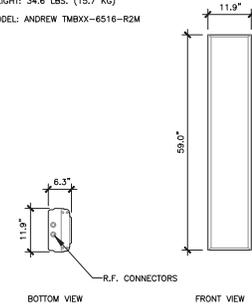
WEIGHT: 132.2 LBS. (290 KG)
MODEL: AIR32 B66AA B2A



AIR-32 ANTENNA
3/4"=1'-0"

3

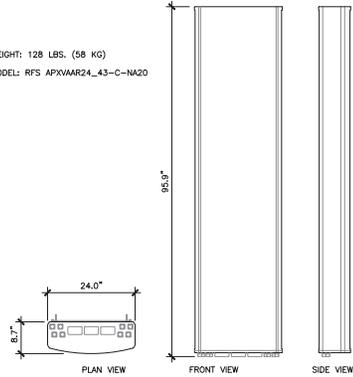
WEIGHT: 34.6 LBS. (15.7 KG)
MODEL: ANDREW TMBXX-6516-R2M



ANDREW ANTENNA
3/4"=1'-0"

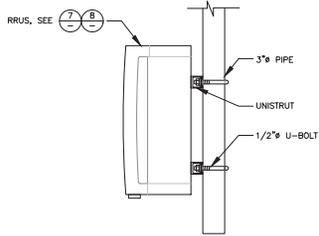
4

WEIGHT: 128 LBS. (58 KG)
MODEL: RFS APXVAR24_43-C-NA20



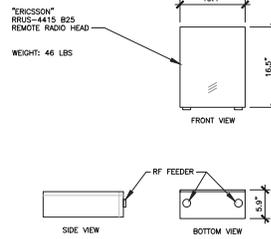
RFS ANTENNA
3/4"=1'-0"

5



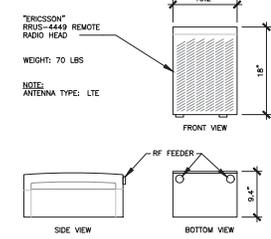
RRUS MOUNTING
1-1/2"=1'-0"

6



RRUS UNIT
1"=1'-0"

7



RRUS UNIT
1"=1'-0"

8

ARCHITECT

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3909 PIERCE AVENUE, SUITE 100, SAN DIEGO, CA 92133
619.294.4210 • 619.299.4200 FAX • AL@DDA-ARCH.COM

PROJECT NAME

Mobile
SKY RIM TANK
8602 SKY RIM DRIVE, LAKESIDE, CA 92040

1-31

ISSUES REVISIONS

REV	DATE	BY	ISSUE DESCRIPTION
REV-01	09-05-18	JVC	FEED 1-MOBILE COMMENTS
REV-02	09-19-18	JVC	FEED 1-MOBILE COMMENTS
REV-03	09-19-18	JVC	FEED 1-MOBILE COMMENTS
REV-04	5-04-19	ON	FEED TWO COMMENTS
REV-05	5-10-19	ON	SURVEY INCLUDED
REV-06	09-26-19	KMW	PER SAN DIEGO COUNTY COMMENTS
REV-07	10-07-19	KMW	PER SAN DIEGO COUNTY COMMENTS

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
Z06
ANTENNA DETAILS

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF DI DONATO ASSOCIATES ARCHITECTURE + GRAPHICS. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF DI DONATO ASSOCIATES ARCHITECTURE + GRAPHICS IS STRICTLY PROHIBITED. THESE DRAWINGS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE DRAWINGS. ANY OTHER PROJECTS SHALL BE REFERRED TO THE ORIGINAL DRAWINGS TO BE CORRECTED BY ARCHITECT.

**Attachment B – Form of Decision
Approving PDS2018-MUP-18-019**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

COMMISSIONERS

Douglas Barnhart (Chairman)
Bryan Woods (Vice Chair)
Michael Beck
Yolanda Calvo
Michael Edwards
David Pallinger
Michael Seiler

MARK WARDLAW
Director

KATHLEEN FLANNERY
Assistant Director

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

July 31, 2020

PERMITTEE: PHOENIX TOWER INTERNATIONAL FOR T-MOBILE
MAJOR USE PERMIT: PDS2018-MUP-18-019
E.R. NUMBER: PDS2019-ER-18-14-015
PROPERTY: 8602 SKY RIM DRIVE, LAKESIDE, CA WITHIN THE COUNTY OF SAN DIEGO
APNS: 397-050-20

DECISION OF THE PLANNING COMMISSION

This Major Use Permit for PTI Sky Rim Wireless Telecommunication Facility consists of 10 sheets including plot plan, equipment layout, and elevations dated November 22, 2019. This permit authorizes the construction, operation, and maintenance of a wireless telecommunication facility, including nine antennas and six Remote Radio Units (RRUs), and the installation of an equipment shelter with an 8-foot, 2-inch tall CMU wall.

Grant an exception to Section 4620(g) of the Zoning Ordinance to allow the antennas to reach a maximum height of 38-feet (the height of the existing water tank), where 35-feet is allowed.

Wireless telecommunication facilities subject to this Major Use Permit are considered "high visibility" facilities, therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 15 years (ending July 31, 2035, at 4:00 p.m.). This may be extended for an additional period of time through modification of this permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time. All monopoles and wireless telecommunication facilities subject to this Major Use Permit shall be reviewed for conformance with the amortization requirements outlined in Sections 6985 and 6991 of the Zoning Ordinance through the modification of this permit.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **July 31, 2022** 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.

.....
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: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] 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 a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit 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 discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

2. **GEN#2–RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**
INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an ‘all-purpose acknowledgement’ and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder’s Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

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

3. **GEN#3–INSPECTION FEE**
INTENT: In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

4. **PLN#1–PHOTO SIMULATION (WIRELESS): [PDS, PCC] [UO, FG] [PDS, FEE]**
INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall

substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated 5/27/2020 to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

5. **PLN#2–SITE CONFORMANCE (WIRELESS)**

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved plot plans. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the approved plot plans.

6. **PLN#3–SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].**

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting 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 plot plan and building plans. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the 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 plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

7. **HAZ#1–HEALTH AND SAFETY PLAN**

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the 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, (858) 505-6880 or by email at

joan.swanson@sdcountry.ca.gov. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

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

8. **PLN#4–SITE CONFORMANCE: [PDS, PCO] [OG] [DPR, TC, PP].**

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans, and plot plan(s). This includes, but is not limited to maintaining the following: painting all necessary aesthetics design features, and all lighting wall/fencing. Failure to conform to the approved plot plan(s) is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **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.

9. **PLN#5–SITE CONFORMANCE (WIRELESS): [PDS, PCO] [OG].**

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

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations dated 5/27/2020. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept

clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.

- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

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

10. **NOISE#1–NOISE REQUIREMENT: [PDS, BPPR] [BP] [PDS, FEE X1].**

INTENT: In order to reduce the impacts of the installation of any generator or any external noise-generating device to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following requirements shall be continued for the life of this permit. **DESCRIPTION**

OF REQUIREMENT: Prior to the installation of any external noise-generating device that exceeds the 24 kW generator specifications for this Use Permit or for the addition of a permanent onsite generator to replace the battery source, the permittee shall obtain approval of a minor deviation or modification:

- a. The minor deviation shall comply with Zoning Ordinance Sections 7609 and 6985.b as defined by 6983.I for Invisible – Facilities. Upon the approval of the minor deviation, the proposed generator shall comply with the County Noise Ordinance Section 36.404.
- b. Failure to comply with the invisibility standards of Zoning Ordinance Section 6983.I, and compliance with the County Noise Ordinance Section 36.404, will require an application and subsequent approval of a Modification to this Use Permit before any generator can added or used on the site.

DOCUMENTATION: The property owner and permittee shall comply with the requirements of the County Noise Ordinance, Section 36.404 and this condition. If the permittee or property owner chooses to utilize a generator that exceeds the 24 kW generator specifications (61 dBA at 23 feet) associated with the cellular facility, they must apply for a Deviation or Modification of this permit pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Prior to the installation of external noise-generating device that exceeds the specifications approved with this Use Permit, the permittee shall obtain approval of a minor deviation or modification to the approved plot plan dated 11/25/2019 and provide proof that the device complies with the County Noise Ordinance.

MONITORING: The County Noise Specialist shall review all additional proposed generator unit installation and ensure that the project complies with on-going noise ordinance standards. The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

11. **NOISE #2: ON-GOING SOUND LEVEL COMPLIANCE: [DPLU, CODES] [OG]**

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements:

- a. Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404.
- b. The operations of any mechanical equipment associated with this Major Use Permit shall conform to the daytime and nighttime sound level limits for uses zoned as RS pursuant to Section 36.404.

DOCUMENTATION: The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [DPLU, CODES] is responsible for enforcement of this permit.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

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

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they

pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that 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: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below.
<http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit

issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of Grading Ordinance](#).

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 PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

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

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

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.

NOTICE: The subject property may contain sensitive vegetation communities and/or sensitive plant and animal species, which may be subject to regulation by federal, State, and/or County agencies, including but not limited to U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, and the County of San Diego. Disturbance of such resources without appropriate biological assessment of impacts and mitigation may be a violation of such regulations. It is the applicant's responsibility to ensure that no project impacts occur outside of the developed/disturbed footprint. If impacts to sensitive biological resources would occur, the applicant is responsible for consulting with the County and each agency as required and to obtain all necessary permits, agreements, or approvals before commencing any activity which could impact the sensitive habitat or species.

NOTICE: The subject property may contain habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201,

<http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

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.

MAJOR USE PERMIT FINDINGS FOR PDS2018-MUP18-002

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

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

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

Scale and Bulk:

The project area can primarily be characterized as rural-residential. Mature trees and water tanks are located within the project vicinity. The proposed antennas would be façade-mounted on the existing water tank and painted to match its color, and the associated equipment would be shielded by a neutral-colored CMU block wall and partially screened by existing vegetation.

Photo simulations on file with this Major Use Permit illustrate that the proposed facility would be in harmony with the scale and bulk of the surrounding area and therefore would be unobtrusive to the surrounding viewshed. The wireless telecommunication facility is not visible from a Scenic Highway as identified in the County of San Diego General Plan. Views of the facility from the nearest public road, Melrose Lane, and other adjacent public viewsheds will be partially screened by existing vegetation and mature trees. The proposed equipment shelter will be screened from public views by existing vegetation and the CMU block wall.

Coverage:

The subject parcel is approximately 0.78 acres. Surrounding land uses consist of residential land uses with parcel sizes ranging from approximately 0.5 to over 10 acres in size. The project is located on a parcel with an existing 38-foot tall water tank. The lease area is 17-feet, 4-inches by 5-feet, 4-inches, approximately 92.4 square feet, less than 1% lot coverage. Due to the small scale of the facility, the project will not contribute significantly to the existing site coverage, nor will it substantially increase the scale and bulk of the subject property. As such, the addition of a wireless telecommunication facility to the existing water tank will not substantially alter the character of the property. Considering the size of the subject lot compared with the size and location of the proposed structure, and the coverage characteristics of surrounding properties, the project will be consistent in

terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

Density:

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

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

The project is located within the jurisdiction of the Lakeside Fire Protection District. The project has been reviewed and found to be FP-2 compliant. The project would not require water or sewer services. Electrical and telephone services are available on-site. The proposed project involves construction of an equipment shelter supporting antennas on an existing water tank with existing access to adequate utilities. All required utilities are therefore available for the project.

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

The project is a Major Use Permit for the authorization of a wireless communication facility on an existing water tank. Photo-simulations on file with the Major Use Permit demonstrate that the proposed antennas and associated equipment enclosure and CMU wall will be in harmony with the existing neighborhood character. The facility's antennas would be painted to match the water tank and the CMU wall surrounding the equipment enclosure will be neutral in color. The water tank site also currently supports an existing wireless telecommunication facility, so the project is not proposing a new use that does not currently exist onsite or in the neighborhood.

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

The traffic generated from the project is expected to result in approximately one trip per month and will utilize Sky Rim Drive, a private road, and Melrose Lane, a County-Maintained Road, as access. The use associated with this Major Use Permit is compatible with the existing residential nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and will be compatible with adjacent uses.

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

The project is a Major Use Permit for the authorization of a wireless communication facility on an existing water tank. The subject property is approximately 0.78 acres in size and has access and utility services adequate to serve the proposed use. The antennas will be mounted on the façade of the existing water tank, and associated equipment will be located within a proposed equipment shelter surrounded by a CMU wall. The project, as designed, would not change the characteristics of the area and is suitable for this site and the type and intensity of

uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

None identified.

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

The project is within the Village Residential (VR-2) General Plan Land Use Designation, and it is within the Lakeside Community Plan Area. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to 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 would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

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

Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location would not cause substantial change in the environment; is not on a hazardous waste site would not cause substantial change in the significance of a historic resource; and would not cause damage to a scenic highway..

WIRELESS TELECOMMUNICATION FINDINGS

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

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall

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

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

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that 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: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant

Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmpdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below.
<http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

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

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of Grading Ordinance](#).

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 PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

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

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

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.

NOTICE: The subject property may contain sensitive vegetation communities and/or sensitive plant and animal species, which may be subject to regulation by federal, State, and/or County agencies, including but not limited to U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, and the County of San Diego. Disturbance of such resources without appropriate biological assessment of impacts and mitigation may be a violation of such regulations. It is the applicant’s responsibility to ensure that no project impacts occur outside of the developed/disturbed footprint. If impacts to sensitive biological resources would occur, the applicant is responsible for consulting with the County and each agency as required and to obtain all necessary permits, agreements, or approvals before commencing any activity which could impact the sensitive habitat or species.

NOTICE: The subject property may contain habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

NOTICE: This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation and management of preserved areas as outlined in Section 17.1 (A) of the County’s Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform “incidental take” under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County’s Implementing Agreement.

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.

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	Sheriff's Department – Wireless Services Division	SD-WSD

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

COUNTY OF SAN DIEGO PLANNING COMMISSION
 MARK WARDLAW, SECRETARY

BY:
 Mark Slovick, Deputy Director
 Project Planning Division
 Planning & Development Services

email cc:
 Jill Cleveland, jill.cleveland@plancominc.com
 Denise Russell, Planning Manager, Planning & Development Services
 Ed Sinsay, Land Development, Team Leader, Planning & Development Services
 Bradley Sonnenburg, Project Planning, Planning & Development Services

Attachment C – Environmental Documentation

1-49
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: PTI Sky Rim US-CA-1373 Wireless Telecommunication Facility Major Use Permit; PDS2018-MUP-18-019, PDS2018-ER-18-14-015

Project Location: 8602 Sky Rim Drive, Lakeside Community Plan Area, San Diego County. APN: 397-050-20.

Project Applicant: Jill Cleveland, PlanCom Inc agent, for Phoenix Tower International, for T-Mobile, 302 State Place, Escondido, CA 92029

Project Description: The project is a proposed wireless telecommunication facility including 9 antennas and 6 RRUs on an existing water tank. Equipment will be located within an equipment enclosure and screened by a CMU wall.

Agency Approving Project: County of San Diego

County Contact Person: Bradley Sonnenburg; 858-694-3640

Date Form Completed: July 31, 2020

This is to advise that the County of San Diego Planning Commission has approved the above described project on July 31, 2020 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: Pursuant to Section 15303 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunications facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

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

Signature: _____ Telephone: (858) 694-3640

Name (Print): Bradley Sonnenburg 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 return 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
PTI Sky Rim USA-CA-1373 Telecommunication Facility Major Use Permit,
PDS2018-MUP-18-019; PDS2018-ER-18-14-015**

July 31, 2020

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

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

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated July 31, 2020.

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

YES NO NOT APPLICABLE/EXEMPT

The project is an unmanned wireless telecommunication facility and does not propose the addition of any landscaping. Therefore, the project will not rely on groundwater.

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 NO NOT APPLICABLE/EXEMPT

YES NO NOT APPLICABLE/EXEMPT

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

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

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

Steep Slopes:

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). It has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

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

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

YES

NO

NOT APPLICABLE

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

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

YES

NO

NOT APPLICABLE

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.

Staff has reviewed the plot plans received on November 22, 2019 for the Sky Rim USA-CA-1373. The project comprised of T-Mobile telecommunications site consisting of equipment cabinets all located within an 8-foot tall U-shaped opened roof CMU block wall enclosure. The project is zoned Rural Residential (RR) and is subject to the most restrictive nighttime property line sound level requirement of 45 dBA Leq (one-hour average). The project proposes a 24kW generator, which emits 65 dBA at 23 feet. The nearest property line from the noise source, which consists of an open space easement is located at approximately 15 feet away. The nearest occupied residential property line is approximately 94 feet away from the primary noise sources. Based on the type of equipment proposed, the CMU block wall enclosure, and distance separation, the noise levels are not anticipated to exceed the County noise standards. Additionally, the project Major Use Permit decision would be conditioned to require a Deviation or Modification to this Major Use Permit prior to any proposal of an additional generator or generator that exceeds the 24kW specifications. Therefore, based on project design and Major Use Permit conditioning requirements for the additional generator, the project would comply with County noise standards.

**MULTIPLE SPECIES CONSERVATION PROGRAM
CONFORMANCE STATEMENT
PTI SKY RIM USA-CA-1373
WIRELESS TELECOMMUNICATIONS FACILITY MAJOR USE PERMIT
PDS2018-MUP-18-019; APN 397-050-20**

Summary

The project proposes a wireless telecommunication facility. The project site 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 area of the project site is developed and does not support native vegetation. As a Tier IV habitat, no on-site preservation is required and impacts to urban/ developed 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 classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, 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

**PTI SKY RIM USA-CA-1373 WIRELESS TELECOMMUNICATIONS FACILITY
MAJOR USE PERMIT
PDS2018-MUP-18-019,
ENVIRONMENTAL LOG NO. PDS2018-ER-18-14-015**

ENVIRONMENTAL FINDINGS

July 31, 2020

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).
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 July 31, 2020 on file with Planning & Development Services as Environmental Review Number PDS2018-ER-18-14-015.

Attachment E – Public Documentation

**COUNTY OF SAN DIEGO, LAKESIDE COMMUNITY PLANNING GROUP
P.O. Box 2040 Lakeside, CA 92040 / lakesidecpg@gmail.com**

***** Final Regular Meeting Minutes *****

WEDNESDAY, NOVEMBER 7, 2018, 6:30 P.M.

Meeting Location: Lakeside Community Center, 9841 Vine Street, Lakeside, California

The Lakeside Community Planning Group is an elected body that acts in an advisory capacity to the Department of Planning & Development Services (PDS), the Planning Commission, the Board of Supervisors and other County departments. The Planning Group's recommendations are advisory only and are not binding on the County of San Diego.

OPEN HOUSE (6:00–6:30pm) The Lakeside Community Planning Group provided public viewing of available project plans received by the Chair for current and upcoming projects. Available plans were displayed for 30 minutes prior to regularly scheduled planning group meeting.

1. CALL TO ORDER: at 6:30pm by Brian Sesko, Chair.

Present: Seat 2, Brian Sesko; Seat 3, Liz Higgins; Seat 4, Mike Anderson; Seat 5, Scott Alevy; Seat 6, Josef Kufa; Seat 7, Sarai Johnson; Seat 9, Marty Barnard; Seat 10, Milt Cyphert; Seat 11, Thomas Martin; Seat 12, Steve Robak; Seat 13, Lisa Anderson; Seat 14, Julie Bugbee; Seat 15, Tiffany Maple. Quorum reached with 13 present.

Absent: Seat 1, John Neumeister.

Public present: About 20 persons from the public were present.

2. PLEDGE OF ALLEGIANCE: led by Steve Robak.

3. MEETING MINUTES: continued to next month.

4. ANNOUNCEMENTS

A. Notice of audio recording: Notification is hereby provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes. Anyone wanting more information on the issues discussed can request a copy of the audio.

B. Open Forum / Public Communication:

1. Kevin Miller, administrative pastor from Foothills Church, and volunteer on the homeless task force. He is working on a project to purchase Calvary Ranch on Willow Road in Lakeside. The property is 8.44 acres, they are proposing bridge housing for up to 25 people. The site has been a drug and alcohol recovery facility for 47 years. The proposed project is estimated at 1.37M and has raised 1.37M in private funds. The bridge housing would be for up to 120 days to help people get back on their feet (with health and mental wellness) and into permanent housing.

2. Jitka Perez and has drainage information about Linden Road. When it rains, water drains to Linden Road from all directions and tears up the road. Asks that the LCPG continue to support the residents on Linden Road to get proper drainage, watershed study and road maintenance.

5. COUNTY PRESENTATIONS

A. Riverside Drive Flood Control Channel Water Quality Improvements Project.

Presentation by Ryan Lau, County of San Diego, Department of Public Works. The large channel picks up bacteria and pollutants from yards and roads before flowing into rivers and the ocean. Propose removal of the 3' concrete ditch and replace with 6' permeable base which would allow dry flow pollutants to filter into the ground. Cost estimate is \$275,000 and would be complete by end of summer.

Board Questions and Comments: Board members asked if the channel diverts rain and where the system connects to underground channels on the drawing. One member agrees it is a good idea to widen the basin so low flow materials can filter into the ground naturally. How much water will be absorbed into the ground. (Average 280 gal per day.) What is the affect on groundwater? (The site was tested and the environmental report stated that the groundwater was far enough away from this site to not be affected.)

ACTION: Motion to approve the project as presented.

Motion: Steve Robak Second: Milton Cyphert

Community Comments: Will this project affect future development? (Project does not account for future development.) Do the downhill portions of the storm drains need to be modified before this project? (No.)

VOTE: Aye: 13 Nay: 0 Abstain: 0 Absent: 1

B. Capital Project Improvements (CPI). Presentation by Jim Boltz, County of San Diego, Department of Public Works. Handout shows the Lakeside projects that were extracted from the County's 5-year CIP plan. The LCPG proposes which projects to add to the list and the County manages the priorities and funding of the projects.

Board Comments: Julie Bugbee asked about Los Coches Rd between Arroyo and interstate 8, there is a section where the sloped dirt goes all the way to the edge of the road and there is no place for pedestrians. (Boltz met with a community member last year and explained the process, has also looked into funding.) Liz Higgins asked if a signal light is planned at Ashwood and El Cap. (Lau explained that that signal light is part of another major project that is in the works and not part of CIP.) Milt Cyphert asked about the projects that are not yet funded and notes that state they are private roads. (Boltz said that those projects are considered lower priority or outside of the County's jurisdiction.) Sarai Johnson asked how often the list is updated because items we removed from the list a year ago are still showing on the handout. (The list is updated by the LCPG yearly.)

Public Comments: Jitka Parez asked about the Lemon Crest project that goes through private property with an 84-inch pipe. (Boltz explained that there is a drainage easement on that project.) A person would like to add road improvements to the west side of Woodside Avenue. (Boltz explained that a section is part of the City of Santee.) Janice Shackelford, #7 on 2017 list is in Alpine, and #16 on the 2017 list has been an issue for the Blossom Valley area since the 1990's. The engineering is complete and the project needs funding. It would be wonderful to have the bridge over the creek on Flynn Springs Road completed. (Boltz stated that the project is being handled by flood control and the Irrevocable Offer of Dedication/Deed has been accepted by the

County.) Board Comments: Scott Alevy asked for clarification if the Dunbar project is the dividing line. (It is near the line but not a dividing line.) Brian Sesko asked where funding comes from and who decides what gets funded. Does Lakeside get their fair share of funding for projects. (Boltz explained that the County sets the priorities and finds funding if possible. The county looks at various funding sources and they look at the various districts to make sure that each area gets a portion of the distribution.) Liz Higgins asked if the list is ordered by priority. (Yes.)

Jim Boltz presented the resurfacing list of projects completed in past two years and this year. The County received a grant for pedestrian safety along Winter Gardens Boulevard between Lemon Crest Drive and Wintercrest Drive. There will be sidewalks, ADA compliant ramps and continental crosswalks.

ACTION: Motion to approve pedestrian safety along Winter Gardens Blvd. as presented.

Motion: Scott Alevy Second: Tiffany Maple

VOTE: Aye: 13 Nay: 0 Abstain: 0 Absent: 1

6. PUBLIC HEARING / ACTION ITEMS

A. Request for time extension – PDS2018-TM-55-78TF 9317, Lake Jennings Park Rd., Proponent did not attend the meeting. No action was taken.

B. PDS2018-MUP18-019 -- Cell Tower at 8602 Sky Rim Drive, Lakeside. Presentation by Joan Cleveland, with Plancom Inc. in Escondido. Client is Phoenix Tower International for user T-Mobile. It is an existing water tower site, owned by Lakeside Water District that has other cell antennas on the tower. This proposal is for antennas on the existing tower, an equipment cabinet, and no new structures. The design is minimal, they decided not to design a concrete barrier on the equipment cabinet and to just have a chain link fence for security.

Community Comments: none

Board Comments: none

ACTION: Motion to approve project as presented.

Motion: Lisa Anderson Second: Tom Martin

VOTE: Aye: 12 Nay: 0 Abstain: Steve Robak Absent: 1

C. PDS2018-TPM21271 -- Lot split at 1543 Peerless Dr, El Cajon. Presentation by Farrell Ofoda, the homeowner who is proposing a single lot split.

Board Comments: Scott Alevy asked about the lot size. (100x350' deep, both lots will still be large.) Sarai Johnson asked if the project is proposing any variances. (No.) It looks like the project fits with the community character and density. Brian Sesko clarified where the driveway was. Steve Robak commented that the lots in that area are huge.

ACTION: Motion to approve as presented.

Motion: Steve Robak Second: Milton Cyphert

VOTE: Aye: 13 Nay: 0 Abstain: 0 Absent: 1

D. PDS2018-TM5631 – Development of 20 single-family residences at 10270 Riverford Rd.

Presentation by Sergio Salinas, representing Riverford Investments, LLC. They plan to demolish the existing house and cut into the hillside. The retaining walls will be built into the houses, creating lower floor garages to minimize the look of the cut into the hillside. The County is working with them to gain right of way access to the project.

Community Comments: Janice Shackelford mentioned that she received an email from the neighbor who could not attend this meeting, and they have concerns that the project includes unauthorized access through their property and they have questions about the drainage, basins and storm drains. The neighboring property is zoned industrial, not sure it is appropriate to put in a residential subdivision next door. The public is concerned about archeology, Native American artifacts, open space, fire prevention, crime prevention during the project, on street and off street parking, and wall heights.

Board Comments: Marty Barnard asked about the open space part of the property and the boundary adjustment. (More requirements might be established in the future.) Tom Martin asked if these are single-family units or townhomes. (Single family residential.) Milton Cyphert is not comfortable approving a project that doesn't have the access/egress easement in writing yet. (It will be required of the neighbor in the future, by the fire department, when the neighbor lot is developed.) (Lot sizes will be 3,000 to 6,000 and home sizes from 2,500 to 3,500.) Sarai Johnson asked about the drainage and catch basin details on the south side of the lot. (All drainage is on the south side of the property. Dotted lines on drawings are setbacks and not the building footprint.) Scott Alevy concerned about the access and not knowing what the project will look like. Brian Sesko questioned the cul-de-sac, category of open space, and if the open space is a requirement for environmental reasons. (They are planning an 18-foot wall on the southern portion of the property.) Road width. (32 feet, private road, with a private road maintenance agreement and HOA.) The board is concerned about the private road maintenance agreement, curbs and sidewalks, adequate on street and off street parking, off street parking should be on both sides of the cul-de-sac, the height of walls, storm drainage, size of the buildings on larger lots. The board is concerned about whether or not the neighbors were notified about this new plan for the site, so they could provide input regarding the project.

ACTION: The board is not going to approve a land locked project so needs to bring proof that the County will be able to proceed with planning this project before access is established.

E. PDS2018-TM5628 – 39-unit town home development at 1118 N Anza, Lakeside.

Presentation by Sean Santa Cruz for the Hall Land Company. They are proposing a subdivision of 3.1 acres of land with 39 multi-family townhomes located in the Pepper Drive/Bostonia area. The site is currently 5 single-family residences. The project requires a tentative map and rezone. Maximum density allowed is 15 dwelling units per acre or 47 dwelling units, they are proposing 12.28 units per acre or 39 units. Two driveways will allow access to the units with new curbs and gutters. Parking will be 4 car spaces per unit or 156 spaces for all the units, and 10 guest spaces. No parking is proposed for the driveways. Two story townhomes range in size from 1,731 to 2,033 square feet, and will consist of 3-4 bedrooms. Buildings will be in a 4-plex, 6-plex and 7-plex configuration. Units will have solar panels. Private open space will have back yards per unit. Common space will be located in three areas in the complex with tables, benches, pet relief areas, landscaping and walkways. Storm drain areas are along the Anza Street elevation and will

be landscaped. The basins are only 2 feet deep. Street trees, shrubs and landscaping will be in front of each unit. A six-foot wood fence is proposed around the perimeter of the project and between the units. A 42-inch rod iron fence and gates will enclose the water basins along Anza Street. They plan to use existing utility service along Anza and Denver Streets and new service inside the complex will be underground. The project is requesting to waive undergrounding requirements of 2 poles on Anza and 3 poles at the rear of the property. They need to fill the lots with 17,000 cubic yards of dirt as part of the grading plan. The existing storm drain along Anza was evaluated and the site needed to be raised to achieve proper drainage. Construction is estimated to take about two years in three phases. They have already been through two submittals to the County.

Community Comments: Concerned about if the bulk and feel of the project is appropriate for the neighborhood, going from duplex to multifamily. There was a question about whether or not the group usable space should be in the front setback area. (Proponent explained that they are not aware of such a requirement and that they exceed the group open space requirement.)

Board Comments: Were neighbors notified? (Yes, by mail and one neighbor responded.) Concerned about the size of the project in an area not as familiar with, propose continuance so members can get more familiar with the site. Concerned about large single-family lots nearby and if the density is appropriate. (Proponent provided a land use consistency analysis to the County regarding this project to verify mixed-use character of the neighborhood.) (The project provides 25-foot setbacks when only 5-foot setbacks are required, to provide a buffer for neighbors outside the complex.) Another board member commented that it is overwhelming to receive so much information at once and requested more time to review the documents. Is there is a HOA proposed? (Yes.) Request street elevation regarding basins and group open space.

ACTION: Continued to next month.

7. GROUP BUSINESS

A. Tree removal at Jackson Hill Dr, Lakeside. County decided it was dangerous so the tree has already been removed.

B. Reappointment of board members: Brian Sesko, Josef Kufa, Milton Cyphert, and Julie Bugbee.

ACTION: Motion to approve as presented.

Motion: Sarai Johnson Second: Lisa Anderson

VOTE: Aye: 13 Nay: 0 Abstain: 0 Absent: 1

C. Chair Updates. Please do Form 700, on-line annual training program, ethics training.

8. SUBCOMMITTEE REPORTS

A. Design Review Board (DRB): Julie Bugbee/Brian Sesko

B. County Service Area 69 (CSA 69): Thomas Martin

C. Trails: Marty Barnard

D. Capital Improvement Projects (CIP): Brian Sesko

E. Plan Lakeside Development Opportunities (PLDO): Steve Robak

9. **ADJOURNMENT:** at 8:35pm by Brian Sesko, Chair

Note: The next regular meeting of the Lakeside Community Planning Group will be on Wednesday, December 5, 2018 at 6:30 p.m. at the Lakeside Community Center, 9841 Vine Street, Lakeside, CA 92040.

Minutes prepared by Sarai Johnson, Secretary, Lakeside Community Planning Group.

*** Visit our website at: LCPG.weebly.com ***

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Advise the County on discretionary projects as well as on planning and land use matters that are proposed within their respective community planning or sponsor group area.

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**COUNTY OF SAN DIEGO, LAKESIDE COMMUNITY PLANNING GROUP
P.O. Box 2040 Lakeside, CA 92040 / lakesidecpg@gmail.com**

***** Final Regular Meeting Minutes *****

WEDNESDAY, DECEMBER 5, 2018, 6:30 P.M.

Meeting Location: Lakeside Community Center, 9841 Vine Street, Lakeside, California

The Lakeside Community Planning Group is an elected body that acts in an advisory capacity to the Department of Planning & Development Services (PDS), the Planning Commission, the Board of Supervisors and other County departments. The Planning Group's recommendations are advisory only and are not binding on the County of San Diego.

OPEN HOUSE (6:00–6:30pm) The Lakeside Community Planning Group provided public viewing of available project plans received by the Chair for current and upcoming projects. Available plans were displayed for 30 minutes prior to regularly scheduled planning group meeting.

1. CALL TO ORDER: at 6:33pm by Chair, Brian Sesko.

Present: Seat 1, John Neumeister; Seat 2, Brian Sesko; Seat 3, Liz Higgins; Seat 4, Mike Anderson; Seat 5, Scott Alevy; Seat 6, Josef Kufa; Seat 7, Sarai Johnson; Seat 8, Vacant; Seat 11, Thomas Martin; Seat 12, Steve Robak; Seat 13, Lisa Anderson; Seat 14, Julie Bugbee; Seat 15, Tiffany Maple. Quorum reached with 12 present.

Absent: Seat 9, Marty Barnard; Seat 10, Milt Cyphert.

Public present: About 33 persons from the public were present.

2. PLEDGE OF ALLEGIANCE: led by Mike Anderson.

3.A. MEETING MINUTES: approval for Wednesday, September 5, 2018.

Brian had a question about the seat numbers on the meeting minutes. Liz confirmed that they are correct. Tiffany Maple's name is corrected (MAPLE).

Motion: Steve Robak Second: Tom Martin

VOTE: Aye: 10 Nay: 0 Abstain: Liz Higgins, Scott Alevy Absent: 2

3.B. MEETING MINUTES: approval for Wednesday, October 3, 2018.

Motion: Steve Robak Second: Tiffany Maple

VOTE: Aye: 12 Nay: 0 Abstain: _____ Absent: 2

3.C. MEETING MINUTES: approval for Wednesday, November 7, 2018.

Brian had a question about Nathan Thompson's resignation.

Motion: Steve Robak Second: Scott Alevy

VOTE: Aye: 11 Nay: 0 Abstain: John Neumeister Absent: 2

Board Discussion: Scott Alevy requests that the meeting minutes from the Special Meeting on October 25, 2018 be officially recorded. Brian Sesko assured the group that the minutes have been sent to the county.

4. ANNOUNCEMENTS

A. Notice of audio recording: Notification is hereby provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes. Anyone wanting more information on the issues discussed can request a copy of the audio.

B. Open Forum / Public Communication:

- 1. Mary Ann Bosio lives in Blossom Valley and would like to have the Flynn Springs Rd pathway that was approved in October 1994 added to the Capital Improvements Project list.
- 2. Ann Huss lives in Blossom Valley would like the above mentioned horse trail completed because riding on the road is dangerous.
- 3. Resident in Blossom Valley agrees with neighbors about finishing the Flynn Springs Rd trail.

5. COUNTY PRESENTATIONS

A. Sheriff's Department – Overnight Parking Prohibition – Riverford Rd, Lakeside. Fran Passalacqua presented the position of the Sheriff's department on reducing crime in the area. The business owners were supportive.

ACTION: Support the Sheriff Department's request for overnight parking prohibition.

Motion: Steve Second: Julie

VOTE: Aye: All Nay: _____ Abstain: _____

6. PUBLIC HEARING / ACTION ITEMS

A. Request for time extension – PDS2018-STP-15-010TE Site Plan Time Extension. Heady Lavine with REC Consultants, California Trailers would like a time extension.

ACTION: Approve time extension.

Motion: Julie Second: Scott

VOTE: Aye: All Nay: _____ Abstain: _____

B. PDS2018-MUP-18-019 – Wireless project – 8602 Sky Rim Dr, Lakeside

ACTION: Approved November 7, 2018

C. PDS2018-ZAP-01-046W1 – Slight design change to cell tower – 12212 Coping Pl, Lakeside. Approved height on September 5, 2018. Jim Kennedy presented that the project was approved and then the county requested a setback, moved a 'tree' inward to the property.

ACTION: Approve design change.

Motion: Steve Second: Tom

VOTE: Aye: 11 Nay: _____ Abstain: 1

D. PDS2018-TPM-21271 – Request for 3 lot subdivision – 1543 Peerless Dr, El Cajon

ACTION: Approved November 7, 2018

E. PDS2018-STP-18-018 & 019 – Site plan approval regarding existing commercial site usage issues – Channel Rd, Lakeside (has Design Review Board approval). Ken Discenza from Site Design Associates presented that there is a code compliance issue about cargo containers and they have been approved by the Design Review Board. Janice Shackelford pointed out that the site is on the RiverWay Specific Plan and have design requirements.

ACTION: Approve the use of cargo containers on site if it conforms with the RiverWay Specific Plan.

Motion: Steve Second: Scott

VOTE: Aye: All Nay: _____ Abstain: _____

F. PDS2016-TPM-21238 – 4 lot subdivision – West Hill Terrace, Lakeside. John Leavitt, project manager for the Walsh Engineering answered questions. Neighbors have concerns about the number of lots, and the storm runoff and drainage that have been problems for years. Another neighbor is concerned that the properties are not going to be developed with custom homes but manufactured homes. Question about the number of homes and size of lots.

The board members recommend that the street not be a private road with a maintenance agreement because it becomes a problem when residents ignore the agreement. The storm run off, drainage plan, and silt clean out should be addressed in the plan before coming back to the group. Runoff and drainage mitigation should exceed the requirements. Recommend a permeable basin for channel and a catch basin to make sure the street and drainage issues are mitigated. Recommend homeowners association for street, runoff, and drainage maintenance issues. Also proponent and county staff should work with neighbors and solve current drainage problems before coming back to the group.

ACTION: Conditionally approve for TPM, but proponent will include the neighbors concerns in the drainage study, will return to group for approval when the stormwater plan and drainage study are complete, and come back with management plan for stormwater, drainage and street maintenance as per county requirements.

Motion: Steve Second: Tom

VOTE: Aye: All Nay: _____ Abstain: _____

G. PDS2018-TM-5628–39 Unit Townhome Development–118 N Anza, Lakeside. (Continued from November 7, 2018 meeting.) Board member felt that the project fits with the neighborhood.

ACTION: Approve project as presented.

Motion: Liz Second: Sarai

VOTE: Aye: All Nay: _____ Abstain: _____

H. PDS2018-STP-18-031–Kirk Paving Site Plan – 8722 Winter Gardens Blvd, Lakeside

ACTION: Approved on October 3, 2018

7. GROUP BUSINESS

- A. Applicant, Suzzette Sinclair did not attend
- B. Reappointment of board members
- C. Next meeting discussed and all approved for January 16, 2019
- D. Chair Updates regarding members requirements for Form 700 and Ethics Training

8. SUBCOMMITTEE REPORTS

- A. Design Review Board (DRB): Julie Bugbee/Brian Sesko
- B. County Service Area 69 (CSA 69): Thomas Martin
- C. Trails: Marty Barnard
- D. Capital Improvement Projects (CIP): Brian Sesko

E. Plan Lakeside Development Opportunities (PLDO): Steve Robak

9. **ADJOURNMENT:** at 8:53pm by Chair, Brian Sesko

Note: The next regular meeting of the Lakeside Community Planning Group will be on Wednesday, January 16, 2019 at 6:30 p.m. at the Lakeside Community Center, 9841 Vine Street, Lakeside, CA 92040.

Minutes prepared by Sarai Johnson, Secretary, Lakeside Community Planning Group.

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

PTI Sky Rim US-CA-1373
8602 Sky Rim Drive
Lakeside, CA 92040



1-68

EXISTING

Proposed antennas and RRUs mounted to existing water tank and painted to match

Proposed equipment enclosure

1-69

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

PTI Sky Rim US-CA-1373
8602 Sky Rim Drive
Lakeside, CA 92040



1-70

EXISTING



Proposed antennas and RRUs
mounted to existing water tank
and painted to match

Proposed equipment enclosure

1-71

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

PTI Sky Rim US-CA-1373
8602 Sky Rim Drive
Lakeside, CA 92040

Melrose Pl 12500
Melrose Ln 8530

1-72

PEXISTING

Melrose Pl 12500
Melrose Ln 8530

Proposed antennas and RRUs
mounted to existing water tank
and painted to match

Proposed equipment enclosure

1-73

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

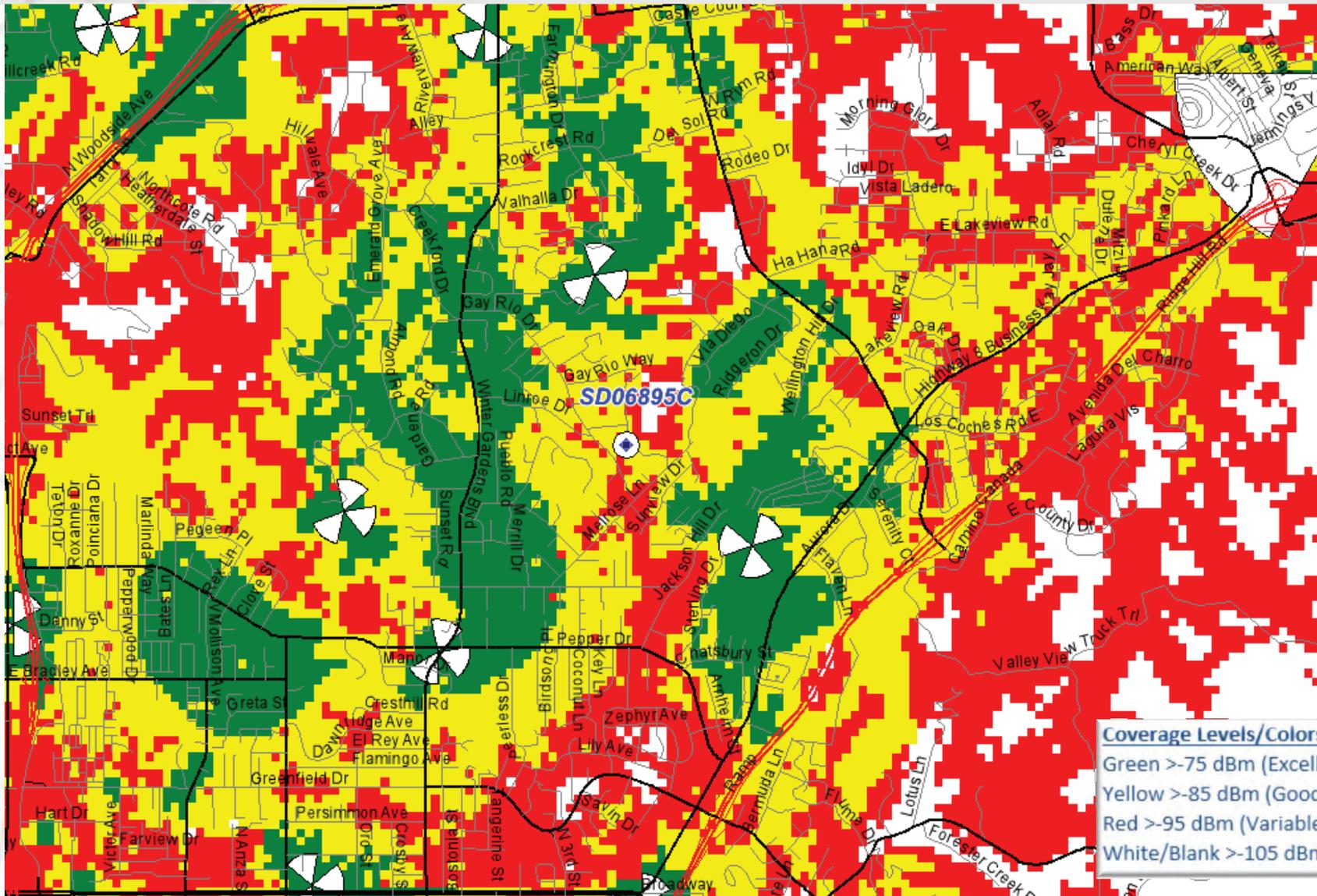
PROPOSED

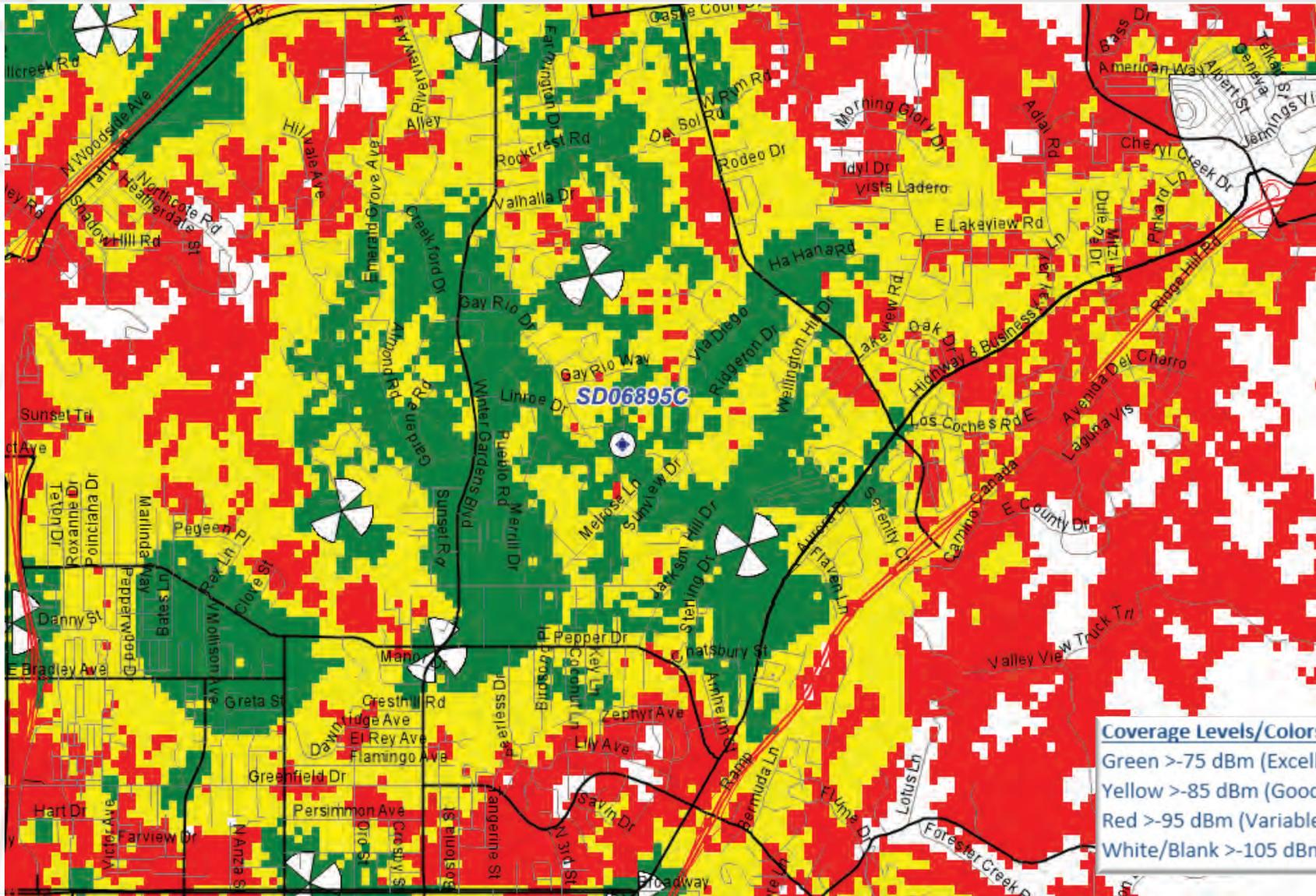
SD06895C Coverage Maps

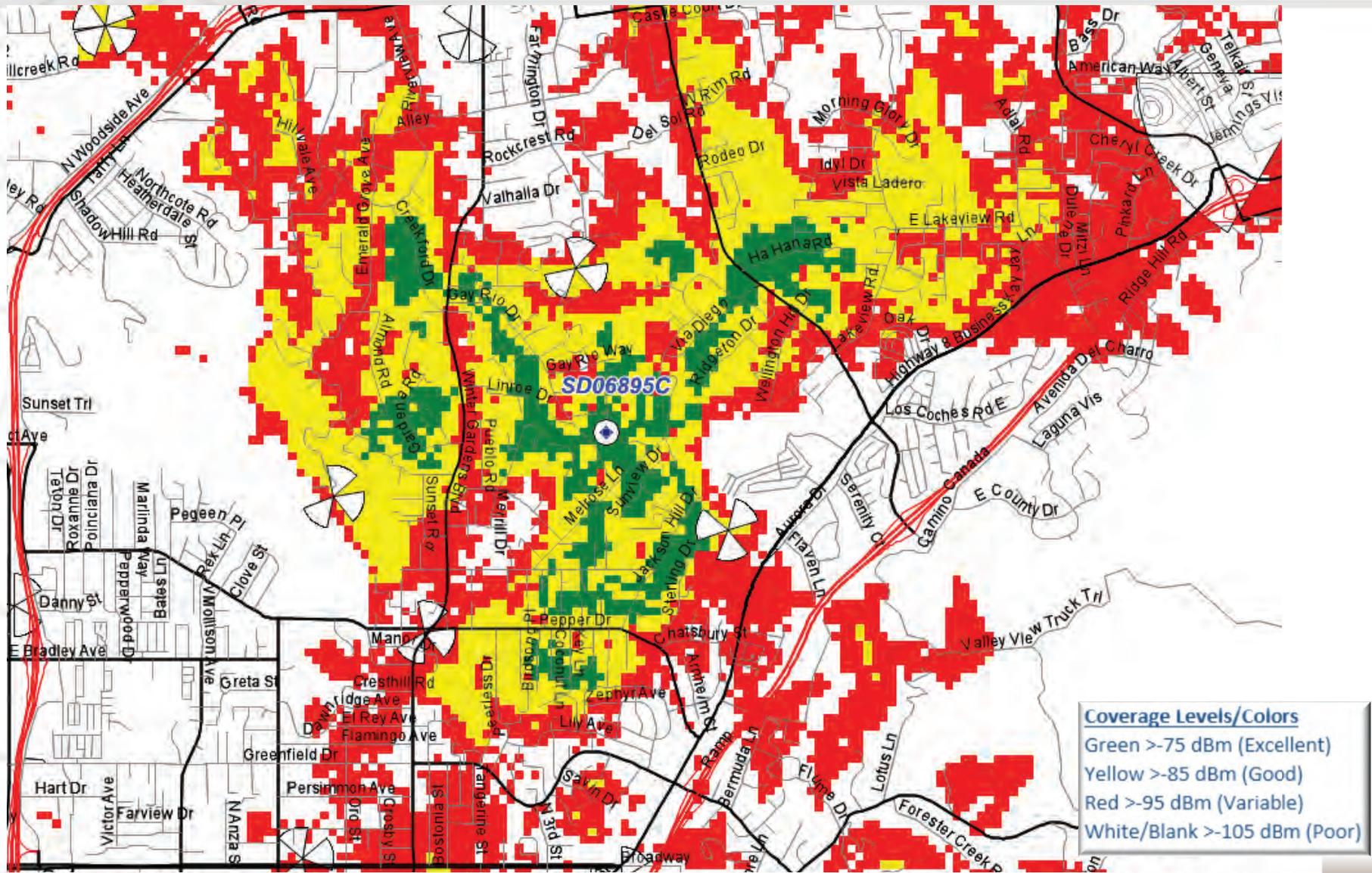
RF Team San Diego Market

SDC PDS RCVD 05-31-19
MUP18-019









PTI SKY RIM ALTERNATIVE SITE ANALYSIS

SITE SELECTION/PREFERRED SITES PER SECTION 6986

The proposed project site is designated RR, which is classified as a Rural Residential Zone per Section 6983 R. of the County Zoning Ordinance. Hence, the proposed project site is not located in a preferred zone per Section 6986 of the County Zoning Ordinance. However, the project site is a publicly-owned water tank, a preferred location, offering the opportunity to locate on a site on a non-residential lot. In addition, Verizon is collocated on the water tank. The placement of the antennas on the tank, painted to match the tank in color and not extending above the height of the tank minimize any visual impact from the installation, comply with the Design Regulations in section 6987 of the County's Wireless Ordinance. In addition, the equipment cabinets are proposed within a CMU block wall enclosure, to blend within the property. Sec. 6986 of the Code encourages collocation on water tanks, therefore, adding an additional wireless facility at the site minimizes new structures in a predominately residential zone, maintaining the existing community character.

The proposed site was chosen because of the superior coverage afforded by its elevated location; in addition the location is bound by distinctly defined ridgelines to the north and south that offer T-Mobile the ability to control the frequency of the site within a defined geographical area and provide connectivity to its neighboring sites in the local network. The proposed site allows the wireless carrier to provide coverage to the surrounding residential area and surrounding local roads, specifically Los Amigos Way to the North, Quail Terrace to the East, Pepper Drive to the South and Winter Gardens Drive to the West. Co-location opportunities at other telecommunication facilities in the area are discussed below.

Evaluation of Existing Facilities and Previously Approved Wireless Facilities

The following is a discussion of existing facilities as potential alternate sites for the proposed facility. There are three additional publicly-owned water tanks in the area and one residential site. One water tank and the residential site have approved wireless facilities; however, besides this site, only site number 1, Single Oak Water Tank, has an operative wireless facility. All sites discussed below are in residential zones, including but not limited to RR1, RR.5, RR1.33, and RS4. None of these zones are considered preferred zones according to Section 6986(a).

- 1. Single Oak Water Tank**, end of Sherran Drive, Lakeside. This wireless facility (ZAP 96-025) consists of six antennas attached to the water tank with two cabinets mounted on a concrete pad at ground level. Co-location could be accomplished; however, the coverage of the Sky Rim Water Tank cannot be

duplicated from this location. The tank is located .63 miles north of the project site and approximately 81 feet lower in elevation. Coverage to the target coverage area is blocked by an intervening ridgeline.

2. **Helix Water District Tank**, end of Melrose Lane, Lakeside. There are no permits for wireless facilities on this tank. The tank is located .35 miles southeast of the project site and is approximately 73 feet higher than the project site. Because of the additional height and its location further south, a T-Mobile facility here would create interference for neighboring sites in the T-Mobile local network. Also, Helix Water District has proven to be reluctant to lease to wireless carriers in the past.
3. **Water Tank**, end of Sky Rim Drive, Lakeside. The site is north of the project site by .30 miles. There are no wireless facilities located on this water tank and the site does not offer a good co-location opportunity. There is a residence immediately adjacent to the water tank on the east side and the water tank is located at an elevation 72 feet lower than the project site. Also, visibility from this site is blocked by ridgelines on two sides, north and south.
4. **Sterling Drive Water Tank**, end of Sterling Drive, El Cajon. AT&T received approval for a wireless facility in 2005 (P03-135) for a project consisting of six panel antennas, one microwave antenna and four radio cabinets within a concrete block enclosure. The antennas were to be mounted on a private water tank and enclosed within a faux boulder. The facility was never constructed. The site is .58 miles south of the project site, 180 feet lower in elevation and does not offer a good co-location opportunity because it would not be visible to the intended coverage area.

Preferred Sites per Section 6986

Water Tanks—there are many water tanks in the area and consideration was given to the water tanks closest to the project site. A discussion of the closest water tanks is included above in the discussion on co-location on existing sites. None of the sites meet the coverage criteria needed for the proposed project coverage area.

Utility Towers, Poles, traffic lights, street lights—utilities in the immediate area of the project site are underground and no utility poles, traffic lights or street lights appear available. Approximately one tenth mile north of the project site on Sky Rim Drive, there are above-ground utility poles available; however, these utility poles are approximately 65 feet lower in ground elevation than the project site (902 feet at project site versus 834 feet at closest utility pole). The utility poles are located near residences on Sky Rim Drive, creating a similar location alternative as the proposed project site.

Commercial and Industrial Buildings—The closest commercial and industrial buildings are on Wintergardens Boulevard and North Second Street,

approximately .81 miles southwest of the project site and does not meet the coverage objectives of the proposed water tank.

County or Other Government Facilities—there are no government facilities in the immediate area. The closest park and ride lot is on Interstate 8 near Los Coches Road; Verizon currently operates a facility on the park and ride lot.

Aerial Map of Alternative Sites



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 2018- MUP- 18- 019

Assessor's Parcel Number(s) 397-050-20

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.

Lakeside Water District, formerly Riverview Water District

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

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

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

Jill Cleveland
Signature of Applicant
Jill Cleveland, Agent
Print Name
09/14/2018
Date

----- OFFICIAL USE ONLY -----
SDC PDS RCVD 10-1-18
MUP18-019

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