



The County of San Diego

Zoning Administrator Hearing Report

Date:	June 25, 2020	Case/File No.:	VZW Briarwood Minor Use Permit; PDS2020-ZAP-20-002, PDS2020-ER-20-18-002
Place:	No in Person Attendance Allowed – Teleconference Only County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	8:30 a.m.	Location:	5120 Robinwood Road Bonita, CA 90902
Agenda Item:	#1	General Plan:	General Commercial
Appeal Status:	Appealable to the Planning Commission	Zoning:	General Commercial (C36)
Applicant/Owner:	Verizon Wireless / Robinwood Center LLC	Community:	Sweetwater Community Plan Area
Environmental:	CEQA § 15303 Exemption	APN:	589-230-20-00

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) for a wireless telecommunication facility, conditions of approval and findings, and environmental findings prepared in accordance with the California Environmental Quality Act.

B. BACKGROUND

The project site is currently developed with a multi-tenant commercial building with associated parking and a trash enclosure. On July 19, 2014, Verizon Wireless applied for a Minor Use Permit (PDS2014-ZAP-14-003) for a wireless telecommunication facility to be placed atop the existing building. The project consisted of the construction of a 50-foot high faux clock tower that would house 12 panel antennas and one microwave dish. A custom concrete masonry unit (CMU) block equipment enclosure would house the proposed 30kW emergency back-up generator and associated equipment. The proposed project was withdrawn on September 21, 2016 because Verizon determined the proposed faux clock tower design was not constructible due to space constraints in the proposed location.

C. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a Minor Use Permit to install an unmanned wireless telecommunications facility on an existing 31-foot tall multi-tenant commercial building located at 5120 Robinwood Road within the Sweetwater Community Plan area (Figures 1 and 2). The current proposal differs from the previous proposal in that the tower has been relocated to one of the more southern buildings, and there are two areas where antennas are to be mounted to the exterior wall of the existing building. Previously, the applicant proposed to locate all 12 antennas within the faux clock tower. It was noted in the withdrawal letter for PDS2014-ZAP-14-003 that the project was unable to be constructed due to the proposed location of the faux clock tower in the center of the commercial building.

The project consists of twelve (12) panel antennas, twelve (12) RRU's two (2) Raycaps and one (1) 2-foot microwave antenna mounted behind new fiber-reinforced polymer (FRP) screens that are to match the existing building's façade. The FRP screens will extend 10-feet above the existing building putting the maximum height at 41-feet tall. In addition, a six-foot high concrete masonry unit (CMU) block wall enclosure and steel gate, topped with wood trellis (overall height of 8'9") is to be constructed as equipment enclosure for the wireless facility and a trash enclosure for the site's existing commercial development. Approximately 45 linear feet of trenching is proposed for a new underground coax cable from the proposed equipment area to the proposed wireless facility.

Access to the wireless telecommunication facility is provided off of Robinwood Road and Briarwood Road, both public roads.



Existing multi-tenant commercial building

Figure 1(a): Existing 31-foot tall multi-tenant commercial building. View: looking North from Cedarwood Road.



Proposed wireless facility enclosed behind FRP screens

Figure 1(b): Proposed wireless telecommunications facility extending 10-feet above existing commercial building enclosed by FRP screens. View: looking North from Cedarwood Road.



Figure 2(a): Existing 31-foot tall multi-tenant commercial building. View: looking southeast from the intersection of Robinwood Road and Briarwood Road.



Figure 2(b): Proposed wireless telecommunications facility extending 10-feet above existing commercial building enclosed by FRP screens. View: looking southeast from the intersection of Robinwood Road and Briarwood Road.

2. Subject Property and Surrounding Land Uses

The proposed wireless telecommunication facility is located atop an existing multi-tenant commercial building on an approximately 0.73-acre property located in the Sweetwater Community Plan area (Figure 3, outlined yellow). The project site is on the northeast side of Briarwood Road approximately ½-mile north of Sweetwater Road, approximately 1 mile west of State Route 125, and approximately 0.07 miles, or two blocks, south of State Route 54. The City of San Diego jurisdictional boundary is just north of State Route 54. The surrounding land uses can be categorized as General Commercial and Urban Residential.

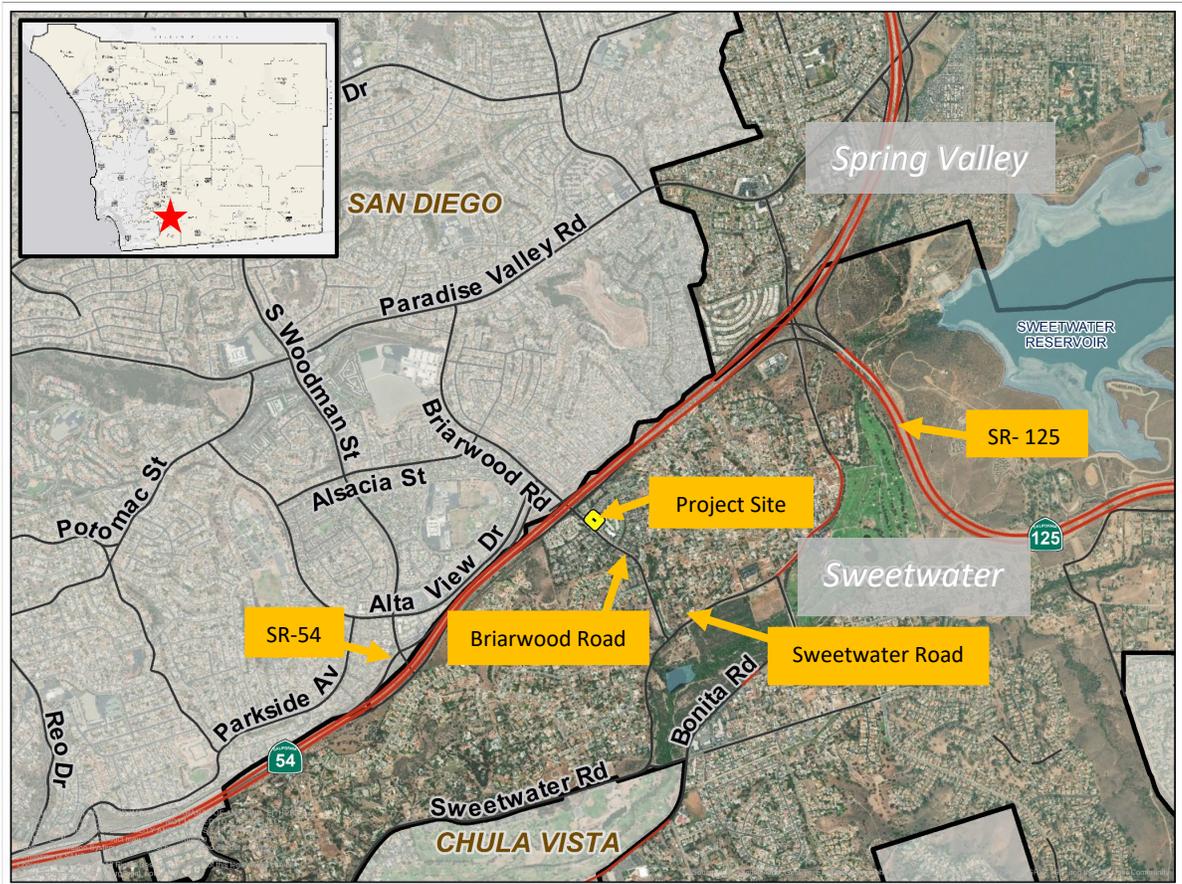


Figure 3: Aerial photograph showing proposed project site and vicinity.



Figure 4: Aerial photograph of project site.

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	General Commercial	General Commercial Residential (C34)	Robinwood Road	Developed, Multi-family Residential
East	General Commercial	General Commercial (C36)	N/A	Developed, Multi-family Residential
South	General Commercial	General Commercial (C36)	N/A	Developed, Multi-family Residential
West	Village Residential (VR-24)	Urban Residential (RU)	Briarwood Road	Developed, Multi-family Residential

D. ANALYSIS AND DISCUSSION

1. Key Requirements for Requested Actions

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

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

The project has been reviewed to ensure it conforms to all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the Sweetwater Community Plan, the Zoning Ordinance, and CEQA Guidelines. The following items were reviewed throughout the processing of the project and are detailed below: Site Planning Analysis, Community Compatibility/Visual Impacts, Alternative Site Analysis (ASA), and Height Exception.

2. Project Analysis

The proposed project is located in a preferred location within a preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a Minor Use Permit.

Site Planning Analysis

The proposed wireless telecommunication facility will be compatible with the surrounding land uses and the topography in the vicinity because the camouflaged facility will appear as an architectural feature on top of an existing commercial building. Fiber-reinforced polymer (FRP) screens will be used to conceal the antennas and will be designed to blend in with the existing building's facade. The supporting equipment will be screened from public views by a 6-foot 7-inch tall concrete masonry unit (CMU) wall with a wood trellis above and existing vegetation. In addition, the proposed facility will be of comparable height to existing buildings and vertical elements such as matures trees on the subject property and in the surrounding vicinity.

Community Compatibility/Visual Impacts

The proposed wireless telecommunication facility is approximately ½-mile north of Sweetwater Road, a Scenic Highway identified in the County of San Diego General Plan. Section 6987.D of the Zoning Ordinance does not permit the construction of monopoles or similar structures that are visible from Scenic Highways. Drivers utilizing Sweetwater Road do not have a view of the facility due to distance and intervening hilly terrain, however, the proposed facility is designed to appear as part of the existing commercial building as an architectural feature extending 10 feet above the existing building. The proposed camouflaged facility will be compatible with the surrounding architectural features and community character within the project vicinity and on the subject property. The proposed wireless telecommunication facility will blend with the existing visual setting, be compatible with the existing community character and will not result in impacts to the natural environment or a scenic highway.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide cellular service coverage to residents of the Sweetwater Community. The site is zoned General Commercial (C36), which is a preferred zone, and is proposed to be placed atop an existing commercial building which is a preferred location. Therefore, the project was not required to provide an ASA. The applicant did however review other potential sites within the area in order to demonstrate that the coverage objective could not be met on other preferred sites. The applicant found that, there were limited preferred zones and preferred locations available within the intended coverage objective, therefore all other preferred locations and preferred zones were eliminated from consideration. Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps illustrate coverage in the area with and without the proposed facility. The GSA maps demonstrate that the proposed location is necessary for the carrier to maintain coverage in the surrounding area and provide adequate service to motorists in the area, specifically along State Route 54 (Figure 5). GSA maps can also be found in Attachment F.

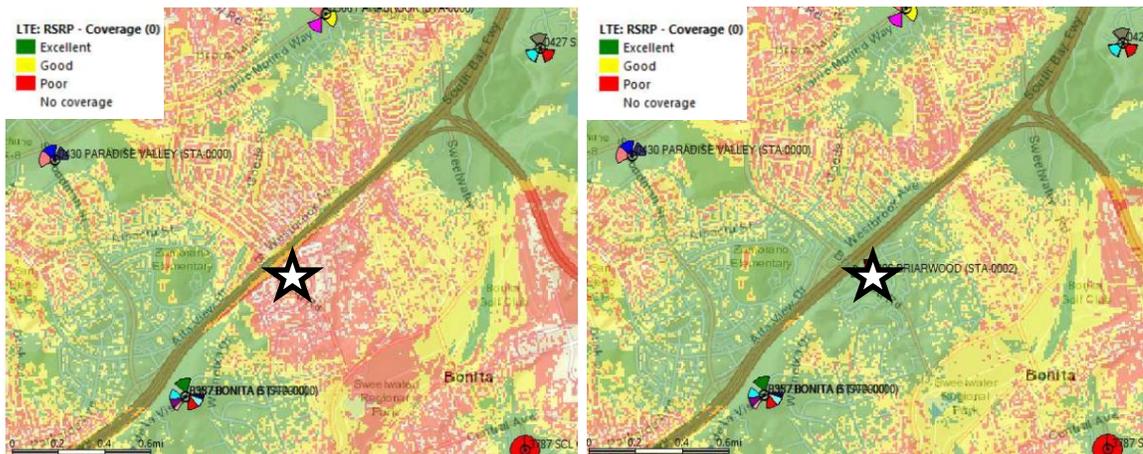


Figure 5: Coverage without facility (left) and with the facility (right)

Height Exception

The applicant is requesting a height exception for the wireless telecommunications facility to extend 10 feet above the existing commercial building making the total height of the building 41 feet tall. The Geographic Service Area maps provided by the applicant indicate that the height of the proposed facility is necessary for the carrier to close a gap in coverage along Briarwood and Robinwood Road, SR-54, and the surrounding residents and businesses. Staff found that the proposed height exception will not introduce a negative visual impact in the community.

3. General Plan Consistency

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

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.</p>	<p>The proposed wireless telecommunication facility will allow for increased coverage throughout the area, which is essential in the event of an emergency.</p>
<p>GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The wireless telecommunication facility will minimize telecommunication interruptions by continuing coverage in the area and increase the volume and data coverage of phone calls that will allow the facility to provide service to the surrounding area.</p>
<p>POLICY COS 11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p> <p>POLICY COS 11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p> <p>POLICY LU 15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The proposed wireless telecommunication facility is approximately ½-mile north of Sweetwater Road, a Scenic Highway identified in the County of San Diego General Plan. Section 6987.D of the Zoning Ordinance does not permit the construction of monopoles or similar structures that are visible from Scenic Highways. Drivers utilizing Sweetwater Road do not have a view of the facility due to distance and intervening hilly terrain, however, the proposed facility is designed to appear as part of the existing commercial building as an architectural feature extending 10 feet above the existing building. The proposed camouflaged facility will be compatible with the surrounding architectural features and community character within the project vicinity and on the subject property. The proposed wireless telecommunication facility will blend with the existing visual setting, be compatible with the existing community character and will not result in impacts to the natural environment or a scenic highway.</p>
<p>POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p>	<p>There were no feasible sites to collocate within a ½-mile of the proposed facility that would meet the coverage and capacity objectives. The location was selected due to its lack of coverage and the capability to provide connectivity to its neighboring sites in the local network.</p>

4. Community Plan Consistency

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

Table D-2: Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
<p>LAND USE COMMERCIAL GOAL 2.a. - Review all commercial areas within the CPA, including commercial leases within the Regional Park, to ensure that:</p> <p>a. Commercial development does not interfere functionally or visually with adjacent non-commercial land uses by requiring buffers consisting of walls (or other architectural means), berms, and/or landscaping using native or naturalizing plants.</p>	<p>The proposed project has been designed to minimize visual impacts by camouflaging the wireless telecommunication facility with FRP screens that are to match the existing buildings' façade. The proposed facility will be mounted on an existing commercial building and will provide increased coverage for the surrounding area which is essential in the event of an emergency. In addition, the Sweetwater Community Planning Group (CPG) reviewed the camouflaging methods proposed for the project and voted to recommend approval of the proposed project without conditions. Therefore, the proposed wireless telecommunication facility will not interfere functionally or visually with adjacent multi-family residential uses.</p>

5. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the General Commercial (C36) zone with the incorporation of conditions of approval (See Table D-3).

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	C36	Yes, upon approval of Minor Use Permit
Animal Regulation:	Q	N/A
Density:	-	N/A
Lot Size:	-	N/A
Building Type:	W	N/A
Height:	G	Yes, upon approval of Minor Use Permit
Lot Coverage:	-	N/A
Setback:	O	Yes
Open Space:	A	N/A
Special Area Regulations:	B	Yes, upon approval of Minor Use Permit

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The applicant is requesting a height exception for the wireless telecommunications facility's proposed tower which will extend 6 feet above the allowed 35 feet in height. The proposed facility will extend to a maximum height of 41-feet tall.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "O" setback requirements of a 50-foot front yard setback, 0-foot interior side yard setback, 35-foot exterior side yard setback, and a 15-foot rear yard setback.	The proposed wireless telecommunications facility will be located atop an existing, multi-tenant commercial building and the associated equipment enclosure will not be placed within the front, rear, or side yard setback. Therefore, the proposed facility would meet the "O" setback requirements per Section 4800 of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Ordinance Consistency

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

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

Table D-4: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater	The proposed supporting equipment for the facility is less than 10 feet in height and will be screened with a CMU block wall enclosure and steel gate, topped	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1-12

Development Standard	Proposed/Provided	Complies?
height is necessary to maximize architectural integration and the facility is screened by landscaping.	with wood trellis with a maximum height of 8'-9".	
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The proposed wireless telecommunications facility will meet the minimum 50-foot setback requirement.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed wireless telecommunications facility will be located atop an existing, multi-tenant commercial building and the associated equipment enclosure will not be placed within the front, rear, or side yard setback.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The primary noise source from this project would be the proposed 15 kW diesel fuel generator, which produces 63 dBA at 23 feet. The proposed equipment cabinet and generator will be located within the proposed 6-foot-8-inch tall concrete block wall enclosure and is approximately 23 feet away from the nearest property line to the south, which is also commercially zoned. With the incorporation of the 6-foot-8-inch tall block wall enclosure, the proposed generator and equipment would be sufficiently attenuated to conformance with the Noise Ordinance, Section 36.404.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
<p>Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a “high visibility” facility, depending on the valuation of the wireless facility.</p>	<p>The proposed project is considered a “low visibility” facility because the facility including equipment cabinets, will be camouflaged from public view through the use of architectural treatments and will be consistent with existing development and community character. The facility proposes all antennas and equipment be placed behind FRP screens which will match the existing buildings architecture and color.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.</p>	<p>The proposed wireless telecommunication facility is approximately 0.46 miles north of Sweetwater Road, a Scenic Highway identified in the County of San Diego General Plan. The site and proposed wireless telecommunications facility are not visible from Sweetwater Road due to the surrounding topography and existing structures in the area. In addition, the stealth design of the facility will avoid any adverse visual impacts.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

6. California Environmental Quality Act (CEQA) Compliance

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

E. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 300 feet of the project site until at least 20 different property owners were noticed. No comments were received as a result of the noticing.

F. COMMUNITY PLANNING GROUP

On March 3, 2020, the Sweetwater Community Planning Group recommended approval of the project by a vote of 13-1-0-0 (Ayes – 13; Noes – 1; Abstain – 0; Absent - 0) without conditions. The Sweetwater Community Planning Group Recommendation Form is found in Attachment E, Public Documentation.

G. STAFF RECOMMENDATIONS

Staff recommends that the Zoning Administrator take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from the California Environmental Quality Act (CEQA).
2. Grant Minor Use Permit PDS2020-ZAP-20-002, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By: Rachael Lindebrekke, Project Manager 858-495-5427 rachael.lindebrekke@sdcounty.ca.gov	Report Approved By: Mark Wardlaw, Director 858-694-2962 mark.wardlaw@sdcounty.ca.gov
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AUTHORIZED REPRESENTATIVE: 

DARIN NEUFELD, CHIEF

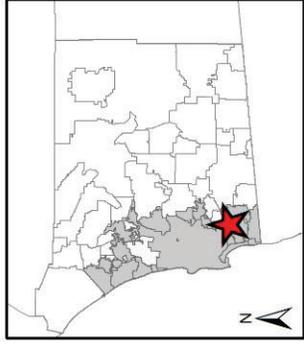
ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2020-ZAP-20-002
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis
- Attachment G – Ownership Disclosure

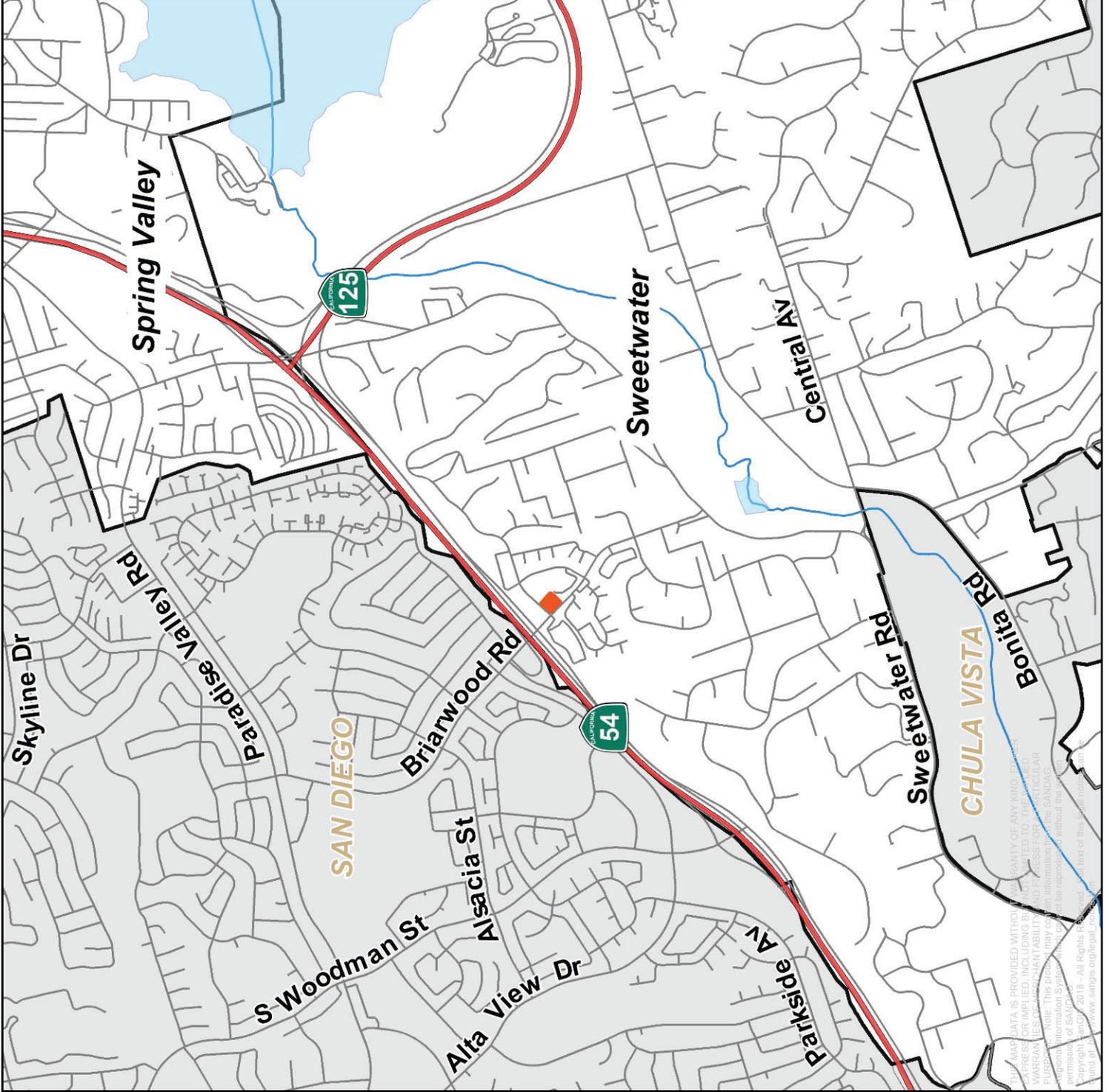
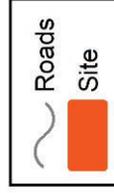
Attachment A – Planning Documentation

Verizon Wireless
PDS2020-ZAP-20-002
Vicinity Map

Sweetwater
Community Plan Area



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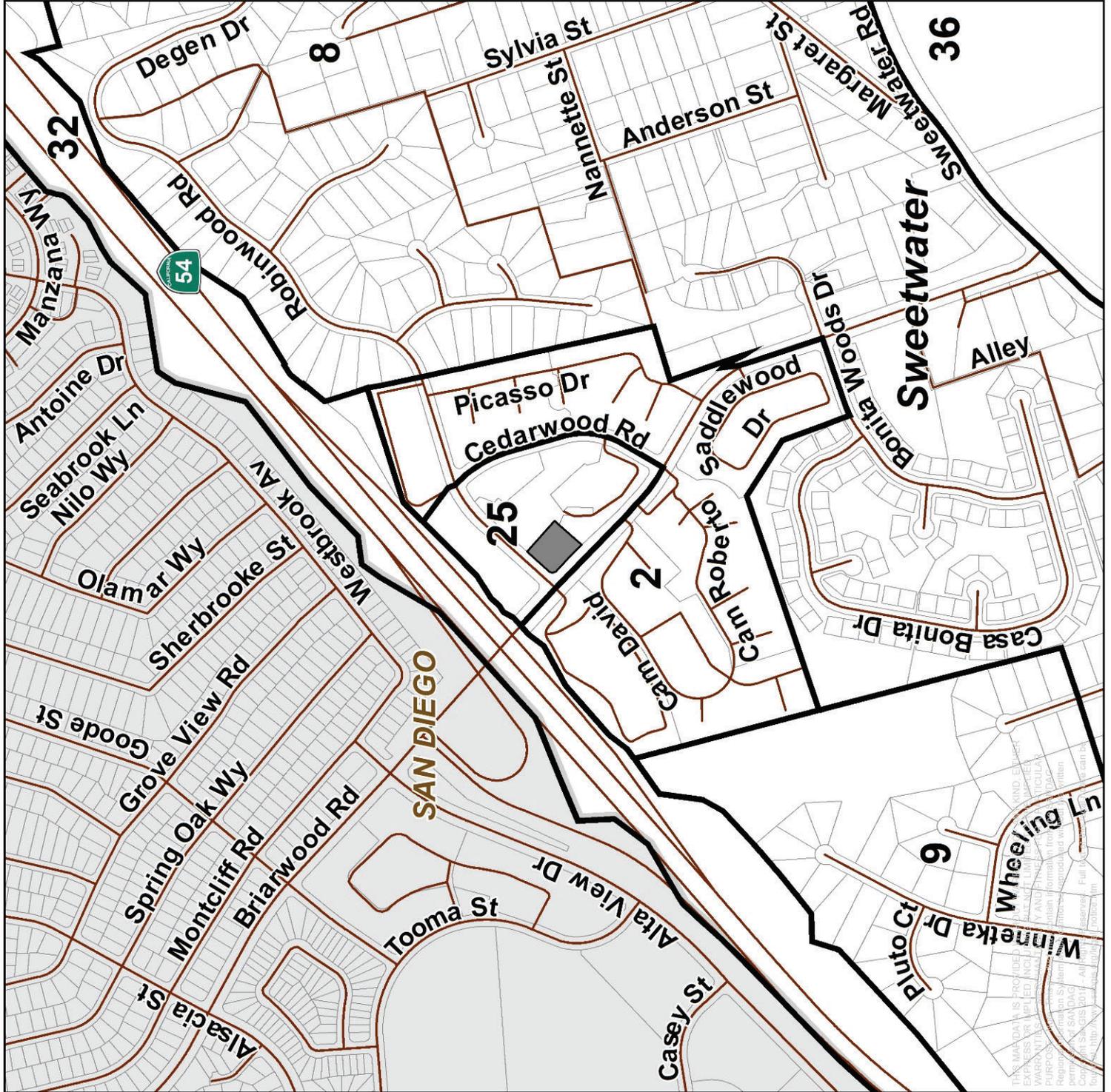
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PDS2020-ZAP-20-002
General Plan

Sweetwater
Community Plan Area

- (2) Village Residential (VR-24)
- (8) Village Residential (VR-2)
- (9) Semi-Rural Residential (SR-1)
- (25) General Commercial
- (32) Public/Semi-Public Facilities
- (36) Open Space (Recreation)

	Roads
	Site
	Parcels
	Planning



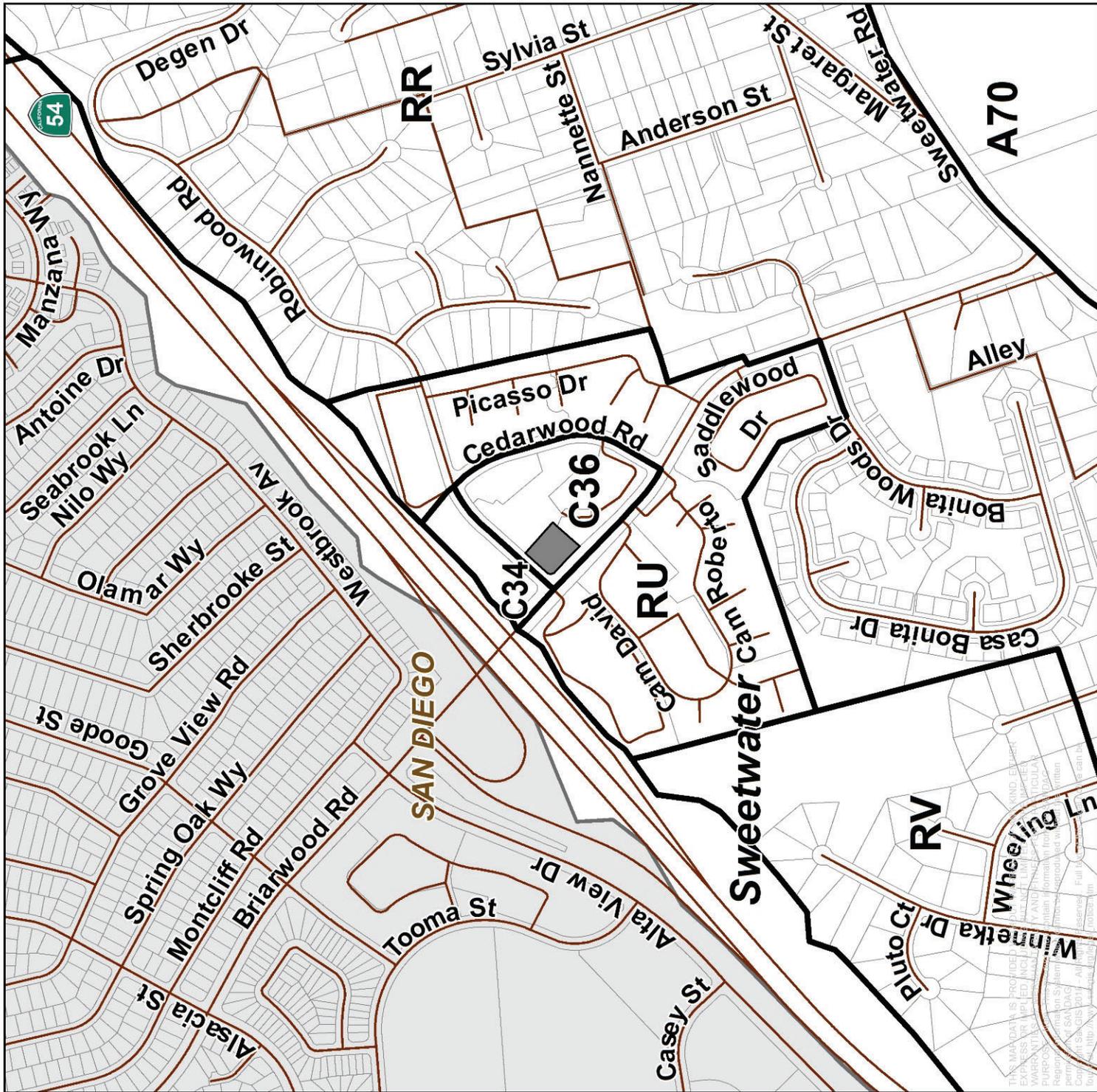
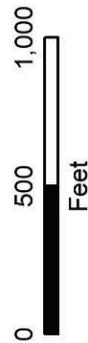
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PDS2020-ZAP-20-002
Zoning

Sweetwater
Community Plan Area

- A70 - Limited Agricultural
- C34 - General Commercial/Residential
- C36 - General Commercial
- RR - Rural Residential
- RU - Urban Residential
- RV - Variable Family Residential

Legend:

- Roads (brown line)
- Site (grey rectangle)
- Parcels (thin black outline)
- Zoning (thick black outline)





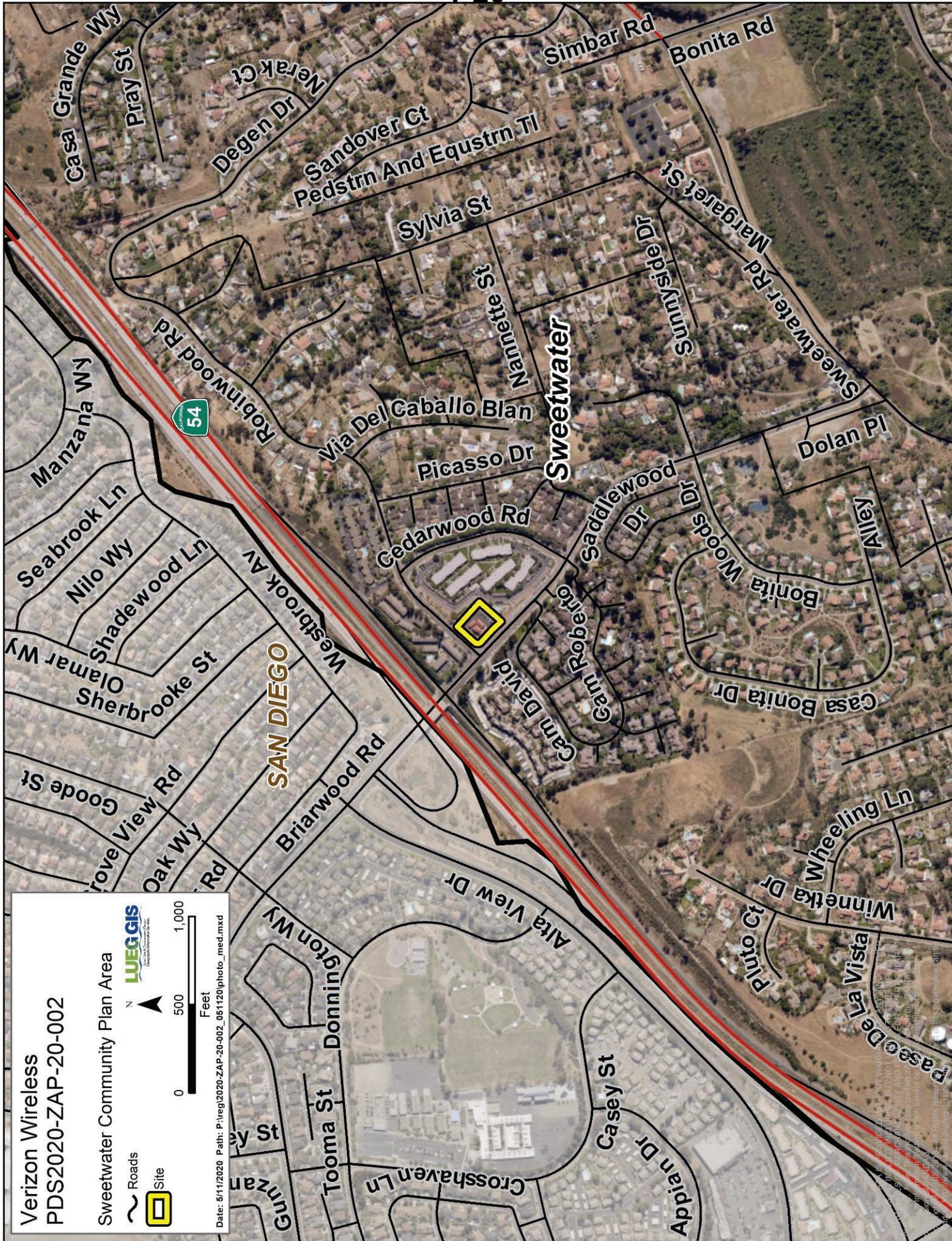
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Sweetwater Community Plan Area



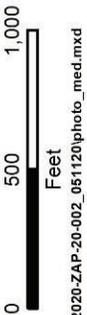
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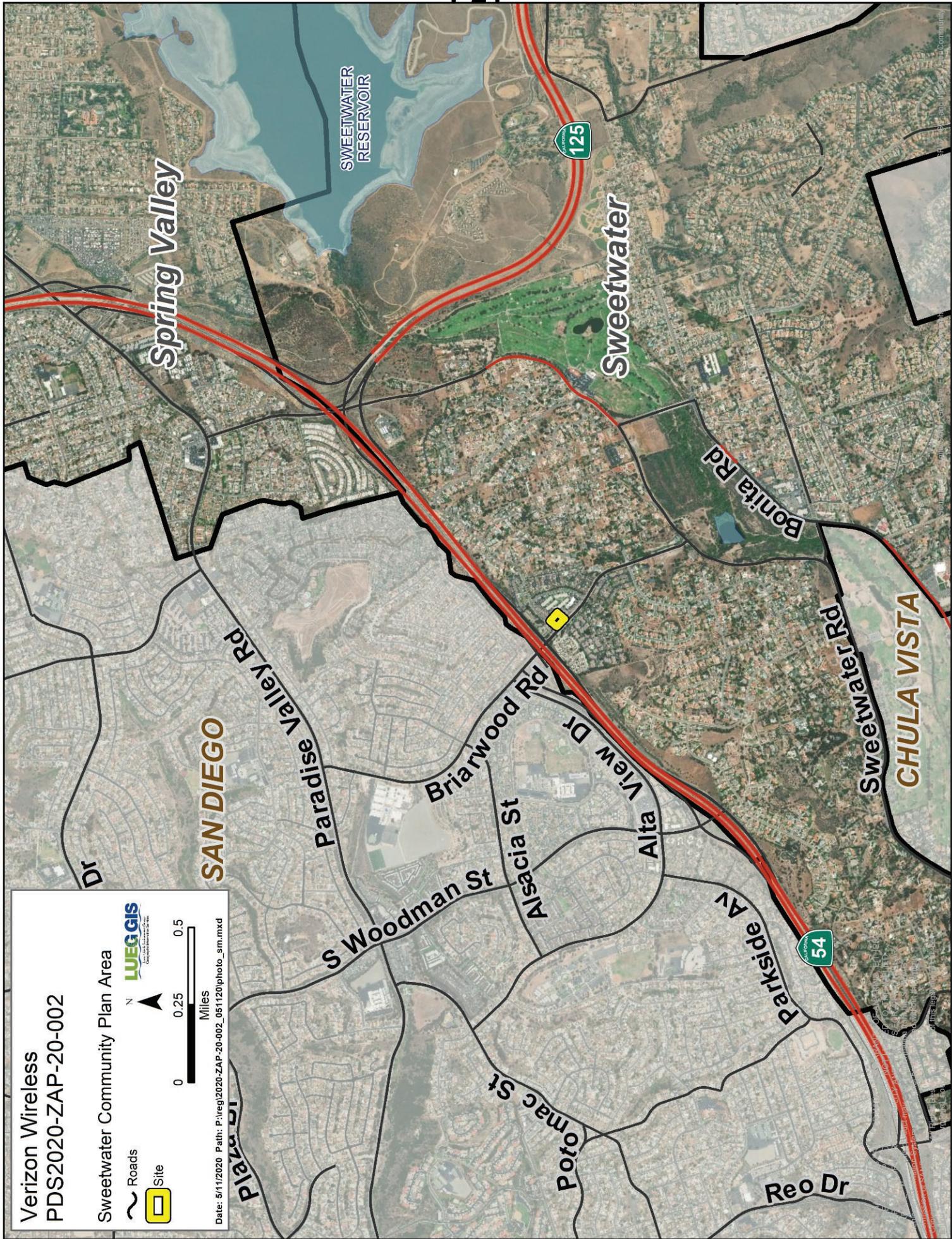
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Sweetwater Community Plan Area



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 PDS2020-ZAP-20-002

Sweetwater Community Plan Area

 Roads
 Site

 N
 0 0.25 0.5 Miles
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SAN DIEGO

CHULA VISTA

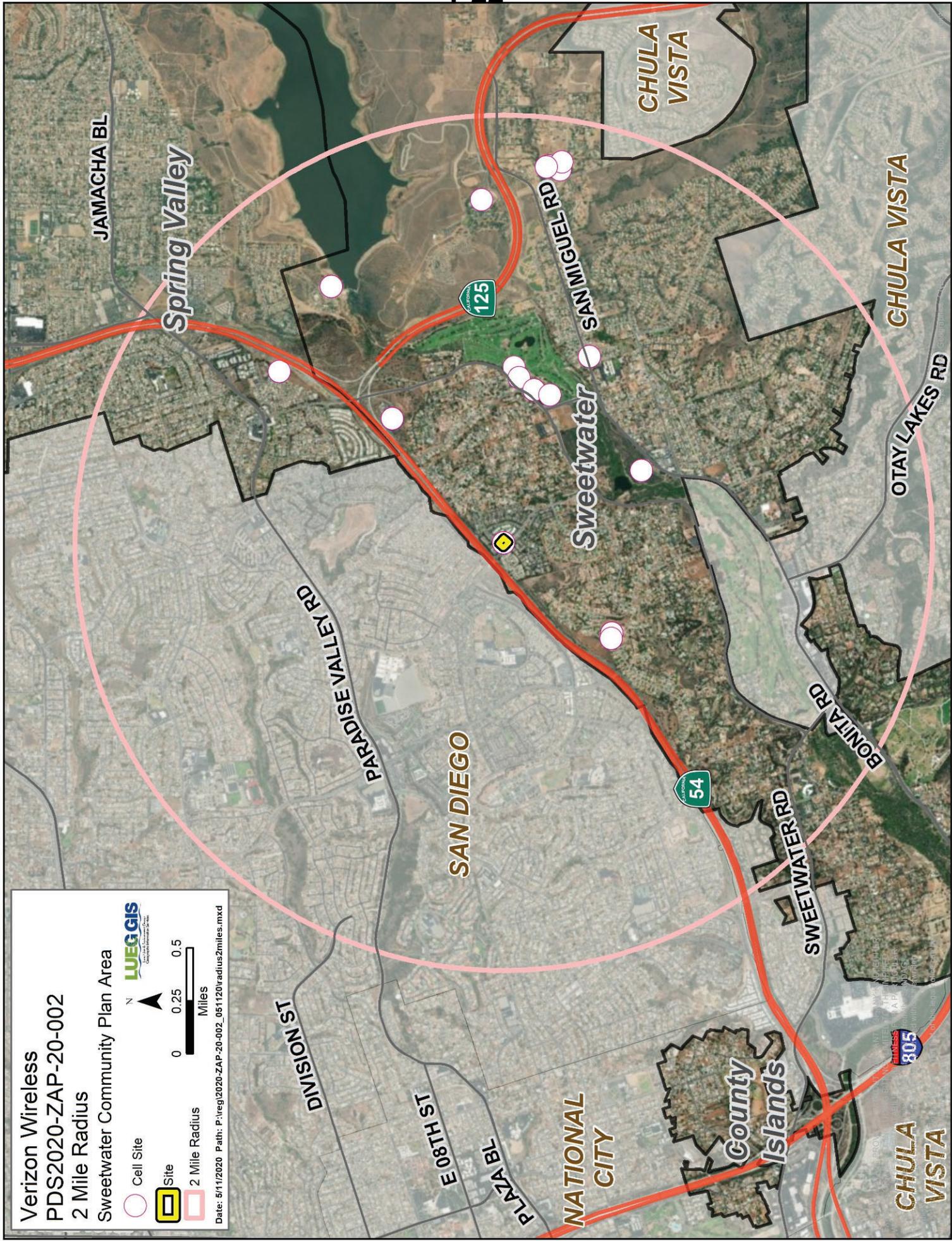
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 2 Mile Radius
 Sweetwater Community Plan Area

 Cell Site
 Site
 2 Mile Radius

 N
 0 0.25 0.5 Miles

 LUEGGIS
Local Urban Emergency GIS

Date: 5/11/2020 Path: P:\veg2020-ZAP-20-002_051120\radius2miles.mxd



REV	DATE	DESCRIPTION	BY
0	07.08.19	100% ZONING DRAWINGS AND COMMENTS	AK
1	08.24.19	100% ZONING COMMENTS	AK
2	08.24.19	100% ZONING COMMENTS	AK
3	10.30.19	100% ZONING DRAWINGS AND COMMENTS	AK
4	01.02.20	REVISIONS TO 100% ZONING DRAWINGS AND COMMENTS	AK
5	04.06.20	REVISED 100% ZONING DRAWINGS AND COMMENTS	AK

DDA
DDA ASSOCIATES
 3389 FIRST AVENUE, SUITE 100
 SAN DIEGO, CA 92103
 TEL: 619.238.4210

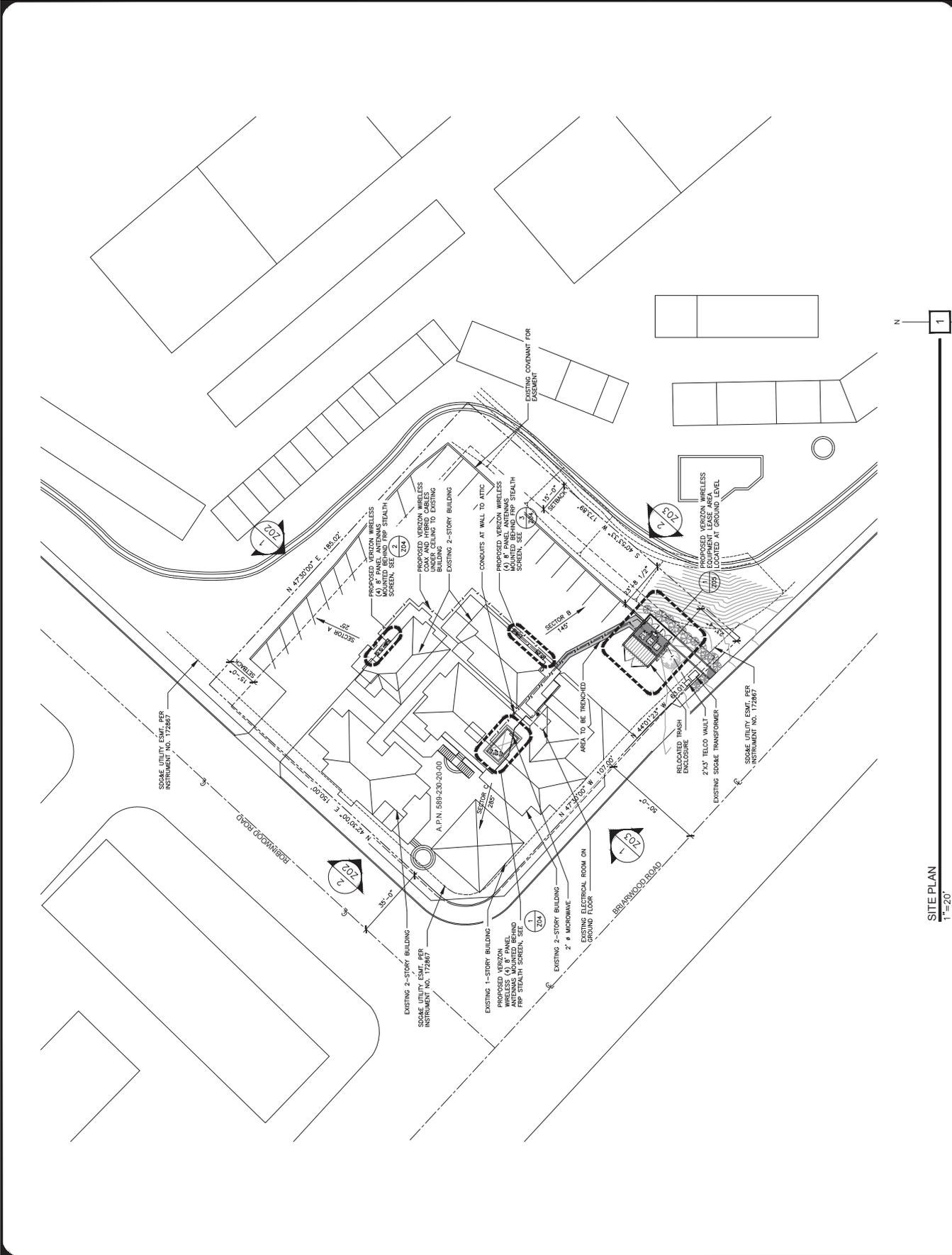
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Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

BRIARWOOD
 5120 ROBINWOOD ROAD
 BONITA, CA 91902

Z01
SITE PLAN

DDA PROJECT # 1941103
 PLOT SCALE: 1" = 20'-0"



SITE PLAN
 1" = 20'-0"

REV	DATE	DESCRIPTION	BY
0	02-08-19	INIT ZONING DRAWINGS AND COMMENTS	AC
1	05-24-19	INIT ZONING DRAWINGS AND COMMENTS	AC
2	05-24-19	INIT ZONING DRAWINGS AND COMMENTS	AC
3	10-30-19	100% ZONING DRAWINGS AND COMMENTS	AC
4	01-03-20	REVISIONS TO ZONING DRAWINGS AND COMMENTS	AC
5	04-06-20	REVISIONS TO ZONING DRAWINGS AND COMMENTS	AC

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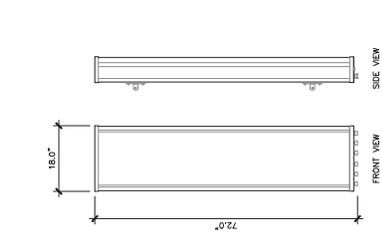
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 5120 ROBINWOOD ROAD
 BONITA, CA 91902

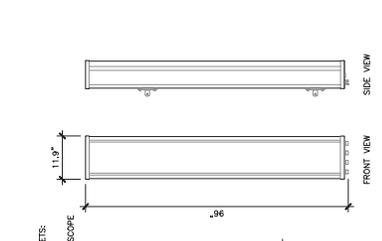
Z06
 ANTENNA
 DETAILS

DDA PROJECT # 190110
 PLOT SCALE: 1" = 1'-0" (AS SHOWN)



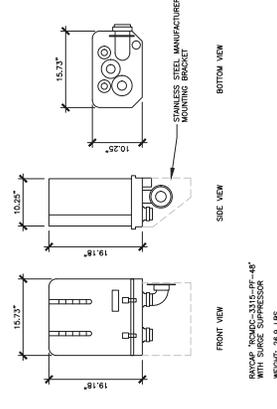
WEIGHT WITHOUT BRACKETS:
 73.6 LBS. (33.4 KG)
 MODEL: HEXAPORT COMSCOPE
 5BNH-439-742

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



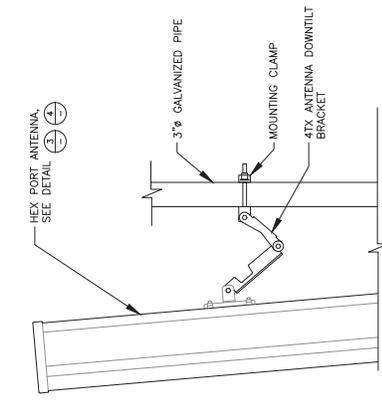
WEIGHT WITHOUT BRACKETS:
 40.6 LBS. (18.4 KG)
 MODEL: HEXAPORT COMSCOPE
 5BNH-1065B

2 PROPOSED ANTENNA
 3/4" = 1'-0"



RAYCAP HEIGHT: 31.18" +/- .04"
 WITH SURGE SUPPRESSOR
 WEIGHT: 26.5 LBS

3 RAY CAP
 1" = 1'-0"



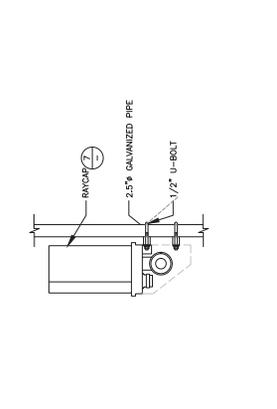
HEX PORT ANTENNA,
 SEE DETAIL (A)

3" GALVANIZED PIPE

MOUNTING CLAMP

4TX ANTENNA DOWNTILT
 BRACKET

4 ANTENNA MOUNTING
 1" = 1'-0"



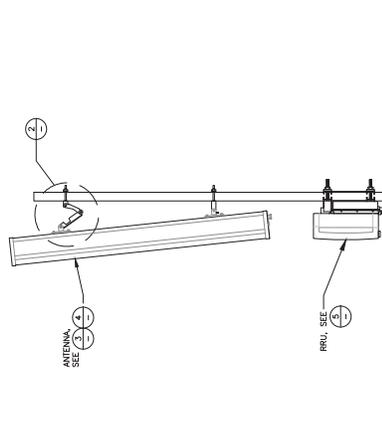
RAYCAP (Z)

3" GALVANIZED PIPE

V-CLAMP

1/2" U-BOLT

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



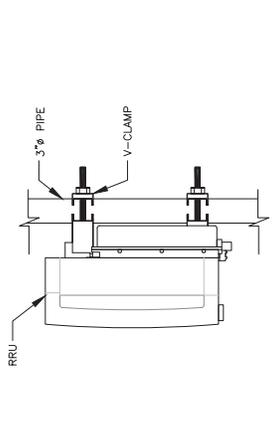
ANTENNA
 SEE DETAIL (A)

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

6 RRU MOUNTING
 1" = 1'-0"



3" GALVANIZED PIPE

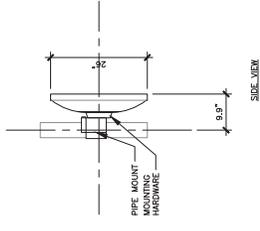
V-CLAMP

RRU, SEE DETAIL (B)

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

7 RAY CAP MOUNTING
 1" = 1'-0"

MOUNTING PIPE DIAMETER: 2.00" - 4.50"
 WIND VELOCITY OPERATIONAL: 112 MPH
 WIND VELOCITY SURVIVAL RATING: 155 MPH



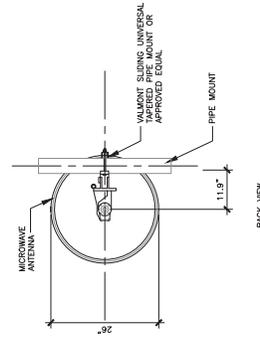
PIPE MOUNT
 HARDWARE

9.9"

SIDE VIEW

8 MICROWAVE DISH
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz



3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

9 MICROWAVE MOUNTING
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz



3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

10 MICROWAVE DISH
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz



3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

11 MICROWAVE MOUNTING
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

12 MICROWAVE DISH
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

13 MICROWAVE MOUNTING
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

14 MICROWAVE DISH
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

15 MICROWAVE MOUNTING
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

16 MICROWAVE DISH
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

17 MICROWAVE MOUNTING
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

18 MICROWAVE DISH
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

19 MICROWAVE MOUNTING
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

20 MICROWAVE DISH
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

21 MICROWAVE MOUNTING
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

22 MICROWAVE DISH
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

23 MICROWAVE MOUNTING
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

24 MICROWAVE DISH
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

25 MICROWAVE MOUNTING
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

26 MICROWAVE DISH
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

27 MICROWAVE MOUNTING
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

28 MICROWAVE DISH
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

29 MICROWAVE MOUNTING
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

30 MICROWAVE DISH
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

31 MICROWAVE MOUNTING
 3/4" = 1'-0"

WEIGHT: 17 LBS. (8 KG)
 MODEL: COMSCOPE MHE2-11W-6M/A
 DIAMETER: 2FT.
 OPERATING FREQUENCY: 10,000-11.7 GHz

3" GALVANIZED PIPE

V-CLAMP

RRU, SEE DETAIL (B)

32 MICROWAVE DISH
 3/4" = 1'-0"

**Attachment B – Form of Decision
Approving PDS2020-ZAP-20-002**



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 694-2962 • Fax (858) 694-2555
www.sdcounty.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

June 25, 2020

PERMITTEE: VERIZON WIRELESS
MINOR USE PERMIT: PDS2020-ZAP-20-002
E.R. NUMBER: PDS2020-ER-20-10-001
PROPERTY: 5120 ROBINWOOD ROAD, BONITA, CA, 90902
APN(S): 589-230-20-00

DECISION OF THE ZONING ADMINISTRATOR

Grant, in substantial conformance with the plot plans dated April 24, 2020, consisting seven (7) sheets including plot plan and elevations, and approved concurrently herewith, a Minor Use Permit to authorize the construction, operation and maintenance of an unmanned wireless telecommunication facility. The facility consists of twelve (12) panel antennas, twelve (12) RRU's, two (2) Raycaps and one (1) 2-foot microwave antenna which will be mounted behind new Fiber-Reinforced Polymer (FRP) screens that will match the existing building's façade. The FRP screens will extend 10-feet above the existing building for a maximum height of 41 feet tall. In addition, a six-foot high concrete block enclosure and steel gate, topped with a wood trellis (overall height of 8'9") is to be constructed to enclose associated wireless facility equipment and act as a trash enclosure for the existing commercial development.

MINOR USE PERMIT EXPIRATION: This Minor Use Permit shall expire on June 25, 2022 at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Minor Use Permit has commenced prior to said expiration date.

.....

WAIVER(S) AND EXCEPTION(S): This use permit is hereby approved pursuant to the provisions of the San Diego County Zoning Ordinance, the County Public Road Standards and Private Road Standards, and all other required ordinances of the County of San Diego. The sole exceptions to the aforementioned are:

- Allow removal of the County's required corner sight distance certification and use Caltrans Highway Design Manual (HDM) urban driveway requirement for the project's existing driveway(s) on Robinwood Road (Non-Mobility Element Residential) and Briarwood Road (2.1 Community Collector). The existing sight distance is limited due to vehicles parking along curb line of the public right-of-way in the residential zone. Caltrans HDM Section 405.1(d) identifies that corner sight distance requirement is not to be applied to urban

driveways, such as the project driveway, pursuant to the Design Exception Request pending approval (email approval dated June 5, 2020).

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Minor Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

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

1. **GEN#1–COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.
2. **GEN#2–RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**
INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

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

3. **GEN#3–INSPECTION FEE**
INTENT: In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC].

TIMING: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

4. PLN#1–PHOTO SIMULATION (WIRELESS): [PDS, PCC] [UO, FG] [PDS, FEE]

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated 5/26/2020 to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

5. PLN#2–SITE CONFORMANCE (WIRELESS)

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

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

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

7. **NOISE#1-NOISE CONTROL DESIGN MEASURES: [PDS, BPPR] [PDS, PCC [BP] [PDS FEE X1] INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans: The equipment shelter and 15 kW generator unit shall be located within an six foot eight inch (6'8") high CMU block wall enclosure. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational. **MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

8. **HAZ#1-HEALTH AND SAFETY PLAN**

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section contact is Joan Swanson, (858) 505-6880 or by email at joan.swanson@sdcounty.ca.gov. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

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

9. **PLN#4-SITE CONFORMANCE (WIRELESS): [PDS, PCO] [OG].**

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

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations dated 5/26/2020. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).

- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

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

10. **NOISE#2-NOISE REQUIREMENT: [PDS, BPPR] [BP] [PDS, FEE X1]. INTENT:** In order to reduce the impacts of the installation of any generator or any external noise-generating device to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following requirements shall be continued for the life of this permit. **DESCRIPTION OF REQUIREMENT:** Prior to the installation of any additional generator or any external noise-generating device that exceeds the 15 kW generator specifications for this Use Permit, the permittee shall obtain approval of a minor deviation or modification:

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

DOCUMENTATION: The property owner and permittee shall comply with the requirements of the County Noise Ordinance, Section 36.404 and this condition. If the permittee or property owner chooses to install an additional generator unit or a generator

that exceeds the 15 kW generator specifications (63 dBA at 23 feet) associated with the cellular facility, they must apply for a Deviation or Modification of this permit pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Prior to the installation of any additional generator or any external noise-generating device approved with this Use Permit, the permittee shall obtain approval of a minor deviation or modification to the approved plot plan dated April 6, 2020 and provide proof that the device complies with the County Noise Ordinance. **MONITORING:** The County Noise Specialist shall review all additional proposed generator unit installation and ensure that the project complies with on-going noise ordinance standards. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

11. NOISE #3-ON-GOING SOUND LEVEL COMPLIANCE: [DPLU, CODES] [OG]

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

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

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

.....

MINOR USE PERMIT FINDINGS

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

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

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

Scale and Bulk:

The subject property is developed with an existing 2-story multi-tenant commercial building. The project consists of an unmanned wireless telecommunications facility with twelve (12) panel antennas, twelve (12) RRU's two (2) Raycaps and one (1)

2-foot microwave antenna mounted behind new fiber-reinforced polymer (FRP) screens that are to match the existing building's façade. Some of the FRP screens would extend 10 feet above the existing building putting the maximum height at 41 feet tall. In addition, a six-foot high concrete masonry unit (CMU) block wall enclosure and steel gate, topped with a wood trellis having an overall height of 8'9", is to be constructed as an equipment enclosure for the wireless facility and a trash enclosure for the site's existing commercial development.

Photosimulations on file illustrate the facility's camouflage appearance and architectural blending with the existing commercial building. The proposed antennas are unobtrusive to the surrounding viewshed and are proposed to be shielded by the FRP screens. The proposed FRP screens would be painted to match the color of the existing commercial building. The proposed equipment enclosure would be partially shielded by existing landscape and would be painted an earth tone color in order to blend in and look similar to the other existing structures and landscaping on site. The surrounding area consists of commercial and multi-family residential uses. The project is compatible with adjacent uses in terms of scale and bulk because of the camouflaged design, the existence of other vertical elements onsite and surrounding the facility (including vegetation, utility poles, stop lights and other commercial structures). Therefore, the project would not substantially increase the scale and bulk of the existing structures and result in negative impacts to the surrounding areas.

Coverage:

The proposed wireless telecommunication facility is located atop an existing multi-tenant commercial building on an approximately 0.73-acre property located in the Sweetwater Community Plan area. The surrounding land uses can be categorized as multi-family residential with parcel sizes ranging from approximately 2 acres to 10 acres in size. The wireless facility proposes to be located on the existing commercial building and would not increase the existing lot coverage of the site. Therefore, the project is compatible with consideration to coverage.

Density:

The proposed project does not have a residential component and would therefore not result in any change to density.

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

The project is located within the Bonita-Sunnyside Fire Protection District and was reviewed and found to comply with Policy FP-2 because the equipment and emergency power backup generator is within a non-combustible enclosure with solid metal doors. The project does not require water or sewer services. Electrical and telephone services are available on site. All required utilities are therefore available for the project.

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

The project would not adversely affect the desirable neighborhood character because the applicant proposes to camouflage the facility with FRP screens in order to match the existing commercial buildings' façade. A 15kW emergency generator and other associated equipment are to be located within a CMU block wall enclosure which would be painted earth-tone colors and would include a steel gate, topped with a wood trellis. The overall height of the enclosure, including the trellis, is proposed to be eight-feet-nine-inches tall. In addition, the enclosure would include an area designated as a trash enclosure for the site's existing commercial development. Photosimulations on file illustrate that the proposed camouflaged facility blends as an architectural feature to the existing commercial building, and the proposed antennas are unobtrusive to the surrounding viewshed and would be completely shielded by the FRP screens. The proposed equipment enclosure would be partially shielded by existing landscape and would be painted an earth tone color in order to blend in and look similar to the other existing structures and landscaping on site. In addition, there are other vertical elements onsite and surrounding the facility (including vegetation, utility poles, stop lights and other commercial structures). Therefore, the project would not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to be less than one maintenance trip per month and would utilize a public road (Robinwood Road) connecting to Briarwood Road for access. Existing parking is available on the property. The use associated with this Minor Use Permit is compatible with the existing commercial use of the site and the number of trips would not substantially alter the expected traffic or 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 proposed facility is located on an 0.73-acre parcel that is developed with an existing multi-tenant commercial building with access and utility services adequate to serve the proposed use. The installation of the camouflaged facility, antennas and equipment shelter would not require significant alteration of the existing landform. The site is suitable for the proposed project because it utilizes the existing commercial structures' design for camouflaging purposes and the proposed antennas are unobtrusive to the surrounding viewshed and would be completely shielded by the FRP screens. Therefore, the proposed wireless telecommunications facility is compatible with existing uses.

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

None identified.

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

The project is subject to the General Plan designation General Commercial and the Sweetwater Community Plan. The project proposes an unmanned wireless telecommunications facility to be placed on an existing 31-foot tall multi-tenant commercial building. The proposed facility would consist of twelve (12) panel antennas, twelve (12) RRU's two (2) Raycaps and one (1) 2-foot microwave antenna mounted behind new FRP screens that are to match the existing building's façade. One section of FRP screens would extend 10-feet above the existing building putting the maximum height at 41-feet tall. In addition, a six-foot high CMU block wall enclosure and steel gate, topped with a wood trellis (overall height of 8'9") is to be constructed as equipment enclosure for the wireless facility and a trash enclosure for the site's existing commercial development. The proposed facility complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Finally, the project would be consistent with the general Plan Land Use Element Goal 15 because the siting and design of the proposed facility would blend in with the visual setting of the vicinity, compatible with the existing community character, and would not result in impacts to the natural environment.

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

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

WIRELESS TELECOMMUNICATION FINDINGS

The proposed wireless telecommunications facility is in a preferred zone and preferred location, as described in Section 6986C of the Wireless Telecommunication Facilities Ordinance. The site is zoned General Commercial (C36) and has an existing commercial building which the facility is to be placed upon. In addition, the location has been determined to be preferable due to aesthetic and community character compatibility since the camouflaged facility is designed to match the existing buildings façade which would minimize visual impacts, and would be compatible to existing and surrounding development.

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

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

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

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the

approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

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

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

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

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

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

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

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

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

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

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

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

NOTICE: To comply with State law, the applicant/owner must file the Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (5) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOD/NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS
Planning & Development Services (PDS)

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

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

PLANNING & DEVELOPMENT SERVICES
 MARK WARDLAW, DIRECTOR

By:
 Eric Lardy, Zoning Administrator
 Planning & Development Services

cc:

Verizon Wireless; 15505 Sand Canyon Avenue, D-1, Irvine, CA 92618
Jill Cleveland; 302 State Place, Escondido, CA 92029

email cc:

Ed Sinsay, Team Leader, Land Development, PDS
Denise Russell, Planning Manager, Project Planning, PDS
Rachael Lindebrekke, Project Manager, Project Planning, PDS
Sweetwater Community Planning Group

Attachment C – Environmental Documentation

1-46
NOTICE OF EXEMPTION

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

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

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

Project Name: VZW Briarwood Wireless Telecommunication Facility Minor Use Permit, PDS2020-ZAP-20-002; PDS2020-ER-20-18-002

Project Location: 5120 Robinwood Road, Bonita, CA 90902; APN: 589-230-20-00

Project Applicant: Plancom Inc. on behalf of Verizon Wireless; 302 State Place, Escondido, CA, 92029 ; p.760-420-4833

Project Description: The project is a Minor Use Permit to install a wireless telecommunication facility on an existing 31-foot tall multi-tenant commercial building. The project consists of twelve (12) panel antennas, twelve (12) RRU's two (2) Raycaps and one (1) 2-foot microwave antenna mounted behind new Fiber-Reinforced Polymer (FRP) screens that are to match the existing building's façade. One section of FRP screens will extend 10-feet above the existing building putting the maximum height at 41-feet tall. In addition, a six-foot high concrete block enclosure and steel gate, topped with wood trellis (overall height of 8'9") is to be constructed as equipment enclosure for the wireless facility and a trash enclosure for the site's existing commercial development. Access would be provided by Robinwood Road a public road. No sewer or water utilities will be required by the project. The site is subject to the General Plan Regional Category Village, Land Use Designation General Commercial. Zoning for the site is C36, General Commercial. The project site is located at 5120 Robinwood Road in the Sweetwater Community Planning area, within unincorporated San Diego County.

Agency Approving Project: County of San Diego

County Contact Person: Rachael Lindebrekke Telephone Number: (858) 495-5427

Date Form Completed: June 25, 2020

This is to advise that the County of San Diego Zoning Administrator has approved the above described project on June 25, 2020 and found the project to be exempt from the CEQA under the following criteria:

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

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

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

Signature: _____ Telephone: (858) 495-5427

Name (Print): _____ Title: _____

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 – Environmental Findings

**VZW BRIARWOOD
WIRELESS TELECOMMUNICATIONS FACILITY
MINOR USE PERMIT
PDS2020-ZAP-20-002**

ENVIRONMENTAL FINDINGS

June 25, 2020

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation



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

Record ID(s): PDS2020-ZAP-20-002

Project Name: VZW Briarwood

Project Manager: Rachael Lindebrekke

Project Manager's Phone: 858-495-5427

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.

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 notified 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.

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

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



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

Record ID(s): PDS2020-ZAP-20-002

Project Name: VZW Briarwood

Planning/Sponsor Group: Sweetwater CPG

Results of Planning/Sponsor Group Review

Meeting Date: 03-03-2020

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: 13 Yes 1 No Abstain 1 Vacant/Absent

C. Recommended conditions of approval:

Reported by: STEPHEN STONCHAK Position: CO-CHAIR Date: 6.2.2020

Please email recommendations to BOTH EMAILS;
Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to
CommunityGroups.LUEG@sdcounty.ca.gov

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

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



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

Briarwood
5120 Robinwood Rd.
Bonita, CA 91902



1-53



EXISTING

Briarwood

5120 Robinwood Rd.
Bonita, CA 91902



Proposed antennas mounted behind new screens finished to match existing building

1-54

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

5/26/2020

PROPOSED
Photosimulation of proposed telecommunications site: View North toward Site from Cedarwood Road and Briarwood Road



Briarwood

5120 Robinwood Rd.
Bonita, CA 91902



EXISTING

Briarwood

5120 Robinwood Rd.
Bonita, CA 91902



Proposed antennas mounted behind new screen finished to match existing building

1-56

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

PROPOSED

Photosimulation of proposed telecommunications site: View West toward Site from Robinwood Road

5/26/2020

Briarwood
5120 Robinwood Rd.
Bonita, CA 91902



1-57



EXISTING

Briarwood
5120 Robinwood Rd.
Bonita, CA 91902



1-58

Proposed antennas mounted behind new screen finished to match existing building



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

5/26/2020

PROPOSED
Photomontage of proposed telecommunications site: View East toward Site from Robinwood Road and Briarwood Road

EXISTING



Proposed equipment enclosure and replacement trash enclosure with trellis and screening landscaping

1-59

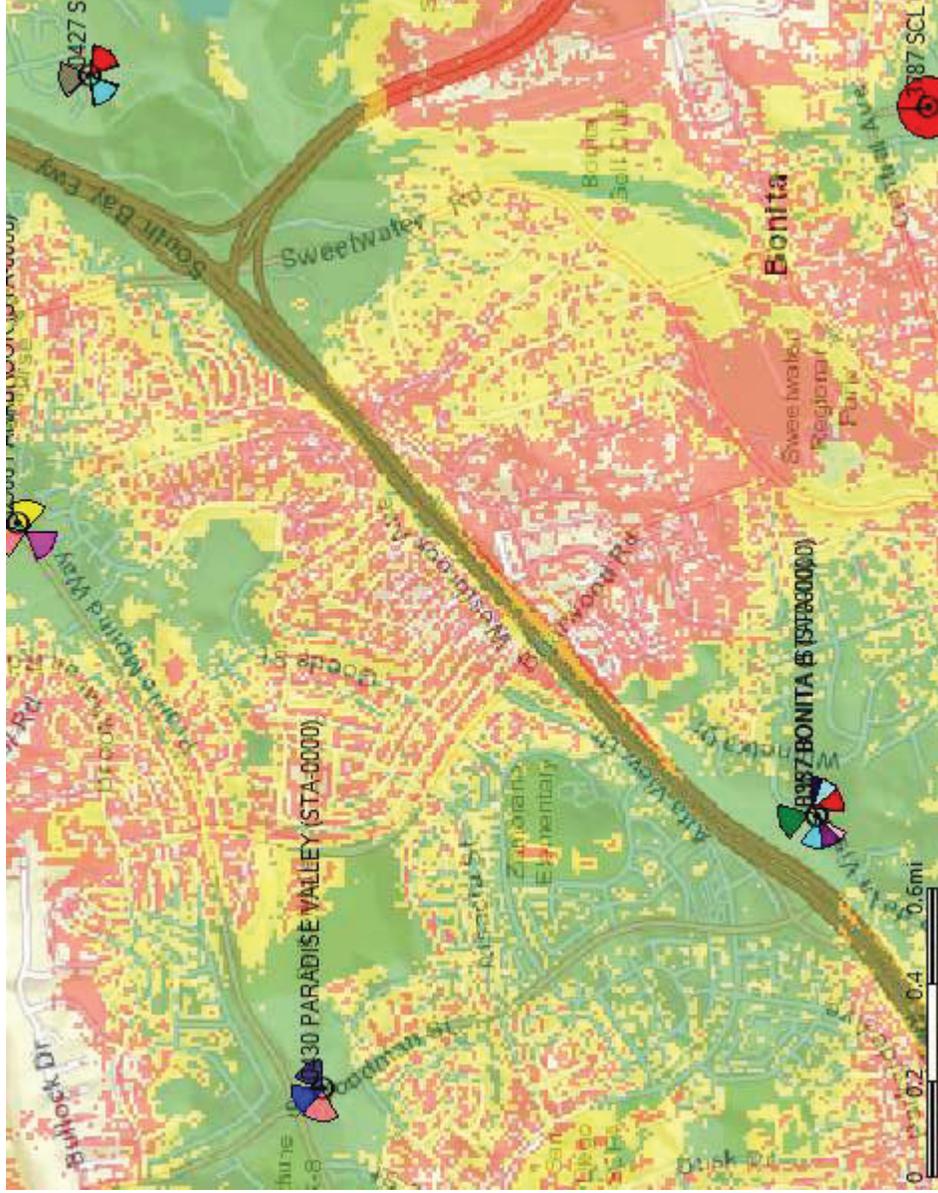
These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

Existing Coverage without BRIARWOOD

LTE: RSRP - Coverage (0)

- Excellent
- Good
- Poor
- No coverage



SDC PDS RCVD 01-29-20
ZAP20-002

Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



Future Coverage with BRIARWOOD



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

**VERIZON BRIARWOOD
WIRELESS COMMUNICATION FACILITY
5120 ROBINWOOD ROAD, BONITA
ALTERNATE SITE ANALYSIS**

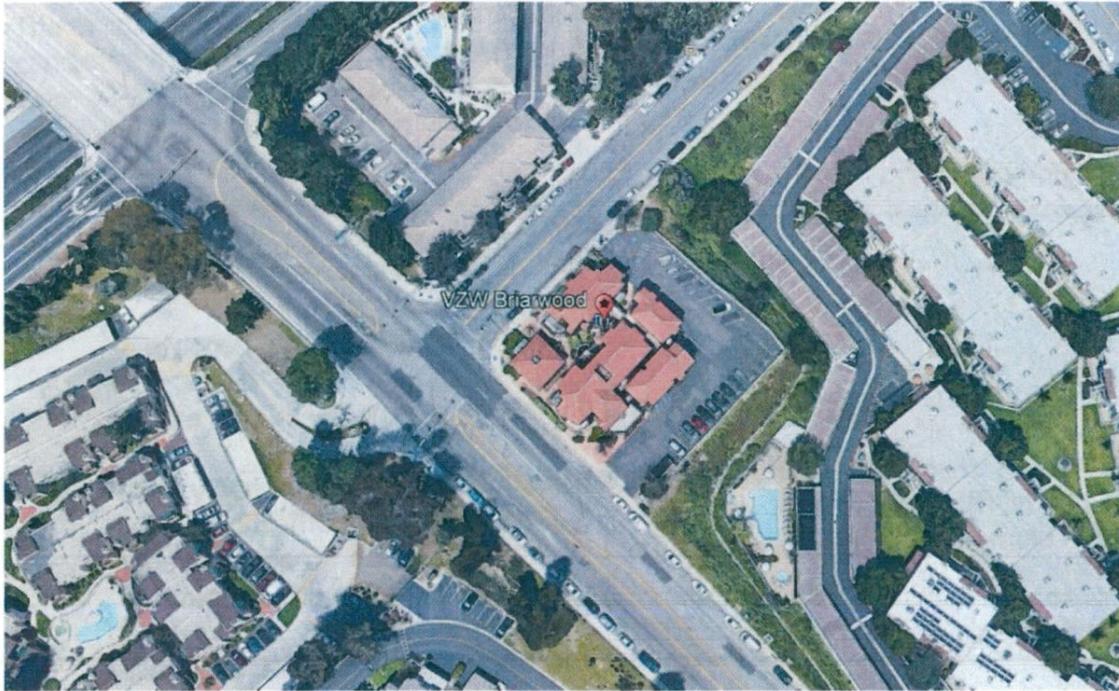
SITE SELECTION/PREFERRED SITES

The proposed location is zoned C36 (Commercial), specified in the County Zoning Ordinance Section 6986 A.1.(a), as a preferred zone. The project includes a new wireless facility, consisting of 12 panel antennas, 1 microwave antenna, 12 RRU's and 2 Raycaps located within new FRP screens on the building and roof. A new CMU block wall enclosure, behind the existing trash enclosure would house ancillary equipment and a 15kW emergency diesel generator. The project site is at a ground elevation of 356 feet above mean sea level (AMSL) and the property operates as a commercial office building. Access will be via the existing driveways. There are no other wireless carriers on the property.

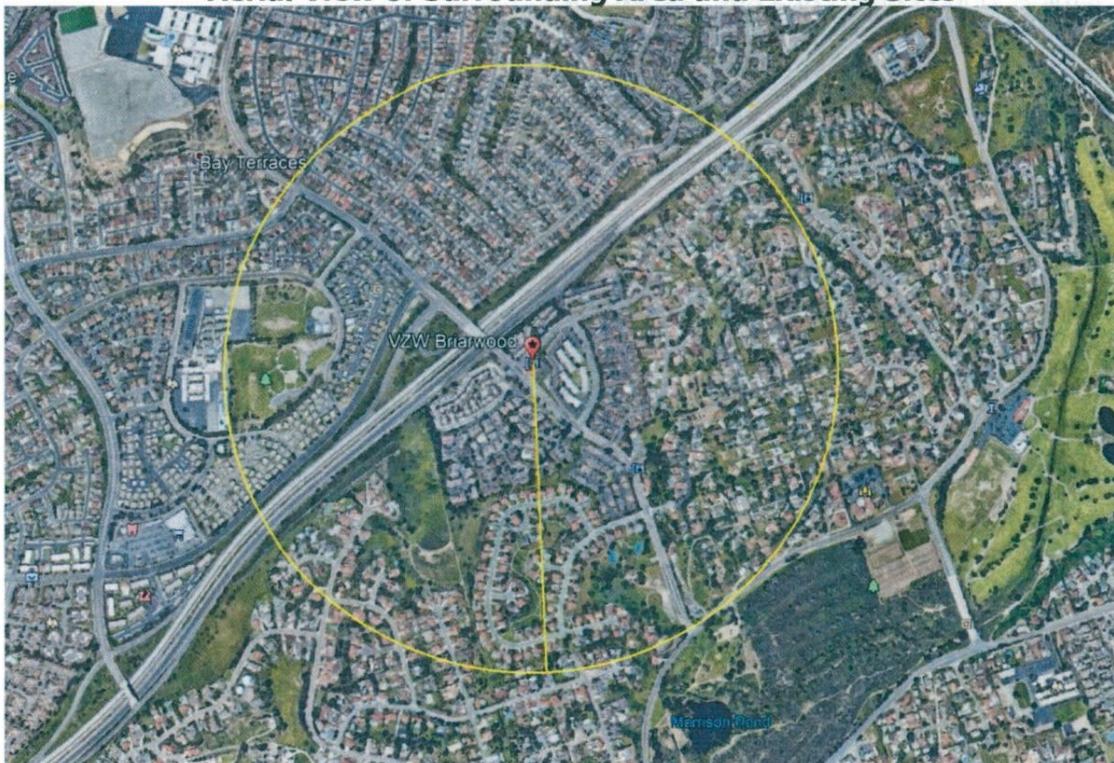
The facility has been designed to be camouflaged, defined in Section 6983 C, to blend within the existing façade with new architectural features, concealing the antennas. The new cupola will extend 10' above the building, integrated into the architecture with a roof to match the existing. The ground equipment is set strategically behind the trash enclosure with similar materials and include a wood trellis over the top, designed to be in conformance with the Zoning Ordinance. The site is close to Highway 54 and surrounding residential areas. Surrounding land uses are primarily multi-family residential.

The proposed site was chosen because of the coverage afforded by its strategic location to allow a signal to reach the geographical service area. It is needed for both coverage and capacity. With the operation of this proposed site, it would also relieve some capacity off the adjacent sites, allowing them to work more optimally. The project location also provides the technical ability to control the frequencies of the site within a defined geographical area and provide connectivity to its neighboring sites in the local network.

Aerial View of Site



Aerial View of Surrounding Area and Existing Sites



Circle denotes 1/2 mile from proposed site

PROPOSED SITES WITHIN THE GEOGRAPHICAL SERVICE AREA

The proposed site is within a preferred zone, making the subject site an optimal candidate for a wireless facility. However, here are some additional evaluations that were examined within the search ring that is predominately multi-family residential, which limits the options for an alternate location.

- 5821 Sweetwater Road (San Diego County Animal Shelter) – This property is too close to existing Verizon sites (.8 miles away), and would not meet the coverage objectives of the search ring. In addition, it is zoned RR.

Preferred Sites per Section 6986

Water Tanks—there are no identified tanks within the search ring.

Utility Towers, Poles, traffic lights, street lights—while there are street lights and traffic lights in the area, they are lower in elevation, with limited ground space for equipment and don't offer the ability to provide ample coverage to the area as the subject site.

Commercial and Industrial Buildings—There are no identified commercial or industrial buildings within the search ring.

County or Other Government Facilities—the San Diego County Animal Shelter was evaluated and does not meet the coverage objectives for this search ring.

MAINTENANCE AND MONITORING

Once constructed and operational, the communications facility will provide 24-hour service to its users seven (7) days a week. Apart from initial construction activity, a Verizon technician will service the facility on an as-needed basis. Generally, this is likely to occur once per month during normal working hours, although a computer may handle much of the operational adjustments remotely. A Verizon technician in a service van or pickup truck-size vehicle will perform the routine maintenance operations. Beyond this routine maintenance service, Verizon typically requires 24-hour access to the facility to ensure that technical support is immediately available if and when warranted during an emergency.

Attachment G – Ownership Disclosure



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

Record ID(s) ZAP-20-002

Assessor's Parcel Number(s) 589-230-20

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

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

Robinwood Center LLC

Blank lines for listing ownership interests.

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.

Blank lines for listing individuals owning shares.

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.

Blank lines for listing non-profit organization details.

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."

Handwritten signature of Jill Cleveland

Signature of Applicant

Jill Cleveland, Agent

Print Name

01/13/2020

Date

OFFICIAL USE ONLY
SDC PDS RCVD 01-29-20
ZAP20-002

