



*The County of San Diego*

# Zoning Administrator Hearing Report

<b>Date:</b>	April 24, 2025	<b>Case/File No.:</b>	Zayo Pine Valley 2023; PDS2023-ZAP-97-021W2; PDS2023-ER-97-21-001B
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Telecommunication facility building and generator for Fiber Optic Cables
<b>Time:</b>	8:30 a.m.	<b>Location:</b>	32363 Old Highway 80, Campo, CA 91906
<b>Agenda Item:</b>	#2	<b>General Plan:</b>	Rural Lands (RL-40)
<b>Appeal Status:</b>	Appealable to the Planning Commission	<b>Zoning:</b>	Agriculture (A72)
<b>Applicant/Owner:</b>	Five Nine Design Group	<b>Community:</b>	Lake Morena/Campo Community Planning Area
<b>Environmental:</b>	Exemption	<b>APN:</b>	605-030-03-00

## A. OVERVIEW

The purpose of this staff report is to provide the Zoning Administrator with the information necessary to consider the proposed Minor Use Permit (ZAP) Modification for a telecommunications facility building and generator for fiberoptic cables, conditions of approval and findings, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Planning & Development Services (PDS) staff recommend approval of the ZAP Modification, with the conditions noted in the attached ZAP Modification decision (Attachment B).

## B. REQUESTED ACTIONS

This is a request for the Zoning Administrator to evaluate the proposed ZAP Modification for a telecommunications facility building and generator for fiberoptic cables, determine if the required findings can be made and, if so, take the following actions:

1. Adopt the Environmental Findings included in Attachment C, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).

2. Approve the ZAP modification PDS2023-ZAP-97-021W2, make the findings and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

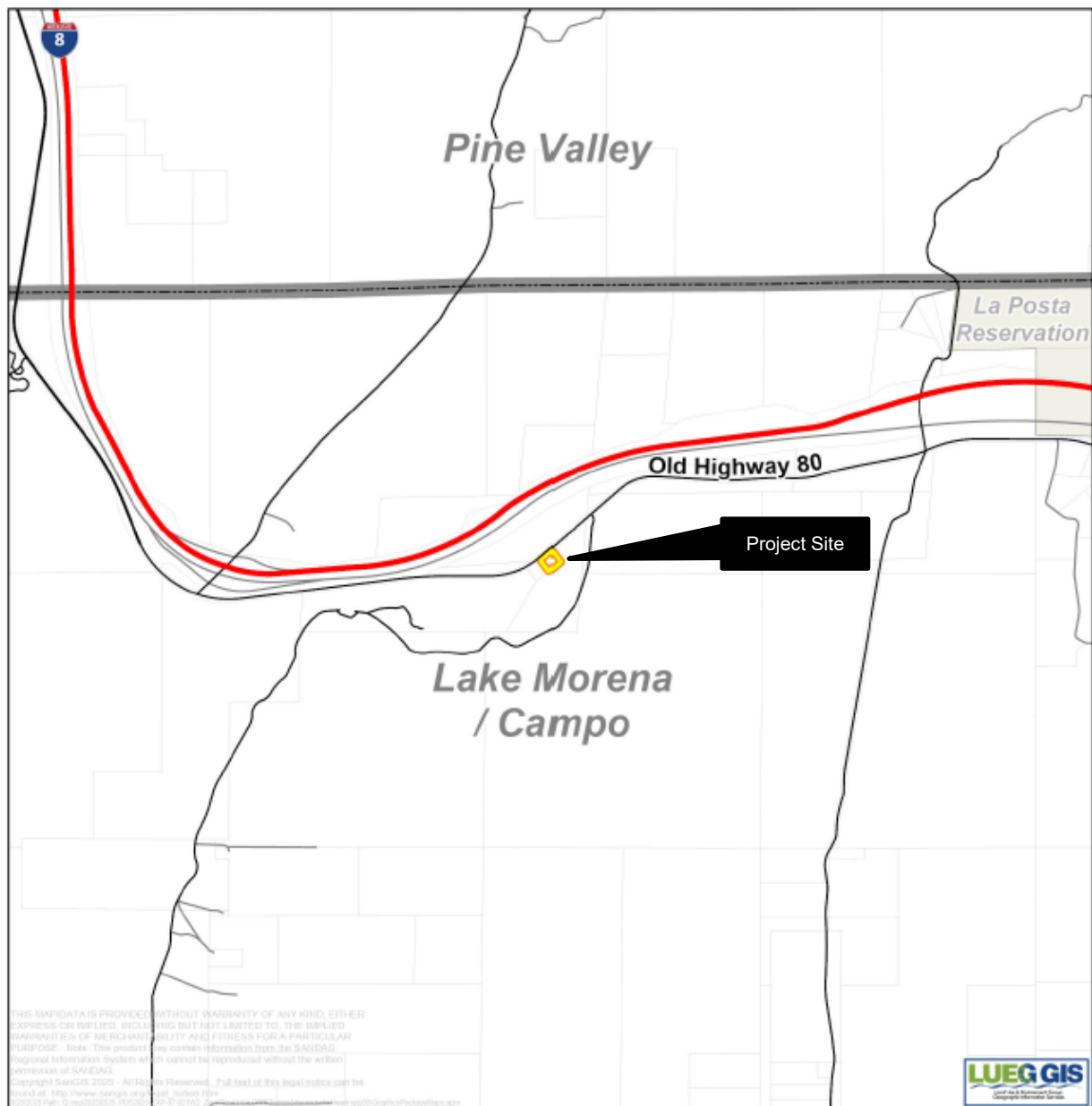
**C. BACKGROUND**

On January 9, 1998, the Zoning Administrator approved a ZAP to authorize a fiber optic cable regeneration station with back up electrical generator and security fence of eight feet with razor wire, as well as an encroachment of eight feet in the front yard setback in the Lake Morena/Campo Community Plan area.

On October 2, 2001, the Zoning Administrator approved a modification to the ZAP to allow four additional buildings to house fiber optic cable regeneration stations with backup generators. A Minor use permit March 18, 2014, was approved by the Director of PDS to complete a building from the Modification. On June 10, 2019, a minor deviation was approved for the addition of two hydrogen fuel cells was approved by the Director of PDS.

**D. PROJECT DESCRIPTION**

The project is a ZAP Modification to an existing fiber optic cable regeneration station at 32363 Old Highway 80 within the Lake Moreno/Campo Community Plan area. The ZAP Modification will consist of the addition of a new unoccupied 846 square foot fiber optic wireless telecommunications building with a maximum height of 12'5" with a generator surrounded by a 12-foot tall concrete masonry unit (CMU) wall and security fencing to match existing razor wire fence.



Zayo Pine Valley  
2023 Zoning  
PDS2023-ZAP-97-021W2  
**Vicinity**  
Lake Morena / Campo  
Subregional Plan Area

- Roads
- Site
- Parcels
- Tribal Lands
- CPA

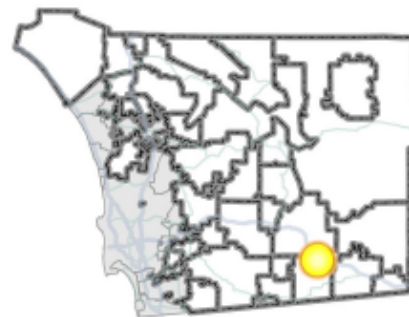
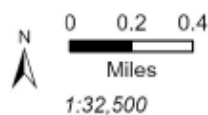
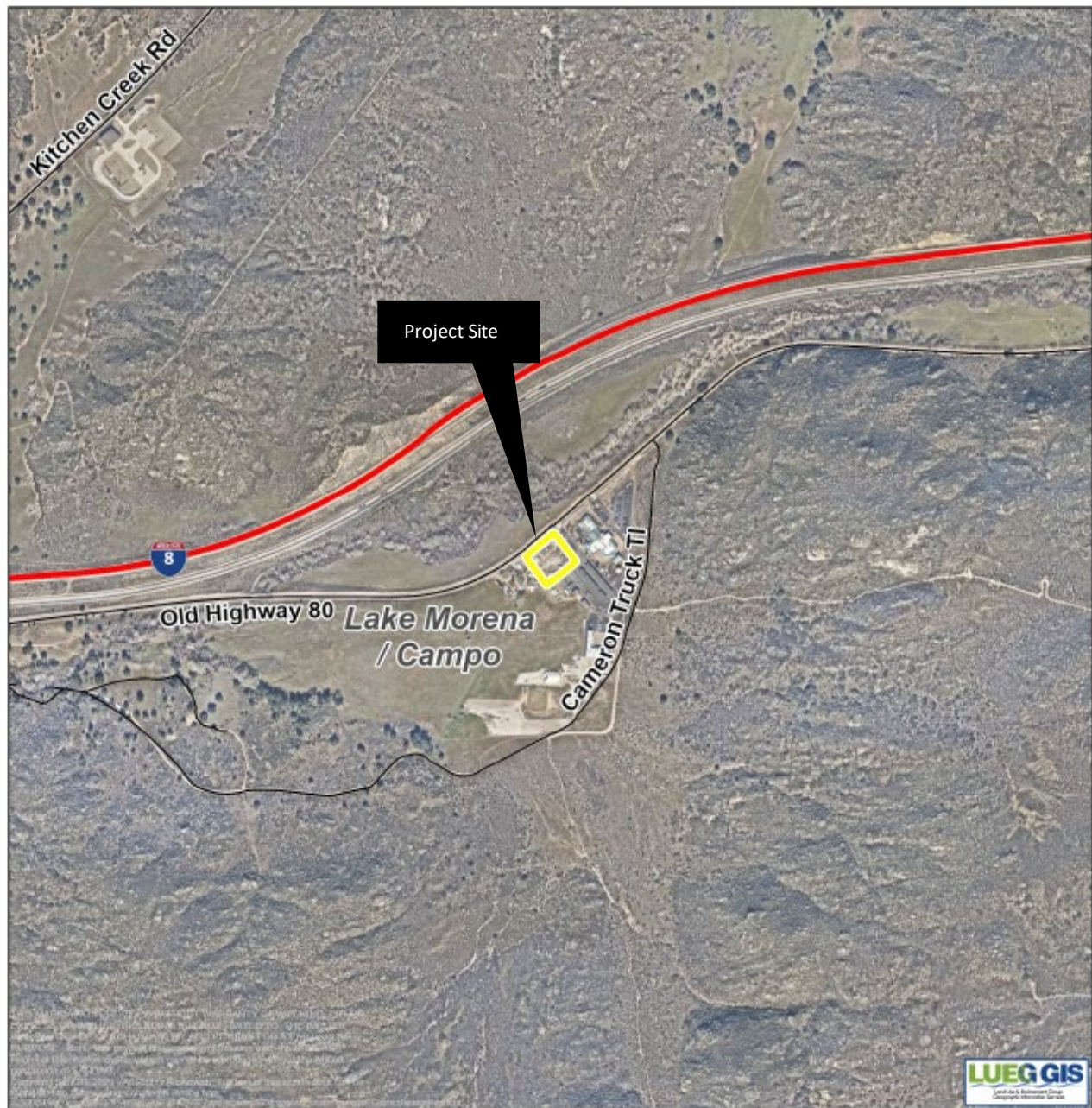


Figure 1: Vicinity Map



Zayo Pine Valley  
2023 Zoning  
PDS2023-ZAP-97-021W2

-  Roads
-  Site
-  CPA

**Aerial**  
Lake Morena / Campo  
Subregional Plan Area

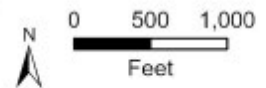


Figure 2: Aerial Map



Figure 3: Aerial and adjacent properties

## E. SUBJECT PROPERTY AND SURROUNDING LAND USES

The property is located on a 1.39-acre site within the Lake Morena/Campo Community Plan area. The site is located off Old Highway 80 and situated between a residentially designated lot and Federal Customs/Border patrol building (Figure 3). The site is used to house fiberoptic cable buildings which is classified as Minor Impact Utilities, pursuant to Sections 1355 and 2724 of the Zoning Ordinance; which is permitted upon approval of a ZAP in the General Agriculture (A72) zone and Rural Lands (RL-40) General Plan designation.

Please refer to Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.

Table E-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Rural Lands (RL-40), Public/Semi-Public Facilities	General Agriculture (A72), Transportation and Utility Corridor (S94)	Highway 8	Agriculture, Transportation, Vacant and Undeveloped Land

Location	General Plan	Zoning	Adjacent Streets	Description
East	Rural Lands (RL-40), Semi-Rural Public Agency Lands	General Agriculture (A72)	Cameron Truck Trail	Agriculture, Vacant and Undeveloped Land
South	Rural Lands (RL-40), Semi-Rural Public Agency Lands	General Agriculture (A72)	N/A	Agriculture, Vacant and Undeveloped Land
West	Rural Lands (RL-40), Public/Semi-Public Facilities	General Agriculture (A72), Transportation and Utility Corridor (S94)	Highway 8	Agriculture, Residential, Transportation, Vacant and Undeveloped Land

## F. ANALYSIS AND DISCUSSION

### 1. Key Requirements for Requested Action

The Zoning Administrator should consider the requested actions and determine if the following findings can be made:

- a) The project is consistent with the vision, goals and policies of the General Plan?
- b) Does the project comply with the policies set forth under the Lake Moreno/Campo Community Plan?
- c) Is the project consistent with the County's Zoning Ordinance?
- d) Does the project comply with CEQA?

### 2. Project Analysis

The project is minimally expanding the existing use of fiber optics that is currently onsite. The scale and bulk of the facility is considerably less than the federal facility and similar to the minor commercial parcel. The coverage of all existing and proposed wireless fiberoptic impervious areas is 20 percent. The coverage is less than either adjacent property. The proposed structures will not be used as a dwelling unit and no dwelling units are planned in or near the lease area. Therefore, the proposed project is compatible in bulk, scale, coverage and density with the adjacent uses and structures. The San Diego County Fire Protection District has approved the additional structure. The facility is and will remain unmanned and only infrequent maintenance trips will not increase from existing use. No impacts have been identified that would create off-site impacts. No grading is proposed. There is no existing vegetation to be removed, and the drainage will not be altered.

Noise from operation of the proposed project would result from mechanical equipment including two wall mounted HVAC units and an emergency generator. Based on the analysis in the Noise Analysis Report date June 18, 2024 and prepared by Steve Fiedler, project operation noise levels at project property lines would be below 50 decibel (dBA) equivalent continuous sound level (Leq) during daytime hours of 7:00 a.m. to 10:00 p.m. and below 45 dBA Leq during nighttime hours of 10:00 p.m. to 7:00 a.m., in compliance with the Noise Ordinance.

### 3. General Plan

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

Table E-2: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<b>Policies LU 10.2 – Development-Environmental Resource Relationship.</b> Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character and avoid sensitive or intact environmental resources and hazard areas.	The Project will be located on a parcel already being used for the existing use. The new facilities will be located behind existing buildings. The lot has already been previously disturbed, and no environmental resources or hazards exist.
<b>Policies LU 10.4 – Development-Environmental Resource Relationship.</b> Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.	The project does not establish a new commercial or industrial use and is expanding on the use on an existing disturbed site. The facility is unmanned and not increasing vehicle trips.

### 4. Zoning Ordinance Consistency

The proposed project complies with all applicable zoning requirements of the General Agriculture (A72) zone with the incorporation of conditions of approval (See Table E-3).

Table E-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A72	Yes, upon approval of ZAP Modification
Animal Regulation:	0	N/A
Density:	-	N/A
Lot Size:	8AC	N/A
Building Type:	C	Yes
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	A, FCI	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.	No Project components exceed 13 feet in height. Therefore, the proposed facility would meet the "G" height requirements per Section 4600 of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The Project is not located within the front, rear, or side yard setback. Therefore, the proposed facility would meet the "C" setback requirements per Section 4800 of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 5110 requires of the Zoning Ordinance requires the follow findings to be made: <ol style="list-style-type: none"> <li>1. Possible increase in vandalism;</li> <li>2. Possible damage from pets;</li> <li>3. Possibility that use will lead to restrictions on agricultural spraying, noise or smell; and</li> <li>4. Possible interference with the movement of farm machinery or agricultural products.</li> </ol>	<ol style="list-style-type: none"> <li>1. The project will not increase vandalism.</li> <li>2. There are no pets on the proposed project.</li> <li>3. The facility is unmanned and will not lead to possible restrictions.</li> <li>4. The facility is unmanned and will not interfere with movement of farm machinery or agriculture products,</li> </ol>	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 15301 (b). Section 15301 (b) exempts existing facilities with minor alterations to both public and private facilities with negligible expansion of existing use.

#### G. PUBLIC INPUT

At the time of the application submittal 20 property owners within a minimum radius of 500 feet were noticed. No Comments from the public were received. The public notice was sent to 22 people within a radius of 1,200 feet in advance of the Zoning Administrator hearing.

#### H. LAKE MORENO/CAMPO COMMUNITY PLANNING GROUP

On January 22, 2024, the Lake Morena/Campo Community Planning Group (CPG) recommended approval of the project without any conditions by a vote of 5-0-2 (Ayes- 5, Noes- 0, Absent- 2). The CPG meeting minutes are included in Attachment D.

**I. STAFF RECOMMENDATIONS**

Staff recommends that the Zoning Administrator take the following actions:

1. Adopt the Environmental Findings included in Attachment C, which includes a finding that the project is exempt from further environmental review pursuant to §15301 (b) of CEQA.
2. Approve PDS2023-ZAP-97-021W2, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

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***Report Prepared By:***

Andrew Holtz, Project Manager

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***Report Approved By:***

Vince Nicoletti, Director

858-694-2962

[Vince.Nicoletti@sdcounty.ca.gov](mailto:Vince.Nicoletti@sdcounty.ca.gov)

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**AUTHORIZED REPRESENTATIVE:**

  
ASHLEY SMITH, CHIEF

**ATTACHMENTS:**

Attachment A – Planning Documentation

Attachment B – Decision Document

Attachment C – Environmental Document

Attachment D – Community Planning Group

Attachment E – Ownership Disclosure

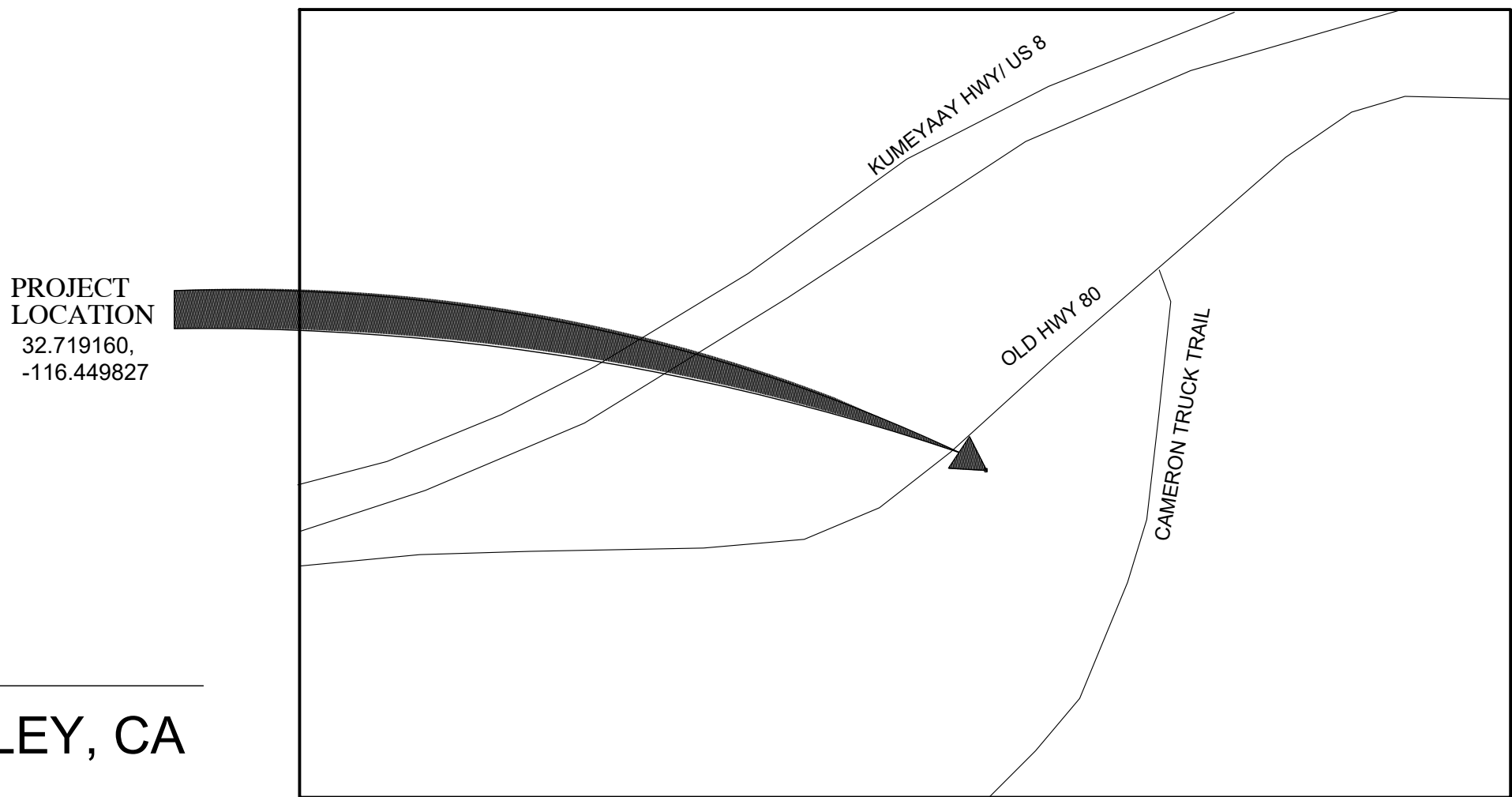
**Attachment A  
Planning  
Documentation**





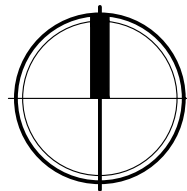
32363A OLD HWY 80  
CAMPO, CA 91906

PROJECT: ZAYO PINE VALLEY, CA



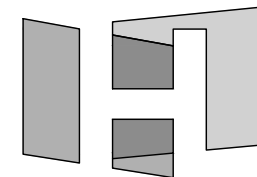
PROJECT LOCATION

SCALE: NONE



15925 HARGRAY DRIVE  
NOBLESVILLE, INDIANA 46062  
P: 833-348-3934  
www.five9dg.com

ARCHITECT OF RECORD

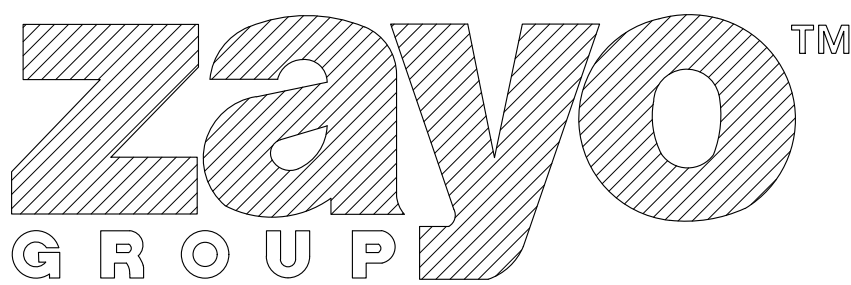


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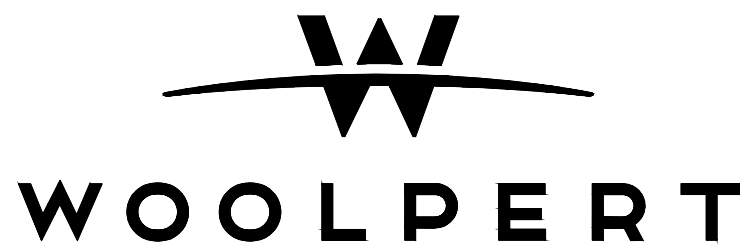


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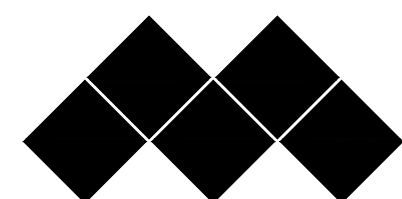
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MUNSTER, IN 46321  
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WWW.MILLIESENGINEERINGGROUP.COM

SHEET INDEX:

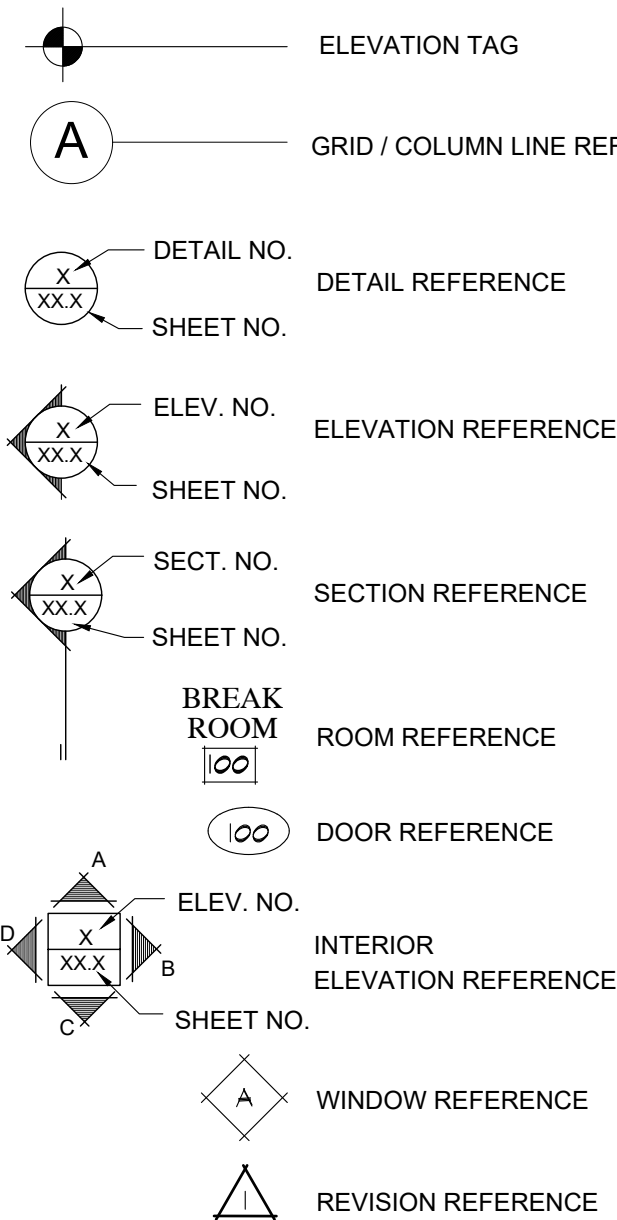
T001 TITLE SHEET

C001 PLOT PLAN  
C002 BMPS AND SWQMP PLAN  
C101 ENLARGED SITE PLAN AND DETAILS  
C102 GRADING PLAN  
C200 FENCE DETAILS

A100 CMU SURROUND WALL FLOOR PLAN & DETAILS  
A101 FLOOR AND CEILING PLAN  
A200 CMU SURROUND WALL EXTERIOR ELEVATIONS  
A201 EXTERIOR ELEVATIONS  
A202 EXTERIOR ELEVATIONS

09-18-2024 ISSUED  
FOR PERMITS  
12-12-2024 ISSUED  
FOR PERMITS

LEGEND:



GENERAL  
INFORMATION:

GENERAL NOTES:

1. GENERAL CONTRACTOR TO VERIFY ALL ITEMS IN BUILDING UPON DELIVERY. NOTIFY OWNER AND ARCHITECT IMMEDIATELY OF MISSING ITEMS AND COMPONENTS.

2. GENERAL CONTRACTOR TO DO A VISUAL INSPECTION OF THE ROOF UPON DELIVERY AND NOTIFY OWNER AND ARCHITECT OF ANY DEFICIENCIES.

3. ALL LOCATIONS OF EQUIPMENT PENETRATIONS ARE BASED ON BUILDING SUPPLIER SHOP DRAWINGS.

BUILDING NOTES:

1. THIS BUILDING IS PRIMARILY USED AS A TELECOMMUNICATIONS ENCLOSURE.

2. BUILDING CAPACITY: 846 SQUARE FEET.

DESIGN CODES:

2022 CALIFORNIA BUILDING CODE

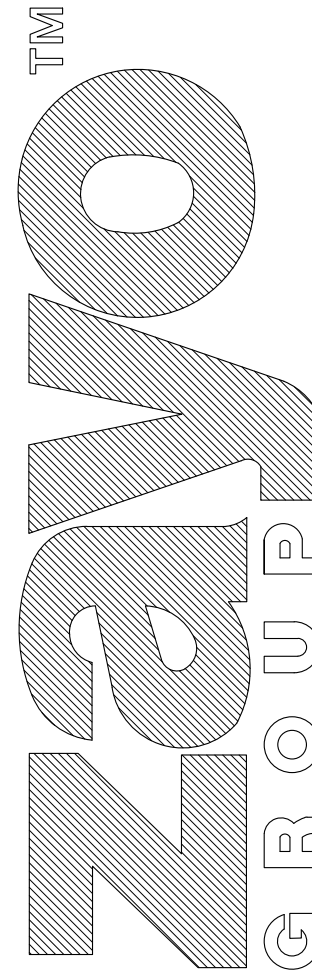
2022 CALIFORNIA ELECTRIC CODE

2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA FIRE CODE

CODE INFORMATION:

		CODE REFERENCE
OCCUPANCY	GROUP U (TELECOMMUNICATIONS EQUIPMENT BUILDING) BUILDING IS UNOCCUPIED, ACCESSED ONLY BY TRAINED SERVICE PERSONELL AND MONITORED REMOTELY	I.B.C. 304 & NFPA 101
TYPE OF CONSTRUCTION	II-B	I.B.C. 602.5
BASIC ALLOWABLE HEIGHT	MAX 3 STORY, 55'-0"      ACTUAL 1 STORY, 12'-5"	I.B.C. TABLE 503
BASIC ALLOWABLE AREA	23,000 S.F. ALLOW. 846 SF ACTUAL AREA PER BUILDING	I.B.C. TABLE 503
ALLOWABLE AREA INCREASE	NOT REQUIRED	I.B.C. 506
OCCUPANT LOAD	TELECOMMUNICATIONS EQUIPMENT BUILDINGS - 846 SF @ 1/300 - OCCUPANT LOAD = 2	I.B.C. TABLE 1003.2.2.2 & NFPA 101
EXIT REQUIREMENTS	1 REQUIRED , 2 PROVIDED *OCCUPANT LOAD < 50 , TRAVEL DISTANCE > 100'-0"	I.B.C. 1004
FIRE RESISTANCE OF EXTERIOR WALLS FOR TYPE II-B UNPROTECTED (BEARING)	REQMTS      ACTUAL 0      0 0      0 0      0 0      0	I.B.C. - TABLE 601 I.B.C. - TABLE 602
EXTERIOR WALL OPENINGS TYPE II-B (PROTECTED)	ALLOWED      ACTUAL NL      N/A NL      N/A NL      N/A NL      N/A	I.B.C. - TABLE 704.8
SEISMIC CLASSIFICATION	C	ASCE 7-10
SPECIAL OCCUPANCY REQUIREMENTS	NONE	---
FIRE SUPPRESSION SYSTEM	NONE	---
ADA COMPLIANCE	N/A, BUILDING IS UNOCCUPIED, LOCKED AND ACCESS IS PERMITTED ONLY BY AUTHORIZED SERVICE PERSONNEL	ADAAG/UFAS



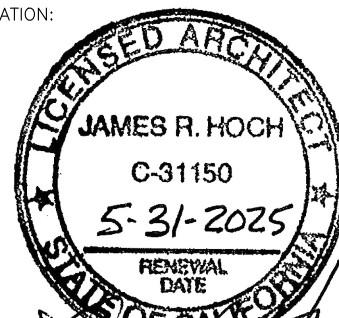
32363A OLD HWY 80  
CAMPO, CA 91906

12-12-24 ISSUED FOR PERMITS

9-18-24 ISSUED FOR PERMITS

NUMBER	DATE	ISSUES
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CERTIFICATION:



SHEET TITLE:

TITLE SHEET

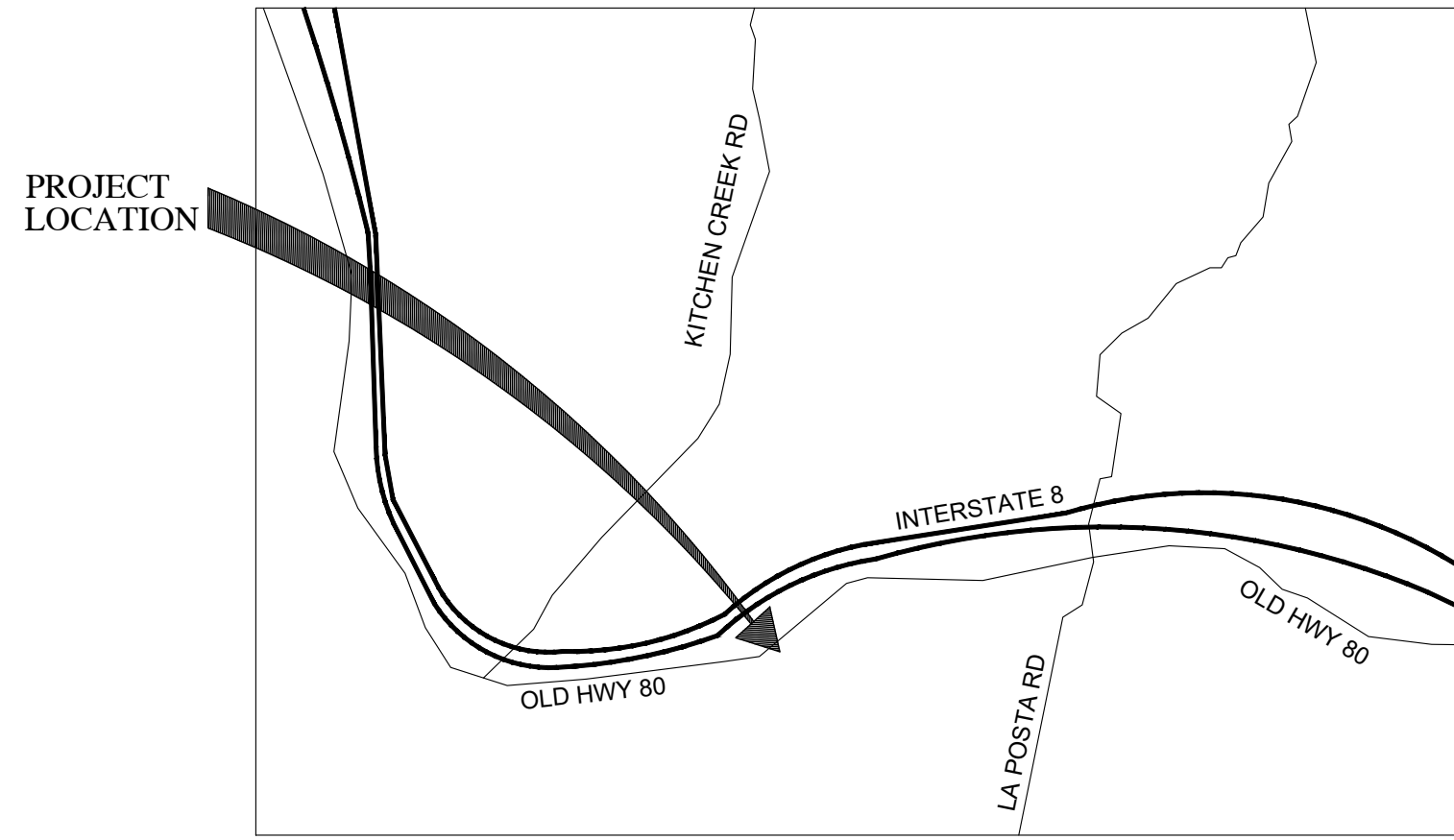
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DRAWN BY: ALG  
CHECKED BY: REA

SHEET NUMBER:

T001

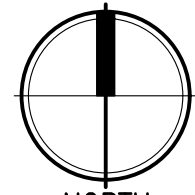
## SITE LAYOUT GENERAL NOTES:

- DIMENSIONS ARE TO THE EDGE OF CONCRETE, PAVING, OR FACE OF BLDG, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
- ALL DAMAGE TO EXISTING GRASS AREAS AS A RESULT OF NEW CONSTRUCTION SHALL BE RESEDED AT THE CONTRACTOR'S EXPENSE.
- SITE DEVELOPMENT PLAN IS BASED ON A PRE-CONSTRUCTION BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY KING SURVEYORS, 970-686-5011. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND VERIFY THE SURVEY PRIOR TO BIDDING AND BEGINNING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SURVEY INFORMATION PRESENTED, DEPICTED, OR DEFINED ON THE ARCHITECTURAL/SITE DOCUMENTS WITH THE CERTIFIED SURVEY OF THE PROPERTY. IN THE EVENT OF A COORDINATE OR TOPOGRAPHIC DISCREPANCY THE CERTIFIED SURVEY SHOULD ALWAYS TAKE PRECEDENCE. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- FINISH FLOOR ELEVATION OF NEW BUILDING EQUALS 3277.50'. 3277.50' = 100'-0" IN CONSTRUCTION DOCUMENTS.
- COORDINATE SUBGRADE PREPARATION WITH GEOTECHNICAL INFORMATION. GEOTECHNICAL REPORT BY C.W. LA MONTAGNE COMPANY INC. JOB #146362, PHONE NUMBER 619-462-9861.
- ALL ITEMS BY GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO LOCATE ALL EXISTING INFRASTRUCTURE UTILITIES (PRIVATE AND PUBLIC) PRIOR TO ANY DIGGING. CONTRACTOR IS RESPONSIBLE FOR ALL DISRUPTIONS TO EXISTING SERVICES, UTILITIES ETC. AND TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE SAME.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR & SUBCONTRACTOR TO COORDINATE THIS INSTALLATION OF ALL WORK WITHIN THE RIGHT OF WAY WITH COUNTY, STATE, AND LOCAL APPROVAL AND REVIEW AGENCIES. ALL DETAILS, MATERIALS AND PRODUCTS UTILIZED, SPECIFICATIONS, GRADES/CONTOURS, ETC. DEPICTED BY THE CONSTRUCTION DOCUMENTS SHALL BE REVIEWED WITH THE APPROVAL AGENCIES HAVING JURISDICTION BY THE CONTRACTOR(S) RESPONSIBLE FOR THE WORK PRIOR TO THE INSTALLATION OF ANY PORTION OF THE WORK. IF ANY DISCREPANCIES ARISE FROM THE FINAL CONTRACTOR REVIEW WITH THE APPROVAL AGENCY HAVING JURISDICTION OCCURS, THE CONTRACTOR SHALL INFORM THE ARCHITECT AND ITS REPRESENTATIVE AS DEFINED ON THE TITLE BORDER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY INFORM THE PROJECT MANAGER AND THE OWNER OF ANY OBSTRUCTIONS, ROCK FORMATIONS, OUTCROPPINGS ETC. THAT MAY IMPACT STRUCTURAL STABILITY OF THE BUILDING, FOUNDATIONS AND SITE INFRASTRUCTURE. THE PROJECT MANAGER/OWNER IS RESPONSIBLE TO CONTACT THE ARCHITECT AND STRUCTURAL ENGINEER UPON NOTIFICATIONS FORM THE CONTRACTOR.
- CONTRACTOR SHALL ENSURE THE REMOVAL OF ALL DEBRIS, FOUNDATION SYSTEMS AND REMAINS FROM THE DEMOLITION PROCESSES FROM ALL SOILS TO ACHIEVE MAXIMUM BEARING PRESSURES OF EXISTING SOILS. CONTRACTOR SHALL EMPLOY LICENSED GEOTECHNICAL PROFESSIONAL ENGINEER TO REVIEW SOILS PRIOR TO PLACEMENT OF BUILDING FOUNDATIONS.
- ALL FILL MATERIAL SHALL BE APPROVED QUALITY AND REVIEWED BY GEOTECHNICAL ENGINEER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MEET AND EXCEED ALL COMPACTION STANDARDS PER THE GEOTECHNICAL AND ENGINEERS REPORT AND REQUIREMENTS. IN THE ABSENCE OF A GEOTECHNICAL REPORT THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK WHAT SO EVER.
- IN THE EVENT A CULVERT IS REQUIRED FOR THE PROJECT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING CONSIDERATIONS:  
UPON THE NEED TO PROVIDE A LARGER DIAMETER CULVERT PIPE BEYOND THAT SPECIFIED IN THE DRAWINGS THE CONTRACTOR SHALL IMMEDIATELY CONTACT BOTH 5/9 DESIGN AND THE ARCHITECT PRIOR TO PURCHASE AND PLACEMENT OF THE CULVERT PIPE. BASED ON THE REQUIRED CULVERT PIPE SIZE, ABOVE THAT WHICH IS SPECIFIED, THE CONTRACTOR SHALL SUBMIT AND PROVIDE TO 5/9 DESIGN AND THE ARCHITECT THE PROPOSED METHOD OF GRADING TO COMPENSATE FOR ADEQUATE COVERAGE OF THE CULVERT PIPE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE LOCAL JURISDICTION, BOARD OF WORKS, PLANNING COMMISSIONS, DRAINAGE BOARDS ETC. AND ANY/ALL AGENCIES HAVING JURISDICTION TO DETERMINE AND VERIFY THE REQUIRED SIZE, MATERIAL, METHOD OF PLACEMENT AND THE DESIGN STANDARDS REQUIRED FOR PLACEMENT OF THE STORM WATER CULVERT PIPE. ALL PRIOR TO BIDDING, PURCHASE OF THE MATERIAL AND PLACEMENT OF THE WORK.
- ANY GRADING TO OCCUR OUTSIDE OF THE LEASE AREA NEEDS TO HAVE THE APPROVAL OF THE LAND OWNER AND LOCAL JURISDICTION.
- LEASE AREA OF THE SITE HAS BEEN NEGOTIATED BY ZAYO. ALL QUESTIONS AND VERIFICATION TO BE COORDINATED WITH DAVE SNYDER OF ZAYO 720-495-4600.



### VICINITY MAP

SCALE: N.T.S.



CUMULATIVE CHANGES TABLE			
PROJECT #	APPROVED SQUARE FOOTAGE	DESCRIPTION	PERCENTAGE CHANGE
ZAP97-021	44'X102' LEASED AREA	FIBER OPTIC FACILITY	OLD
ZAP97-021W1	N/A	ADDITION OF FOUR BUILDINGS RELOCATION OF GENERATOR	OLD
ZAP-97-021W2	17'-1"X21' LEASED AREA	ADDITIONAL BUILDING AND GENERATOR	BASELINE
NET CHANGE			0%

\* THIS PROJECT HAS BROUGHT THE NET CHANGE TO 0%. ANY FUTURE CHANGES MAY NOT EXCEED 10% IN ORDER TO QUALIFY FOR A MINOR DEVIATION. ANY CHANGE BEYOND A CUMULATIVE 10% REQUIRES A MODIFICATION.

## 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 A HEALTH AND SAFETY PLAN AND A HAZARDOUS MATERIALS BUSINESS PLAN SHALL BE PREPARED AND IMPLEMENTED.

### DESCRIPTION OF REQUIREMENT:

A HEALTH AND SAFETY PLAN AND A BMP THAT OUTLINES WORKER SAFETY AND PERSONAL PROTECTION EQUIPMENT APPROPRIATE FOR THE CHEMICALS OF CONCERN (I.E. TPH VOC'S ARSENIC AND LEAD) AND THE CONSTRUCTION ACTIVITIES PLANNED FOR THE SITE REGARDING ALL ON-SITE STORAGE, GROUND FUEL STORAGE AND CONTAMINATED SOIL STORAGE. THE PLAN SHALL BE APPROVED BY (DEH, HMD)

### DOCUMENTATION:

THE APPLICANT SHALL PROVIDE COPIES OF THE HEALTH AND SAFETY PLAN AND BMBP TO (DEH, HMD) FOR REVIEW AND APPROVAL EVIDENCE SHALL BE IN THE FORM OF A LETTER FROM THE COUNTY OF SAN DIEGO DEH HAZARDOUS MATERIALS DISPROVAL STATION THAT THE APPROPRIATE DEH, STATE AND/OR FEDERAL PERMITS ARE BEING PURSUED OR HAVE BEEN OBTAINED OR THAT NO FURTHER PERMITS ARE REQUIRED.

### TIMING:

PRIOR TO OCCUPANCY OF THE FIRST STRUCTURE BUILT IN ASSOCIATION WITH THIS PERMIT. THE HEALTH AND SAFETY PLAN AND HMBP SHALL BE PREPARED APPROVED AND IMPLEMENTED.

### MONITORING:

(DEH, HMD) SHALL VERIFY AND APPROVE THE HEALTH AND SAFETY PLAN, AND HMBP FOR COMPLIANCE WITH THIS CONDITION.

## LEGEND

- UGE NEW UNDERGROUND ELECTRIC
- FIBER NEW UNDERGROUND FIBER CONDUIT
- NEW CHAINLINK FENCE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC
- PROPERTY LINE
- SITE BENCHMARK
- NEW SPOT ELEVATION
- EXISTING GRAVEL
- NEW GRAVEL
- EXISTING CHAINLINK FENCE

### OWNER INFORMATION

THE PASTO FAMILY 2010 TRUST  
C/O JAMES PASTO  
6735 WANDERMERE DRIVE  
SAN DIEGO, CA 92120

### PROPOSED BUILDING TABLE

#	DESCRIPTION
1	CONCRETE TELECOMMUNICATION BUILDING 4846SF
1	150 KW STANDBY GENERATOR

### EXISTING BUILDING TABLE

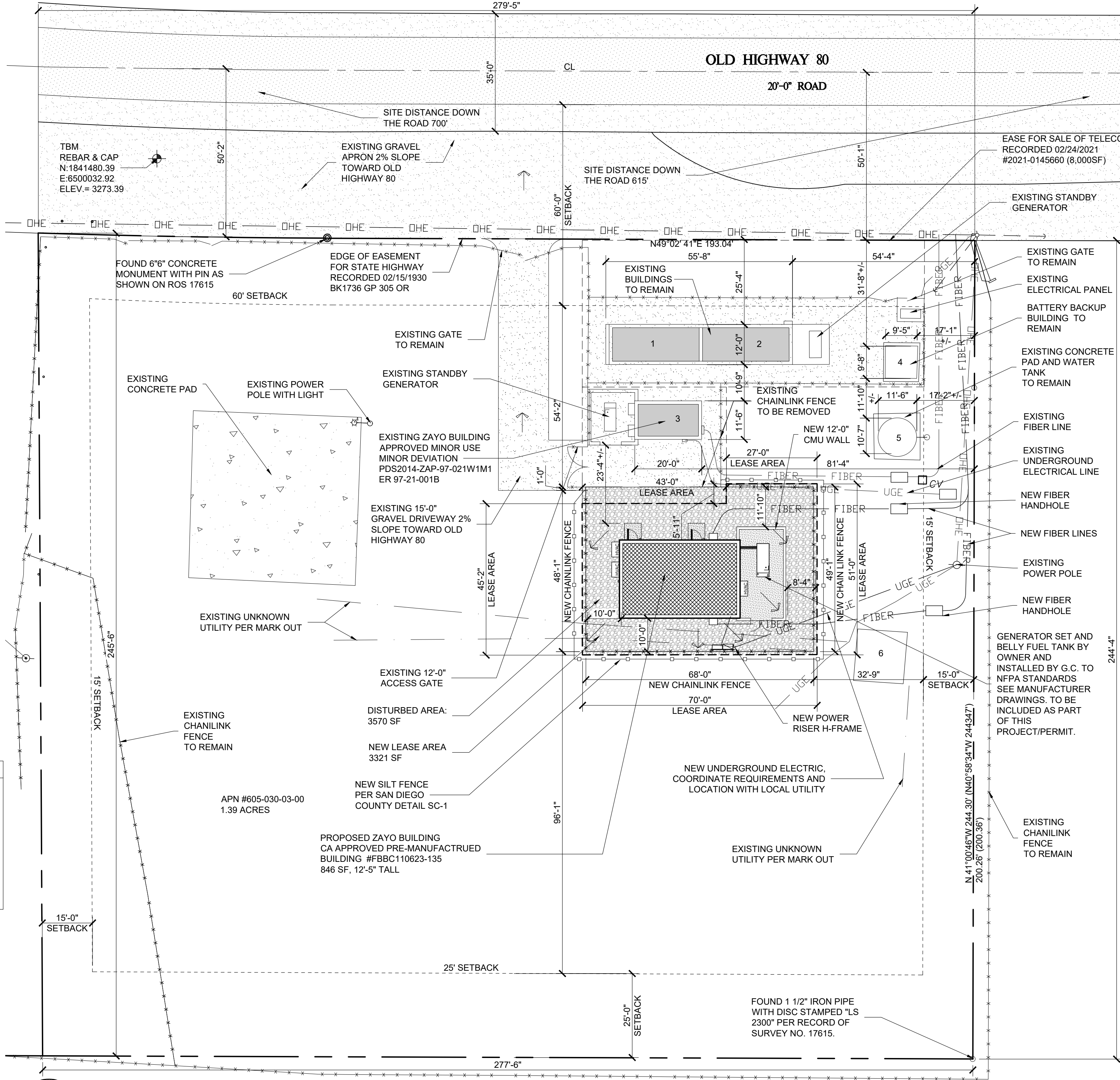
#	DESCRIPTION
1	CONCRETE TELECOMMUNICATION BUILDING 11'-8"X27'-10"
2	CONCRETE TELECOMMUNICATION BUILDING 11'-8"X27'-10"
3	CONCRETE TELECOMMUNICATION BUILDING 12'-0"X20'-0"
4	BATTERY BACKUP BUILDING 9'-8"X9'-5"
5	FIRE DEPT WATER TANK 108 SF
6	METAL SHED 10'-0"X12'-0"

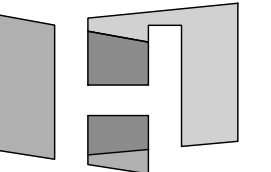
### LIGHTING NOTE:

ALL OUTDOOR LIGHTING SHALL CONFORM TO THE COUNTY OF SAN DIEGO LIGHTING CODE AND LIGHTING REQUIREMENTS WITHIN THE PERFORMANCE STANDARDS OF THE ZONING ORDINANCE. IN ACCORDANCE WITH SECTION 6324 OF THE ZONING ORDINANCE, PLEASE ENSURE ALL LIGHTING TRESPASS AND SPILL DOES NOT EXCEED THE VALUE OF 0.2 FOOT CANDLES MEASURED IN THE HORIZONTAL OR VERTICAL PLACE AT A POINT THREE FEET ABOVE GRADE LEVEL AND FIVE FEET INSIDE THE ADJACENT PROPERTY.

### IMPERVIOUS SURFACE TABLE

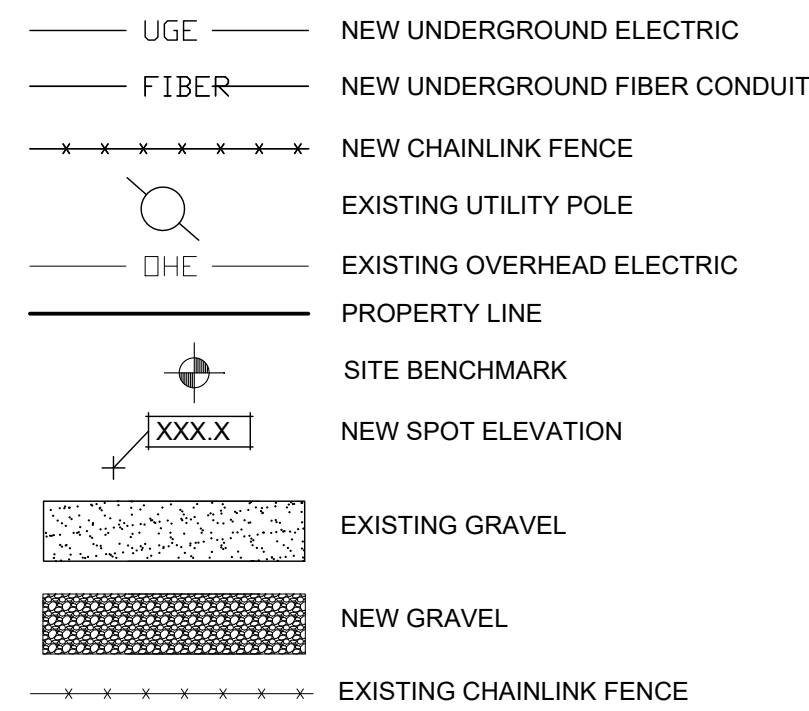
EXISTING (PRE-DEVELOPMENT) IMPERVIOUS SURFACES (FT²)	12,803 FT²
CREATED OR REPLACED IMPERVIOUS SURFACES (FT²)	3,570 FT²
TOTAL DISTURBED AREA (ACRES OR FT²)	3,613 FT²





THIS IS AN ORIGINAL DESIGN, CREATED BY FIVE NINE DESIGN GROUP THE CONCEPTS, IDEAS, PLANS AND DETAILS ARE THE SOLE PROPERTY OF FIVE NINE DESIGN GROUP. NONE OF THE CONCEPTS, IDEAS, PLANS OR DETAILS SHALL BE COPIED, USED BY, OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN PERMISSION OF FIVE NINE DESIGN GROUP. ANY WRITTEN DIMENSIONS ON DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND FIVE NINE DESIGN GROUP MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

## LEGEND



**BMPS TABLE**

**OUTDOOR SITE FEATURES**

**ROOF TOP AREAS**

- SD-B DISPERSE RUNOFF: FULL

**CONSTRUCTION STORMWATER BMPS**

**SEDIMENT CONTROL FOR ALL DISTURBED AREAS**

- SC-1 SILT FENCE

**MATERIALS MANAGEMENT**

- WM-1 MATERIAL DELIVERY & STORAGE

**WASTE MANAGEMENT**

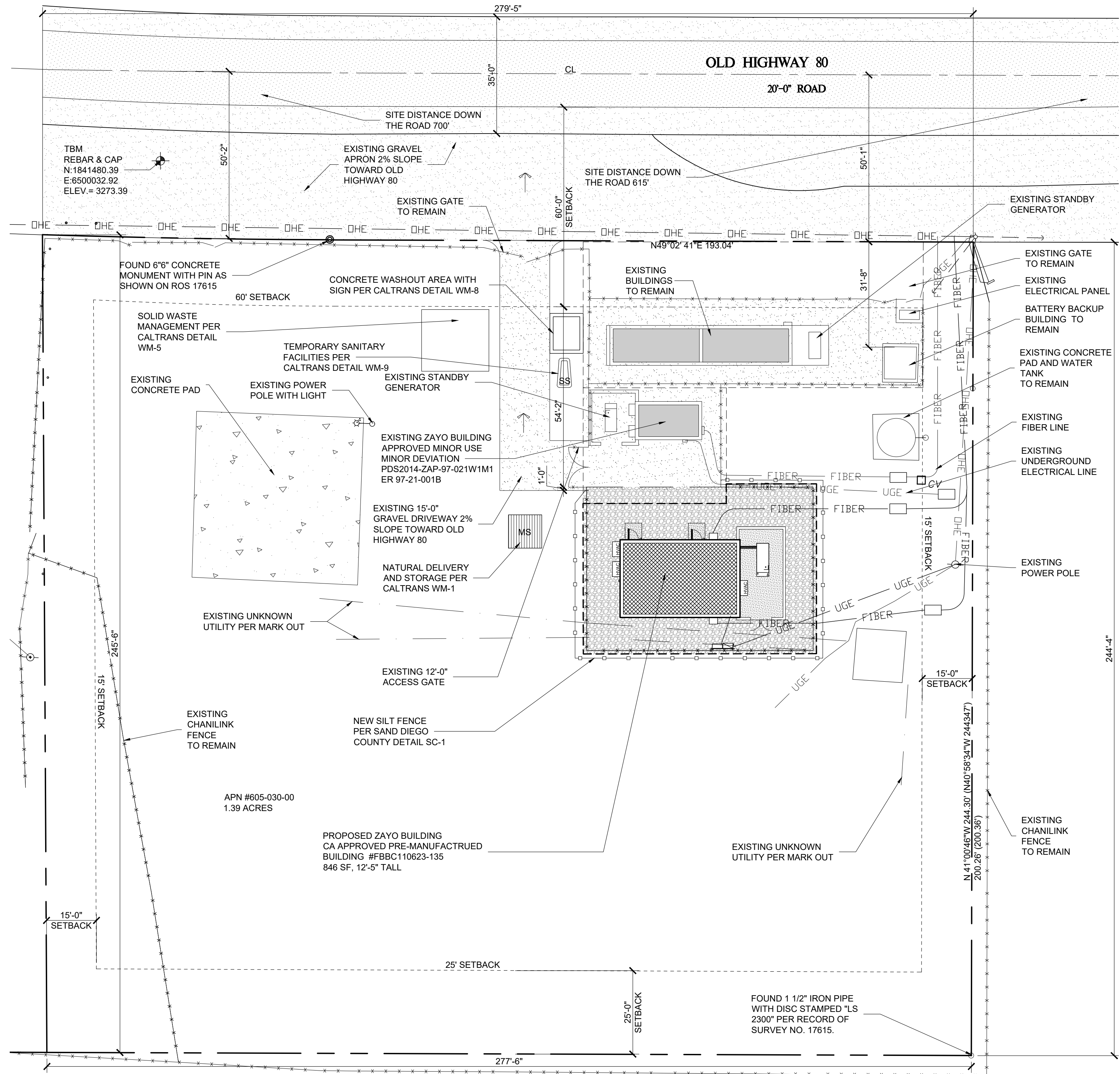
- WM-8 WASTE MANAGEMENT CONCRETE WASTE MANAGEMENT
- WM-5 SOLID WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT

**EXPLANATIONS**

**ROOFTOP AREA**

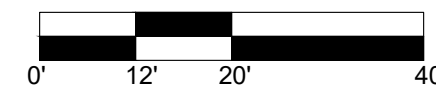
- SD-B DISPERSE RUNOFF FROM BUILDING ROOF TO ADJACENT PVIOUS AREA FOR SOIL INFILTRATION

STORM WATER INTAKE
<u>EXISTING PER-DEVELOPMENT IMPERVIOUS SURFACES</u> •12,803 SF
<u>CREATED OR REPLACED IMPERVIOUS SURFACES</u> •3,570 SF
<u>TOTAL DISTURBED AREA</u> •3,613 SF



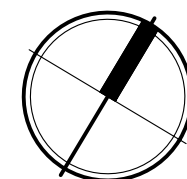
Know what's **below**.  
**Call** before you dig.

NOTE: ARCHITECTURAL, ELECTRICAL, AND MECHANICAL PLANS ARE ORIENTED DIFFERENTLY THAN SITE PLAN. PLEASE NOTE NORTH ARROW ON EACH PLAN SHEET FOR PROPER ORIENTATION.



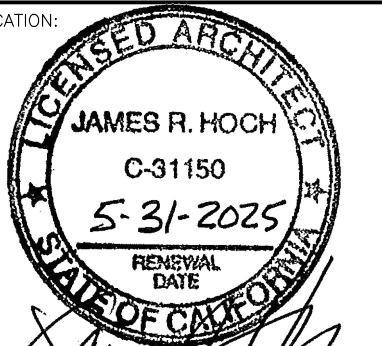
# BMPS/SWQMP PLOT PLAN

SCALE: 1" = 20'-0"



NUMBER	DATE	DESCRIPTION
ISSUES		

**CERTIFICATION:**



SHEET TITLE:

## BMPS AND SWQMP PLAN

PROJECT NUMBER	23004
CAD FILE:	04C002.DWG
DRAWN BY:	<u>ANC</u>
CHECKED BY:	<u>REA</u>

SHEET NUMBER:

# C002

DIMENSIONS ARE TO THE EDGE OF CONCRETE, PAVING, OR FACE OF BLDG. UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

2. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

3. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.

4. ALL DAMAGE TO EXISTING GRASS AREAS AS A RESULT OF NEW CONSTRUCTION SHALL BE RESEED AT THE CONTRACTOR'S EXPENSE.

5. SITE DEVELOPMENT PLAN IS BASED ON A PRE-CONSTRUCTION BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY KING SURVEYORS, 970-686-5011. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND VERIFY THE SURVEY PRIOR TO BIDDING AND BEGINNING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SURVEY INFORMATION PRESENTED, DETECTED, OR DEFINED ON THE ARCHITECTURAL/SITE DOCUMENTS WITH THE CERTIFIED SURVEY OF THE PROPERTY. IN THE EVENT OF A COORDINATE OR TOPOGRAPHIC DISCREPANCY THE CERTIFIED SURVEY SHOULD ALWAYS TAKE PRECEDENCE. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

6. FINISH FLOOR ELEVATION OF NEW BUILDING EQUALS 3277.50'. 3277.50' = 100'-0" IN CONSTRUCTION DOCUMENTS.

7. COORDINATE SUBGRADE PREPARATION WITH GEOTECHNICAL INFORMATION. GEOTECHNICAL REPORT BY C.W. LA MAONTE COMPANY INC. JOB #146362, PHONE NUMBER 619-462-9861.

8. ALL ITEMS BY GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.

9. GENERAL CONTRACTOR TO LOCATE ALL EXISTING INFRASTRUCTURE UTILITIES (PRIVATE AND PUBLIC) PRIOR TO ANY DIGGING. CONTRACTOR IS RESPONSIBLE FOR ALL DISRUPTIONS TO EXISTING SERVICES, UTILITIES ETC. AND TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE SAME.

10. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR & SUBCONTRACTOR TO COORDINATE THIS INSTALLATION OF ALL WORK WITHIN THE RIGHT OF WAY WITH COUNTY, STATE, AND LOCAL APPROVAL AND REVIEW AGENCIES. ALL DETAILS, MATERIALS AND PRODUCTS SHALL MEET SPECIFICATIONS, GRADES/CONTOURS, ETC. DEPICTED BY THE CONSTRUCTION DOCUMENTS SHALL BE REVIEWED WITH THE APPROVAL AGENCIES HAVING JURISDICTION BY THE CONTRACTOR(S) RESPONSIBLE FOR THE WORK PRIOR TO THE INSTALLATION OF ANY PORTION OF THE WORK. IF ANY DISCREPANCIES ARISE FROM THE FINAL CONTRACTOR REVIEW WITH THE APPROVAL AGENCY HAVING JURISDICTION OCCURS, THE CONTRACTOR SHALL INFORM THE ARCHITECT AND ITS REPRESENTATIVE AS DEFINED ON THE TITLE BORDER.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY INFORM THE PROJECT MANAGER AND THE OWNER OF ANY OBSTRUCTIONS, ROCK FORMATIONS, OUTCROPPINGS ETC. THAT MAY IMPACT STRUCTURAL STABILITY OF THE BUILDING, FOUNDATIONS AND SITE INFRASTRUCTURE. THE PROJECT MANAGER/OWNER IS RESPONSIBLE TO CONTACT THE ARCHITECT AND STRUCTURAL ENGINEER UPON NOTIFICATIONS FROM THE CONTRACTOR.

13. CONTRACTOR SHALL ENSURE THE REMOVAL OF ALL DEBRIS, FOUNDATION SYSTEMS AND REMAINS FROM THE DEMOLITION PROCESSES FROM ALL SOILS TO ACHIEVE MAXIMUM BEARING PRESSURES OF EXISTING SOILS. CONTRACTOR SHALL EMPLOY LICENSED GEOTECHNICAL PROFESSIONAL ENGINEER TO REVIEW SOILS PRIOR TO PLACEMENT OF BUILDING FOUNDATIONS.

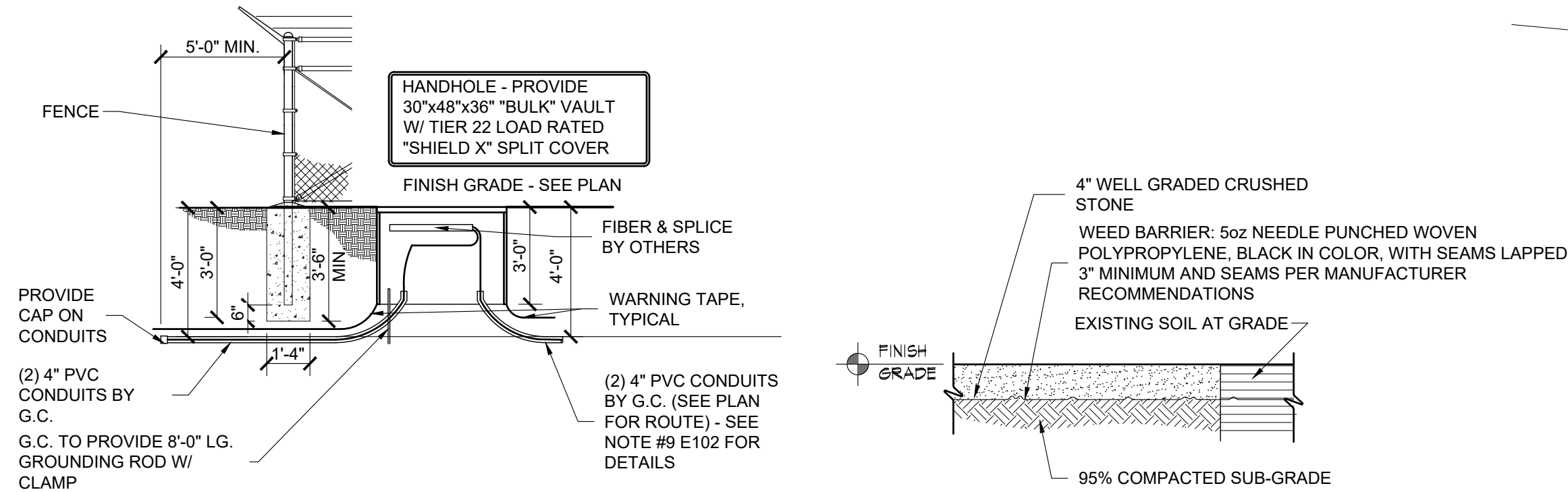
14. ALL FILL MATERIAL SHALL BE APPROVED QUALITY AND REVIEWED BY GEOTECHNICAL ENGINEER IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MEET AND EXCEED ALL COMPACTION STANDARDS PER THE GEOTECHNICAL AND ENGINEERS REPORT AND REQUIREMENTS. IN THE ABSENCE OF A GEOTECHNICAL REPORT THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK WHAT SO EVER.

15. IN THE EVENT A CULVERT IS REQUIRED FOR THE PROJECT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING CONSIDERATIONS:  
UPON THE NEED TO PROVIDE A LARGER DIAMETER CULVERT PIPE BEYOND THAT SPECIFIED IN THE DRAWINGS THE CONTRACTOR SHALL IMMEDIATELY CONTACT BOTH 518 DESIGN AND THE ARCHITECT PRIOR TO PURCHASE AND PLACEMENT OF THE CULVERT PIPE. BASED ON THE REQUIRED CULVERT PIPE SIZE, ABOVE THAT WHICH IS SPECIFIED, THE CONTRACTOR SHALL SUBMIT AND PROVIDE TO 518 DESIGN AND THE ARCHITECT THE PROPOSED METHOD OF GRADING TO COMPENSATE FOR ADEQUATE COVERAGE OF THE CULVERT PIPE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE LOCAL JURISDICTION, BOARD OF WORKS, PLANNING COMMISSIONS, DRAINAGE BOARDS ETC. AND ANYALL AGENCIES HAVING JURISDICTION TO DETERMINE AND VERIFY THE REQUIRED SIZE, MATERIAL, METHOD OF PLACEMENT AND THE DESIGN STANDARDS REQUIRED FOR PLACEMENT OF THE CULVERT PIPE. AT PRIOR TO BIDDING, PURCHASE OF THE MATERIAL AND PLACEMENT OF THE WORK.

16. ANY GRADING TO OCCUR OUTSIDE OF THE LEASE AREA NEEDS TO HAVE THE APPROVAL OF THE LAND OWNER AND LOCAL JURISDICTION.

17. LEASE AREA OF THE SITE HAS BEEN NEGOTIATED BY ZAYCO ALL QUESTIONS AND VERIFICATION TO BE COORDINATED WITH DAVE SNYDER OF ZAYO 720-495-4600.

	UGE	NEW UNDERGROUND ELECTRIC		SITE BENCHMARK
	FIBER	NEW UNDERGROUND FIBER CONDUIT		NEW SPOT ELEVATION
		NEW CHAINLINK FENCE		EXISTING GRAVEL
		EXISTING UTILITY POLE		NEW GRAVEL
	OHE	EXISTING OVERHEAD ELECTRIC		EXISTING CHAINLINK FENCE



C101 SCALE:  $1/4" = 1'-0"$

C101 SCALE:  $3/4" = 1'-0"$

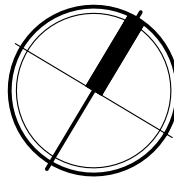


Know what's **below**.  
**Call** before you dig.

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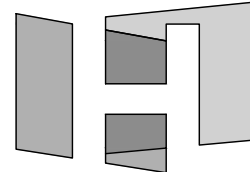


SCALE: 1" = 10'-0"



15925 HARGRAY DRIVE  
NOBELSVILLE, INDIANA 46062  
P: 833-348-3934  
www.five9dg.com

ARCHITECT OF RECORD



HOCH

architects · interior

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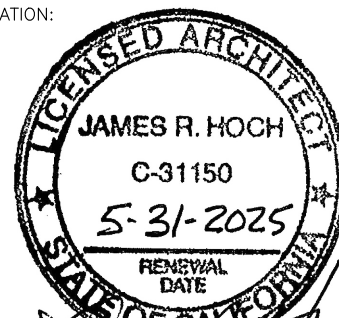
32363A OLD HWY 80  
CAMPO, CA 91906

12-12-24 ISSUED FOR PERMITS

9-18-24 ISSUED FOR PERMITS

NUMBER	DATE	DESCRIPTION
		ISSUES

## CERTIFICATION



SHEET / TITLE:

## ENLARGED SITE PLAN AND DETAILS

PROJECT NUMBER 23004  
CAD FILE: 04C101.DWG  
DRAWN BY: ALC  
CHECKED BY: REA

SHEET NUMBER

# C101

## SITE LAYOUT GENERAL NOTES:

- DIMENSIONS ARE TO THE EDGE OF CONCRETE, PAVING, OR FACE OF BLDG. UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
- ALL DAMAGE TO EXISTING GRASS AREAS AS A RESULT OF NEW CONSTRUCTION SHALL BE RESEEDDED AT THE CONTRACTOR'S EXPENSE.
- SITE DEVELOPMENT PLAN IS BASED ON A PRE-CONSTRUCTION BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY KING SURVEYORS, 970-686-5011. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND VERIFY THE SURVEY PRIOR TO BIDDING AND BEGINNING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SURVEY INFORMATION PRESENTED, DEPICTED, OR DEFINED ON THE ARCHITECTURAL /SITE DOCUMENTS WITH THE CERTIFIED SURVEY OF THE PROPERTY. IN THE EVENT OF A COORDINATE OR TOPOGRAPHIC DISCREPANCY THE CERTIFIED SURVEY SHOULD ALWAYS TAKE PRECEDENCE. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
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- COORDINATE SUBGRADE PREPARATION WITH GEOTECHNICAL INFORMATION. GEOTECHNICAL REPORT BY C.W. LA MAONTE COMPANY INC. JOB #146362, PHONE NUMBER 619-462-9861.
- ALL ITEMS BY GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO LOCATE ALL EXISTING INFRASTRUCTURE UTILITIES (PRIVATE AND PUBLIC) PRIOR TO ANY DIGGING. CONTRACTOR IS RESPONSIBLE FOR ALL DISRUPTIONS TO EXISTING SERVICES, UTILITIES ETC. AND TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE SAME.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR & SUBCONTRACTOR TO COORDINATE THIS INSTALLATION OF ALL WORK WITHIN THE RIGHT OF WAY WITH COUNTY, STATE, AND LOCAL APPROVAL AND REVIEW AGENCIES. ALL DETAILS, MATERIALS AND PRODUCTS UTILIZED, SPECIFICATIONS, GRADES/CONTOURS, ETC. DEPICTED BY THE CONSTRUCTION DOCUMENTS SHALL BE REVIEWED WITH THE APPROVAL AGENCIES HAVING JURISDICTION BY THE CONTRACTOR(S) RESPONSIBLE FOR THE WORK PRIOR TO THE INSTALLATION OF ANY PORTION OF THE WORK. IF ANY DISCREPANCIES ARISE FROM THE FINAL CONTRACTOR REVIEW WITH THE APPROVAL AGENCY HAVING JURISDICTION OCCURS, THE CONTRACTOR SHALL INFORM THE ARCHITECT AND ITS REPRESENTATIVE AS DEFINED ON THE TITLE BORDER.
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- CONTRACTOR SHALL ENSURE THE REMOVAL OF ALL DEBRIS, FOUNDATION SYSTEMS AND REMAINS FROM THE DEMOLITION PROCESSES FROM ALL SOILS TO ACHIEVE MAXIMUM BEARING PRESSURES OF EXISTING SOILS. CONTRACTOR SHALL EMPLOY LICENSED GEOTECHNICAL PROFESSIONAL ENGINEER TO REVIEW SOILS PRIOR TO PLACEMENT OF BUILDING FOUNDATIONS.
- ALL FILL MATERIAL SHALL BE APPROVED QUALITY AND REVIEWED BY GEOTECHNICAL ENGINEER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MEET AND EXCEED ALL COMPACTION STANDARDS PER THE GEOTECHNICAL AND ENGINEERS REPORT AND REQUIREMENTS. IN THE ABSENCE OF A GEOTECHNICAL REPORT THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK WHAT SO EVER.
- IN THE EVENT A CULVERT IS REQUIRED FOR THE PROJECT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING CONSIDERATIONS:  
UPON THE NEED TO PROVIDE A LARGER DIAMETER CULVERT PIPE BEYOND THAT SPECIFIED IN THE DRAWINGS THE CONTRACTOR SHALL IMMEDIATELY CONTACT BOTH 5/9 DESIGN AND THE ARCHITECT PRIOR TO PURCHASE AND PLACEMENT OF THE CULVERT PIPE. BASED ON THE REQUIRED CULVERT PIPE SIZE, ABOVE THAT WHICH IS SPECIFIED, THE CONTRACTOR SHALL SUBMIT AND PROVIDE TO 5/9 DESIGN AND THE ARCHITECT THE PROPOSED METHOD OF GRADING TO COMPENSATE FOR ADEQUATE COVERAGE OF THE CULVERT PIPE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE LOCAL JURISDICTION, BOARD OF WORKS, PLANNING COMMISSIONS, DRAINAGE BOARDS ETC. AND ANY/ALL AGENCIES HAVING JURISDICTION TO DETERMINE AND VERIFY THE REQUIRED SIZE, MATERIAL, METHOD OF PLACEMENT AND THE DESIGN STANDARDS REQUIRED FOR PLACEMENT OF THE STORM WATER CULVERT PIPE, ALL PRIOR TO BIDDING, PURCHASE OF THE MATERIAL AND PLACEMENT OF THE WORK.
- ANY GRADING TO OCCUR OUTSIDE OF THE LEASE AREA NEEDS TO HAVE THE APPROVAL OF THE LAND OWNER AND LOCAL JURISDICTION.
- LEASE AREA OF THE SITE HAS BEEN NEGOTIATED BY ZAYO. ALL QUESTIONS AND VERIFICATION TO BE COORDINATED WITH DAVE SNYDER OF ZAYO 720-495-4600.

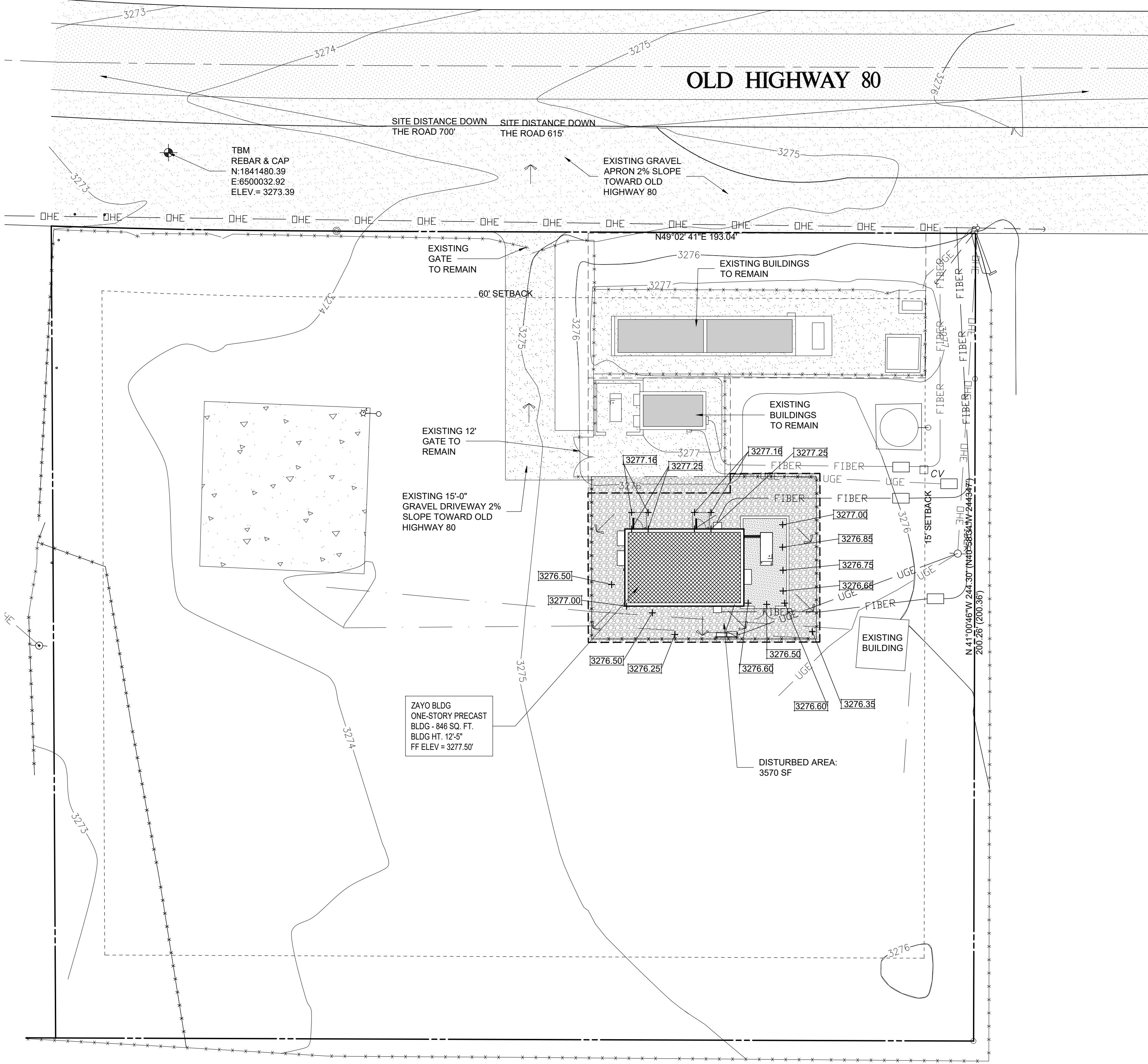
## LEGEND

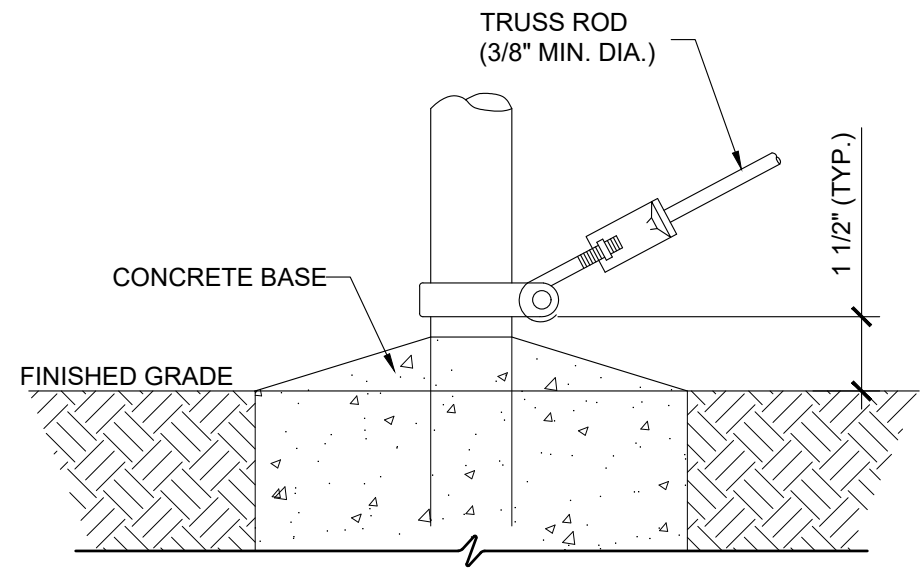
- UGE NEW UNDERGROUND ELECTRIC
- FIBER NEW UNDERGROUND FIBER CONDUIT
- NEW CHAINLINK FENCE
- EXISTING UTILITY POLE
- OHE EXISTING OVERHEAD ELECTRIC
- PROPERTY LINE
- SITE BENCHMARK
- NEW SPOT ELEVATION
- EXISTING GRAVEL
- NEW GRAVEL
- EXISTING CHAINLINK FENCE
- 1024 EXISTING TOPO LINE
- 1026 NEW TOPO LINE
- TOPO LINE TO BE REGRADED

## PRELIMINARY GRADING PLAN NOTE:

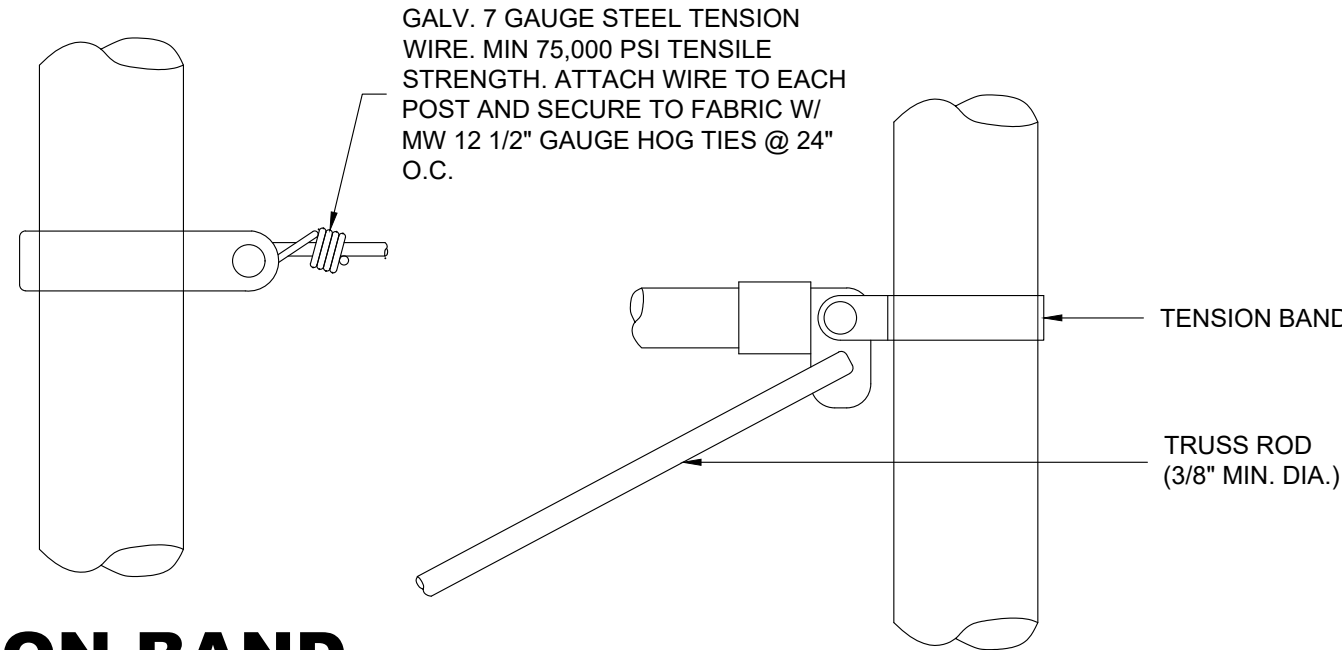
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

CUT FILL TABLE	
	CUBIC FEET
CUT	20
FILL	0





**5 TRUSS ROD AND BAND**  
C200 SCALE: 3" = 1'-0"

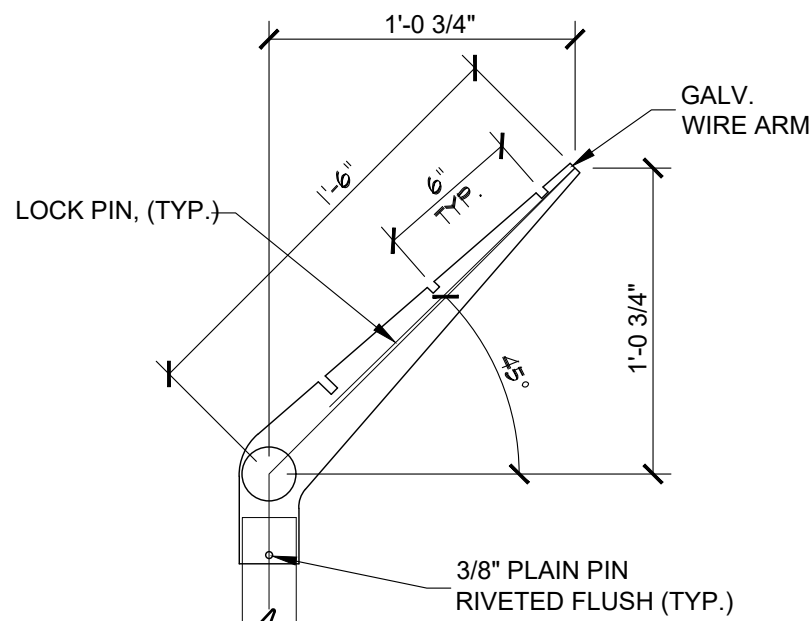


**TENSION BAND AND WIRE DETAIL**  
SCALE: 3" = 1'-0"

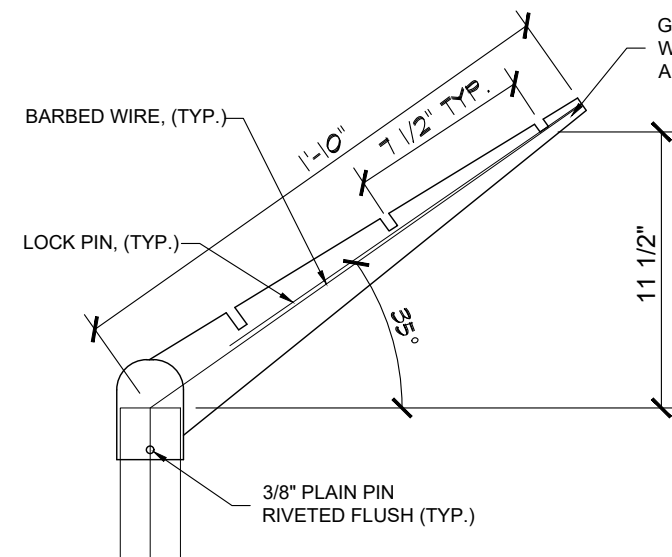
**ROUND POST**  
SCALE: 3" = 1'-0"

**END OR GATE POST DETAIL**  
SCALE: 3" = 1'-0"

**3 FASTENING DETAILS**  
C200 SCALE: 3" = 1'-0"



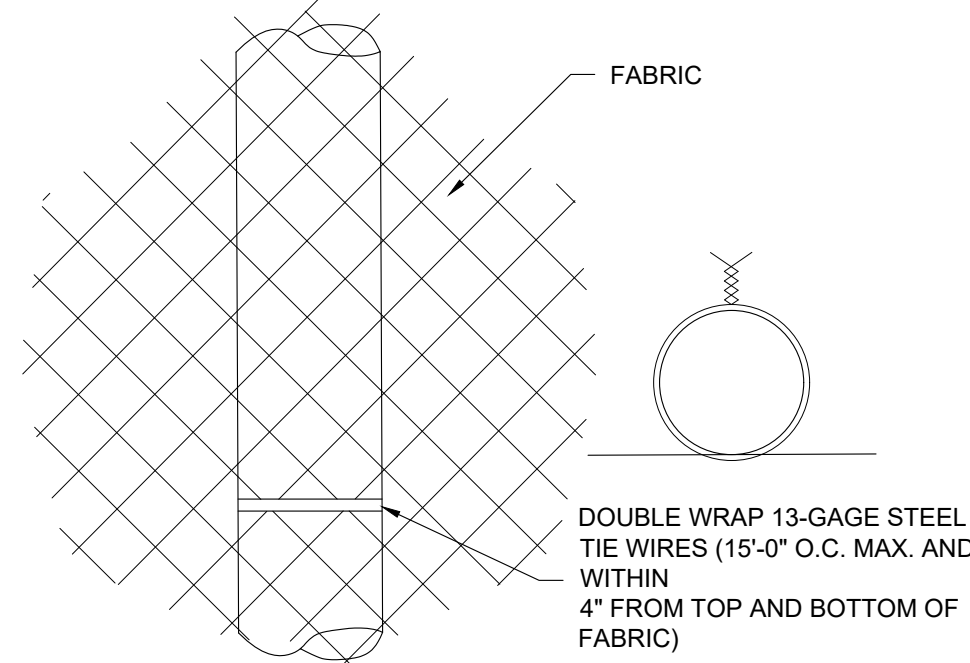
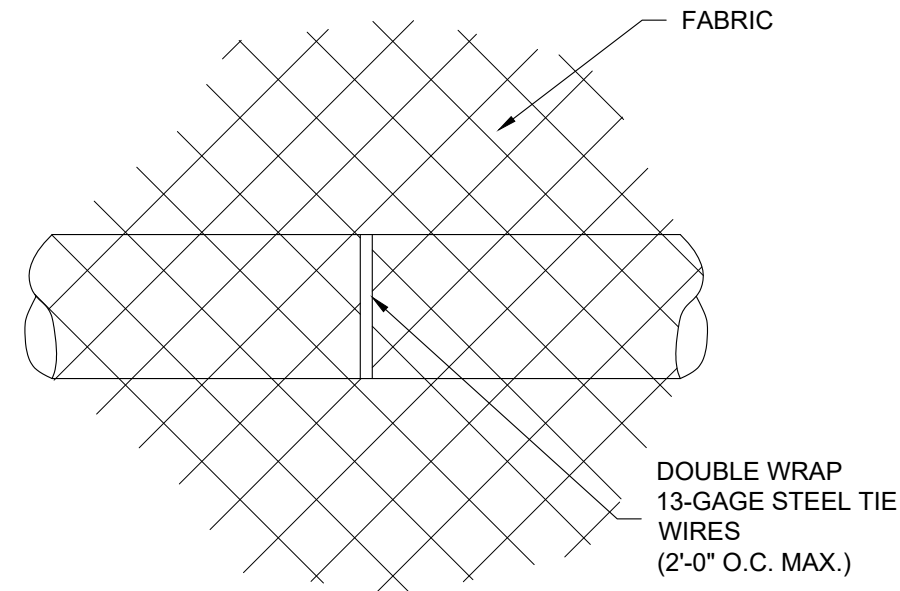
**4 TRUSS ROD AND BAND**  
C200 SCALE: 1 1/2" = 1'-0"



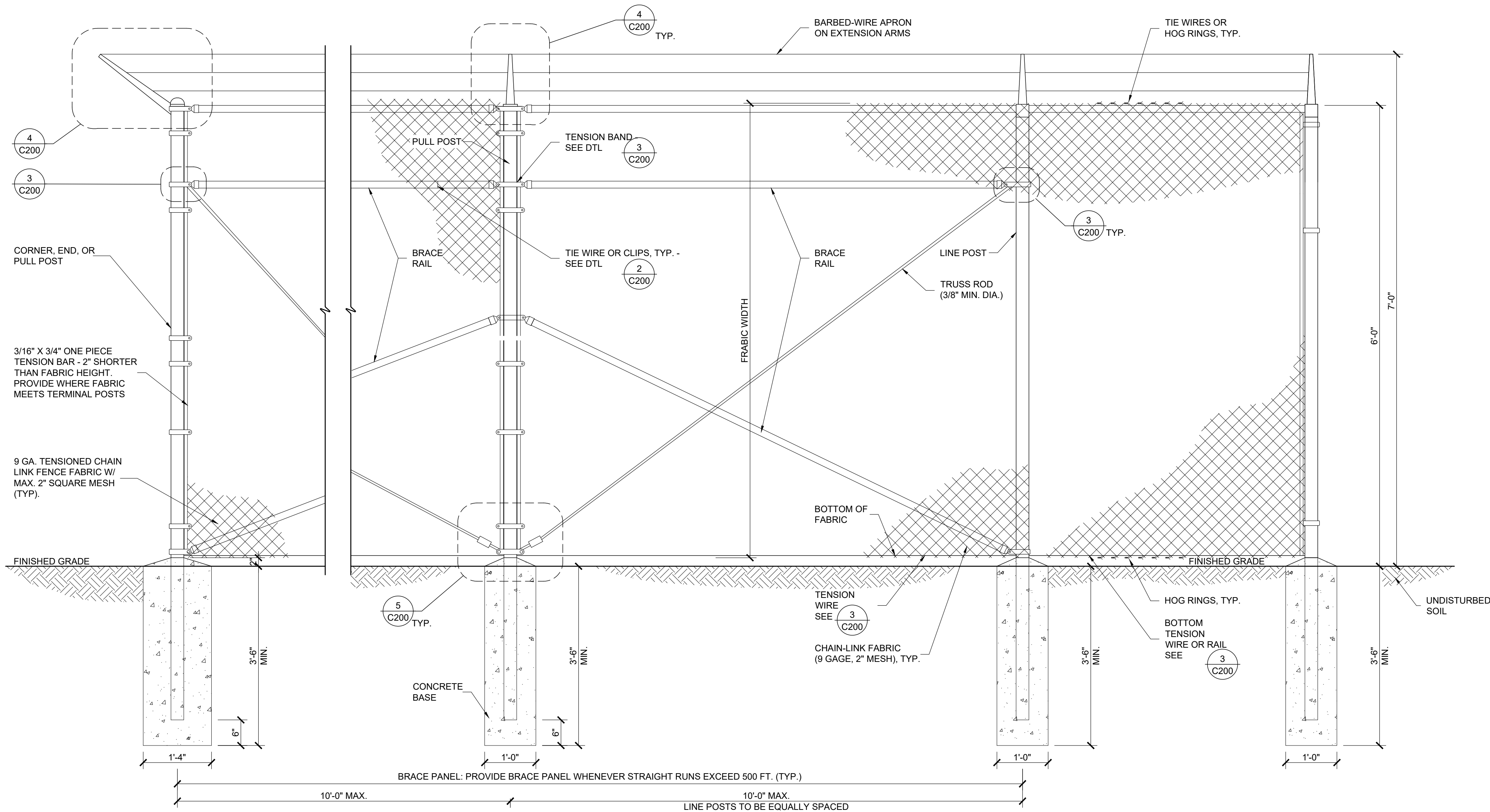
**TOP/BRACE RAIL ATTACHMENT**  
SCALE: 3" = 1'-0"

**2 EXTENSION ARM DETAILS**  
C200 SCALE: 3" = 1'-0"

USE AND SECTION	STEEL POST SCHEDULE		
	MINIMUM OUTSIDE DIMENSIONS (NOMINAL)		
	FABRIC WIDTH 72" OR LESS	FABRIC WIDTH 84" TO 96"	FABRIC WIDTH 108" AND OVER
CORNER, END, & PULL POSTS			
TUBULAR - ROUND	2.375" O.D.	2.875" O.D.	4.00" O.D.
TUBULAR - SQUARE	2.00" SQ.	2.50" SQ.	3.00" SQ.
C-SECTION (ROLL-FORMED)	3.50" x 3.50"	3.50" x 3.50"	-----
LINE POSTS			
TUBULAR - ROUND	1.90" O.D.	2.375" O.D.	2.875" O.D.
H - SECTION	2.25" x 1.70"	2.25" x 1.70"	2.25" x 1.70"
C-SECTION (ROLL-FORMED)	1.875" x 1.625"	2.25" x 1.70"	-----
TOP, BOTTOM & BRACE RAILS			
TUBULAR - ROUND		1.66" O.D.	
TUBULAR - SQUARE		1.50" SQ.	
H-SECTION		1.625" x 1.50"	
C-SECTION (ROLL-FORMED)		1.625" x 1.25"	



**ROUND POST**  
SCALE: 3" = 1'-0"

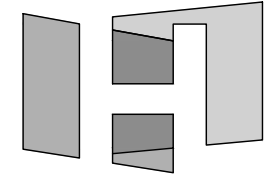


**1 CHAIN-LINK FENCE DETAIL**  
C200 SCALE: 3/4" = 1'-0"



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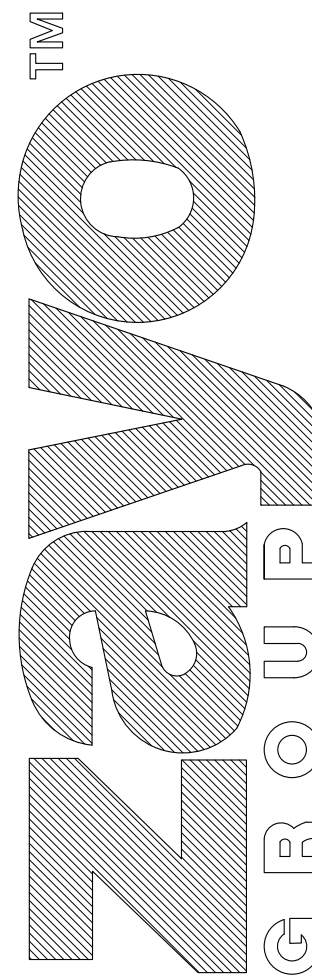
ARCHITECT OF RECORD



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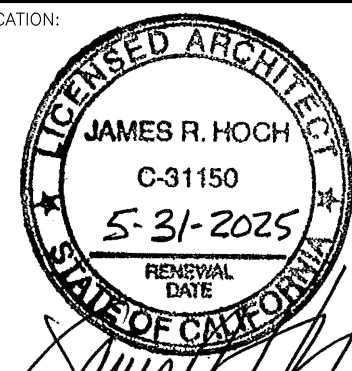
32363A OLD HWY 80  
CAMPO, CA 91906

12-12-24 ISSUED FOR PERMITS

9-18-24 ISSUED FOR PERMITS

NUMBER DATE DESCRIPTION ISSUES

CERTIFICATION:



SHEET TITLE:

**FENCE DETAILS**

PROJECT NUMBER 23004  
CAD FILE: 04C200.DWG  
DRAWN BY: ALG  
CHECKED BY: REA

SHEET NUMBER:

**C200**

DOOR SCHEDULE														
MARK	DOOR			PAIR	MATL	GLASS	TYPE	FRAME					REMARKS	MARK
	SIZE							MATL	ELEV	HEAD	JAMB	SILL		
100	3'-0" x 7'-0" x 1 3/4"			PAIR	HM	---	---	HM	---	1/A100	1/A100	---	SOLID SOUND DOOR WITH 1" UNDERCUT FOR DRAINAGE	100

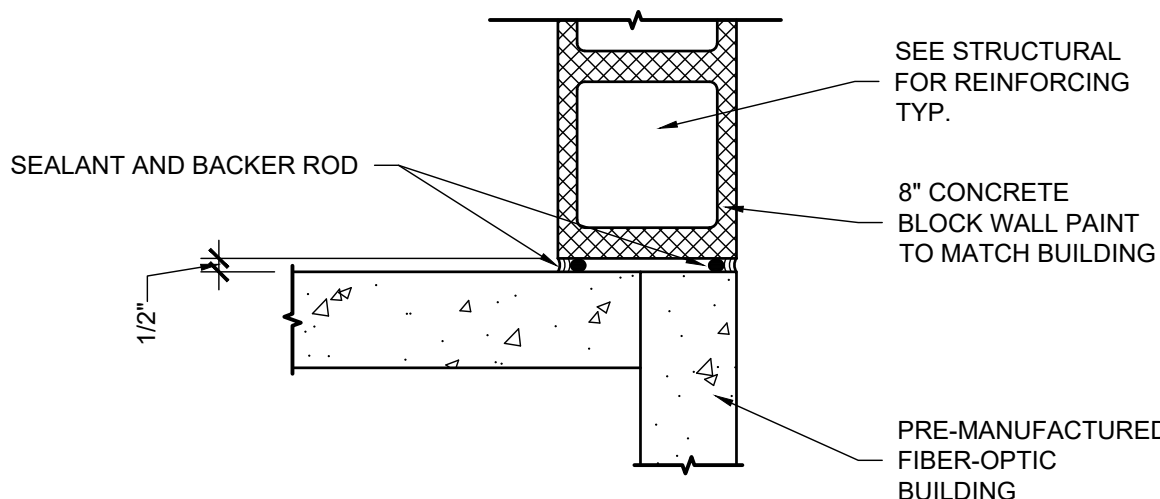
NOTES:

1. HOLLOW METAL DOORS AND FRAMES (HM) SHALL BE MINIMUM 18ga.

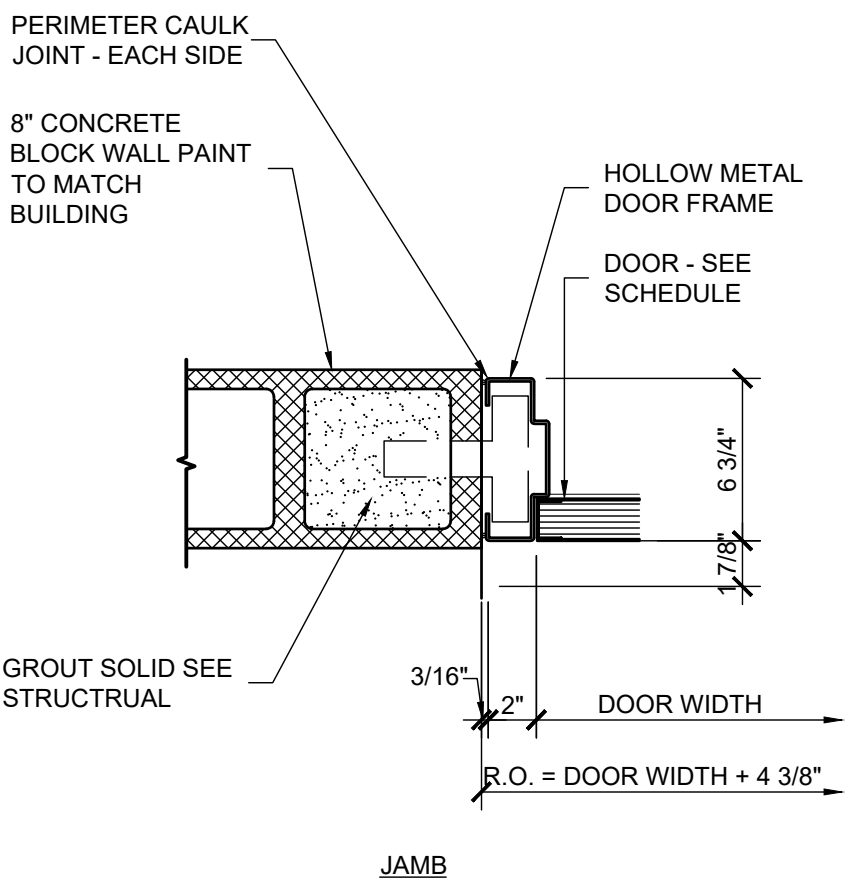
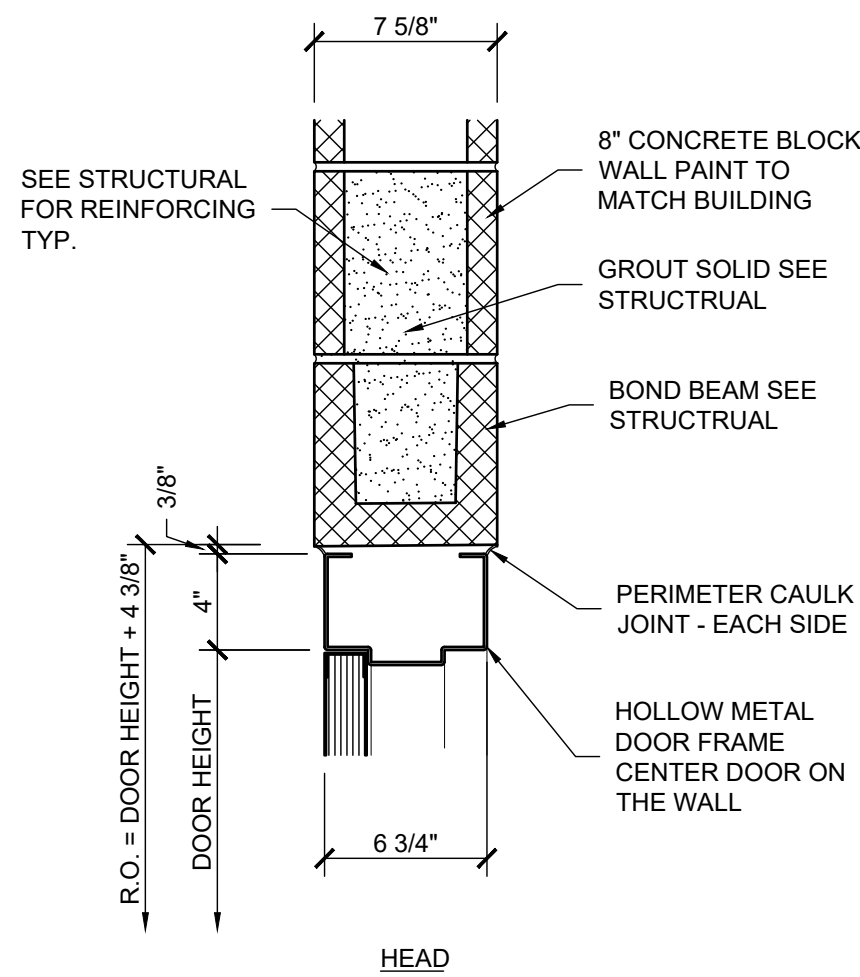
1. PROVIDE HARDWARE AS NOTED:  
(6) COMMERCIAL GRADE HINGES  
(1) COMMERCIAL GRADE STOREROOM/KEYED FUNCTION LOCKSET (EXTERIOR SIDE)  
(1) EXIT DEVICE (INTERIOR SIDE)  
(1) MEETING STILE SEALS  
(1) TOP JAMB DOOR BOLT (INACTIVE DOOR)  
(1) BOTTOM DOOR BOLT (INACTIVE) DOOR

2. PAINT DOOR AND FRAME COLOR TO MATCH BUILDING DOOR.

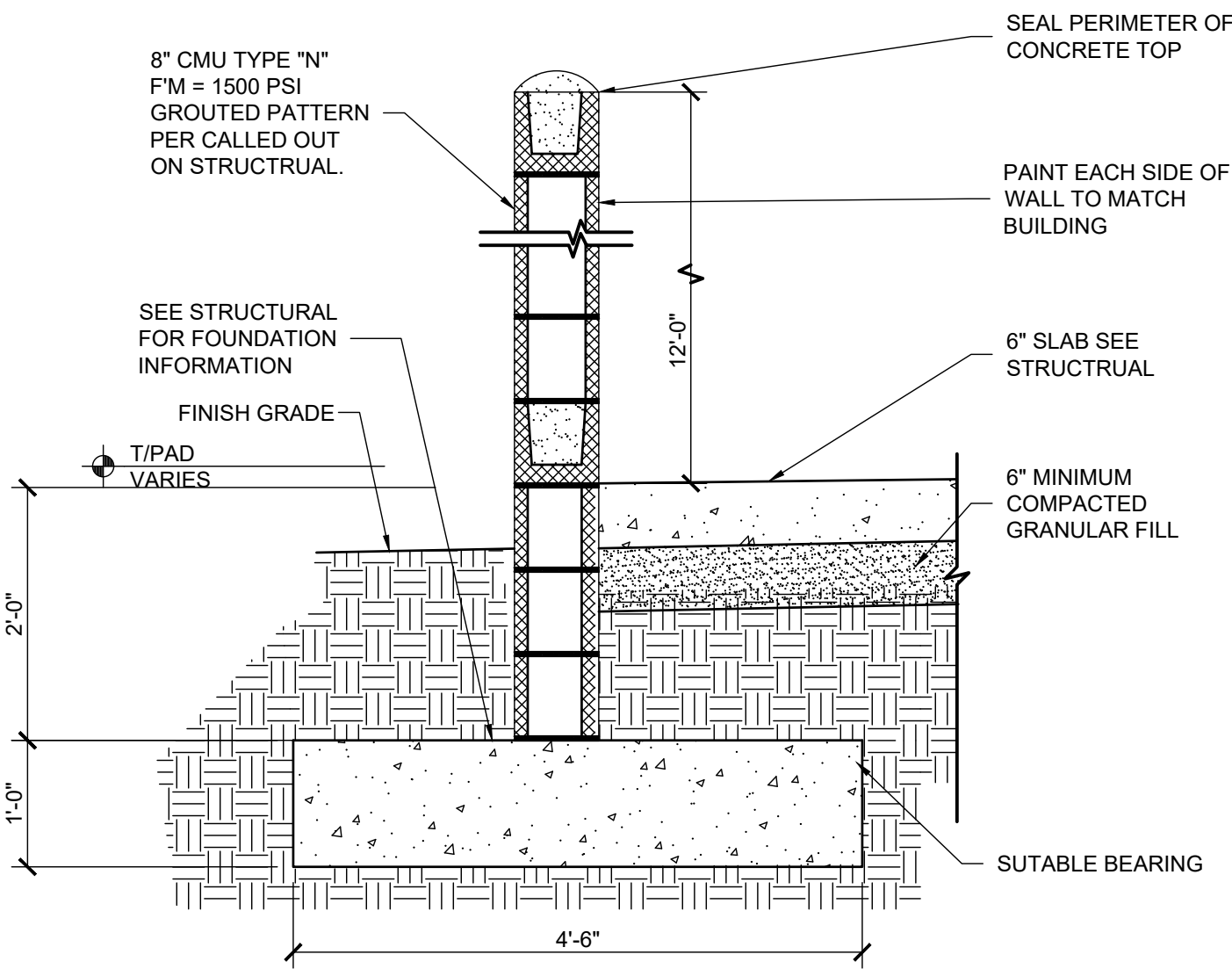
3. BRUSHED SATIN FINISH



2 PLAN DETAIL  
A100 SCALE: 1-1/2"=1'-0"

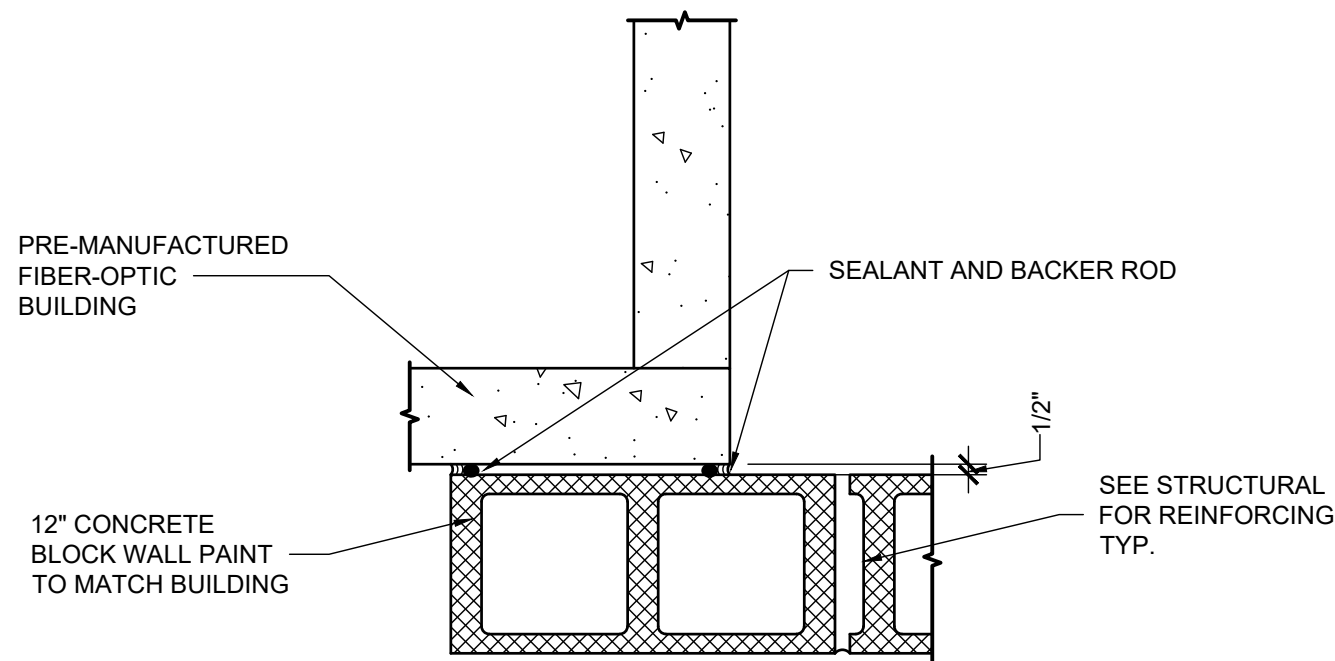


1 DOOR DETAIL  
A100 SCALE: 1-1/2"=1'-0"

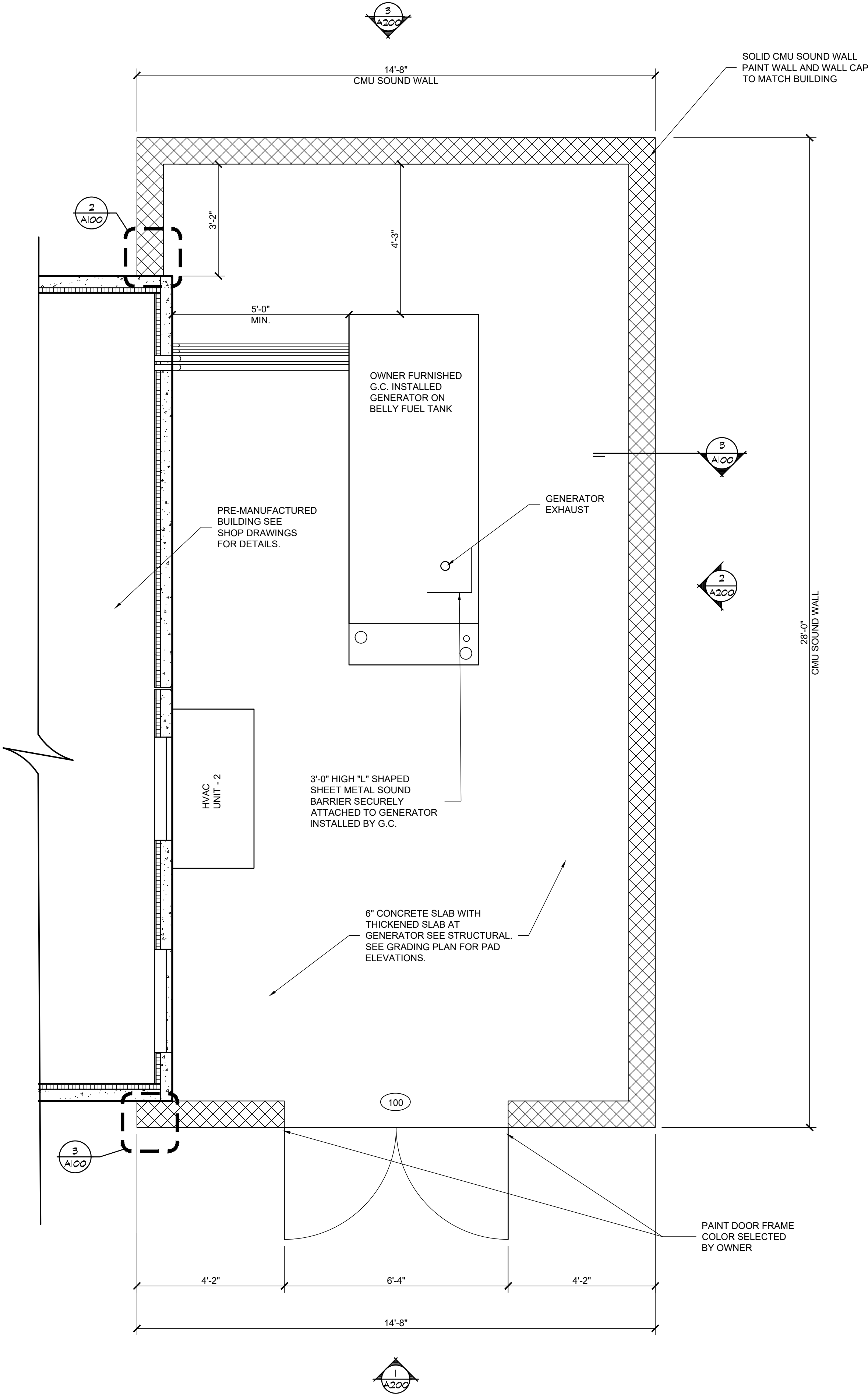


SEE STRUCTURAL FOR GENERATOR AND FUEL BASE TANK CONNECTION

4 CMU SOUND WALL  
A100 SCALE: 3/4"=1'-0"

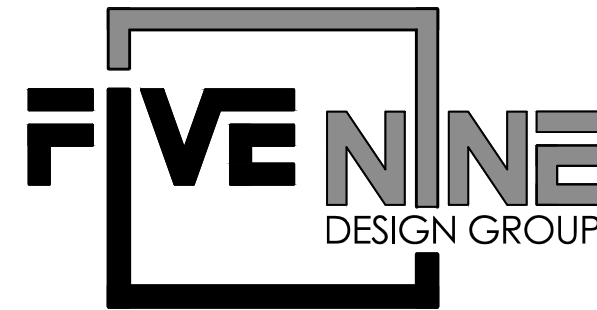


3 PLAN DETAIL  
A100 SCALE: 1-1/2"=1'-0"



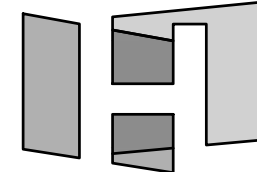
CMU SURROUND WALL

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



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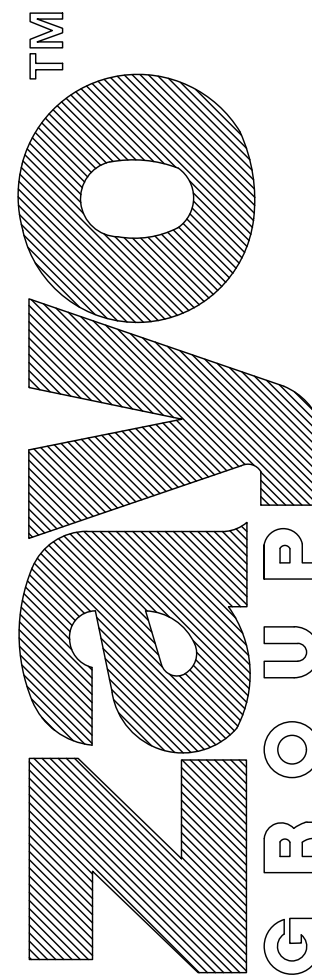
ARCHITECT OF RECORD



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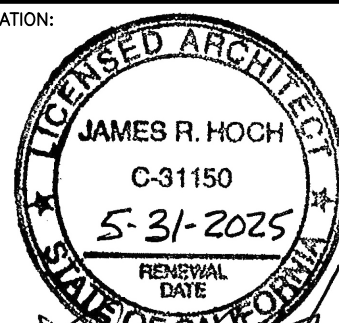
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9-18-24 ISSUED FOR PERMITS

NUMBER	DATE	DESCRIPTION
1	12-12-24	ISSUED FOR PERMITS

CERTIFICATION:



SHEET TITLE:

CMU SURROUND WALL  
FLOOR PLAN & DETAILS

PROJECT NUMBER 23004  
CAD FILE: 04A100.DWG  
DRAWN BY: ALG  
CHECKED BY: REA

SHEET NUMBER:

A100

## GENERAL NOTES:

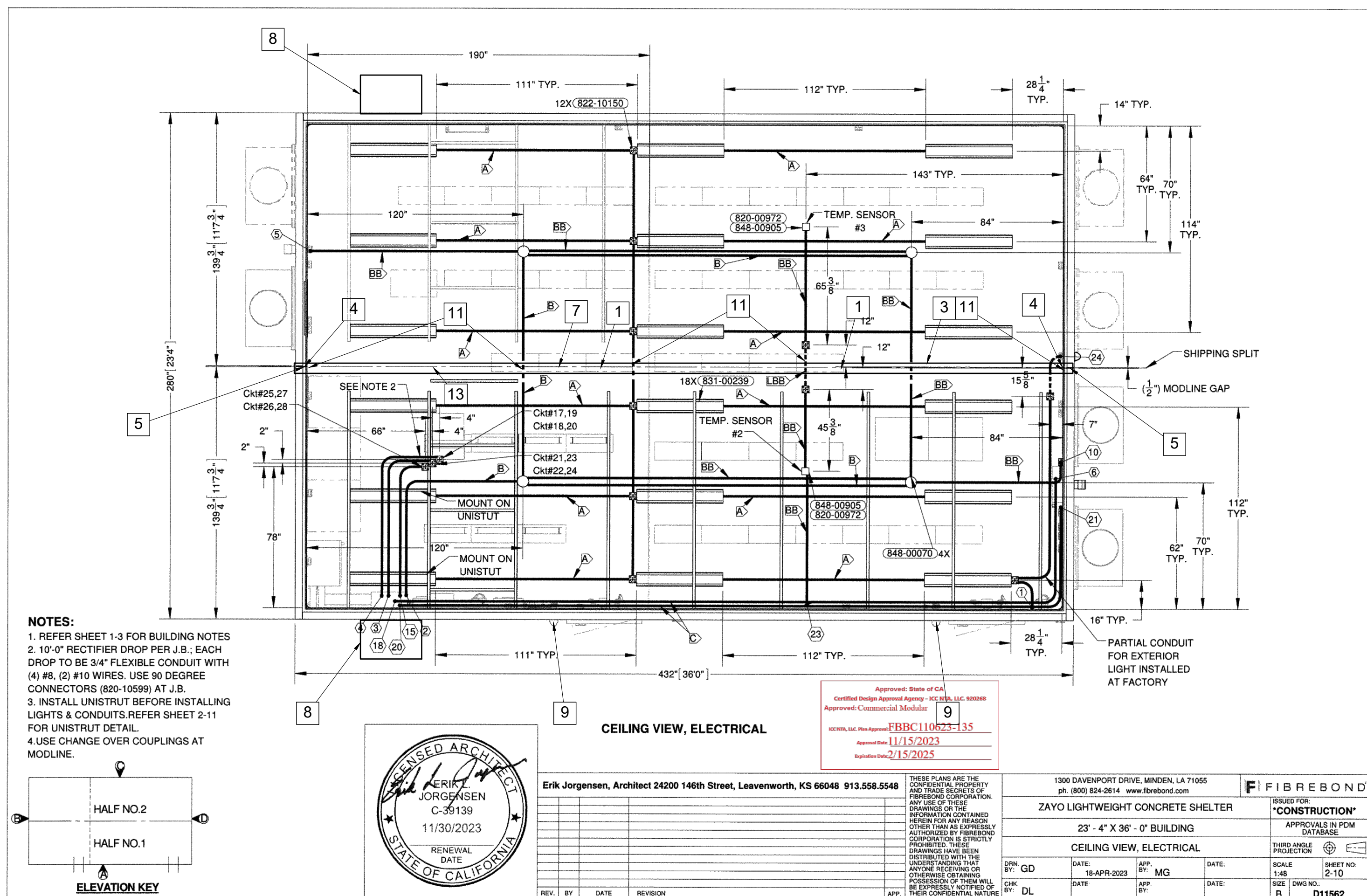
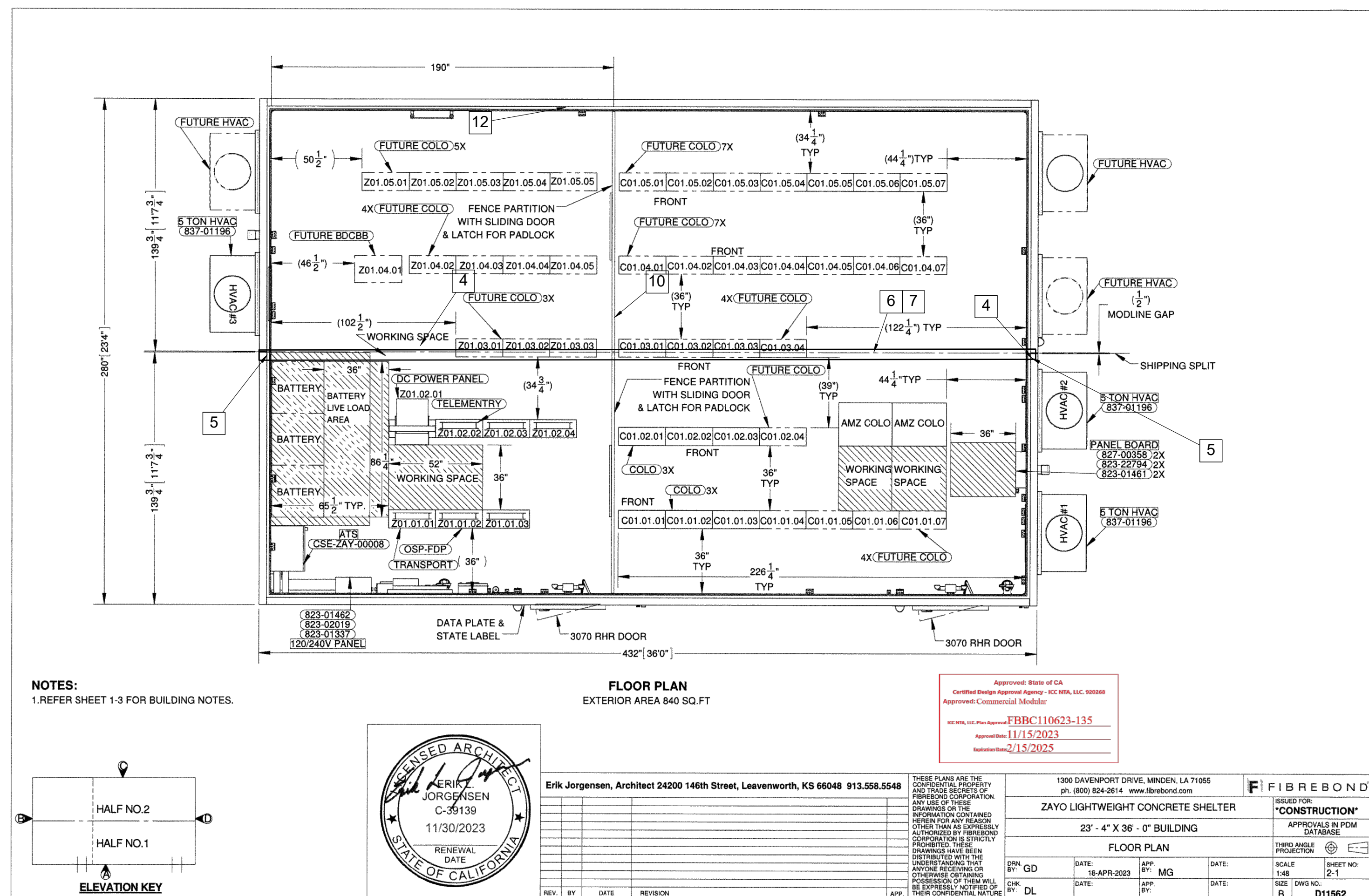
GC RESPONSIBLE TO CONNECT AND ASSEMBLE TWO BUILDING HALVES TOGETHER ONSITE AND COMPLETE THE CONNECTIONS AND JOINTS BETWEEN HALVES. SHELTER MANUFACTURER WILL SUPPLY ALL MATERIALS (FLOOR/WALLS/ROOFING) AND WORK INSTRUCTIONS AND DETAILS ON HOW TO ASSEMBLE ALL COMPONENTS. ALL CROSS CONNECTION MATERIALS WILL BE LOOSE SHIPPED WITH BUILDING. SEE DETAILS SHEET A301.

## NOTES:

- 1 GENERAL CONTRACTOR TO REMOVE TEMPORARY POST WITH LIFTING EYEBOLT CONNECTION. GENERAL CONTRACTOR TO BOLT BUILDING TOGETHER USING BUILDING MANUFACTURERS CONNECTION PLATES AT ROOF MOD LINE (4 LOCATIONS) - SEE DETAILS A301.
- 2 GENERAL CONTRACTOR TO FINISH AND INSTALL 3/4" BACKER ROD, CAULK JOINT, AND INSTALL 12" WIDE 24 GAUGE FLASHING TO ROOF USING BUILDING MANUFACTURER'S SUPPLIES - SEE DETAILS A301.
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- 5 GENERAL CONTRACTOR TO INSTALL BACKER ROD AND CAULK JOINTS ON MOD LINE OF EXTERIOR WALLS - SEE DETAILS A301.
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- 13 GENERAL CONTRACTOR TO INSTALL CABLE AND FIBER DUCT MANAGEMENT SECTIONS FURNISHED BY BUILDING MANUFACTURER TO CONNECT BUILDING HALVES.

## 1 FLOOR PLAN

A101 SCALE: NTS



## 2 CEILING PLAN

A101 SCALE: NTS

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**CAMPO, CA 91906**

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9-18-24 ISSUED FOR PERMITS

NUMBER	DATE	DESCRIPTION
1	12-12-24	ISSUED FOR PERMITS
2	9-18-24	ISSUED FOR PERMITS

CERTIFICATION:

**FOR**  
**REFERENCE**  
**ONLY**

SHEET TITLE:

## FLOOR AND CEILING PLAN

PROJECT NUMBER 23004  
CAD FILE: 04A101.DWG  
DRAWN BY: ALG  
CHECKED BY: REA

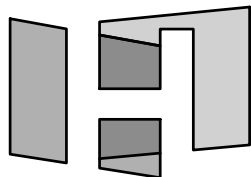
SHEET NUMBER:

A101



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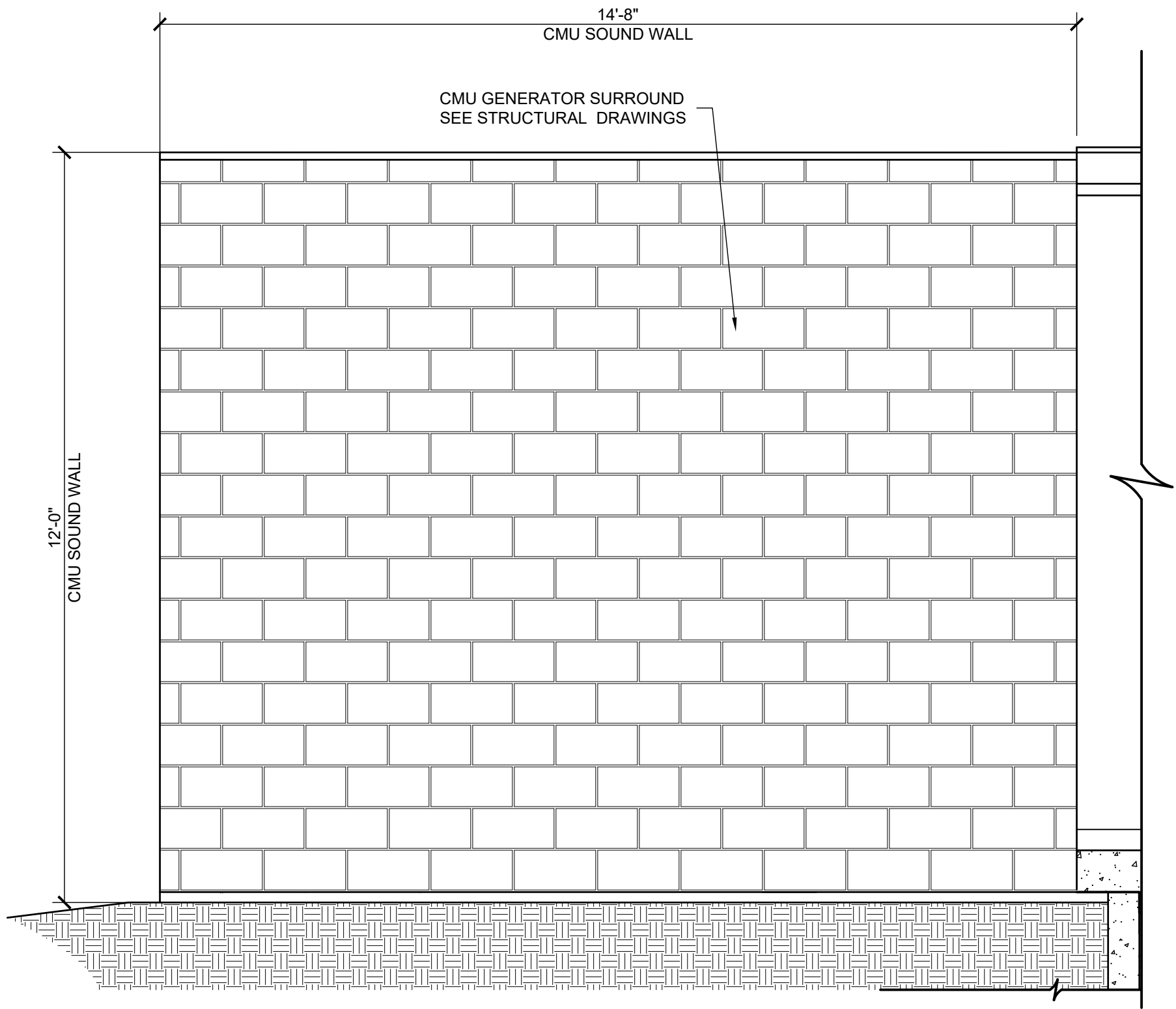
ARCHITECT OF RECORD



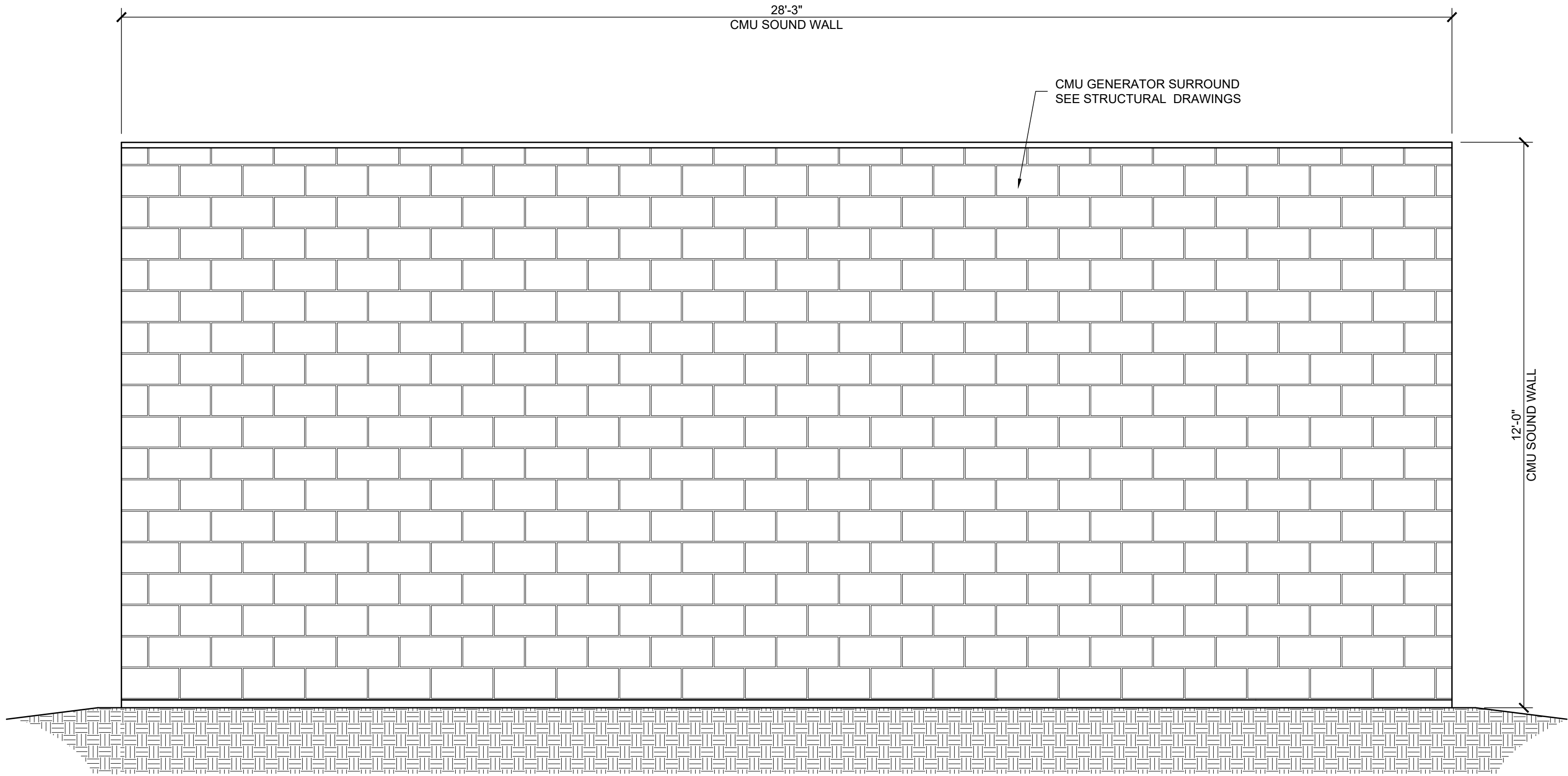
HOCH

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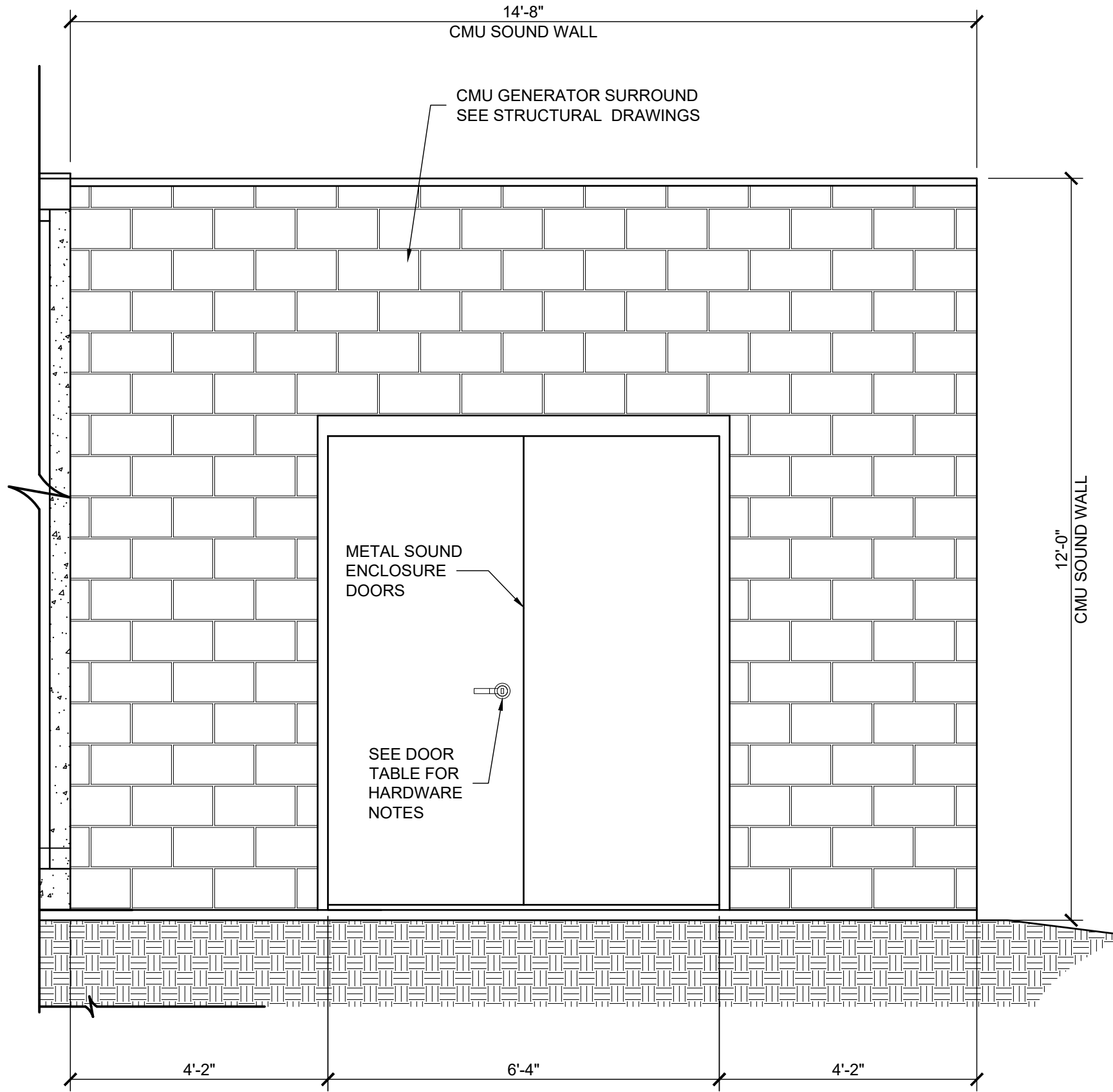
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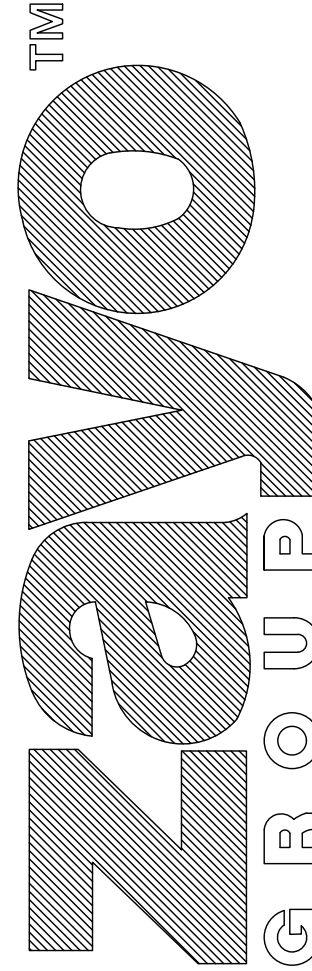
**3 CMU SURROUND WALL-A**  
A200 SCALE: 1/2" = 1'-0"



**2 CMU SURROUND WALL-B**  
A200 SCALE: 1/2" = 1'-0"



**1 CMU SURROUND WALL-C**  
A200 SCALE: 1/2" = 1'-0"



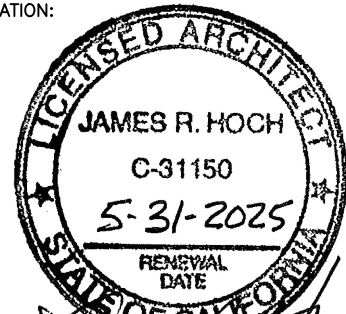
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9-18-24 ISSUED FOR PERMITS

NUMBER	DATE	DESCRIPTION

CERTIFICATION:



SHEET TITLE:  
**CMU SURROUND WALL  
EXTERIOR ELEVATIONS**

PROJECT NUMBER: 23004  
CAD FILE: 04A200.DWG  
DRAWN BY: ALG  
CHECKED BY: REA

SHEET NUMBER:

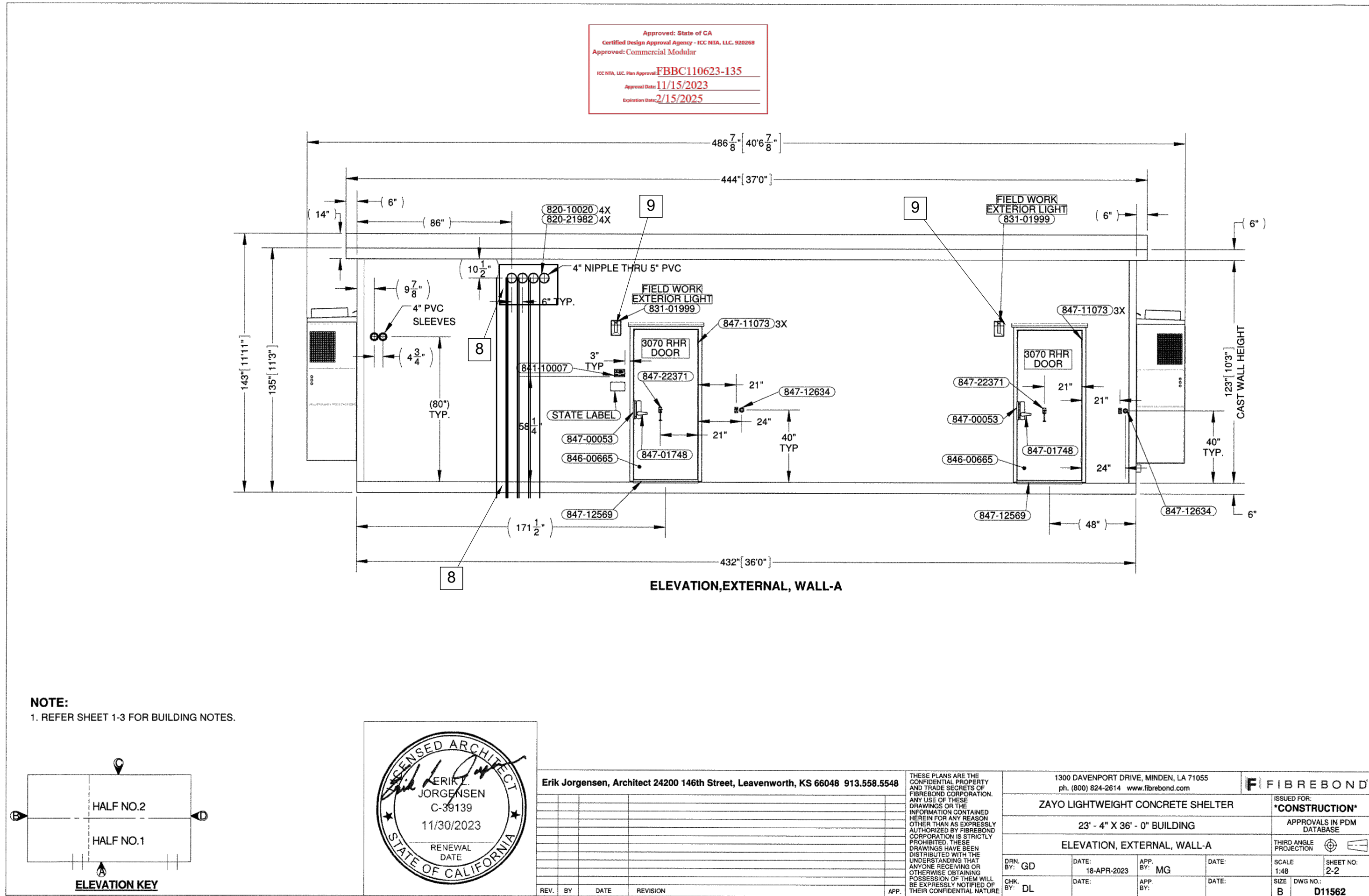
**A200**

#### GENERAL NOTES:

GC RESPONSIBLE TO CONNECT AND ASSEMBLE TWO BUILDING HALVES TOGETHER ONSITE AND COMPLETE THE CONNECTIONS AND JOINTS BETWEEN HALVES. SHELTER MANUFACTURER WILL SUPPLY ALL MATERIALS (FLOOR/WALLS/ROOFING) AND WORK INSTRUCTIONS AND DETAILS ON HOW TO ASSEMBLE ALL COMPONENTS. ALL CROSS CONNECTION MATERIALS WILL BE LOOSE SHIPPED WITH BUILDING. SEE DETAILS SHEET A301.

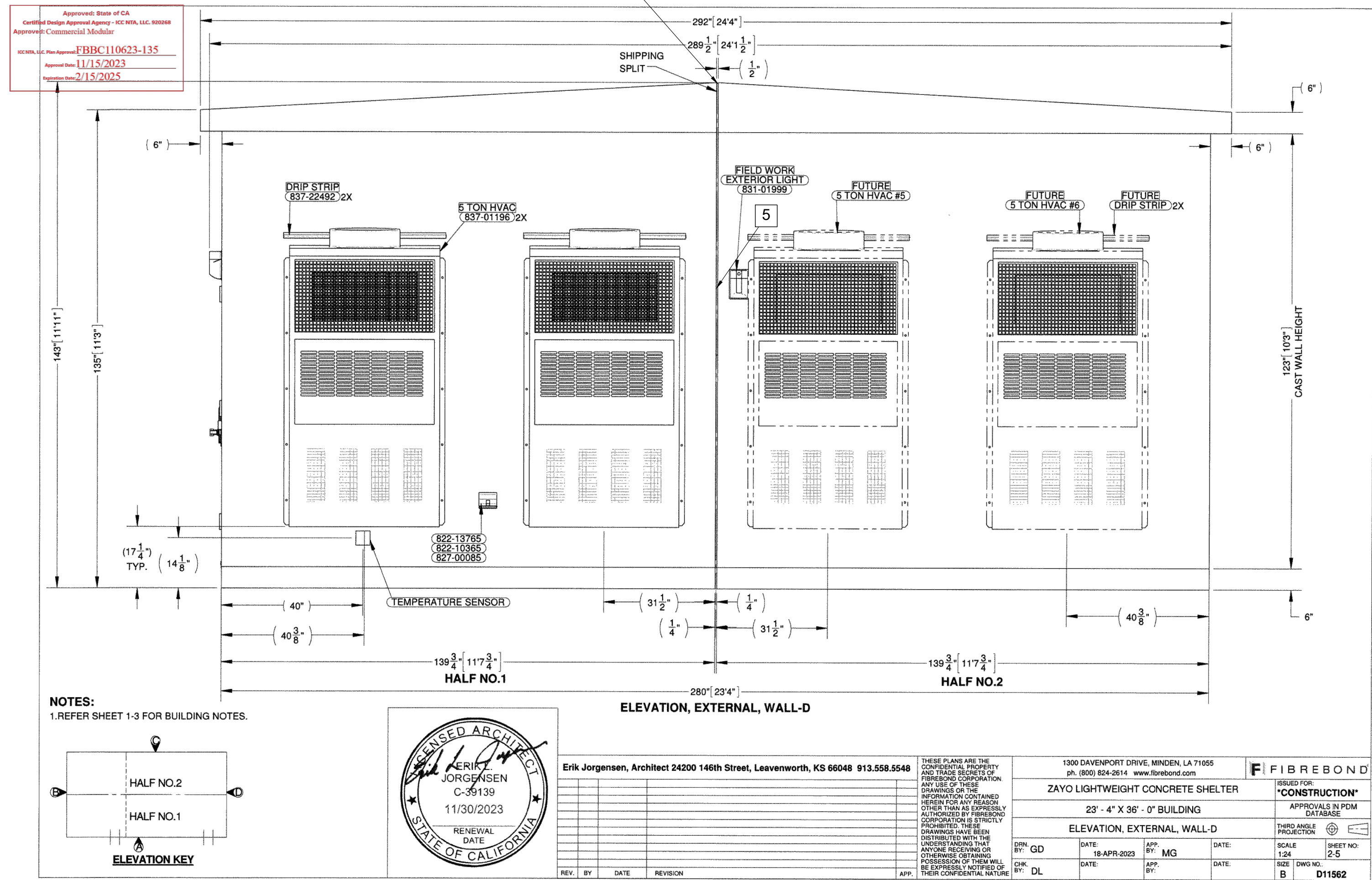
#### NOTES:

- GENERAL CONTRACTOR TO REMOVE TEMPORARY POST WITH LIFTING EYEBOLT CONNECTION. GENERAL CONTRACTOR TO BOLT BUILDING TOGETHER USING BUILDING MANUFACTURER'S CONNECTION PLATES AT ROOF MOD LINE (4 LOCATIONS) - SEE DETAILS A301.
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13. GENERAL CONTRACTOR TO INSTALL CABLE AND FIBER DUCT MANAGEMENT SECTIONS, FURNISHED BY BUILDING MANUFACTURER TO CONNECT BUILDING HALVES.



## 2 ELEVATION A

A201 SCALE: NTS



## 1 ELEVATION D

A201 SCALE: NTS



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12-12-24: ISSUED FOR PERMITS

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NUMBER	DATE	DESCRIPTION
		ISSUES

### CERTIFICATION

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**SHEET TITLE:**

## EXTERIOR ELEVATIONS

PROJECT NUMBER 23004  
CAD FILE: 04A201.DWG  
DRAWN BY: ALC  
CHECKED BY: REA

SHEET NUMBER:

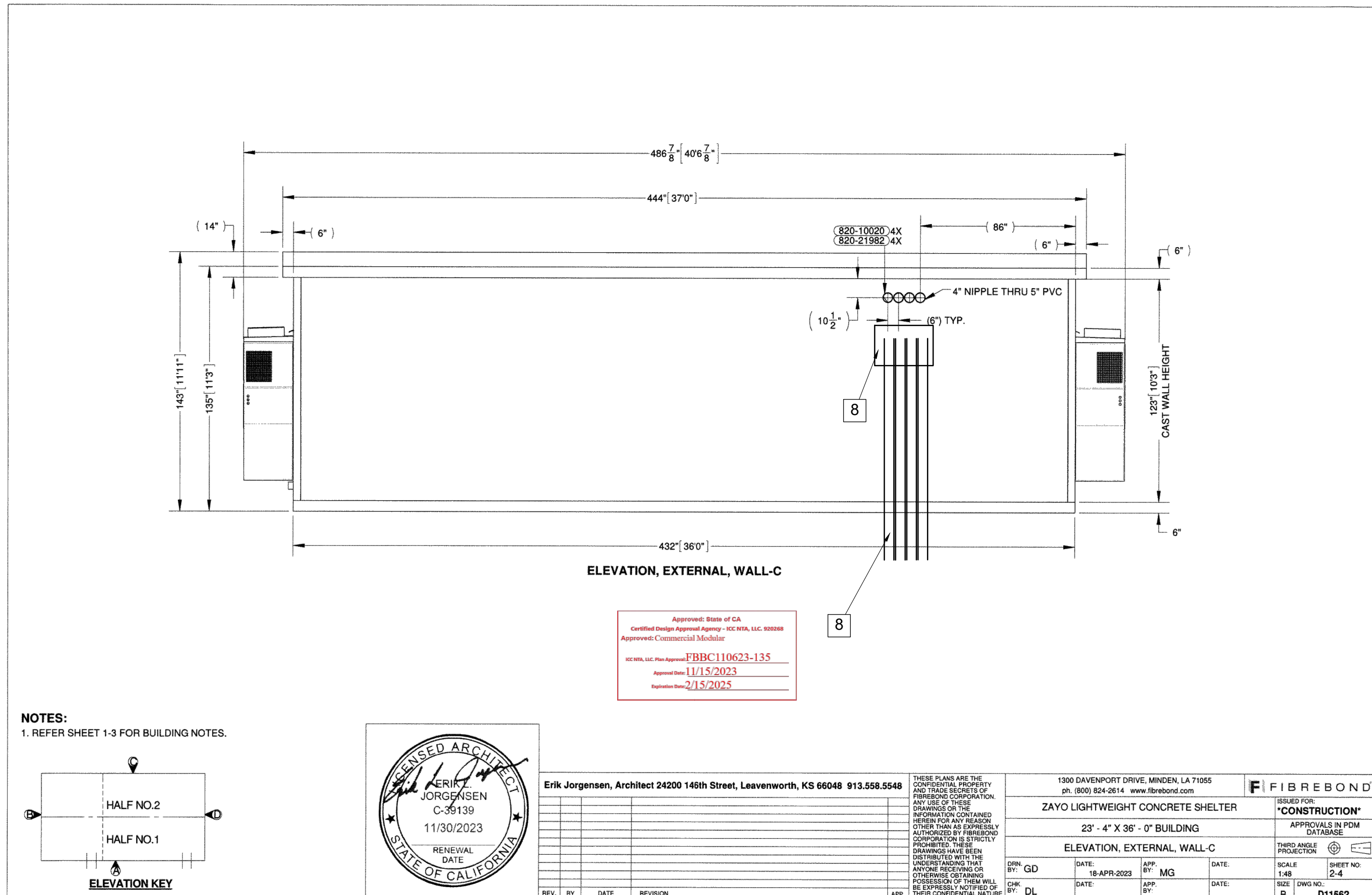
# A201

GENERAL NOTES:

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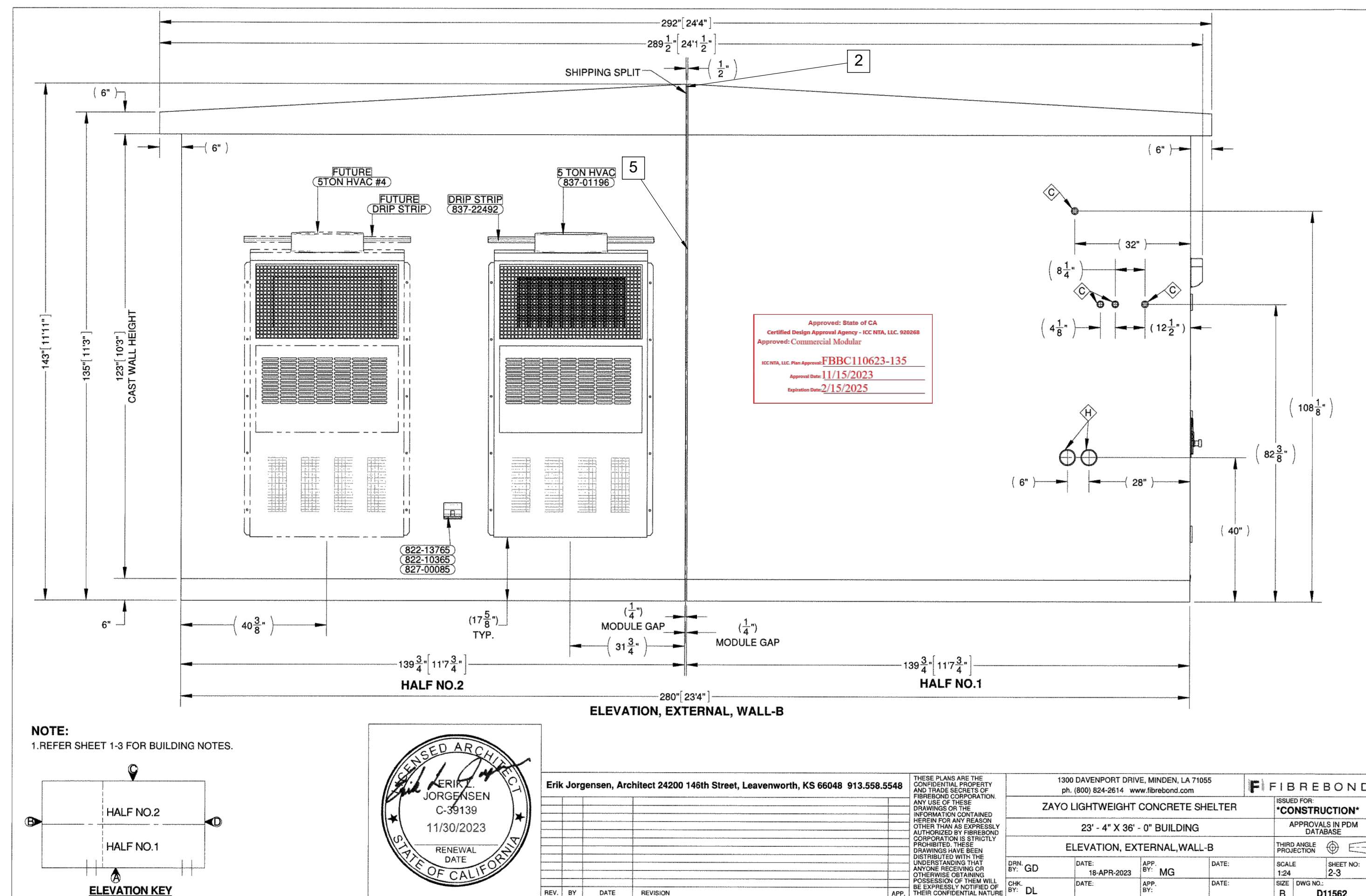
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## 2 ELEVATION C

A202 SCALE: NTS




## 1 ELEVATION B

A202 SCALE: NTS



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32363A OLD HWY 80  
CAMPO, CA 91906

12-12-24: ISSUED FOR PERMITS

9-18-24 ISSUED FOR PERMITS

NUMBER	DATE	DESCRIPTION
		ISSUES

## CERTIFICATION

**FOR  
REFERENCE  
ONLY**

SHEET TITLE:

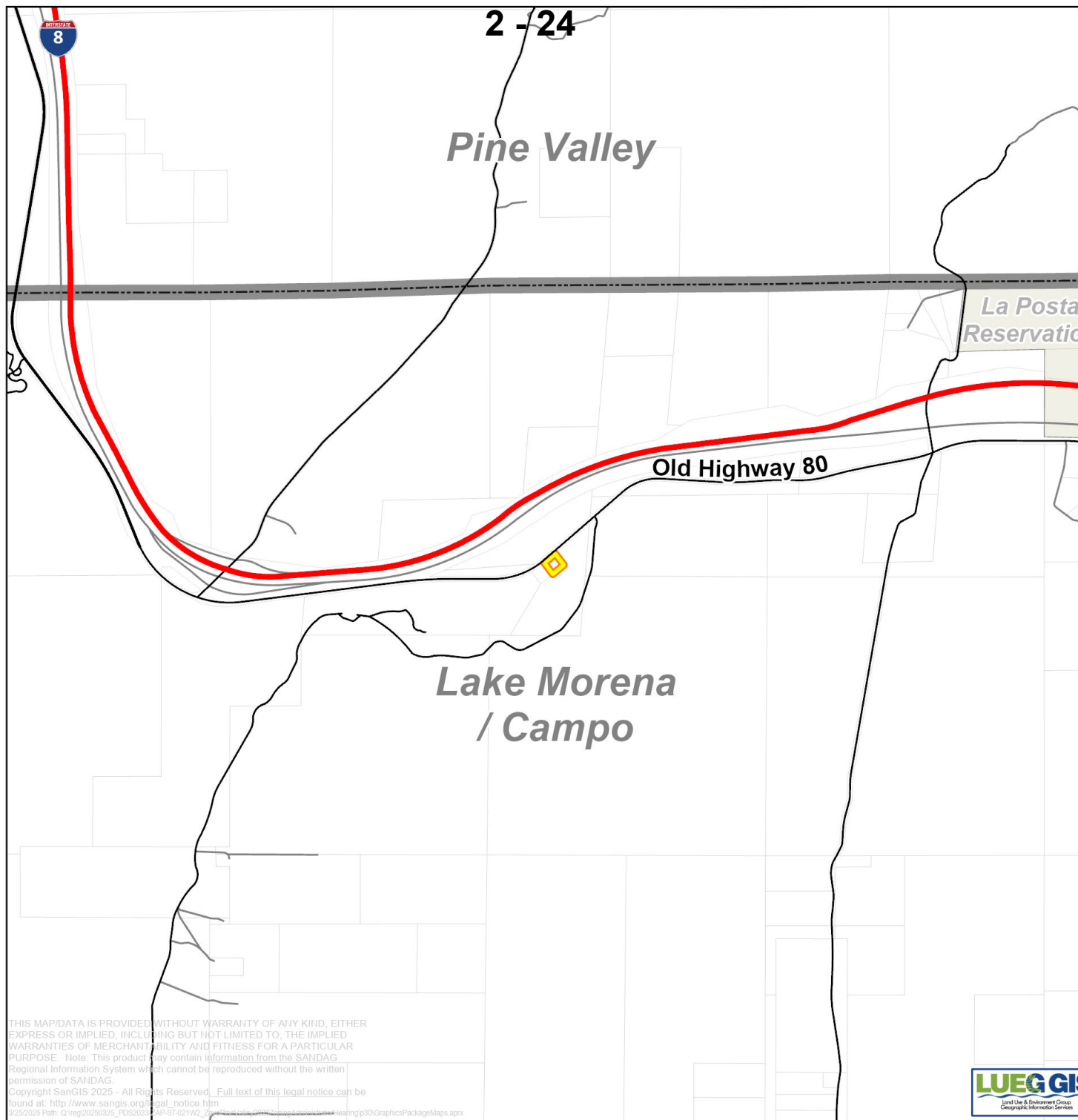
## EXTERIOR ELEVATIONS

PROJECT NUMBER	23004
CAD FILE:	04A202.DWG
DRAWN BY:	ALC
CHECKED BY:	REA

SHEET NUMBER:

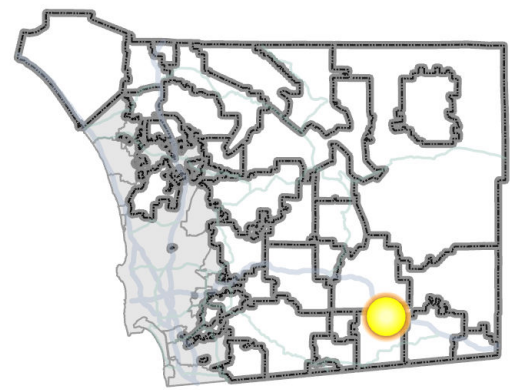
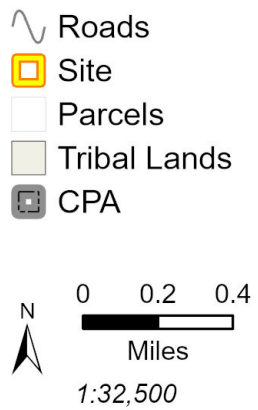
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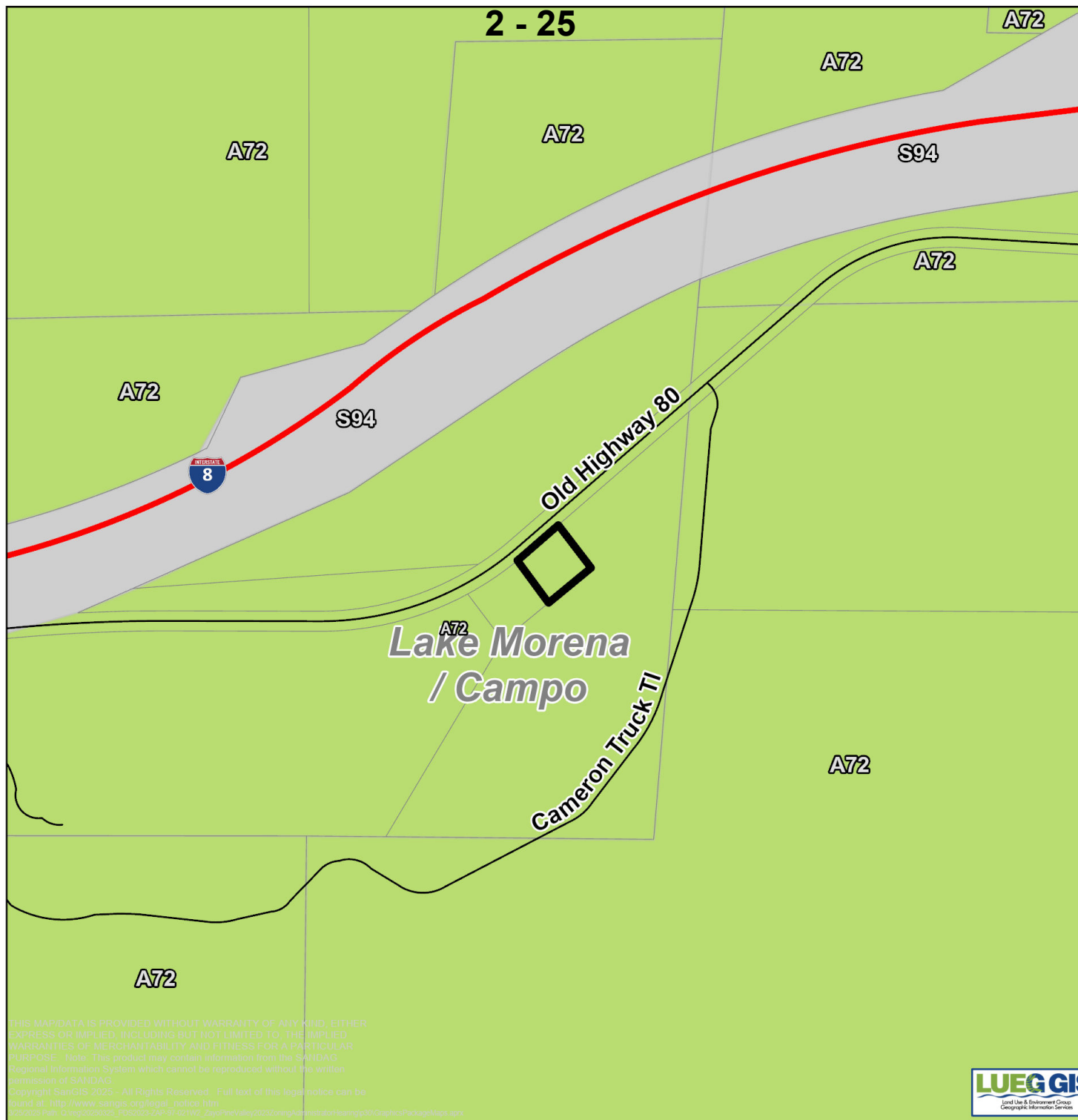




**Zayo Pine Valley**  
**2023 Zoning**  
**PDS2023-ZAP-97-021W2**

**Vicinity**  
*Lake Morena / Campo*  
*Subregional Plan Area*



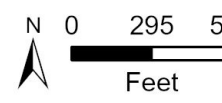


Zayo Pine Valley  
2023 Zoning  
PDS2023-ZAP-97-021W2

**Zoning**  
Lake Morena / Campo  
Subregional Plan Area

-  Roads
-  Site
-  Parcels
-  CPA

- Zoning**
-  (A) Agriculture
  -  (S##) Transportation and Utility



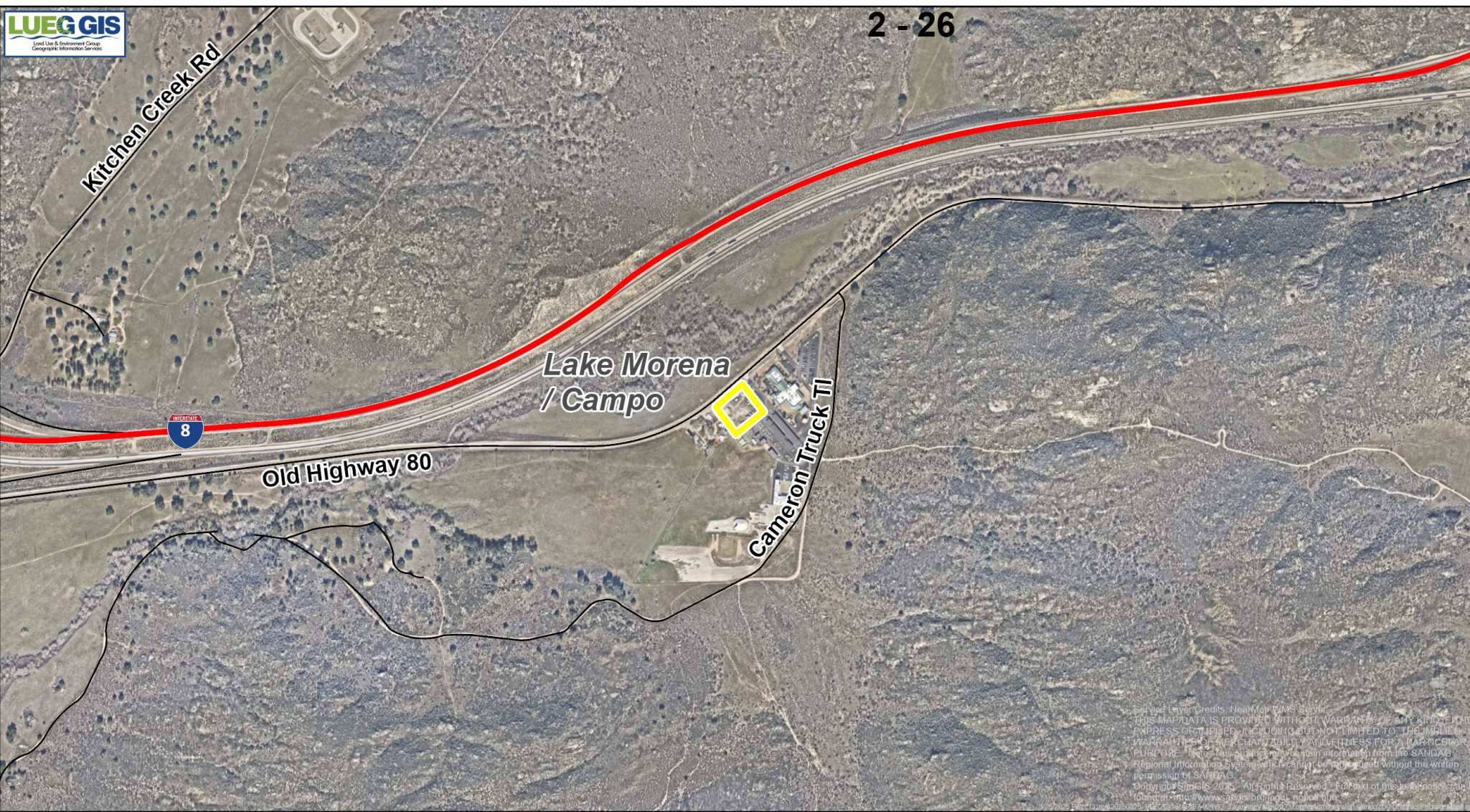
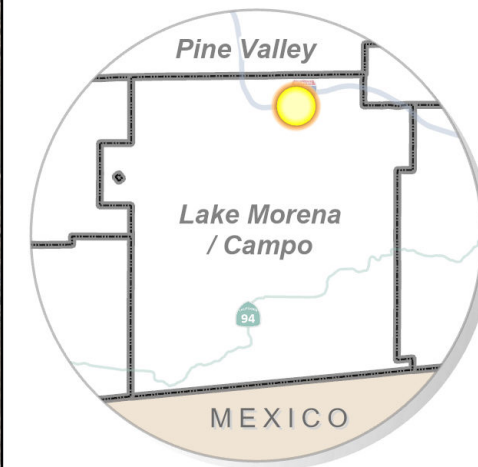
**Aerial**

Lake Morena / Campo  
Subregional Plan Area

~ Roads

□ Site

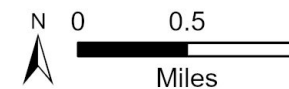
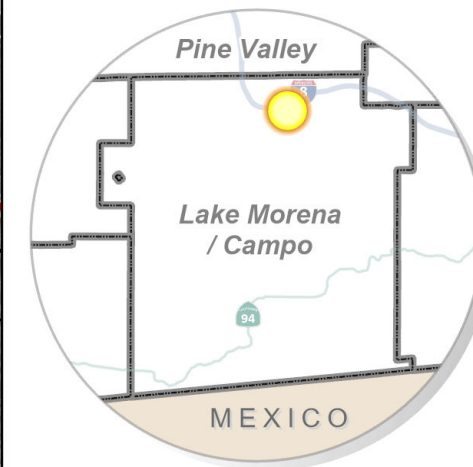
▣ CPA



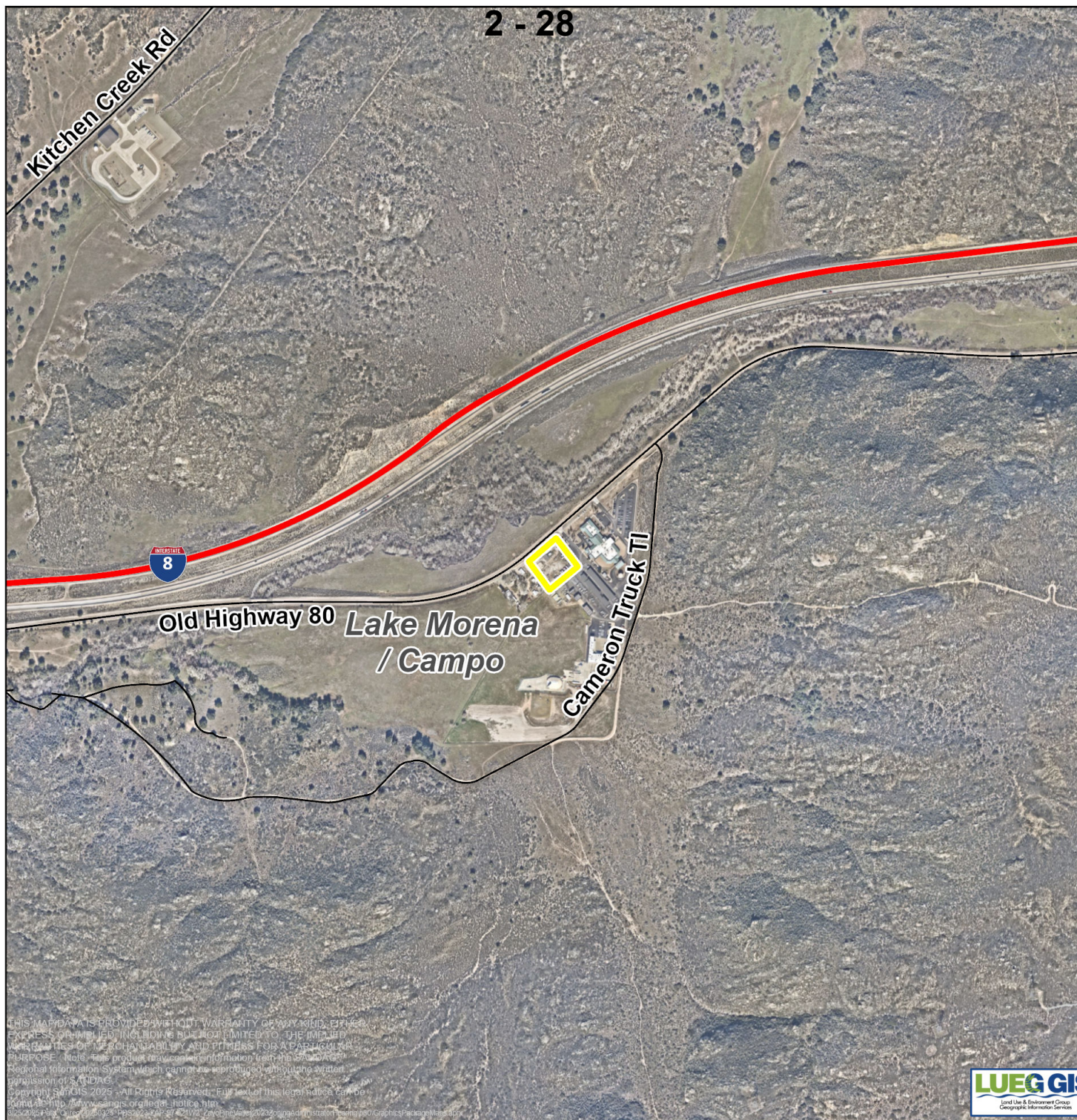
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## Aerial

*Lake Morena / Campo  
Subregional Plan Area*



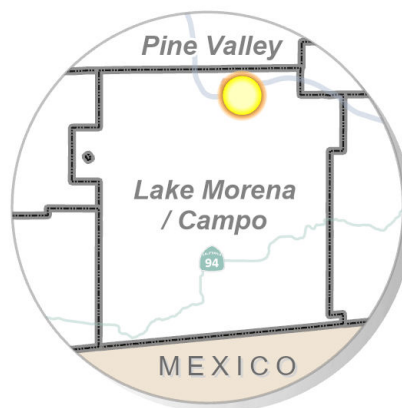
**Boulevard**  
**Campo Reservation**



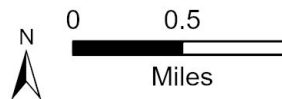
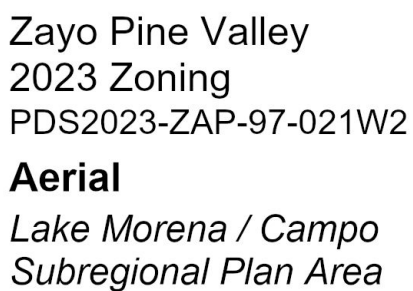
Zayo Pine Valley  
2023 Zoning  
PDS2023-ZAP-97-021W2

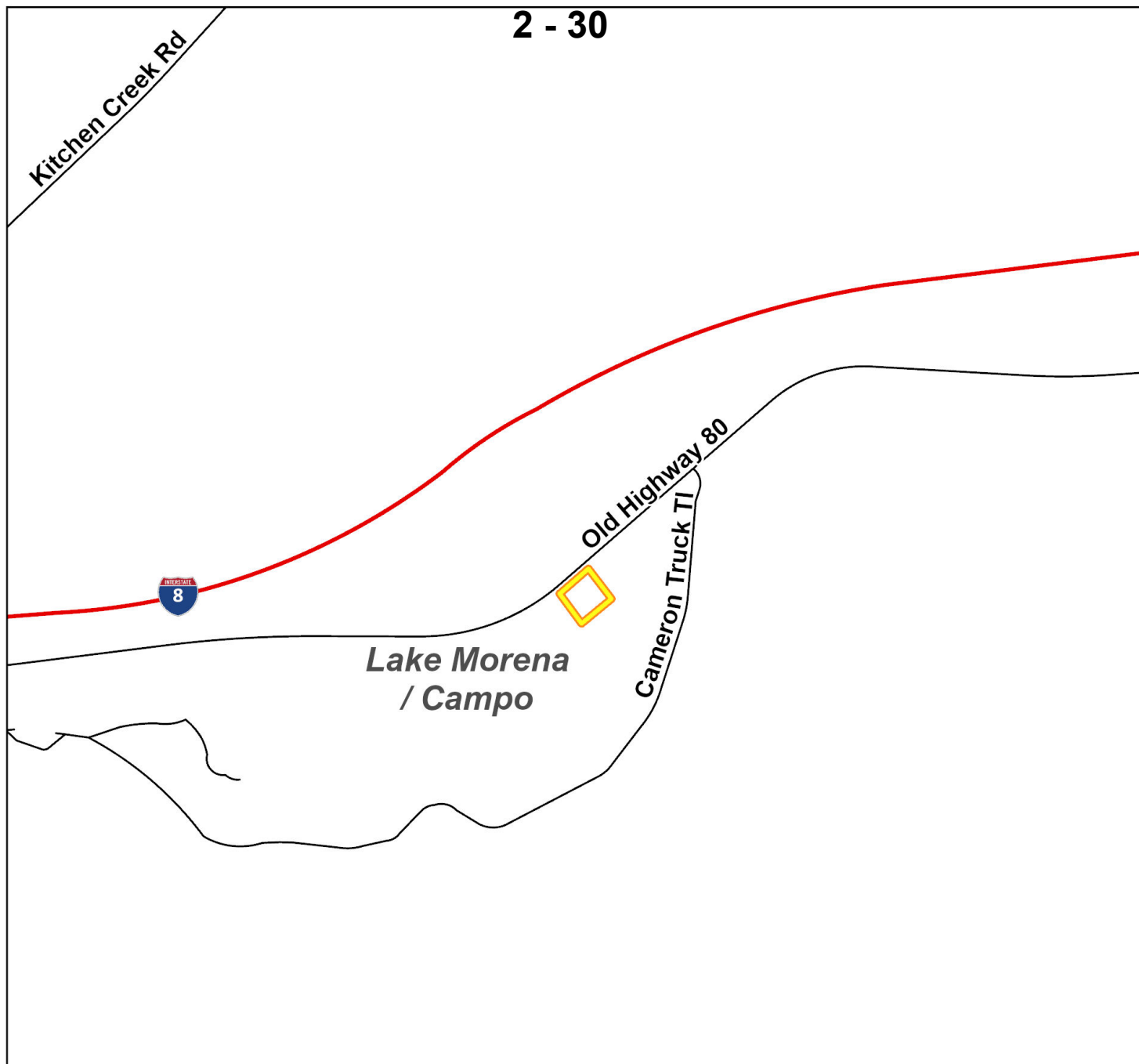
**Aerial**  
Lake Morena / Campo  
Subregional Plan Area

-  Roads
-  Site
-  CPA



0 500 1,000  
Feet





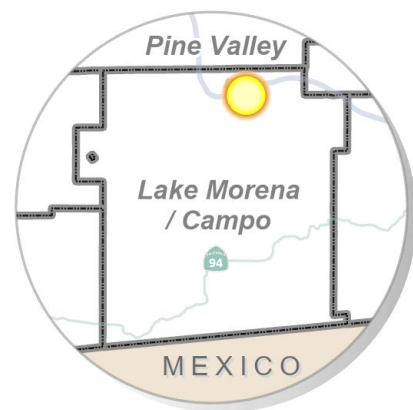
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**Zayo Pine Valley**  
**2023 Zoning**  
**PDS2023-ZAP-97-021W2**

- Roads
- Site
- CPA

**Site Location**  
*Lake Morena / Campo*  
*Subregional Plan Area*





Kitchen Creek Rd

2 - 32



Lake Morena / Campo

Old Highway 80



Cameron Truck TI

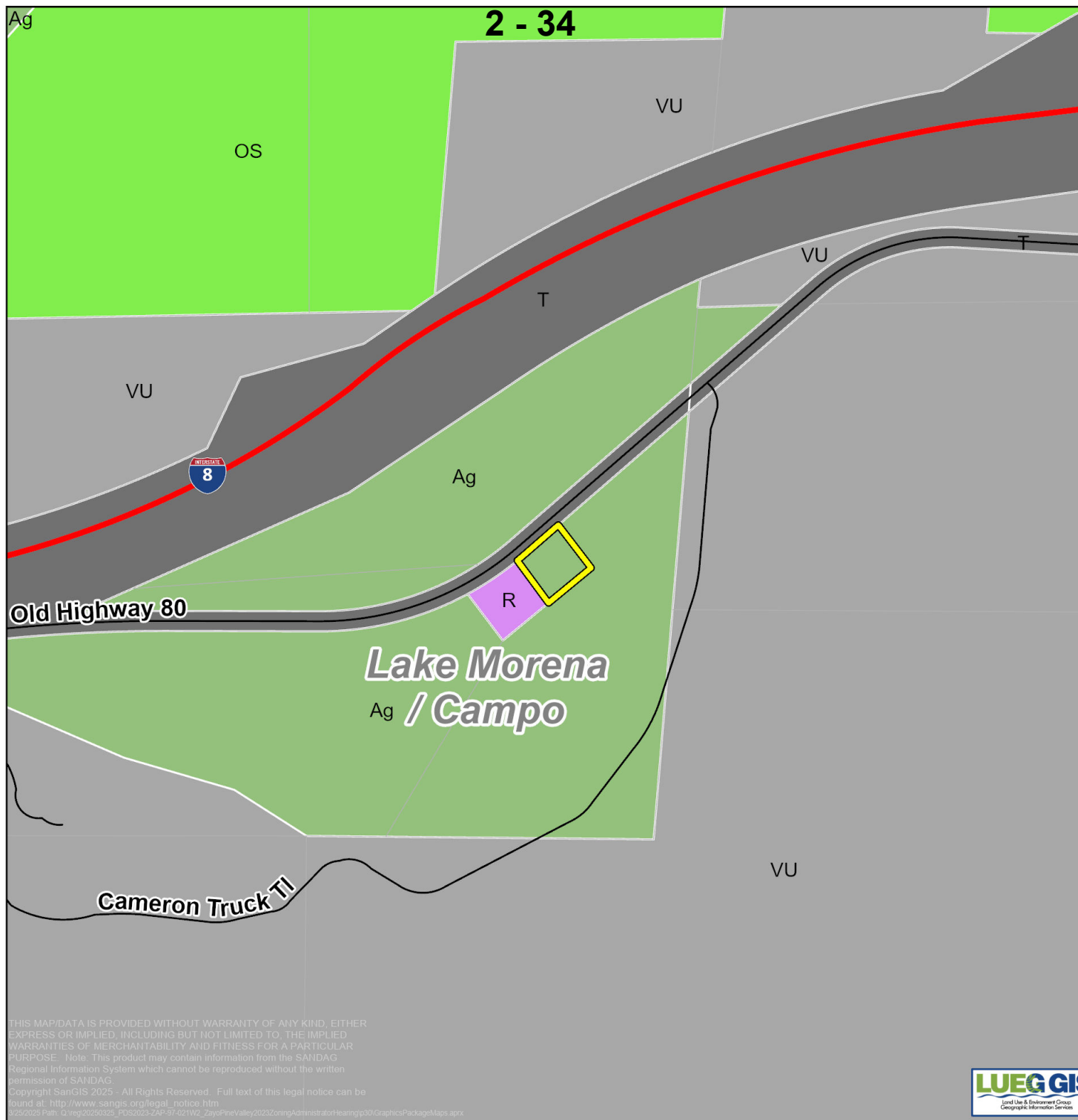


0 0.25 0.5



Miles


**2 - 33**



**Zayo Pine Valley**  
**2023 Zoning**  
**PDS2023-ZAP-97-021W2**

**Land Use**  
*Lake Morena / Campo*  
*Subregional Plan Area*

-  Roads
-  Site
-  Parcels
-  CPA

- Land Use**
-  Agriculture
  -  Open Space Preserve
  -  Residential
  -  Transportation
  -  Vacant and Undeveloped Land





**Attachment B**  
**Decision Document**



VINCE NICOLETTI  
DIRECTOR

**PLANNING & DEVELOPMENT SERVICES**  
5510 OVERLAND DRIVE, SUITE 210, SAN DIEGO, CALIFORNIA 92123  
(858) 505-6445 General • (858) 694-2705 Codes Compliance  
(858) 565-5920 Building Services

April 24, 2025

**PERMITTEE:** FIVE NINE DESIGN GROUP ON BEHALF OF ZAYO GROUP  
**MINOR USE PERMIT:** 3400-97-021  
**MODIFICATION:** PDS2023-ZAP-97-021W2  
**E.R. NUMBER:** PDS2023-ER-97-21-001B  
**PROPERTY:** 32363 OLD HIGHWAY 80, PINE VALLEY WITHIN THE CAMPO LAKE  
MORENA COMMUNITY PLAN AREA WITHIN THE UNINCORPORATED  
COUNTY OF SAN DIEGO  
**APN:** 605-030-03-00

### **Decision of the Zoning Administrator**

GRANT, as per plot plan dated December 30, 1997, consisting of three pages, a Minor Use Permit pursuant to Section 2724 of the Zoning Ordinance, to allow a fiber optic cable regeneration station on a 44-foot by 102-foot site, consisting of approximately 648 square feet of building space, a back-up electric generator, and a security fence eight feet in height, plus up to two feet of barbed or razor wire.

Also grant, pursuant to Sections 6708(h) and 7057 of the Zoning Ordinance, the encroachment of eight feet into the 77-foot front yard setback for a portion of the eight-foot high security fence.

Also grant, pursuant to Sections 5105(b) and 5110 of the Zoning Ordinance, uses in the "A" Special Area Designator area.

Grant per plot plan dated February 26, 2001 and December 18, 2000, consisting of four (4) sheets, a Minor Use Permit Modification pursuant to Sections 2724 and 7350 et seq. of The Zoning Ordinance to allow four additional buildings to house a fiber optic cable regeneration station.

Grant per plot plan dated December 16, 2024, consisting of (11) sheets, a Minor Use Permit Modification pursuant to section 2724 and 7350 et seq. of the Zoning Ordinance to allow for an additional Fiber Optic Building with Generator and a security fence.

**MINOR USE PERMIT MODIFICATION EXPIRATION:** This Minor Use Permit Modification shall expire on **April 24, 2035** 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 Modification has commenced prior to said expiration date.

.....

### **CONDITIONS FOR 3400-97-021:**

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

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

~~A. Prior to issuance of a building permit, the applicant shall comply with the following conditions~~

- ~~1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use~~

### **CONDITIONS FOR 3401-97-021-01 (W1):**

The following conditions are imposed with the granting of this Minor Use Permit Modification: All building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.

A. Prior to obtaining any building or other permit pursuant to this Minor Use Permit, and prior to commencement of construction or use of the property in reliance on this Minor Use Permit Modification, the applicant shall:

- ~~1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use (DPLU).~~
2. The activities proposed under this application may be subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the San Diego County Stormwater Ordinance. On all such operations, the property owner must ensure compliance with all applicable stormwater regulations at all times. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 5 acres require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works. [DPW]
3. Best Management Practices (BMPs) may have to be implemented and maintained to effectively prevent potentially negative impact on stormwater quality by the proposed operations. Information on BMPs is available at the DPW Land Development counter. The property owner shall repair, restore and/or replace with acceptable alternates, all or portions of the installed BMPs that fail. Failure to properly install and maintain the

BMPs will result in enforcement action by the County of San Diego and/or other agencies. This requirement shall be to the satisfaction of the Director of Public Works. [DPW]

4. A grading permit will be required prior to commencement of the grading if the grading meets the criteria of Section 87.201 of the County Code. [DPW]
- ~~5. Submit to and receive approval from the Director of Planning and Land use a complete and detailed Landscape Plan. Landscape Plans shall be prepared by a California licensed landscape architect and shall fulfill the requirements of the Landscape Water Conservation Ordinance and Design Manual. The Landscape Plans and review fee shall be submitted to the Current Planning Division, Zoning Counter. Plans shall include trees and/or scrubs in between the facility and Old Highway 80 to provide screening of the facility and to show the method of irrigation~~
- ~~6. If the landscaping or fencing is within the Department of Works right of way, obtain an encroachment permit from the Department of Public Works. [DPW]~~

B. Prior to any occupancy or use of the premises pursuant to this Minor Use Permit, the applicant shall:

- ~~1. Construct an 8-foot tall CMU noise barrier around the Cummins Onan Genset or equivalent generator along the southeast perimeter of the lease area. The noise barrier construction shall have facades facing the equipment that are solid with no cracks or gaps present to compromise their noise reduction capabilities. The surface density of this barrier shall have a minimum value of 3.5 pounds per square foot. [DPLU]~~
- ~~2. Construct two 10-foot noise barriers with access doors that have a minimum STC rating of 33 including the doors. These barriers shall extend the shelter southern wall for the modular unit located next to the generator located in the southeast corner of project. One barrier will extend northwest to the existing row of shelters. The second barrier shall extend southeast to the 8-foot tall noise barrier located along the perimeter of the lease area. These barriers shall be of solid construction with no cracks or gaps and this condition would also apply to any junctions or tie-ins with adjacent equipment shelters. [DPLU]~~
- ~~3. Construct eight wing walls or noise barriers one foot from the east side of , HVAC equipment indicated on buildings 2, 3, 4, 5, and 6. These barriers shall be 4 feet long and 10 feet high and are made of CMU block or similar material with a minimum STC rating of 33. Noise absorption material shall be applied to the equipment side of each wall with a minimum NRC rating of 0.40. No coatings shall be applied to these surfaces that would compromise their noise reduction characteristics. [DPLU]~~
- ~~4. The on-site generator shall have the equivalent or lower sound pressure levels than a Cummins Onan Model 250DQAB 60-Hertz Unit with silencer equipment and mufflers (F173). The general specification is for generator sound pressure levels to be no greater than 65 decibels (dBA) at a range of 50 feet. [DPLU]~~

- ~~5. The HVAC units shall have the equivalent or lower sound pressure levels than a Bard Wall-Mount Air Conditioner Model WH602 with a compressor sound cover 8002-005. The HVAC equipment shall have an ARI rating no greater than 8.0 Bels. [DPLU]~~
- ~~6. Submit to the Director of Planning and Land Use a statement from the project California licensed landscape architect that all landscaping has been installed as shown on the approved landscape planting and irrigation plans. [DPLU]~~

Upon certification by the Director of Planning and Land Use for occupancy or establishment of use allowed by this Minor Use Permit, the following conditions shall apply:

- C. The landscaping shall be adequately watered and well maintained at all times.
- D. If at any time the antennas and equipment are no longer operational, the antennas and the associated equipment shall be removed from the site within 60 days.
- ~~E. This Minor Use Permit shall expire on January 9, 1999 October 2, 2003, at 4:00 p.m. unless construction or use in reliance on this Minor Use Permit has commenced prior to said expiration date.~~

#### **CONDITIONS FOR MINOR USE PERMIT MODIFICATION ZAP-97-021W2:**

Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Minor Use Permit. Please note that all applicable ongoing conditions associated with the original Minor Use Permit (ZAP-97-021) and subsequent Modifications approval shall apply. 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:** *(Within 180 days of approval or prior to the approval of any plan, issuance of any permit, prior to occupancy or use of the premises in reliance of this permit, whichever occurs first.)*

#### **1. GEN#1-COST RECOVERY**

**INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide 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 all fees and trust accounts have been paid.

#### **2. GEN#2-RECORDATION OF DECISION**

**INTENT:** In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original Recordation Form to PDS.

**DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

**OCCUPANCY:** *(Within 270 days or prior to any occupancy, final grading release, or use of the premises in reliance of this permit, whichever occurs first.)*

### 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, ZO] 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, ZO] 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#4–SITE PLAN IMPLEMENTATION**

**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans

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

### 5. **PLN#5–SITE CONFORMANCE**

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans, and plot plan. Failure to conform to the approved plot plan(s) is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

### 6. **NOISE ORDINANCE COMPLIANCE:**

**Intent:** 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.

### **FINDINGS FOR 3400-97-021**

#### **FINDINGS PURSUANT TO SECTION 7358 OF THE ZONING ORDINANCE:**

- a. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:

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

The proposed structures are less than 700 square feet in size on a lot that is approximately 81,000 square feet in size. The site is on the edge of a cluster of buildings on this and an adjacent parcel. Nearby buildings include sheds of a similar size, a mechanic's garage (not presently in use), a restaurant, and several trailers used as residences with associated out-buildings. The proposed building is similar in bulk to the nearby sheds and out-buildings, and smaller than the garage and restaurant. The various buildings are interspersed on the parcels, and the proposed building is separated from the other buildings in a similar pattern. The proposed building is not residential in nature, and would not affect the residential density of the immediate area.

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

The proposed use relies only upon electric service, which is available at the project boundary.

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

The immediate vicinity includes existing service uses adjacent to vacant grazing land. The proposed structure is small in scale. The proposed fencing is open. The proposed use is for an unmanned fiber optic regeneration station, and operations will be contained within the structure, and will not be harmful to the character of the area. This type of use and building does not generate emissions, noise, or glare. The proposed building does not have a harmful effect on the adjacent rural, clustered settlement because the building is similar in size and bulk with the other nearby buildings.

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

The site is unmanned, and will only be visited for occasional maintenance. There are no traffic capacity problems associated with Old Highway 80 in this rural area. There are only two other roads, Kitchen Creek Road and Interchange 1.3

miles to the west, and Cameron Truck Trail about one mile to the east, and the periodic maintenance vehicle for this project will not impede levels of service for any of these roads.

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

The site has a large flat, vacant, unused area which is suitable for the proposed 648-square foot structures. The use is not intense because the proposed project is unmanned, and will not create off-site impacts.

6. Any other relevant impact of the proposed use.

None.

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

The site lies within the (23) National Forest and State Park Land Use Designation. However, the site is a private in-holding within the area of the Cleveland National Forest that has already been developed. Moreover, the proposed use is a civic use, which is allowed in this Designation. The project is consistent with applicable policies of the County's General Plan including the Mountain Empire Subregional Plan. The proposed project is consistent with Soil Policy 3 of the Conservation Element of the General Plan (preserving agriculture) in that the project site is small in size and located adjacent to commercial uses on Old Highway 80, has been used for parking rather than agricultural purposes, and the proposed use does not inhibit agricultural uses in the surrounding area. The proposed project is consistent with the Public Facilities and Services, and Conservation Environmental Resources Goals of the Subregional Plan because the proposed project would provide services without impeding existing electrical transmission lines, and would not degrade natural resources. The proposed project is also consistent with the Subregional Plan Scenic Highways Goal of protecting views from Interstate 8 because the site is separated from that highway by a grove of trees.

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

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), and has been determined to be exempt pursuant to Section 15303 (c) of the CEQA Guidelines. That section exempts projects which involve the construction of structures such as small commercial structures not involving the use of significant amounts of hazardous substances. The proposed structures are approximately 648 square feet in size.

#### FINDINGS PURSUANT TO SECTION 6708 (h) 1 OF THE ZONING ORDINANCE:

- i. The structure will be compatible with the community character and will not have a harmful effect upon the neighborhood.

The neighboring properties have existing fences for range land and a vehicle impound yard. The existing fence surrounding the entire parcel and the vehicle impound yard are

approximately 50 feet from the centerline of the road. The proposed fence will blend with the existing fences.

- ii. The structure will not interfere with traffic circulation, create a safety hazard or obstruct future road widening.

Old Highway 80 is currently build out to its Circulation Element designation, carries very little traffic, and will not require further widening.

The site is on the outside of a broad curve in the road and the fence will not present any visual obstructions or safety hazard.

#### FINDINGS PURSUANT TO SECTION 5110 OF THE ZONING ORDINANCE:

- a. State Statute. The proposed use complies with all provisions of the California Land Conservation Act of 1965.

The intent of the Act is to promote the viability of agriculture. The proposed project will not affect the surrounding agriculture, or remove land from agricultural uses and thus complies with the intent of the act. The site is not under contract for agricultural use.

- b. Compatibility with Agricultural Use. "The proposed use would not be incompatible with the continued agricultural use of any land within the agricultural preserve.

This determination shall include a consideration of the following:

- b1. Possible increase in vandalism:

The proposed use would not encourage vandalism of agricultural areas because the proposed station would be unmanned. The proposal is to include security fencing which will provide internal security, and will thwart vandalism by buffering agricultural areas from the public roadway.

- b2. Possible damage from pets:

The proposed use is unmanned, and pets would not be associated with this use.

- b3. Possibility that use will lead to restrictions on agricultural spraying, noise or smell:

Since the proposed use is unmanned, there would be no presence of personnel or resident which could lead to restrictions.

- b4. Possible interference with the movement of farm machinery or agricultural products:

The site is part of a previously fenced, non-agricultural area. The part of the site not used for the proposed regeneration facility will retain direct access to Old Highway 80. Other adjacent properties that may be used for agricultural purposes already have direct access to Old Highway 80.

#### **FINDINGS FOR 3401-97-027-01:**

- a. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:

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

The request is to add four more 11-foot by 24-foot structures and a new generator to the existing facility. Two of these structures already are on site; therefore a total of six of these 264-square-foot structures will end up inside the fenced leased area.

**Bulk/Scale:** The property is surrounded by a large (126 acres) undeveloped, vacant property that is in the Cleveland National Forest that is used as grazing land. There are no residences within miles of the proposed facility. But there are several structures on the adjacent parcel including a restaurant, a mini-mart, a barn, four existing trailers, an outhouse, and several small sheds. The six structures are all approximately 264 square feet and 10 feet 5 inches tall. The scale and bulk of the facility is similar to the existing outbuildings, trailers, store, and restaurant adjacent to the facility and smaller than the nearby barn. The bulk will also be mitigated to passing motorists when the landscaping is installed between the facility and Old Highway 80.

**Coverage:** The coverage of the adjacent parcel is approximately 15 percent. The approximately 8,000 square feet of leased area will be covered by about 2,000 square feet of structures. The coverage of the lease area will be approximately 25 percent. The coverage is mitigated by the large (126 acres) of vacant land surrounding the property that will remain undeveloped.

**Density:** The density of the site will not change. The Proposed structures, will not be used as a dwelling unit and no dwelling units are planned in or near the lease area.

Therefore, the proposed project is compatible in bulk, scale, coverage, and density with the adjacent uses and structures.

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

The San Diego Rural Fire Protection District has approved the addition of four structures. The Fire District will also review the building plans to ensure that the buildings are constructed with fire prevention materials at the time of building permit review. The Department of Environmental Health reviewed this project and has no objection to the approval of this

**Minor Use Permit.** No bathrooms exist and none are proposed for this facility. The proposed use relies only upon electrical service; which is available at the site. All support services and utilities are available and will be provided concurrent with the need.

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

The property is surrounded by a large (126 acres) undeveloped, vacant property that is in the Cleveland National Forest that is used as grazing land. There are no residences within miles of the proposed facility. The new generator will create a minimal amount of noise that was mitigated by moving the generator to the southwest corner of the leased area and away from the vacant neighboring parcel. The generator is now adjacent to the developed parcel and is required to

be surrounded by a sound wall. With the new location and the sound wall, no noise impacts are anticipated. Now that the facility has grown and now will include six total structures, there is need to screen the facility from Interstate 8, which is classified as a Third Priority Scenic Route in the San Diego County General Plan.

Therefore shrubs and/or trees are required to be planted and maintained in between the facility and Old Highway 80. A landscape plan will be reviewed prior to obtaining a building permit to insure compliance. The landscaping will provide adequate mitigation for screening from Interstate 8. The facility will not detract from resources in the area and will not have a harmful effect upon the neighborhood character.

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

The property is located on the south side of Old Highway 80. The facility is located right next to the Old Highway, 19 feet from the edge of the right of-way and approximately 40 feet from the edge of the pavement. The facility is and will remain unmanned and only infrequent maintenance trips occur approximately once a week. Old Highway 80 is designated as a Collector Road on the San Diego County Circulation Element of the General Plan. It currently operates as a Light Collector Road with a current Level of Service (LOS) A. Old Highway 80 currently handles 592 Average Daily Trips (ADT). The threshold to increase Old Highway to LOS B is 1,900 ADT. The Department of Public Works estimates that this project will add 1 ADT and would result in 593 ADT. No impacts, degradation, or threshold increase in capacity will result from this project on Old Highway 80. The Department of Public Works has determined that the project will result in a less than significant impact on the generation of traffic and the capacity and physical character of the surrounding streets.

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

The 1.39-acre site is located in a flat area south of Interstate 8 in the La Posta area, which is in the Mountain Empire Subregional Plan Area. The approximately 8,000 square feet of leased area of the property where the facility is located is completely flat. The facility is already fenced and prepared for the six structures. No impacts have been identified that would create off-site impacts. No grading is proposed, there is no existing vegetation to be removed, and the drainage will not be altered. The existing fenced leased area is large enough to accommodate the type and intensity of the existing and proposed use.

6. Any other relevant impact of the proposed use.

No other relevant impacts have been identified.

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

The site is designated as (23) National Forest and State Park. However, the site is privately owned within the Cleveland National Forest that has already been developed. The proposed use is classified as a civic use, is allowed in this Designation. The proposed project is also consistent with the Public Facilities and Services, and Conservation Environmental Resources Goals of the Subregional Plan because the project will provide services without impeding existing electrical transmission lines, and will not degrade natural resources. The project is also consistent with the Subregional Plan's Scenic Highways Goal to protect views from Interstate 8, since trees and/or shrubs are required to be planted to screen the structures from Interstate 8.

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

The project as proposed does comply with the California Environmental Quality Act and State and County Guidelines because an Initial Study was prepared, and a review of that Study and the proposed project indicated that there were no new significant environmental impacts associated with the project. A Negative Declaration dated July 26, 2001, on file with DPLU as Environmental Review Number 97-21-001A was prepared for the project.

#### **FINDINGS FOR PDS2021-ZAP-97-021W2:**

#### **FINDINGS PURSUANT TO SECTION 5110 OF THE ZONING ORDINANCE:**

- a. State Statute. The proposed use complies with all provisions of the California Land Conservation Act of 1965.

The intent of the Act is to promote the viability of agriculture. The proposed project will not affect the surrounding agriculture or remove land from agricultural uses and thus complies with the intent of the act. The site is not under contract for agricultural use.

- b. Compatibility with Agricultural Use. "The proposed use would not be incompatible with the continued agricultural use of any land within the agricultural preserve. This determination shall include a consideration of the following:

1. Possible increase in vandalism:

The proposed use would not encourage vandalism of agricultural areas because the proposed station would be unmanned. Further, the installation of a security fence around the Fiber Optic Building will significantly reduce the risk of vandalism. The fence will act as a deterrent to unauthorized access and protect the facility from potential damage. Additionally, the presence of a generator will ensure that the security systems remain operational even during power outages, further enhancing the protection of the site.

2. Possible damage from pets:

The proposed use is unmanned, and pets would not be associated with this use. The security fence will also help mitigate the risk of damage from pets.

3. Possibility that use will lead to restrictions on agricultural spraying, noise or smell:

Since the proposed use is unmanned, there would be no presence of personnel or resident which could lead to restrictions. The Fiber Optic Building and Generator are designed to operate with minimal impact on the surrounding agricultural activities. The building will be constructed using materials that minimize noise and emissions, ensuring that it does not interfere with agricultural spraying or produce any unpleasant smells.

4. Possible interference with the movement of farm machinery or agricultural products:

The site is part of a previously fenced, non-agricultural area. The facility is unmanned and will not interfere with movement or agriculture products. The site will be positioned in a way that allows for the continued use of surrounding agricultural land without any disruptions.

FINDINGS PURSUANT TO SECTION 7358 OF THE ZONING ORDINANCE:

a. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures. With consideration given to:

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

Harmony: The request is to add a new telecommunications building for fiber optics, a generator, and a security fence. This new structure would be located behind the existing, unoccupied telecommunications buildings. The project aims to minimally expand the current fiber optics infrastructure already in place on site.

Bulk/Scale: The property is surrounded by a federal facility with a large building and paved parking to the east and south-east. Adjacent to the parcel is an agricultural zoned lot with minor commercial use, with several structures. The scale and bulk of the proposed facility are considerably less than the federal facility and similar to the existing buildings nearby.

Additionally, the property is surrounded by a large (126 acres) undeveloped, vacant land within the Cleveland National Forest, used for grazing. There are several structures used for storage or commercial activities to the west and a US Border Patrol Station to the east. The scale and bulk of the proposed facility are similar to the existing structures adjacent to the facility and much smaller than the existing US Border Patrol Station.

Coverage: The coverage of all existing and proposed wireless fiber optic impervious areas is 20 percent, which is less than the coverage of either adjacent property.

Density: The density of the site will not change. The proposed structures. will not be used as a dwelling unit and no dwelling units are planned in or near the lease area.

Therefore. the proposed project is compatible in bulk, scale, coverage and density with the adjacent uses and structures.

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

The San Diego County Fire Protection District has approved the additional structure. The Fire District will also review the building plans to ensure that the buildings are constructed with fire prevention materials at the time of building permit review. The Department of Environmental Health & Quality reviewed this project and has no objection to the approval of this Minor Use Permit Modification. No bathrooms exist and none are proposed for this facility. The proposed use relies only upon electrical service; which is available at the site. All support services and utilities are available and will be provided concurrent with the need.

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

The property is surrounded on two sides by a federal building with large size and paved parking. The new generator will be surrounded by a sound wall and has only minimal impacts on neighboring parcels. No noise impacts are anticipated. Old Highway 80 is a Third Priority Scenic Route in the San Diego County General Plan. The proposed facility will be screened by the existing building and structures. The facility will not detract from resources in the area and will not have a harmful effect upon the neighborhood character.

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

The property is located on the south side of Old Highway 80, appr. 75' feet from the edge of the right-of-way. The facility is and will remain unmanned and only infrequent maintenance trips would be necessary. No impacts, degradation. or threshold increase in capacity will result from this project on Old Highway 80. The Land Development Department has determined that the project will result in a less than significant impact on the generation of traffic and the capacity and physical character of the surrounding streets.

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

The facility is already fenced and use as a fiber optic cable regeneration facility. No additional impacts have been identified that would create off-site impacts. No grading is proposed. There is no existing vegetation to be removed, and the drainage will not be altered.

6. Any other relevant impact of the proposed use.

No other relevant impacts have been identified.

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

The proposed project falls under the Rural areas of the General Plan and aligns with its policies. It does not introduce new commercial or industrial use but rather expands on an already disturbed site. The facility will be unmanned and will not increase vehicle trips. Additionally, it will be situated behind existing structures.

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

The project as proposed does comply with the California Environmental Quality Act and State and County Guidelines because an Initial Study was prepared. And a review of that Study and the proposed project indicated that there were no new significant environmental impacts associated with the project. An exemption for 15301 (b) has been determined for the project.

DEFENSE OF LAWSUITS AND INDEMNITY: The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County, its agents, officers and employees to attack, set aside, void or annul this approval or any of the proceedings, acts or determinations taken, done or made prior to this approval; and (2) reimburse the County, its agents, officers or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

**CEQA FINDING:**

The Negative Declaration dated July 26, 2001 on file with DPLU as Environmental Review Number 97-21-001A: is hereby adopted.

The Notice of Exemption dated April 24, 2025 on file with PDS as Environmental Review Number 97-21-001B: is hereby adopted

NOTICE: The issuance of this permit/approval by the County of San Diego does not authorize the applicant for said permit/approval to violate any federal, state, or county laws, ordinances, regulations, or policies including, but not limited to, the federal endangered species act and any amendments thereto.

NOTICE: Fish and Game Fees have been paid in the amount of \$50 for the review of the Negative Declaration. Receipt number XXXXXX. date paid XX.

The foregoing was a decision by the Zoning Administrator on ~~January 9, 1998~~ ~~October 2, 2004~~ April 24, 2025. A copy of this decision is on file in the office of the Zoning Administrator and a copy was mailed to the applicant at the address shown on the application.

The decision of the Zoning Administrator becomes final on the eleventh day following the date on this permit unless prior to that date, you or a protestant files a written appeal to the Planning Commission accompanied by a fee of \$1000.00. Filing of an appeal will stay the decision of the Zoning Administrator until a hearing on your application is held and action is taken by the Planning Commission.

**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:

**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 comply 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 one 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 and amended in November 2015. *Project design shall comply with the new Municipal Permit regulations.* The County has provided a Low Impact Development (LID) Handbook as a source for LID information to be utilized by County staff and outside consultants for implementing LID in our region. The LID Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link: [https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROG\\_RAM/susmppdf/lid\\_handbook\\_2014sm.pdf](https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROG_RAM/susmppdf/lid_handbook_2014sm.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 the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016, and the 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.

**DRAINAGE COMPLIANCE NOTICE:** The project shall comply with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

**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 the County Grading Ordinance.

**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.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
<b>Planning &amp; Development Services (PDS)</b>			
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		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health and Quality (DEHQ)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
Real Property Division	RP		

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

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

COUNTY OF SAN DIEGO  
VINCE NICOLETTI, DIRECTOR

BY:

Ashley Smith, Chief  
Project Planning Division  
Planning & Development Services

email cc:

Dag Bunnemeyer, Group Program Manager, PDS  
Andrew Holtz, Project Manager, PDS  
Rex Atkinson, Applicant Project Contact

**Attachment C  
Environmental  
Document**

# 2-55 NOTICE OF EXEMPTION

TO: Recorder/County Clerk  
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: PDS2023-ZAP-97-021W2 – Zayo Pine Valley 2023

Project Location: 32363 Old Highway 80, Campo, unincorporated San Diego County (APN: 605-030-03-00)

Project Applicant: Five Nine Design Group: 812-987-5316 (Rex Atkinson – project contact)  
15925 Hargay Dr. Noblesville, IN 46062

Project Description: The project includes a new telecommunications building for fiber optics, a generator, and a security fence, situated behind the other existing unoccupied telecommunications buildings.

Agency Approving Project: County of San Diego

County Contact Person: Andrew Holtz Telephone: 619-458-2038

Date Form Completed: April 24, 2025

This is to advise that the County of San Diego Planning & Development Services has approved the above described project on April 24, 2025 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: 15301(b)
  - ☐ 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 15301 of the State of California Environmental Quality Act Guidelines, the project is exempt from CEQA because it involves no expansions of existing telecommunications fiber optics use. The project includes a new building and generator for the existing use of telecommunication fiber optics. 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 a 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: (619) 458-2038

Name (Print): Andrew Holtz Title: Land Use/Environmental Planner

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

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

**Attachment D  
Community Planning  
Group**



County of San Diego, Planning & Development Services  
**COMMUNITY PLANNING OR SPONSOR  
GROUP PROJECT REVIEW**  
**ZONING DIVISION**

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Record ID(s): \_\_\_\_\_

Project Name: \_\_\_\_\_

Project Manager: \_\_\_\_\_

Project Manager's Phone: \_\_\_\_\_

Scope of Review:

Board Policy I-1 states; *"groups may advise the appropriate boards and commissions on discretionary projects as well as on planning and land use matters important to the community."* Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests that your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager at your earliest convenience.

Planning Group review and advisory vote:

- A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.
- B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be noticed when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.



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County of San Diego, Planning & Development Services

**COMMUNITY PLANNING OR SPONSOR  
GROUP PROJECT RECOMMENDATION**  
**ZONING DIVISION**

Record ID(s): \_\_\_\_\_

Project Name: \_\_\_\_\_

Planning/Sponsor Group: \_\_\_\_\_

Results of Planning/Sponsor Group Review

Meeting Date: \_\_\_\_\_

**A. Comments made by the group on the proposed project.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**B. Advisory Vote:** The Group ☐ **Did** ☐ **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

- MOTION:**
- ☐ Approve without conditions
  - ☐ Approve with recommended conditions
  - ☐ Deny
  - ☐ Continue

**VOTE:** \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Abstain \_\_\_\_\_ Vacant / Absent

**C. Recommended conditions of approval:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reported by: \_\_\_\_\_ Position: \_\_\_\_\_ Date: \_\_\_\_\_

**Please email recommendations to BOTH EMAILS;**

**Project Manager listed in email** (in this format): [Firstname.Lastname@sdcounty.ca.gov](mailto:Firstname.Lastname@sdcounty.ca.gov) and to [CommunityGroups.LUEG@sdcounty.ca.gov](mailto:CommunityGroups.LUEG@sdcounty.ca.gov)

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 694-8985 • (888) 267-8770  
<http://www.sdcounty.ca.gov/pds>

**Attachment E  
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) PDS2023-IC-23-012

Assessor's Parcel Number(s) 605-030-0300

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

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

The Pasto Family 2010 Trust

C/O James H. Pasto

6735 Wandermere Drive

San Diego, CA 92120

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.

James H. Pasto, Trustee

6735 Wandermere Drive

San Diego, CA 92120

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**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."

Rex Atkinson

*Signature of Applicant*

Rex Atkinson  
*Print Name*

----- OFFICIAL USE ONLY -----

**SDC PDS RCVD 12-18-23  
ZAP97-021W2**

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123

For any questions, please email us at: [PDSZoningPermitCounter@sdcounty.ca.gov](mailto:PDSZoningPermitCounter@sdcounty.ca.gov)  
<http://www.sdcounty.ca.gov/pds>

