



The County of San Diego

Zoning Administrator Hearing Report

Date:	December 4, 2025	Case/File No.:	Rainbow Road Wireless Facility Minor Use Permit Modification; PDS2021-ZAP-96-005W1; PDS2021-ER-96-02-001A
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	8:30 a.m.	Location:	2970 Rainbow Valley Road, Fallbrook, CA 92028
Agenda Item:	#1	General Plan:	Semi-Rural Residential (SR-10)
Appeal Status:	Appealable to the Planning Commission	Zoning:	Limited Agriculture (A70)
Applicant/Owner:	T-Mobile	Community:	Rainbow Community Planning Area
Environmental:	CEQA § 15164 Addendum	APN:	102-230-69-00

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 Verizon Rainbow Road ZAP Modification (Project) is a request from Sequoia Deployment Services, Inc., on behalf of Verizon Wireless (Applicant), to renew a use permit to operate and maintain an existing unmanned wireless telecommunication facility in accordance with the amortization schedule of the Zoning Ordinance. The project proposes to bring the facility into conformance with the County of San Diego Wireless Telecommunications Ordinance and includes the removal of four (4) existing four-foot and two (2) existing two-foot panel antennas; installation of two (2) new dual-mount antenna brackets; installation of four (4) new six-foot panel antennas; associated Remote Radio Units (RRUs); a new Raycap surge-protection rack; a new six-by-twelve (6×12) fiber-hybrid cable; and construction of a six-foot-high CMU wall to enclose a new forty-kilowatt (40 kW) standby generator. The modification also increases the overall facility height from ten (10) feet to twelve (12) feet to incorporate a new fiberglass-

reinforced plastic (FRP) faux eucalyptus tree that conceals and shields the upgraded antennas. The total project valuation is approximately \$550,000.

The 10.31-acre parcel is located at 2970 Rainbow Valley Boulevard within the Rainbow Community Plan Area. The site is subject to the General Plan Land Use Designation of Semi-Rural Residential (SR-10) and is zoned Limited Agriculture (A70). Access to the site is provided via an existing private driveway off Rainbow Valley Boulevard, a private road. The project does not require any water or sewer facilities.

The facility's previous permit expired in accordance with the amortization schedule outlined in Section 6991 of the Zoning Ordinance. As part of the permit renewal process, the ZAP Modification is required to bring the facility into compliance with the current Wireless Telecommunication Facility standards within Sections 6980 through 6993 of the Zoning Ordinance. The design of the facility has been reviewed and found to utilize concealment features consistent with current County policy, and, if approved, the project would be granted a new 15-year permit term.

This report includes a staff recommendation, a project description, analysis and discussion, and the Rainbow Community Planning Group recommendation.

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:

1. Adopt the Environmental Findings included in Attachment C, which includes a finding that the previously adopted Negative Declaration (ND) is adequate with an Addendum.
2. Grant ZAP Modification PDS2021-ZAP-96-005W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

On June 28, 1996, the Zoning Administrator approved a Minor Use Permit (ZAP-96-005) to authorize the construction, operation, and maintenance of an unmanned wireless telecommunication facility consisting of a 360-square-foot equipment storage building and six (6) panel antennas mounted on natural rock outcrops with a maximum height of ten (10) feet. A specific exemption from the Site Plan requirement was granted after finding that the purposes and requirements of a site plan were satisfied by the Minor Use Permit. Access to the facility is provided by an existing private driveway off Rainbow Valley Boulevard, a county-maintained road.

On August 22, 2014, a Minor Deviation to the ZAP (PDS2014-ZAP-96-005M3) was approved to authorize the removal and replacement of two (2) panel antennas, installation of four (4) Remote Radio Units (RRUs), one (1) fiber/power demarcation box on existing antenna pipe masts, and installation of one (1) fiber/power demarcation rack mount, two (2) rack mount modules, and one (1) baseband unit inside the existing equipment enclosure.

The permit expired on April 30, 2018, in accordance with the amortization schedule established in Section 6991 of the County of San Diego Zoning Ordinance, which requires wireless telecommunication facilities to be brought into conformance with current County standards or cease operations.

D. DEVELOPMENT PROPOSAL

1. Project Description

The applicant, Sequoia Deployment Services, Inc., on behalf of Verizon Wireless, requests a ZAP Modification to bring an existing unmanned wireless telecommunication facility into conformance with the County of San Diego Wireless Ordinance and to extend the duration of the permit for an additional fifteen (15) years. The proposed modification will renew and modernize the existing facility while maintaining its current low-profile design.

The project increases the height of the wireless facility from 10 feet to 12 feet and includes the removal of four (4) existing four-foot and two (2) existing two-foot panel antennas; installation of two (2) new dual-mount antenna brackets; installation of four (4) new six-foot panel antennas; and installation of associated Remote Radio Units (RRUs). Additional improvements include the installation of a new Raycap surge-protection rack, a new six-by-twelve (6×12) fiber-hybrid cable, and construction of a six-foot-high CMU wall to enclose a new forty-kilowatt (40 kW) standby generator. All upgraded equipment will be located within the existing lease area and enclosed within equipment shelter to minimize visual impacts.

The 10.31-acre parcel is located at 2970 Rainbow Valley Boulevard within the Rainbow Community Plan Area. The site carries a General Plan Land Use Designation of Semi-Rural (SR-10) and is zoned Limited Agriculture (A70). Access to the facility is provided via an existing private driveway off Rainbow Valley Boulevard, a privately maintained road. The facility will remain unmanned and will continue to require only routine technician visits for operation and maintenance.

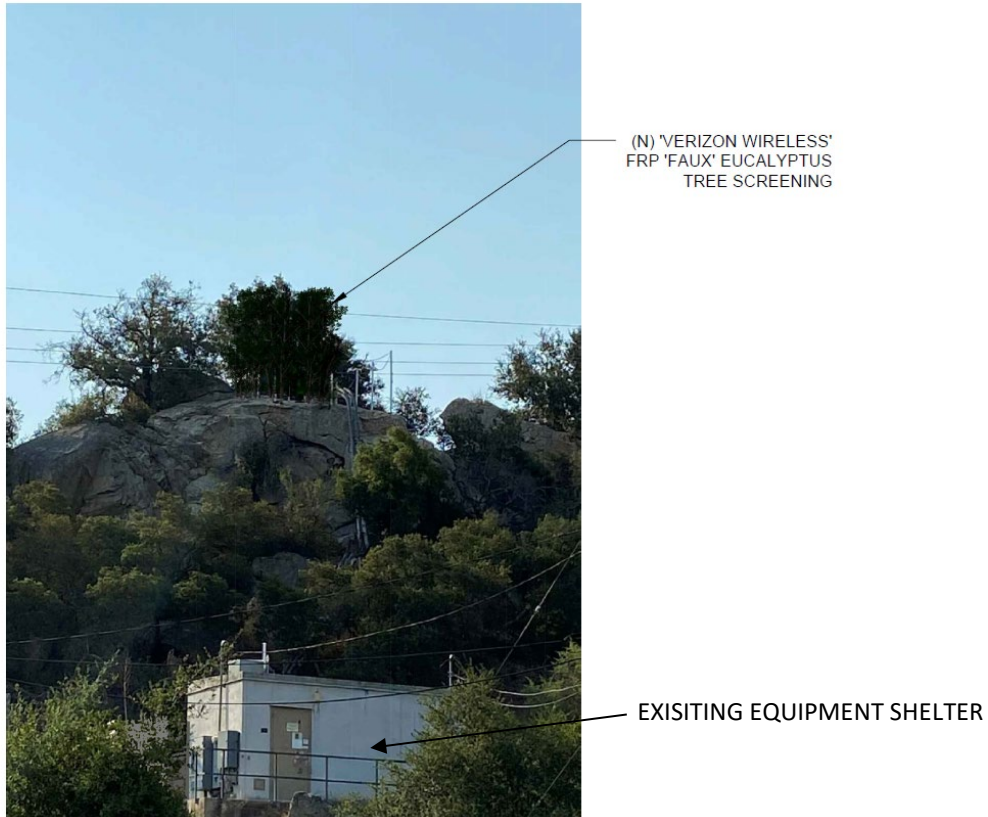


Figure 1: Existing Northwest view of 12-foot-tall wireless facility with proposed Faux Eucalyptus tree screening added to facility.



Figure 2: A 6-foot-tall CMU wall is proposed to enclose the facility's backup generator and the northern portion of the equipment shelter within the 360-square-foot leased area.

2. Subject Property and Surrounding Land Uses

The project site is located on an approximately 10.31-acre parcel at 2970 Rainbow Boulevard West within the Rainbow Community Plan Area (Figure 3). The property contains an existing unmanned wireless telecommunication facility that is the subject of this Minor Use Permit Modification (ZAP-96-005W1).

The surrounding land uses include a mix of rural residential, agricultural, and highway-oriented uses. Parcels immediately west and north of the site are designated and zoned M52 (Limited Industrial), supporting low-intensity industrial and service-commercial activities. To the northwest and northeast, properties carry the S94 (Transportation and Utility Corridor) designation associated with the Interstate 15 corridor. Areas to the east include lands identified as C44 (Freeway Commercial) and tribal lands of the Pala Band of Mission Indians. South and southeast of the site, parcels are zoned Limited Agriculture (A70) and support low-density rural residential development and small-scale agricultural uses. The General Plan land use designation for the subject property is Semi-Rural (SR-10), which is consistent with the existing on-site use and the surrounding mix of agricultural, residential, and highway-related uses. (Figures 3 and 4 and Table D-1).

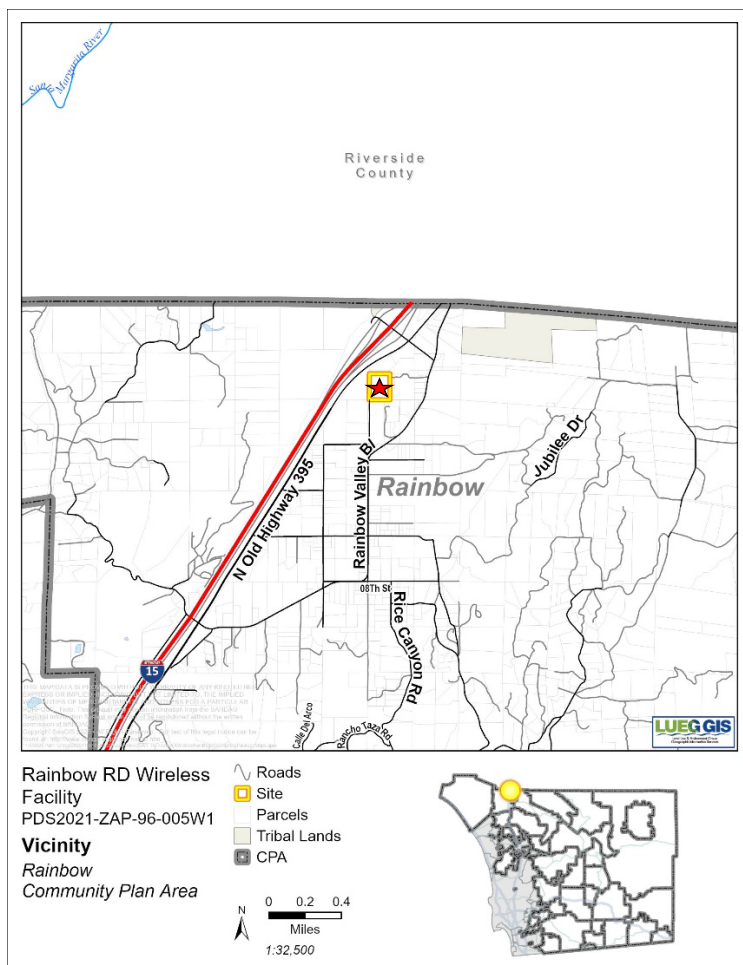


Figure 3: Vicinity Map

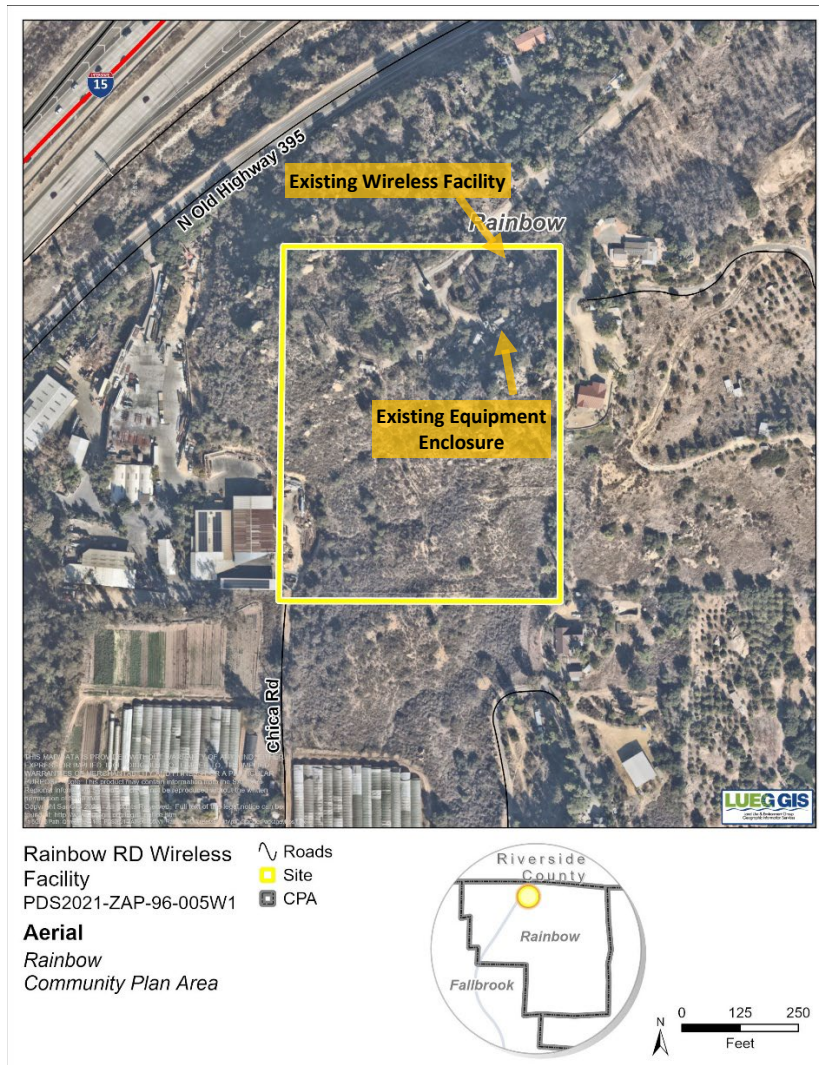


Figure 4: Aerial photograph showing proposed project site and project vicinity.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Rural Commercial	Freeway Commercial (C44); Transportation & Utility Corridor (S94)	I-15 Corridor	Transportation/utility corridor associated with I-15.
East	Semi-Rural Residential (SR-10)	Limited Agriculture (A70) Mobile Home Residential (RMH8) Residential Rural (RR)	Rainbow Valley Blvd	Rural Residential; Small Scale Agriculture
South	Semi-Rural Residential (SR-10)	General Commercial (C36); Limited Industrial (M52); Limited Agriculture (A70)	Rainbow Valley Blvd	Rural Residential; Small Scale Agriculture
West	Semi-Rural Residential (SR-10) Rural Lands (RL-20)	Limited Agriculture (A70)	I-15 Corridor	General commercial and limited industrial uses near freeway frontage, transitioning to rural/agricultural

E. ANALYSIS AND DISCUSSION

The Project has been reviewed to ensure it conforms to all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the Rainbow 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:

- Is the Project consistent with the vision, goals, and policies of the General Plan?
- Does the Project comply with the policies set forth under the Rainbow Community Plan?
- 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 15-year period. If approved, this ZAP Modification will set a new expiration of December 4, 2040, 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-96-005, which was approved prior to the adoption of the Wireless Ordinance. ZAP findings have been made to support the renewal of the existing wireless facility. In accordance with Section 6991 of the Zoning Ordinance, the applicant has submitted a valuation letter stating that the facility is valued at \$550,000 resulting in a 15-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 Minor Use Permit Modification (ZAP-96-005W1) remains compatible with surrounding rural residential and agricultural uses. The facility is located within an existing lease area screened by natural topography and vegetation, limiting public views from Rainbow Valley Boulevard and nearby properties. New FRP faux-tree screening will fully enclose the relocated antennas and upgraded equipment, integrating with the existing shelter and landscape. Earth-tone finishes, and the compact site design maintains a low visual profile while meeting current County standards and avoiding disruption to existing views. The proposed project design ensures compatibility with the rural residential character of the community.

Community Compatibility/Visual Impacts

The proposed modification to the existing Verizon Wireless telecommunication facility at 2970 Rainbow Boulevard West will remain visually compatible with the surrounding rural and freeway adjacent setting. The project includes a new CMU wall around the generator, finished in a muted, earth-tone color to blend with natural site elements. The new 6-foot panel antennas and related equipment are contained entirely within the existing lease area and screened by the faux-tree enclosure and surrounding vegetation, limiting views from Rainbow Valley Boulevard and nearby properties. No exterior lighting is proposed, and the upgrades will not create a significant visual impact or alter the character of the surrounding community.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility modification is intended to maintain reliable cellular service in the Rainbow Valley area. The site's elevation and clear line-of-sight are essential for

sustaining both coverage and capacity. Without the existing facility, service in the surrounding area would be significantly reduced. The subject property is zoned A70 (Limited Agriculture), a non-preferred zoning designation under the County's Wireless Ordinance, and therefore requires preparation of an Alternative Site Analysis (ASA).

As part of the ASA, the applicant evaluated potential co-location opportunities and other alternative sites within the geographic service area. While a nearby American Tower Corporation (ATC) site was reviewed, it sits at a lower elevation and cannot meet the required coverage objectives. In addition, the existing pole at that location would require replacement with a taller structure to support the necessary antennas, resulting in greater visual impacts. The surrounding area is largely rural, with agricultural and low-density residential zoning, further limiting feasible co-location or alternative siting options.

The current lease area at 2970 Rainbow Boulevard West remains the most practical and least visually intrusive location due to its higher elevation, established access, existing utility connections, and the willingness of the property owner to host the facility. Maps included with the application confirm that remaining on this site is necessary to preserve dependable wireless coverage for residents and motorists traveling through the Rainbow community (Figure 5).

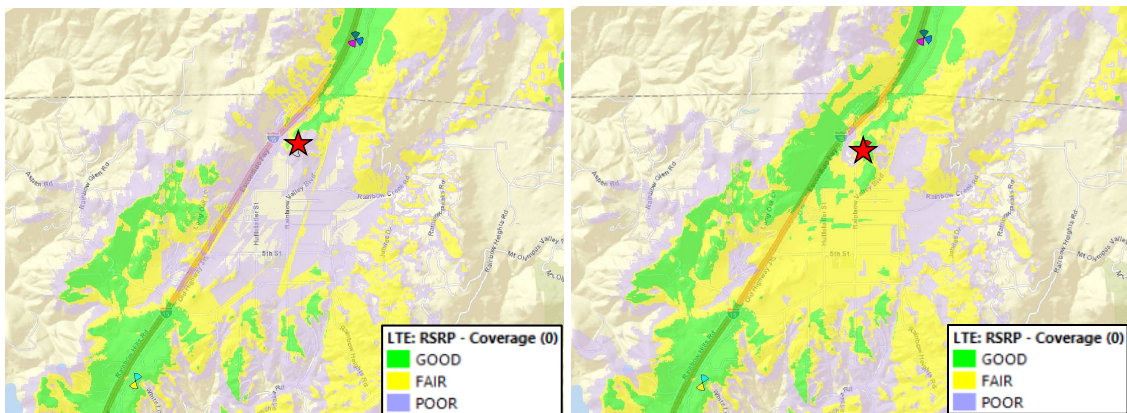


Figure 5: Coverage without Project (left) and coverage with Project (right).

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 wireless coverage throughout the area, which is essential during emergencies. The facility will be equipped with a new standby generator to ensure uninterrupted operations 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>POLICY COS 11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p>	<p>The facility is proposed to be sited and designed to minimize visual impacts and be compatible with the existing development and community character. The previously approved wireless telecommunication facility and equipment shelter sufficiently blended in within the surrounding residential area. The addition of the FRP screen facility is designed to be camouflaged with existing landscaping and natural vegetation and is an expected visual feature within the community. In addition, the facility is designed to blend in with the surrounding residential area by being camouflaged as part of the landscaping and natural vegetation in order to avoid adverse visual impacts.</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:	2AC	N/A
Building Type:	C	N/A
Height:	G	Yes
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 the renewal of a wireless facility. The height of the facility is 12 feet tall, which is less than the 35 feet height limit.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The Project is not located within the front, rear, or side yard setbacks. 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 equipment shelter, including all associated equipment, has been designed to a height of 10 feet and is partially concealed by a Concrete Masonry Unit (CMU) screen enclosure.	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.	The project site is zoned A70 (Limited Agriculture). According to the County of San Diego Noise Ordinance Section 36.404, the one-hour average sound level limits for the A70 zone are 50 decibels (dBA) between 7 a.m. and 10 p.m., and 45 dBA between 10 p.m. and 7 a.m. 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"/>
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 \$550,000, the ZAP Modification has been conditioned to have a maximum term of 15 years.	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 30, 2025, to the previously adopted Negative Declaration (ND) (Log No. PDS2021-ER-96-02-001) dated June 4, 1996, 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 ND.

F. COMMUNITY PLANNING GROUP AND DESIGN REVIEW BOARD RECOMMENDATION

On April 21, 2021, the Rainbow Community Planning Group (CPG) recommended approval of the project without conditions by a vote of 8-2-0-1 (8 – Ayes; 2 – Noes; 0 – Abstain; 1 – Absent/Vacant).

The Rainbow CPG Meeting Minutes are found in Attachment E, Public Documentation.

G. 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 within approximately 500 feet of the project site. No comments or concerns 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 500 feet of the project site.

H. 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 ND is adequate with an Addendum.
2. Approve ZAP Modification PDS2021-ZAP-96-005W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

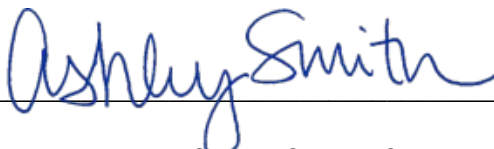
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AUTHORIZED REPRESENTATIVE: _____



ASHLEY SMITH, CHIEF

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2021-ZAP-96-005W1

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


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PREPARED FOR



15005 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

Vendor:



23 MAUCHLY, SUITE 110
IRVINE, CALIFORNIA 92618

PROJECT NAME :

RAINBOW SD

AWS3 LTE 850
CARRIER ADD

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90% ZDs

Licensor:

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PROJECT ADDRESS:

2970 RAINBOW BLVD. W,
FALLBROOK, CA 92028

Sheet Title:

(E) & (N) ANTENNA PLANS

Sheet Number:

A-3

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ANTENNA MODEL

PORT

EXISTING

PROPOSED

AZIMUTH

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RAD CENTER

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**Attachment B – Form of Decision
Approving PDS2021-ZAP-96-005W1**



VINCE NICOLETTI
DIRECTOR

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

TYLER FARMER
ASSISTANT DIRECTOR

December 4, 2025

PERMITTEE:
SITE PLAN No.: PDS2021-ZAP-96-005W1
E.R. NUMBER: PDS2021-ER-03-02-003B
PROPERTY: 2970 Rainbow Valley Road, Fallbrook, CA 92028
APNs: 102-230-69-00

DECISION OF ZONING ADMINISTRATOR

ORIGINAL MINOR USE PERMIT DECISION (ZAP-96-005)

Grant, in substantial accord with the plot plan dated June 4, 1996, consisting of 2 sheets and approved concurrently herewith, a Minor Use Permit to authorize the construction, operation and maintenance of a cellular telecommunication antenna facility. The facility will include an equipment storage building with a maximum of 360 square feet of area, and 6 panel antennas with a maximum height of 10 feet mounted on rock outcrops westerly of the summit.

MODIFICATION TO MINOR USE PERMIT DECISION (ZAP-96-005W1)

This Minor Use Permit Modification authorizes the renewal and modernization of the existing unmanned wireless telecommunication facility, consistent with current Zoning Ordinance Sections 6980 through 6993. The approved plot plan and elevations (dated October 6, 2023) include the removal of four (4) existing 4-foot and two (2) existing 2-foot panel antennas; installation of two (2) new dual-mount antenna brackets; installation of four (4) new 6-foot panel antennas, associated remote radio units (RRUs), a new Raycap surge-protection rack, and a new 6x12-foot fiber-hybrid cable. The modification also authorizes construction of a six-foot-tall CMU wall enclosing a new 40-kilowatt standby generator within a 360-square-foot leased equipment area. The modification also authorizes the installation of a fiberglass-reinforced plastic (FRP) screen atop the existing equipment shelter, increasing the total height of the facility to 12 feet.

MINOR USE PERMIT MODIFICATION EXPIRATION: This Minor Use Permit shall expire on **December 4, 2027** 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 Site Plan. 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:

SPECIFIC CONDITIONS FOR MINOR USE PERMIT (ZAP-96-005):

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

Building permit plans must conform in detail to this approved design. Failure to conform can cause delays 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 any use of the premises pursuant to this Minor Use Permit, the applicant shall satisfy the following conditions:
 - 1. Provide combustible vegetation clearance to North County Fire protection District requirements.

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

- B. The top of the proposed antenna facility will not project above the summit of the hill indicated at 1337 feet above mean sea level.
- C. The maximum number, type, and size of antennas shall be limited to the approved array of 6 panel antennas.

FINDINGS:

- A. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:
 - 1. Harmony in scale, bulk, coverage and density.

The proposed cellular telecommunication antenna facility will consist of an equipment storage cabinet and six panel antennas mounted on rock outcrops located below the summit of the hill. The site is used for tree crops and an existing previously approved antenna facility. The maximum antenna height of 10 feet is less than the 35-foot maximum allowed by right. The proposed facility will not be visible from adjacent residents or buildings.

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

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

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

The neighborhood is characterized by agricultural activity and single-family residences on large parcels with accessory structures and uses commensurate with a rural lifestyle. The proposed 10w scale antenna array and equipment cabinet will 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 associated with the proposed antenna facility, once operational, will be limited to periodic maintenance. The facility will be accessed by a privately maintained easement. Primary access routes to the property, Old Highway 395 and Rainbow Valley Boulevard, have been improved to full standards.

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

The site offers a desirable vantage point above the Interstate 15 corridor and is suitable for a proposed antenna facility. The site is presently occupied by a previously approved cellular telecommunication facility.

6. Any other relevant impact of the proposed use.

No other relevant impact has been identified.

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

The proposed cellular telecommunication antenna facility is within the (17) Estate Designation of the San Diego County General Plan. This designation provides for minor agricultural and low-density residential uses. The proposed Minor Impact Utility is an. allowed use subject to obtaining an approved Minor Use Permit, and is consistent with the San Diego County General Plan.

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

A Negative Declaration date June 4, 1996, was prepared and advertised in accordance with the California Environmental Quality Act.

This Minor Use Permit expires on June 28, 1997 unless construction and/or use in reliance on it has started, or unless an extension has been granted previously by the Zoning Administrator.

SPECIFIC CONDITIONS FOR MINOR USE PERMIT MODIFICATION ZAP-96-005W1:

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-96-005) and subsequent Modifications approval shall apply. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

ANY PERMIT: *(Within 180 days of approval or prior to the approval of any plan, issuance of any permit, prior to occupancy or use of the premises in reliance of this permit, whichever occurs first.)*

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

3. ROADS#1–CLEAR SPACE EASEMENT

INTENT: In order to promote orderly development necessary for public health and safety of the area, and to comply with the County of San Diego Public Road Standards and County Standard Drawing, clear space easement shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Grant by separate document to the County of San Diego a clear space easement or demonstrate line of sight falls within an existing clear space easement to provide adequate sight distance at the proposed driveway location along Old Highway 95. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan and prior to use of the premises in reliance of this permit the easements shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approval the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the easements to assure compliance with this condition.

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

4. 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.

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

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated **10/10/2023** 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 that demonstrates the mono-broadleaf has been re-branched to a mono-pine. **TIMING:** Prior to any occupancy, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations

6. 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 including landscaping. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the approved plot plans.

7. 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 and concealment 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.

8. HAZ#1–HEALTH AND SAFETY PLAN

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous Materials Division. The plan shall

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

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

9. PLN#4–SITE CONFORMANCE: [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, landscaping and all lighting wall/fencing. Failure to conform to the approved plot plan(s) is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

10. PLN#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 and associated equipment shelter, as depicted in the approved photo simulations dated 10/10/2023. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of

noise generating equipment would require either Modification or Deviation of the permit).

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

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

11. 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 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.

12. ROADS#2-SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit.

DESCRIPTION OF REQUIREMENT: There shall be a minimum unobstructed sight distance of 550 feet in both directions along Old Highway 95 from the proposed driveway for the life of this permit.

DOCUMENTATION: A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time.

TIMING: Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

FINDINGS FOR MINOR USE PERMIT MODIFICATION PDS2021-ZAP-96-005W1

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;*

The subject property is 10.31 acres in size and contains a two-story single-family residence with residential landscaping, including grass and ornamental trees. The existing wireless telecommunications facility was originally permitted under ZAP-96-005 and is located on a concrete pad cut into the slope. The ZAP-96-005W1 modification proposes continued operation of the facility, with several improvements including the installation of a fiberglass-reinforced plastic (FRP) faux eucalyptus tree to screen antennas which increases the total facility height to 12 feet. The facility blends in common features typically found in the surrounding area. The visual massing remains minor relative to the 10.31-acre site, and the upgraded concealment materials improve visual integration with the existing topography and vegetation. Therefore, the project continues to be in harmony with the scale, bulk, coverage, and density of adjacent development.

Scale and Bulk:

The existing facility is being upgraded to include a 12-foot-tall FRP screen faux eucalyptus tree to fully enclose antennas. While this represents a height increase from the originally approved facility, the project remains well

below the 35-foot height limit for the zone. The FRP screen is architecturally integrated and the construction of a six-foot-high CMU wall to enclose a new forty-kilowatt (40 kW) standby generator. The existing equipment shelter will remain and reflects typical scale and bulk of the similar structures. Therefore, the project is consistent with the scale and bulk of nearby development.

Coverage:

The facility will continue to occupy a 360-square-foot lease area within the 10.31-acre parcel. This footprint is minimal and does not represent a significant encroachment or expansion of existing site improvements. The upgraded structure is confined to the same pad area as previously approved, and no new coverage or land disturbance is proposed. Thus, the facility's coverage is minimal and appropriate for the site.

Density:

The project does not propose the addition of any dwelling units and does not impact residential density. As an unmanned wireless telecommunications facility, it remains a utility use that does not generate occupancy or intensity associated with residential or commercial development. Therefore, the project will not affect the residential density of the site or surrounding area.

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

The North County Fire Protection District has certified fire service availability. Electrical and telecommunications utilities are available on-site. No additional public infrastructure is required to support this project. All necessary services and facilities are available for continued operation under the permit modification.

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

The surrounding area is composed of rural residential and agricultural uses and is zoned A70 (Limited Agriculture). The visual profile of the modified facility will remain low, with the FRP screen and antenna concealment structure designed to mimic natural and built surroundings. The 12-foot-tall structure is located on rock outcroppings. The upgrade reduces visibility as a result of FRP screening.

A noise review confirmed continued compliance with County noise standards at the property lines. No exterior lighting is proposed. The project has been conditioned to ensure visual conformance with submitted photo simulations. Therefore, the modified facility will not create adverse impacts to the rural character or aesthetic value of the surrounding neighborhood.

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

As an unmanned facility, the project will generate no more than two maintenance-related vehicle trips per month. Access is provided via a private driveway connecting to Rainbow Valley Boulevard, a County maintained road. The minimal traffic associated with the facility will not affect street capacity or function. Therefore, the character and physical capacity of surrounding roads are sufficient to accommodate the project.

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

The 10.31-acre parcel contains an existing single-family residence and a previously approved utility facility. No environmentally sensitive resources or steep slopes are impacted by the project. The site does not require major grading or landform alteration, and access is already established. The continued and modified use is therefore suitable in type and intensity for the site.

6. Any other relevant impact of the proposed use.

None identified.

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

The project is consistent with the General Plan because the land use designation of the subject property, Semi-Rural Residential (SR-10) in the Semi-Rural Regional Category, allows for civic uses that support the local population. The project is further consistent with the Public Safety Element of the General Plan because it encourages the continual improvement of a countywide telephone communications system, particularly with respect to enhancing emergency communications.

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

Pursuant to Sections 15162 through 15164 of the State CEQA Guidelines, an Addendum to the previously adopted environmental document has been prepared for the project. The project consists of an unmanned wireless telecommunication facility involving the installation of new equipment and facilities within small structures. It has been determined that the proposed changes would not result in new significant environmental effects or substantially increase the severity of previously identified significant effects.

The project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause a substantial change in the significance of a historical resource; and would not result in damage to a scenic highway.

WIRELESS TELECOMMUNICATION FINDINGS

The project is in a non-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 project increases the height of the wireless facility from 10 feet to 12 feet and incorporates additional concealment measures, including a faux eucalyptus tree screening and a six-foot-tall CMU wall enclosing a standby generator. Due to the concealment of the facility and the lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable based on its improved aesthetics and compatibility with the surrounding community character.

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.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego](#)

[Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

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

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

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

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

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

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.

The undersigned, as the individual(s) with legal authority to fully represent the above-referenced project, concur with the inclusion of the above-listed amendments as conditions of approval of the referenced project.

PLANNING & DEVELOPMENT SERVICES
VINCE NICOLETTI, DIRECTOR

BY:

Daniella Hofreiter, Planning Manager
Project Planning Division

email cc:

Ashley Smith, Chief, Project Planning, PDS, Ashley.Smith2@sdcounty.ca.gov
Eddie Scott, Project Manager, Project Planning, Eddie.Scott@sdcounty.ca.gov
Justin Gronendyke, Point of Contact, justin.gronendyke@sequoia-ds.com

Attachment C – Environmental Documentation



VINCE NICOLETTI
DIRECTOR

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

TYLER FARMER
ASSISTANT DIRECTOR

October 30, 2025

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

FOR PURPOSES OF CONSIDERATION OF Rainbow SD Wireless Telecommunication Facility PDS2021-ZAP-96-005W1; PDS2021-ER-96-02-001A

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 ND:

An ND for Rainbow Cellular Wireless Telecommunications Facility, 3400-96-005; Log No. ER-96-02-001 was adopted by the San Diego County Planning Commission on October 23, 2003. The adopted ND found the project would not require any mitigation measures.

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

- a. Contact: Eddie Scott, Land Use/Environmental Planner
- b. Phone number: (619) 323-8090
- c. E-mail: Eddie.Scott@sdcounty.ca.gov

3. Project applicant's name and address:

Applicant Contact Information:

- a. Contact: Justin Gronendyke, Project Manager

- b. Phone number: (949) 244-3134
 c. E-mail: justin.gronendyke@sequoia-ds.com

4. Summary of the activities authorized by present permit/entitlement application(s):

The proposed Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades to modernize the facility and improve visual screening. The modification authorizes the installation of new FRP faux-tree screening around the communications facility, removal of four existing 4-foot panel antennas, and installation of four new 6-foot panel antennas on two new dual-mount antenna brackets. It also provides for the removal of two existing RRUS units from the existing Unistrut frame and the installation of four new RRUS units on the same frame, along with the installation of one new Raycap on the existing Unistrut frame and a new Raycap rack within the equipment shelter. In addition, a masonry block wall with a minimum thickness of six inches shall be installed around all sides of the facility facing combustible vegetation. The CMU block wall shall be a minimum of six feet in height. These improvements are intended to maintain current operational standards while minimizing visual impacts through enhanced concealment.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES



NO



The proposed project is a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular telecommunication facility. The Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades intended to modernize the facility and reduce visual impacts.

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

- | | | |
|---|--|--|
| <input type="checkbox"/> XIII. Noise | <input type="checkbox"/> XIV. Population and Housing | <input type="checkbox"/> XV. Public Services |
| <input type="checkbox"/> XVI. Recreation | <input type="checkbox"/> XVII. Transportation | <input type="checkbox"/> XVIII. Tribal Cultural Resources |
| <input type="checkbox"/> XIX. Utilities and Service Systems | <input type="checkbox"/> XX. Wildfire | <input type="checkbox"/> 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 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 ND 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.



Signature

October 30, 2025

Date

Eddie Scott

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 a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in Sections 6985 and 6991 of the Zoning Ordinance. The Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades intended to modernize the facility and reduce visual impacts. Therefore, the proposed Minor Use Permit Modification would not result in an increase to 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 a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular telecommunication facility. The Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades intended to modernize the facility and reduce visual impacts. 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 or 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

☒

The proposed project is a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular telecommunication facility. The Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades intended to modernize the facility and reduce visual impacts. 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 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 a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular telecommunication facility. The Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades intended to modernize the facility and reduce visual impacts. 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 a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular telecommunication facility. The Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades intended to modernize the facility and reduce visual impacts. 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

☒

The proposed project is a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular telecommunication facility. The Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades intended to modernize the facility and reduce visual impacts. 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 resources 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 a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular telecommunication facility. The Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades intended to modernize the facility and reduce visual impacts. 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 a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular telecommunication facility. The Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades to modernize the facility and reduce visual impacts. 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 a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular telecommunication facility. The Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades intended to modernize the facility and reduce visual impacts. 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 are addressed by the Federal Communications Commission, and information is available from the cellular providers upon request. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects related to hazards or 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 a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular telecommunication facility. The Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades intended to modernize the facility and reduce visual impacts. A Stormwater Management Plan has been submitted and reviewed for compliance with current County

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 a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular telecommunication facility. The Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades intended to modernize the facility and reduce visual impacts. 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 related 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 a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular telecommunication facility. The Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades intended to modernize the facility and reduce visual impacts. 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 ground borne 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 a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular telecommunication facility. The Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades intended to modernize the facility and reduce visual impacts. These improvements include the installation of FRP faux-tree screening around the communications facility, removal of four existing 4-foot panel antennas and installation of four new 6-foot panel antennas on two new dual-mount antenna brackets, removal of two existing RRUS units and installation of four new RRUS units on the existing Unistrut frame, and installation of one new Raycap on the Unistrut frame along with a new Raycap rack within the equipment shelter. A masonry block wall with a minimum thickness of six inches shall be installed around all sides of the facility facing combustible vegetation. The CMU block wall shall be a minimum of six feet in height. 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 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 a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular 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.

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 a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular telecommunication facility. The Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades intended to modernize the facility and reduce visual impacts. 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 public resources.

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

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NO

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The proposed project is a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular telecommunication facility. The Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades intended to modernize the facility and reduce visual impacts. 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 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 a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular telecommunication facility. The Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades intended to modernize the facility and reduce visual impacts. Typically, a technician visits these facilities once a month. Therefore, the traffic will be negligible and 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 ND was adopted for the original Major 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. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to tribal cultural resources.

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 a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular 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 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 a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular telecommunication facility. The Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades intended to modernize the facility and reduce visual impacts. These improvements include the installation of FRP faux-tree screening around the communications facility, removal of four existing 4-foot panel antennas and installation of four new 6-foot panel antennas on two new dual-mount antenna brackets, removal of two existing RRUS units and installation of four new RRUS units on the existing Unistrut frame, and installation of one new Raycap on the Unistrut frame along with a new Raycap rack within the equipment shelter. A masonry block wall with a minimum thickness of six inches shall be installed around all sides of the facility facing combustible vegetation. The CMU block wall shall be a minimum of six feet in height. The proposed Minor Use Permit Modification complies with the Fire Prevention Standards for cellular facilities as outlined in Policy FP-2. Therefore, the proposed Major 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 ND.

The proposed project is a Minor Use Permit Modification to allow the continued operation and maintenance of an existing cellular telecommunication facility. The Minor Use Permit Modification, ZAP-96-005W1, will renew the use permit and includes design and equipment upgrades intended to modernize the facility and reduce visual impacts. These improvements include the installation of FRP faux-tree screening around the communications facility, removal of four existing 4-foot panel antennas and installation of four new 6-foot panel antennas on two new dual-mount antenna brackets, removal of two existing RRUS units and installation of four new RRUS units on the existing Unistrut frame, and installation of one new Raycap on the Unistrut frame along with a new Raycap rack within the equipment shelter. A masonry block wall with a minimum thickness of six inches shall be installed around all sides of the facility facing combustible vegetation. The CMU block wall shall be a minimum of six feet in height. The application has been submitted in accordance with the amortization requirements outlined in Sections 6985 and 6991 of the Zoning Ordinance.

Attachments

- Previous environmental documentation

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



County of San Diego

GARY L. PRYOR
DIRECTOR
(619) 694-2982

DEPARTMENT OF PLANNING AND LAND USE

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

NEGATIVE DECLARATION

June 4, 1996

Project Name: Rainbow Cellular Communication Site (Airtouch)

Project Number(s): ZAP 96-005, Log No. 96-2-1

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 (CEQA) Negative Declaration Finding:

The Zoning Administrator finds that there is not substantial evidence that the project may have a significant effect on the environment.

2. Mandatory CEQA Finding for Adoption of a Negative Declaration:

This Negative Declaration reflects the independent judgment of the Zoning Administrator.

3. Required Mitigation Measures:

None.

This Negative Declaration was adopted and above CEQA findings made by the Zoning Administrator on _____ (date).

JOAN VOKAC
Zoning Administrator

JV:RH:jcr

cc: Maxx Stalheim (Project Planner)
Richard Herrmann (Project Analyst)
Project Processing
Dept. of Environmental Health
Dept. of Public Works
Distribution List (see Public Review Release Form)

ND0596\9621.LTR



County of San Diego

GARY L. PRYOR
DIRECTOR
(619) 694-2982

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666

INFORMATION (619) 694-2960

June 4, 1996

INITIAL STUDY FORM

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

ZAP 96-005, Log No. 96-2-1; Rainbow Cellular Communication Site
(Airtouch)

2. Description of Project:

The project is an application for a Minor Use Permit to install a 360 square foot unmanned communications facility, consisting of a 12 foot by 30 foot equipment shelter, plus 6 directional cellular antennas mounted on some rock outcrops at the summit of a hill.

3. Project Applicant Name and Address:

Kevin Magee, Airtouch Cellular, 5355 Mira Sorrento Place, Suite 500, San Diego, California 92121

4. Project Location:

Southeast corner of Rainbow Valley Boulevard and Old Highway 395, in the community of Rainbow, San Diego County.

Thomas Brothers Coordinates: Page 5K, Grid F/1

5. Environmental Setting:

The project site which includes the proposed 360 square foot communications facility occurs on the west slope of a hill which overlooks Interstate 15. The actual directional antennas will be mounted on rock outcrops at the top of the hill. There is an existing Nextel Cellular communications building within 100 feet of the proposed building. Two existing residences on large lots occur to the north, and an avocado grove occurs between Interstate 15 and the proposed project to the west. A dirt access road will allow access to the project.

6. General Plan Designation

Community Plan:	Rainbow
Land Use Designation:	(17) Estate
Density:	1 du/2, 4 acres

Initial Study,
ZAP 96-005, Log No. 96-2-1

- 2 -

June 4, 1996

7. Zoning
Use Regulation: A70
Density: 1 du/2 acres
Special Area Regulation: (B) Designator
8. Environmental Resources either significantly affected or significantly affected but avoidable as detailed on the following attached "Environmental Analysis Form".

None.
9. Lead Agency Name and Address:

County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B MS 0-650
San Diego, California 92123-1666
10. Lead Agency Contact and Phone Number:


Richard Herrmann, (619) 679-7017
11. Public agencies, other than the County, whose approval is necessary to implement the proposed project:

None.
12. State agencies (not included in #11) that have jurisdiction by law over resources affected by the project:

None.
13. Participants in the preparation of this Initial Study:

Morrow Consulting
14. Initial Study Determination:

On the basis of this Initial Study, the Department of Planning and Land Use recommends that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.


Richard Herrmann, Environmental Analyst
County of San Diego, Dept. of Planning and Land Use
Resource Planning

Date: June 4, 1996

ENVIRONMENTAL ANALYSIS FORM

DATE: June 4, 1996

PROJECT NAME: Rainbow Cellular Communications Site (Airtouch)

PROJECT NUMBER(S): ZAP 96-005, Log No. 96-2-1

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 the environmental resource.

I. LAND USE AND PLANNING.

- a. Would the proposal potentially be in conflict with General Plan Designation or zoning? No.
- b. Would the proposal potentially be in conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? No.
- c. Does the proposal have the potential to be incompatible with existing land uses or character of the community? No.
- d. Would the proposal have a potentially significant adverse impact on agricultural resources or operation? No.
- e. Would the proposal have the potential to significantly disrupt or divide the physical arrangement of an established community? No.
- f. Would the proposal use non-renewable resources in a wasteful and inefficient manner? No.

Brief Explanation of Land Use and Planning Answers (as necessary): The Rainbow Planning Group formed a subcommittee of the immediate neighbors to work with the applicant in a redesign of the proposed project. This subcommittee unanimously approved the current design of the cellular site. The project has also been found to meet the criteria of the "B" Designator for visual impacts to the Interstate 15 Corridor.

II. POPULATION AND HOUSING.

- a. Would the proposal potentially induce substantial growth in an area either directly or indirectly? No.
- b. Would the proposal displace a potentially significant amount of existing housing, especially affordable housing? No.

Brief Explanation of Population and Housing Answers (as necessary): The proposed project is a communications facility only, no impacts to growth or housing would occur due to project implementation.

III. GEOLOGIC ISSUES.

- a. 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.
- b. Would the proposal result in potentially significant increased erosion? No.
- c. Would the proposal result in potentially significant unstable soil conditions from excavation, grading, or fill? No.
- d. Does the proposal have soil characteristics that have the potential to substantially increase grading quantities? No.
- e. Would the proposal result in a potentially significant adverse effect to unique geologic features? No.
- f. 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.

Brief Explanation of Geologic Problems Answers (as necessary): The project proposes only an unmanned communications building. The building will occur on a flat disturbed area. No geologic issues are anticipated.

Environmental Analysis Form

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ZAP 96-005, Log No. 96-2-1

IV. WATER RESOURCES.

- a. Would the proposal create a potentially significant adverse environmental impact to drainage patterns or the rate and amount of surface runoff? No.
- b. Would the proposal result in a potentially significant increase in local imported water supply demand? No.
- c. Would the proposal have a potentially significant adverse impact on surface water quality? No.
- d. 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 impacts on groundwater quantity? No.
- e. Would the project have a potentially significant adverse impact on groundwater quality? No.

Brief Explanation of Water Resources Answers (as necessary):- The project will not use water and will be unmanned requiring no septic.

V. AIR QUALITY.

- a. 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.
- b. Would the proposal have the potential to significantly increase the exposure of sensitive receptors to any excessive levels of air pollutants? No.
- c. Would the proposal potentially result in the emission of objectionable odors at a significant intensity over a significant area? No.

Brief Explanation of Air Quality Answers (as necessary): The project will not create emissions.

VI. TRANSPORTATION/CIRCULATION.

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

Environmental Analysis Form

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ZAP 96-005, Log No. 96-2-1

- b. 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.
- c. Would the proposal potentially result in inadequate emergency access? No.
- d. Would the proposal potentially result in insufficient parking capacity on-site or off-site? No.
- e. Would the proposal result in a potentially significant adverse increase in hazards or barriers for pedestrians or bicyclists? No.

Brief Explanation of Transportation/Circulation Answers (as necessary): After implementation the project will be maintained and checked only once a month. Maximum vehicle trips would be ten per month.

VII. BIOLOGICAL RESOURCES.

- a. Would the proposal result in potentially significant adverse impacts to an endangered, threatened or rare plant or animal species or their habitats? No.
- b. Would the proposal result in potentially significant adverse impacts to wetland habitat)? No.
- c. Would the proposal result in potentially significant adverse impacts to wildlife dispersal or migration corridors? No.

Brief Explanation of Biological Resources Answers (as necessary): The project will place six omni-directional antennas directly into rock outcrops anchored by cement. The impact on animals such as lizards which utilize the rock outcrop will be temporary. The 360 square foot communications building is being placed in a 100% disturbed area. The access road to the site is already existing, and the trail which will be utilized to place the antennas by hand is existing.

VIII. HAZARDS.

- a. Would the proposal present a significant risk of accidental explosion or release of hazardous substances? No.
- b. Would the proposal have the potential to significantly interfere with an emergency response plan or emergency evacuation plan? No.
- c. Would the proposal have the potential to significantly increase the fire hazard in areas with flammable vegetation? No.
- d. Would the proposal expose people or property to flooding?

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

Brief Explanation of Hazards Answers (as necessary): The electromagnetic frequency emissions released by this project are considered negligible. Cellular sites such as this one have been shown to be safe from health hazards.

IX. NOISE.

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

Brief Explanation of Noise Answers (as necessary): The proposed project will be unmanned and does not have the potential to create noise.

X. PUBLIC SERVICES.

- a. 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.

Brief Explanation of Public Services Answer (as necessary): The proposed project does not require public services.

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;
Communications systems;
Water treatment or distribution facilities;
Sewer or septic tanks;
Storm water drainage;
Solid waste disposal;
Water supplies?

None.

Brief Explanation of Utilities and Service Systems Answers (as necessary): The proposed project is a communications facility and does not require the aforementioned services.

XII.- AESTHETICS.

- a. Would the proposal result in a demonstrable potentially significant adverse effect on a scenic vista or scenic highway? No.
- b. 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.
- c. Would the project have any other demonstrable potentially significant negative aesthetic effect not included above? No.
- d. Would the project produce excessive light or glare? No.

Brief Explanation of Aesthetics Answers (as necessary): A visual study was required for the proposed project initially, however, the project was scaled down and the visual study was waived. The project meets the criteria of the Interstate 15 Corridor "B" Designator.

XIII.CULTURAL AND PALEONTOLOGICAL RESOURCES.

- a. Would the proposal grade or disturb geologic formations that may contain potentially significant paleontological resources? No.
- b. Would the proposal grade, disturb, or threaten a potentially significant archaeological, historical, or cultural artifact, object, structure, or site which:
 - 1) Contains information needed to answer important scientific research questions;
 - 2) Has particular quality or uniqueness (such as being the oldest of its type or the best available example of its type);
 - 3) Is directly associated with a scientifically recognized important prehistoric or historic event or person;
 - 4) 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
 - 5) Is a marked or ethnohistorically documented religious or sacred shrine, landmark, human burial, rock art display, geoglyph, or other important cultural site?

No.

Brief Explanation of Cultural and Paleontological Resources Answer (as necessary): No evidence of cultural resources was found during site visits by planning staff.

Environmental Analysis Form

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ZAP 96-005, Log No. 96-2-1

XIV. OTHER IMPACTS NOT DETAILED ABOVE:

None.

Brief Explanation of Other Impacts Answers (as necessary): None. -----

XV. MANDATORY FINDINGS OF SIGNIFICANCE.

- a. 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.
- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? No.
- c. 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.
- d. Does the project have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly? No.

Brief Explanation of Mandatory Findings of Significance Answers (as necessary): The proposed project is an unmanned communications facility. It will be placed in an area that is 100% disturbed.

XVI. EARLIER ANALYSES.

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.

- a. Earlier analyses used. None.
- b. Impacts adequately addressed in earlier CEQA documents. The following effects from the above checklist that are within the scope of, and were adequately analyzed in, an earlier CEQA document. None.
- c. Mitigation measures. None.

Environmental Analysis Form

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ZAP 96-005, Log No. 96-2-1

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

AEIS form

ND0596\9621.596;jcr

Attachment D – Environmental Findings

**Verizon Wireless – Rainbow Road
MAJOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2021-ZAP-96-005W1
ENVIRONMENTAL LOG: PDS2021-ER-96-02-001A**

**ENVIRONMENTAL FINDINGS
December 4, 2025**

1. Find that there are no 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 Negative Declaration dated June 4th 1996, and 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 ND was adopted as explained in the Environmental Review Update Checklist dated October 30, 2025.
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.).

Attachment E – Public Documentation

County of San Diego

Rainbow Community Planning Group

Advising the Board of Supervisors ~ San Diego County

Minutes of Regular Meeting

Wednesday, April 21, 2021 at 6:30 PM held as a virtual meeting on-line

I. Open Provisions

- A. The meeting was called to order by Chair Paul Georgantas at 6:30 PM
- B. Pledge of Allegiance
- C. Attendance: Mark DiVecchio, Martin Kurland, Paul Georgantas, Lynne Malinowski, Jon Gorr, Greg Doud, William Crocker, Lee Tussing, Frederick Rasp and Donna Zakrajsek. 10 members being present, a quorum is declared. There were 4 members of the public present via teleconference

II. Motion to approve the agenda by Mr. Tussing, second Mr. Rasp, approved unanimously.

III. Public Comments

- A. Kathleen Lippitt spoke on the Cannabis and Social Equity Program.

IV. Consolidated Motion

- A. Motion to approve prior meeting minutes from 17 March 2021 made by Mr. Rasp, second Mr. Tussing, approved unanimously.

V. Continued Items, Discretionary Projects and County Action Items

- A. PDS2021-ZAP-96-005W1 Minor Use Permit Modification - Verizon seeks our approval on minor improvements to the cell tower at 2970 Rainbow Valley Blvd. The changes were reviewed by the group. There was no representative present from Verizon to answer questions. Mr. Rasp suggested that we should postpone the vote until Verizon could be present. Mr. Tussing moved to approve the Permit Modification, second Dr. Kurland. Approved 8 aye – 2 no with Mr. Rasp and Mr. DiVecchio voting no. Chair Georgantas will prepare and submit the Form PDS-534 to the County.
- B. DPW Annual Resurfacing Program - Prioritization Request 2021 – The group reviewed the current priority list and recommended additions and changes. Ms. Malinowski agreed to summarize the new priority list to be sent to the county. Mr. Rasp moved to accept the new priority list, second Dr. Kurland, approved unanimously.

VI. Old Business and Reports

- A. Announcements and Correspondence Received – None
- B. Architectural Subcommittee – Ms. Malinowski reviewed the County's definition for Mobility Elements in the road planning process.
- C. Social Media Subcommittee – Ms. Malinowski reported that she continues to post Rainbow CPG and County generated documents on Rainbow Cares.
- D. Parks and Beautification Subcommittee – Ms. Sheehan was not present. Ms. Malinowski reported that the condition of the restrooms at Rainbow Park is much improved.

Purpose of Planning and Sponsor Groups: Advise the County on discretionary projects as well as on planning and land use matters that are important to their community.

2160 Rainbow Valley Blvd, Rainbow CA 92028

- E. I-15 Design Review Board – Mr. Crocker reported that the Design Review Board approved the Verizon cell tower Permit Modification PDS2021-ZAP-96-005W1.
- F. Roads and traffic status – No report.
- G. Water and Environmental Issues Report – Mr. Mack reviewed 3 important on-going items being worked by the Rainbow Municipal Water District. 1) The GM of the RMWD, Tom Kennedy, indicated that returning the \$1.3M award from the San Diego County Water Authority directly to the rate payers is too difficult. The RMWD has formed a committee of rate payers to look at the best way to use the award. He reminded us that this award money only affects customers who don't have Ag water. 2) A plan for the future home office for the RMWD is being considered. The RMWD would sell the current office for development and then buy a parcel and construct a new office. Mr. Mack indicated that the new office could be available for use by the community for meetings including a no-fee venue for the Rainbow CPG. 3) The goal of separating the RMWD and FPUD from the SDCWA is continuing. Mr. Mack estimates the separation would save the 2 districts a combined \$8-10M per year. It may appear on the ballot in March 2022.
- H. ARC Update & Community News – Mrs. Sheehan was not present. Chair Georgantas reported that a new newsletter issue is in progress.
- I. Cannabis and Social Equity Program update – Chair Georgantas led a discussion to come up with a group consensus of the important issues regarding this program. Chair Georgantas will be attending a meeting with District 5 County Supervisor Desmond on the 28th. Three community members spoke to the planning group. They identified themselves as Kelly McCormick, Judi Strang and Kathleen Lippitt. The Chair will discuss all of the issues raised with Supervisor Desmond and report back to the Group at the next meeting.
- J. Vallecitos School District update – Dr. Kurland reported the school will be holding the 2nd COVID-19 vaccination clinic on 24 April. The school staff is 100% vaccinated. The possibility of teacher layoffs has gone away due to an influx of stimulus money.
- K. Member/Administrative Reports – none.

VII. New Business

- A. None

VIII. Call for New Agenda Items for next meeting

- A. Agenda items can be submitted up until the next meeting's agenda is posted at the meeting site.

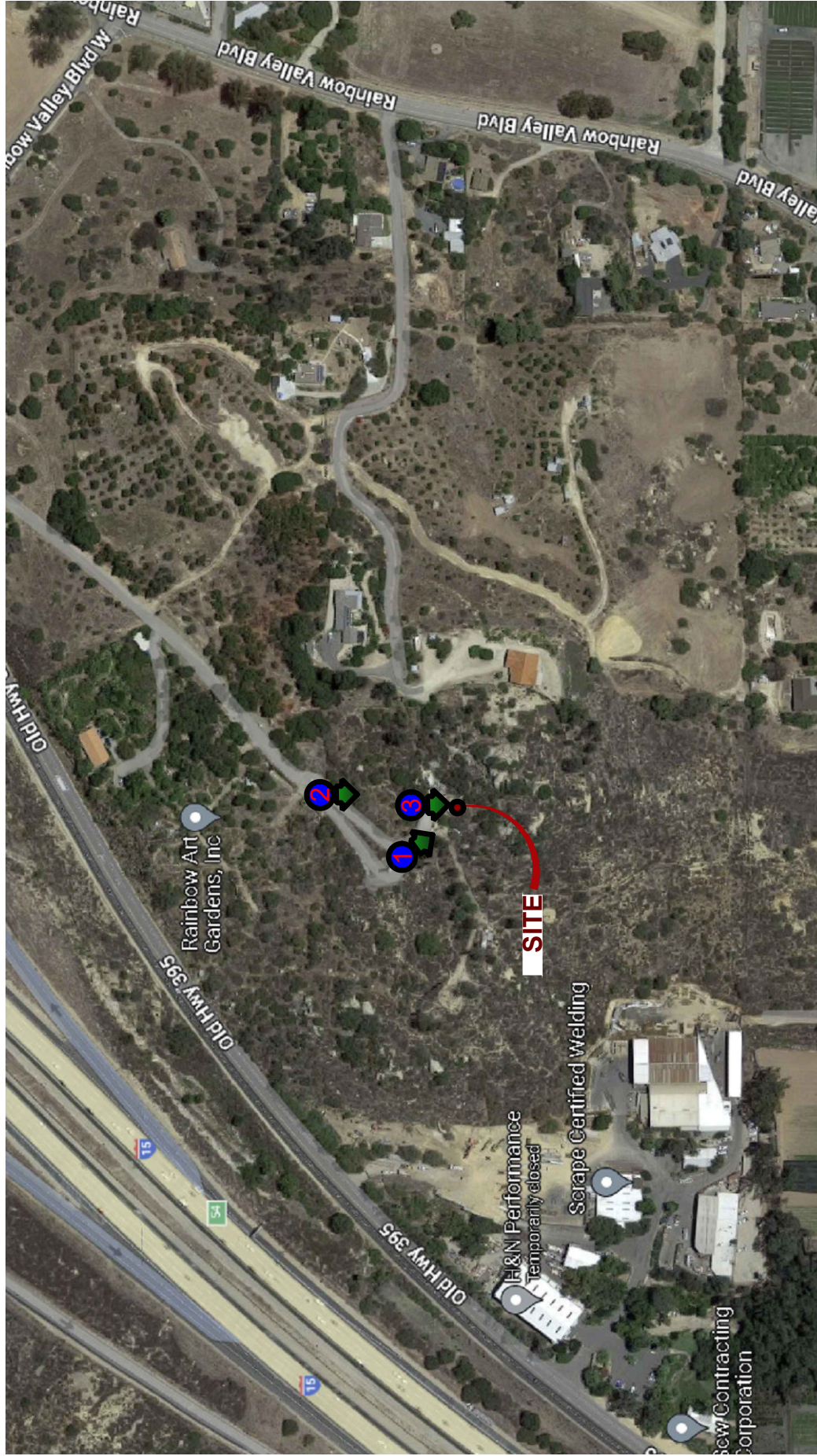
IX. Adjournment by Chair Georgantas at 8:02 PM to the next regularly scheduled meeting 19 May 2021.

Respectfully submitted, Mark DiVecchio Secretary, Rainbow CPG

Purpose of Planning and Sponsor Groups: Advise the County on discretionary projects as well as on planning and land use matters that are important to their community.

2160 Rainbow Valley Blvd, Rainbow CA 92028

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



SDC PDS RCVD 10-10-23

ZAP96-005W1

Sheet No.

23 Mauchly, Suite 110
Irvine, CA 92618

JS INFRASTRUCTURE

PHOTOSIMS

RAINBOW SD
2970 RAINBOW BLVD. W,
FALLBROOK, CA 92028

15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

verizon

EXISTING

LOOKING TOWARDS SOUTH EAST



PROPOSED

LOOKING EAST



(N) 'VERIZON WIRELESS'
FRP 'FAUX' EUCALYPTUS
TREE SCREENING

EXISTING

LOOKING SOUTH



verizon 15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

RAINBOW SD
2970 RAINBOW BLVD. W,
FALLBROOK, CA 92028



PHOTOSIMS

23 Mauchly, Suite 110
Irvine, CA 92618

Sheet No.

2E

PROPOSED

LOOKING SOUTH

(N) 'VERIZON WIRELESS'
FRP 'FAUX' EUCALYPTUS
TREE SCREENING



EXISTING

LOOKING SOUTH



verizon 15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

RAINBOW SD
2970 RAINBOW BLVD. W,
FALLBROOK, CA 92028

PHOTOSIMS



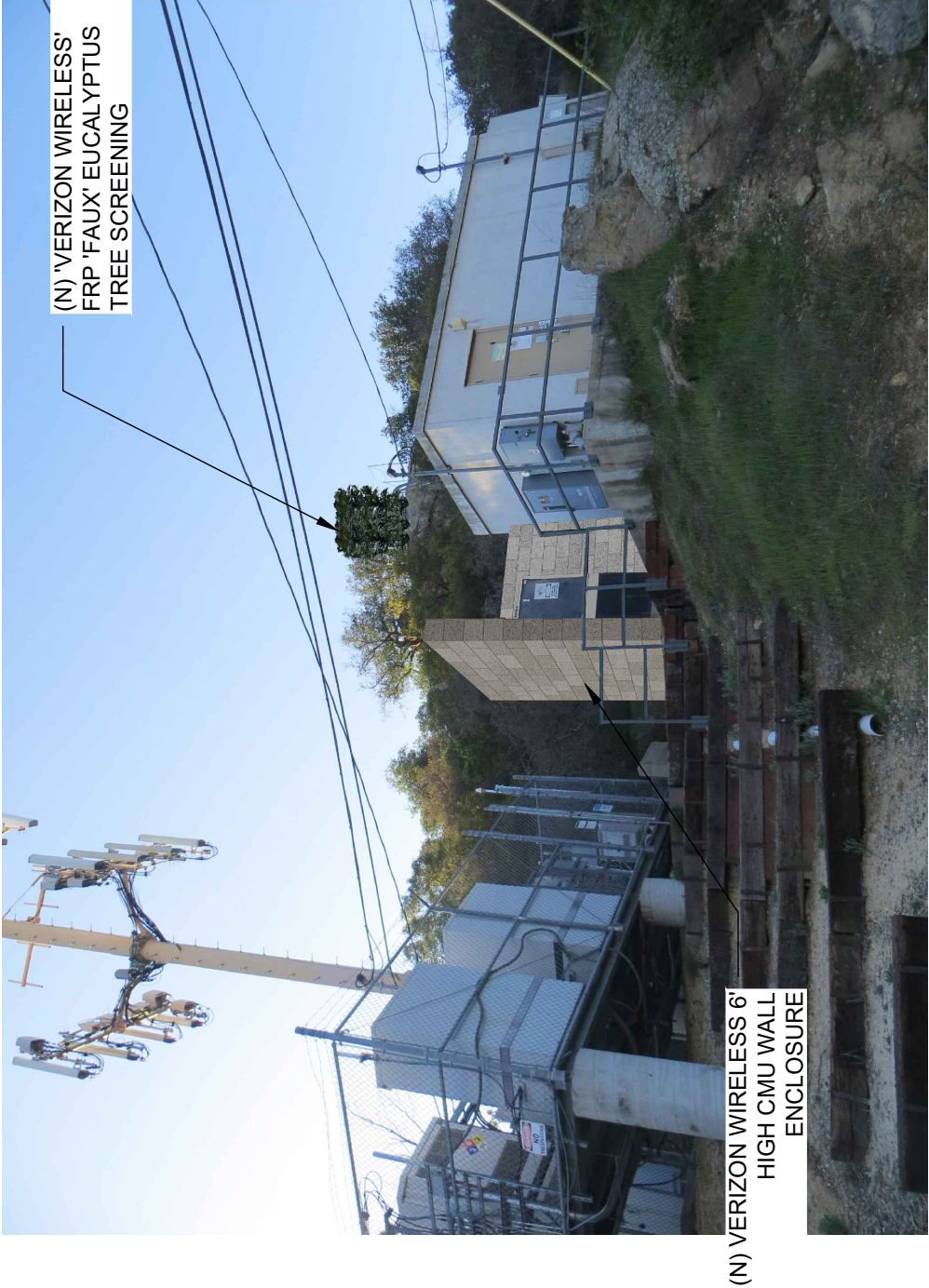
23 Mauchly, Suite 110
Irvine, CA 92618

Sheet No.

3E

PROPOSED

LOOKING SOUTH



(N) 'VERIZON WIRELESS'
FRP 'FAUX' EUCALYPTUS
TREE SCREENING

(N) VERIZON WIRELESS 6'
HIGH CMU WALL
ENCLOSURE

verizon 15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

RAINBOW SD
2970 RAINBOW BLVD. W,
FALLBROOK, CA 92028

PHOTOSIMS

JS INFRASTRUCTURE

23 Mauchly, Suite 110
Irvine, CA 92618

Sheet No.

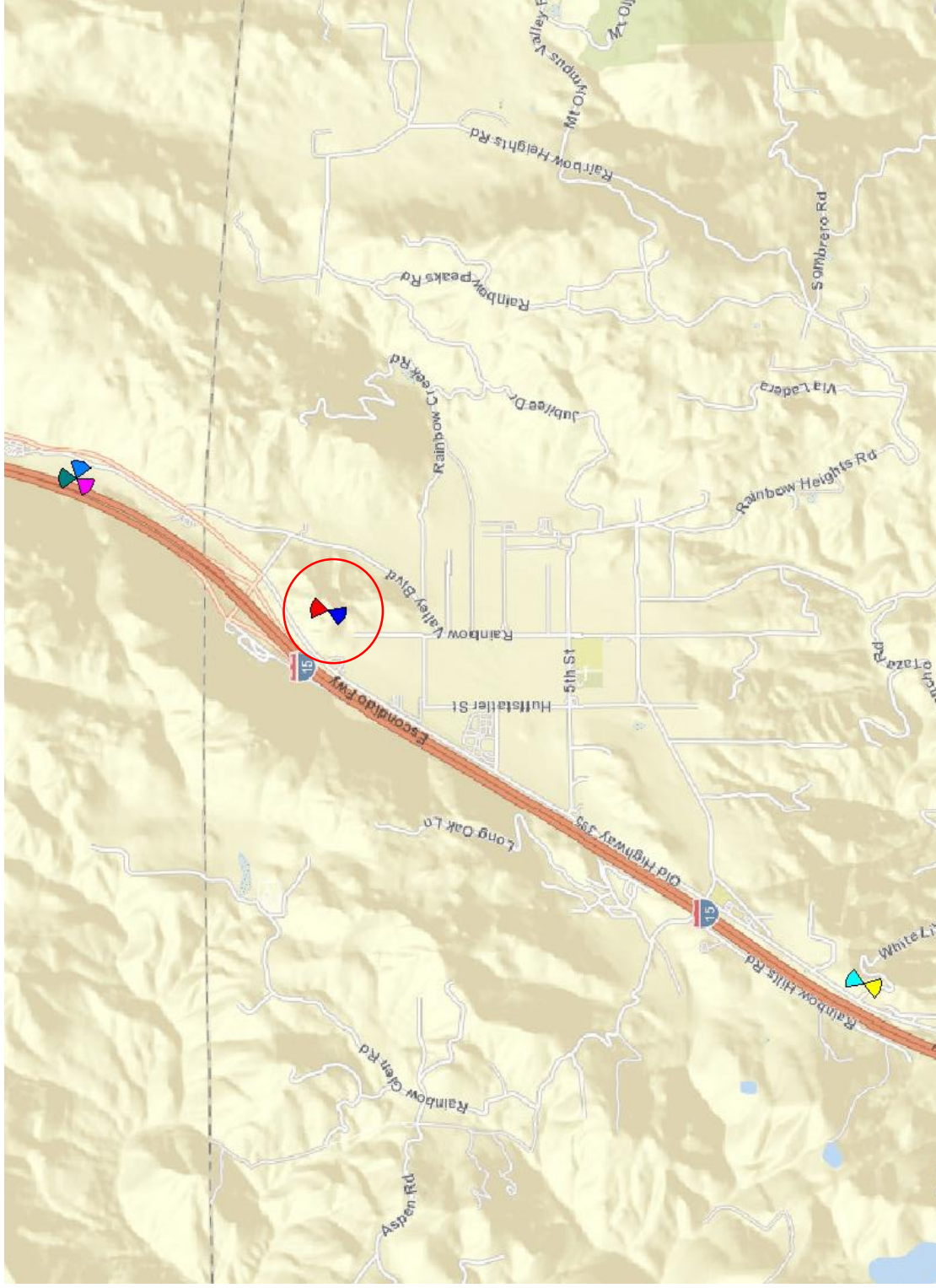
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RAINBOW SD Propagation Map

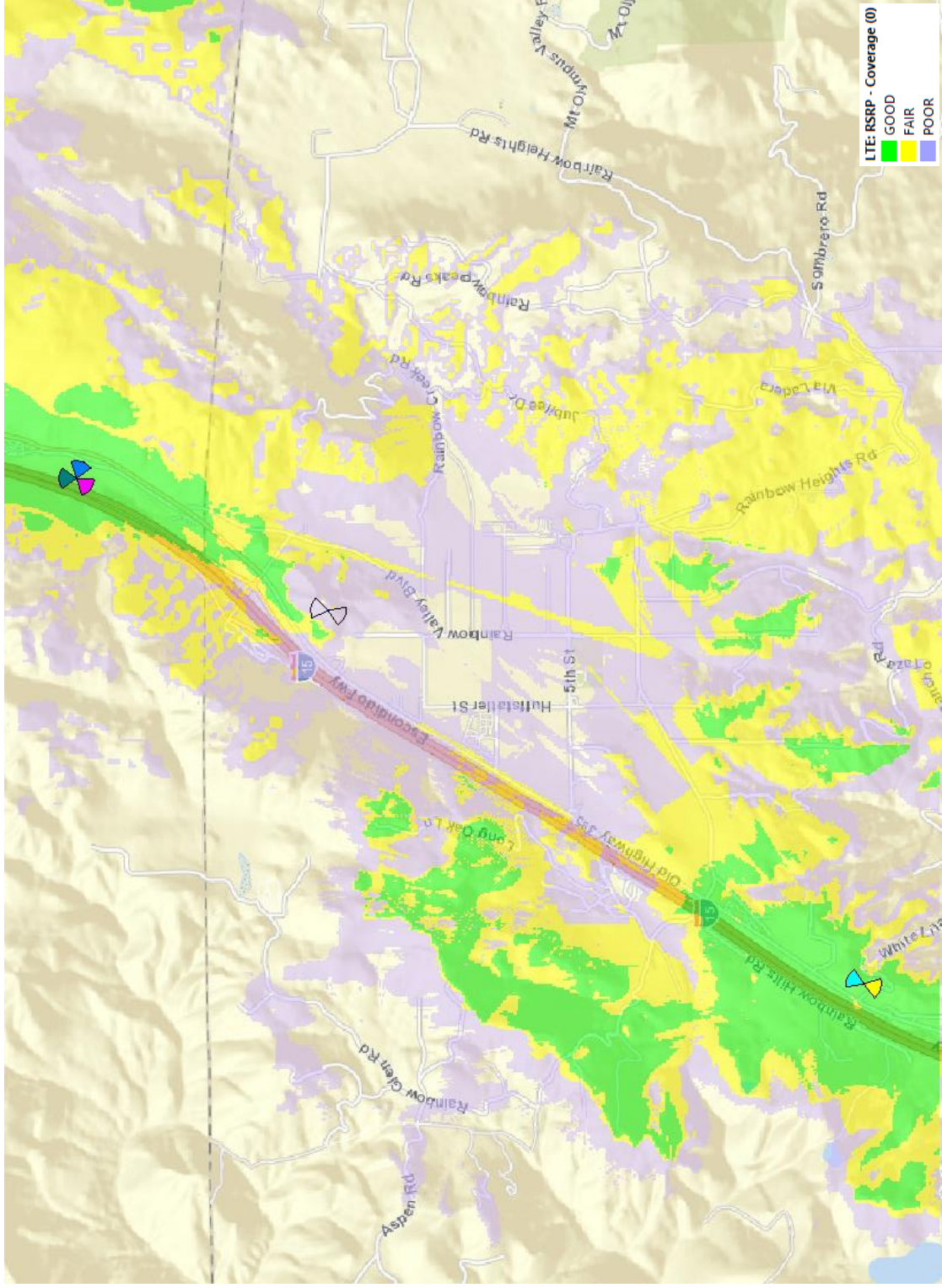
November 18, 2021

1 - 84

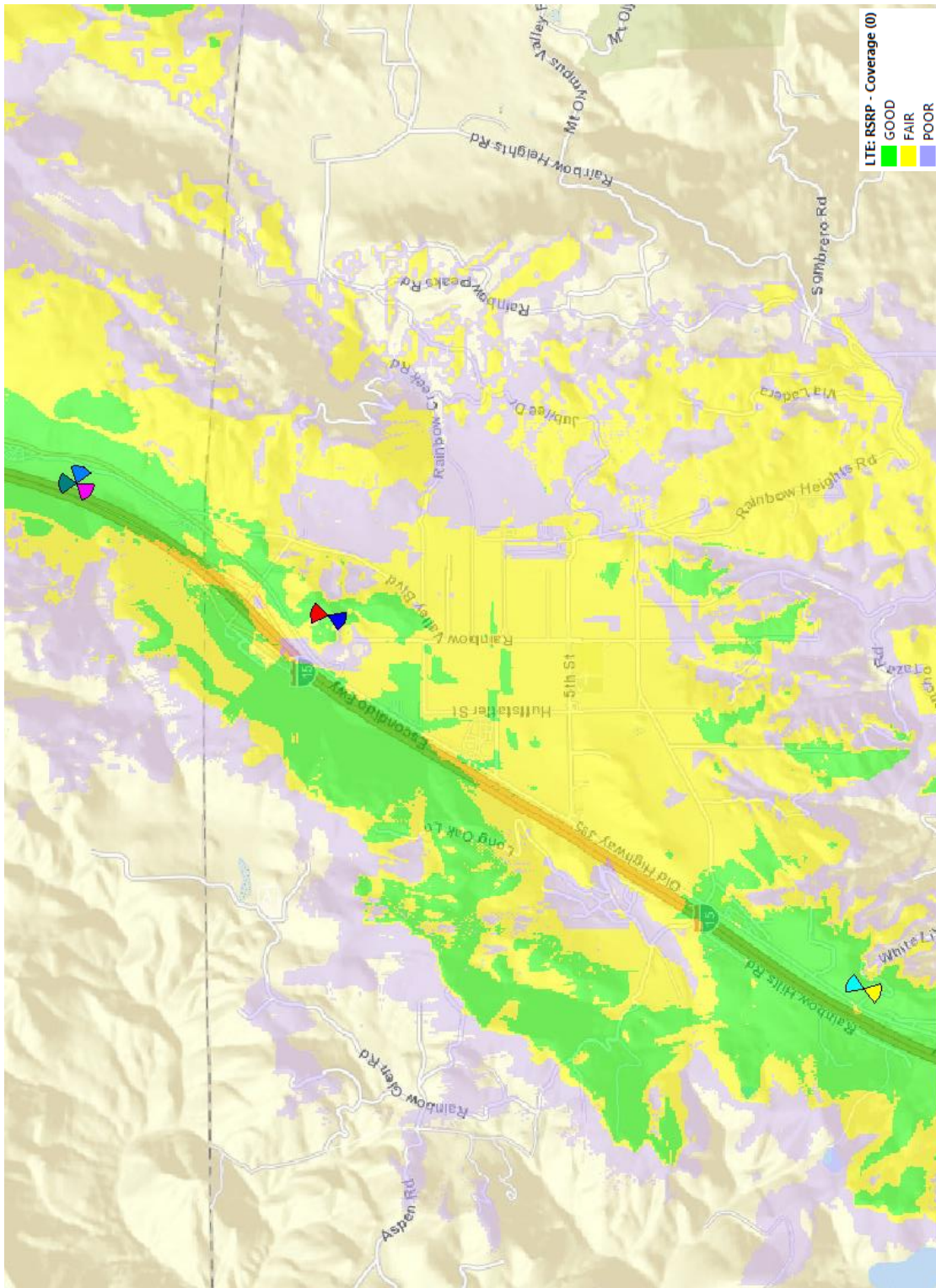
Overview Map



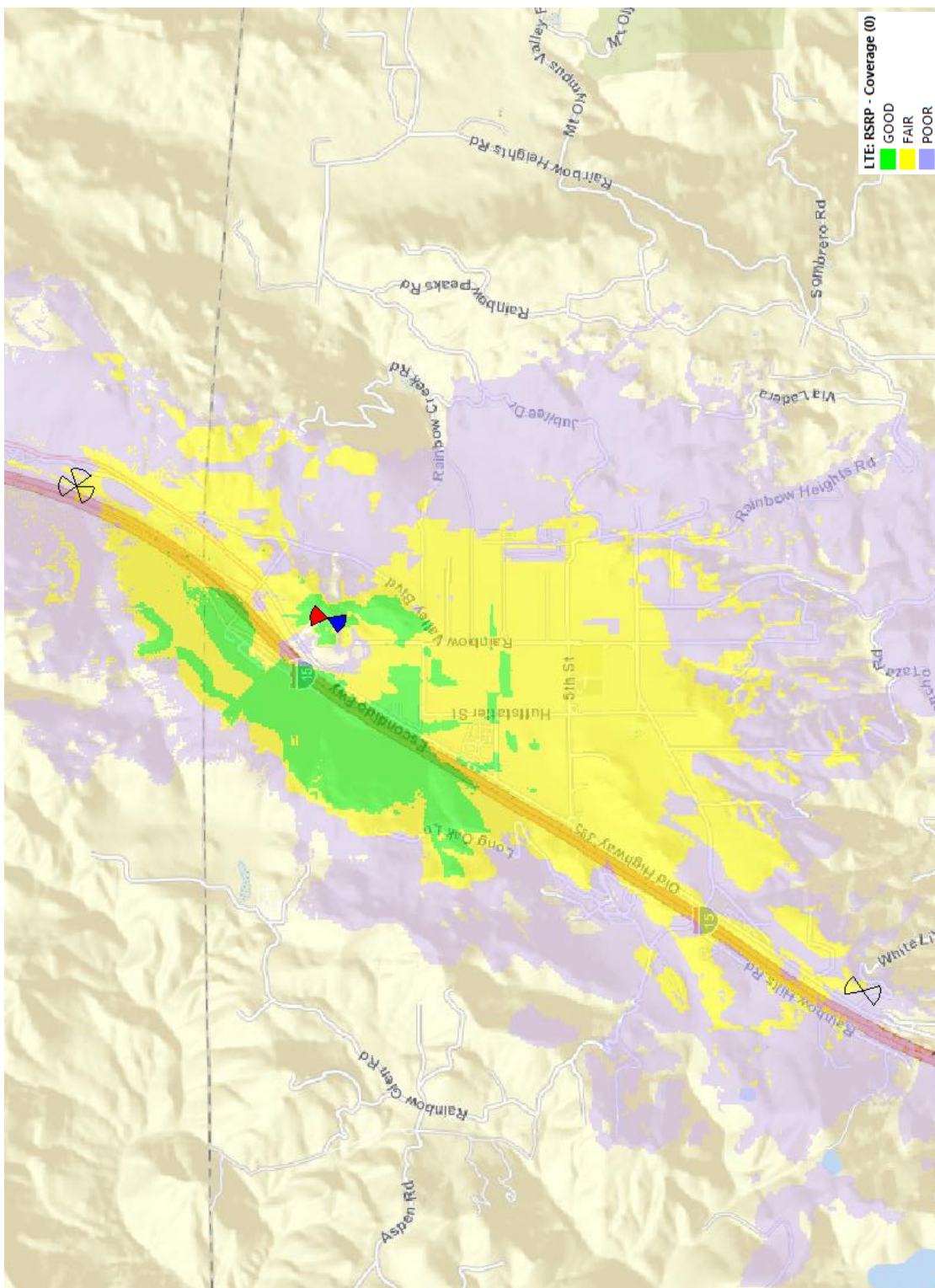
Verizon Coverage without RAINBOW SD



Verizon Coverage with RAINBOW SD



RAINBOW SD Coverage Only



Verizon Project Name: **Rainbow SD**

CUP Extension Wireless Facility

2970 Rainbow Blvd, Fallbrook CA 92028

San Diego County-Planning Information

Alternative Candidate Analysis

Project Description-Modification of existing wireless facility. See drawings for additional information. Only Verizon will use this facility as it is a ground mounted facility for one carrier. If this project is forced to be remove there will be no coverage in the surrounding area.

Given the remote location of this site and hilly terrain, there are no rooftop facilities available. The best location would clearly be to stay at the existing facility and add stealthing elements to comply with the updated code requirements. There is one alternative, which would be to collocate on the nearby ATC tower:

ATC tower Collocation-Although the American Tower Facility is nearby (green dot), it is lower than the existing location, and thus would not provide as good coverage to the surrounding area. In addition, one of the sectors would be shooting into the hill, would be further negatively impact the coverage.

In addition to the coverage issues, the existing pole would not support the new Verizon antennas from a structural point of view. Instead, the pole would have to be replaced with a larger pole. This would be much more visually impactful than the existing Verizon location, and thus would not be preferable in that regard either.

Conclusion- THERE ARE NO ALTERNATIVES OTHER THAN COLLOCATING ON THE EXISITNG ATC TOWER. Since the ATC tower is less desirable from both a coverage and cost point of view, staying on the existing facility is far superior. NO OTHER OPTIONS EXIST.

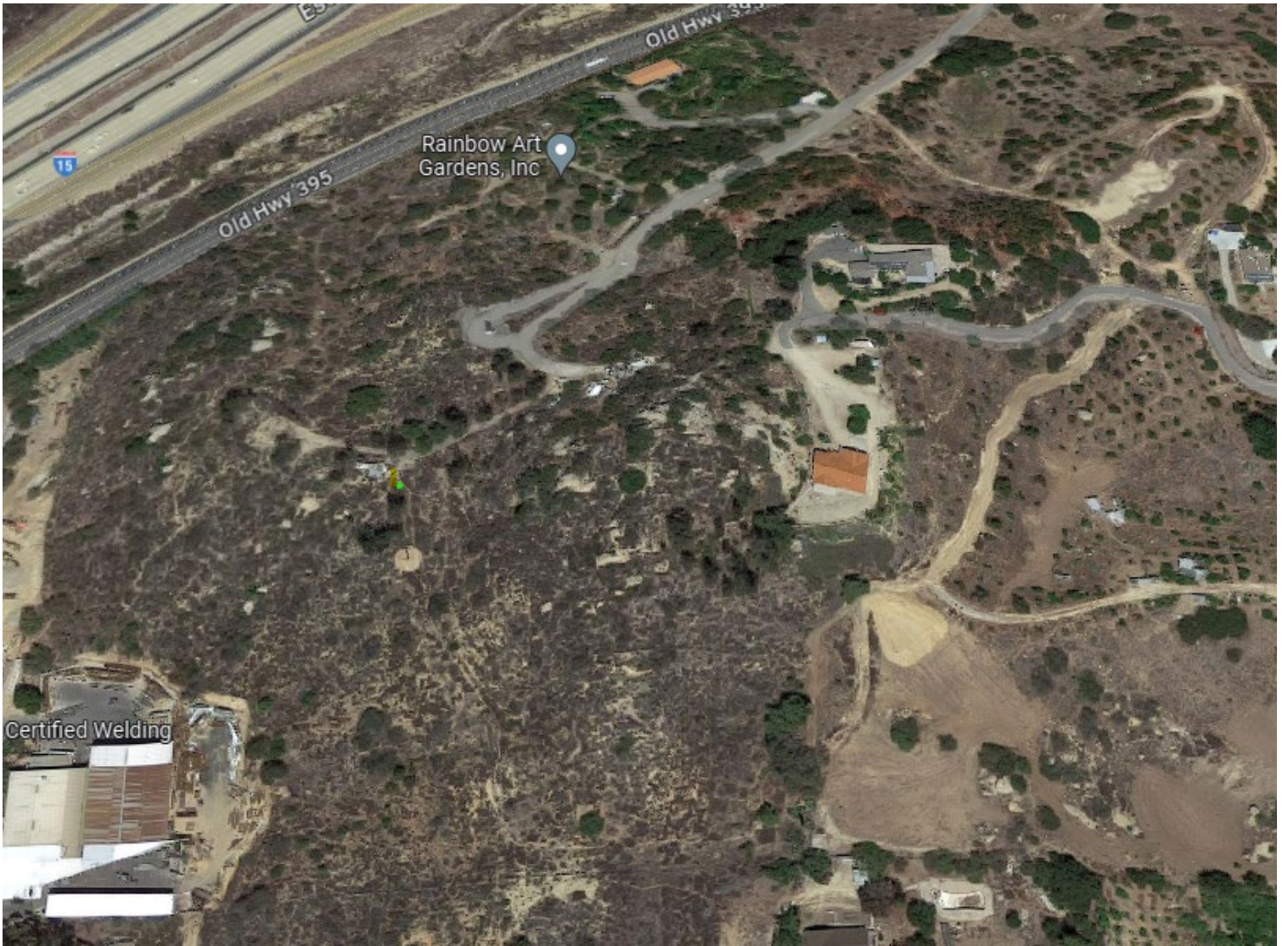
If the site is not allowed to stay at the current location, it will be removed and there will be no replacement.

Please contact me should you have any questions regarding this project.

Sincerely,

Tim Byus
Project Manager / J5 Infrastructure Partners
c/o Verizon Wireless

SDC PDS RCVD 10-10-23
ZAP96-005W1



Attachment G – Ownership Disclosure Form



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

Record ID(s) _____

Assessor's Parcel Number(s) _____

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.

_____	_____
_____	_____
_____	_____
_____	_____

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 Applicant

Print Name

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

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>



Letter of Authorization

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Property Address:	<u>2970 Rainbow Valley Blvd., Fallbrook, CA 92028</u>
Assessor's Parcel Number:	<u>102-230-69</u>

I/We, the owner(s) of the above-described property, authorize Cellco Partnership, d/b/a Verizon Wireless, with offices located at 15505 Sand Canyon Avenue, Irvine, CA 92618, its employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the purpose of creating, filing and/or managing any land use and building permit applications, or any other entitlements necessary to construct and operate a wireless communications facility on the above-described property. I/We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

I/We further understand that signing of this authorization in no way creates an obligation of any kind.

Owner(s): Board of Trustees, Tularosa Municipal Schools

By: *W. Todd Lindsey*
Signature

By: _____
Signature

Print Name: W. Todd Lindsey

Print Name: _____

Title: Superintendent

Title: _____

Date: 9-24-25

Date: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____ before me, _____, **Notary Public**, personally appeared

_____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____