



The County of San Diego

Zoning Administrator Hearing Report

Date:	October 20, 2022	Case/File No.:	Crown Castle Fisher Property Minor Use Permit Modification; PDS2018-ZAP-98-001W1, PDS2018-ER-98-14-001A
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	8:30 a.m.	Location:	17012 Rio Maria Road, Lakeside, CA 92040
Agenda Item:	#3	General Plan:	Semi-Rural Residential (SR-10)
Appeal Status:	Appealable to the Planning Commission	Zoning:	Limited Agriculture (A70)
Applicant/Owner:	Crown Castle on behalf of T-Mobile / Enrique Sanchez Jr. and Maria E. Lozano	Community:	Lakeside Community Plan Area
Environmental:	CEQA § 15164 Addendum	APN:	324-010-73-00

A. OVERVIEW

The purpose of this staff report is to provide the Zoning Administrator with the information necessary to consider the proposed Minor Use Permit (ZAP) Modification for a wireless telecommunication facility, 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 the conditions noted in the attached ZAP Modification decision (Attachment B).

The Project, submitted April 2018, is a request for Crown Castle (Applicant) to revise, operate, and maintain an existing wireless telecommunication facility. The Project includes adding faux utility beams to an existing 35-foot-tall monopole. The addition of the faux utility will bring the facility to 36 feet. The number of existing panels is three, which will be removed and replaced. The number of existing Tower Mounted Antennas (TMAs) is six and will be removed. Other changes include installing six Radio Remote Units (RRUs) within the existing equipment enclosure. The project does not propose to expand the footprint of the lease area. The 2.5-acre parcel, located at 17012 Rio Maria Road within the Lakeside Community Plan area, is zoned Limited Agriculture (A70) and contains the existing telecommunication facility.

On April 17, 1998, the Zoning Administrator previously approved a ZAP to authorize the construction, operation, and maintenance of a wireless telecommunication facility consisting of three antennas mounted on a 35-foot-tall monopole as well as supporting equipment for the facility. On December 31, 2020, the Director of Planning and Development Services approved a Minor Deviation to the ZAP (Record ID: ZAP-98-001M1) to authorize the installation of a 25KW emergency back-up generator with a diesel tank and associated equipment behind a new nine-foot (9') tall concrete masonry unit (CMU) block wall. The facility expired on April 17, 2008, in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991.. As part of the amortization process, the facility is required to obtain a ZAP Modification to bring the facility into conformance with the current requirements for Wireless Telecommunication Facilities within Sections 6980 through 6993 of the Zoning Ordinance. The design of the wireless telecommunication facility was found to utilize the most current technology and will be granted an additional 10 years of operations before it needs to be re-evaluated against the technology available in the future.

This report includes a staff recommendation, a Project description, analysis and discussion, and the Lakeside Community Planning Group and Lakeside Design Review Board recommendations.

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 C, which includes a finding that the previously adopted Mitigated Negative Declaration (MND) is adequate with an Addendum.
- b. Grant Minor Use Permit Modification PDS2018-ZAP-98-001W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a ZAP Modification to modify an existing wireless telecommunication facility, to bring the facility into conformance with the County of San Diego Wireless Ordinance, and to extend the approval period of the facility for 10 years. The applicant proposes to convert the existing facility from a 35-foot-high monopole to a 36-foot-high faux utility pole (Figures 1 and 2).

The proposal also includes the removal and installation of supporting equipment, which are proposed to be painted brown to match the new faux utility pole. An exception to the 35-foot height requirements as stated in Section 4622 of the County Zoning Ordinance is requested as part of the proposed ZAP Modification. Access to the wireless telecommunication facility is provided by Rio Maria Road, a public road.



Existing 35-foot
monopole

Figure 1: Existing 35-foot-tall monopole looking northeast toward the site.



Proposed 36-foot
Faux Utility Pole

Figure 2: Proposed 36-foot-tall faux utility pole looking northeast toward the site.

2. Subject Property and Surrounding Land Uses

The project is located on an approximately 2.5-acre site within the Lakeside Community Plan area (Figure 3). The site is approximately a quarter of a mile southwest of State Route 67 (SR-67) and a quarter of a mile southwest of Scripps Poway Parkway. The project site contains one existing single-family residence. Access to the wireless facility is provided by Rio Maria Road, a private road that contains public road easements that ultimately connects to SR-67, a road maintained by Caltrans. The surrounding land uses can be categorized as Semi-Rural, with residential uses, open space, and vacant land. (Figures 3 and 4 and Table D-1).

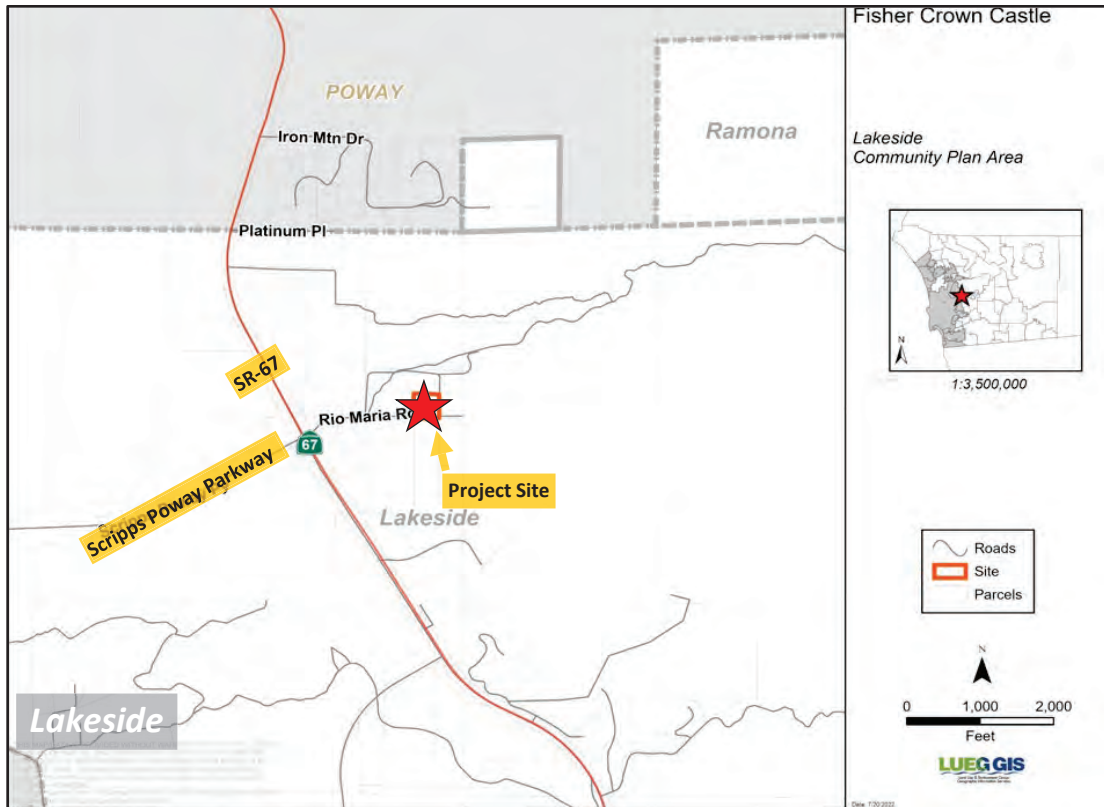


Figure 3: Vicinity Map



Figure 4: Aerial photograph showing proposed project site and project vicinity.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential	Limited Agriculture (A70)	Iron Mountain Trail	Vacant Land, Residential
East	Semi-Rural Residential	Limited Agriculture (A70)	State Route 67	Vacant Land, Residential
South	Semi-Rural Residential	Limited Agriculture (A70)	Deer Hills Estate	Vacant Land, Residential
West	Semi-Rural Residential	Limited Agriculture (A70)	Forest Truck Trail	Vacant Land, Residential

D. 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 determinations can be made:

- a. Is the Project consistent with the vision, goals, and policies of the General Plan?
- b. Does the Project comply with the policies set forth under the Lakeside Community Plan?
- c. Is the 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. Project Analysis

The Project is located in a non-preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a ZAP Modification and amortization of the wireless facility for a 10-year period. If approved, this ZAP Modification will set a new expiration of October 20, 2032 in accordance with the amortization schedule.

Amortization

The existing wireless telecommunication facility is in a residential zone and is defined as "high visibility" in accordance with Sections 6985 and 6991 of the Zoning Ordinance. The Project will modify ZAP-98-001, which was approved prior to the adoption of the Wireless Ordinance. ZAP findings have been made to support the camouflaging of the existing facility through converting the existing monopole into a faux utility pole. In accordance with Section 6991 of the Zoning Ordinance, the applicant has submitted a valuation letter stating that the facility is valued at \$290,000 resulting in a 10-year permit. This time 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 the time of the request for a modification.

Site Planning Analysis

The proposed wireless telecommunication facility modification is compatible with the surrounding land uses, existing structures, vegetation, and topography. The concealed antennas will blend in with the existing utility poles that surround the site. Existing vegetation along Rio Maria Road will also continue to screen existing equipment enclosure from adjacent residents and passing motorists. The concrete masonry unit (CMU) equipment enclosure has been designed to be earth-tone to blend in with the existing visual landscape of the community. Furthermore, all proposed equipment will be painted to match the faux utility pole. By blending in with the existing conditions and vegetation on

the site, the facility is sited within a location that will not impact surrounding community character. The faux utility pole design proposed as part of the ZAP Modification will further minimize visual impacts.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. In addition, Policy LU 15.1 requires that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character. The proposed wireless telecommunication facility is located near two Scenic Highways as identified in the County's General Plan. These two Scenic Highways include SR-67, which is approximately a quarter mile to the southwest of the project site, and Scripps Poway Parkway, which is approximately a quarter mile southwest of the project site. Drivers utilizing these scenic highways do not have a view of the facility due to distance, surrounding topography, and vegetation along the roadways.

Furthermore, the facility will not have any adverse visual impacts on the surrounding community. The proposed camouflaged antennas and equipment enclosure will sufficiently blend in with the vegetation and existing utility poles that surround the site. Therefore, the proposed wireless telecommunication facility will not stand out from the existing visual setting, will be compatible with the existing community character, and will not result in impacts to the natural environment or a scenic highway.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide continued cellular service coverage to motorists traveling along SR-67 and to residents of the Lakeside Community. The site is zoned A70 (Limited Agriculture), which is a non-preferred zone, and therefore requires an ASA. The applicant reviewed other potential sites within the area as part of the submitted ASA in order to demonstrate that the coverage objective could not be met in a preferred zone.

All preferred locations and preferred zones located within the project vicinity were reviewed during the processing of the ZAP Modification. Additionally, co-location opportunities on existing wireless telecommunication facilities were analyzed. After review, the applicant found that co-locating on an existing faux water tank and faux barn located adjacent to this ZAP Modification would likely require substantial structural modifications. All other wireless telecommunication facilities located in the project vicinity are located at lower elevations and do not meet coverage objectives.

Due to limited co-location opportunities, coverage objectives, and aesthetics, all other preferred locations and preferred zones were eliminated from consideration. Further information detailing the ASA analysis can be found in Attachment E.

The Geographic Service Area (GSA) maps illustrate coverage in the area and depict the coverage provided by the wireless telecommunication facility with the antennas of the facility located at heights of 35-feet. The GSA maps demonstrate that the proposed location is necessary for the carrier to maintain coverage in the surrounding area and provide adequate service to motorists (Figure 5). The original ZAP authorized the wireless telecommunication facilities on the subject property to a maximum height of a 35-foot-tall monopole. The GSA maps can also be found in Attachment E.

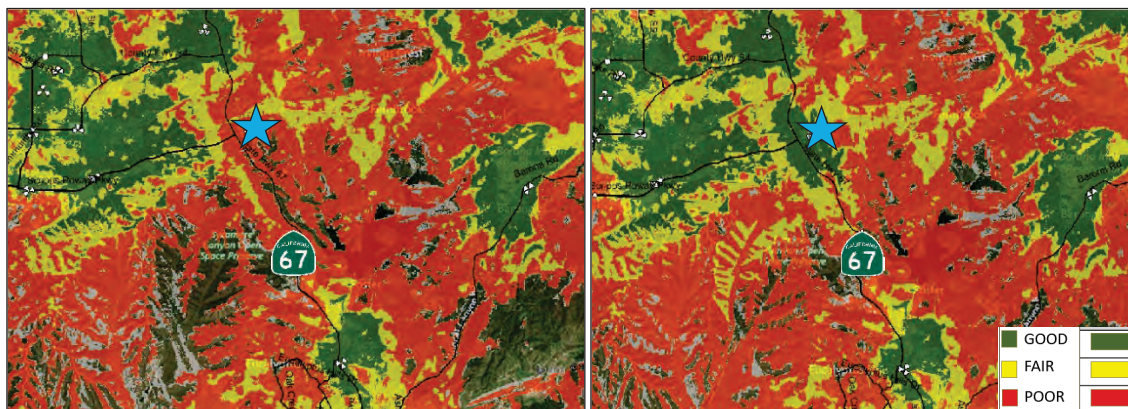


Figure 5: Coverage without Project (left) and coverage with Project (right).

3. General Plan Consistency

The proposed 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 continued coverage throughout the area, which is essential in the event of an emergency. The facility is equipped with an existing standby generator 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-15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The facility is proposed to be sited and designed to minimize visual impacts and be compatible with the existing development and community character. The proposed camouflaged antennas and equipment enclosure will sufficiently blend in with existing vegetation. Redesigning the monopole to a faux utility pole will result in the facility matching the existing utility poles that surround the site.</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 proposed project complies with all applicable zoning requirements of the Limited Agriculture (A70) 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:	A70	Yes, upon approval of a ZAP Modification
Animal Regulation:	L	N/A
Density:	-	N/A
Lot Size:	4AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a ZAP Modification
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The proposal is for a 36-foot tall faux utility pole. The pole is 35-feet high and the additional 1-foot is for the faux utility beams, which will help in camouflaging the facility and ensuring that it blends in with the surrounding structures. The design and height of the Project will be in conformance with a 1-foot height exception, which can be granted with this ZAP Modification.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of ZAP Modification
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The Project is not located within the front, rear, or side yard setback. Therefore, the proposed facility will meet the "C" setback requirements per Section 4800 of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Ordinance Consistency

By federal law, the County is prohibited from regulating the placement, construction and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions, if the facilities comply with the 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.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The existing equipment shelters are design at a maximum height of nine feet tall and are less than 10 feet in height.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed wireless telecommunications facility and existing equipment enclosure are located outside all required setbacks including front, rear, and side yard.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	No new noise-producing equipment or operational uses are proposed as part of the Project. The Project will not create a change in the existing noise environment and is therefore anticipated to comply with the County of San Diego Noise Ordinance Section(s) 36.404.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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. Since the proposed Project has a valuation of \$290,000, the ZAP Modification has been conditioned to have a maximum term of 10 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 near State Route 67 and Scripps Poway Parkway, two Scenic Highways identified in the County of San Diego General Plan. The Project is not visible from these roads due to surrounding topography, distance, and existing vegetation. In addition, the facility is designed to blend in with existing vegetation to avoid adverse visual impacts.	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. An Addendum dated October 20, 2022 to the previously adopted Mitigated Negative Declaration (MND) (Log No. 98-14-1) dated March 12, 1998, was prepared and is on file with Planning & Development Services. It has been determined that the Project, as designed, will not cause any significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted MND.

E. COMMUNITY PLANNING GROUP AND DESIGN REVIEW BOARD RECOMMENDATION

On July 7, 2021, the Lakeside Community Planning Group recommended approval of the project without conditions by a vote of 9-0-0-5 (9 – Ayes; 0 – Noes; 0 – Abstain; 5 – Absent/Vacant). The Lakeside Community Planning Group Recommendation Form is found in Attachment E, Public Documentation.

On January 12, 2022, the Lakeside Design Review Board recommended approval of the project without conditions by a vote 5-0-0-2 (5 – Ayes; 0 – Noes; 0 – Abstain; 2 – Absent/Vacant). The Lakeside Design Review Board Meeting Minutes is found in Attachment E, Public Documentation.

F. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners surrounding the project site until at least 20 different property owners were noticed. No formal comments were received during the processing of the permit. Prior to the Zoning Administrator hearing, public notices were sent to a minimum of 20 property owners within approximately 1,000 feet of the project site.

G. RECOMMENDATIONS

Staff recommends that the Zoning Administrator take the following actions:

1. Find the Project in conformance with CEQA and adopt the Environmental Findings included in Attachment C which include a finding that the previously adopted MND is adequate with an Addendum.
2. Approve ZAP PDS2018-ZAP-98-001W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

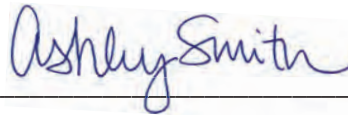
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AUTHORIZED REPRESENTATIVE: _____



ASHLEY SMITH, CHIEF

ATTACHMENTS:

Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2018-ZAP-98-001W1
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 Form

Attachment A – Planning Documentation

Fisher Crown Castle
PDS2018-ZAP-98-001W1
Vicinity Map

Lakeside
Community Plan Area



1:3,500,000

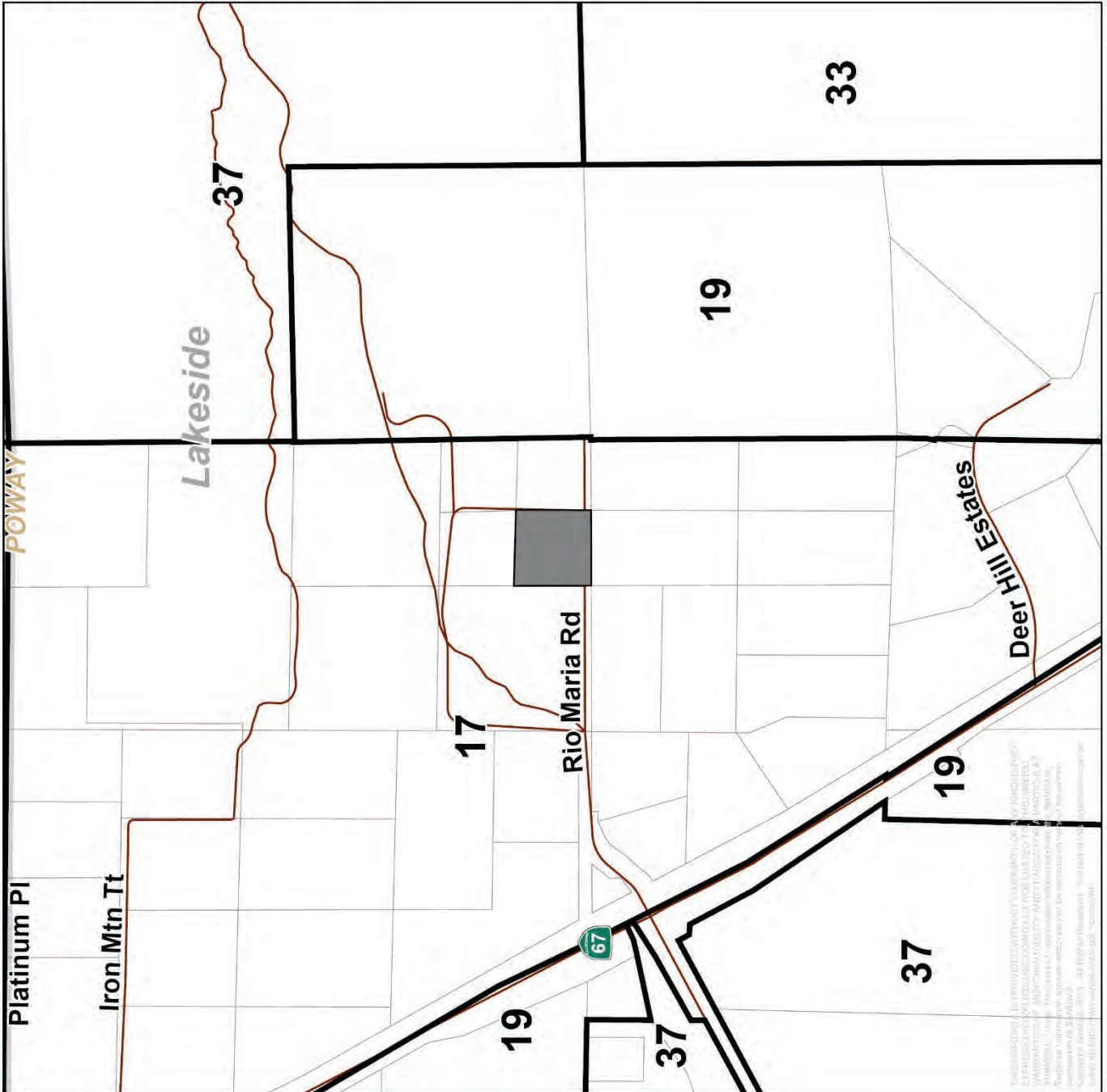
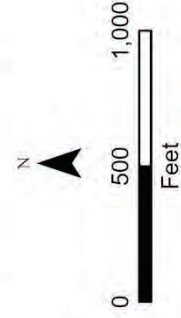
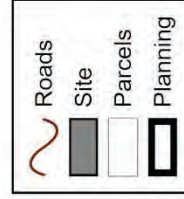


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Fisher Crown Castle
PDS2018-ZAP-98-001W1
General Plan

Lakeside
Community Plan Area

- (17) Semi-Rural Residential (SR-10)
- (19) Rural Lands (RL-40)
- (33) Public Agency Lands
- (37) Open Space (Conservation)



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PDS2018-ZAP-98-001W1
Zoning

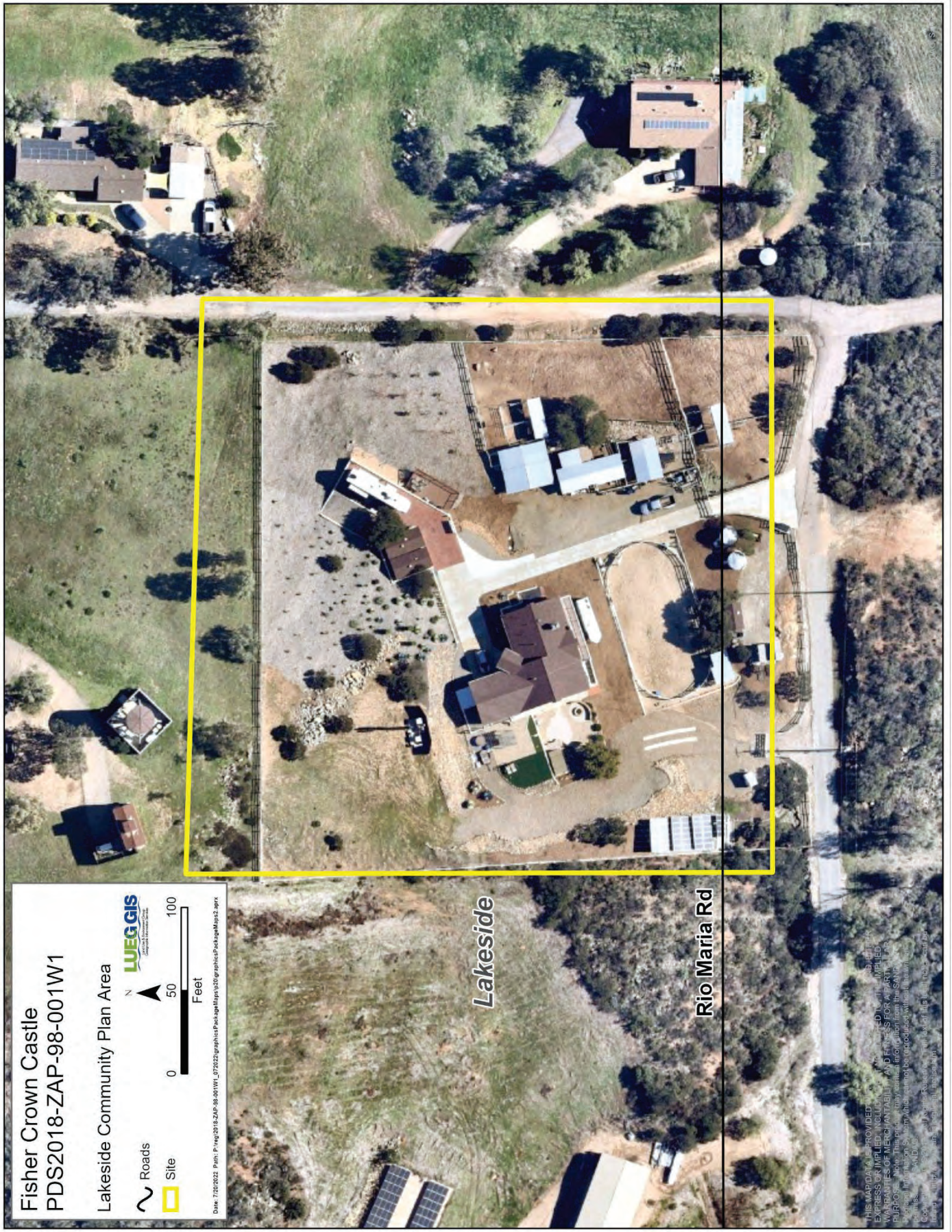
Lakeside
Community Plan Area

A70 - Limited Agricultural

S80 - Open Space



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Fisher Crown Castle PDS2018-ZAP-98-001W1

Lakeside Community Plan Area



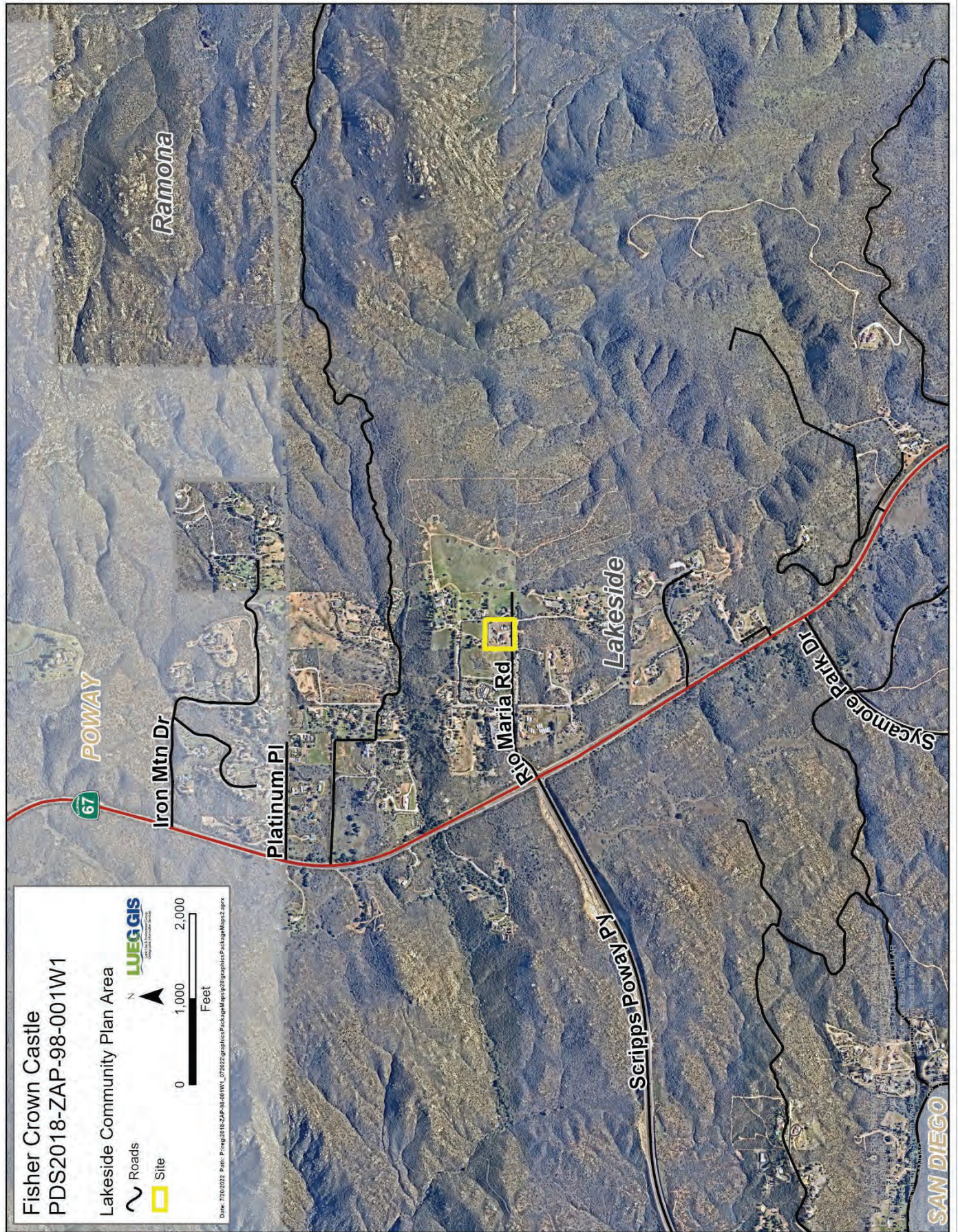
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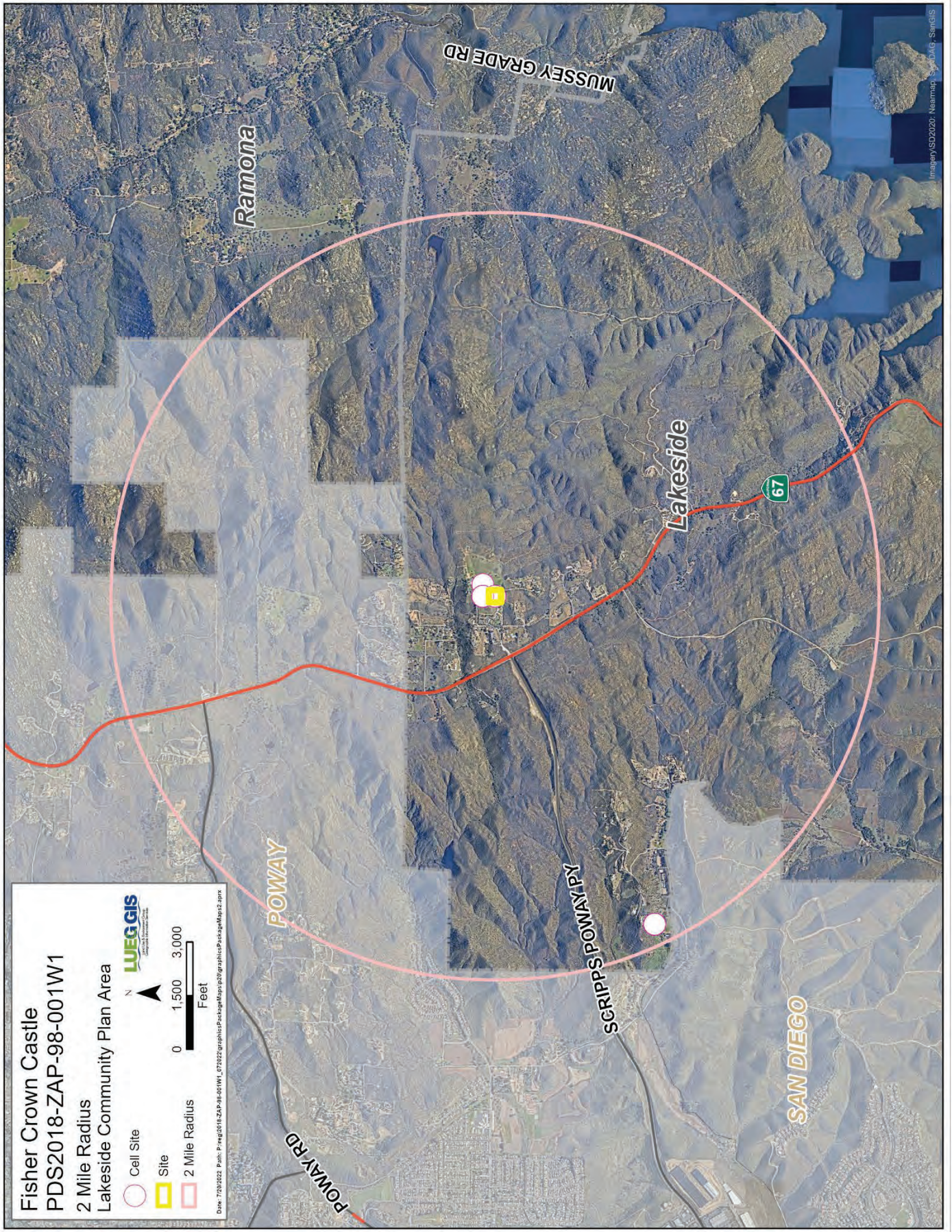
Lakeside

Rio Maria Rd

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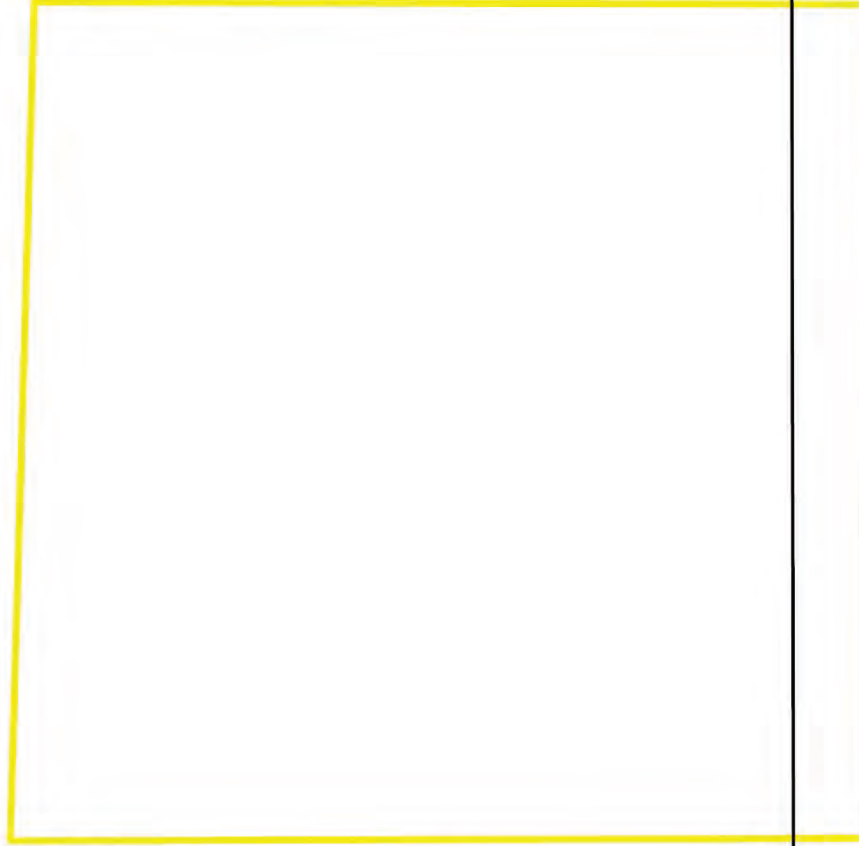
Lakeside Community Plan Area



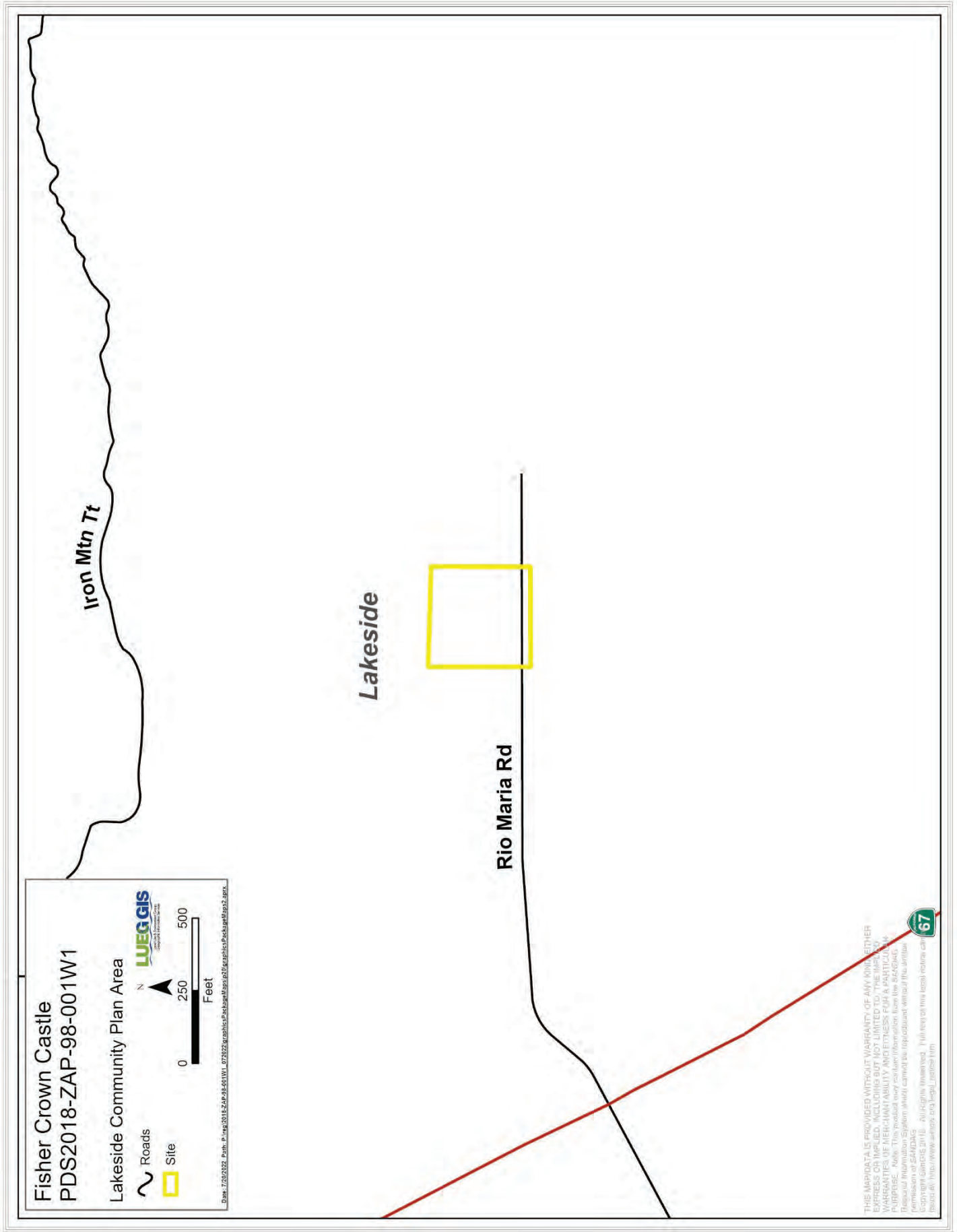
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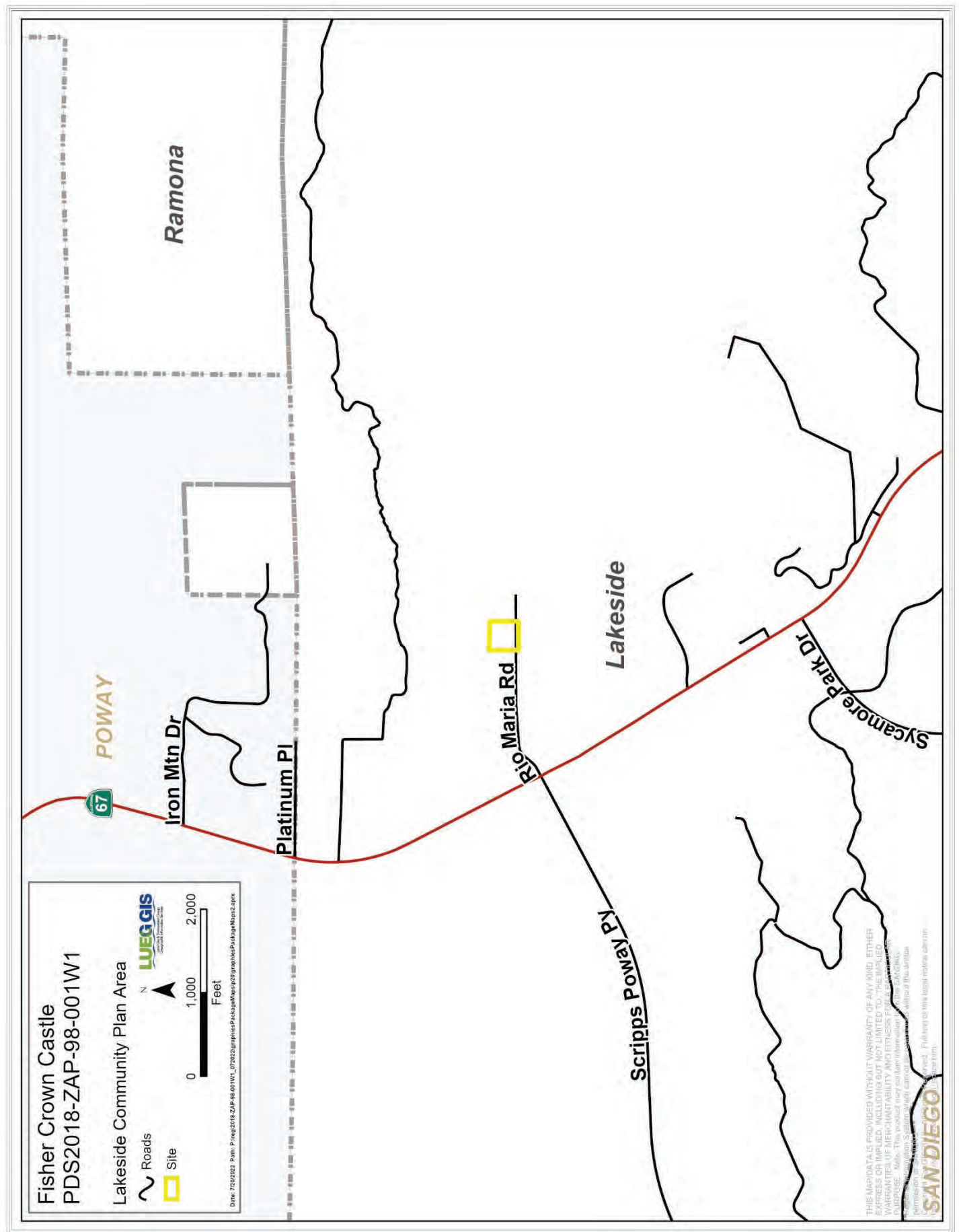
Lakeside

Rio Maria Rd



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SITE #: BU 827567
SITE NAME: SD282 FISHER PROPERTY
CITY: LAKESIDE
STATE: CA
COUNTY: SAN DIEGO COUNTY
DESIGN TYPE: EXISTING WIRELESS COMMUNICATION FACILITY

DISCLAIMER

THE ELEVATION HEIGHTS SPECIFIED IN THIS RECORD DRAWING ARE BASED UPON INFORMATION FURNISHED BY CROWN CASTLE, INC. BASED UPON INFORMATION FURNISHED BY CROWN CASTLE, INC. ASSUMING THAT THE INFORMATION IS RELIABLE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCOMPLETE INFORMATION PROVIDED. PARTICIPATING ENGINEERS AND SURVEYORS ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCOMPLETE INFORMATION PROVIDED. PARTICIPATING ENGINEERS AND SURVEYORS ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCOMPLETE INFORMATION PROVIDED. PARTICIPATING ENGINEERS AND SURVEYORS ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCOMPLETE INFORMATION PROVIDED.

PLAN PREPARED FOR:		CROWN CASTLE 2055 S. STEARMAN DRIVE CHANDLER, AZ 85286	
PROJECT INFORMATION		SD282 FISHER PROPERTY BU 827567 17012 RIO MARIA RD LAKESIDE, CA 92040 SAN DIEGO COUNTY	
CURRENT ISSUE DATE:		02/01/2022	
ISSUED FOR:		PLANNING COMMENTS	
REV		DATE	
1		02/01/2022	
2		02/01/2022	
3		02/01/2022	
4		02/01/2022	
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PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET
OF DRAWINGS IS PROPRIETARY AND
CONFIDENTIAL TO CROWN CASTLE.
ANY USE OR DISCLOSURE OTHER THAN AS
IT RELATES TO CROWN CASTLE IS
STRICTLY PROHIBITED.

SITE NAME
SD282 FISHER
PROPERTY

B.U.N.
827567

SITE ADDRESS
17012 RIO MARIA RD.
LAKESIDE, CA 92040
SAN DIEGO COUNTY

3 - 25



ambit consulting
428 MAIN STREET, SUITE 208
HUNTINGTON BEACH, CALIFORNIA 92648
PH: (949) 438-4072

REV.	DATE	DESCRIPTION	BY
0	04/12/18	SUBMITTAL	DRN
1	07/20/18	COMMENTS (C)	DRN
2	08/15/18	COMMENTS (C)	DRN
3	09/11/18	COMMENTS (C)	DRN
4	09/20/18	PROPOSED LOCATION (S)	DRN
5	07/20/19	COMMENTS (C)	DRN
6	11/05/20	COMMENTS (C)	MF

SHEET TITLE
PLOT
PLAN

SHEET NO.

LS-1



VICINITY MAP
N.T.S.

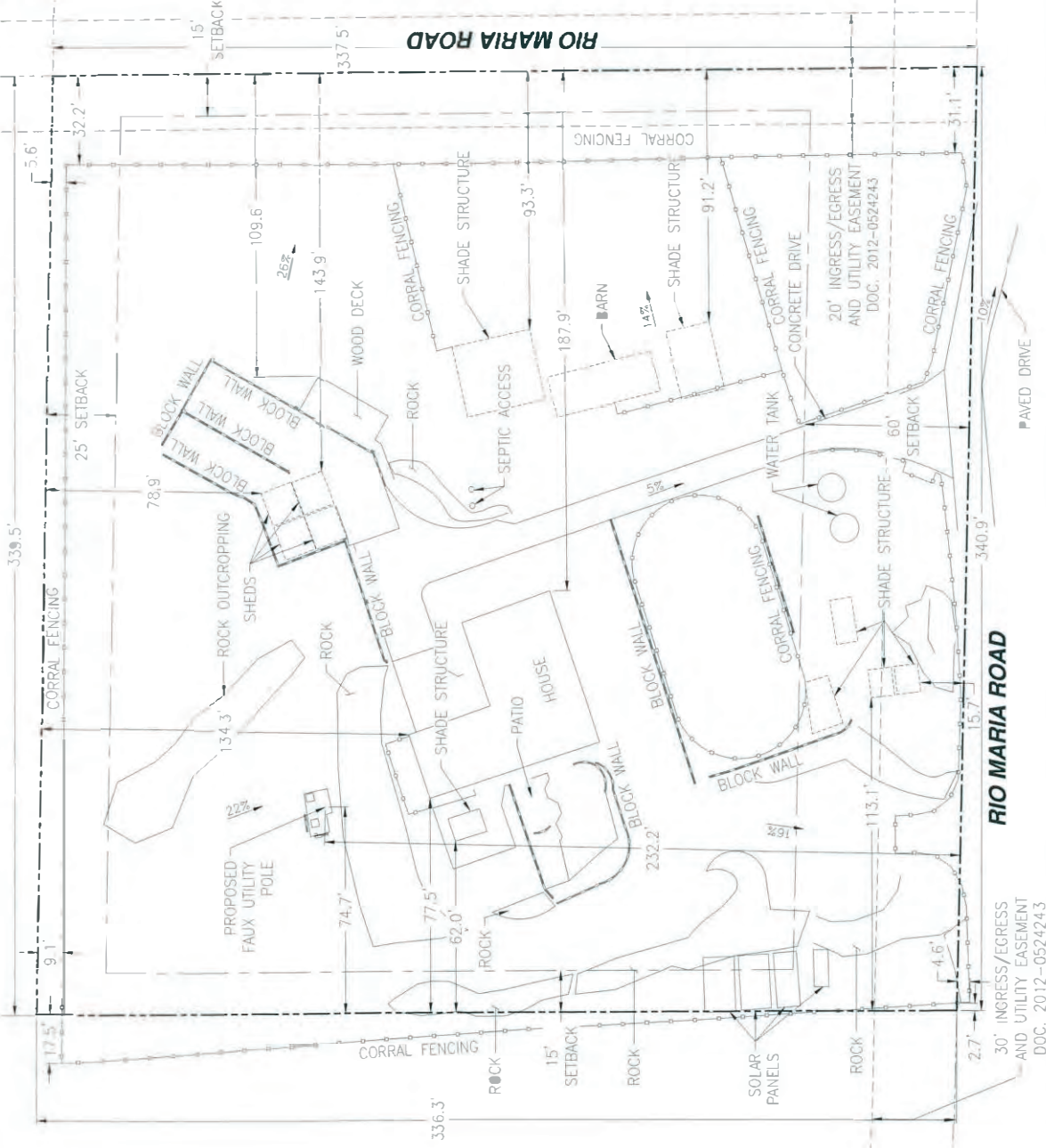
OWNER
RONALD AND PEGGY STEPAN
17012 RIO MARIA RD
LAKESIDE, CA 92040

CONTACT
LAURA WHITTEN
949-930-4362

SITE ADDRESS
17012 RIO MARIA RD
LAKESIDE, CA 92040
APN: 324-010-72-00
114,584 SQ FT OR 2.63 ACRES MORE OR LESS (NET)

SUMMARY
EXISTING
N/A

SUMMARY
PROPOSED
N/A





PROPRIETARY INFORMATION
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CROWN CASTLE AND IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CROWN CASTLE. IT RELATES TO CROWN CASTLE'S STRICTLY PROPRIETARY INFORMATION.

SITE NAME
SD282 FISHER
PROPERTY

B.U.N.
827567

SITE ADDRESS
1702 RIO MARIA RD.
LAJESIDE, CA 92040
SAN DIEGO COUNTY

3 - 26



ambit consulting
428 MAIN STREET, SUITE 200
HUNTINGTON BEACH, CALIFORNIA 92648
PH (407) 659-4072

REV.	DATE	DESCRIPTION	BY
0	04/10/18	SUBMITTAL	DRH
1	07/20/18	COMMENTS (C)	CK
2	08/10/18	COMMENTS (C)	CK
3	08/20/18	COMMENTS (C)	CK
4	09/10/18	COMMENTS (C)	CK
5	09/20/18	COMMENTS (C)	CK
6	10/02/18	COMMENTS (C)	CK
7	10/02/18	COMMENTS (C)	CK

SHEET TITLE
TOPOGRAPHIC
SURVEY

SHEET NO.

TOPO-1



VICINITY MAP
N.T.S.

OWNER
RONALD AND PEGGY STEPAN
1702 RIO MARIA RD
LAJESIDE, CA 92040

CONTACT
LAURA WHITTEN
949-938-4362

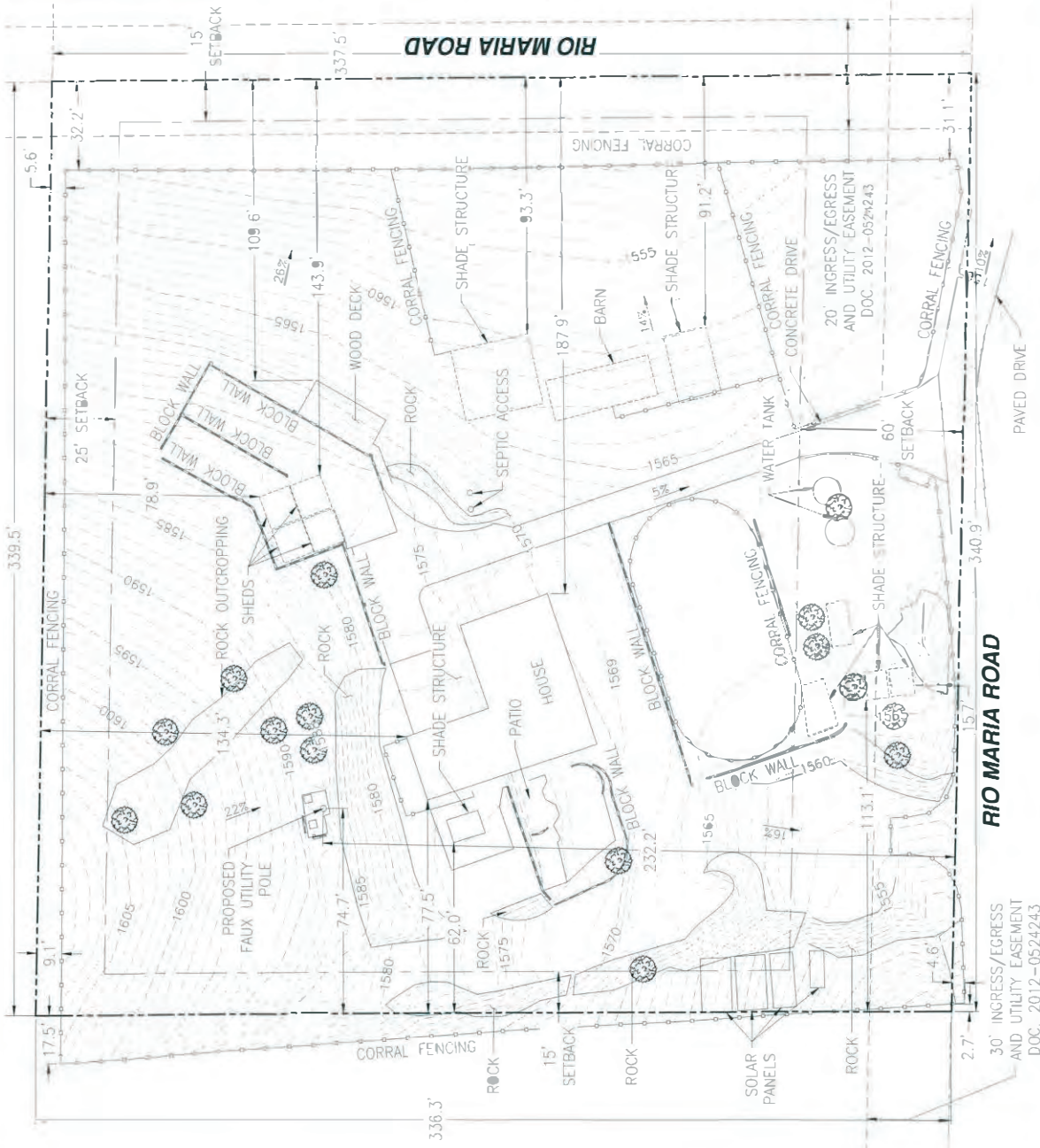
SITE ADDRESS
1702 RIO MARIA RD
LAJESIDE, CA 92040
APN 324-007-00
114,584 SQ. FT. OR 2.63 ACRES MORE OR LESS (NET)

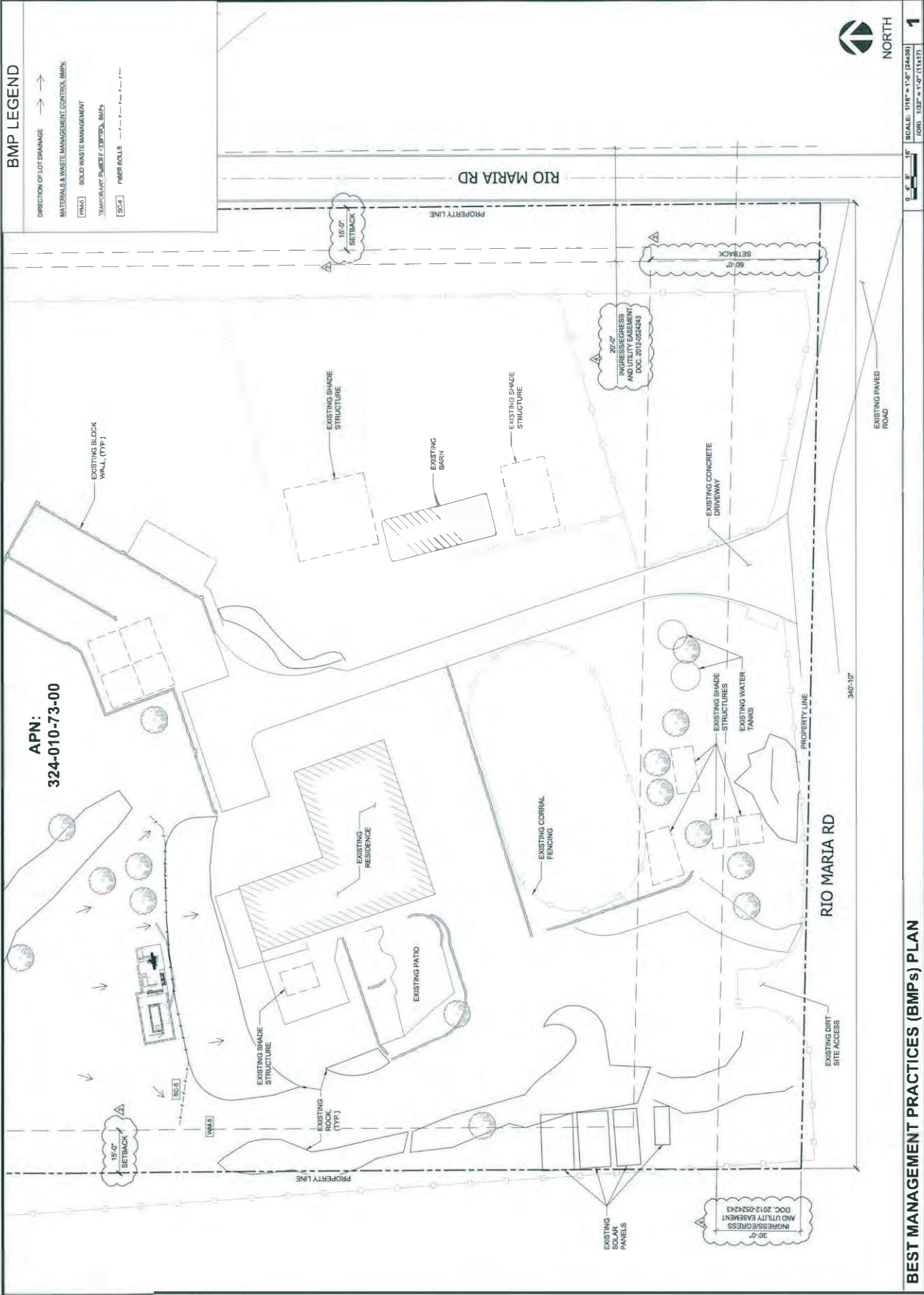
SUMMARY
EXISTING
N/A

SUMMARY
PROPOSED
N/A

LEGEND

- RAINAGE ARROW
- UTILITY POLE
- LIGHT POLE
- SD CR
- SAN DIEGO COUNTY RECORDS
- CHAIN LINK FENCE
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- EASEMENT





PLAN PREPARED FOR:

CROWN CASTLE

2056 S STEARMAN DRIVE
CHANDLER, AZ 85226

PROJECT INFORMATION:

SD282 FISHER PROPERTY
BU 827567
17013 RIO MARIA RD
CHANDLER, AZ 85226
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

02/01/2022

ISSUED FOR:

PLANNING COMMENTS

REVISIONS

REV	DATE	DESCRIPTION	BY
0	10/23/2020	80% ZONING	JE
1	03/01/2021	REVISED 80% ZONING	BY
2	03/08/2021	100% ZONING	CH
3	09/07/2021	PLANNING COMMENTS	CH
4	02/01/2022	PLANNING COMMENTS	JE

PLANS PREPARED BY:

WIRELESS

SACAE DESIGN GROUP, INC.
17013 RIO MARIA RD
CHANDLER, AZ 85226
SAN DIEGO COUNTY
WWW.WIRELESS.COM

LICENSURE:

SHEET TITLE:

BEST MANAGEMENT PRACTICES (BMPs) PLAN

SHEET NUMBER:

A-0

BMP LEGEND

DIRECTION OF LOT DRAINAGE →

MATERIALS & WASTE MANAGEMENT CONTROL BMPs

TEMPORARY DUMPSTER / CERTIFIED BMPs

PERMITS ROLLS

SCALE: 1"=10' (24.38)

(ORI) 1/32" = 1'-0" (11.17)

1

BEST MANAGEMENT PRACTICES (BMPs) PLAN



PROJECT INFORMATION

SD282 FISHER PROPERTY
BU 827567
17012 RIO MARIA RD
LAKESIDE, CA 92040
SAN DIEGO COUNTY

CURRENT ISSUE/DATE:

02/01/2022

Abstract

PLANNING COMMENTS

REV	DATE	DESCRIPTION	BY
0	10/23/2020	90% ZONING	JE
1	03/01/2021	REVISED 90% ZONING	BV
2	03/08/2021	100% ZONING	CM
3	06/07/2021	PLANNED COMMERCE RT3	CM
4	03/01/2022	PLANNED COMMERCE RT3	JE

PLANS PREPARED BY:



LECTURE 10

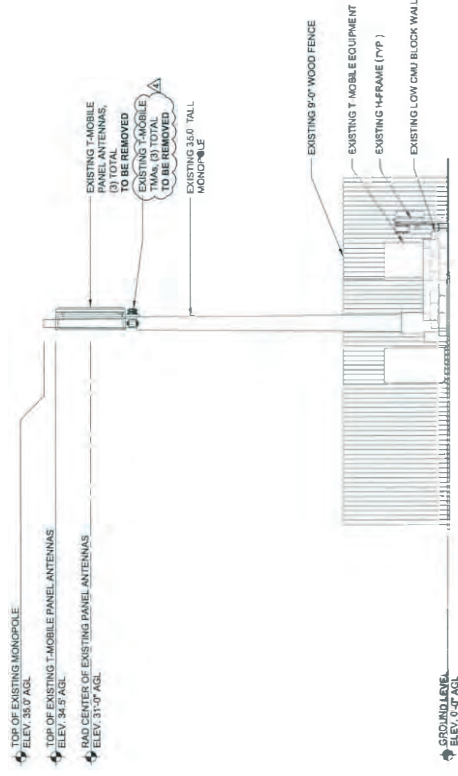
INDEX

PROPOSED & EXISTING
NORTH ELEVATION

1000

A-3

EXISTING NORTH ELEVATION



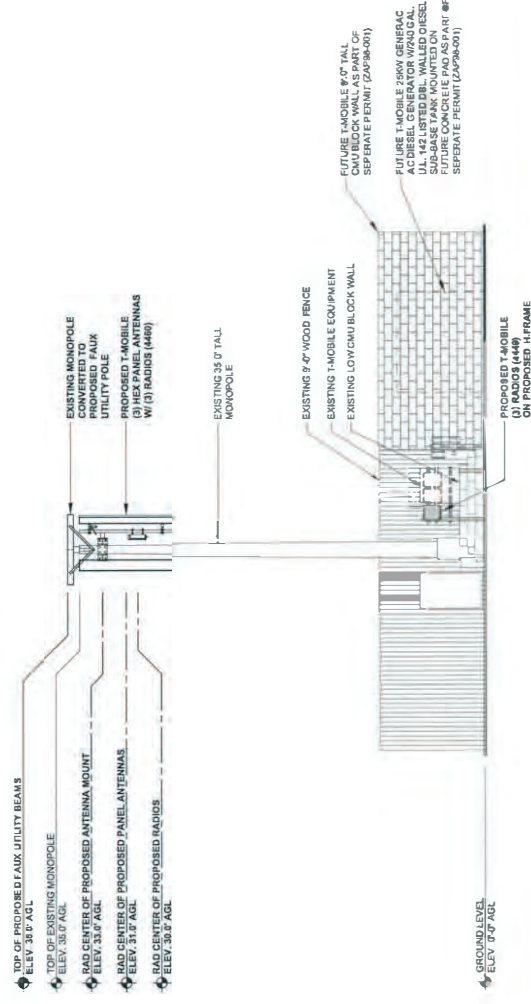
2

SCALE 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (18x17)

NOTES:

1. PROPOSED T-MOBILE PANEL ANTENNAS TO BE PAINTED BROWN
2. EXISTING MONOPOLE TO BE PAINTED BROWN TO RESEMBLE FAU UTILITY POLE
3. PROPOSED CHU WALL TO BE CONSTRUCTED WITH "JAN BLOCK"
4. NO GRADING, BLASTING, TRENCHING, OR EXISTING TREE REMOVAL WILL BE PERFORMED DURING CONSTRUCTION
5. REFERENCE DISCLAIMER ON P.1

PROPOSED NORTH ELEVATION



1

SCALE: 3/16" = 1'-0" (24x36)
100% 3/32" = 1'-0" (11x17)

PLAN PREPARED FOR:

CROWN
CASTLE

2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

PROJECT INFORMATION

SD282 FISHER PROPERTY
BU 827567
1702 RIO MARLA RD
CHANDLER, AZ 85226
SAN DIEGO COUNTY

CURRENT ISSUE DATE

02/01/2022


ISSUED FOR:

PLANNING COMMENTS

REVISIONS

REV	DATE	DESCRIPTION	BY
0	10/22/2020	100% ZONING	JE
1	09/07/2021	REVISED 100% ZONING	BY
2	09/07/2021	100% ZONING	CH
3	09/07/2021	PLANNING COMMENTS	CH
4	02/01/2022	PLANNING COMMENTS	JA

PLANS PREPARED BY:

 WIRELESS

SAC AE DESIGN GROUP, INC
3000 CRYSTAL DRIVE
SAN DIEGO, CA 92104
www.sacae.com

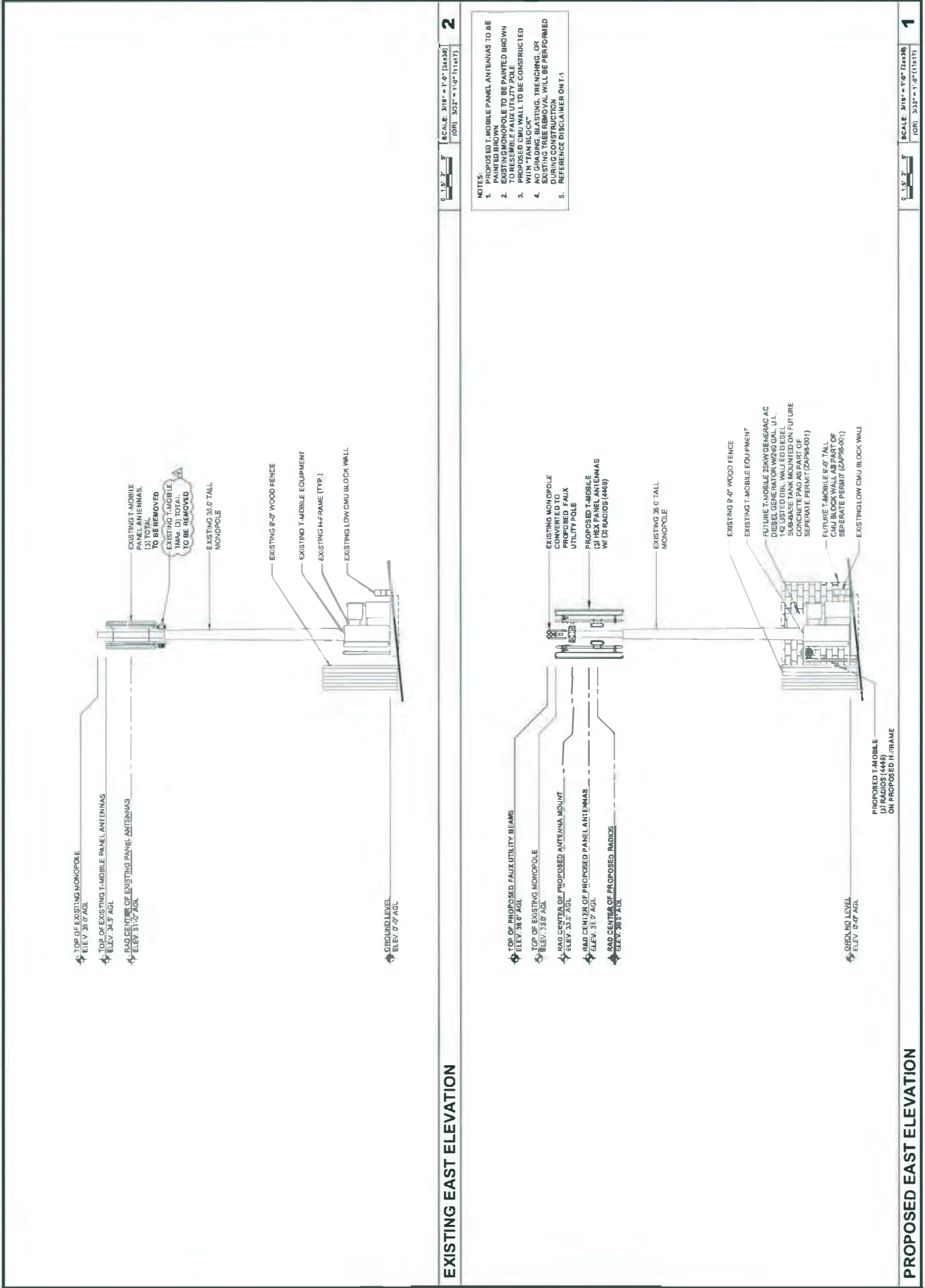
LICENSE:

SHEET TITLE

PROPOSED & EXISTING
EAST ELEVATION

SHEET NUMBER

A-4



PLAN PREPARED FOR:
CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

PROJECT INFORMATION:
SD282 FISHER PROPERTY
BU 827567
17012 MIDWAY RD
CHANDLER, AZ 85226
SAN DIEGO COUNTY

CURRENT ISSUE DATE:
02/01/2022

ISSUED FOR:
PLANNING COMMENTS

REVISIONS:

REV	DATE	DESCRIPTION	BY
0	10/25/2020	100% ZONING	JE
1	03/01/2021	REVISED 80% ZONING	EV
2	06/02/2021	100% ZONING	CA
3	09/01/2021	PLANNING COMMENTS	CA
4	02/01/2022	PLANNING COMMENTS	CA

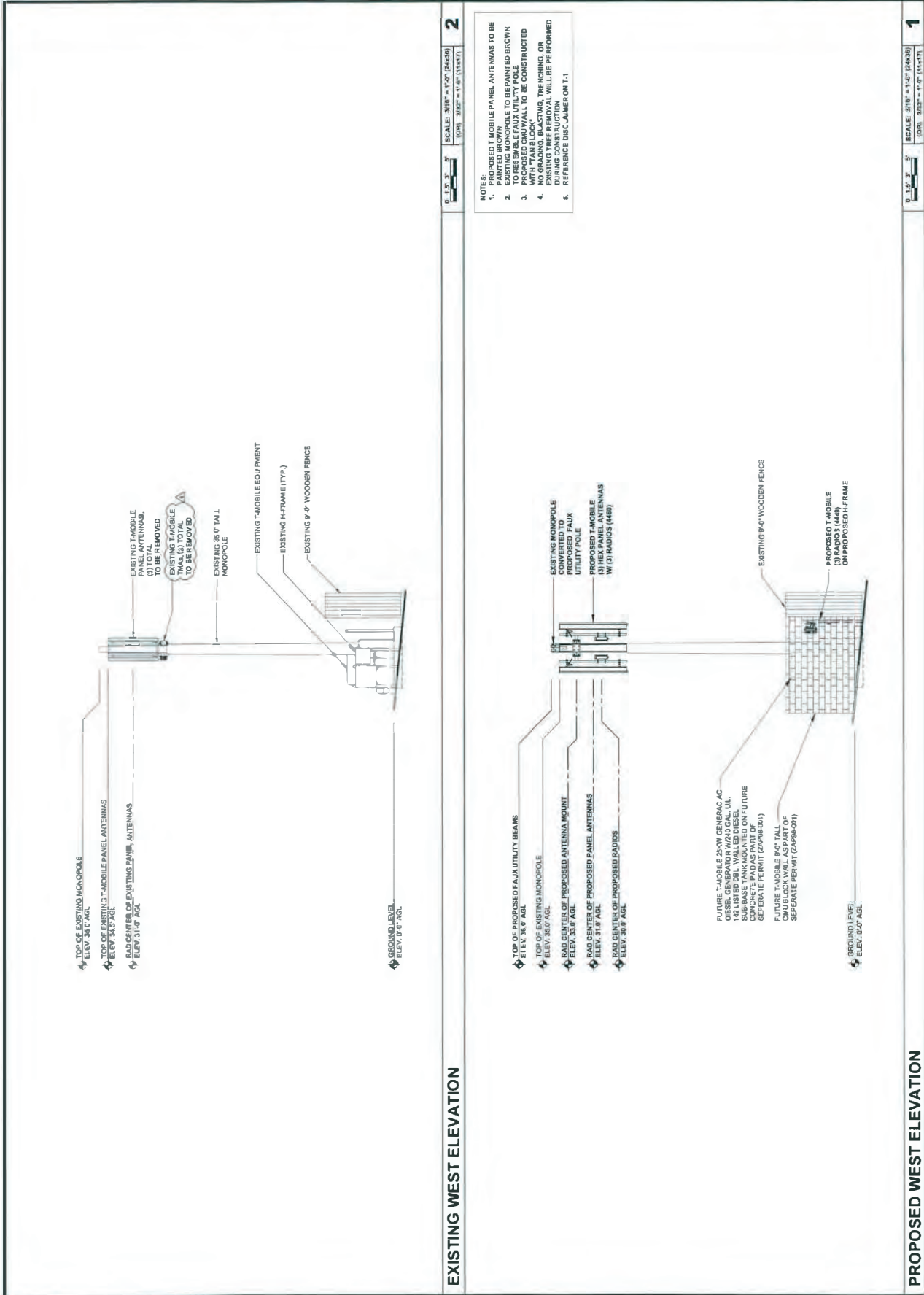
PLANS PREPARED BY:


WIRELESS
SACAE DESIGN GROUP INC
3025 ACTIVITY ROAD
SAN ANTONIO, TX 78217
www.sacae.com

LICENSE:

SHEET TITLE:
PROPOSED & EXISTING
WEST ELEVATION

SHEET NUMBER:
A-6





SCI CONSULTANT
SOLAR COMMUNICATIONS INTERNATIONAL, INC.
 Suite 207, San Diego, CA 92108
 8445 RIO SAN DIEGO DR.
 Tel: (619) 243-2700 Fax: (619) 243-2749

CLIENT:
 36" RETRANSPARENT MONOPOLE

LOCATION:
 FISHER #827567
 17012 RIO MARIO RD
 LAKESIDE, CA 92040

ISSUED FOR:
 PRODUCTION

DATE:
 19 MAR 1988

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUE POLE AND ANTENNA	19 MAR 1988
2	ISSUE ANTENNA	19 MAR 1988

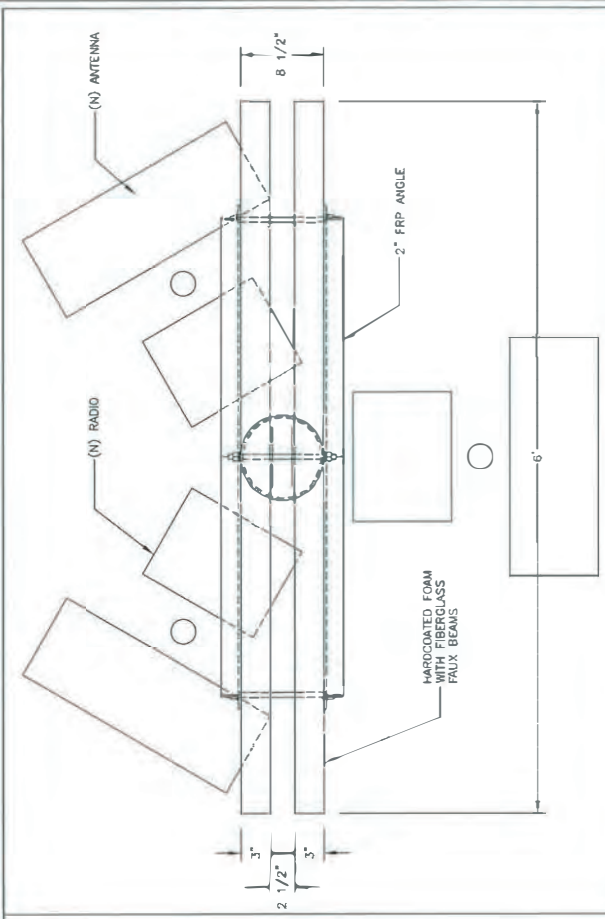
ENGINEER SEAL:

SHEET TITLE:
 ELEVATION & DETAIL VIEWS

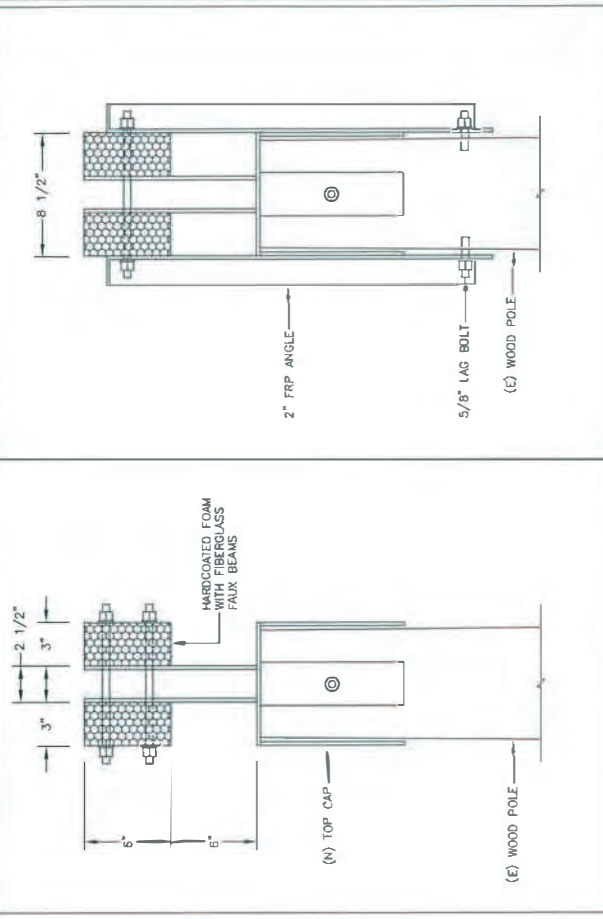
WBS PROJECT NUMBER:

DRAWING NUMBER:

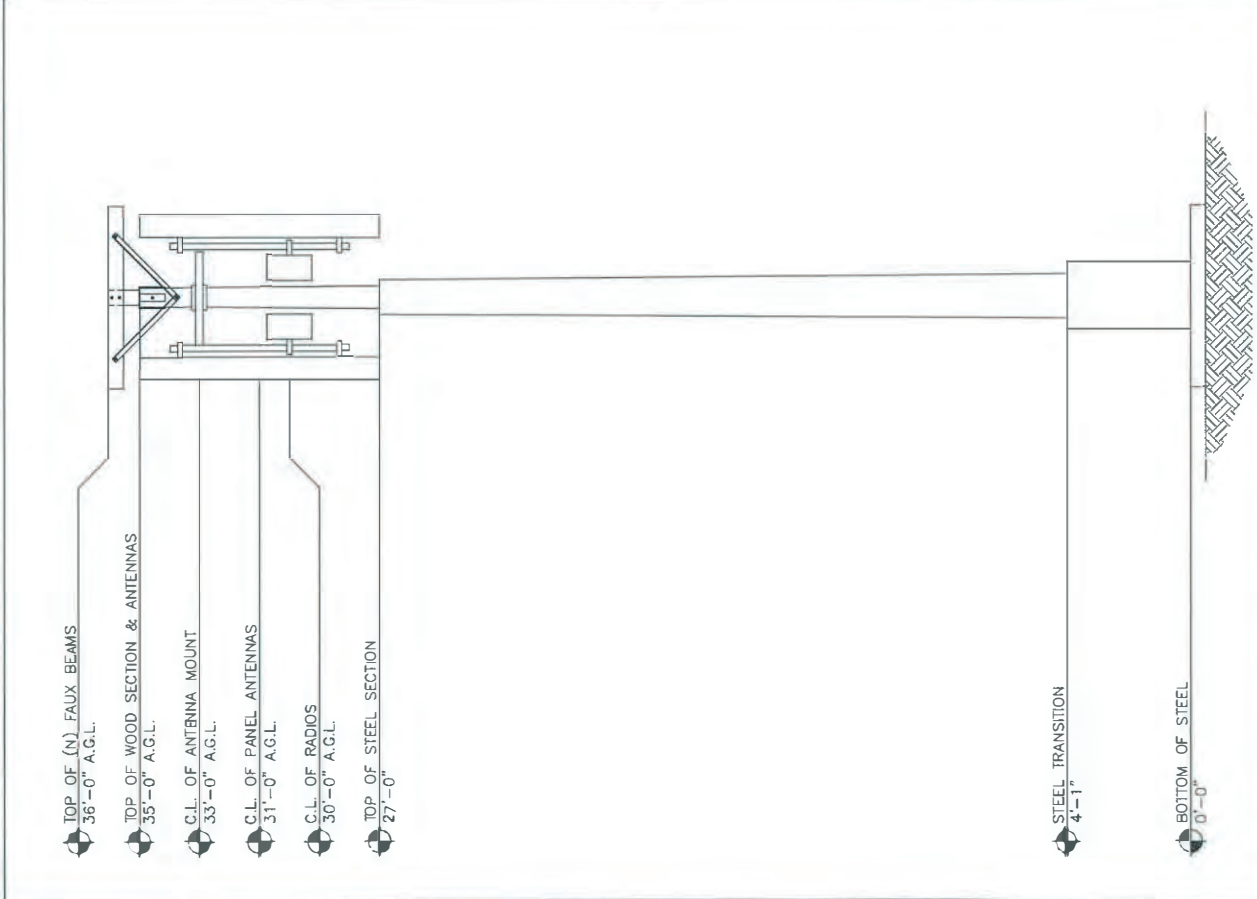
PAGE NUMBER:
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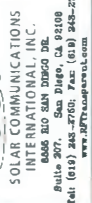
ENLARGE FAUX BEAMS PLAN VIEW AT 36'-0" AGL



ENLARGE FAUX BEAMS SIDE ELEVATIONS VIEW



PROPOSED FAUX UTILITY POLE ELEVATION



— **CLERK**

PROJECT _____
36" RFTRANSPARENT MONOPOLE

FISHER
#827567

ISSUED FOR
PRODUCTION

DEM BY CK'D BY
LEM LEM 20 FEB 18
3

100

REV.	CHANGES	DATE
A	UPDATE POLE AND DESIGN	08/01/05
B	UPDATE MATERIALS	08/01/05

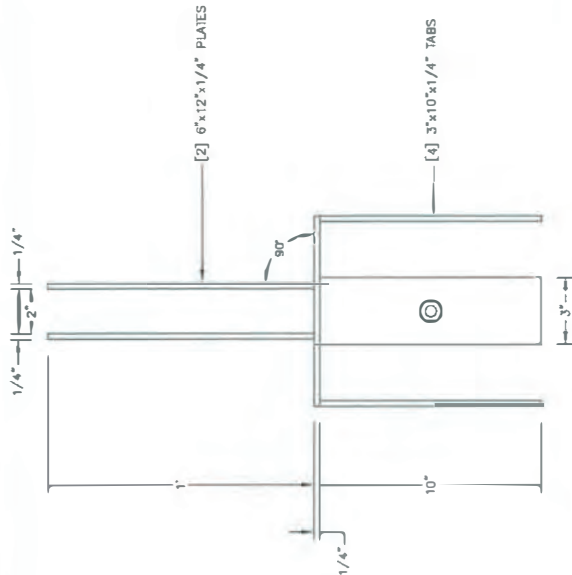
ENCLOSURE CEN

SHEET TITLE
**DETAIL VIEW &
EPA VALUES**

1

RESEARCH IN PROGRESS

PAGE NUMBER RF-2



WEIGHT: 30.00 LBS

SCALE: NONE

NEW TOP CAP ELEVATION VIEW

SCALE: 2



JOB NO.: U1085-879-181

PROJECT: Fisher

Monopalm Layout

Faux Utility Pole:

Sector Face	Type	Qty	Elevation		Wt. (lbs)	Wind Area (ft ²)
			Start (ft)	Stop (ft)		
1	Faux Power Line	1	36.0	36.0	31.5	9
Total EPA					31.5	9

EPA VALUES

None

3

**Attachment B – Form of Decision
Approving PDS2018-ZAP-98-001W1**



DAHVIA LYNCH
DIRECTOR

County of San Diego
PLANNING & DEVELOPMENT SERVICES

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

October 20, 2022

PERMITTEE: CROWN CASTLE (ATTN: MARISSA MILLER)
MINOR USE PERMIT:
MODIFICATION: PDS2018-ZAP-98-001W1
E.R. NUMBER: PDS2018-ER-98-14-001A
PROPERTY: 17012 RIO MARIA ROAD WITHIN THE LAKESIDE PLANNING AREA
APN: 324-010-73-00

DECISION OF THE ZONING ADMINISTRATOR

ORIGINAL MINOR USE PERMIT DECISION (3400-98-001)

GRANT, in substantial conformance with the approved plot plan and elevations dated January 15, 1998, consisting of 5 sheets, a Minor Use Permit to authorize the location and use of a wireless communication facility consisting of a 35-foot-tall wooden antenna pole, 3 directional antennas façade-mounted to the pole, and a Base Transceiver Station (BTS) pursuant to Sections 1355, 2704, and 7350 et seq. of the Zoning Ordinance.

MODIFICATION TO MINOR USE PERMIT DECISION (ZAP-98-001W1)

This Minor Use Permit Modification for ZAP-98-001 consists of 12 sheets including plot plan, equipment layout, and elevations dated February 14, 2022. This permit authorizes the modification of an existing wireless telecommunication facility through the conversion of an existing 35-foot-tall monopole located on the northern portion of the property into a 36-foot-tall faux utility pole pursuant to Sections 6985, 6986 and 7358 of the Zoning Ordinance.

Wireless telecommunication facilities subject to this Minor Use Permit Modification are considered "high visibility" facilities, therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Minor Use Permit shall have a maximum term of 10 years (ending October 20, 2032, at 4:00 p.m.). This may be extended for an additional period of time through modification of this permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time. All monopoles and wireless telecommunication facilities subject to this Minor Use Permit shall be reviewed for conformance with the amortization requirements outlined in Sections 6985 and 6991 of the Zoning Ordinance through the modification of this permit.

MINOR USE PERMIT MODIFICATION EXPIRATION: This Minor Use Permit shall expire on **October 20, 2024** 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 (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Minor Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

CONDITIONS FOR MINOR USE PERMIT (3400-98-001):

NOTE: The following conditions are in **strikeout-underline** format of the original Minor Use Permit (3400-98-001) Decision.

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

Building permit plans must conform in detail to this approved design. Failure to conform can cause delay 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 Modification, and prior to commencement of construction or use of the property in reliance on this Minor Use Permit Modification P98-001W¹, the applicant shall:
1. Building permit plans must conform in detail to this approved design. Failure to conform can cause delay to our 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.
 2. 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:
 - i. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use.
 - ii. Prior to obtaining a building permit, the applicant shall paint all of the equipment associated with the personal communications service facility including, but not limited to the equipment building, BTS cabinets, fencing, antennas, and poles, a dark green color (such as Frazee Industrial green or brown paint). Final color approval shall be reviewed by the Director of Planning and Land Use prior to obtaining a building permit.

3. Upon certification by the Director of Planning and Land Use for occupancy or establishment of use allowed by this minor use permit, the following conditions shall apply:
 - i. A fuel break of thirty (30) feet diameter shall be maintained in accordance with the specifications of the County Fire Marshal.
 - ii. Facilities shall be removed when no longer in use.

SPECIFIC CONDITIONS FOR MINOR USE PERMIT MODIFICATION ZAP-98-001W1:

Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Minor Use Permit. Please note that all applicable ongoing conditions associated with the original Minor Use Permit (ZAP-98-001) and subsequent Modifications approval shall apply. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

ANY PERMIT: *(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 and photo surveys dated October 20, 2022 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]* and DPR *[TC, PP]* 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]* and DPR *[TC, PP]* 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]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

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

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

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

(expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

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

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

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations and photo surveys dated approved October 20, 2022. 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. This period can be extended based on provided documentation to the satisfaction of the Director of DPR and the Director of PDS.

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

10. NOISE#1–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 ([County of San Diego Noise Ordinance](#)), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Minor Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

11. ROADS#2–ROAD MAINTENANCE

INTENT: In order to ensure that the on and offsite roads are maintained and not 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-site and offsite roads that serve the Project. Furthermore, the applicant is responsible for maintenance on a proportional basis (number of trips) during the term of this permit to on-site and offsite roads that serve the Project. **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.

FINDINGS FOR MINOR USE PERMIT MODIFICATION PDS2018-ZAP-98-001W1

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 proposed wireless telecommunication facility consists of the conversion of an existing 35-foot tall monopole into a 36-foot tall faux utility pole. The equipment necessary for the facility is currently concealed by a wooden fence. The wireless telecommunication facility would be converted to a stealth design of a faux tree in order to be in harmony of the rural character of the project vicinity. The subject property is approximately 2.5 acres and is developed with a single-family

residence. Structures and objects surrounding the project site consist of utility poles and vegetation. The project is compatible with the surrounding area which is comprised primarily of residential uses. Therefore, the project, as designed, is camouflaged and will blend into the project site with reduced adverse visual impacts to the surrounding project area.

Scale and Bulk:

The project area can primarily be characterized as rural residential. Utility poles and vegetation are located within the project vicinity. The 36-foot tall faux utility pole would be of comparable height to utility poles, trees, and other vertical elements within the project vicinity.

Photo simulations on file with this Minor Use Permit Modification illustrate that the proposed 36-foot faux utility pole and an associated equipment concealed by a wooden fence would be in harmony with the scale and bulk of the surrounding area and therefore would be unobtrusive to the surrounding viewshed. The existing equipment concealed by a wooden fence is screened from SR-67 by intervening hills and mature vegetation. The wireless telecommunication facility is approximately 0.28 miles away from SR-67. Motorists traveling along the highway will have limited views of the facility due to intervening slopes located between SR-67 and the project site. The facility designed as a faux utility pole would appear as an expected visual feature within the project vicinity as the project vicinity contains utility poles and mature trees located on rolling hills. As a result, the components of the surrounding environment will be consistent with the scale of the surrounding environment and will not be visible to nearby residents or motorists.

Coverage:

The subject parcel is approximately 2.5 acres in size. Surrounding land uses consist of residential land uses with parcel sizes ranging in size from 2 acres to over 10 acres. The project is located on a parcel that is developed with a single-family residence. All construction associated with the project will be within the same footprint of the existing wireless telecommunication facility. Due to the small scale of the facility, the project will not contribute significantly to the existing site coverage, nor will it substantially increase the scale and bulk of the subject property. As such, the modifications of the existing telecommunications facility will maintain similar coverage with surrounding parcels. Considering the size of the subject lot compared with the size and location of the proposed structure, and the coverage characteristics of surrounding properties, the modification of the telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

Density:

The project is a Minor Use Permit Modification to authorize the conversion of an existing telecommunication facility and does not have a residential component subject to density.

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

The project is located within the jurisdiction of the San Diego County Fire Authority. The project has been reviewed and found to be FP-2 compliant. The project would not require water or sewer services. Electrical and telephone services are available on-site. The proposed project involves construction to an existing wireless telecommunication facility with existing access to adequate utilities. All required utilities are therefore available for the project.

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

The project is a Minor Use Permit Modification for the authorization of modifications to an existing wireless telecommunication facility. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in sections 6985 and 6991. The subject project will result in converting an existing monopole into a faux utility pole. Photo-simulations on file with the Minor Use Permit Modification demonstrate that the faux utility pole and associated equipment concealed by a wooden fence will be in harmony with the existing neighborhood character. No trenching or grading is proposed or required for the project as all construction will occur within the same footprint of the existing lease area and equipment enclosure.

While the faux utility pole is visible from SR-67, motorists traveling along the highway will have limited views of the facility for short durations due to intervening slopes and hills located along the eastern portion of SR-67. The facility designed as a faux utility pole would appear as an expected visual feature within the project vicinity as the project vicinity contains utility poles and mature trees located on rolling hills. The wireless facility has been sited on the northern portion of the subject property which is away from residences located north and west of the project site. The line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area, such as the existing utility poles and vegetation onsite.

The project has been reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The current proposed project does not contain additional noise generating equipment. The existing wireless telecommunication facility contains a standby generator that is located within a CMU enclosure that was authorized by a previously Minor Use Permit Minor Deviation. The project, as designed, would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to result in approximately one to three trips per month and will utilize a private road connecting to Rio Maria Road for access. Existing parking is available on the property. The use associated with this Minor Use Permit Modification is compatible with the existing residential nature

of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and will be compatible with adjacent uses. Therefore, the number of maintenance trips will not substantially increase or alter the physical character of Rio Maria Road or SR-67.

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

The applicant proposes a Minor Use Permit Modification for the authorization of alterations to an existing unmanned wireless telecommunication facility. The subject property is approximately 2.5 acres in size and has access and utility services adequate to serve the proposed use. The conversion of the existing monopole into a 36-foot tall faux utility pole will be within the same development footprint of an existing wireless telecommunication facility and would not result in significant alterations to the landform or grading. The project, as designed, would be camouflaged, would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

None identified.

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

The project is within the Public/Semi-Public Facilities General Plan Land Use Designation, and it is within the Lakeside Planning Area within the Lakeside Community. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location. Lastly, the project would result in the removal of an existing monopole and the construction of a faux utility pole that is visible from a Scenic Highway identified in the County of San Diego General Plan. Pursuant to Section 6987(D) of the Zoning Ordinance, monopoles or other similar structures are not permitted when visible from Scenic Highways identified in the County of San Diego General Plan and the project would result in the facility to be in conformance with the Zoning Ordinance and General Plan. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

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

An Addendum dated October 20, 2022 to the previously adopted MND (Log No. 98-14-1) dated March 12, 1998 was prepared and is on file with Planning & Development Services. It has been determined that the project, as designed, would not cause any significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted MND.

WIRELESS TELECOMMUNICATION FINDINGS

The project is in a preferred location in a non-preferred zone. Pursuant to Section 6986.B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternate site analysis and discussed preferred locations in the area and why they were not technologically or legally feasible. Pursuant to Section 6986.C of the Ordinance, the applicant has provided a camouflaged facility as a faux utility pole. In addition, the proposed project consists of converting an existing monopole into a faux utility pole as monopoles are not permitted when visible from scenic highways identified in the County of San Diego General Plan. Due to the camouflaging of the facility and lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

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

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

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

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Minor Use Permit terms and conditions the applicant shall

allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Minor Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

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

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below.
<http://www.sdcountry.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.

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 and Quality (DEHQ)			
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.

COUNTY OF SAN DIEGO
DAHVIA LYNCH, DIRECTOR

BY:

Conor McGee, Zoning Administrator
Planning & Development Services

email cc:

Michael Johnson, Planning Manager, PDS
Sean Oberbauer, Land Use/Environmental Planner, PDS
Polina Mitcheom, Project Planner, Land Use/Environmental Planner, PDS
Marissa Miller, Applicant Contact, marissa.miller@sacw.com

Attachment C – Environmental Documentation



County of San Diego

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

DAHVIA LYNCH
DIRECTOR

AN ADDENDUM TO THE PREVIOUSLY APPROVED NEGATIVE DECLARATION FOR PURPOSES OF CONSIDERATION OF PDS2018-ZAP-98-001W1

October 20, 2022

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent Negative Declaration have occurred.

There are some minor changes and additions, which need to be included in an Addendum to the previously adopted Negative Declaration to accurately cover the new project. The additions are underlined and deletions are struck out. The changes and additions consist of the following:

1. To the Project Name add: Crown Castle Fisher Property Wireless Telecommunications Facility Major Use Permit
2. To the Project Number(s) add: PDS2018-ZAP-98-001W1; PDS2018-ER-98-14-001A
3. To the first paragraph add as indicated: The Mitigated Negative Declaration for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated October 20, 2022, which includes the following forms attached.
 - A. An Addendum to the previously approved Mitigated Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated October 20, 2022.
 - B. An Ordinance Compliance Checklist



County of San Diego

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

DAHVIA LYNCH
 DIRECTOR

October 20, 2022

Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF Crown Castle Fisher Property PDS2018-ZAP-98-001W1

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified Environmental Impact Report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously adopted MND:
 A MND for the original Fisher Property Wireless Telecommunication Facility (3400-98-001), Log No. 98-14-1 was adopted by the Zoning Administrator on March 12, 1998. The adopted MND identified mitigation measures for a wireless telecommunication facility consisting of painting the structure to conform with the visual landscape.
2. Lead agency name and address:
 County of San Diego, Planning & Development Services
 5510 Overland Avenue, Suite 110
 San Diego, CA 92123
 - a. Contact Polina Mitcheom, Project Manager
 - b. Phone number: (619) 942-1376
 - c. E-mail: polina.mitcheom@sdcounty.ca.gov
3. Project applicant's name and address:
 Applicant Contact Information:
 - a. Contact Marissa Miller, Project Manager
 - b. Phone number: (847) 845-5757
 - c. E-mail: Marissa.Miller@sacw.com

4. Summary of the activities authorized by present permit/entitlement application(s):
 Minor Use Permit ZAP-98-001 authorized the installation and operation of a 35-foot tall monopoles with three 13-foot tall whip antennas for a maximum height of four 63-foot tall monopoles with antennas and ancillary equipment within four equipment enclosures to support the wireless facility. A Minor Use Permit Minor Deviation (ZAP-98-001M2) authorized the construction and installation of a 25 kw emergency generator and a concrete masonry unit (CMU) enclosure which supports the existing monopole on the property. Since the approval of the original Minor Use Permit and subsequent modification, several minor deviations have been approved for antennas and ancillary equipment upgrades.
5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

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NO

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If yes, describe **ALL** differences.

The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☒ NONE☐ I. Aesthetics☐ II. Agriculture and Forest Resources☐ III. Air Quality☐ IV. Biological Resources☐ V. Cultural Resources☐ VI. Energy☐ VII. Geology and Soils☐ VIII. Greenhouse Gas Emissions☐ IX. Hazards and Hazardous Materials☐ X. Hydrology and Water Quality☐ XI. Land Use and Planning☐ XII. Mineral Resources☐ XIII. Noise☐ XIV. Population and Housing☐ XV. Public Services☐ XVI. Recreation☐ XVII. Transportation☐ XVIII. Tribal Cultural Resources☐ XIX. Utilities and Service Systems☐ XX. Wildfire☐ XXI. Mandatory Findings of Significance

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- ☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted EIR is adequate with the preparation of an Addendum.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

October 20, 2022

Signature

Date

Polina Mitcheom

Printed Name

Project Manager

Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

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NO

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The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is visible from State Route 67 which is a Scenic Highway identified in the County of San Diego General Plan. Section 6987 of the Zoning Ordinance does not permit the installation of monopoles that are visible from a Scenic Highway. The conversion of the existing monopole into a 36-foot-tall faux utility pole would bring the wireless telecommunication facility into conformance with the Zoning Ordinance and will reduce adverse impacts to views from a Scenic Highway. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to aesthetics.

II. AGRICULTURE AND FORESTRY RESOURCES – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

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NO

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The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to agriculture and forestry resources.

III. AIR QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES
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NO
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The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The amount and duration of construction and grading activities would be lower than screening thresholds for air quality impacts. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to air quality.

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES
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NO
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The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The project site contains an existing residence and Multiple Species Conservation Program (MSCP) findings have been prepared that demonstrate that the project conforms with the MSCP and Biological Mitigation Ordinance. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Minor Use

Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to biological resources.

V. CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

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NO

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The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to cultural resources.

VI. ENERGY - Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to energy including: resulting in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, and/or conflicts with or obstruct a state or local plan for renewable energy or energy efficiency?

YES

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NO

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The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault,

seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

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NO

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The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to geology and soils.

VIII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

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NO

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In 2006, the State of California passed the Global Warming Solutions Act of 2006, commonly referred to as Assembly Bill (AB 32), which set a GHG emissions reduction goal for the state into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions. Senate Bill (SB) 375, passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing GHG emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing, and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain new requirements under CEQA. The San Diego Association of Governments (SANDAG) has prepared the region's Sustainable Communities Strategy (SCS) and the 2050 Regional Transportation Plan (RTP) which are elements of the San Diego Forward: The Regional Plan. The strategy identifies how regional GHG reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible. AB 1279 was recently passed in September of 2022 and would declare the policy of the state both to achieve net zero greenhouse gas emissions as soon as possible, but no later than 2045, and achieve and maintain net negative greenhouse gas emissions thereafter, and to ensure that by 2045, statewide anthropogenic greenhouse gas emissions are reduced to at least 85% below the 1990 levels. AB 1279 would require the state board to work with relevant state agencies to ensure that updates to the scoping plan identify and recommend measures to achieve these policy goals

and to identify and implement a variety of policies and strategies that enable carbon dioxide removal solutions and carbon capture, utilization, and storage technologies in California, as specified. To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego's General Plan, adopted in 2011, incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions.

The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Emissions associated with projects tend to be primarily generated by use of cars or vehicles for operations of a use. The project will not result in additional trips as the majority of trips associated with the operation of the facility consist of approximately monthly maintenance trips. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in effects associated with greenhouse gas emissions of compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES
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NO
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The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been

submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular facilities. Potential health effects from EMR associated with the project is available from the cellular providers upon request as it is also required from the Federal Communication Commission. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to hazards and hazardous materials.

X. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES
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NO
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The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. A stormwater intake form and Standard Stormwater Quality Management Plan has been submitted and reviewed for compliance with current standards. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to hydrology and water quality.

XI. LAND USE AND PLANNING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES
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NO
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The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is visible from State Route 67 which is a Scenic Highway identified in the County of San Diego General Plan. Section 6987 of the Zoning Ordinance does not permit the installation of monopoles that are visible from a Scenic Highway. The conversion of the existing monopole into a 36-foot tall faux utility pole design would bring the wireless telecommunication facility into conformance with the Zoning Ordinance. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to land use and planning.

XII. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

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NO

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The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to mineral resources.

XIII. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

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NO

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The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The current proposal does not include additional noise generating equipment. Existing noise generating equipment for the facility are enclosed in a concrete masonry unit enclosure. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects associated with noise.

XIV. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

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NO

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The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to population and housing.

XV. PUBLIC SERVICES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

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NO

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The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of

the Zoning Ordinance. The proposed project does not include expansion of existing facilities to serve the site. The proposed wireless facility is compliant with the FP-2 fire policy. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to public services.

XVI. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES
☐

NO
☒

The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The project does not consist of residential uses and will not require the expansion of existing recreational facilities. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The project does not consist of residential uses which would Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to recreation.

XVII. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES
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NO
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The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of

the Zoning Ordinance. Since the MND was adopted, SB 743 addressing Vehicle Miles Traveled (VMT) has been adopted. The original MND for the facility is dated prior to July 1, 2020, which is the effective date of VMT. The project will not result in additional trips as the majority of trips associated with the operation of the facility consist of approximately monthly maintenance trips. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to transportation and traffic.

XVIII. TRIBAL CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES

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NO

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Since the MND was adopted for the original Minor Use Permit, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. The proposed project was evaluated for tribal cultural resources as follows; however, AB-52 consultation does not apply since the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility.

XIX. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

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NO

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The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The project is compliant with the FP-2 fire policy. Therefore, the proposed

Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to utilities and service systems.

XX. WILDFIRE -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that would result in an increased risk of wildfire to persons or property.

YES

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NO

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The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The proposed Minor Use Permit Modification complies with the Fire Prevention Standards for cellular facilities as outlined in Policy FP-2. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to wildfire.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES

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NO

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As described in this Addendum, there are no physical changes or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any of the mandatory findings of significance. There are no proposed changes to resources as previously identified and analyzed in the adopted MND.

The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot-tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is visible from State Route 67 which is a Scenic Highway identified in the County of San Diego General Plan. Section 6987 of the Zoning Ordinance does not permit the installation of monopoles that are visible from a Scenic Highway. The conversion of the existing monopole into a 36-foot tall faux tree would bring the wireless telecommunication facility into conformance with the Zoning Ordinance. The intent of the project overall is to bring the wireless telecommunication facility into conformance with current standards.

Attachments

- Previous environmental documentation
- Addendum to the previously adopted EIR

REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Conservation/Open Space Element of the General Plan (Goal COS-17: Solid Waste Management)

County of San Diego Conservation/Open Space Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF

**Crown Castle Fisher Property Wireless Telecommunication Facility,
PDS2018-ZAP-98-001W1; PDS2018-ER-98-14-001A**

October 20, 2022

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

The proposed project is located within an adopted subarea of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program (MSCP) and Biological Mitigation Ordinance (BMO)?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

The proposed project and any off-site improvements related to the proposed project are located inside an adopted subarea of the MSCP. MSCP Findings dated October 20, 2022 have been prepared demonstrating that the project conforms with the MSCP and BMO.

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

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☒

The project involves modifications to an existing unmanned wireless telecommunication facility and does not propose the addition of any landscaping or use of groundwater.

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

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <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 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. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

Steep Slopes:

The average slope for the property is less than 25 percent gradient. 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). There are no steep slopes where the wireless telecommunications facility is located. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the proposed wireless facility.

Therefore, it has been found that the proposed project complies with Section 86.604(f) of the Resource Protection Ordinance.

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. The current project application will be located within the same developed footprint of a wireless telecommunication facility. 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

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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

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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 site is zoned Limited Agriculture (A70) and is subject to a restrictive sound level requirement of a one-hour average 45 dBA limit at the project property line. The current project does not propose any additional noise generating equipment. Primary noise sources from the existing site consist of a generator which was authorized by a previous Minor Use Permit Minor Deviation. The generator is located within a 9-foot-high concrete masonry unit (CMU) enclosure which attenuates noise to a level below the 45 dBA limit at the project property lines. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required.

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NOTICE OF DETERMINATION

File

980195

TO: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ Recorder/County Clerk
Attn: Mita Liwanag
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Department of Planning and Land Use, M.S. 0650
Attn: Nora Rivera
5201 Ruffin Road, Suite B
San Diego, CA 92123

FILED
Gregory J. Smith, Recorder/County Clerk

APR 23 1998

BY Sm DEPUTY

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

Project Name: SD 282 - Fisher Residence, ZAP 98-001, Log No. 98-14-1

State Clearinghouse No.:

Project Location: 17012 Rio Maria Road, Lakeside, in San Diego County.

Project Applicant: Pacific Bell Mobile Services

Project Description: The proposed project is for the construction of a personal communications service facility 40 feet north of an existing single-family residence.

Agency Approving Project: County of San Diego

County Contact Person: Rosalind Smith Telephone: (619) 694-3894

Date Form Completed:

This is to advise that the County of San Diego Zoning Administrator has approved the above described project on April 17, 1998/Item no. 1 and has made the following determinations:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
☒ A Negative Declaration or Mitigated Negative Declaration was prepared for this project pursuant to the provisions of the CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.

The following determinations are only required for projects with Environmental Impact Reports:

4. A Statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
5. Findings ☒ were ☐ were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

Project status under Fish and Game Code Section 711.4 (Department of Fish and Game Fees):

- ☒ Certificate of Fee Exemption (attached)
☐ Proof of Payment of Fees (attached)

The Environmental Impact Report or Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Department of Planning and Land Use, Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California.

Date received for filing and posting at OPR: _____

Signature: [Signature] Telephone: (619) 694-2952

Name (Print): John E. Gibson Title: Environmental Coordinator

This notice must be filed with the Recorder/County Clerk within five working days 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 nine months. Reference: CEQA Guidelines Section 15075 or 15094.

FILED IN THE OFFICE OF THE COUNTY CLERK
SAN DIEGO COUNTY ON APR 23 1998
POSTED APR 23 1998 REMOVED MAY 27 1998
RETURNED TO AGENCY ON MAY 27 1998
DEPUTY Sm



County of San Diego

GARY PRYOR
DIRECTOR
(619) 694-2962

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (619) 694-2960

NEGATIVE DECLARATION

March 12, 1998

FINAL

Project Name: SD 282 - Fisher Residence

Project Number(s): ZAP 98-001, Log No. 98-14-1

The Negative Declaration for this project is comprised of this form along with the Environmental Initial Study which includes the following forms (attached):

- a. Initial Study Form
- b. Environmental Analysis Form

1. California Environmental Quality Act Negative Declaration Findings:

Changes in the project plans or mitigation measures agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur and there is no substantial evidence before the decision-making authority that the project as revised may have a significant effect on the environment.

This Negative Declaration reflects the independent judgment of the decision-making authority.

2. Required Mitigation Measures:

Prior to obtaining a building permit, the applicant shall paint all of the equipment associated with the personal communications service facility, including, but not limited to, the equipment building, BTS cabinets, fencing, antennas, and poles, a dark green color (such as Frazee Industrial green paint). Final color approval shall be reviewed and approved by the Director of Planning and Land Use prior to obtaining a building permit.

Negative Declaration,
ZAP 98-001, Log No. 98-14-1

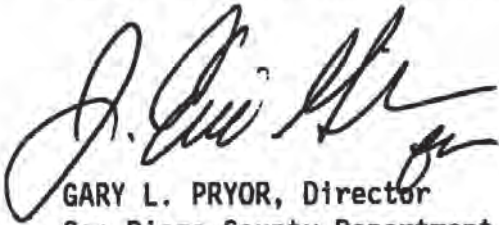
- 2 -

March 12, 1998

3. Critical Project Design Elements That Must Become Conditions of Approval:

Not applicable.

This Negative Declaration was adopted and above California Environmental Quality Act findings made by the Zoning Administrator on April 17, 1998.



GARY L. PRYOR, Director
San Diego County Department of Planning and Land Use

GLP:RJS:rdp

NDS.98\ND0398\98141.ND



County of San Diego

GARY PRYOR
DIRECTOR
(619) 894-2982

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1886
INFORMATION (619) 694-2980

March 12, 1998

INITIAL STUDY FORM

1. Project Number(s)/Environmental Log Number/Name:

ZAP 98-001, Log No. 98-14-1; Fisher

2. Description of Project:

Pacific Bell Mobile Services proposes to construct a personal communications service facility 40 feet north of an existing single-family residence located at 17012 Rio Maria Road in Lakeside. The facility would consist of a wooden pole 35 feet in height with facade-mounted antennas, and a radio equipment cabinet (BTS unit) located at the base of the antenna facility. In addition, the facility would include a second wooden pole 20 feet in height, installed immediately north of the residence next to the garage that will carry the telephone and power lines to the personal communications facility.

3. Project Applicant Name and Address:

John and Laurie Fisher, 17012 Rio Maria Road, Lakeside, CA 92040

4. Project Location:

The project is located off of Highway 67 near Scripps-Poway Parkway, at 17012 Rio Maria Road, Lakeside, in San Diego County. The Assessor's Parcel Number 324-010-49. The project is within the Lakeside Community Plan in San Diego County.

Thomas Brothers Coordinates: Page 1191, Grid E/4

Initial Study
ZAP 98-001, Log No. 98-14-1

- 2 -

March 12, 1998

5. Environmental Setting:

There is an existing single-family residence located on a 2.5-acre parcel. A portion of the parcel has been graded for the existing residence and associated uses, including a pool, shed, and storage tank. The remainder of the parcel remains undisturbed with some natural vegetation. The proposed facility is to be located approximately 40 feet north of the existing residence next to the garage.

6. General Plan Designation

Community Plan:	Lakeside
Land Use Designation:	(18) Multiple Rural
Density:	1 du/4 acre(s)

7. Zoning

Use Regulation:	A70
Density:	1 du/4 acre(s)
Special Area Regulation:	None

8. Environmental resources either significantly affected or significantly affected but avoidable as detailed on the following attached "Environmental Analysis Form".

Aesthetics.

9. Lead Agency Name and Address:

County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B MS 0650
San Diego, California 92123-1666

10. Lead Agency Contact and Phone Number:

Rosalind Smith, Project Analyst, (619) 694-3694

11. Public agencies, other than the County, whose approval is necessary to implement the proposed project:

Federal Communications Commission (FCC). The applicant was granted a license from the FCC on June 23, 1995.

Initial Study
ZAP 98-001, Log No. 98-14-1

- 3 -

March 12, 1998

12. State agencies (not included in #11) that have jurisdiction by law over natural resources affected by the project:

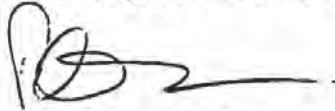
None.

13. Participants in the preparation of this Initial Study:

Rosalind Smith, Project Analyst, Dept. of Planning and Land Use
Kevin Mallory, Project Planner, Dept. of Planning and Land Use

14. Initial Study Determination:

On the basis of this Initial Study, the Department of Planning and Land Use recommends that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in the attached Environmental Analysis Form have been added to the project. A mitigated NEGATIVE DECLARATION will be prepared.



Rosalind Smith, Environmental Analyst
County of San Diego, Department of Planning and Land Use
Resource Planning

Date: March 12, 1998

ENVIRONMENTAL ANALYSIS FORM

DATE: March 12, 1998

PROJECT NAME: SD 282 - Fisher Residence

PROJECT NUMBER (S): ZAP 98-001, Log No. 98-14-1

EXPLANATION OF ANSWERS:

The following questions are answered either "Yes", "Yes, Unless Mitigated", "No", or "Not Applicable".

A "Yes" answer indicates that County staff has recommended that there is substantial evidence that the project has a potentially significant environmental effect and the effect is not clearly avoidable with mitigation measures. Any "Yes" entry in the following form indicates that County staff recommends the preparation of an Environmental Impact Report (EIR) for the project.

A "Yes, Unless Mitigated" answer indicates that County staff has recommended that the incorporation of mitigation measures agreed to by the applicant has clearly reduced a potentially significant adverse environmental effect to a less than significant adverse environmental effect.

A "No" answer indicates that County staff has recommended that, while the project has an adverse effect on the resource, there is no substantial evidence that the effect is potentially significant.

A "Not Applicable" answer indicates that County staff has recommended that the proposed project clearly has no adverse effect on the environmental resource.

I. LAND USE AND PLANNING

1. Would the proposal potentially be in conflict with General Plan designation or zoning? No.

The proposed project is consistent with the Regional Land Use Element Policy 2.4 Non-Urban Residential Designation (18) Multiple Rural Use. The policy states that civic and commercial uses may be permitted to serve the needs of the residents. The property is zoned A70 Limited Agriculture which permits introduction of the

Civic Use Type, Minor Impact Utility Civic Use Type pursuant to The Zoning Ordinance Section 2704b.

2. Would the proposal potentially be in conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? No.

No conflicts with environmental policies have been identified. The proposed project is in compliance with the California Environmental Quality Act (CEQA) and State and County Guidelines. The project does not conflict with any established or proposed habitat management plans.

3. Does the proposal have the potential to be incompatible with existing land uses or character of the community? No.

The area surrounding the project site is developed with rural residential uses consistent with the (18) Multiple Rural Use Land Use Designation and A70 Limited Agriculture Use Regulation. The residences are single-family homes on parcels of 2 to 5 acres that support horse keeping. The existing viewshed is of abrupt hillsides covered in low-lying vegetation. The viewshed also includes wooden utility pole structures with attached transformers for residential services.

The proposed facility is located on a 2.5 acre parcel which supports an existing residence. The proposed project will not require any alteration of the existing landform, will not require new utilities, and will use existing access to the site provided by the existing private road which is adequate to serve the proposed use.

The proposed use will not have a harmful effect on neighborhood character. The structure is designed in height and feature to integrate with the existing utility structures for electric service and telephone. The structure is designed with a narrow profile that is not readily seen from a distance. The directional antennas are elevated well above the surrounding residential uses consistent with federal requirements for safe operation, and are colored to blend with the surrounding background.

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4. Would the proposal have a potentially significant adverse impact on agricultural resources or operation? No.

There are no agricultural uses on the project site or in the immediate vicinity. The project is not expected to significantly impact agricultural resources or agricultural operations on the project site or in the immediate vicinity.

5. Would the proposal have the potential to significantly disrupt or divide the physical arrangement of an established community? No.

The proposed facility "footprint" is approximately 12 square feet, which is located on a 2.5 acre parcel that supports an existing residence. The proposed project will not require any alteration of the existing landform will not require new utilities and will use existing access to the site provided by the existing private road which is adequate to serve the proposed use. No disruption or division of the physical arrangement of the existing community is anticipated.

6. Would the proposal use non-renewable resources in a wasteful and inefficient manner? No.

The project will use standard installation practices, and these are not expected to be unusually wasteful or inefficient.

II. POPULATION AND HOUSING

1. Would the proposal potentially induce substantial growth in an area either directly or indirectly? No.

Not applicable.

2. Would the proposal displace a potentially significant amount of existing housing, especially affordable housing? No.

Not applicable.

III. GEOLOGIC ISSUES

1. Would the proposal have the potential to significantly increase the exposure of people to hazards related to fault rupture (Alquist-Priolo Zone), seismic ground shaking, seismic ground

failure (liquefaction), subsidence of land (from groundwater extraction), or landslides? No.

The project is not located in a hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act. The project will not extract groundwater, so there is no risk of subsidence.

2. Would the proposal result in potentially significant increased erosion? No.

The USDA Soil Survey has identified the on-site soil as Friant rocky fine sandy loam, found on 9 to 30 percent slopes. All of these soils have a low shrink-swell behavior and are coded as severe-9 erodibility. The erosion potential is low since there is no grading or altering of the landform planned for this project.

3. Would the proposal result in potentially significant unstable soil conditions from excavation, grading, or fill? No.

Potential for unstable soil conditions is extremely low because there is no grading or altering of the landform planned for this project.

4. Does the proposal have soil characteristics that have the potential to substantially increase grading quantities? No.

There is no grading proposed for this project.

5. Would the proposal result in a potentially significant adverse effect to unique geologic features? No.

No known unique geologic features were identified on the property, or named in the Natural Resources Inventory of San Diego County, listed in the Conservation Element of the San Diego County General Plan for the project property, or in the immediate vicinity.

6. Would the proposal result in potentially significant loss of availability of a known significant mineral resource that would be of future value to the region? No.

No known mineral resources were identified on the project property or in the immediate vicinity. The project site is not in an area identified in the Mines and Mineral Resources of San Diego County

California County Report Number 3 as an area that has significant mineral resources.

IV. WATER RESOURCES

1. Would the proposal create a potentially significant adverse environmental impact to drainage patterns or the rate and amount of surface runoff? No.

As identified within Sec 88.102 and 88.103 of the San Diego County Code the project will not: a) deposit any material in a watercourse which may impair or impede the flow of water so as to adversely affect adjoining property, b) plant any vegetation (other than grasses or annual crops) within a watercourse which may impair, impede, or divert the flow of water, and c) will not impair an easement dedicated or reserved for drainage purposes.

2. Would the proposal result in a potentially significant increase in local imported water supply demand? No.

The proposed project does not have plans to utilize local imported water.

3. Would the proposal have a potentially significant adverse impact on surface water quality? No.

The proposed project will not contain any potential sources of chemicals or compounds which will contaminate surface water sources so as to decrease the quality of surface water to below standards as established by the San Diego Regional Water Quality Control Board's Basin Plan, Surface Water Quality Objectives.

4. If the proposal is groundwater dependent, plans to utilize groundwater for non-potable purposes, or will obtain water from a groundwater dependent water district, does the project have a potentially significant adverse impact on groundwater quantity? No.

The proposed project does not have plans to utilize groundwater, or obtain water from a groundwater dependent district. The project proposes to construct a personal communications facility that is only visited once a month for associated maintenance activities.

The project is not groundwater dependent and has no proposed water uses associated with the personal communications service facility.

5. Would the project have a potentially significant adverse impact on groundwater quality? No.

The proposed project will not contain any potential sources of chemicals or compounds which will degrade groundwater resources so as to decrease the quality of the groundwater to below the standards as set by the San Diego Regional Water Quality Control Board's Basin Plan, Groundwater Quality Objectives.

Brief Explanation of Water Resources Answers (as necessary):

V. AIR QUALITY

1. Would the proposal have the potential to significantly contribute to the violation of any air quality standard or significantly contribute to an existing or projected air quality violation? No.

The proposed project is not a source of air pollutants. The proposed project will generate minimal vehicle trips, based on a maintenance schedule of once a month.

2. Would the proposal have the potential to significantly increase the exposure of sensitive receptors to any excessive levels of air pollutants? No.

The proposed project is not a source of air pollutants and will not increase the exposure of sensitive receptors to any excessive levels of air pollutants.

3. Would the proposal potentially result in the emission of objectionable odors at a significant intensity over a significant area? No.

The proposed project is for the installation of a personal communications service facility and is not expected to generate any emissions of objectionable odors.

VI. TRANSPORTATION/CIRCULATION

1. Would the proposal result in a potential increase in traffic congestion that is significant in relation to existing traffic loads and street capacities? No.

The existing street capacities are adequate to accommodate the additional trips that the proposed project is expected to generate.

2. Would the proposal result in potentially significant adverse traffic safety impacts related to development of, or increased exposure to, identified traffic safety issues (e.g., sharp curves, limited sight distance, or dangerous intersections) or incompatible uses (e.g., farm equipment, heavy truck use)? No.

The proposal will not create adverse traffic safety conditions, as it will not construct any new roads. Vehicle trips are minimal, based on a monthly maintenance visit.

3. Would the proposal potentially result in inadequate emergency access? No.

The proposed project is not expected to interfere with the emergency access to or from the site.

4. Would the proposal potentially result in insufficient parking capacity on-site or off-site? No.

The proposed project will not result in insufficient parking capacity on-site or off-site. No long-term parking is needed for maintenance vehicles. Adequate parking is available on-site.

5. Would the proposal result in a potentially significant adverse increase in hazards or barriers for pedestrians or bicyclists? No.

The proposal will not result in an increase in hazards or barriers for pedestrians or bicyclists because no changes to existing roads or sidewalks are required.

VII. BIOLOGICAL RESOURCES

1. Would the proposal result in potentially significant adverse impacts to an endangered, threatened, or rare plant or animal species or their habitats? No.

The project will not result in potentially significant adverse impacts to an endangered, threatened, or rare plant or animal species or their habitats. The proposed project will not require any alteration of the existing landform, and will be located in close proximity to the existing residence.

2. Would the proposal result in potentially significant adverse impacts to wetland habitat? No.

No wetlands exist on-site that would be adversely impacted.

3. Would the proposal result in potentially significant adverse impacts to wildlife dispersal or migration corridors? No.

The proposed project is surrounded by residential development, so no migration corridors exist in the immediate vicinity that would be impacted by the proposal.

VIII. HAZARDS

1. Would the proposal present a significant risk of accidental explosion or release of hazardous substances? No.

The proposed project will not contain, handle, or store any potential sources of chemicals or compounds that would present a significant risk of accidental explosion or release of hazardous substances.

2. Would the proposal have the potential to significantly interfere with an emergency response plan or emergency evacuation plan? No.

The proposed project would not change or affect any emergency response plan or emergency evacuation plan by local public service agencies.

3. Would the proposal have the potential to significantly increase the fire hazard in areas with flammable vegetation? No.

No brush clearing is required for the personal communications service facility. However, the proposed project is located within 100 feet of the existing residence, therefore any brush clearing required for the residence would significantly reduce the fire hazard in areas with flammable vegetation.

4. Would the proposal expose people or property to flooding? No.

The project would not expose people or property to flooding since it is located outside of any identified floodplain.

5. Would the proposal expose people to any other demonstrable potentially significant health or safety hazard not listed above? No.

No such hazard has been identified.

IX. NOISE

1. Would the proposal expose people to potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance)? No.

The personal communications service facility is not expected to generate any noise levels that exceed the maximum limits established by the Noise Element of the San Diego County General Plan. Therefore, potential noise impacts are considered less than significant.

2. Would the proposal generate potentially significant adverse noise levels (i.e., in excess of the County General Plan or Noise Ordinance)? No.

The project is not expected to generate excessive noise levels from daily operations. Therefore, potential noise impacts are considered less than significant.

X. PUBLIC SERVICES

Would the proposal create potentially significant adverse effects on, or result in the need for new or significantly altered services or facilities including a significantly increased maintenance burden on

fire or police protection, schools, parks, or other public services or facilities? No.

The project will not result in any need for new or significantly altered services or facilities that would increase the maintenance burden on fire or police protection, schools, parks, or other public services or facilities.

XI. UTILITIES AND SERVICES

Would the proposal result in a need for potentially significant new systems or supplies, or substantial alterations to the following utilities:

Power or natural gas;
Communication systems;
Water treatment or distribution facilities;
Sewer or septic tanks;
Storm water drainage;
Solid waste disposal;
Water supplies?

No. The project will not result in the need for any potentially significant new systems or supplies from the above utilities.

Brief Explanation of Utilities and Services Answers (as necessary):

XII. AESTHETICS

1. Would the proposal result in a demonstrable potentially significant adverse effect on a scenic vista or scenic highway?
No.

The proposed project is not located within a designated vista, overlook or scenic highway.

2. Would the proposal result in a demonstrable potentially significant adverse visual impact that results from landform modification, development on steep slopes, and/or excessive grading (cut/fill slopes)? No.

The proposed project will not require any alteration of the existing landform.

3. Would the project have any other demonstrable potentially significant negative aesthetic effect not included above? Yes, unless mitigated.

The structure is designed in height and feature to integrate with the existing utility structures for electric service and telephone. The structure is designed with a narrow profile that is not readily seen from a distance. The directional antennas are elevated well above the surrounding residential uses and mitigation measures will require that personal communications service facility be colored to blend with the surrounding background. No other potentially significant negative aesthetic effects have been identified.

4. Would the project produce excessive light or glare? No.

The proposed project design has not proposed any structures or materials that would create excessive glare or have reflective surfaces that would create a public nuisance or hazard. The project design conforms to the San Diego County Light Ordinance that regulates all artificial outdoors light fixtures.

XIII. CULTURAL AND PALEONTOLOGICAL RESOURCES

1. Would the proposal grade or disturb geologic formations that may contain potentially significant paleontological resources? No.

The project will not alter the existing landform, so there is not expected to be any disturbance to geologic formations that may contain potentially significant paleontological resources.

2. Would the proposal grade, disturb, or threaten a potentially significant archaeological, historical, or cultural artifact, object, structure, or site which:

- a. Contains information needed to answer important scientific research questions;

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- b. Has particular quality or uniqueness (such as being the oldest of its type or the best available example of its type);
- c. Is directly associated with a scientifically recognized important prehistoric or historic event or person;
- d. Is listed in, or determined to be eligible to be listed in, the California Register of Historical Resources, National Register of Historic Places, or a National Historic Landmark; or
- e. Is a marked or ethnohistorically documented religious or sacred shrine, landmark, human burial, rock art display, geoglyph, or other important cultural site?

No. There have been no identified cultural resources identified within the property boundaries, and it is not expected that any cultural resources would be impacted by the proposal.

XIV. OTHER IMPACTS NOT DETAILED ABOVE

None.

XV. MANDATORY FINDINGS OF SIGNIFICANCE

- 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? No.

The site is surrounded by existing residential development and does not impact any biological or cultural resources.

- 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? No.

The proposed project is consistent with the San Diego County General Plan. The project site is not within an area that has been identified as a future management plan area. The proposed project design does not impact any sensitive resources or services identified in the checklist. Therefore, the proposed project will not have any significant effect on any short- or long-term environmental goals.

3. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) No.

The proposed project, when considered cumulatively with other proposed projects in the vicinity, does not create or cause to be created any significant adverse impacts. No potential impacts to existing resources, infrastructure, property, or people were identified in this study from the cumulative impact of other projects, in addition to the proposed project.

4. Does the project have environmental effects, which will cause substantially adverse effects on human beings, either directly or indirectly? No.

The proposed project will not significantly impact any of the issue areas discussed in this checklist. None of the information that was submitted, or could be known with reasonable diligence, has identified any significant impacts to humans as a result of the project. Therefore, implementation of the proposed project will not have a significant adverse impact on humans.

XVI. EARLIER ANALYSIS

Earlier California Environmental Quality Act (CEQA) analyses are used where one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration.

No earlier analyses were used.

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XVII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

Application for Environmental Initial Study Form submitted by applicant.

Conservation Element, San Diego County General Plan

Dam Inundation Maps

Fault-Rupture Hazards Zones in California

Lakeside Community Plan

Paleontological Resources, County of San Diego, by Thomas Demeré and Stephen Walsh, 1994.

Preliminary Floodplain Evaluation. Department of Public Works, 5/21/97.

Regional Land Use Element, San Diego County General Plan, 1979.

Scenic Highway Element, San Diego County General Plan, 1975.

Soil Survey, San Diego Area, California. U.S. Dept. of Agriculture, 1973.

Weber, Harold F., 1963. Mines and Mineral Resources of San Diego County. County Report Number 3, State of California, Division of Mines and Geology.

NDS.98/ND0398/98141.ISF;jcr

Attachment D – Environmental Findings

**CROWN CASTLE FISHER PROPOERTY WIRELESS TELECOMMUNICATION
FACILITY
MINOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2018-ZAP-98-001W1
ENVIRONMENTAL LOG: PDS2018-ER-98-14-001A**

ENVIRONMENTAL FINDINGS

October 20, 2022

1. Find that the Addendum on file with Planning & Development Services as Environmental Review Number PDS2021-ER-98-14-001A was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein prior to approving the project; and

Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted Mitigated Negative Declaration dated March 12, 1998 and adopted on April 17, 1998 that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the Negative Declaration was adopted as explained in the Environmental Review Update Checklist dated October 20, 2022.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (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 in conformance with the Biological Mitigation Ordinance as explained in the MSCP Conformance Statement dated October 20, 2022 on file with Planning & Development Services.

**MULTIPLE SPECIES CONSERVATION PROGRAM
CONFORMANCE STATEMENT
PDS2018-ZAP-98-001W1;
Crown Castle Fisher Property Wireless Telecommunication Facility
APN: 324-010-73-00**

October 20, 2022

Summary

The project proposes a Minor Use Permit Modification for 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

Staff has determined that the proposed project is in conformance with the California Environmental Quality Act through an addendum to a previously adopted Mitigated Negative Declaration. There are no sensitive habitats or species within the proposed project area. The proposed project is for a Minor Use Permit Modification to an existing wireless facility consisting of the conversion of an existing 35-foot-tall monopole into a 36-foot tall faux utility pole design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. The footprint of the proposed wireless telecommunication facility will be located on disturbed/urban developed portion of the property. The project site also contains an existing residence. As a Tier IV habitat, no on-site preservation is required and impacts to urban/developed habitat 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, the proposed project footprint, 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. No take authorization for incidental or deliberate impacts to state or federally listed species is granted with this determination. While no impacts to listed species are anticipated based on staff's review of the project, the applicant is responsible for ensuring that none occur and/or appropriate authorization has been obtained.

Attachment E – Public Documentation

LAKESIDE COMMUNITY PLANNING GROUP

PO Box 389 Lakeside, CA 92040 / lakesidecpg@gmail.com

*** MEETING AGENDA ***

WEDNESDAY, July 7, 2021 - 6:30 PM

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

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 will provide for a public viewing of available project plans received by the Chair for current and upcoming projects. Available plans will be on display for the 30 minutes prior to regularly scheduled planning group meeting.

1. CALL TO ORDER / ROLL CALL –

Seat 1 – Shari Cohen	a	Seat 2 – Liz Higgins	P	Seat 3 – Ron Kasper	P
Seat 4 – Dan Moody	P	Seat 5 – Carol Hake	P	Seat 6 – Josef Kufa	a
Seat 7 – Sarai Johnson	a	Seat 8 – Vacant	V	Seat 9 – Connie O'Donnell	a
Seat 10 – Rey Lyyjoki	P	Seat 11 – Tony Santo	P	Seat 12 – Steve Robak	P
Seat 13 – Karolyn Smith	P	Seat 14 – Kristen Everhart	P	Seat 15 – Tiffany Maple	a

*Off the board- waiting for county confirmation

Quorum reached with 9 present.

Public present (approximate #): 40

2. PLEDGE OF ALLEGIANCE / Invocation lead by:

3. APPROVAL OF THE MINUTES FOR THE MEETINGS OF:

Date May 2021

Modification to May minutes

 Continued to next month

 X Approved as Presented

Action: Approve with correction that Liz Higgins noted to strike a section of comments not reflective of the issue.

Motion: _____ Karolyn Smith _____ Second _____ Steve _____

Vote: Aye: ___9___ Nay: 0 _____ Name(s) _____ Absent: ___5___ Abstain: _____

Date June 2021

_____ Continued to next month _____ **X** Approved as Presented

Motion: _____ Steve _____ Second _____ Liz _____

Vote: Aye: ___9___ Nay: 0 _____ Name(s) _____ Absent: ___5___ Abstain: _____

4. ANNOUNCEMENTS

A. Audio Recording – Notification is hereby provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes.

5. OPEN FORUM

1. Charlie Horn- Wants to put in a mobile home park off Flinn Springs between Lake Jennings and Dunbar Lane on Labrador Lane. Looking for community Q & A from audience- is it 55 and over? Charlie- Non-restricted. Q: What about the density? How many units? Charlie- 107 is planned.
2. Terri Burke -Eiserling: July 23 & 24th at 8am-2pm historical society is having a vintage sale to benefit the historical society.
3. Becky Rapp- Marijuana ordinance being discussed by BOS. Regarding the environmental impact there is no blanket approach that will address the impact on the county. Our county is bio-diverse, and one approach will not work. Lakeside will be impacted by this. I also wanted to thank this planning group for submitting their recommendations to BOS. But the county is still moving forward with consumption lounges and small minimum distances – the input of this planning group and other planning groups is being ignored by BOS and we need more voices.
4. Carol Green- Marijuana ordinance. I understand the arguments and idea to be equitable. But the impact of THC on young people's mental development. At the age of 23 my son Michael was hospitalized due to a psychotic attack induced by THC. Adding more commercial places tells our kids this is safe and not harmless.
5. Lincoln Fish – CEO of Outco which is a dispensary. I am sympathetic to the previous speaker. Those situations are extremely rare. The county is going to be coming forward with a list of ordinances and consumption lounges are not on the table. But what I really want is to welcome people to come to my business and learn about cannabis. I would love to hear from people and tour our facility. Q&A: Q- Terri Burke -Eiserling: I am familiar with your business and know you run a very reputable business, but I wonder why you and others in the industry do not do enough to regulate the illegal market.

Lincoln- The county is discussing how to do better with regulating illegal distribution of marijuana, but business owners are really limited in any legal actions we can take.

6. Aleena Benedito- Update on BOS direction with equitable impact of cannabis operations. The BOS asked us to conduct a programmatic report. PEIR needs to be developed before any new licenses are granted. Outco is one of the dispensaries that is operating in Lakeside and is included in this report. In June the BOS granted currently operating dispensaries the right to continue to operate while the ordinance is under review. Liz Higgins- Requested presenter send the report to the LCPG
7. Greg Lambert – lives on Questa Del Sol – our community is peaceful I moved out to East County for more space and quiet. This Green Hills Ranch development going in is out of place and not in line with the surrounding community.
8. Jim Bolz- Informational item only on Woodside Ave capital improvement project. We have met with this planning board no less than 3 times about this 2.5-mile project to improve bike lane and sidewalks. We have concluded our meetings with local groups including fire and safety and will soon have a proposal for the community to review.

6. PUBLIC HEARING (Discussion & Vote)

A. Time Extensions –None

B. PDS2016-SPA-16-001 Greenhill’s Ranch Specific Plan Amendment – Chris Dahrting & Rob Ryadeen

This is our 3rd time meeting with the LCPG and each time we have listened to input and addressed these changes. We have provided the LCPG and audience with a document that organizes any previous feedback received into a table with 15 comments– and includes the County’s response to whether adjustments would need to be made to the project.

Motion: Liz Higgins

Second: Karolyn Smith

Action: This project comes back to the planning group after meeting with the community/residents.

Board Comments:

Dan- I am familiar with the Lake Jennings area and the traffic and share the concerns of these residents regarding the safety and traffic.

Rey – on #8 the county’s response is noted what does that mean? Presenter- means that they have reviewed the traffic study. Also, this project has not been approved yet. The next steps big picture is for us to hear what the community has I will hand out my business card contact us, and we will work with the applicant to resolve issues and conduct technical studies. Then we will submit a final project proposal for approval to the county. And then the community will have a period to review the proposal. We will also post materials/announcement within 300 feet of the proposed project. **Rey- so can we get the traffic study? Presenter- No we cannot release that it will be included in the environmental report once that is finished. Presenter2- the “noted” on the road improvements is noting that re-conditioning of Lake Jennings is necessary with the addition of center turn lanes

Steve- The state wants to see the units go in, the county is pushed to get them in, and the residents do not want them to go in. The best thing to do is to try and make a list specifically as residents where you can say hey – here is what we want to see and here is how you can work with us.

Ron Kasper- Developers really need to work with the residents in these areas so that the LCPG does not become the bargaining table for communication between developers and residents.

Karolyn Smith – In 2016 we had a zoning commission do a report – it was noted that our high school and middle school will be subject to overcrowding because of this project. Presenter: As part of the proposal the county reviews the forms submitted by the applicant and decides if the project is a fit. I can revisit the paperwork and review what that says. Karolyn- in section 2 it says this project WILL result in overcrowding.

Carol Hake- Traffic safety and condition of the road are the main issue for everyone, and I agree.

Tony- 200 ft on that road is not enough I agree with Carol really need to work with developer and residents to figure out the road. I drove it after the previous presentation and the condition and capacity are an issue. How close are these homes and what considerations have you made here? Presenter- 68% is open space and 32% is homes which is why the houses are closer together to accommodate more open space around the houses. Tony- You are squishing these homes together but the density for the size of your area is not out of line with the density requirements. So, the salmon blue/green table you are showing your allowable is 94 and you are building a lot less. Tony – questions about drainage *conversation with developer* cutting drainage in half with this project.

Liz Higgins- 1) County and developer host community meeting 2) Speed bumps to discourage through traffic 3) Additional exit onto Jennings Presenter: The second outlet is a requirement of the fire department. 4) I suggest being responsible for Adlai for the whole section that residents use the road Presenter: We talked with the county, and it is our opinion that a district should be set-up, so all residents share in taking care of the roads in the whole area like an HOA (note* audience expressed disagreement to an HOA). Presenter Ed: 200ft of Adlai will be improved during the building and then once the residence is established there will be contribution to the maintenance of Adlai within the same criteria of how many residences are living in the area.

Community Comments:

Kristina Luban – owns home on Cuesta del Sol Rd. concerned about the use of their private road during construction and after. This development is only developing 200 feet at the end of Adlai Rd. What does that mean for the rest of the residence? Developers are not considerate and have torn up our road and left it a mess. My power has gone out four times in the last couple of months due to construction in the area

Rob Faigin – We were here in 2018 expressing concerns about this development and no one has been contacted. We did not hear about and were not at the last meeting but since 2018 no one contacted any of the residence about working with us on this project. Lake Jennings and Adlai Rd are not designed for this traffic. We live in Lakeside because it is rural – lot density and trees and landscaping not urban developments. The community plan calls for a park if there are 50 residences or more but that is not included here. I have provided a map from the county recorder's office showing there should be an access road between this development and our backyards, but this develop is over-stepping and backing right up to our fence line! They need to work with the residents in this area.

Pam Schiller- I am at the very end of Autobahn Rd. People have been trying to develop this area since the early 80's I've been out there for 40 years those residents on Cuesta del Sol were promised there wouldn't

be any other developments using their road. These developers need to work with the residents who live there.

Katherine Clothey- 9433 Adlai Terrace when this development was designed my development was not even built yet. Now that my development is there this type of development will not fit on a narrow one-way road. Also, if this road goes through to Lake Jennings by Helix, we will have a real safety problem. That is a dangerous entry and exit point everyone speeds there. Cuesta del Sol has not been included in the traffic report, so this traffic report is not representative of today's traffic. I am an attorney and can see through when developers are trying to make something look like it will work – it will not. Opposed to project.

Brooke Faigin – My husband saw this in his email and went to all our neighbors otherwise none of the residents would have heard of this item if we had not told them. *Showed picture of Cuesta del Sol Rd to demonstrate

Gary Burghart- the back of my home would meet the back of the new development. I moved to Lakeside because it is quiet and rural. If all the traffic comes by my house the noise and the congestion will be very disruptive. A lot of people go up Cuesta del Sol and through to Lake Jennings, but it is very unsafe even how it is now. These roads are not well lite, and they are narrow – walking your dog or kids is very unsafe even with the current traffic and conditions.

Judy Scheuer- Resident on Cuesta del Sol for 35 years which was a cul de sac until the Jack Oak development went through and have seen the traffic now that it goes through. The road is still as narrow and poorly kept as before the Jack Oak development you cannot even pass if a trash truck is on the road, you must pull over and wait because the road was not meant for traffic.

Jitzka Perez- This area was never designed for these many homes and developments. Lakeside residents put up with a lot of bad roads just to be in nature but the roads in these areas are already in poor condition.

Abby Burghart- I am a young person who has lived in this residential area most of my whole life. I love growing up in this area and getting to explore the wilderness and trees in this area most of which have already been cut down. Right now, there are animals that live there where this development is going to go in. I am also sad to see all the trees and environment removed. Also concerned about the drainage because the water flows wide and fast.

Steve Shorees- I have lived in this community a long time. There is something wrong with it and how sneaky they are being without notifying residents or working with the existing community. Too dense this is not rural development. Destroying environment and development shows no consideration to existing condition they just want to build and sell as many houses as they can 64 houses is too many.

Vote: Aye: __9__ Nay: __0__ Name(s)_____

Absent: __5__ Abstain: _____

C. PDS2018-ZAP-98-001W1 – Minor use permit modification to a wireless facility at Rio Maria Rd, Lakeside – John Leavitt & Dale Richard

First component is wireless system upgrade – replace 3 existing antennas and cabinets. Second component, amortization schedule is asking for carriers in specific zones to disguise the equipment better. This project qualifies for that requirement, so we decided to make it look like a utility pole as there are several other utility poles in the area.

Motion: Steve Second: Tony

Action: Approve as presented.

Board Comments:

Liz: what carrier? DR- I believe T-Mobile

Community Comments:

Vote: Aye: 9 Nay: Name(s)

Absent: 5 Abstain:

D. PDS2020-TM-5640 – Los Coches Plaza, 8445 Los Coches Road, El Cajon – Chase McConnell & Sean Oberbauer

This project was submitted in May and presented to LCPG and then resubmitted. Appreciate everyone's input look forward to more after this presentation. New presentation removed one drive thru and we are now maintaining Eagle Gas station where it is currently in the corner of the lot. Addressed LCPG concerns: 1) safety- we are installing a 3-way stop light 2) appearance of retaining wall with bamboo that will discourage graffiti 3) Keeping signage in same place but renovating it 4) O'Reilly's 5) Wendy's 6) Super Star Car wash with vacuum stalls 7) drainage – we submitted a full drainage report to the county 8) a big concern from last time was the noise of a car wash – the technology has greatly improved and we did a noise study and results indicate everything will be within the property. Also, noise from the highway next to the project is higher than any noise from the businesses within this development. 9) Odors from fast food restaurants- The county and state have different guidelines on what can get released into the air. There is a good filter that captures 85% of what comes off the grill and every two-three week it gets changed. And this is per code so this additional filtration unit will be installed.

Motion: Karolyn Second: Steve

Action: Approve as presented but the lighting concerns need to be addressed.

Board Comments:

Kristen- You talked to Wendy's – but did all the potential food vendors agree? Will you outfit all the buildings? Presenter: We have a signed contract with Wendy's 2) Think about adding rocks or gravel into the landscape to reduce chances of homeless.

Community Comments:

Cleve Morrison: EPA requirements for water filtration – what they are putting in are they filtering it?

Presenter: Car wash water will flow to the water filtration basin that connects to the existing drainage. Car wash water is recycled multiple times and filtered before entering the drainage system along with the EPA requirements that car washes must meet with what they use.

Sharon Deal: This proposal has moved the car wash closer to the residents which amplifies our concerns about noise. Second, the retaining wall visibility is still an issue. Presenter: The block we are using is a gradual wall and with 50 years in business they have never had a failure. And this type of wall can be planted and will be with irrigation from the top. Sharon: Okay how far from the residence will the wall begin? Presenter: 15 feet and it will be landscaped. Sharon: We want to make sure that the landscaping any roots, run-off, or leaves and debris are all concerns for the community.

Tricia Maza: Live on Sneezy Court right below, of all things a car wash – I just don't believe that this car wash will be any quieter than the other ones out there. Besides taking your word for it I just guess we will not know until you have it built but quality of life and I bought there less than 2 years ago, and that lot has been empty and now if that goes in. Presenter: Went back to slides and shows that resident's home will be receiving more noise from the highway than from the car wash and the car wash will go up and out.

Terri Burke -Eiserling: What are the operation hours for the carwash? Presenter: 8am-9pm

Juan Lopez: The gap between O'Reillys and our HOA between the retaining wall leaves a gap for homeless to hide out which is a problem in this area. Currently, it does not attract homeless because it is so overgrown and inaccessible but when you clear it then that gap may bring residents. 2) How tall are the lights going in? How far will the light travel? Presenter: Lets note the residents' location and make sure that the type of lights installed along there are the proper kind.

Paul Rippenger: My elevation is at the top of your grade. I do not want to be staring at lights either. The existing gas station is already enough light for me.

Vote: Aye: 9 Nay: _____ Name(s) _____

Absent: 5 Abstain: _____

7. COUNTY PRESENTATIONS (Possible Vote)

A. Capital Improvements List (No Vote Needed) – James Bolz – Last list was in December 2019, so we are requesting an updated priority list. CPG creates the list and submits to public works and then we go back and forth and then proposed projects and prioritized for funding. Eligible project types:
Road reconstruction/new roads, sidewalk/pathways/pedestrian ramps, ...more on slide show

Board Comments:

Carol- I think a good option for moving forward is to develop an ad hoc committee that can flush out the completed projects and others that will never get funded.

Liz- This would really help us develop the list and include people with input for safety and impact of projects on schools etc.

Community Comments: None

B. New Lakeside Library - Public Artwork (NO VOTE)– Miguel Acosta, Director of County Library

Gale Goldman, Steven Schmidt, Friends of the Library are also present, Christina Patterson, & Courtney New library is 16,000 sq ft. working with county to improve their public arts collection. Artwork requests are to keep the art focused on nature, environment, and sustainability. Will be sending out a survey online or in print July thru August. Every artist will be at the library for a meet and greet in August. Final artwork design around October 2021 and then installation end of May 2022. Ground breaking for Library July 29th

7. GROUP BUSINESS (Discussion & Possible Vote)

A. Announcements

B. Required Training

a. Ethics training

b. Form 700

C. Website Updates

D. Other

8. SUBCOMMITTEE REPORTS:

A. Design Review Board (DRB) - Tony Santo:

B. County Service Area 69 (CSA 69) – Steve Robak:

C. Trails – Kristen: Tack Sale fundraiser this Saturday 7/10 9am at Heartland Equestrian Center sellers and customers alike are welcome. Also, working with county to get updated trail maps.

D. Capital Improvement Projects (CIP) – Liz Higgins:

E. Park Land Dedication Ordinance (PLDO) – Sarai:

F. Highway 67 Corridor (temporary until 1/2022) – Tiffany Maple:

G. Homeless Task Force – Shari Cohen:

H. Additional Projects for Discussion

9. ADJOURNMENT OF MEETING: at 10:11pm by Carol Hake, Chair

Note: The next regular meeting of the LCPG will be on Wednesday, August 4, 2021, at 6:30 p.m. at the Lakeside Community Center, 9841 Vine Street, Lakeside, CA 92040

Minutes prepared by _Kristen Everhart seat 14_____



SITE #: BU 827567

SITE NAME: SD282 FISHER PROPERTY

CITY: LAKESIDE

STATE: CA

COUNTY: SAN DIEGO COUNTY

DESIGN TYPE: EXISTING WIRELESS COMMUNICATION FACILITY

THE CDR DESIGN REVIEW BOARD

☐ RECOMMENDS DENIAL OF SITE PLAN

☒ RECOMMENDS APPROVAL OF SITE PLAN

☐ RECOMMENDS APPROVAL WITH CONDITIONS

☐ AS NOTED ON DRAWINGS

1-12-22
Date
Chair

DISCLAIMER
THE ELEVATION FIGURES SPECIFIED IN THIS RECORD DRAWING ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION. THE INFORMATION IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN COMPLETED IN THIS RECORD DRAWING. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN COMPLETED IN THIS RECORD DRAWING. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN COMPLETED IN THIS RECORD DRAWING.

PLAN PREPARED FOR: CROWN CASTLE 2055 S. STEARMAN DRIVE CHANDLER, AZ 85286	PROJECT INFORMATION SD282 FISHER PROPERTY BU 827567 17012 RIO MARIA RD LAKESIDE, CA 92040 SAN DIEGO COUNTY	CURRENT ISSUE DATE: 05/07/2021	SUBJECT FOR: PLANNING COMMENTS	REVISIONS REV DATE DESCRIPTION BY 1 05/07/2021 ISSUED FOR PERMITTING CM 2 05/07/2021 ISSUED FOR PERMITTING CM 3 05/07/2021 ISSUED FOR PERMITTING CM	PLANS PREPARED BY: SD WILLIAMS 17012 RIO MARIA RD LAKESIDE, CA 92040 SAN DIEGO COUNTY	TITLE SHEET	SHEET NUMBER: T-1
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PROJECT INFORMATION ADDRESS 17012 RIO MARIA RD LAKESIDE, CA 92040 PROPERTY OWNER RONALD STEPHAN 17012 RIO MARIA RD LAKESIDE, CA 92040 PH: (659) 500-2296 JURISDICTION SAN DIEGO COUNTY LAND DESCRIPTION OF SUBJECT PARCEL ZONING: A-70 A.P.N.: 324-010-73.00 CURRENT USE: UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY PROJECT OWNER CROWN CASTLE 2055 S. STEARMAN DR CHANDLER, AZ 85286 PROJECT DESCRIPTION THOMAS BROTHERS PAGE (119) E(4)	CONSULTING TEAM ARCHITECT SAC AE DESIGN GROUP, INC. NESTOR POPOWYCH, AIA 9020 ACTIVITY ROAD SAN DIEGO, CA 92126 CONTACT: DAIL RICHARDS TELEPHONE: (619) 736-3530 FAX: (619) 736-3530 CROWN CASTLE PROJECT MANAGER CROWN CASTLE 2055 S. STEARMAN DRIVE CHANDLER, AZ 85286 CONTACT: DAVID MCKINLEY TELEPHONE: (480) 735-6952	INDEX OF DRAWINGS NUMBER NAME OF SHEET REV 1-1 TITLE SHEET 1-2 SITE PLAN (BY ARCH) 1-3 TOPOGRAPHIC SURVEY (BY ARCH) 1-4 BEST MANAGEMENT PRACTICES (BMP) PLAN 1-5 PROPOSED OVERALL SITE PLAN 1-6 PROPOSED & EXISTING ENLARGED SITE PLAN 1-7 PROPOSED & EXISTING NORTH ELEVATION 1-8 PROPOSED & EXISTING EAST ELEVATION 1-9 PROPOSED & EXISTING SOUTH ELEVATION 1-10 PROPOSED & EXISTING WEST ELEVATION SCI TOWER DRAWINGS - 36' RF TRANSPARENT MONOPOLE 1-11 ELEVATION & DETAIL VIEWS 1-12 DETAIL VIEWS & REPAIRS	CODE COMPLIANCE • 2019 CALIFORNIA ADMINISTRATIVE CODE • 2019 CALIFORNIA BUILDING CODE • 2019 CALIFORNIA ELECTRICAL CODE • 2019 CALIFORNIA FIRE CODE • 2019 CALIFORNIA ENERGY CODE SDC PDS RCVD 02-14-22 ZAP98-001W1
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PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF CROWN CASTLE. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO CROWN CASTLE IS STRICTLY PROHIBITED.

SITE NAME
SD282 FISHER
PROPERTY

B.U.N.
827567

SITE ADDRESS
17012 RIO MARIA RD.
LAKESIDE, CA 92040
SAN DIEGO COUNTY



ambit consulting
425 MARA STREET, SUITE 200
SAN DIEGO, CA 92101
PH (619) 559-4872

REV	DATE	DESCRIPTION	BY
1	07/01/18	ISSUED FOR PERMIT	EC
2	07/01/18	COMMENTS (C)	EC
3	08/01/18	COMMENTS (C)	EC
4	03/25/19	REVISIONS (C) (M)	EC
5	07/01/19	COMMENTS (C)	EC
6	11/01/20	COMMENTS (C)	EC
7			

SHEET TITLE
PLOT
PLAN

SHEET NO.
LS-1



VICINITY MAP
N.T.S.

OWNER
RONALD AND PEGGY STEPHAN
17012 RIO MARIA RD.
LAKESIDE, CA 92040

CONTACT
LAURA WHITTEN
949-930-4362

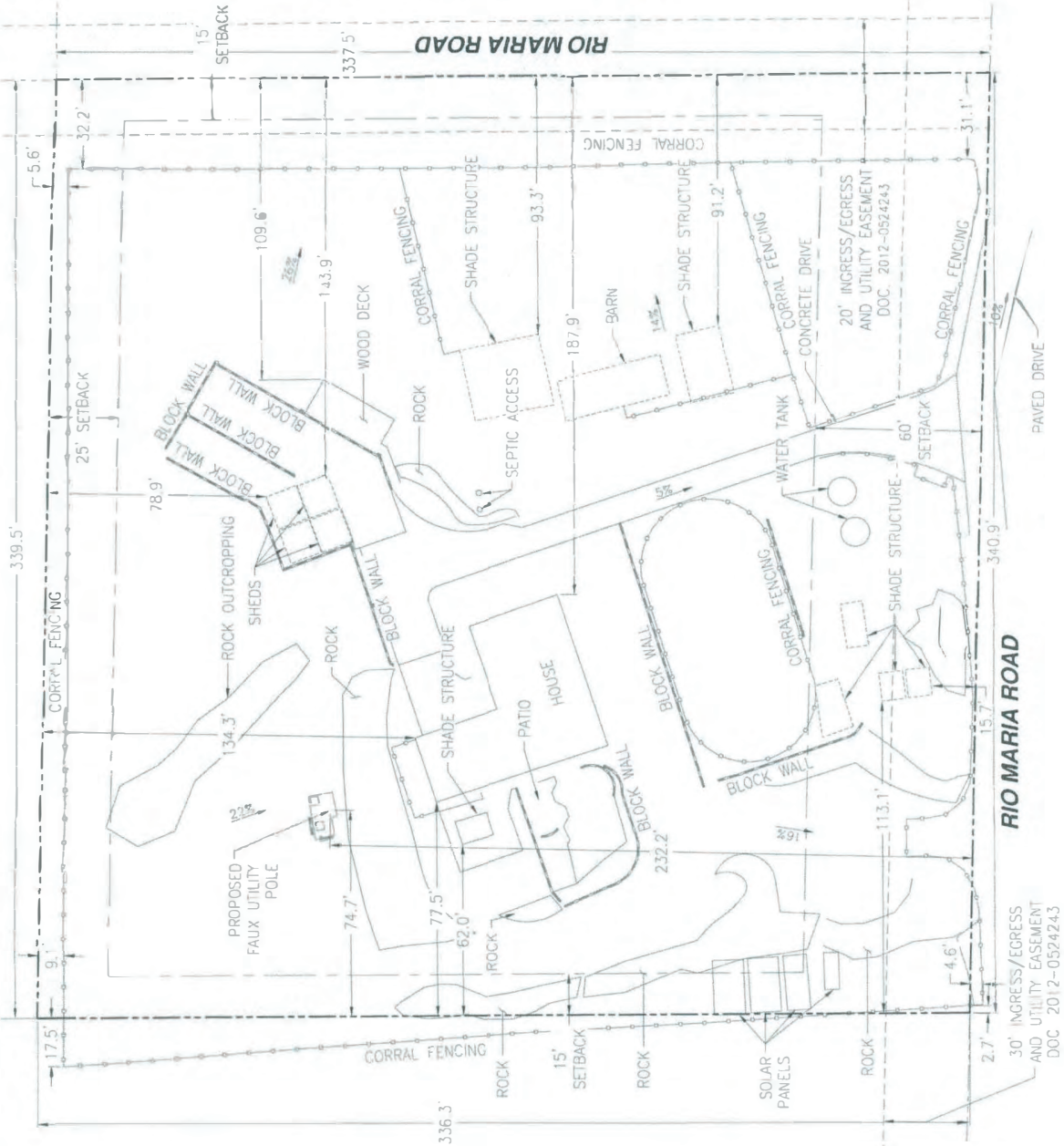
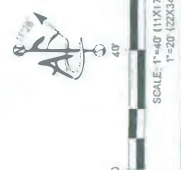
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LAKESIDE, CA 92040
APN: 374-010-73-00
114.584 SQ. FT. OR 2.63 ACRES MORE OR LESS (NET)

SUMMARY
EXISTING
N/A

SUMMARY
PROPOSED
N/A

LEGEND

- DRAINAGE ARROW
- UTILITY POLE
- LIGHT POLE
- S.D.C.R.
- SAN DIEGO COUNTY RECORDS
- CHAIN LINK FENCE
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- EASEMENT





PROPRIETARY INFORMATION
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SITE NAME
SD282 FISHER
PROPERTY

B.U.N.
827567

SITE ADDRESS
17012 RIO MARIA RD.
LAKEVIEW, CA 92040
SANDEGO COUNTY



ambit consulting
428 MAIN STREET, SUITE 200
SAN DIEGO, CA 92101
PH: (619) 531-6071

REV	DATE	DESCRIPTION	BY
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4	08/05/15	COMMENTS (4)	DPL
5	07/29/15	COMMENTS (5)	DPL
6	11/03/20	COMMENTS (6)	NF

SHEET TITLE
TOPOGRAPHIC
SURVEY

SHEET NO.
TOPO-1



VICINITY MAP
N.T.S.

OWNER
RONALD AND PEGGY STEPHAN
17012 RIO MARIA RD
LAKEVIEW, CA 92040

CONTACT
LAURA WHITTEN
949-530-4382

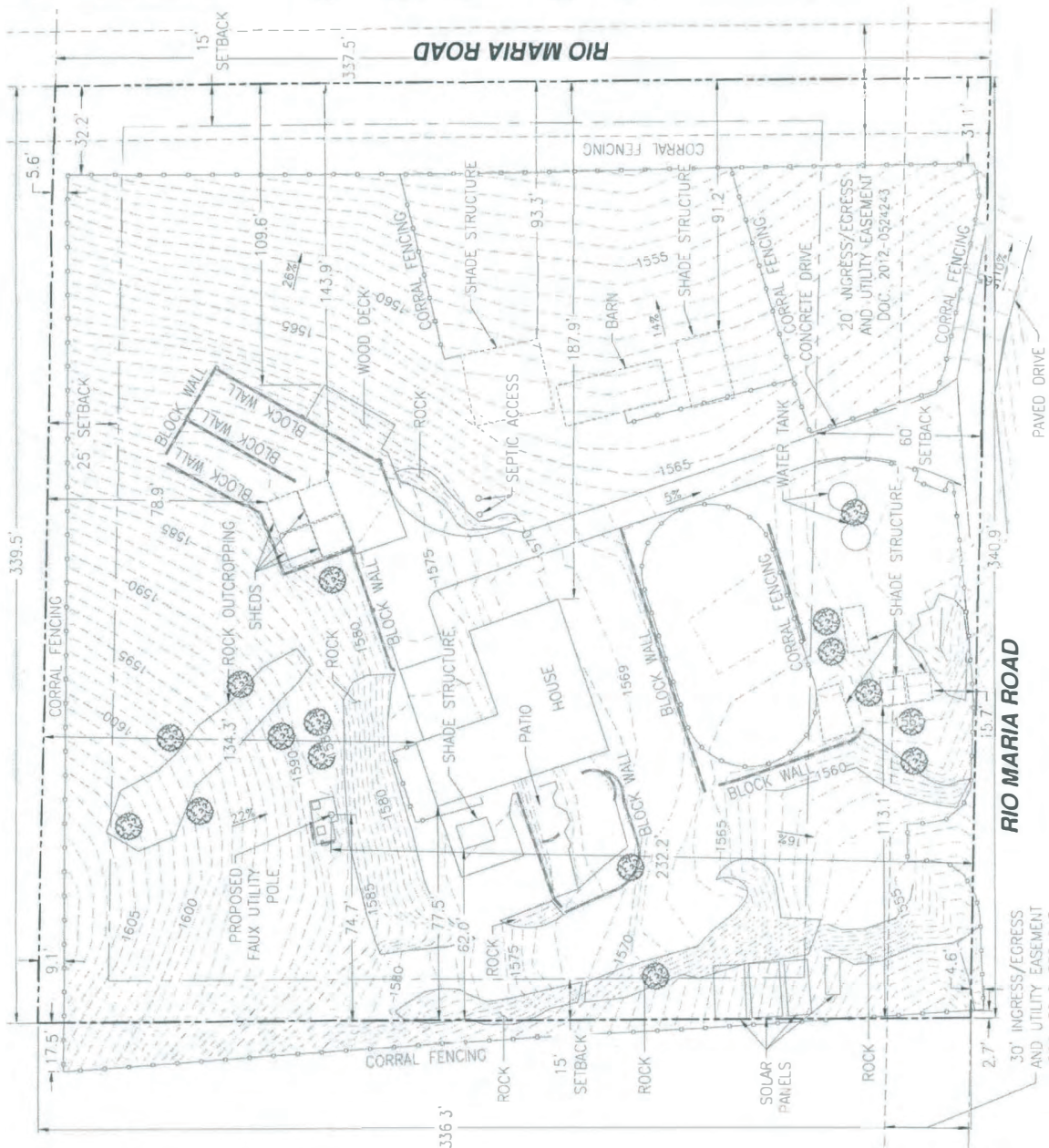
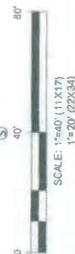
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LAKEVIEW, CA 92040
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114,584 SQ. FT. OR 2.63 ACRES MORE OR LESS (NE 1)

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N/A

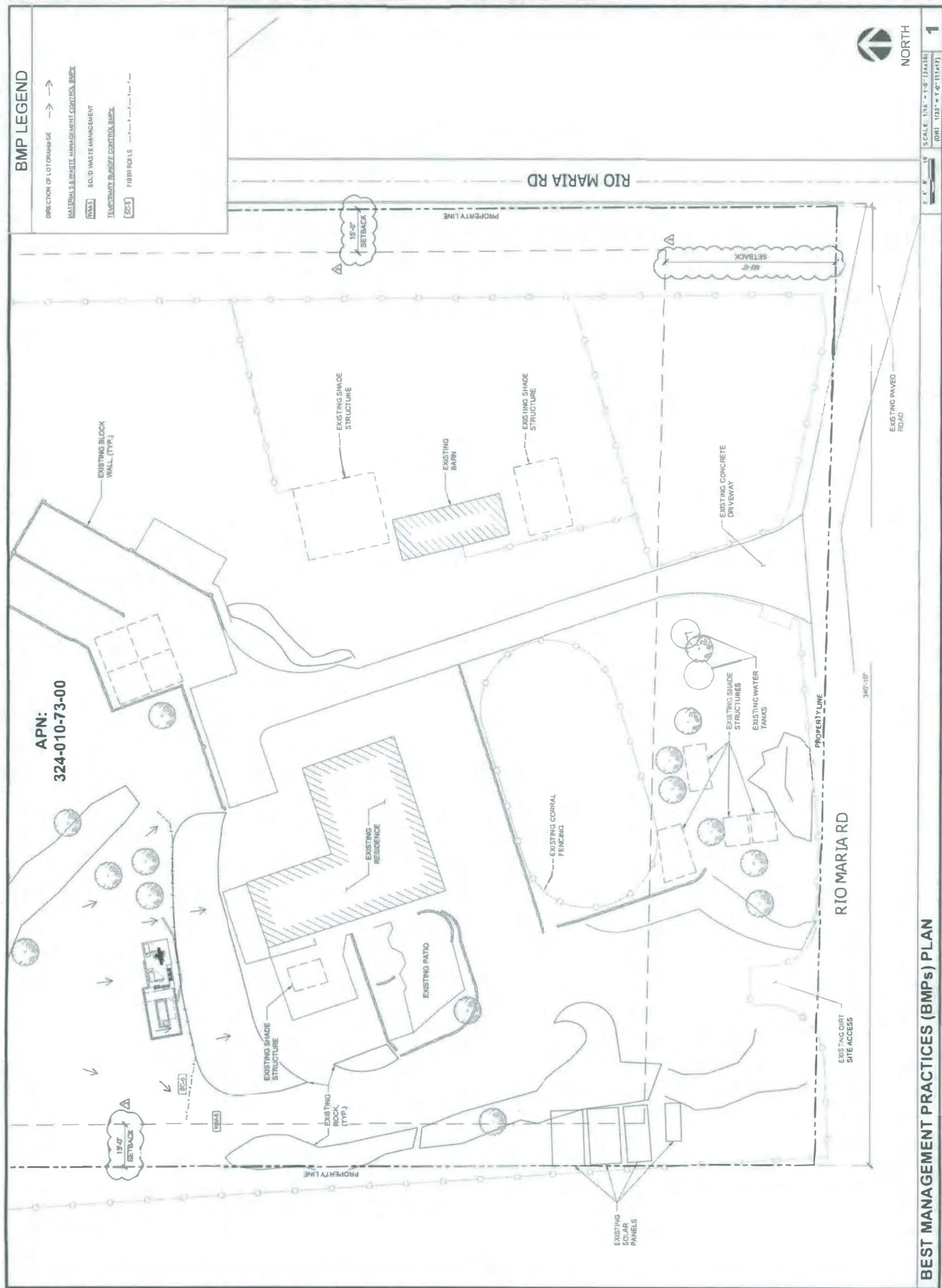
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LEGEND

→	DRAINAGE ARROW
□	UTILITY POLE
○	LIGHT POLE
S.D.C.R.	SAN DIEGO COUNTY RECORDS
---	CH-AN LINK FENCE
---	SUBJECT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	SE BACK LINE
---	EASEMENT



PLAN PREPARED FOR: 		 CROWN CASTLE 2055 S. STEARMAN DRIVE CHANDLER, AZ 85286		PROJECT INFORMATION: SD282 FISHER PROPERTY BU 827567 1072810 MARIA RD SAN ANTONIO, TEXAS 78220 SAN ANTONIO COUNTY		CURRENT ISSUE DATE: 05/07/2021		ISSUED FOR: PLANNING COMMENTS	
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2	05/07/2021	100% EXHIBIT	CM						
3	05/07/2021	PLANNING COMMENTS	CM						
PLAN PREPARED BY: WIRE LESS S&S AE DESIGN GROUP, INC. 10000 N. LOOP WEST, SUITE 100 SAN ANTONIO, TEXAS 78258 www.sandae.com									
LOCKS/USE									
SHEET TITLE BEST MANAGEMENT PRACTICES (BMPs) PLAN									
SHEET NUMBER									



PLAN PREPARED FOR:

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

PROJECT INFORMATION:

SD282 FISHER PROPERTY
BU 827567
WILSON ROAD
LAVESBOL CA 94040
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

05/07/2021

ISSUED FOR:

PLANNING COMMENTS

REV	DATE	DESIGNATION	BY
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2	03/22/21	ZONING	BY
3	04/22/21	PLANNING COMMENTS	CM

PLANS PREPARED BY:

WILLIAMS
3555 W. CASSIDY LANE, #200
SAN DIEGO, CA 92106
williams@williams.com

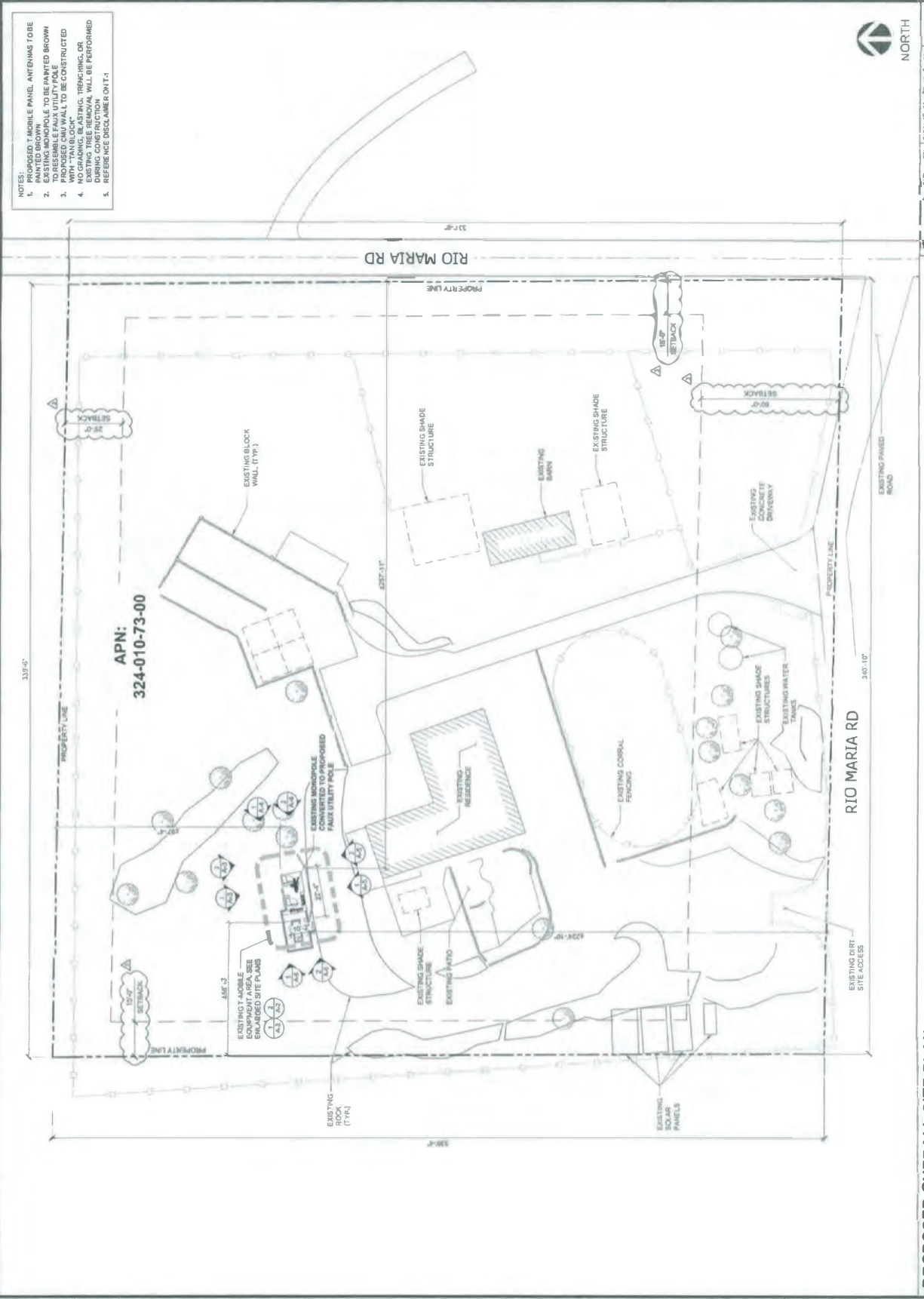
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PROPOSED OVERALL SITE PLAN

SHEET NUMBER:

A-1

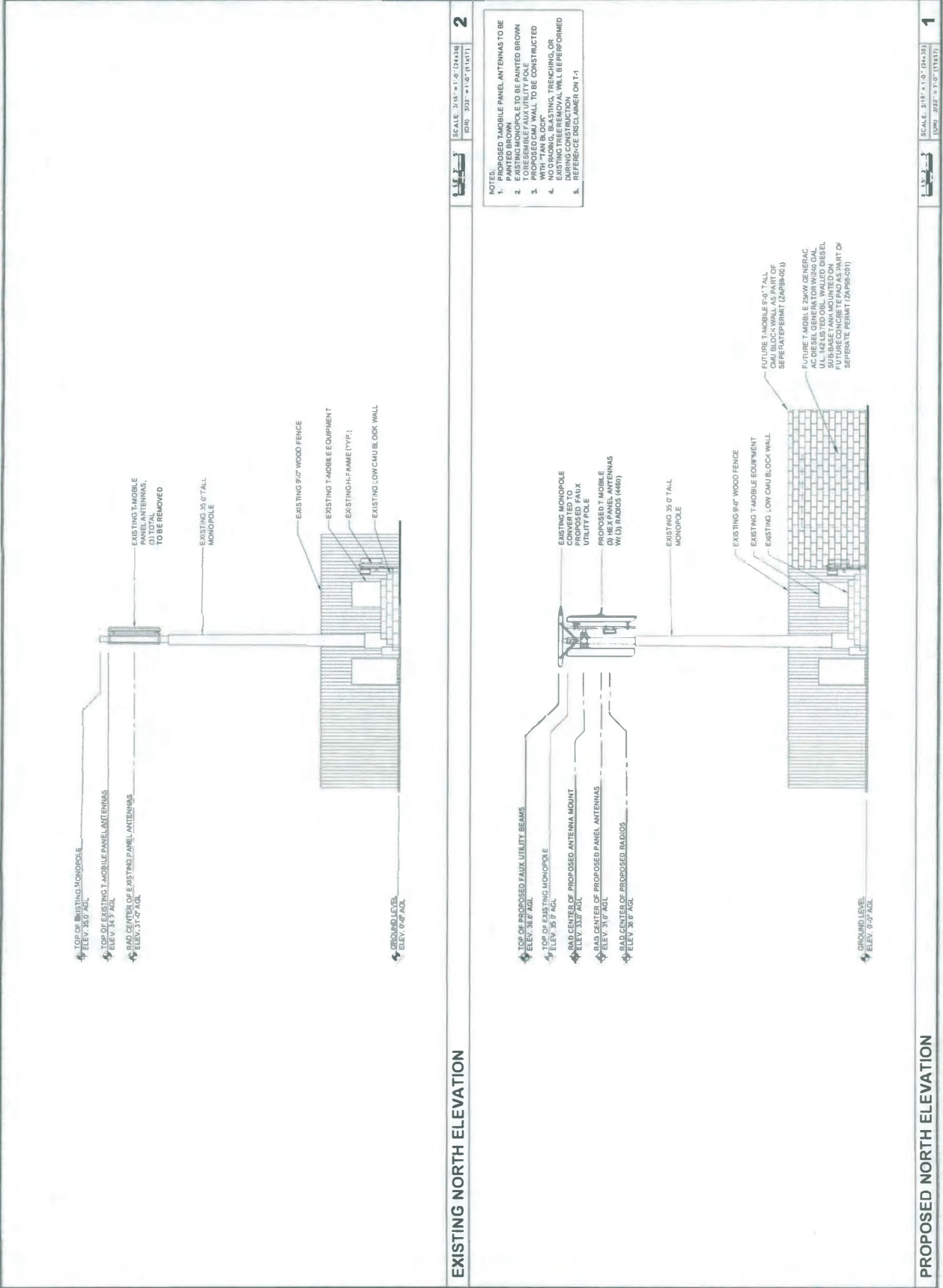
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- PROPOSED MOBILE PANEL ANTENNAS TO BE TO RESEMBLE FAUX UTILITY POLE
 - EXISTING MOBILE ANTENNAS TO BE CONSTRUCTED WITH "TAN BLOCK"
 - NO GRADING, BLASTING, TREEMING, OR REMOVAL OF EXISTING STRUCTURES WILL BE PERFORMED DURING CONSTRUCTION
 - REFERENCE DISCLAIMER ON T-1



PROPOSED OVERALL SITE PLAN

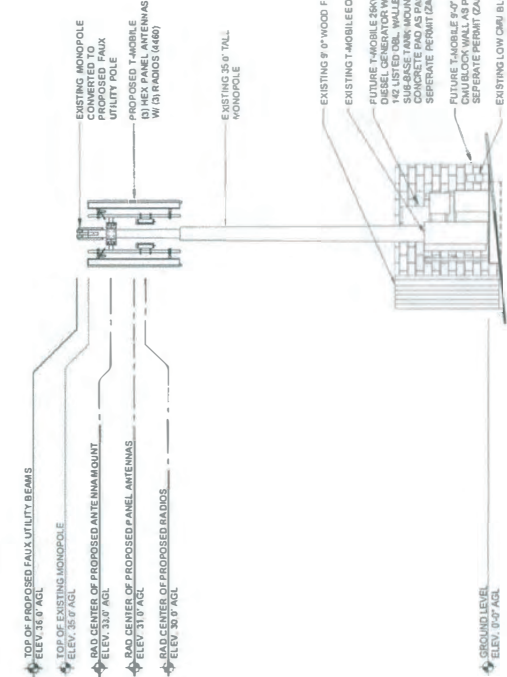


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3	05/07/2021	PLANNING COMMENTS	CM																																		

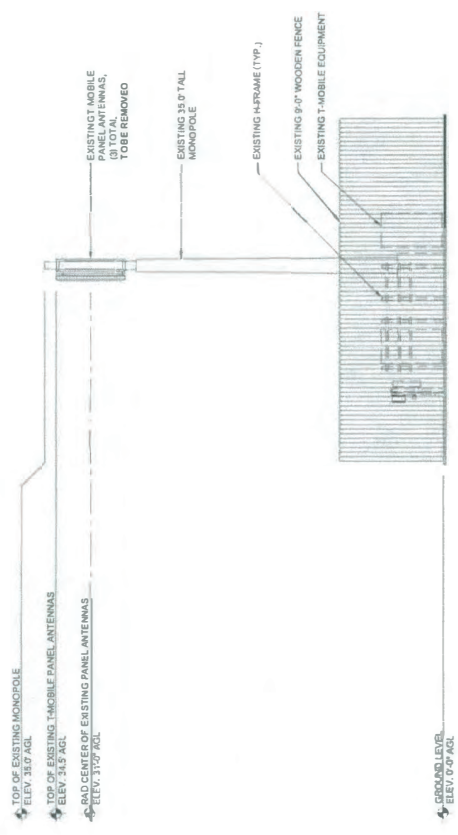


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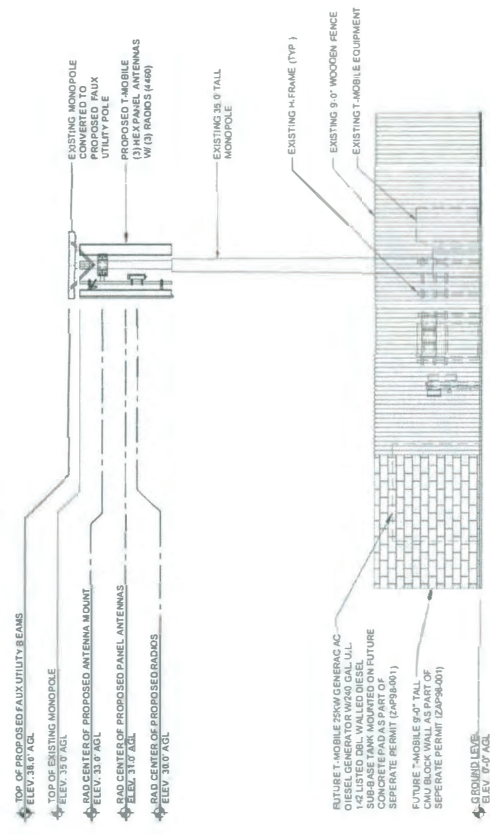
PROPOSED FAST EVALUATION



PLAN PREPARED FOR: 	CROWN CASTLE 2035 S. STEARMAN DRIVE CHANDLER, AZ 85286	PROJECT INFORMATION: SID282 FISHER PROPERTY BU 827567 <small>111 WILSON ROAD LARKSPRING, CA 95040 SAN DIEGO COUNTY</small>	CURRENT ISSUE DATE: 05/07/2021	ISSUED FOR PLANNING COMMENTS
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LICENSE#:				
SHEET TITLE				
PROPOSED & EXISTING SOUTH ELEVATION				
SHEET NUMBER				
A-5				



EXISTING SOUTH ELEVATION




PROPOSED SOUTH ELEVATION

- NOTES:
1. PAINTED BROWN
 2. EXISTING MO-PO TO BE PAINTED BROWN TO RESemble FAULTILITY POLE
 3. PROPOSED CMU WALL TO BE CONSTRUCTED WITH "TAN BLOCK"
 4. NO GRADING, BLASTING, TRENCHING, OR EXISTING TREE REMOVAL WILL BE PERFORMED DURING CONSTRUCTION
 5. REFERENCE DISCLAIMER ON T-1

SCALE: $3/15 = 1-0$ (24 x 36)
(OR) $3/32 = 1-0$ (41 x 17)





SGI
SOLAR COMMUNICATIONS
INTERNATIONAL, INC.
8845 180 5th DIBSD DR.
Bldg 207, San Diego, CA 92108
Tel: (619) 542-7400 Fax: (619) 542-7400
E-Mail: sgi@sgicom.com

CLIENT

PROJECT
36" R/TRANSPARENT MONOPOLE

LOCATION
FISHER
#827567
17012 80 MARCO RD
LAKESIDE, CA 92040

DESIGNED FOR
PRODUCTION

DATE
19MAR18

BY
LEM

REVISIONS

REV.	CHANGES	DATE
A	UPDATE POLE AND DESIGN	08/02/2018
B	UPDATE ANTENNAS	08/02/2018

ENGINEER SEAL

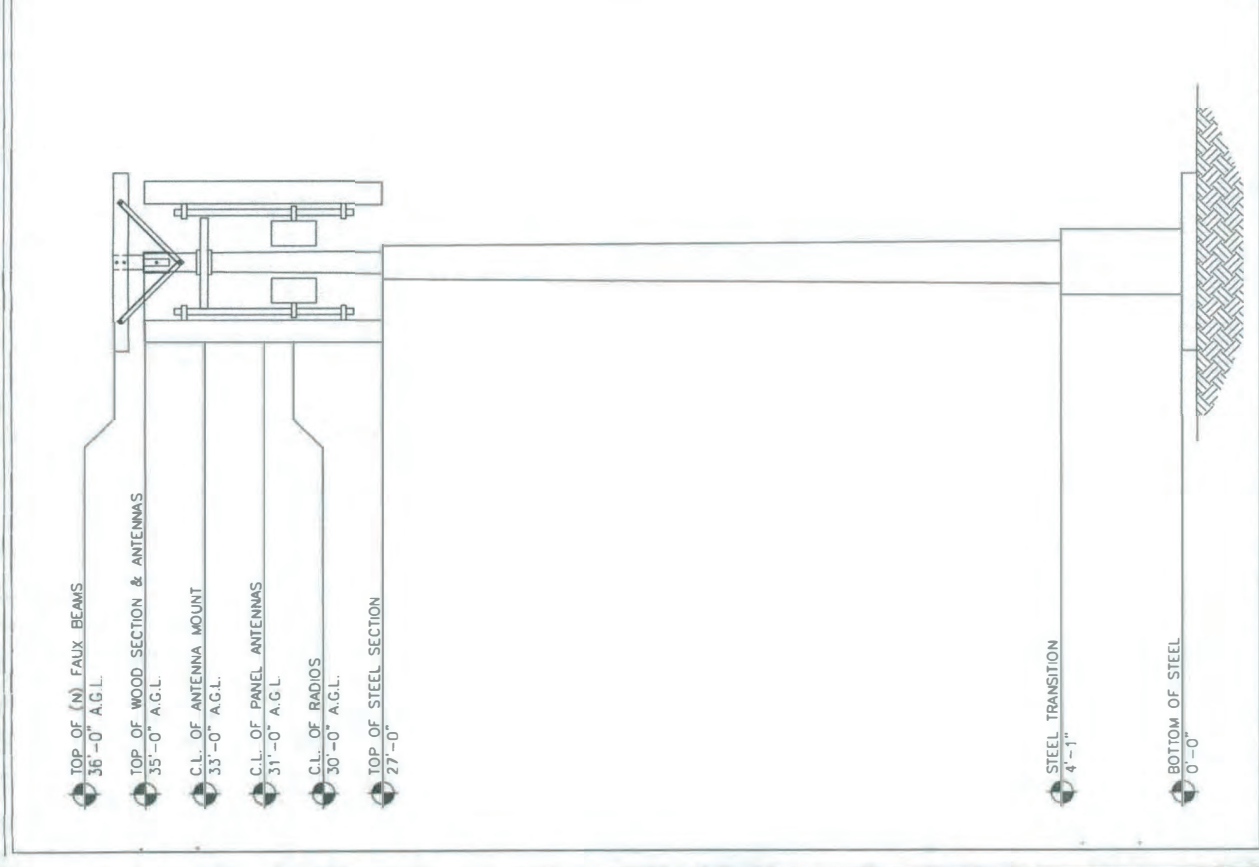
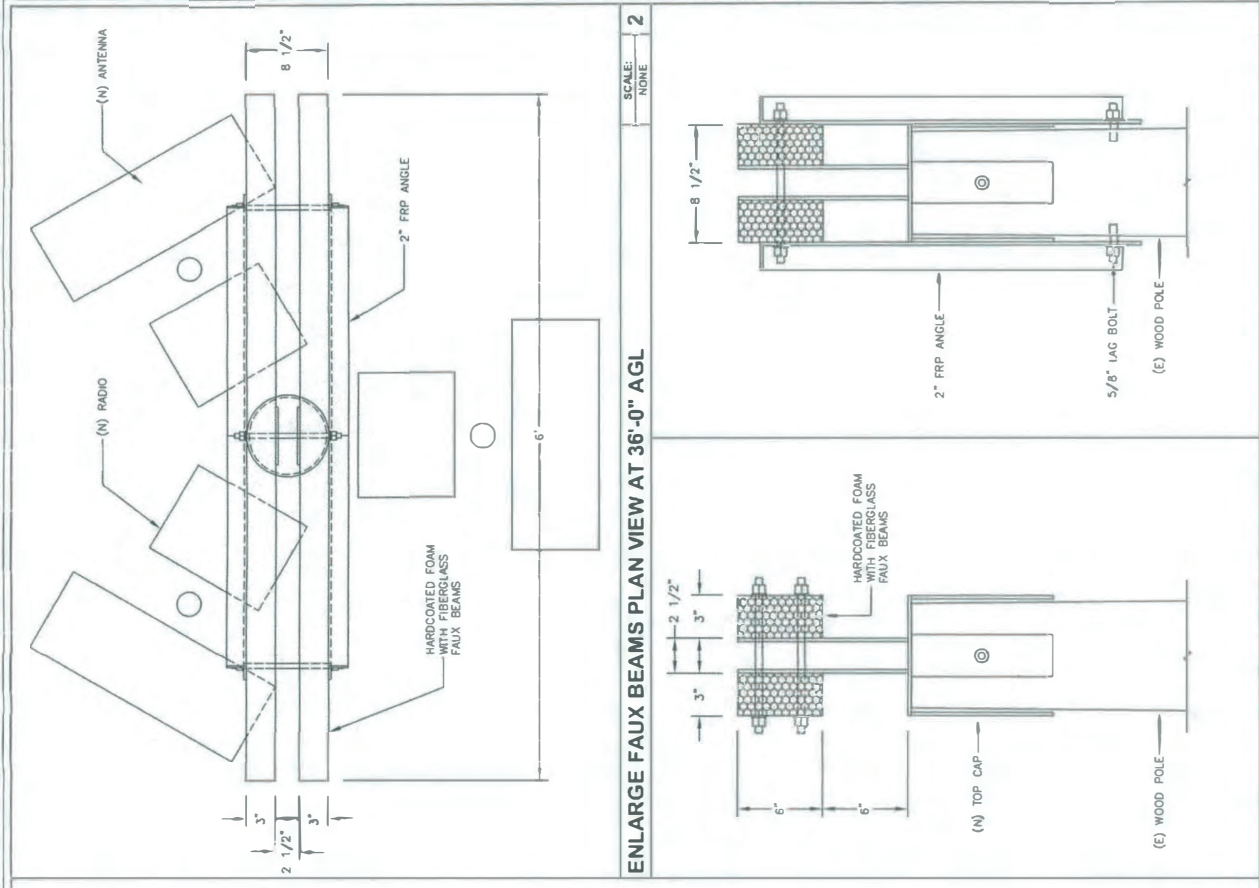
CONDITION

SHEET TITLE
ELEVATION &
DETAIL VIEWS

WSE PROJECT NUMBER

DRAWING NUMBER

PRICE NUMBER
RF-1





CONSULTANT

SOLAR COMMUNICATIONS INTERNATIONAL, INC.
 6005 RIO SAN DIEGO DR.
 SUITE 207, San Diego, CA 92108
 Tel: (619) 444-1111 Fax: (619) 444-0740
 www.sci.com

CLIENT

PROJECT

36' RF TRANSPARENT MONOPOLE

LOCATION

FISHER
 #627567
 17012 RIO MARINO RD
 LAKEVIEW, CA 92040

ISSUED FOR

PRODUCTION

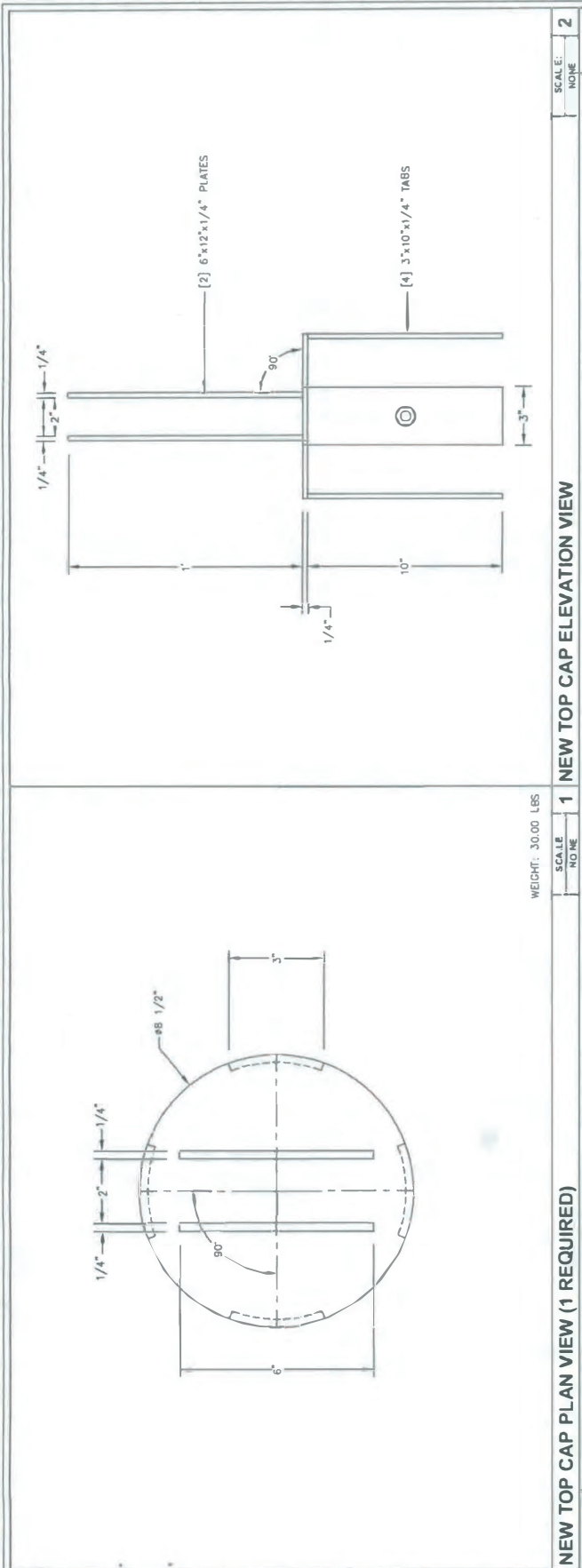
DATE BY DATE
 LEM LEM 20FEB18

REVISIONS

NO.	CHANGES	DATE
A	UPDATE POLE AND DESIGN	PROJECTED
B	UPDATE ANTENNAS	PROJECTED

DRAWER SEAL

THIS DRAWING IS THE PROPERTY OF SCI. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO REPRODUCTION OR REUSE OF THIS DRAWING IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF SCI.



JOB NO.: U1085-879-181

THE ☐ DIRECT ☐ REFLECT ☐ REFLECT AND APPROVAL OF SITE PLAN ☐ REFLECT AND APPROVAL WITH CONSULTING ARCHITECT'S DRAWINGS

PROJECT: Fisher

Monopalm Layout

Faux Utility Pole:

Sector Face	Type	Qty	Elevation		Wt. (lbs)	Wind Area (ft ²)
			Start (ft)	Stop (ft)		
1	Faux Power Line	1	36.0	36.0	31.5	9
Total EPA					31.5	9

EPA VALUES

SCALE NONE

3

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

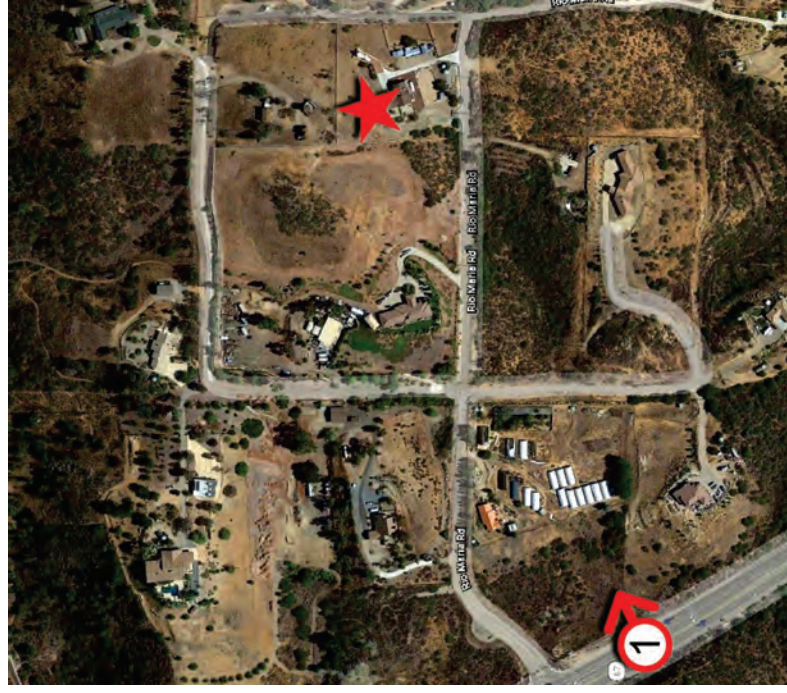


**CROWN
CASTLE**

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BU 827567
17012 RIO MARIO RD.
LAKESIDE, CA 92040



PHOTOSIMULATION VIEWPOINT 1



EXISTING

- NOTE:
- EXISTING MONOPOLE CONVERTED TO PROPOSED FAUX UTILITY POLE
 - EXISTING PANEL ANTENNAS (3) TOTAL TO BE REMOVED
 - EXISTING AMPLIFIERS (6) TOTAL TO BE REMOVED



NEW

- NOTE:
- EXISTING MONOPOLE CONVERTED TO PROPOSED FAUX UTILITY POLE
 - EXISTING MONOPOLE TO BE PAINTED BROWN
 - PROPOSED PANEL ANTENNAS (3) TOTAL TO BE PAINTED BROWN
 - PROPOSED RADIOS (3) TOTAL AT ANTENNA LEVEL
 - PROPOSED RADIOS (3) TOTAL ON PROPOSED H-FRAME AT GROUND LEVEL
 - PROPOSED CMU WALL TO BE CONSTRUCTED WITH "TAN BLOCK" (PROPOSED T-MOBILE/TELESE AREA AS PART OF SEPARATE PERMIT (ZAP88-001))



3 - 120



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PHOTOSIMULATION VIEWPOINT 2



EXISTING

NOTE:
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• EXISTING PANEL ANTENNAS (3) TOTAL TO BE REMOVED
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NEW

NOTE:
• EXISTING MONOPOLE CONVERTED TO PROPOSED FAUX UTILITY POLE
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• PROPOSED CMU WALL TO BE CONSTRUCTED WITH "TAN BLOCK" (PROPOSED T-MOBILE LEASE AREA AS PART OF SEPARATE PERMIT (ZAP88-001))



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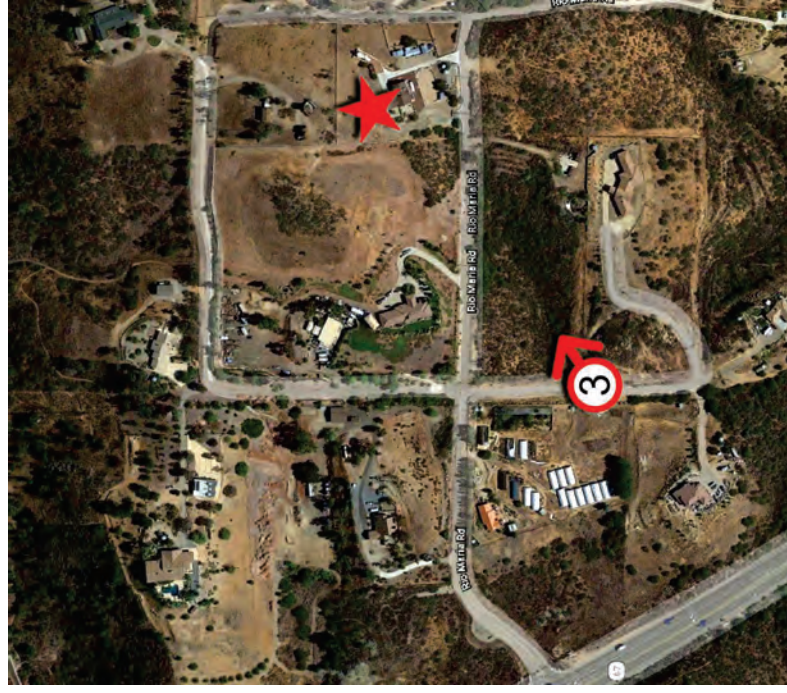


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PHOTOSIMULATION VIEWPOINT 3



EXISTING

NOTE:

- EXISTING MONOPOLE CONVERTED TO PROPOSED FAUX UTILITY POLE
- EXISTING PANEL ANTENNAS (3) TOTAL TO BE REMOVED
- EXISTING AMPLIFIERS (6) TOTAL TO BE REMOVED



NEW

NOTE:

- EXISTING MONOPOLE CONVERTED TO PROPOSED FAUX UTILITY POLE
- EXISTING MONOPOLE TO BE PAINTED BROWN
- PROPOSED PANEL ANTENNAS (3) TOTAL TO BE PAINTED BROWN
- PROPOSED RADIOS (3) TOTAL AT ANTENNA LEVEL
- PROPOSED RADIOS (3) TOTAL ON PROPOSED H-FRAME AT GROUND LEVEL
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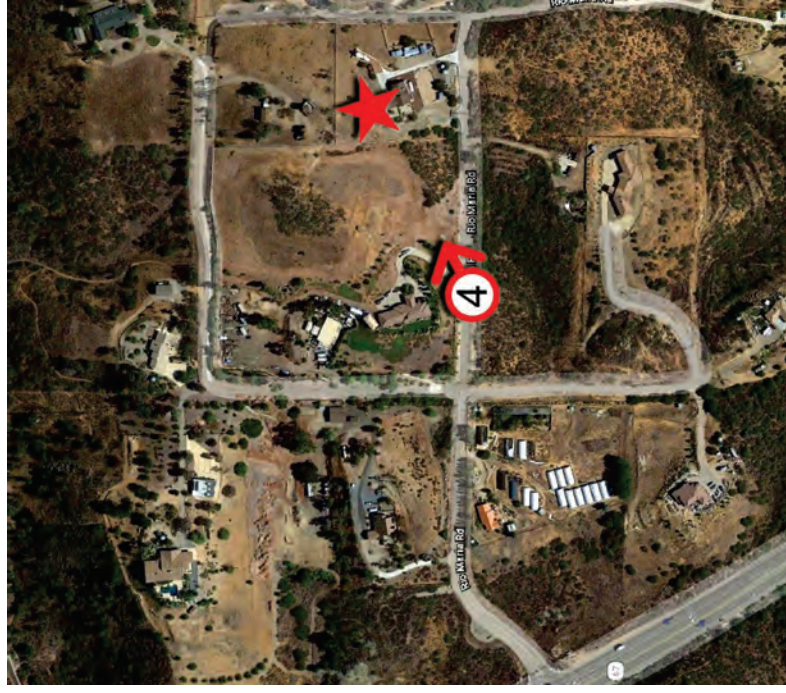


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PHOTOSIMULATION VIEWPOINT 4



EXISTING

- NOTE:
- EXISTING MONOPOLE CONVERTED TO PROPOSED FAUX UTILITY POLE
 - EXISTING PANEL ANTENNAS (3) TOTAL TO BE REMOVED
 - EXISTING AMPLIFIERS (6) TOTAL TO BE REMOVED



NEW

- NOTE:
- EXISTING MONOPOLE CONVERTED TO PROPOSED FAUX UTILITY POLE
 - EXISTING MONOPOLE TO BE PAINTED BROWN
 - PROPOSED PANEL ANTENNAS (3) TOTAL TO BE PAINTED BROWN
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 - PROPOSED CMU WALL TO BE CONSTRUCTED WITH "TAN BLOCK" (PROPOSED T-MOBILE LEASE AREA AS PART OF SEPARATE PERMIT (ZAP88-001))

3 - 123

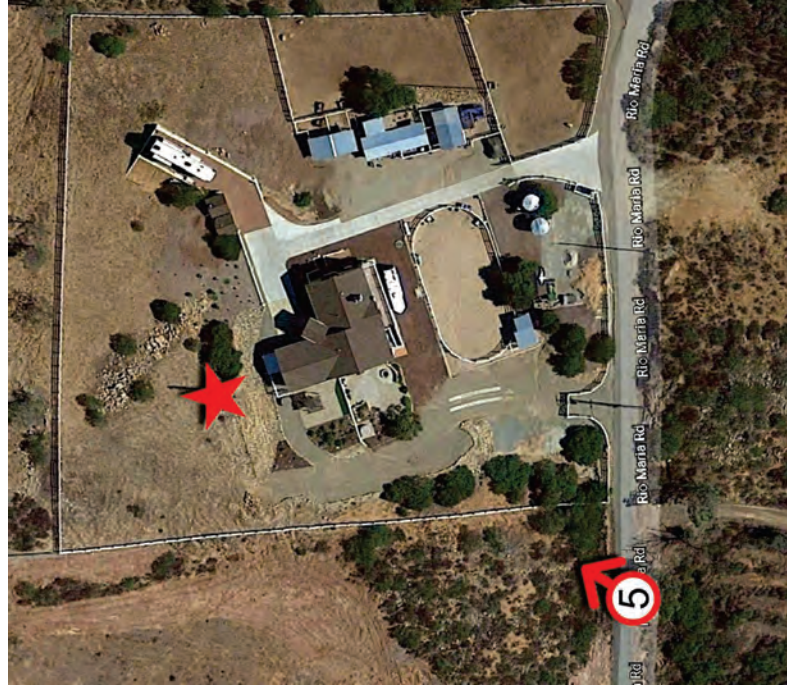


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PHOTOSIMULATION VIEWPOINT 5



EXISTING

- NOTE:
- EXISTING MONOPOLE CONVERTED TO PROPOSED FAUX UTILITY POLE
 - EXISTING PANEL ANTENNAS (3) TOTAL TO BE REMOVED
 - EXISTING AMPLIFIERS (6) TOTAL TO BE REMOVED



NEW

- NOTE:
- EXISTING MONOPOLE CONVERTED TO PROPOSED FAUX UTILITY POLE
 - EXISTING MONOPOLE TO BE PAINTED BROWN
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PHOTOSIMULATION VIEWPOINT 6



EXISTING



- NOTE:
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 - EXISTING PANEL ANTENNAS (3) TOTAL TO BE REMOVED
 - EXISTING AMPLIFIERS (6) TOTAL TO BE REMOVED

NEW



- NOTE:
- EXISTING MONOPOLE CONVERTED TO PROPOSED FAUX UTILITY POLE
 - EXISTING MONOPOLE TO BE PAINTED BROWN
 - PROPOSED PANEL ANTENNAS (3) TOTAL TO BE PAINTED BROWN
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PHOTOSIMULATION VIEWPOINT 7



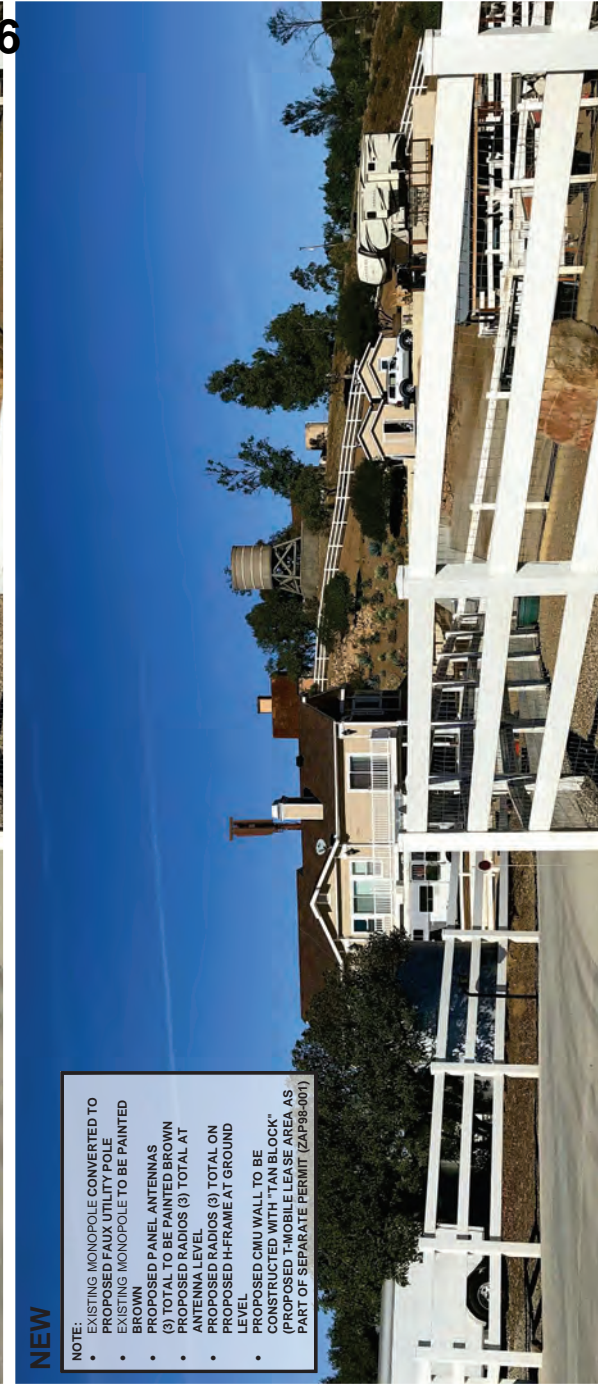
EXISTING

- NOTE:
- EXISTING MONOPOLE CONVERTED TO PROPOSED FAUX UTILITY POLE
 - EXISTING PANEL ANTENNAS (3) TOTAL TO BE REMOVED
 - EXISTING AMPLIFIERS (6) TOTAL TO BE REMOVED



NEW

- NOTE:
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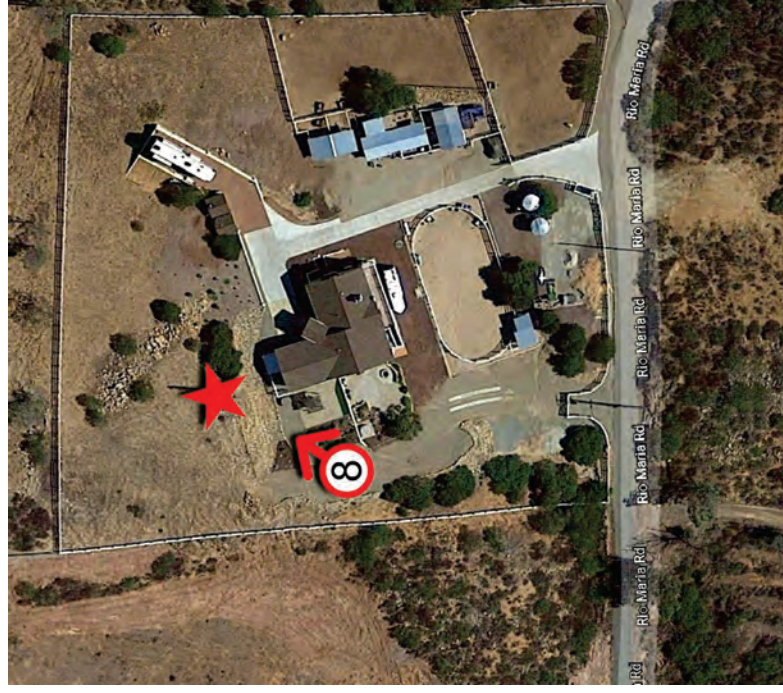


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LAKESIDE, CA 92040



PHOTOSIMULATION VIEWPOINT 8



EXISTING

- NOTE:
- EXISTING MONOPOLE CONVERTED TO PROPOSED FAUX UTILITY POLE
 - EXISTING PANEL ANTENNAS (3) TOTAL TO BE REMOVED
 - EXISTING AMPLIFIERS (6) TOTAL TO BE REMOVED



NEW

- NOTE:
- EXISTING MONOPOLE CONVERTED TO PROPOSED FAUX UTILITY POLE
 - EXISTING MONOPOLE TO BE PAINTED BROWN
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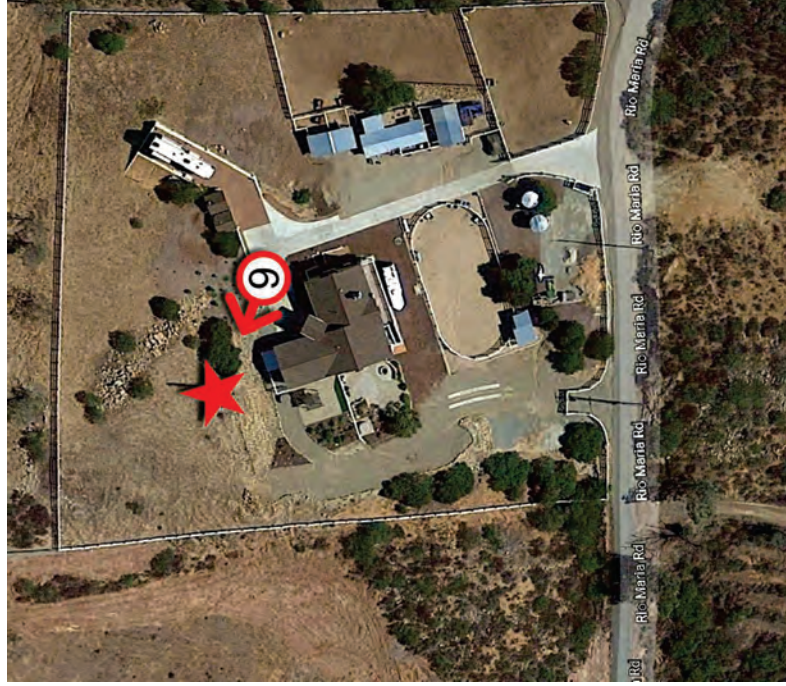


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LAKESIDE, CA 92040

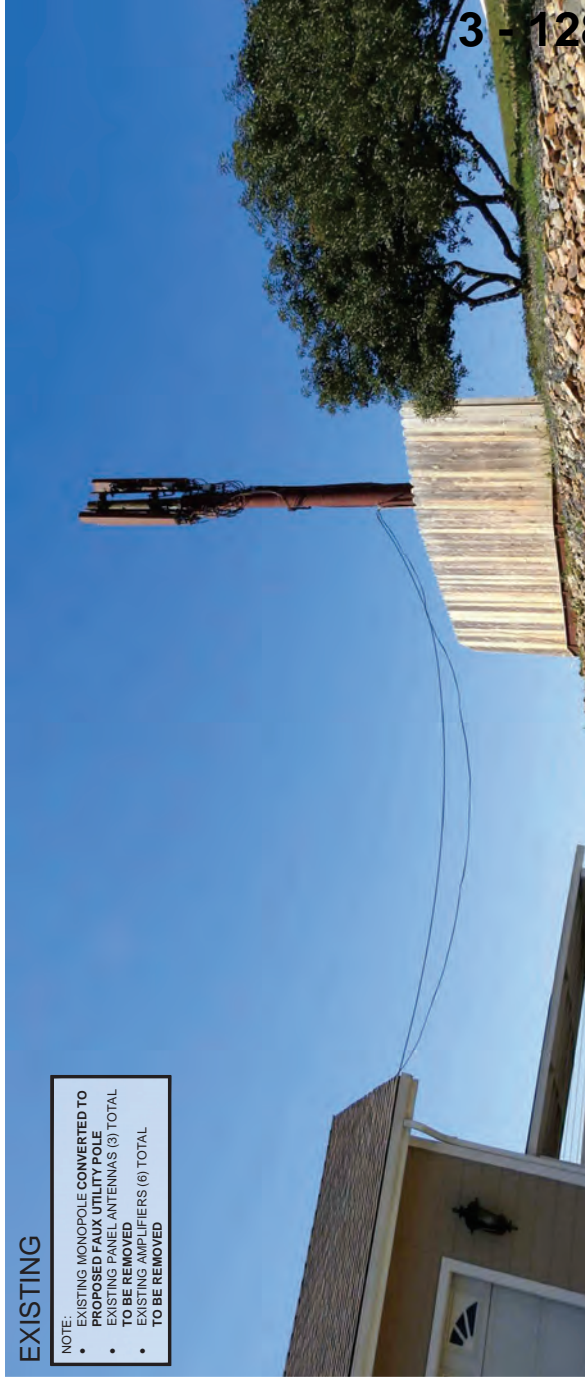


PHOTOSIMULATION VIEWPOINT 9



EXISTING

- NOTE:
- EXISTING MONOPOLE CONVERTED TO PROPOSED FAUX UTILITY POLE
 - EXISTING PANEL ANTENNAS (3) TOTAL TO BE REMOVED
 - EXISTING AMPLIFIERS (6) TOTAL TO BE REMOVED



NEW

- NOTE:
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 - EXISTING MONOPOLE TO BE PAINTED BROWN
 - PROPOSED PANEL ANTENNAS (3) TOTAL TO BE PAINTED BROWN
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Crown Castle Project: Fisher Property

Existing Site Location Description

PDS2018-ZAP-98-001W1

Crown Castle submitted an application to modify an existing wireless telecommunications facility, in accordance with the County of San Diego's amortization schedule. The subject site is an existing wireless telecommunications facility that was previously approved by the County of San Diego. Removal of this site would result in a gap in coverage for the carrier, as shown in the coverage maps. Since the existing facility can meet the area's objective goals for Crown Castle/T-Mobile, continuing to utilize this location is preferred.

Pursuing a new location would require extensive site acquisition and RF Engineering efforts in identifying, contacting, and negotiating with different properties. In addition to the extensive amount of time it would take to identify, entitle, permit, and construct a new facility, the cost would represent an unnecessary burden for Crown Castle. Also, the relocation to a new property could result in the redundancy of equipment during and for a short time after construction, to ensure that members of the community could continue to utilize the wireless network without interruption.

It is for these reasons that Crown Castle is requesting to continue using the existing facility's location.

In response to the County's request for information regarding co-location potential, Crown Castle has identified other wireless telecommunications facilities located within a one-quarter (1/4) mile radius of the site. The co-location feasibility of these facilities has been determined to be non-viable as detailed below.

Alternate Site #1 (Existing Faux Water Tank & Faux Barn)

- The existing structures on this property were built for a single carrier's equipment. Extensive testing would be required to determine if the existing structures are capable of supporting co-location.
- Space restraints would likely require the expansion/enlargement of the existing structures, along with possible structural modifications.
- Space restraints would likely require the expansion of the ground lease area, which may result in additional ground disturbance.
- The alternate site location has a different property owner. This would require termination of the existing lease and acquisition of a new lease with another property owner, which may result in long-term financial impact to Crown Castle for the life of the new lease. This, in addition to the substantial costs of the items mentioned above, could create an unreasonable financial hardship for Crown Castle.

**SDC PDS RCVD 10-23-19
ZAP98-001W1**

Alternate Site #2 (Wood Pole – no longer existing)

Address: 16985 Rio Maria Road, Lakeside, CA 92040

APN: 3240701100

- The wood pole that was used to support wireless antennas is no longer installed at this location. Without an existing antenna structure, co-location is not possible. This was verified via an in-person site visit.
- The topography in the area is quite varied, in terms of elevation. This alternate site location sits approximately 120 feet lower than the elevation of the existing site. A loss of this much height, would negatively impact the coverage capabilities of the site and would likely result in the need for additional site(s) nearby to fill any newly created gaps in coverage.
- The alternate site location has a different property owner. This would require termination of the existing lease and acquisition of a new lease with another property owner, which may result in long-term financial impact to Crown Castle for the life of the new lease. This, in addition to the substantial costs of the items mentioned above, could create an unreasonable financial hardship for Crown Castle.

Alternate Site #3

Address: 15826 Sycamore Canyon Rd, Poway, CA 92064

APN: 323-110-44-00

At the request of the Planning department, this location was reviewed for feasibility as an alternate location. After review, this location is not viable.

- The alternate site location is located approximately 2 miles from the current site's location, which is too far away to be a suitable replacement.
- The topography in the area is quite varied, in terms of elevation. This alternate site location sits approximately 400 feet lower than the elevation of the existing site. A loss of this much height, would negatively impact the coverage capabilities of the site and would likely result in the need for additional site(s) nearby to fill any newly created gaps in coverage.







SD06282A

Coverage Map

RF Team San Diego Market

**SDC PDS RCVD 08-30-18
ZAP98-001W1**

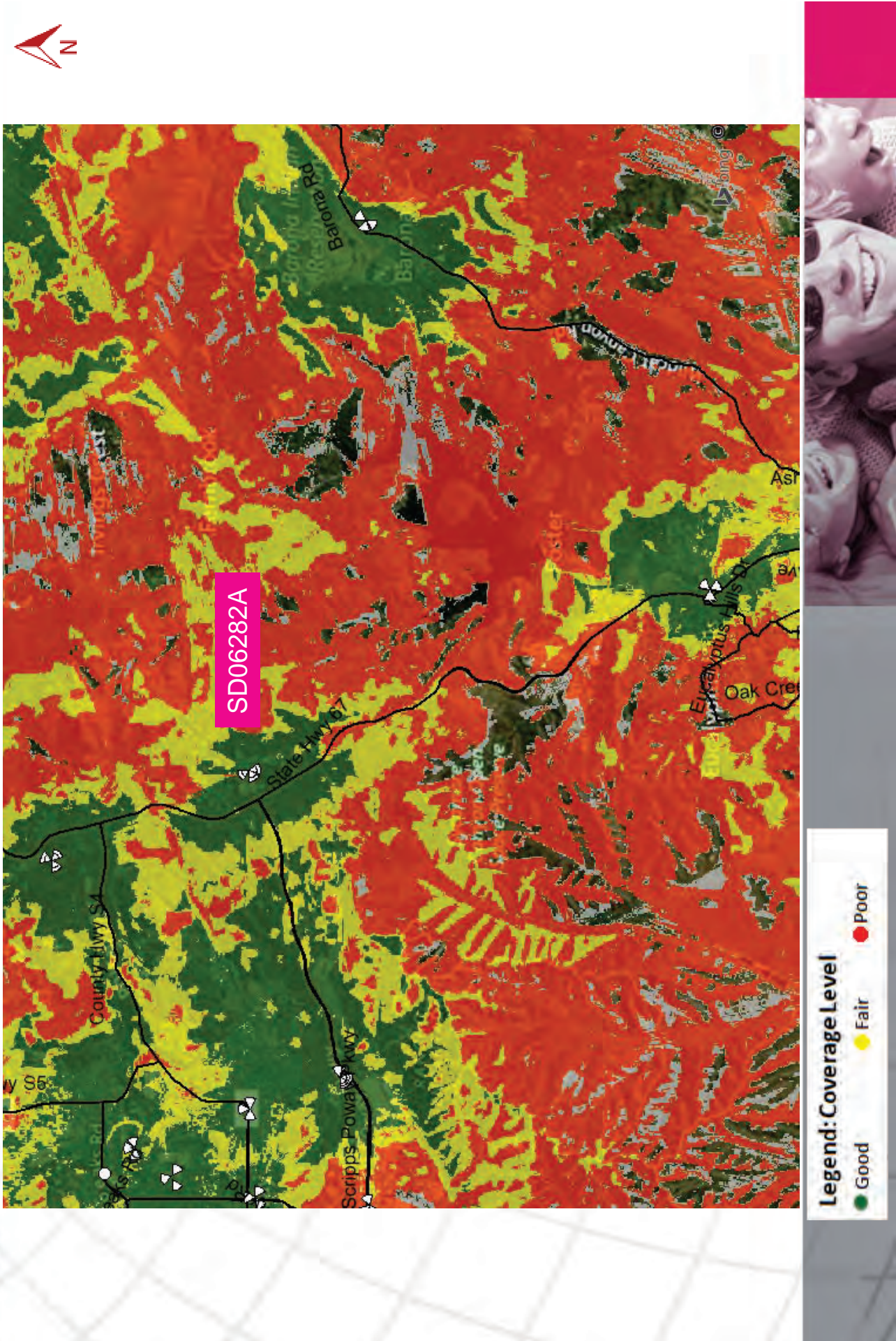


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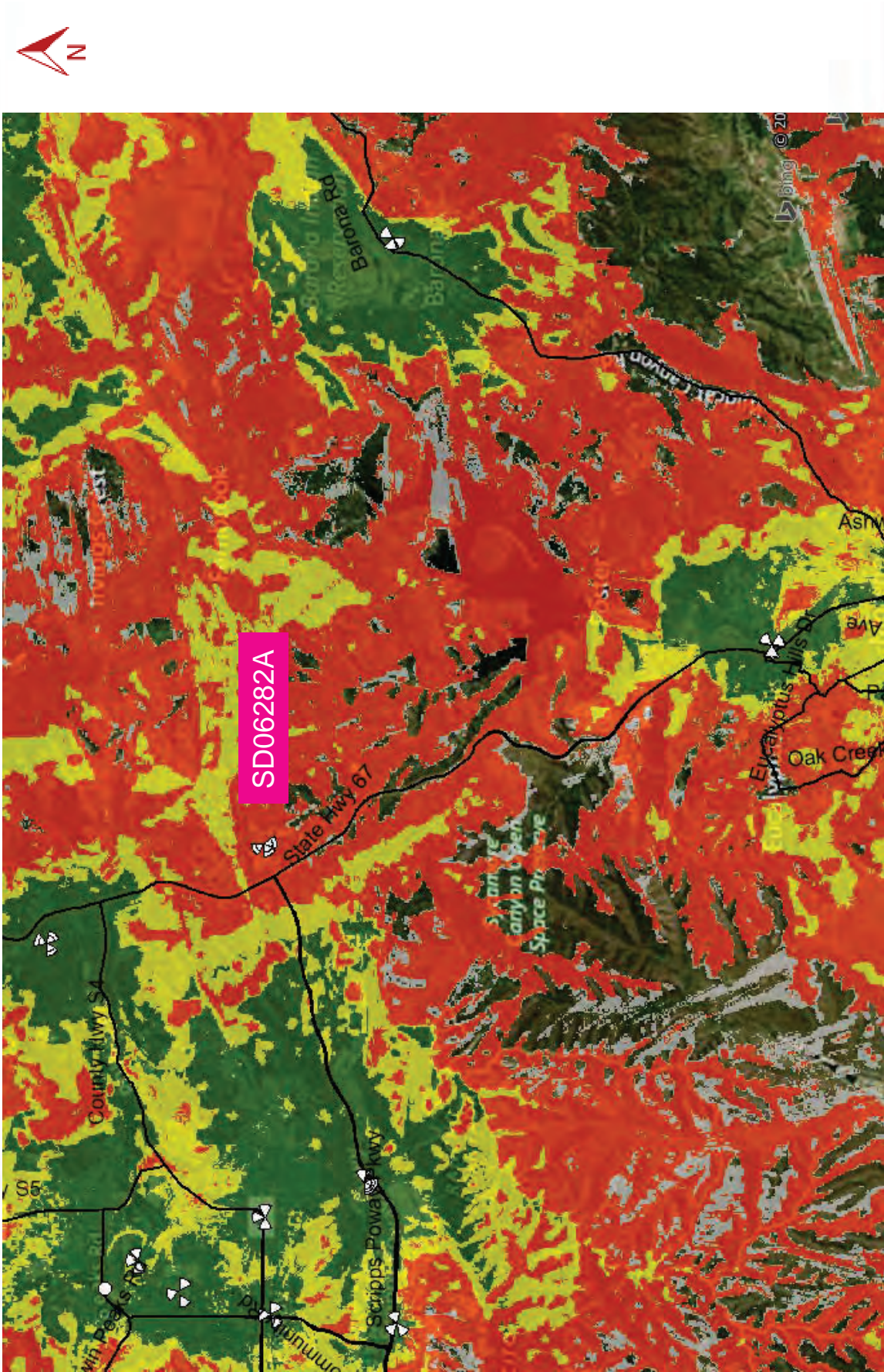
Plots:

- Existing On-Air sites coverage with SD06282A
- Existing On-Air sites coverage without SD06282A
- SD06282A coverage





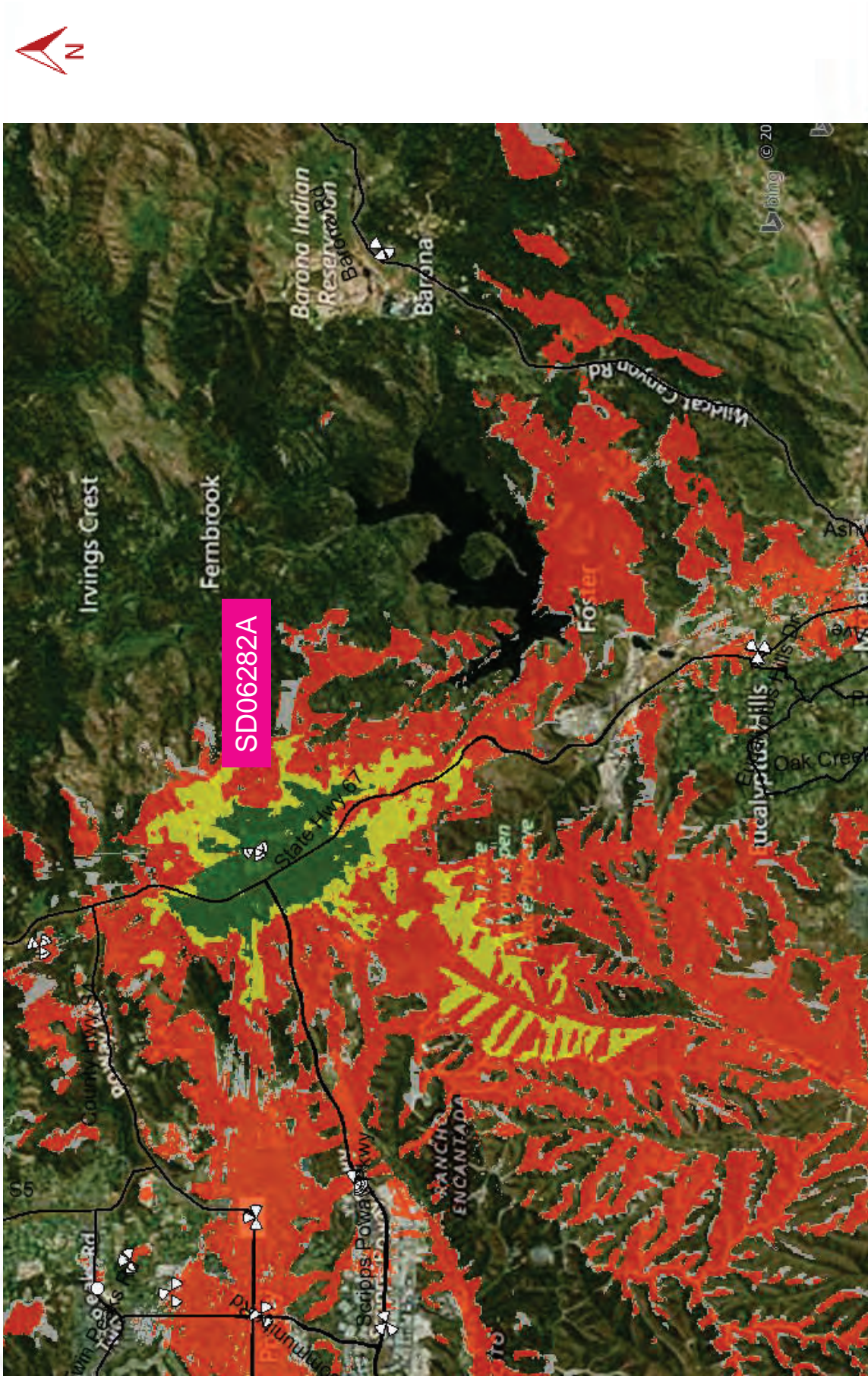
Existing On-Air sites coverage without SD06282A



Legend: Coverage Level

Good	Fair	Poor
●	●	●





Attachment G – Ownership Disclosure Form



3 - 139

County of San Diego, Planning & Development Services

**APPLICANT'S DISCLOSURE OF OWNERSHIP
INTERESTS ON APPLICATION FOR ZONING
PERMITS/ APPROVALS
ZONING DIVISION**Record ID(s) No. 2021-0601993Assessor's Parcel Number(s) 324-010-73-00

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.

Enrique Sanchez, Jr.Maria E. Lozano

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

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

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

Signature of ApplicantMarissa MillerPrint Name

----- OFFICIAL USE ONLY -----
SDC PDS RCVD 08-25-22

ZAP98-001W1

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

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