



The County of San Diego

Zoning Administrator Hearing Report

Date:	August 27, 2020	Case/File No.:	SD045 Helix Water District Wireless Telecommunication Facility Minor Use Permit Modification; PDS2018-ZAP-96-035W1, PDS2018-ER-96-14-027A
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:	13002 Highway 8 Business, Lakeside, CA 92021
Agenda Item:	#2	General Plan:	Semi-Rural Residential (SR-4)
Appeal Status:	Appealable to the Planning Commission	Zoning:	Rural Residential (RR)
Applicant/Owner:	Crown Castle Helix Water District	Community:	Lakeside
Environmental:	CEQA §15301 Exemption	APN:	400-060-03

A. OVERVIEW

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

B. REQUESTED ACTIONS

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

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the Project is exempt from the California Environmental Quality Act (CEQA).

- b. Approve the ZAP Modification PDS2018-ZAP-96-035W1, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. BACKGROUND

On October 4, 1996, the Zoning Administrator approved a ZAP to authorize the construction, operation and maintenance of a wireless telecommunication facility consisting of one 50-foot tall monopole with six panel antennas. The wireless facility is located directly adjacent to one of two existing 35-foot tall Helix Water District storage tanks on the project site.

D. DEVELOPMENT PROPOSAL

1. Project Description

Crown Castle (Applicant) requests a ZAP Modification to bring the existing wireless telecommunication facility into conformance with the County of San Diego Wireless Ordinance and extend the approval period of the facility for 15 years. The Applicant proposes to convert the existing 50-foot tall monopole wireless telecommunication facility into a faux monopalm tree (Project). The facility is located adjacent to two existing water storage tanks owned by the Helix Water District. The Project will not change the location or height of the existing monopole.



Figure 1: Photosimulation of proposed conversion of 50-foot monopole to monopalm, with two existing Helix Water District water storage tanks behind.

2. Subject Property and Surrounding Land Uses

The Project is located on a site owned by Helix Water District, within the Lakeside Community Plan Area (Figure 2). Access to the wireless telecommunication facility is provided by a private drive connecting to Highway 8 Business, a County-maintained road. Two existing 35-foot tall water storage tanks are located on the Helix Water District property. The project site is zoned Rural Residential (RR). The General Plan Regional Category is Village and the Land Use Designation is Semi-Rural Residential (SR-4). Surrounding land uses are residential (Figure 3 and Table D-1) and include single-family homes and mobile home estates.

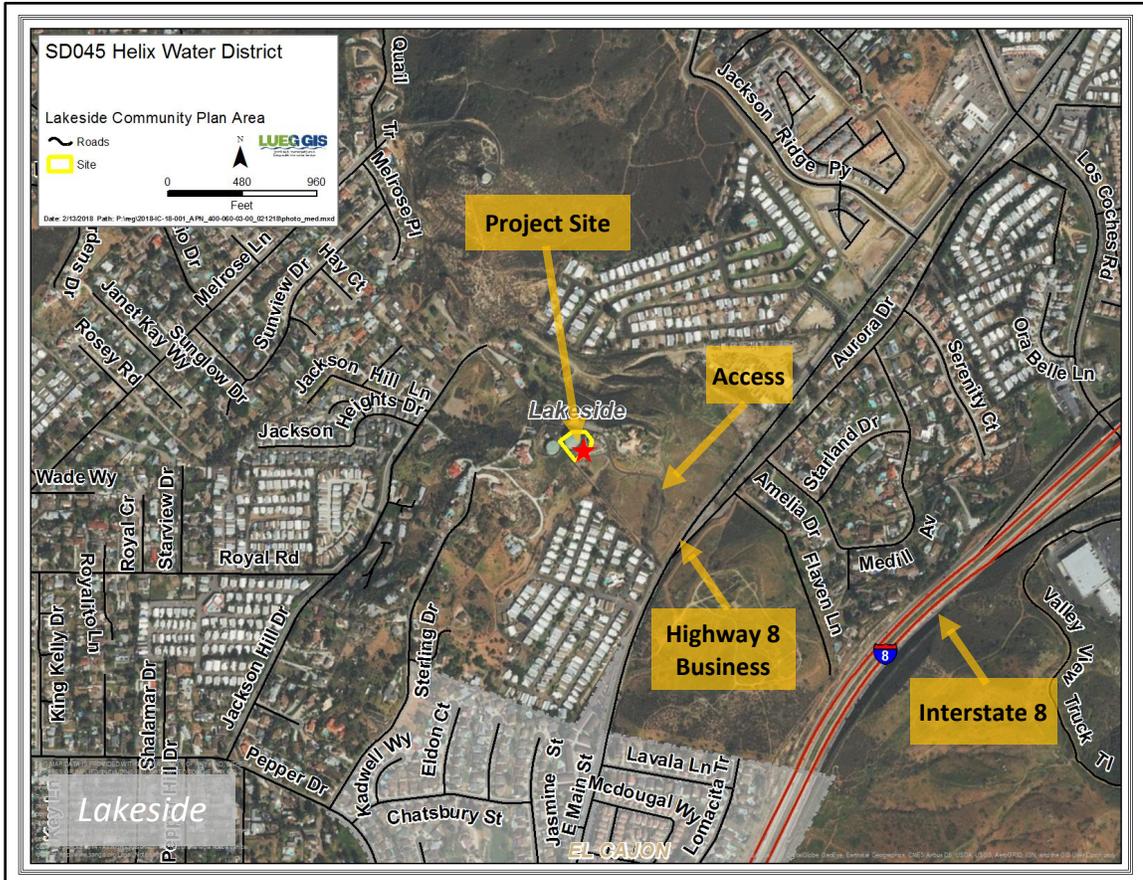


Figure 2: Vicinity Map



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

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	SR-4 (Semi-Rural Residential)	RR (Rural Residential)	Jackson Hill Drive	Residential
East	SR-4 (Semi-Rural Residential)	RR (Rural Residential)	Hwy 8 Business	Residential
South	VR-2 (Village Residential)	RR (Rural Residential)	Hwy 8 Business	Residential
West	VR-2 (Village Residential)	RR (Rural Residential)	Sterling Drive	Residential

E. ANALYSIS AND DISCUSSION

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

1. Key Requirements for Requested Actions

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

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

2. Analysis

Amortization

The proposed wireless telecommunication facility is in a non-preferred, residential zone and is defined as "high visibility" according to Sections 6985 and 6991 of the Zoning Ordinance. The Project will modify Minor Use Permit ZAP-96-035W1, which was approved prior to the adoption of the Wireless Ordinance. ZAP findings have been made to support the conversion of the facility from a monopole to a faux monopalm. The Applicant is required to modify the facility in 15 years with the most up-to-date technology available at that time.

Site Planning Analysis

The proposed wireless telecommunication facility modification is compatible with the surrounding land uses, existing structures, vegetation, and topography. The existing antennas will be hidden by the proposed faux monopalm fronds. No changes in antenna layout, equipment or height are proposed, and the facility will remain in the same location on the site. The existing height of the monopole and conversion to faux monopalm are necessary to reach over the 35-foot tall water tanks and provide unobstructed coverage. An existing 35-foot tall faux monopalm tree wireless telecommunication facility is located on an adjacent residential property. There are other existing palm trees in the immediate vicinity of similar height. The proposed modification of the monopole to a faux monopalm tree will not introduce a new visual impact to nearby residences.

Community Compatibility/Visual Impacts

The surrounding area has rolling topography and includes water tanks, mature trees, and another faux monopalm facility near a residential home. The site is visible to adjacent residences and motorists in the immediate area. By converting the site from a monopole to a faux monopalm by painting the facility and adding monopalm branching, the site will not introduce a negative visual impact to the community and will conform to the Wireless Ordinance.

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. The Project is approximately a half mile northwest of Interstate 8 (I-8), a Scenic Highway identified in the County of San Diego General Plan. The Project is not visible from I-8 due to intervening topography. However, the Project is visible from viewsheds in the surrounding residential area, primarily to the south on Highway 8 Business and Melrose Lane (Figure 4). The conversion of the monopole into a faux monopalm will help the facility blend with the visual setting, is compatible with community character, and will not result in impacts to the existing environment.

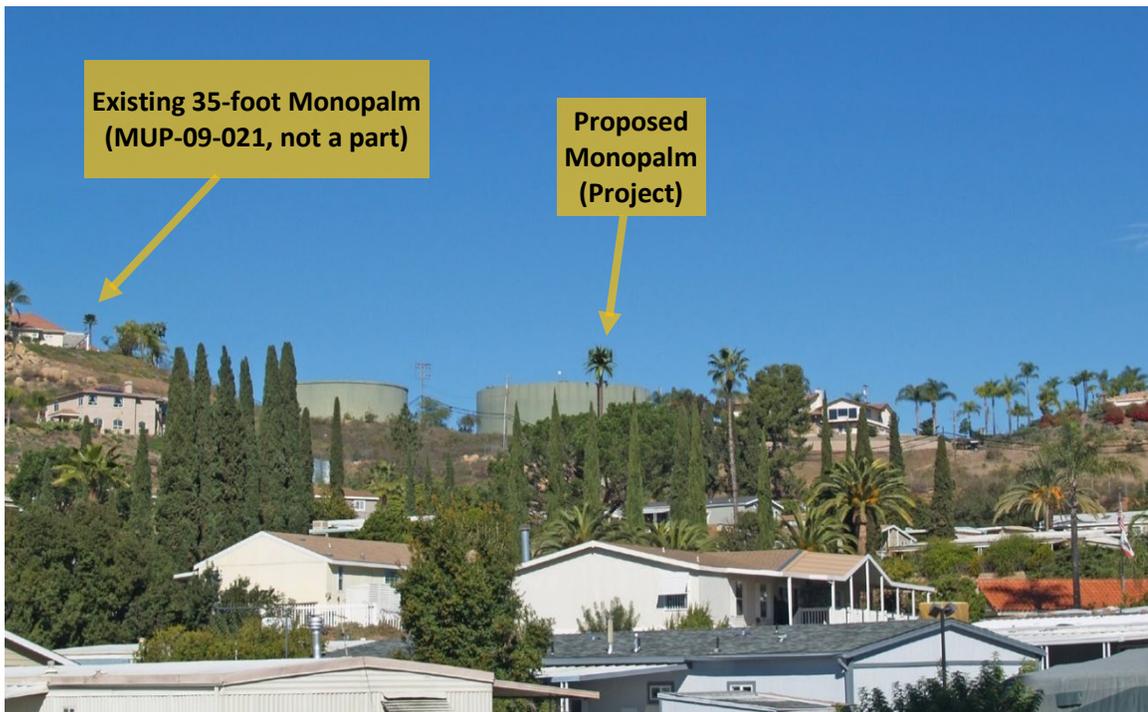


Figure 4: View of Project site from mobile home estates to the south, near Highway 8 Business.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide cellular service coverage to motorists and residents in an area between Los Coches Road to the northeast, Melrose Lane to the west, and Pepper Drive to the south. The site is zoned RR (Rural Residential), which is a non-preferred zone, and therefore requires an ASA. The Applicant reviewed other potential sites within the area to demonstrate that the coverage objective could not be met in a preferred zone.

Preferred locations and preferred zones within the Project vicinity were reviewed during the processing of the ZAP Modification application, as well as possible co-location opportunities. The three closest co-location opportunities are all within the non-preferred residential zones, which due to various issues such as lower tower height or position did not meet the coverage objectives that the current facility meets. The closest site within a preferred zone is a 31-foot tower that is over half a mile away, which does not provide the operating capacity for a second carrier to co-locate safely or functionally, and would not meet the coverage objectives. The Project site was chosen due to the location within the coverage area objective and sightlines within the T-Mobile network. Further information detailing the ASA analysis can be found in Attachment F.

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

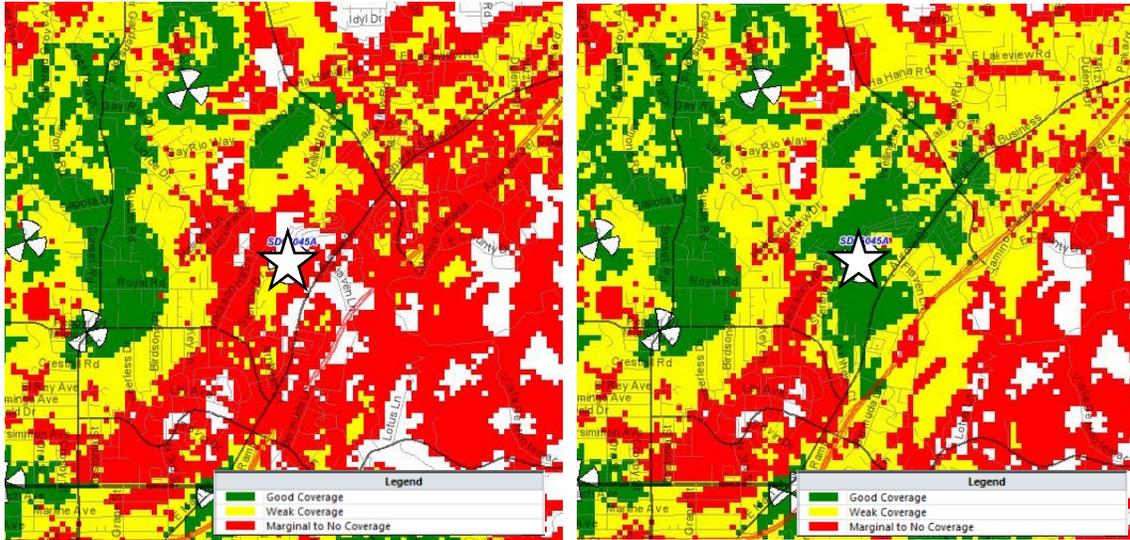


Figure 5: Coverage without Project (left) and coverage with Project (right).

3. General Plan Consistency

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

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.</p> <p>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 Project will provide coverage throughout the area, which is essential in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by continuing to provide service and coverage in the area.</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>Nearby co-location opportunities did not meet the coverage objectives of the current site. The subject facility will allow co-location with other carriers to the extent feasible.</p>

4. Zoning Ordinance Consistency

a. Development Regulations

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

Table E-2: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RR	Yes, upon approval of a ZAP Modification.
Animal Regulation:	J	N/A
Density:	-	N/A
Lot Size:	1 AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a ZAP Modification.
Lot Coverage:	-	N/A
Setback:	B	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The Project includes only the conversion of an existing monopole into a monopalm. The height is not changing. The Project will be in conformance with the height requirement upon approval of the ZAP Modification.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "B" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 50-foot rear yard setback.	The Project includes only the conversion of an existing monopole into a monopalm. The location is not changing. All facilities are located outside all required setbacks including front, rear, and side yard setbacks.	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 Federal Communication Commission (FCC) regulations concerning RF emissions. Therefore, County decision makers do not consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also, staff does not

require information from the Applicant concerning such effects from RF emissions associated with the Project. Information regarding potential health effects is available from the cellular providers upon request as required by the FCC.

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

Table E-3: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a “high visibility” facility, depending on the valuation of the wireless facility.	The Project is considered a “high visibility” facility because the facility is in a residential zone. Since the proposed Project has a valuation greater than \$500,000, the ZAP has been conditioned to have a maximum term of 15 years.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The Project is not visible from a Scenic Highway.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA and qualifies for a categorical exemption under CEQA Section 15301. Section 15301 exempts the minor alteration of existing structures. It has been determined that the Project is not in an environmentally sensitive location; would not cause substantial change in the environment; is not on a hazardous waste site; would not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway.

F. COMMUNITY PLANNING GROUP AND DESIGN REVIEW BOARD

The Project was approved by the Lakeside Design Review Board by a vote of 6-0-0 (6 Yes, 0 No, 0 Abstained), on June 13, 2018. The Project was approved by the Lakeside Community Planning Group by a vote of 13-0-0-0 (13 Yes, 0 No, 0 Abstained, 0 Absent), on September 15, 2018. Meeting minutes are included in Attachment F.

G. PUBLIC INPUT

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

H. 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 CEQA.
2. Approve ZAP PDS2018-ZAP-96-035W1, make the findings, and include the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:
 Bradley Sonnenburg, Project Manager
 858-694-3640
bradley.sonnenburg@sdcounty.ca.gov

Report Approved By:
 Mark Wardlaw, Director
 858-694-2962
mark.wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:



DARIN NEUFELD, CHIEF

ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2018-ZAP-96-035W1
- 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

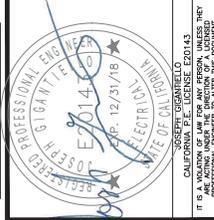


CC BUN: 827539

CC SITE NAME:
SODASHEIX WATER DISTRICT

LATITUDE: N 32°49'34.71"
LONGITUDE: W -118°54'52.82"

REV	DATE	ISSUED FOR
A	01/31/18	REVIEW
0	03/27/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	06/20/18	SUBMITTAL
3	08/08/18	SUBMITTAL



IT IS A VIOLATION OF THE PROFESSIONAL ENGINEER ACT TO REPRODUCE OR TRANSMIT THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF DEWBERRY ENGINEERS INC.

DRAWN BY: JSR
REVIEWED BY: MSM
CHECKED BY: JG
PROJECT NUMBER: 50092941
SITE ADDRESS:

13002 HIGHWAY 8 BUSINESS
EL CAJON, CA 92021

SHEET TITLE: SITE PLAN
SHEET NUMBER: Z-1

- NOTES:**
1. THE WIRELESS COMMUNICATION FACILITY RADIO FREQUENCY IN ACCORDANCE WITH THE FEDERAL COMMUNICATIONS COMMISSION AND THE COMMUNICATIONS ACT OF 1934 AND OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
 2. NO EXISTING PARKING SPACES ARE INTENDED TO BE REMOVED AS PART OF THE NEW INSTALLATION.
 3. THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT SURVEY. THE DRAWINGS SHOW EXISTING EASEMENTS, SETBACKS, AND EXISTING UTILITIES. THE DRAWINGS SHALL BE CONSIDERED VOID AND SHALL BE VOIDED PRIOR TO START OF CONSTRUCTION.
 4. NO GRADING IS PROPOSED AS A PART OF THIS PROJECT. NO TRENCHING WILL BE PERFORMED. EXISTING FOUNDATION TO BE UTILIZED.

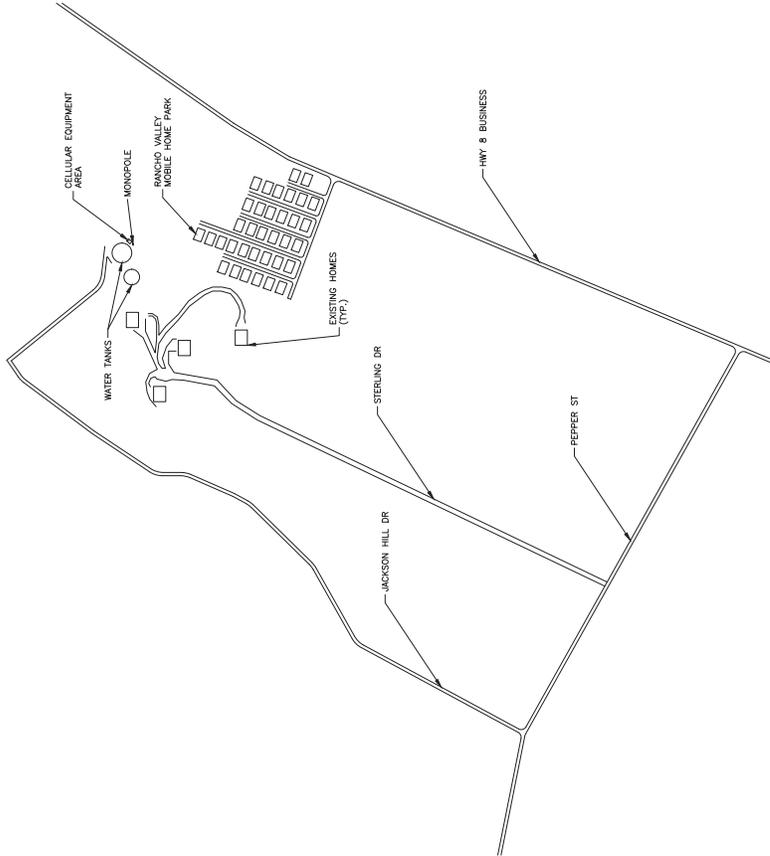
DISCLAIMER:

THIS SET OF DRAWINGS WAS PREPARED UTILIZING INFORMATION PROVIDED BY THE CLIENT. DEWBERRY ENGINEERS INC. MAKES NO WARRANTY AS TO THE ACCURACY OF THE DATA AND INFORMATION DEPICTED ON HEREBY. EXPRESSLY DISCLAIMS ANY LIABILITY, ACCURACY, INACCURACY OF ANY KIND, AND IS NOT INTENDED TO BE USED AS A BASIS FOR ILLUSTRATION PURPOSES ONLY. DEWBERRY ENGINEERS INC. SHALL NOT BE RESPONSIBLE FOR THE UNAUTHORIZED USE OR REPRODUCTION OF ANY SUCH DATA OR INFORMATION IN ITS ORIGINAL OR ALTERED FORM.



SCALE OF WORK:

- COVER EXISTING STRUCTURE AND UTILITIES TO BLEND IN WITH SURROUNDING AREA



1
SITE PLAN
SCALE: N.T.S.



200 SPECTRUM CENTER DRIVE
SUITE 11000
IRVINE, CA 92618

CC BUN: 827539

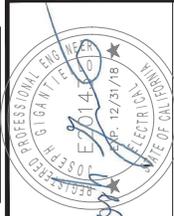
CC SITE NAME:
SDMS HELIX WATER DISTRICT

LATITUDE: N 32°49'34.71"
LONGITUDE: W -118°54'52.82"

REV	DATE	ISSUED FOR
A	01/31/18	REVIEW
0	03/27/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	06/20/18	SUBMITTAL
3	08/08/18	SUBMITTAL



Dewberry Engineers Inc.
1018 BRENDA ROAD
AT LAUREL, NJ 08054
PHONE: 609.780.0070



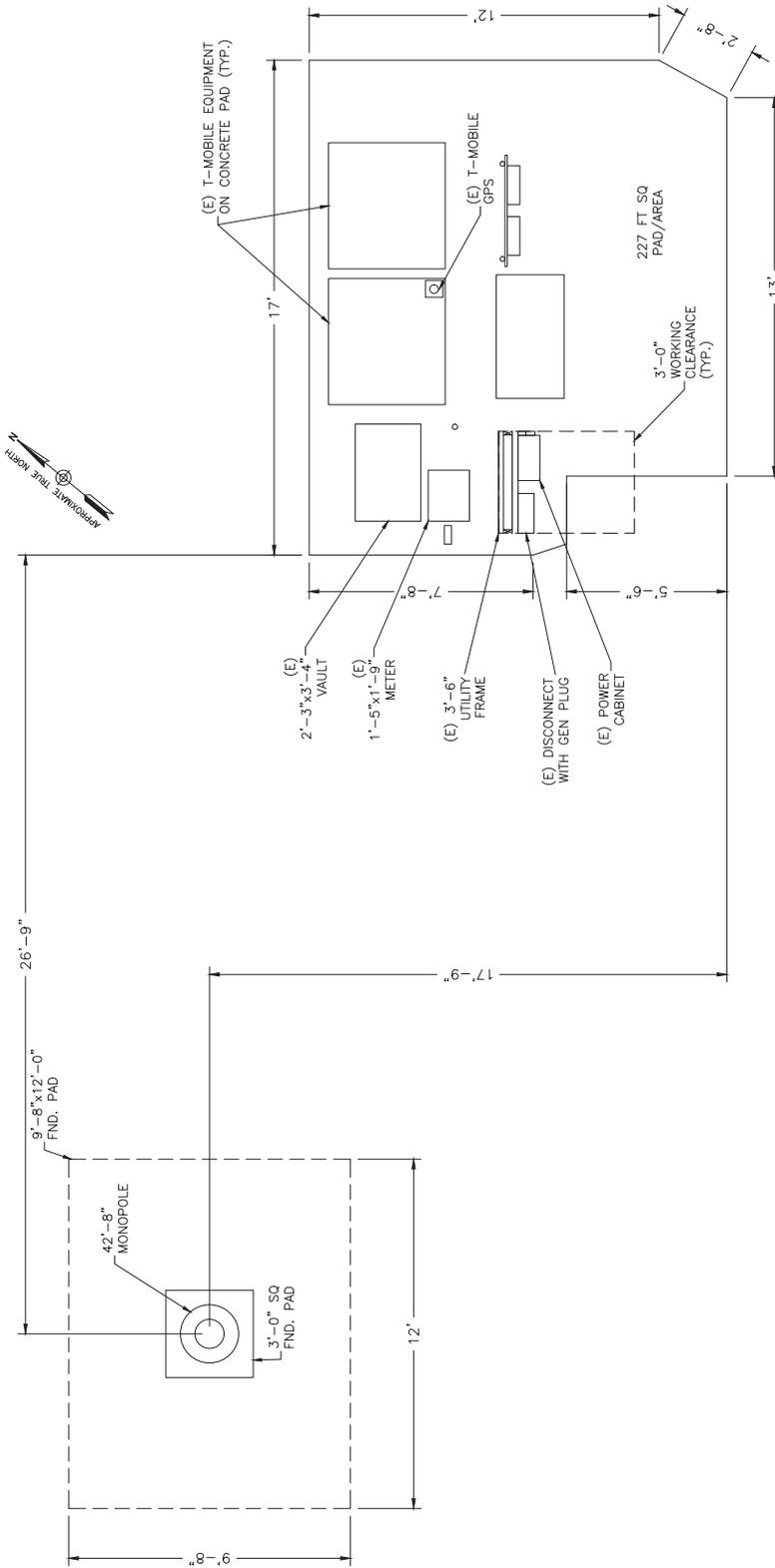
STATE OF CALIFORNIA
CALIFORNIA P.E. LICENSE E20143
IT IS A VIOLATION OF THE PROFESSIONAL ENGINEERING ACT TO REPRODUCE OR TRANSMIT THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

DRAWN BY: JSR
REVIEWED BY: MSM
CHECKED BY: JG
PROJECT NUMBER: 50092941
SITE ADDRESS:

13002 HIGHWAY 8 BUSINESS
EL CAJON, CA 92021

SHEET TITLE: EXISTING EQUIPMENT LAYOUT
SHEET NUMBER: Z-2

SCALE OF WORKS:
• COVER EXISTING STRUCTURE AND EQUIPMENT TO BLEND IN WITH SURROUNDING AREA



EXISTING EQUIPMENT LAYOUT
SCALE: 1/2"=1' FOR 11'x17'
1/2"=1' FOR 22'x34'



1



200 SPECTRUM CENTER DRIVE
SUITE 11000
IRVINE, CA 92618

CC BUN: 827539

CC SITE NAME:
SDMS HELIX WATER DISTRICT

LATITUDE: N 32°49'34.71"
LONGITUDE: W 118°54'52.82"

REV	DATE	ISSUED FOR
A	01/31/18	REVIEW
0	03/27/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	06/20/18	SUBMITTAL
3	08/08/18	SUBMITTAL

Dewberry
Dewberry Engineers Inc.
1018 BRIDGES ROAD
ATLANTA, GA 30354
PHONE: 678.782.0070



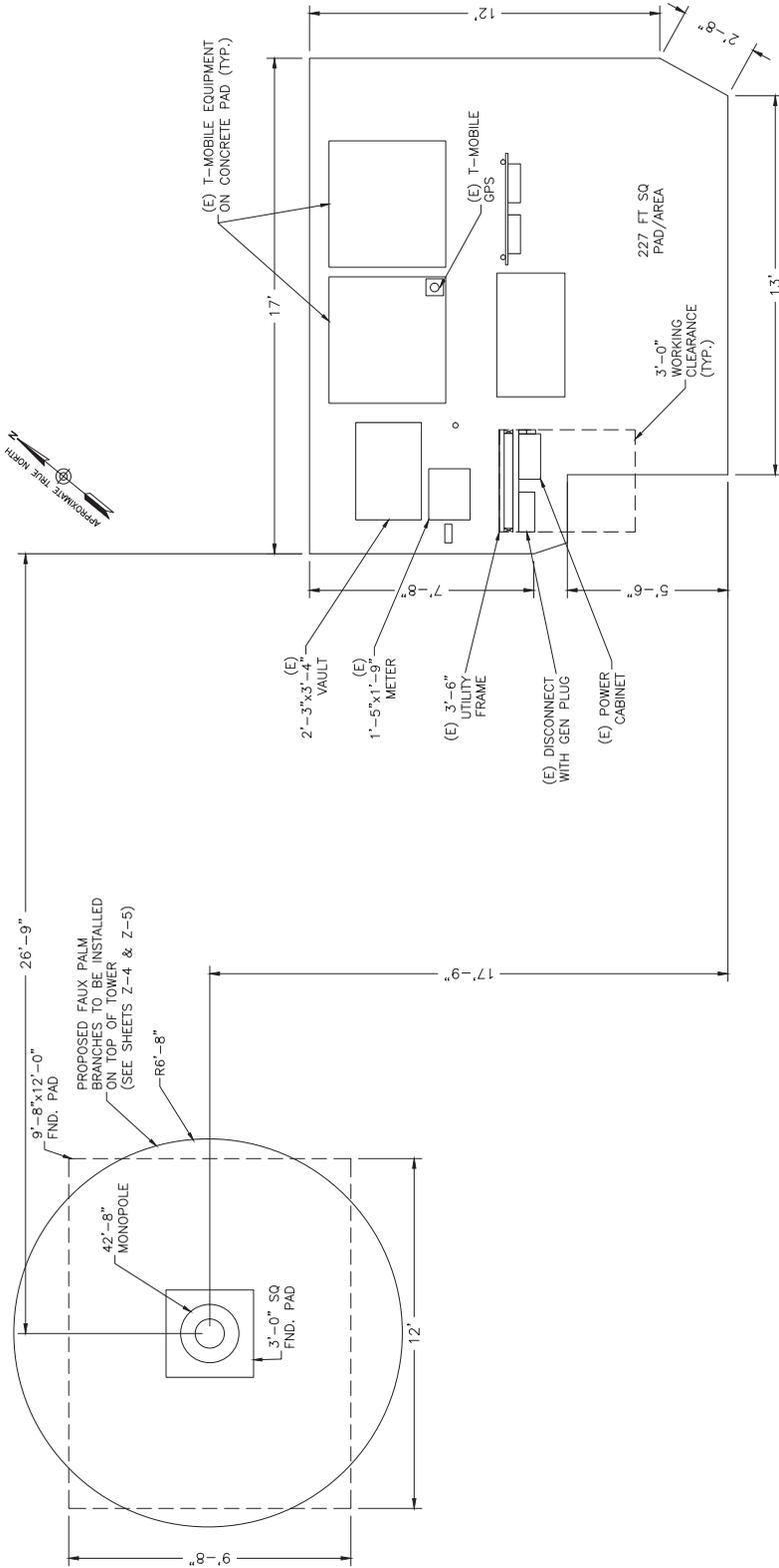
STATE OF CALIFORNIA
CALIFORNIA P.E. LICENSE E20143
E. J. WILLIAMS
IT IS A VIOLATION OF THE PROFESSIONAL ENGINEERING ACT TO REPRODUCE OR TRANSMIT THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

DRAWN BY: JSR
REVIEWED BY: MSM
CHECKED BY: JG
PROJECT NUMBER: 50092941
SITE ADDRESS:

13002 HIGHWAY 8 BUSINESS
EL CAJON, CA 92021

SHEET TITLE
PROPOSED
EQUIPMENT LAYOUT
SHEET NUMBER

Z-3



SCALE OF WORKS:
* COVER EXISTING STRUCTURE AND EQUIPMENT TO BLEND IN WITH SURROUNDING AREA

PROPOSED EQUIPMENT LAYOUT
SCALE: 1/2"=1' FOR 11'x17'
1/2"=1' FOR 22'x34'
0' 1' 2' 4'

1



CC BUN: 827539

CC SITE NAME:
SODAS HELIX WATER DISTRICT

LATITUDE: N 32°49'34.71"
LONGITUDE: W -118°54'52.82"

REV	DATE	ISSUED FOR
A	01/31/18	REVIEW
0	03/27/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	06/20/18	SUBMITTAL
3	08/08/18	SUBMITTAL



Dewberry Engineers Inc.
1018 BRENDS ROAD
AT LAUREL, NJ 08054
PHONE: 609.782.0370



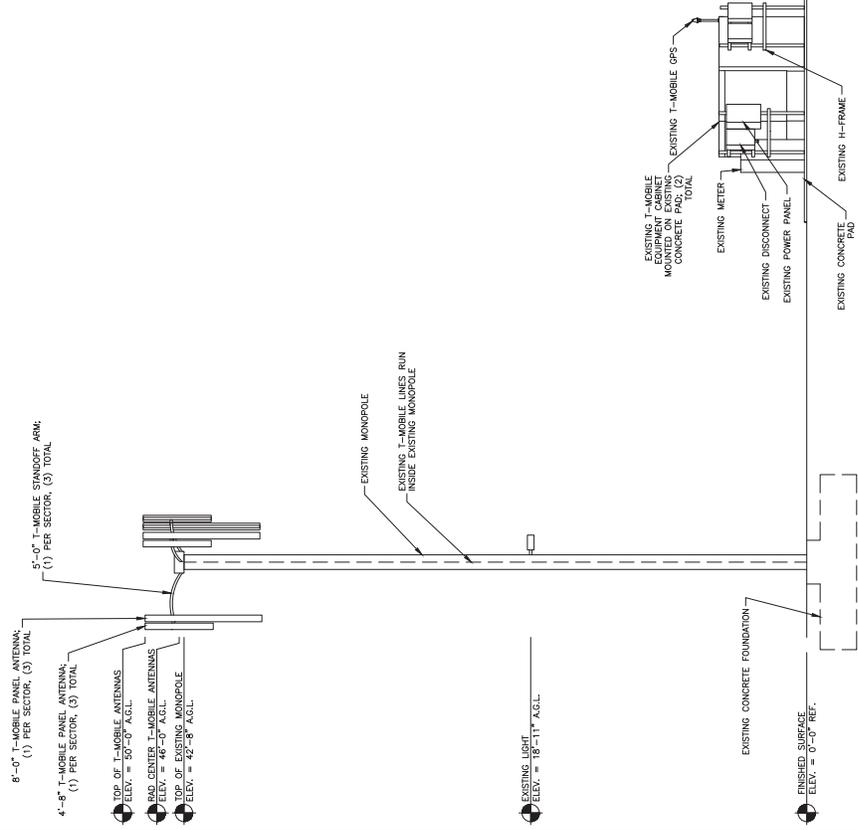
JOSE ESCOBEDO
CALIFORNIA P.E. LICENSE E20143
IT IS A VIOLATION OF THE PROFESSIONAL ENGINEERING ACT AND THE PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT

DRAWN BY: JSR
REVIEWED BY: MSM
CHECKED BY: JG
PROJECT NUMBER: 50092941
SITE ADDRESS:

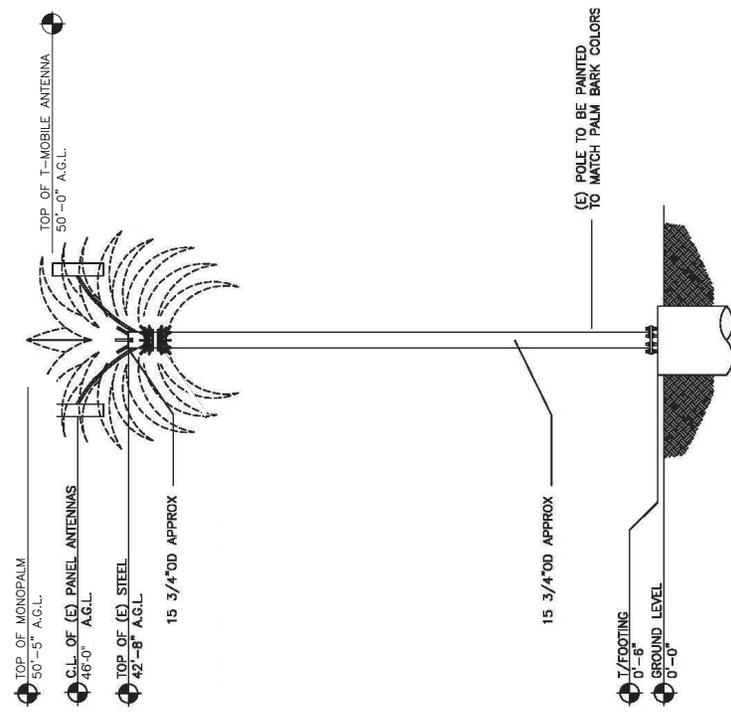
13002 HIGHWAY 8 BUSINESS
EL CAJON, CA 92021

SHEET TITLE: ELEVATIONS
SHEET 1
SHEET NUMBER: Z-5

SCOPE OF WORK:
COVER EXISTING STRUCTURE AND APPEARANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA



EXISTING NORTH ELEVATION
SCALE: 1/8"=1' FOR 11'x17"
1/4"=1' FOR 22'x34"
0' 3' 4' 8' 12'



PROPOSED NORTH ELEVATION
SCALE: 3/32"=1' FOR 11'x17"
3/16"=1' FOR 22'x34"
0' 4' 8' 12'

NOTE:
1. FOR DETAILS FOR MOUNTING FAUX BRANCHES TO POLE, SEE DRAWINGS BY SOI, "HELIX WATER #27539", DATED 18 JAN. 16.



CC BUN: 827539

CC SITE NAME:
SOSHEHEX WATER DISTRICT

LATITUDE: N 32°49'34.71"
LONGITUDE: W 118°54'52.82"

REV	DATE	ISSUED FOR
A	01/31/18	REVIEW
0	03/27/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	06/20/18	SUBMITTAL
3	08/08/18	SUBMITTAL

Dewberry
Dewberry Engineers Inc.
105 BRENDA ROAD
MT LAJOLE, CA 92054
PHONE 657.763.0700



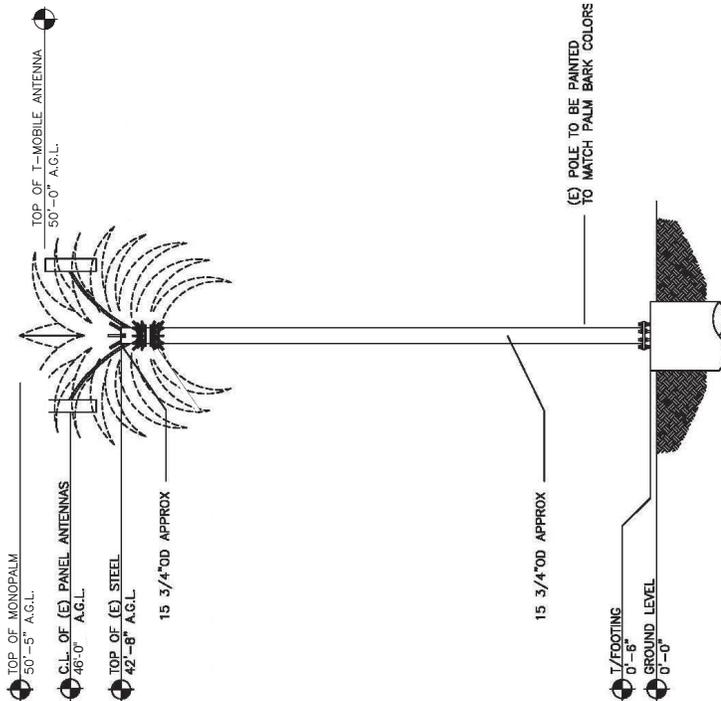
DRAWN BY: JSR
REVIEWED BY: MSM
CHECKED BY: JG
PROJECT NUMBER: 50092941
SITE ADDRESS:
13002 HIGHWAY 8 BUSINESS
EL CAJON, CA 92021

SHEET TITLE
ELEVATIONS
SHEET 2

SHEET NUMBER

Z-6

BRANCHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT DRAWN TO SCALE.



PROPOSED EAST ELEVATION

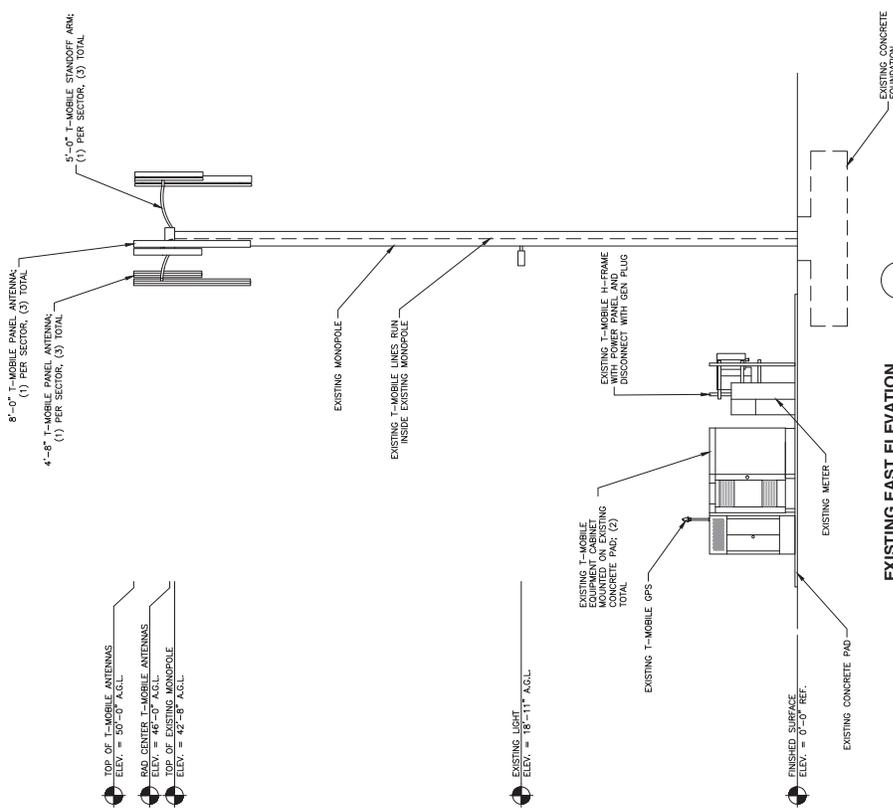
2

SCALE: 3/32"=1' FOR 11"x17"
3/16"=1' FOR 22"x34"



NOTE:
1. FOR DETAILS FOR MOUNTING FAUX BRANCHES TO POLE, SEE DRAWINGS BY SOI, "HELIX WATER PIPES", DATED 18 JAN. 16.

SCALE OF WORK:
COVER EXISTING STRUCTURE AND APPEARANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA



EXISTING EAST ELEVATION

1

SCALE: 1/8"=1' FOR 11"x17"
1/4"=1' FOR 22"x34"





200 SPECTRUM CENTER DRIVE
SUITE 1, 900
IRVINE, CA 92618

CC BUN: 827539

CC SITE NAME:
SOKASHEIX WATER DISTRICT

LATITUDE: N 32°49'34.71"
LONGITUDE: W -118°54'52.82"

REV	DATE	ISSUED FOR
A	01/31/18	REVIEW
0	03/27/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	06/20/18	SUBMITTAL
3	08/08/18	SUBMITTAL



Dewberry Engineers Inc.
1018 BRASS ROAD
ATLANTA, GA 30354
PHONE: 678.763.0070

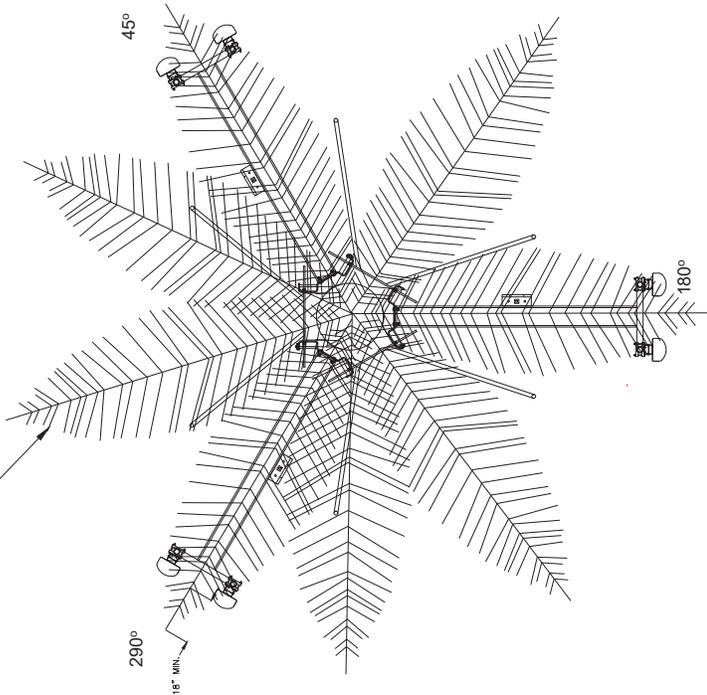


DRAWN BY:	JSR
REVIEWED BY:	MSM
CHECKED BY:	JG
PROJECT NUMBER:	50092941
SITE ADDRESS:	

13002 HIGHWAY 8 BUSINESS
EL CAJON, CA 92021

SHEET TITLE	ANTENNA LAYOUT
SHEET NUMBER	Z-4

APPROXIMATE OUTLINE
OF PROPOSED FAUX
EUCALYPTUS BRANCHES



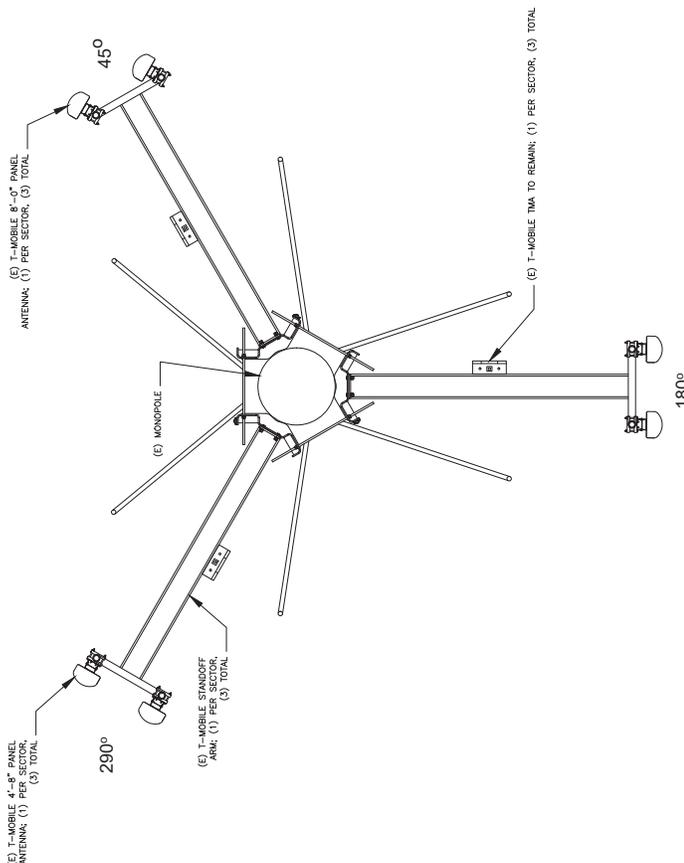
PROPOSED ANTENNA PLAN

SCALE: N.T.S.

2

SCALE OF WORK:

- COVER EXISTING STRUCTURE AND ANTENNAS TO BLEND IN WITH SURROUNDING AREA



EXISTING ANTENNA PLAN

SCALE: N.T.S.

1

NOTE:

- THE BRANCHES SHALL EXTEND A MINIMUM OF 18" PAST THE PANEL ANTENNAS.



CC BUN: 827539

CC SITE NAME:
SOMERS HELIX WATER DISTRICT

LATITUDE: N 32°49'34.71"
LONGITUDE: W -118°54'52.82"

REV	DATE	ISSUED FOR
A	01/31/18	REVIEW
0	03/27/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	06/20/18	SUBMITTAL
3	08/08/18	SUBMITTAL



Dewberry Engineers Inc.
1018 BRACERS ROAD
AT LAUREL, NJ 08054
PHONE: 609.782.0370



SE: JOSE ESCOBEDO
CALIFORNIA P.E. LICENSE E20143
IT IS A VIOLATION OF THE PROFESSIONAL ENGINEERING ACT AND THE PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT

DRAWN BY: JSR
REVIEWED BY: MSM
CHECKED BY: JG
PROJECT NUMBER: 50092941
SITE ADDRESS:

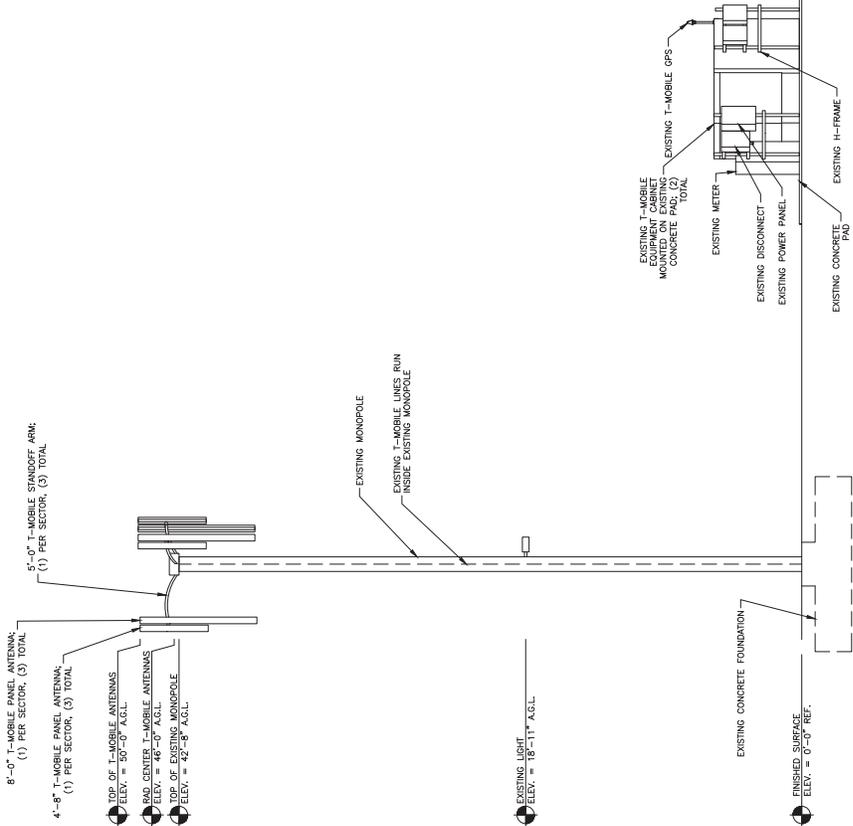
13002 HIGHWAY 8 BUSINESS
EL CAJON, CA 92021

SHEET TITLE
ELEVATIONS
SHEET 1

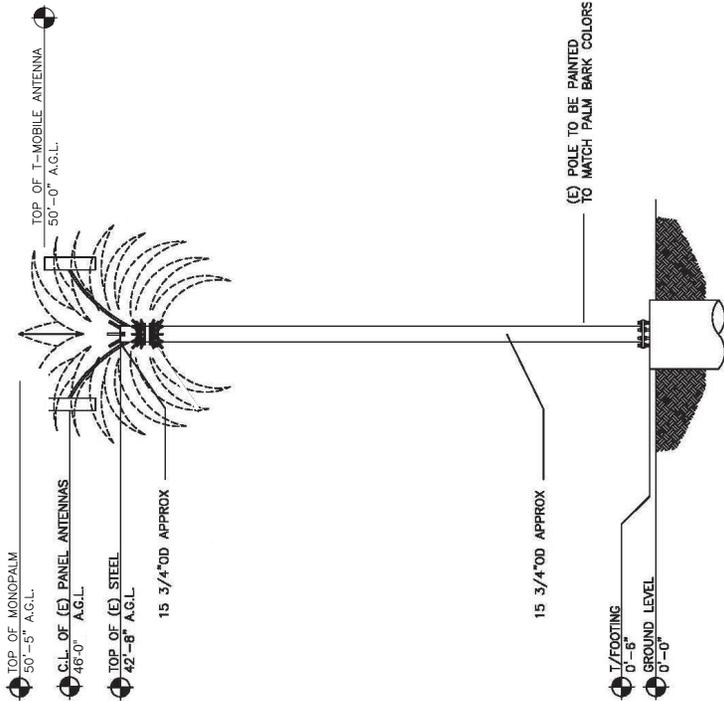
SHEET NUMBER

Z-5

SCOPE OF WORK:
COVER EXISTING STRUCTURE AND APPEARANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA



EXISTING NORTH ELEVATION
SCALE: 1/8"=1' FOR 11'x17"
1/4"=1' FOR 22'x34"



PROPOSED NORTH ELEVATION
SCALE: 3/32"=1' FOR 11'x17"
3/16"=1' FOR 22'x34"



NOTE:
1. FOR DETAILS FOR MOUNTING FAUX BRANCHES TO POLE, SEE DRAWINGS BY SOI, "HELIX WATER #27359", DATED 18 JAN. 16.



CC BUN: 827539

CC SITE NAME:
SOSAS HELIX WATER DISTRICT

LATITUDE: N 32°49'34.71"
LONGITUDE: W 118°54'52.82"

REV	DATE	ISSUED FOR
A	01/31/18	REVIEW
0	03/27/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	06/20/18	SUBMITTAL
3	08/08/18	SUBMITTAL



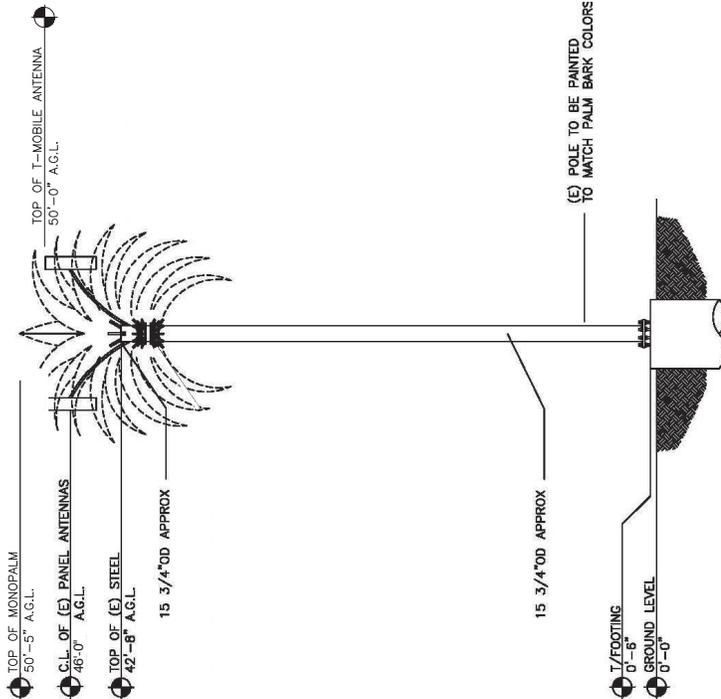
Dewberry Engineers Inc.
1018 PETERS ROAD
MT LAJOLLA, NJ 08054
PHONE: 609.762.0570



DRAWN BY: JSR
REVIEWED BY: MSM
CHECKED BY: JG
PROJECT NUMBER: 50092941
SITE ADDRESS:
13002 HIGHWAY 8 BUSINESS
EL CAJON, CA 92021

SHEET TITLE: ELEVATIONS SHEET 2
SHEET NUMBER: Z-6

BRANCHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT DRAWN TO SCALE.

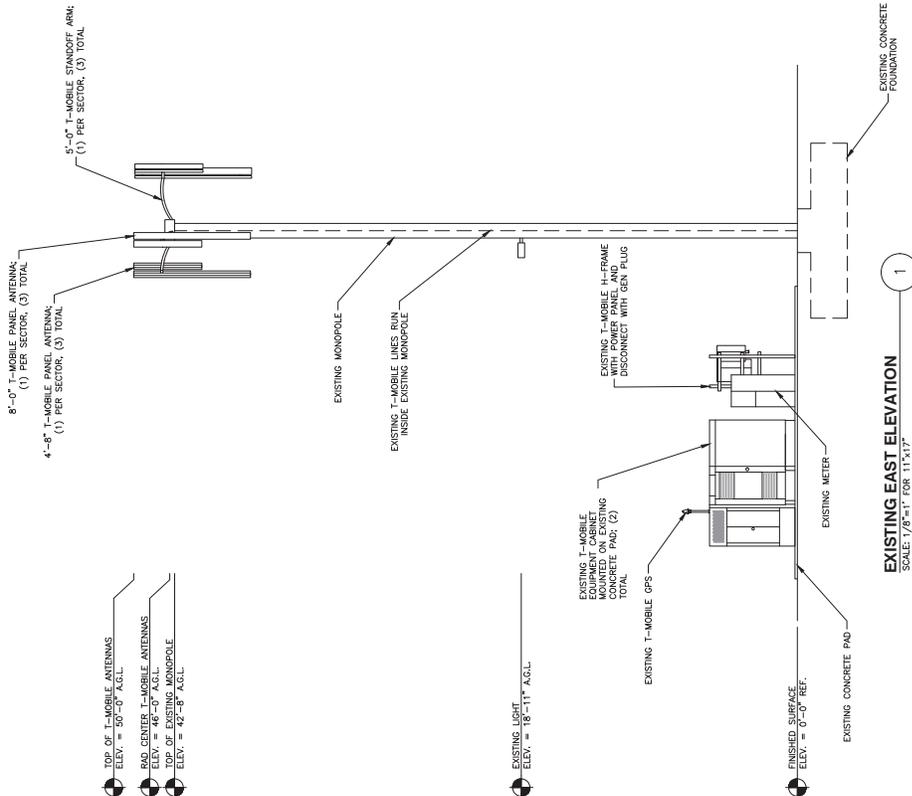


PROPOSED EAST ELEVATION
SCALE: 3/32"=1' FOR 11"x17"
3/16"=1' FOR 22"x34"



NOTE:
1. FOR DETAILS FOR MOUNTING FAUX BRANCHES TO POLE, SEE DRAWINGS BY SOI, "HELIX WATER DISTRICT", DATED 18 JAN. 18.

SCOPE OF WORK:
COVER EXISTING STRUCTURE AND APPEARANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA



EXISTING EAST ELEVATION
SCALE: 1/8"=1' FOR 11"x17"
1/4"=1' FOR 22"x34"





PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE. ANY USE OR DISCLOSURE OTHER THAN AS INTENDED IS STRICTLY PROHIBITED.

SITE NAME
 HELIX WATER DISTRICT

BLN.
 827539

SITE ADDRESS
 1300Z HIGHWAY 8 BUSINESS
 EL CAJON, CA 92021
 SAN DIEGO COUNTY

2 - 22

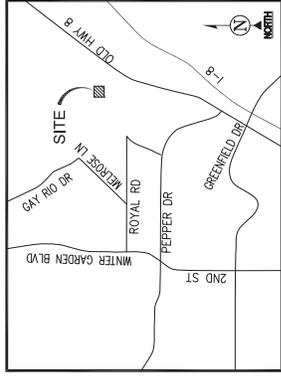


ambit consulting
 428 MAIN STREET SUITE 206
 HUNTINGTON BEACH, CALIFORNIA 92648
 PH. (660) 699-4072

REV.	DATE	DESCRIPTION	BY
0	04/01/18	SUBMITTAL	CK
1	08/01/18	COMMENTS (C)	MF

SHEET TITLE
 PLOT
 PLAN

SHEET NO.
 LS-1



VICINITY MAP
 N.T.S.

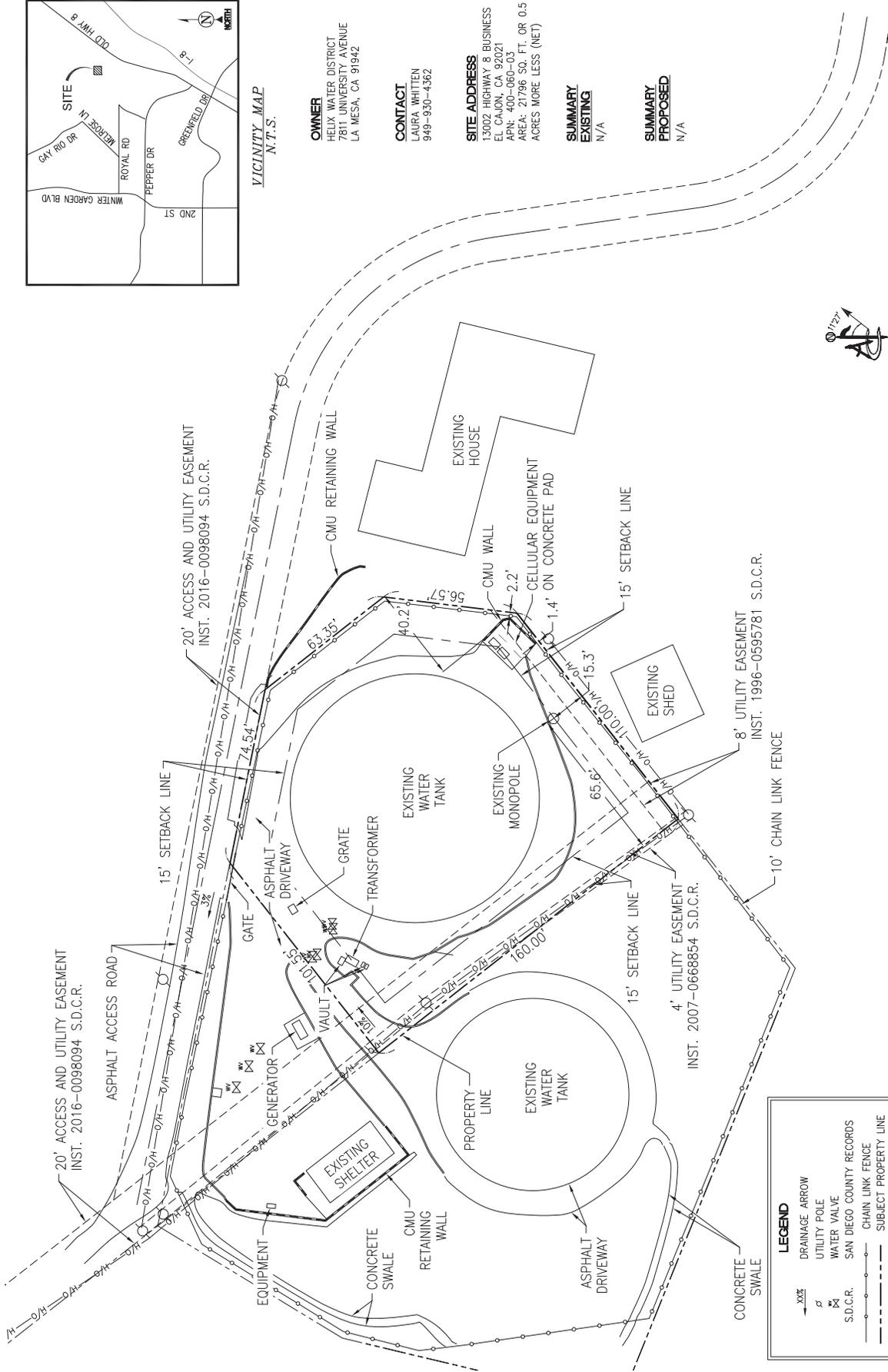
OWNER
 HELIX WATER DISTRICT
 7811 UNIVERSITY AVENUE
 LA MESA, CA 91942

CONTACT
 LAURA WHITTEN
 949-930-4362

SITE ADDRESS
 1300Z HIGHWAY 8 BUSINESS
 EL CAJON, CA 92021
 A/R: 400-380-03
 AREA: 21796 SQ. FT. OR 0.5
 ACRES MORE LESS (NET)

SUMMARY
EXISTING
 N/A

SUMMARY
PROPOSED
 N/A



LEGEND

	DRAINAGE ARROW
	UTILITY POLE
	WATER VALVE
	SAN DIEGO COUNTY RECORDS
	CHAIN LINK FENCE
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE
	EASEMENT
	OVERHEAD LINE

CONSULTANT



SOLAR COMMUNICATIONS INTERNATIONAL, INC.
8885 RIO SAN DIEGO DR.
Suite 307, San Diego, CA 92108
Tel: (619) 249-7001 Fax: (619) 248-9740

COMMENTS: THIS DRAWING IS THE PROPERTY OF SCI. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF SCI IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CLIENT _____

PROJECT
50'-8" R/TRANSPARENT MONOPALM

LOCATION
HELIX WATER
#827539
13002 HWY 8 BUSINESS,
EL CAJON, CA 92021
SAN DIEGO COUNTY

ISSUED FOR
PRODUCTION

DW'N BY: **DN**
LEM LEM 18JANTS

REV.	CHANGES	DATE
23		

ENGINEER SEAL _____

SHEET TITLE
ELEVATION VIEW & EPA VALUES

WSC PROJECT NUMBER _____

DRAWING NUMBER _____

PAGE NUMBER
RF-1

JOB NO.: U11085-760-161



PROJECT: Helix Water District

Monopalm Layout

Palm Fronds:

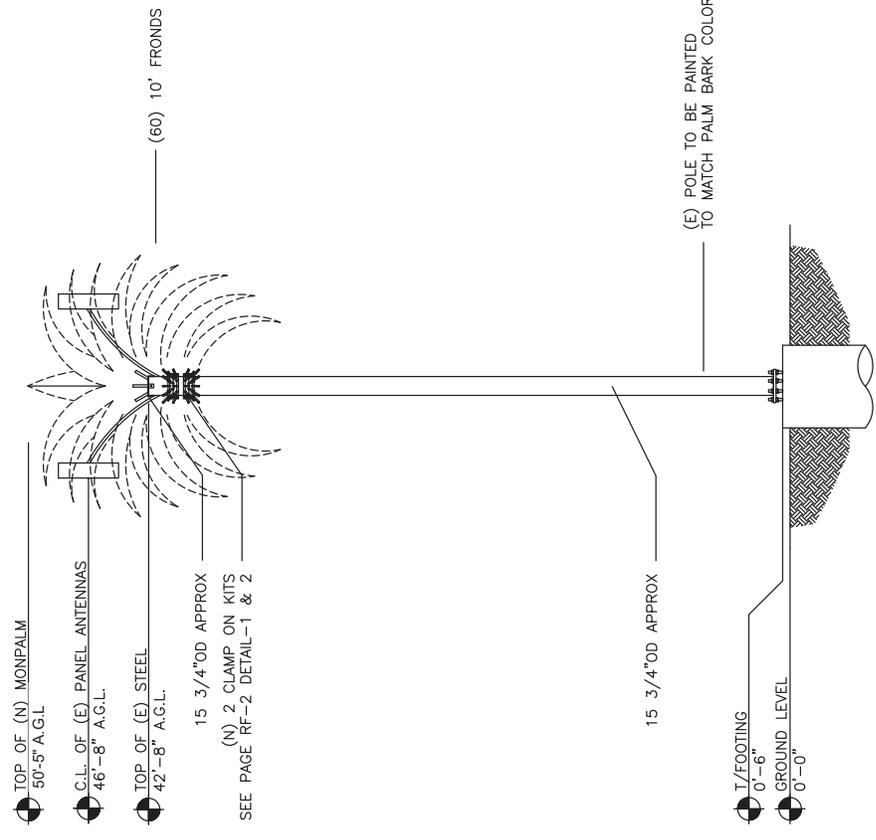
Length (ft)	Type	Date	Elevation		Front Wt. (lbs)	Wind Area (ft ²)
			Start (ft)	Stop (ft)		
10			42.67	42.67	480	87

SCALE: NONE

1 NEW BRANCH LAYOUT EPA VALUES

SCALE: NONE

(N) EUCALIPTUS STRUCTURAL ELEVATION VIEW



TOP OF (N) MONPALM
50'-5" A.G.L.

C.L. OF (E) PANEL ANTENNAS
46'-8" A.G.L.

TOP OF (E) STEEL
42'-8" A.G.L.

15 3/4"OD APPROX
(N) 2 CLAMP ON KITS
SEE PAGE RF-2 DETAIL-1 & 2

(60) 10' FRONDS

15 3/4"OD APPROX

(E) POLE TO BE PAINTED
TO MATCH PALM BARK COLORS

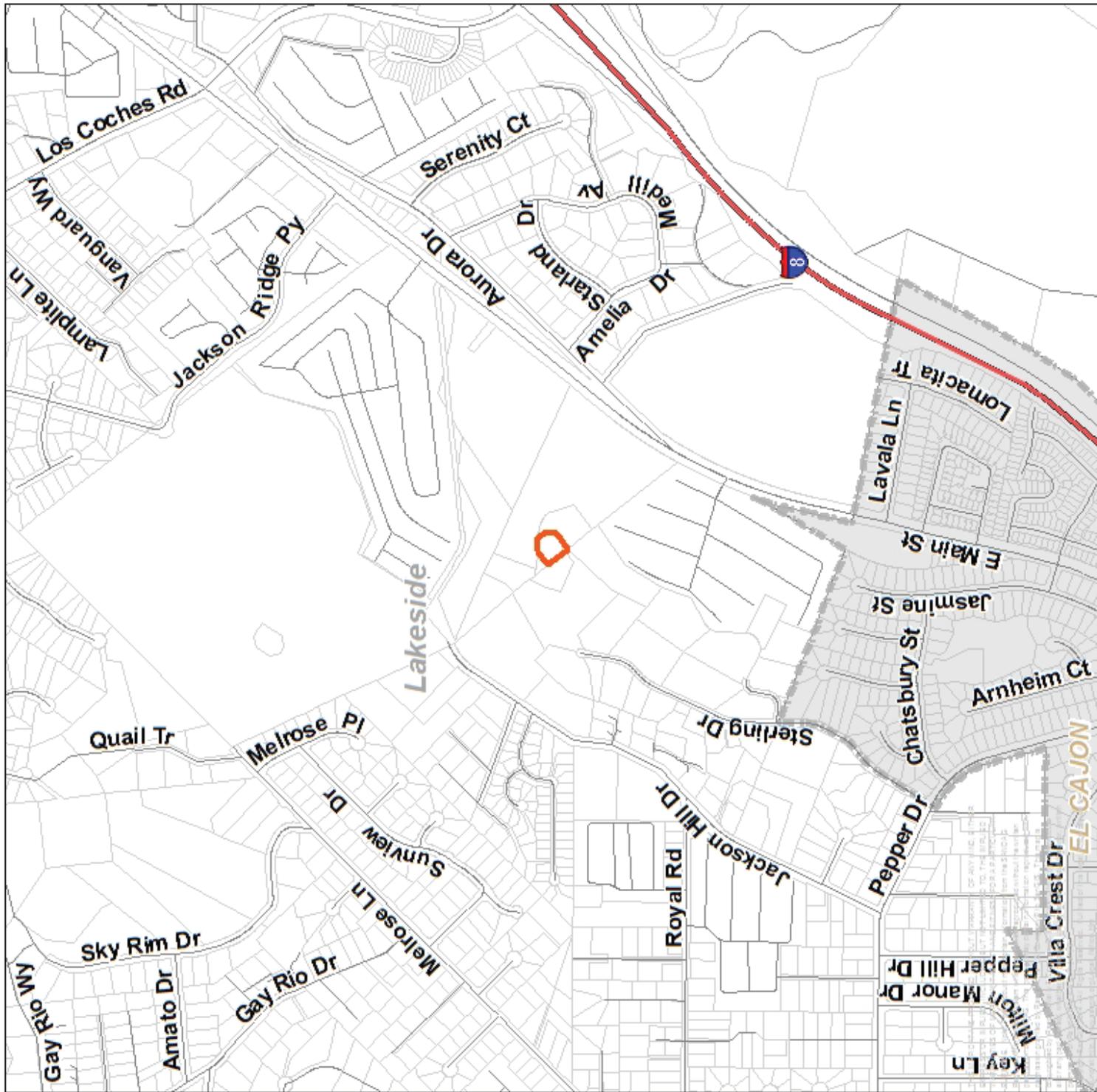
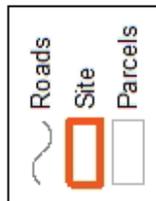
T./FOOTING
0'-6"

GROUND LEVEL
0'-0"

SD045 Helix Water District

Vicinity Map

Lakeside
Community Plan Area

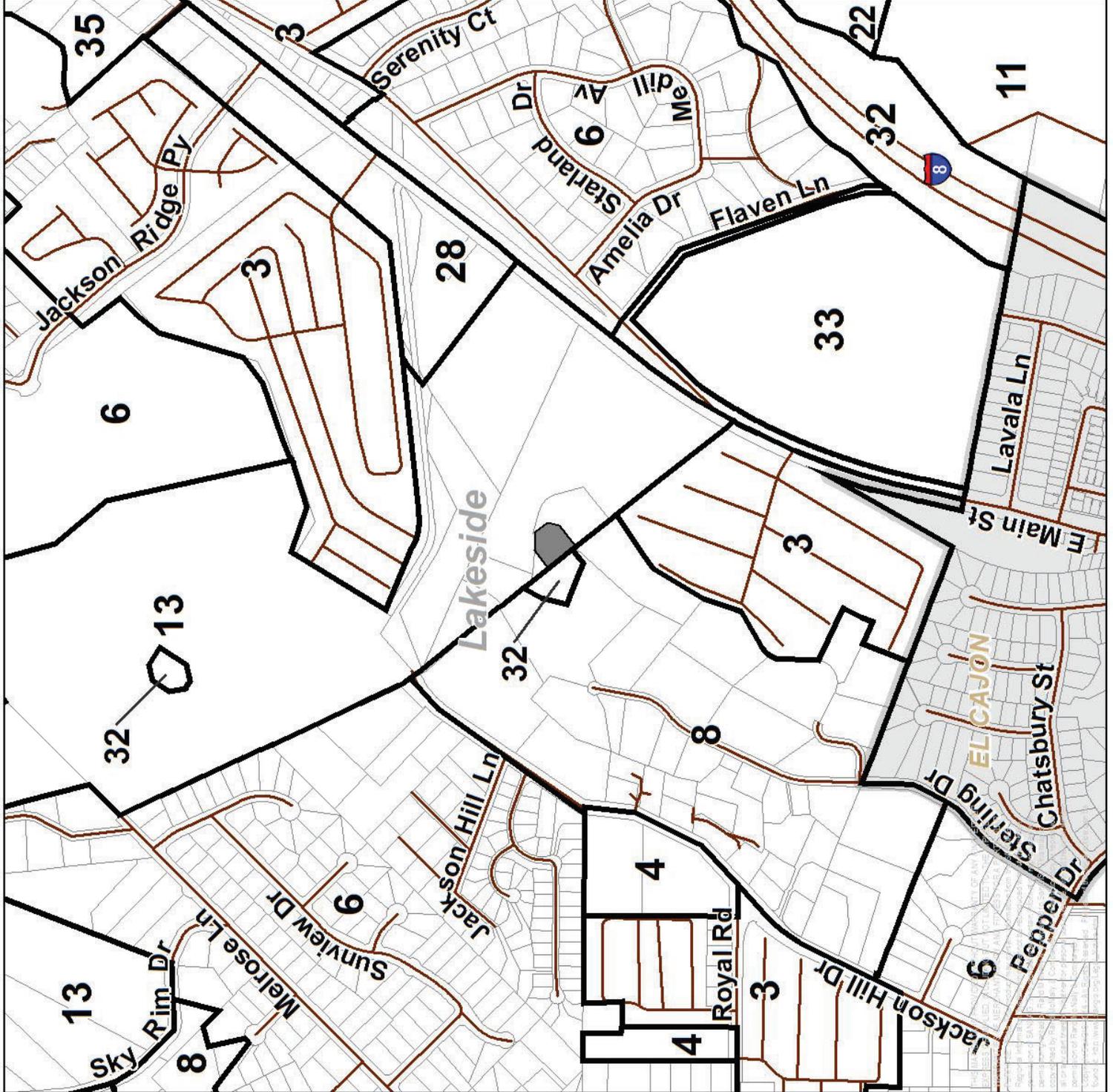
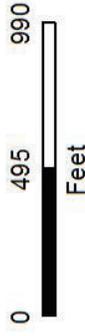


SD045 Helix Water District

General Plan

Lakeside
Community Plan Area

- (3) Village Residential (VR-15)
- (4) Village Residential (VR-10.9)
- (6) Village Residential (VR-4.3)
- (8) Village Residential (VR-2)
- (11) Semi-Rural Residential (SR-2)
- (13) Semi-Rural Residential (SR-4)
- (22) Specific Plan Area
- (28) Limited Impact Industrial
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands
- (35) Medium Impact Industrial
- (37) Open Space (Conservation)



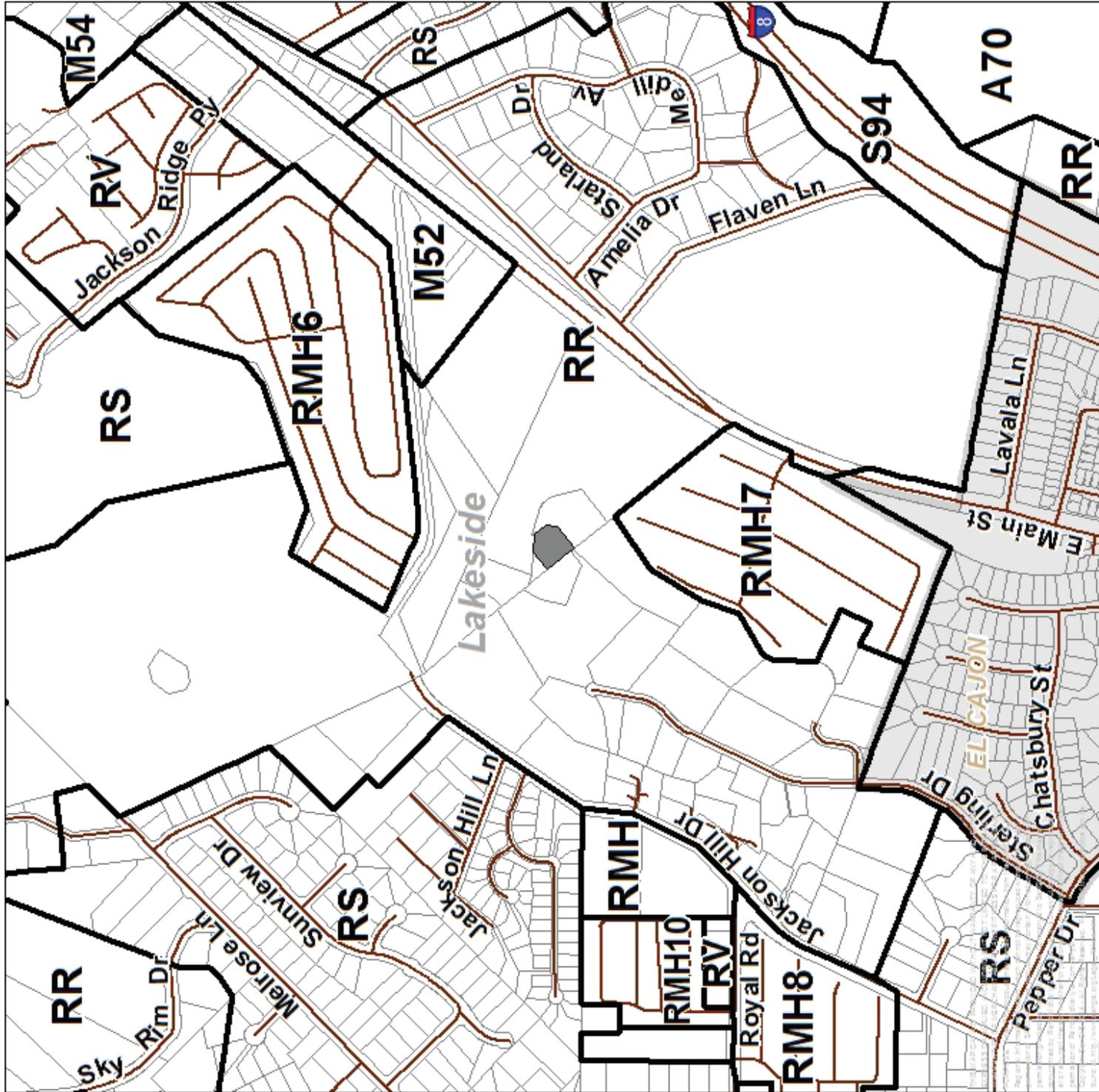
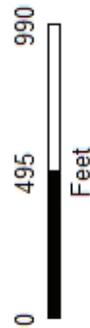
SD045 Helix Water District

Zoning

Lakeside
Community Plan Area

- A70 - Limited Agricultural
- M52 - Limited Impact Industrial
- M54 - General Impact Industrial
- RMH - Mobilehome Residential
- RMH10 - Mobilehome Residential
- RMH6 - Mobilehome Residential
- RMH7 - Mobilehome Residential
- RMH8 - Mobilehome Residential
- RR - Rural Residential
- RS - Single Family Residential
- RV - Variable Family Residential
- S80 - Open Space
- S94 - Transportation/Utility Corridor

Legend:
 Roads: Brown wavy line
 Site: Grey shaded area
 Parcels: Thin black outline
 Zoning: Thick black outline



SD045 Helix Water District

Lakeside Community Plan Area



Feet

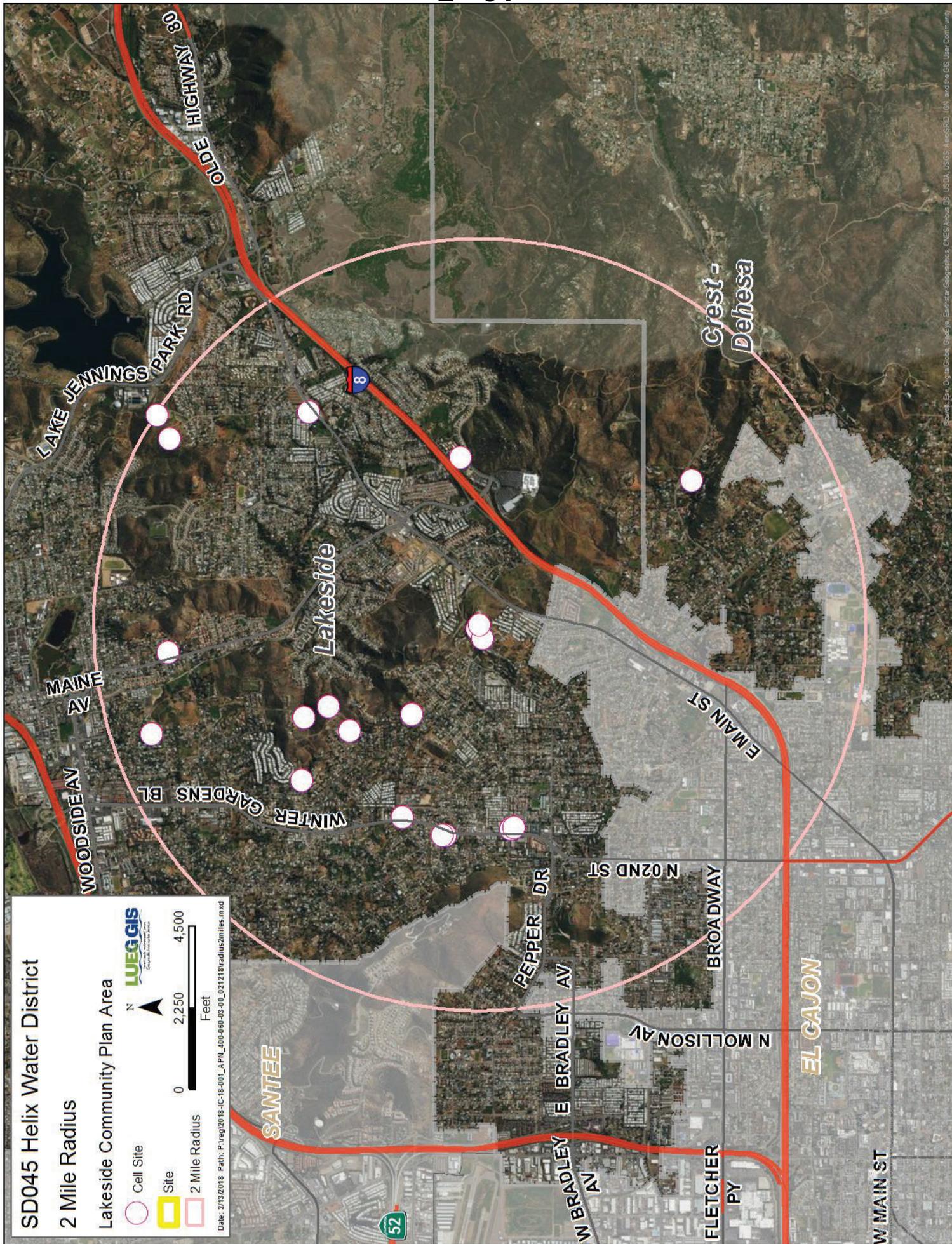
Date: 2/13/2018 Path: P:\neg\2018\IC-18-001_A_PU_400-060-03-00_021218\photo_lq.mxd



Lakeside

THIS DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ACCURACY, COMPLETENESS, OR FITNESS FOR ANY PURPOSE. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS DATA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMISSIONS FROM THE APPROPRIATE AGENCIES FOR ANY REPRODUCTION, DISTRIBUTION, OR PUBLIC DISPLAY OF THIS DATA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMISSIONS FROM THE APPROPRIATE AGENCIES FOR ANY REPRODUCTION, DISTRIBUTION, OR PUBLIC DISPLAY OF THIS DATA.





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Attachment B – Form of Decision
Approving PDS2018-ZAP-96-035W1**



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes • (858) 565-5920 Building Services
www.SDCPDS.org

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

August 27, 2020

MINOR USE PERMIT MODIFICATION PDS2018-ZAP-96-035W1 FORM OF DECISION

PERMITEE: ~~PACIFIC BELL MOBILE SERVICES~~ CROWN CASTLE
MINOR USE PERMIT: PDS2018-ZAP-96-035W1
PROPERTY: 13002 HIGHWAY 8 BUSINESS, LAKESIDE COMMUNITY PLAN AREA
APN(s): 400-060-03, -26; 400-050-57.

DECISION OF THE ZONING ADMINISTRATOR

To GRANT, in substantial conformance with the replacement plot plan dated September 25, 1996, consisting of 3 sheets and approved concurrently herewith, a Minor Use Permit to authorize the construction, operation and maintenance of a wireless communication antenna facility. The minor impact utility will consist of 1 monopole support structure, 6 panel antennas, and 2 base transceiver stations. Total height of structure will 50 feet 5 inches. The facility will be located adjacent to an existing Helix Water District storage reservoir.

This Minor Use Permit Modification for an unmanned wireless telecommunication facility consists of thirteen (13) sheets including plot plan and elevations dated November 14, 2018. This permit authorizes the construction, operation and maintenance of a 50-foot, 5-inch faux monopalm wireless telecommunications facility and associated equipment pursuant to Section 6985, 6986, and 7358 of the Zoning Ordinance.

Pursuant to Sections 6985 and 6991 of the Wireless Ordinance, the existing monopole is considered a "high visibility" facility and therefore, is subject to the amortization schedule of the Wireless Ordinance (Zoning Ordinance Section 6985), adopted in 2003. The proposed changes to the monopole into a faux monopalm would be in harmony with the surrounding area. In accordance with the Zoning Ordinance, the facility shall have a maximum term of 15 years and be permitted through August 27, 2035 or at a later date as determined by the Director. This may be extended for an additional period of time by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

MINOR USE PERMIT EXPIRATION: This Minor Use Permit shall expire on August 27, 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.

.....
SPECIFIC CONDITIONS: Compliance with the following Specific Conditions shall be established before the property can be used in reliance upon this Major Use Permit. Where

specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

CONDITIONS FOR ZAP 96-035:

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

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

- A. Prior to obtaining any building or other permit pursuant to this Minor Use Permit, and prior to commencement of construction or use of the property in reliance on this Minor Use Permit, the applicant shall:
 - 1. Payoff all deficit accounts associated with processing this application to the satisfaction of the Department Director of Planning and Land Use and the Department of Public Works. **[SATISFIED]**

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

- B. The parking areas and driveways shall be well maintained.
- C. All landscaping shall be adequately watered and well maintained at all times. Dead plants and malfunctioning irrigation systems shall be promptly replaced.
- ~~D. This Minor Use Permit shall expire on October 4, 1997; at 4:00 p.m. unless construction or use in reliance on, this Minor Use Permit has commenced prior to said expiration date.~~
- ~~E. This Minor Use Permit shall expire on October 4, 1997; at 4:00 p.m. unless construction or use in reliance on, this Minor Use Permit has commenced prior to said expiration date.~~

CONDITIONS FOR PDS2018-ZAP-96-035W¹:

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 4/17/2018 to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

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

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

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

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

7. **HAZ#1–HEALTH AND SAFETY PLAN**

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

8. ROADS#1–SIGHT DISTANCE

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

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____ feet of unobstructed intersectional sight distance in the both directions from the project access driveway along **Old Highway Business 8** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to occupancy of the first structure built in association with this permit, or use of the premises in reliance of this permit, and annually after that until the project is completely built, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications for compliance with this condition.

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

9. PLN#4–SITE CONFORMANCE: [PDS, PCO] [OG] [DPR, TC, PPI]

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

equipment would require either Modification or Deviation of the permit). **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

10. PLN#6–SITE CONFORMANCE (WIRELESS): [PDS, PCO] [OG].

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

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations dated 4/17/2018. 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.

11. **ROADS#2-PRIVATE ROAD MAINTENANCE**

INTENT: In order to ensure that the on- and off-site private easement roads, are maintained and repaired if damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on- and off-site private easement roads that serve the Project. During the term of the permit, the owner(s) of the private road easement(s) shall share proportionately to the use made of the easement(s) that serve the Project, pursuant to California Civil Code Section 845. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

12. **ROADS#3-SIGHT DISTANCE**

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance per County Standards in both directions along **Old Highway Business 8** from the project access opening for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

.....
FINDINGS FOR ZAP 96-054

ORIGINAL MINOR USE PERMIT FINDINGS

FINDINGS:

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

1. Harmony in scale, bulk, coverage and density

The site is a prominent hill top developed with two large water storage reservoirs. Each reservoir is 35 feet in height. Surrounding uses include Interstate 8, vacant land, and residential development. The proposed antenna facility will not increase the site density. The antenna facility will occupy approximately 100 square feet of area.

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

All support services and utilities are available and will be provided concurrent with need.

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

The neighborhood is characterized by vacant-land Olde Highway 80, and residential development with parcel sizes ranging from 80 acres to .5 acres. Adjacent residential uses include single family residences and mobile home estates (Rancho Valle Mobile Home Estates and the Terrace View Mobile Home Estates). The proposed antenna facility located adjacent to existing water storage reservoirs will not have a harmful effect upon the neighborhood. character. The monopole structure will be screened from adjacent uses by existing mature vegetation.

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

The site is accessed by a private easement. The surrounding streets are privately maintained. East Main Street is a public highway improved to full standards. The antenna facility, 'once operational, will generate 2 monthly maintenance visits and is not considered a significant traffic generator.

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

The site offers a panoramic overview of the Interstate 8 corridor and is developed with two large water storage reservoirs. Project implementation will not require significant site alteration., The site does not contain areas of steep slope or sensitive habitat..

- 6. Any other relevant impact of the proposed use

None.

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

The project site is within the (1) Residential Designation of the San Diego County General Plan. This Designation promotes residential uses as the principal and dominant use. Civic uses may be consistent with this Designation if the uses tend to support the local population. The proposed civic use type, a minor impact utility, will provide wireless communication service to the local population.

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

A Negative Declaration dated August 27, 1996, was prepared and advertised in accordance with the California Environmental Quality Act.

FINDINGS FOR PDS2018-ZAP-96-054W¹

MINOR USE PERMIT MODIFICATION FINDINGS

Pursuant to Section 7358 of the Zoning Ordinance, the following findings in support of the granting of the Minor Use Permit Modification 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

Harmony: The project is a Minor Use Permit Modification to allow the conversion, operation, and maintenance of an unmanned wireless telecommunication facility. The facility consists of a 50-foot, 5-inch tall faux monopalm tree and associated equipment. The project is located adjacent to two Helix Water District storage reservoirs. To blend in with the surrounding landscaping, the conversion of the existing monopole into a monopalm tree is proposed. Due to topography, existing vegetation, camouflaging, screening, the facility will blend in to its surroundings and contribute to harmony in scale, bulk and coverage.

Scale and Bulk: The project area can be characterized as a utility site within a residential area. The proposed facility would be within the viewshed from surrounding properties to the south, east and west, however, the scale and bulk would be minimal due to other tall vertical elements such as the adjacent water storage reservoirs and existing vegetation, including other large palm trees and another nearby monopalm facility. The footprint of the lease area is approximately 200 square feet which is a small part of the Helix Water District parcel.

The photo simulations illustrate that the converted wireless telecommunication facility would be unobtrusive to the surrounding residential and roadway viewshed. The monopalm would look similar to surrounding landscape and another monopalm facility in the area, reducing the obtrusiveness of the existing structure.

The wireless telecommunication facility is located approximately a half mile from a scenic corridor, Interstate 8, separated by residences, vacant land, and sloping topography. The faux monopalm tree is designed to fit in with the residential community character of the area, and the conversion from a monopole to a monopalm makes the existing site more unobtrusive. Hilly terrain, vegetation, and trees and facilities of similar height and type separates the proposed facility from nearby residences, helping minimize the scale and bulk of the proposed facility. Considering the distance between the proposed wireless facility and the nearest public roadways and residences, and the existing trees on the property, the design of the facility, the topography, and that the proposed facility would blend in with the

surrounding area; the project would be in harmony with surrounding land uses in terms of scale and bulk and would not result in a negative impact to the surrounding area.

Coverage:

The project would not result in coverage that is out of character with the surroundings. The subject property is approximately 1.02 acres and contains an existing residence and multiple storage shed structures as well as the existing 95 square foot lease area for the existing wireless telecommunication facility. The existing approximately 200 square foot lease area is a small percent of the lot and would not change the coverage of the property.

Density:

No residential structures are proposed. The project is a ZAP Modification for a wireless telecommunication facility and does not have a residential component subject to density.

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

The project is within the jurisdiction of the Lakeside Fire Protection District. The project is in compliance with all fire protection requirements. The project does not require sewer service. Utility services are existing and available on-site. Therefore, all required services are available for the project.

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

The project is an unmanned wireless telecommunication facility which would consist of a 50-foot, 5-inch tall faux monopalm tree with equipment. The conversion from a monopole to a monopalm helps the facility blend into the community, with nearby palms, another monopalm, and two large water storage reservoirs within a residential area.

The photosimulations show that the conversion of a monopole to a monopalm helps to obscure the structure and blend in with the community.

Considering the camouflaged faux tree design of the facility, the siting of the facility, as designed, would not cause an adverse aesthetic effect to the surrounding land uses or roadways. The location of the existing monopole is not changing. For the reasons stated above, the project would not have a harmful effect on the desirable neighborhood character.

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

The traffic generated from the project is expected to be one maintenance trip per month. Existing parking is available on the property. The use associated with this

ZAP Modification would be compatible with the existing nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and would be compatible with adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of surrounding streets.

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

The applicant proposes a modification to a Minor Use Permit for the conversion of an existing an unmanned wireless telecommunication facility monopole to a monopalm. The subject property is developed with access and utility services adequate to serve the proposed use. The conversion of the telecommunication facility would not require alteration to the land form. The project, as designed, would blend into the existing vegetation, and would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

No relevant impacts were 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 Regional Category Residential, Land Use Designation Semi-Rural Residential (SR-4). The project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project complies with General Plan Policy LU 15.1 – telecommunication facilities compatibility with setting because it would support the surrounding community, has been designed and sited to minimize visual impacts, would not result in adverse impacts to the natural environment and would be compatible with existing nearby development and community character. Lastly, the project complies with General Plan Policy COS 11.3 because the project has been designed to minimize visual impacts by camouflaging the facility so as not to impact the viewshed of neighboring uses or detract from the visual settings of nearby roads. Therefore, the project is consistent with the San Diego County General Plan.

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

Pursuant to CEQA Guidelines Section 15301, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, and mechanical equipment. It has been determined that the project

is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause a substantial change in the significance of historical resources and would not result in negative visual impacts to a scenic highway.

WIRELESS TELECOMMUNICATION FINDINGS

The location and zoning, as described in Section 6986.A and 6986.C of the Wireless Telecommunication Facilities Ordinance, has been determined to be preferable due to aesthetic and community character compatibility. The location, as described in Section 6986.C and 6991 of the Wireless Telecommunication Facilities Ordinance, has been determined to be compatible with aesthetic and community character since the existing facility would be designed as a faux monbroadleaf and sited to minimize visual impacts, and would be compatible with the existing development.

.....
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.

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 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, 6010 Hidden Valley Rd, Carlsbad, CA 92011-4219, (760) 431- 9440, <http://www.fws.gov/>.

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

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

PLANNING & DEVELOPMENT SERVICES
MARK WARDLAW, DIRECTOR

BY:

Eric Lardy, Zoning Administrator
Planning & Development Services

cc: Crown Castle, 2055 S. Sherman Drive, Chandler, AZ 85268
Tom Hanna, 32628 N. 24th Dr. Phoenix, AZ 85085

email cc:

Ed Sinsay, Team Leader, Land Development/Engineering, PDS
Denise Russell, Planning Manager, Project Planning, PDS
Bradley Sonnenburg, Project Manager, Project Planning, PDS

Attachment C – Environmental Documentation

2 - 49 NOTICE OF EXEMPTION

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

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

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

Project Name: SD045 Helix Water District Wireless Telecommunication Facility Major Use Permit; PDS2018-ZAP-96-035W1, PDS2018-ER-96-14-027A.

Project Location: 13002 Highway 8 Business, Lakeside Community Plan Area, San Diego County. APN: 400-060-03.

Project Applicant: Tom Hanna for Crown Castle, 5015 Shoreham Place, Suite 150, San Diego, CA 92122

Project Description: The project is a proposed modification to an existing wireless telecommunication facility from a monopole to a faux monopalm. No changes to existing equipment or location of facility.

Agency Approving Project: County of San Diego

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

Date Form Completed: August 27, 2020

This is to advise that the County of San Diego Zoning Administrator has approved the above described project on August 27, 2020 and found the project to be exempt from the CEQA under the following criteria:

- Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - Declared Emergency [C 21080(b)(3); G 15269(a)]
 - Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - Statutory Exemption. C Section:
 - Categorical Exemption. G Section: 15301
 - 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.
- Mitigation measures were were not made a condition of the approval of the project.
- A Mitigation reporting or monitoring plan was was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15301 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunications facility that involves the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

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

Signature: _____ Telephone: (858) 694-3640

Name (Print): Bradley Sonnenburg Title: Land Use/Environmental Planner

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

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

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

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

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

Steep Slopes:

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

Sensitive Habitats:

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

Significant Prehistoric and Historic Sites:

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

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

YES

NO

NOT APPLICABLE

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

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

YES

NO

NOT APPLICABLE

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

The project is a modification to an existing wireless facility. No new noise-producing equipment or operational uses are proposed as part of the project. The project would not create a change in the existing noise environment and is therefore in compliance with the County of San Diego Noise Ordinance Section(s) 36.404. The project would convert the existing monopole into a faux monopalm by adding branching and paint. No changes to ground-level equipment are proposed, and no new generator or changes to an existing generator are proposed. The project as designed demonstrates Noise Ordinance compliance and no noise mitigation is required.

**MULTIPLE SPECIES CONSERVATION PROGRAM
CONFORMANCE STATEMENT
SD045 HELIX WATER DISTRICT WIRELESS TELECOMMUNICATIONS
FACILITY MINOR USE PERMIT MODIFICATION
PDS2018-ZAP-96-035W1; APN 400-060-03**

Summary

The project proposes a wireless telecommunication facility. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

Statement of Fact

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

Conclusion

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

Attachment D – Environmental Findings

**SD045 HELIX WATER DISTRICT –
WIRELESS TELECOMMUNICATIONS FACILITY
MINOR USE PERMIT MODIFICATION
PDS2019-ZAP-96-035W1; PDS2018-ER-96-14-027A**

ENVIRONMENTAL FINDINGS

August 27, 2020

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).
4. Find that the project is consistent with the Multiple Species Conservation Plan (MSCP) and the County Subarea Plan and that the project is exempt from the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Conformance Statement dated August 27, 2020 on file with Planning & Development Services as Environmental Review Number PDS2018-ER-96-14-027A.

Attachment E – Public Documentation

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

*** Final Regular Meeting Minutes ***

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

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

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

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

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

Present: Seat 1, John Neumeister; Seat 2, Brian Sesko; Seat 3, Pending; Seat 4, Mike Anderson; Seat 5, Pending; Seat 6, Josef Kufa; Seat 7, Sarai Johnson; Seat 8, Nathan Thompson; Seat 9, Marty Barnard; Seat 10, Milt Cyphert; Seat 11, Thomas Martin; Seat 12, Steve Robak; Seat 13, Lisa Anderson; Seat 14, Julie Bugbee; Seat 15, Tiffany Maples.

Quorum reached with 13 present.

Public present: about 15 persons from the public were present.

2. PLEDGE OF ALLEGIANCE: led by Steve Robak.

3. MEETING MINUTES: for Wednesday, July 18, 2018, were approved as presented.

Motion: Steve Robak Second: John Neumeister

VOTE: Aye: 12 Nay: 0 Abstain: Brian Sesko Absent: 0

MEETING MINUTES: for Wednesday, August 1, 2018, were approved as presented.

Motion: Milton Cyphert Second: Lisa Anderson

VOTE: Aye: 11 Nay: 0 Abstain: Brian Sesko, Tom Martin Absent: 0

4. ANNOUNCEMENTS

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

B. Open Forum / Public Communication:

1. Jitka Parez, lives on Linden Road, our problem is still not solved. Would like to know where we stand because nothing has happened and last year we were on the CIP list. Read a letter from 2006, written by former director of public works, stating that drainage was installed in 1954. Linden road is a public road that is not maintained by the County.

2. Carrie Hernandez lives on Kelly Lane in El Cajon. Concerned about homeless encampments next to property in vacant lot. Called the Sheriff on many occasions and wondering when the property will be developed. Would like no trespassing signs and better fencing.

5. COUNTY PRESENTATIONS

A. None

6. PUBLIC HEARING / ACTION ITEMS

A. PDS2018-ZAP01-046W1 Cellular retrofit for a cell site at 12212 Coping Place, Lakeside.

Jim Kennedy representing the project on Coping Place. Asking for modification on existing permit. They would like to upgrade the site by removing the equipment on the home and installing a faux palm tree. Application includes a request for a height deviation, they would like to build at 64.5 ft.

No comments from the public.

Board comments: The board is concerned about the height being so far over the height limit of 35 feet.

ACTION: approve the project as presented.

Motion: Julie Bugbee Second: Steve Robak

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

B. PDS2018-ZAP-96-035W1 – Minor use permit request for a cell tower, 13002 Hwy 8 Bus.

Tom Hannah presented the project, representing Crown Castle, for the conversion of an AT&T site to T-Mobile. They are not changing the height or equipment, just beautifying the site.

No public comments.

No board discussion.

ACTION: approve the project as presented.

Motion: Steve Robak Second: Milton Cyphert

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

C. PDS2018-STP-98-031W1 – Development proposal for 9.49 acres in an industrial area – 15247/15229 Old Hwy 80, Lakeside. ACTION: Proponent did not show up, no action taken.

D. PDS2018-MUP77-141W2 – Proposed vineyard and special event use – 13010 Muth Valley Rd., Lakeside.

Matt Deal the project manager presented that they would like to plant more grape vines and have more event space. They would like to be able to stay open into the evenings. The site is 800 acres, 250 house lots that are typically one acre each, with 500 acres of biological open space. The winery is six acres, located across the street on Muth Valley Road, it opened two years ago.

Board comments: The board is supportive of the winery and appreciates the nice layout. The question came up regarding access and secondary fire egress. (There is a service road but it is not paved, it was installed for the sewer line. The project has a water tank and hydrants every 300 ft.)

Max occupancy. (Not sure, the occupancy would be set in the MUP process.) (They are open for tastings on Thurs-Sun. Usually have about 30-40 people. The building is about 3,000 sq. ft.) A board member questioned how many new parking spaces are planned and if it will be enough for the new occupancy. (There are a total of 53 off street parking spaces planned.)

No community comments.

ACTION: Approve project as presented.

Motion: Steve Robak Second: Tom Martin

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

E. PDS2018-TPM21267 – Proposal to subdivide a lot into 3 separate parcels – 9407 Los Coches Rd., Lakeside. Mike Cole from Landmark Engineering presented the project. It is an .88 acre lot, they are proposing a straightforward three way lot split. The owner recently lived in a 1948 adobe house on the lot next door. The site is located north of the Pecan Ranch subdivision.

No community comments.

Board comments: The board asked about the existing house on the lot.

ACTION: Approve the project as presented.

Motion: Nathan Thompson Second: Julie Bugbee

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

F. Commercial Development Site – 8445 Los Coches Rd, Lakeside
Presented at August meeting.

G. PDS20180STP-18-027 – Building 40,000 sqft 2 story building – 10140 Riverford Rd.,
ACTION: Proponent did not show up, no action taken.

7. GROUP BUSINESS

- A. Status of Vacancies - Scott Alevy and Liz Higgings to be approved September 11, 2018.
- B. Chair Updates - PLDO Project Priority List - over 2 M in funding.
- C. El Monte Sand Mining Draft EIR available for review.
- D. Cargo containers issue approved by the Design Review Board. Milton Cyphert moved to accept the findings of the Design Review Board, seconded by Julie Bugbee. All in favor (12), except Sarai Johnson who abstained.

8. SUBCOMMITTEE REPORTS

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

9. ADJOURNMENT: at 7:48pm by Chair, Brian Sesko

Note: The next regular meeting of the Lakeside Community Planning Group will be on Wednesday, October 3, 2018 at 6:30 p.m. at the Lakeside Community Center, 9841 Vine Street, Lakeside, CA 92040.

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

*** Visit our website for Agendas, Announcements & more at: LCPG.weebly.com ***

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

Public Disclosure: We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information: You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

LAKESIDE DESIGN REVIEW BOARD

Minutes of June 13, 2018

Members Present: Frank Hilliker, Janis Shackelford, Julie Bugbee, Steve Stockwell,
Duane Dubbs, Russ Rodvold
Member Excused: Brian Sesko,
Public Present: 8

1. F. Hilliker called the meeting to order at 6:00 PM.

2. **Open Forum:** None

3. **Approval of minutes:** D. Dubbs made a motion to approve the minutes of May 9, 2018, second by J. Bugbee. The vote was 6-Yes, 0-No, 0-Abstain.

4. **Administrative / Announcements:**

None

5. **Action Item:**

a. Minor deviation at 9606 Winter Gardens Blvd- withdrawn by applicant.

b. PDS2018-ZAP-96-035W1 Minor Use permit modification located at 13002 Highway 8 Business, El Cajon, 92021. Update existing telecommunications facility with minor aesthetic improvements. Existing cellular antenna being converted to a faux palm tree. D. Dubbs made a motion to recommend approval of the MUP modification, second by R. Rodvold. The vote was 6-Yes, 0-No, 0-Abstain.

c. Minor Deviation to a Major Use Permit at 9614 Winter Gardens Blvd. Changing signage on an existing McDonald's restaurant. Building is undergoing remodeling, previously seen in July 2016. However members noted that existing mature trees had been cut down. J. Shackelford made a motion to recommend denial of the Minor Deviation to the Major Use Permit for signage because mature trees on the site have been cut down. The LDRB wants to be assured the landscaping will be restored with the significant trees replaced. Motion seconded by R. Rodvold. The vote was 6-Yes, 0-No, 0-Abstain.

d. Site Plan Exemption for a used car lot located at 8461 Winter Gardens Blvd. Various questions exist for this site, none of which the applicant could answer. J. Shackelford made a motion to recommend denial of the Site Plan Exemption as presented, the following details must be answered:

1. Can a commercial business and a residential building share the same parcel?
2. What is the access to the residence at the rear of the parcel?
3. Provide a landscaping plan for the frontage and side areas as indicated on the plan.
4. What does the word "Demo" on the building refer to?
5. Parking lot/disabled spaces clarified.
6. Lighting plan.

Motion seconded by J. Bugbee. The vote was 6-Yes, 0-No, 0-Abstain.

LDRB 6-13-18

page 2

6. Presentation / Discussion:

a. New construction of a 3188 square foot commercial building with parking located at 11632 Riverside Drive. Site is C36, has existing residence on it.

Board discussed the project's plans, eliminate ADA parking backing out onto the street,

suggested changing the parking lay-out, need to have 15 ft front landscaping, need 5 ft landscaping on the parking lot perimeter, landscape plan, lighting plan, storm water plan.

Suggested look at the site plan application details at the back of the Guidelines and the County's Parking Design Manual.

7. The meeting was adjourned at 7:16 PM.

Submitted by,

Janis Shackelford, Secretary.

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



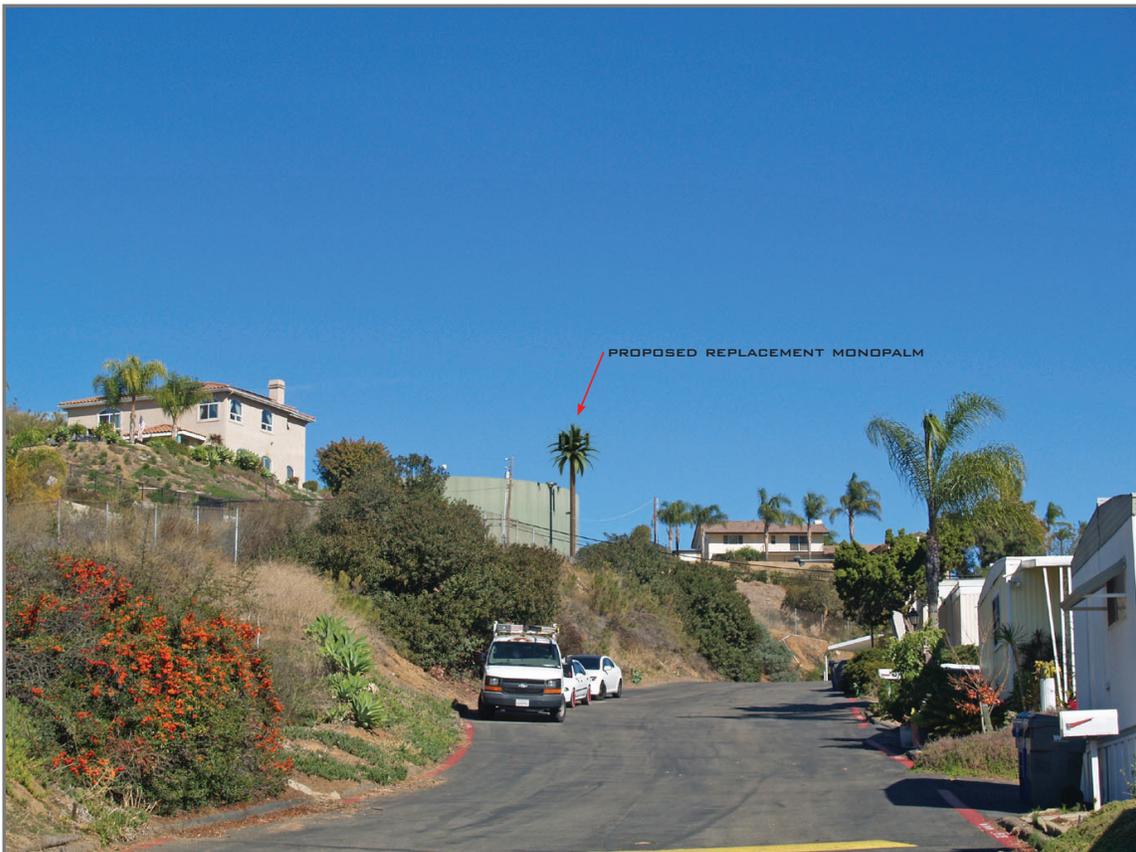
EXISTING



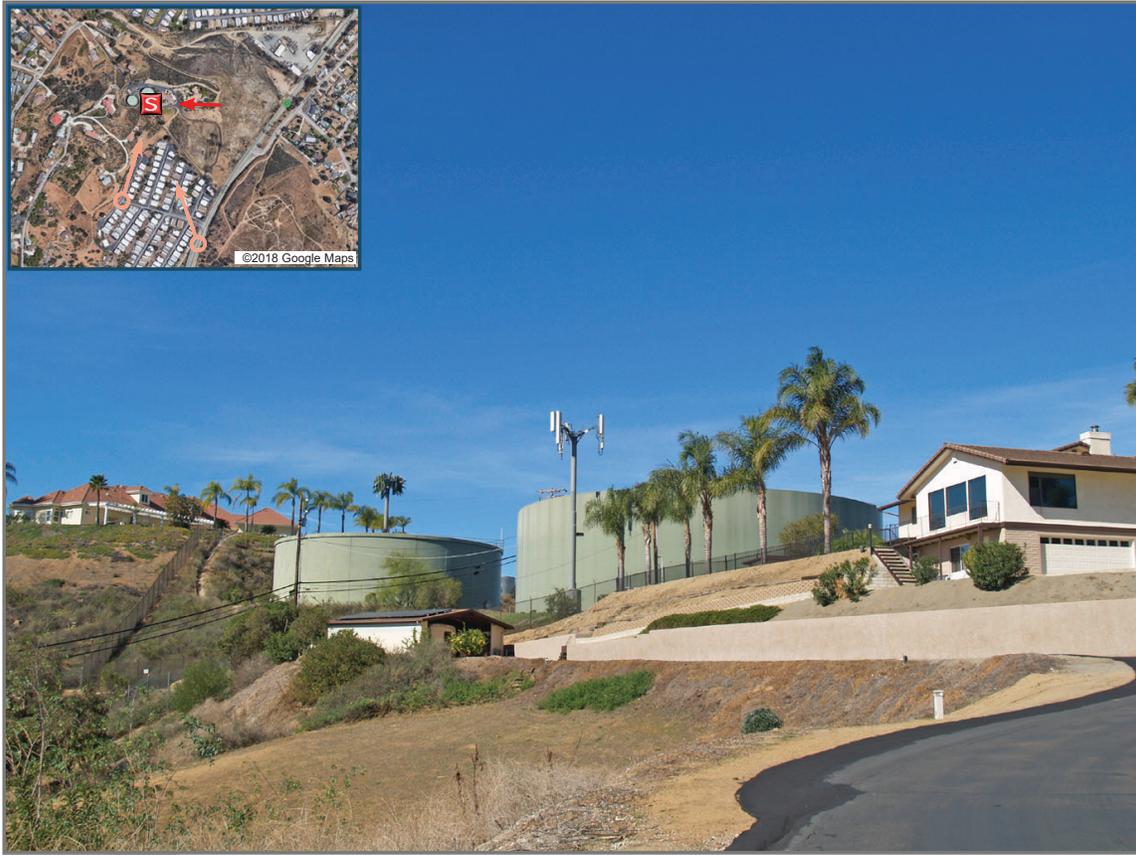
PROPOSED LOOKING NORTHWEST FROM HIGHWAY 8 BUSINESS



EXISTING



PROPOSED LOOKING NORTHEAST FROM RANCHO VALLEY



EXISTING



PROPOSED LOOKING WEST FROM ACCESS ROAD

PROJECT NAME: SD045 Helix Water District
 RECORD ID: PDS2018-ZAP-96-035W1;
 ENVIRONMENTAL LOG NO.: PDS2018-ER-96-14-027A
 PROJECT ADDRESS: 0 El Cajon; APN: 400-060-03
 TRUST ACCOUNT NO.: 2092352-D-05668

Item 10-3: Revised ASA with Zoning Designation

Figure 1 below identifies the nearest sites, along with zoning designation and preferred status (as defined in County of San Diego Code 6986). Summary of the site is located below:

1. AT&T (non-preferred: RR)—closest to T-Mobile at the water tank. As noted previously, AT&T's tower at a height of 35' is too low to propagate over the existing water tank, let alone reach the same coverage footprint the current location provides.

2. Sprint (non-preferred: RR)—approximately ¼ mile to the south, but at much less AMSL; also, could not field-verify existence of this tower, which may have been decommissioned since it was originally filed with FCC back in 2001.

3. Verizon (non-preferred: RR)—over ½ mile to the NW, this tower is only 38' high, putting a secondary carrier around 20-25', which would be too low to provide any significant propagation. In addition, the location is blocked by topography which would not allow TMO to cover Highway 8 Business, which is one of the main coverage objectives of the subject site.

4. Verizon (preferred: Specific Plan Commercial)—over 3/5 mile from subject site to the NE, at 31' total height, a second carrier would be down between 10-15', which would not only be too low for any significant coverage, but likely too low for operating within safe FCC/IEEE guidelines.

NOTE: sites over 1 mile from subject site were not included, given the topography of the area, the overall average height of these +1-mile site locations and the specific need for a site in the existing location, given the coverage objective.

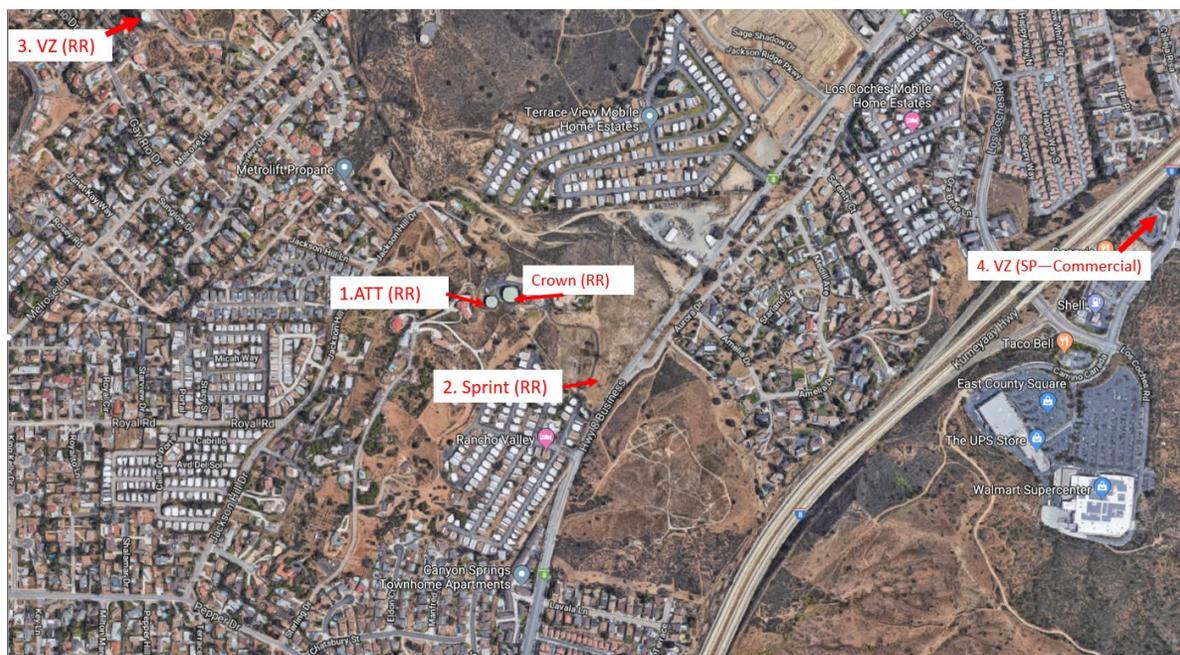


Figure 1

PROJECT NAME: SD045 Helix Water District
RECORD ID: PDS2018-ZAP-96-035W1;
ENVIRONMENTAL LOG NO.: PDS2018-ER-96-14-027A
PROJECT ADDRESS: 0 El Cajon; **APN:** 400-060-03

Item 11-2: Revised GSA

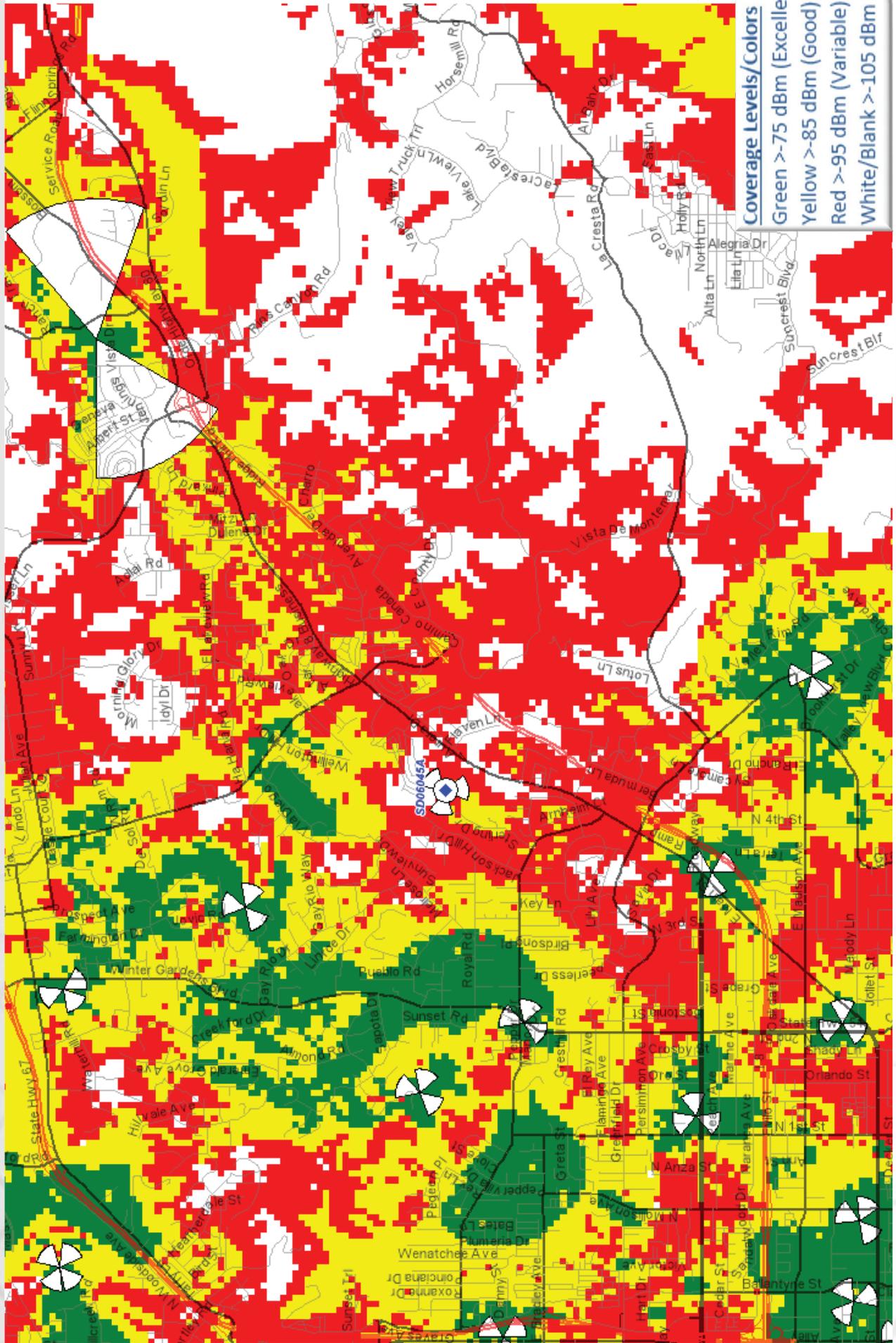


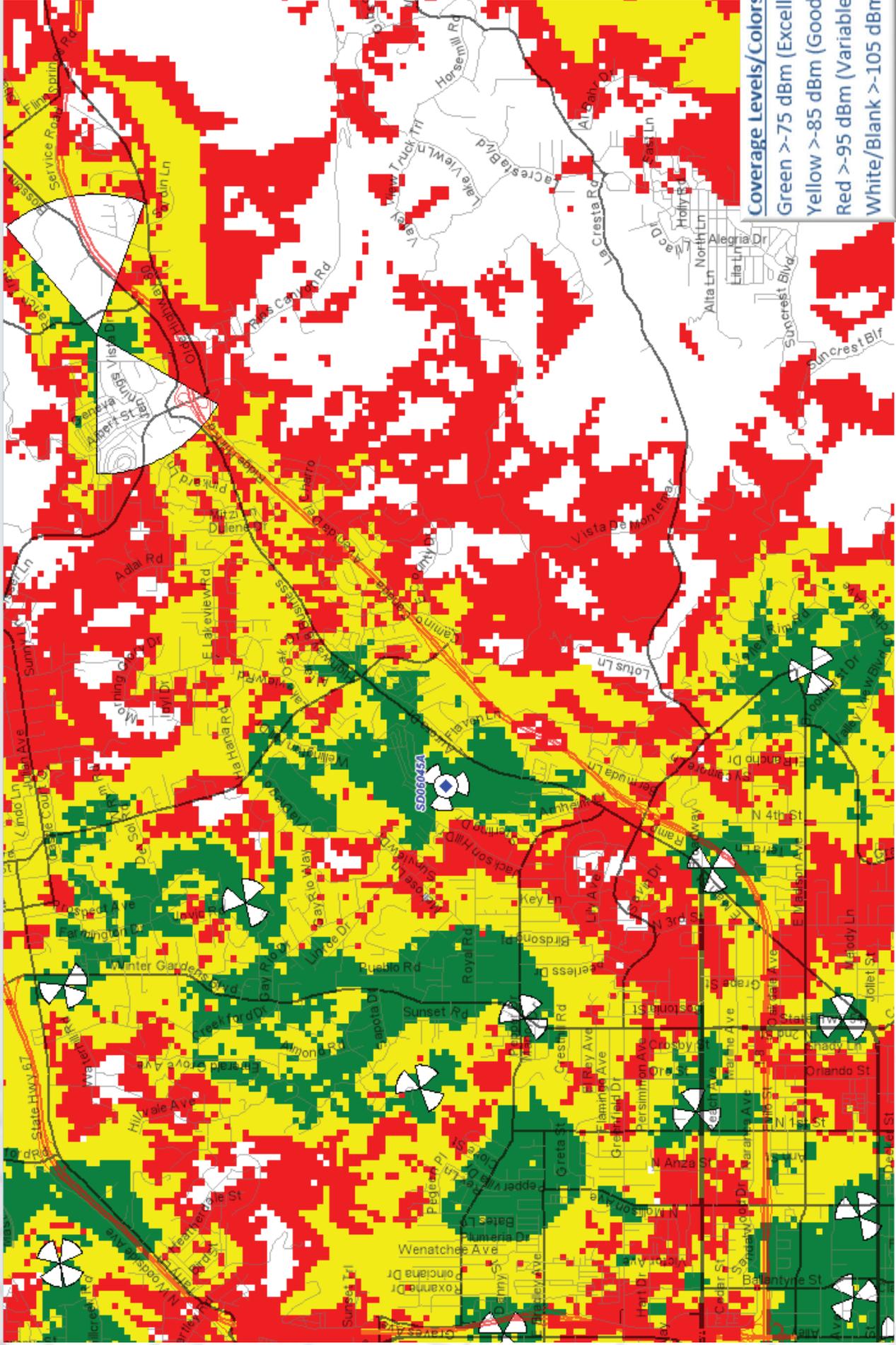
SD06045A Coverage Maps

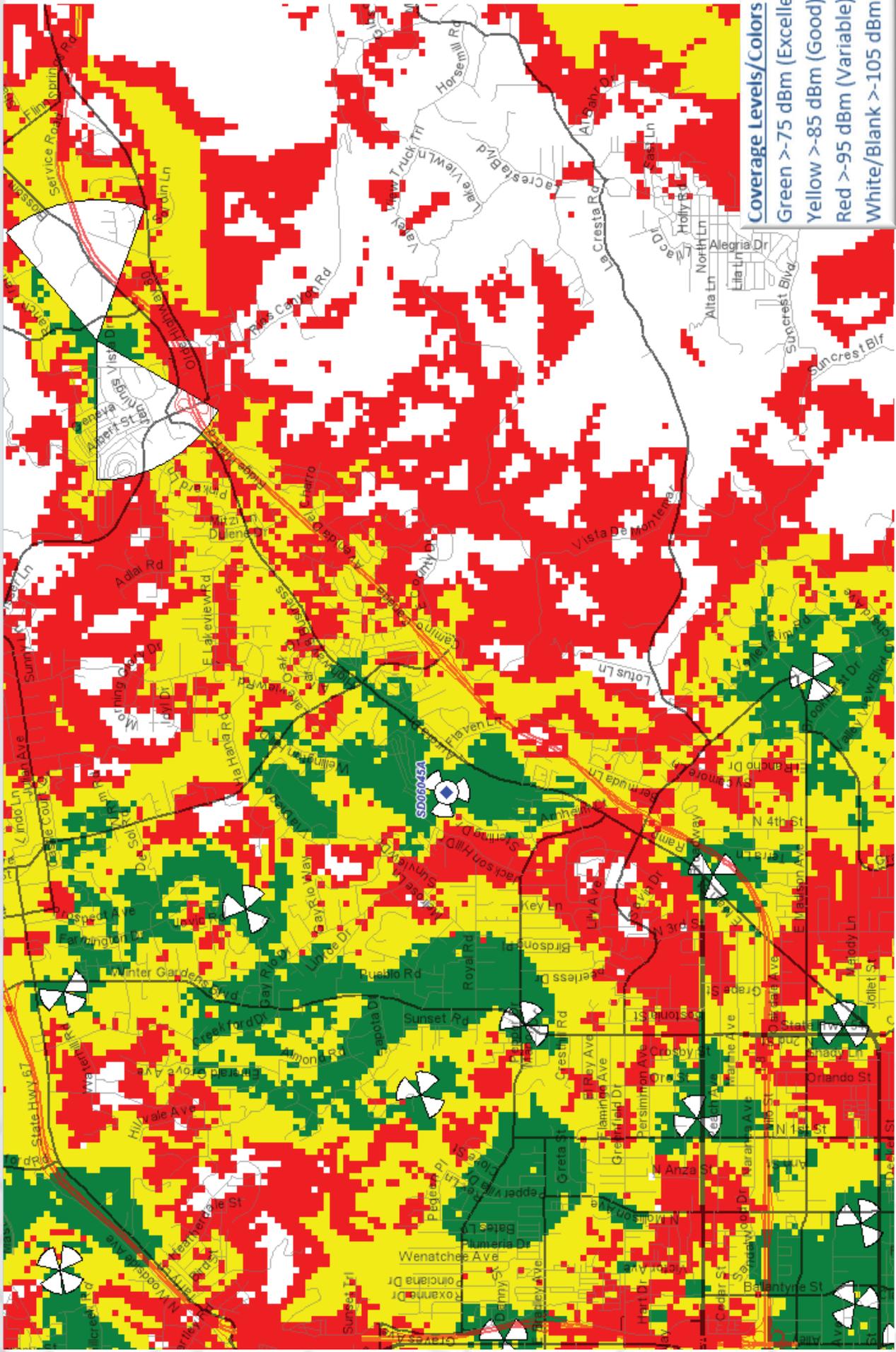
2 - 69

RF Team San Diego Market

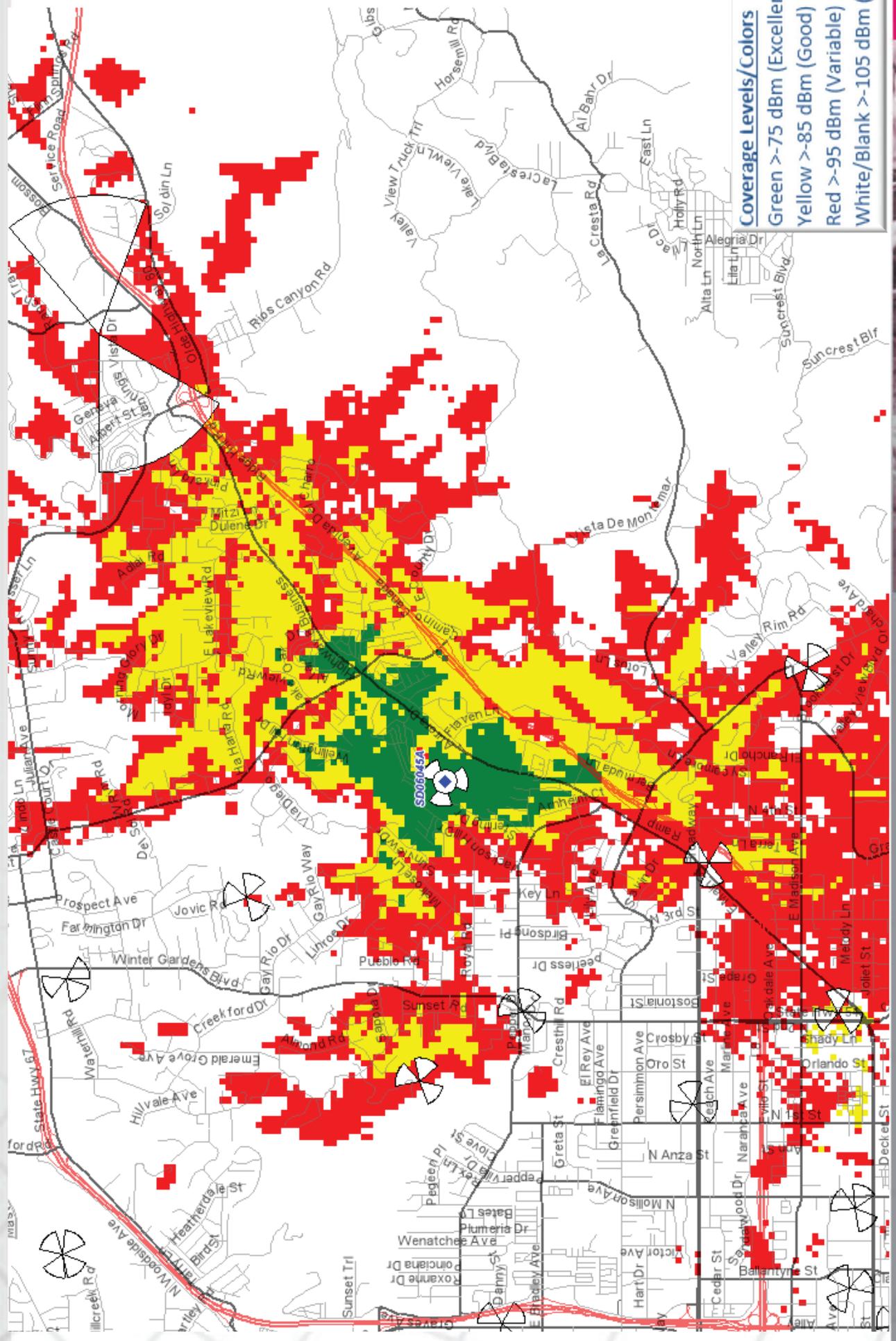


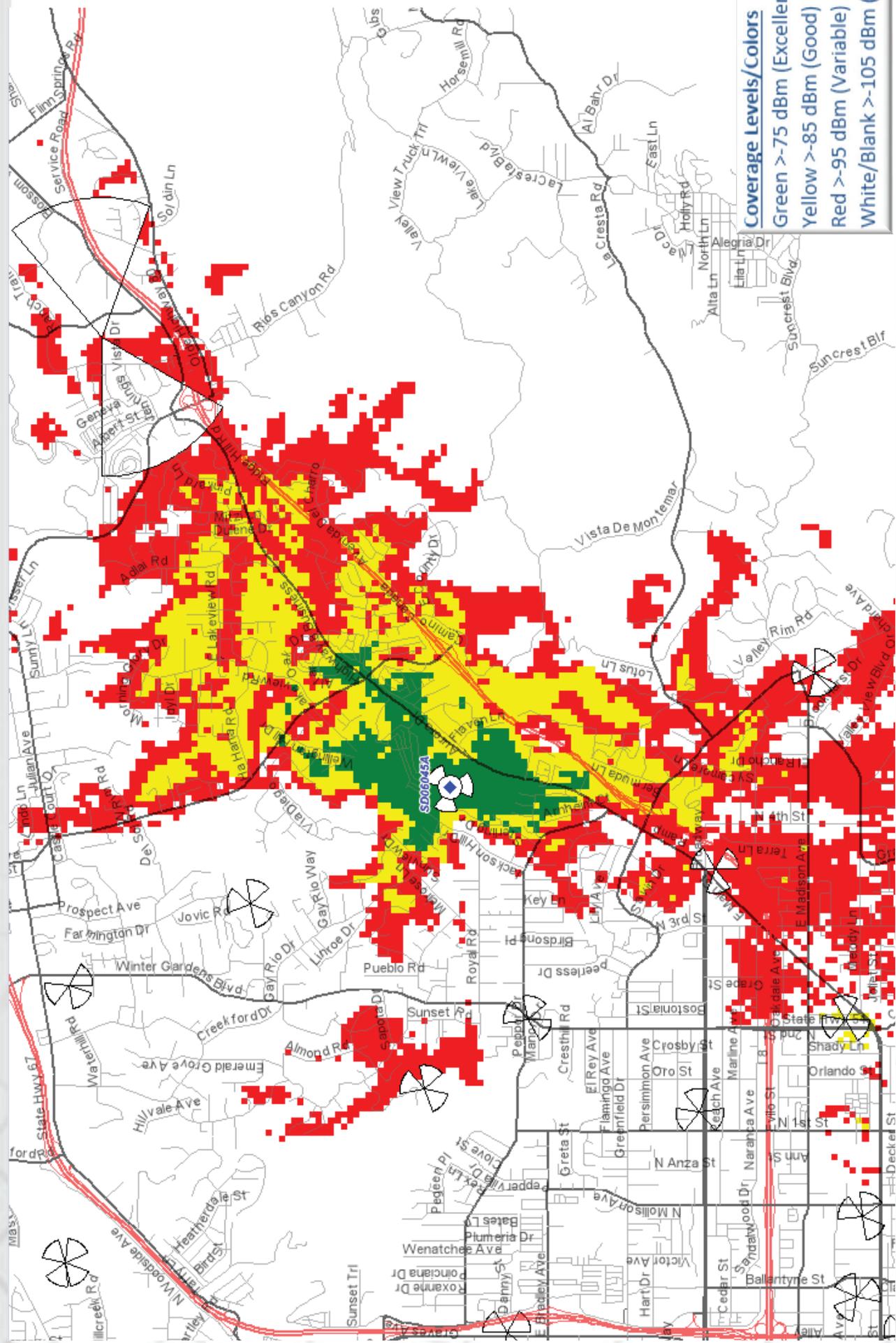


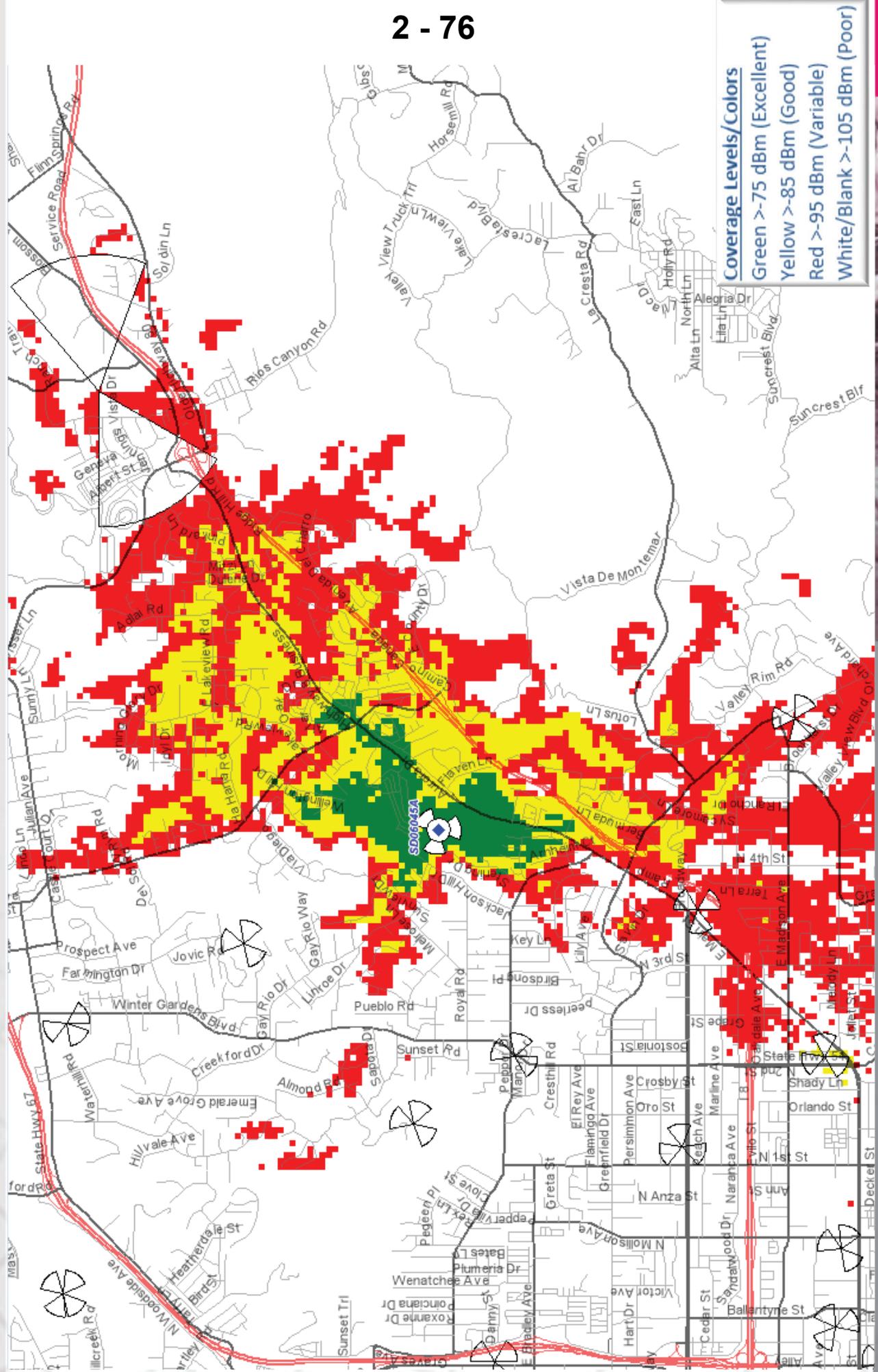




46' 5" antenna centerline resulting from 50' 5" max tower height







Note:

The blocking/shadowing of the water tank was not reflected on these plots as the tool does not have the intelligence to include immediate man-made objects blocking the antenna. Any height that may cause blocking/shadowing of our antenna beam is a disqualifier on its own. Coverage by the tower would be significantly impacted in all maps provided except those with a max tower height of 50'5" .



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) Parent case # ZAP 96-035W1

Assessor's Parcel Number(s) 400-060-03-00

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.

Helix Water District (property owner)
Crown Castle (leasee and telecom facility owner)

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.

Debbie Lundy (signator on behalf of property owner)
Mark Seal (signator on behalf of lessee/facility owner)

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

N/A
Unknown

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 Michael Blackwell-Prmira

Signature of Applicant

Michael Blackwell-Prmira

Print Name

03/30/2018

Date

OFFICIAL USE ONLY
SDC PDS RCVD 04-17-18
ZAP96-035W1

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

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

