



The County of San Diego

Zoning Administrator Hearing Report

Date:	May 21, 2020	Case/File No.:	ATC Pala Indian Reservation Telecommunication Facility Minor Use Permit Modification; PDS2019-ZAP-00-099W3, PDS2019-ER-00-02-023B
Place:	No in Person Attendance Allowed – Teleconference Only – County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	8:30 a.m.	Location:	10690 Highway 76
Agenda Item:	#2	General Plan:	Rural Lands (RL-40)
Appeal Status:	Appealable to the Planning Commission	Zoning:	Limited Agricultural (A70)
Applicant/Owner:	ATC Sequoia LLC / County of San Diego	Community:	Pala-Pauma Subregional Plan Area
Environmental:	CEQA § 15164 Addendum	APN:	110-072-19

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.

B. BACKGROUND

On May 29, 2001, the Zoning Administrator approved a Minor Use Permit (Record ID: ZAP 00-099) for the construction, operation and maintenance of a wireless telecommunication facility consisting of a 30-foot tall wood monopole and a single 288 square-foot enclosed equipment structure.

Since the original Minor Use Permit (ZAP 00-099) was approved, one Modification and numerous Minor Deviations have been approved resulting in the installation of new antennas, remote radio units, a diesel backup generator, and miscellaneous supporting equipment.

The Project site also contains a second wireless telecommunication facility consisting of a 40-foot tall monopine with associated equipment authorized by a Minor Use Permit (Record ID: ZAP 03-056) approved by the Zoning Administrator on June 30, 2009. This facility is approximately 40 feet northeast of the subject 30-foot tall wood monopole.

C. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a Minor Use Permit Modification for the conversion of an existing 30-foot tall wood monopole into a 34.5-foot tall faux monopine tree (Project) on the subject property within the Pala-Pauma Subregional Plan area (Figures 1 and 2). The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. Approximately 80 cubic feet of trenching is proposed for a new underground coax cable from the existing equipment area to the proposed monopine. No changes to the equipment area, located approximately 40 feet from the proposed monopine, are proposed. Access to the wireless telecommunication facility is provided by an existing private maintenance access road connecting to Highway 76 at the southern-most portion of the site.



Figure 1(a): Existing 30-foot tall wooden monopole looking north from Hwy 76



Figure 1(b): Proposed 34.5-foot tall faux monopole looking north from Hwy 76

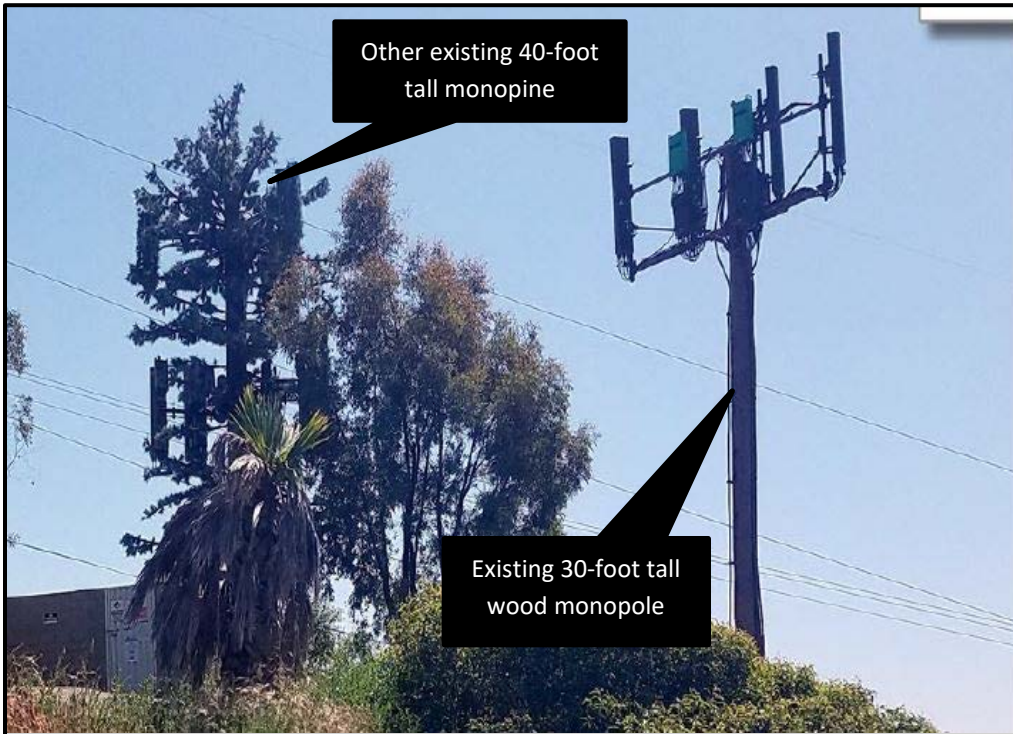


Figure 2(a): Existing 30-foot tall wooden monopole looking northeast from the site



Figure 2(b): Proposed 34.5-foot tall faux monopine looking northeast from site

2. Subject Property and Surrounding Land Uses

The Project site is located in the northwestern portion of the approximately 12.9-acre property located in the Pala-Pauma Subregional Plan area (Figure 3). The existing wireless telecommunication facility is located approximately 3.1 miles east of Interstate 15 (I-15), which is a County General Plan designated Scenic Highway, approximately 1.8 miles northeast of Lilac Road and approximately 1,400 feet north of Highway 76. The surrounding land uses can be generally categorized as rural residential, agricultural and tribal lands.

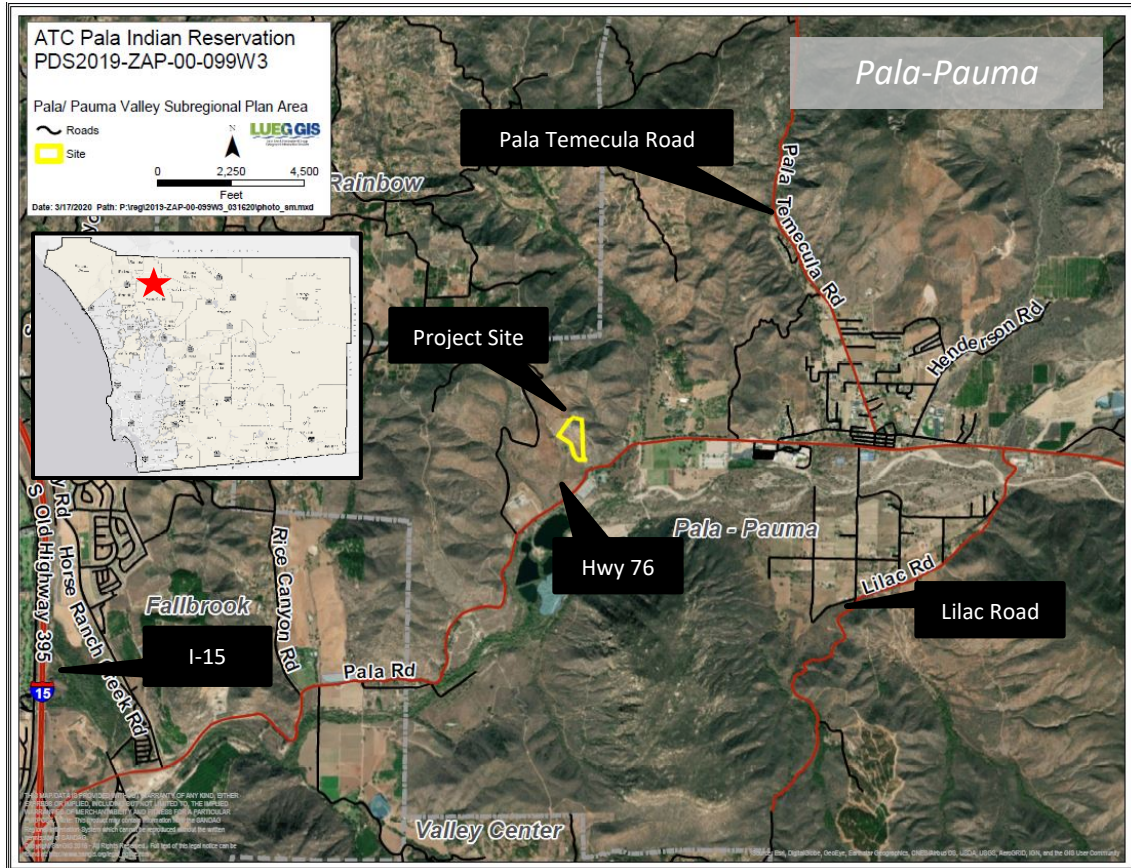


Figure 3: Aerial photograph showing proposed project site and vicinity

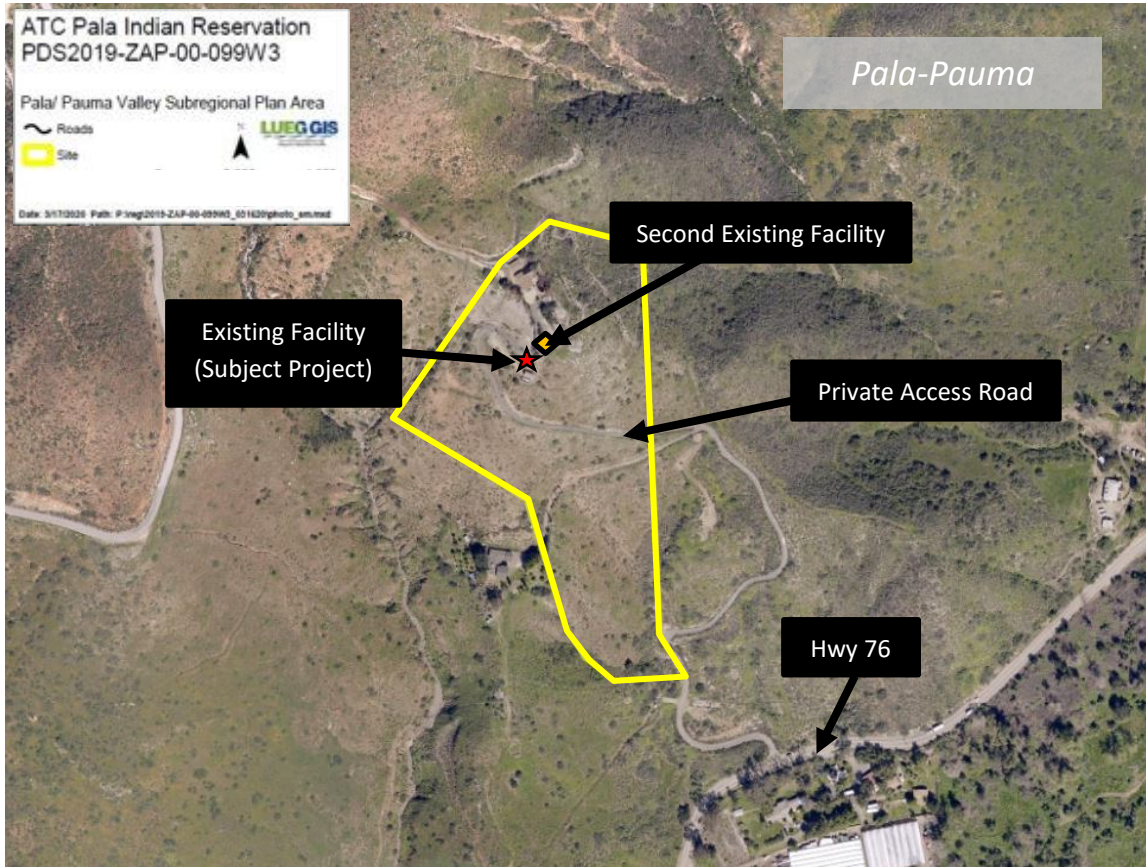


Figure 4: Aerial photograph showing location of existing facilities onsite

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Rural Lands (RL-40)	Limited Agricultural (A70)	N/A	Vacant, Residential
East	Rural Lands (RL-40)	Limited Agricultural (A70)	N/A	Vacant, Agricultural, Residential
South	Rural Lands (RL-40)	Limited Agricultural (A70)	Highway 76	Vacant, Agricultural, Residential, Highway 76
West	Rural Lands (RL-40)	Limited Agricultural (A70)	N/A	Vacant Land, Interstate I-15

D. ANALYSIS AND DISCUSSION

1. Key Requirements for Requested Action

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

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

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

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 Modification requires the approval of a Minor Use Permit Modification and amortization of the wireless facility for a 15-year period.

Amortization

The existing wireless telecommunication facility is located in a residential zone and is defined as "high visibility" according to Sections 6985 and 6991 of the Zoning Ordinance. Minor Use Permit findings have been made to support the continued operation of the facility and for the proposed 34.5-foot tall faux monopine tree design. The proposed Modification will bring the wireless telecommunication facility into conformance with the requirements of the Zoning Ordinance through the removal of the existing 30-foot tall wood monopole and installation of a 34.5-foot tall faux monopine tree. In accordance with the Zoning Ordinance, the facility shall have a maximum term of 15 years and be permitted through May 21, 2035, at which time the site would be evaluated again for the feasible reduction of visual impacts (i.e., availability of smaller or less visible technology).

Site Planning Analysis

The proposed 34.5-foot tall faux monopine tree will be compatible with the surrounding land uses and the topography in the vicinity because the faux monopine will appear as a mature tree which would blend in with the existing vegetation on the Project site and within the Project vicinity, as well as blend in with the existing second wireless facility onsite designed as a 40-foot tall faux monopine tree. The 34.5-foot tall faux monopine tree would be located in the northwestern portion of the subject property. The supporting equipment will continue to be screened from public views by existing vegetation, distance from nearby roadways and residences and hilly topography. In addition, the

facility will be of comparable height to existing trees and vertical elements on the subject property such as matures trees, the existing second wireless facility designed as a 40-foot tall monopine and the existing, approximately 100-foot tall SDG&E lattice tower.

Community Compatibility/Visual Impacts

The subject wireless telecommunication facility is located approximately 3.1 miles east of Interstate I-15, a Scenic Highway as identified in the County of San Diego General Plan. Section 6987.D of the Zoning Ordinance does not permit the construction of monopoles or similar structures that are visible from Scenic Highways. The proposed Minor Use Permit Modification will bring the facility into conformance with Section 6987.D of the Zoning Ordinance as the Project will convert the existing wood monopole into a faux monopine tree, which, although is not visible from Interstate 15 (I-15), is a permitted visual structure within the viewshed of a scenic highway. Drivers utilizing I-15 do not have a view of the facility due to distance and intervening hilly terrain. For these reasons, the wireless telecommunication facility would blend with the existing visual setting, be compatible with the existing community character and will not result in impacts to the natural environment or a scenic highway.

Alternative Site Analysis (ASA)

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

All preferred locations and preferred zones located within the project vicinity were reviewed during the processing of the Minor Use Permit Modification application. Co-location opportunities on existing wireless telecommunication facilities were also analyzed. However, all other non-Verizon Wireless telecommunication facilities are located over 2 miles away and would not meet coverage objectives due to topography and overall height of existing facilities. Co-locating on the adjacent wireless telecommunication facility on the Project site is not feasible as the existing 40-foot tall faux monopine tree has two existing carriers (AT&T and T-Mobile), along with branching above the top antennas leaving no available centerline for an additional carrier. Verizon needs to maintain their current operating centerline at 28 feet in order to continue providing adequate coverage to the Pala-Pauma community. Due to limited co-location opportunities and coverage objectives, all other preferred locations and preferred zones were eliminated from consideration. Further information detailing the ASA analysis can be found in Attachment F.

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

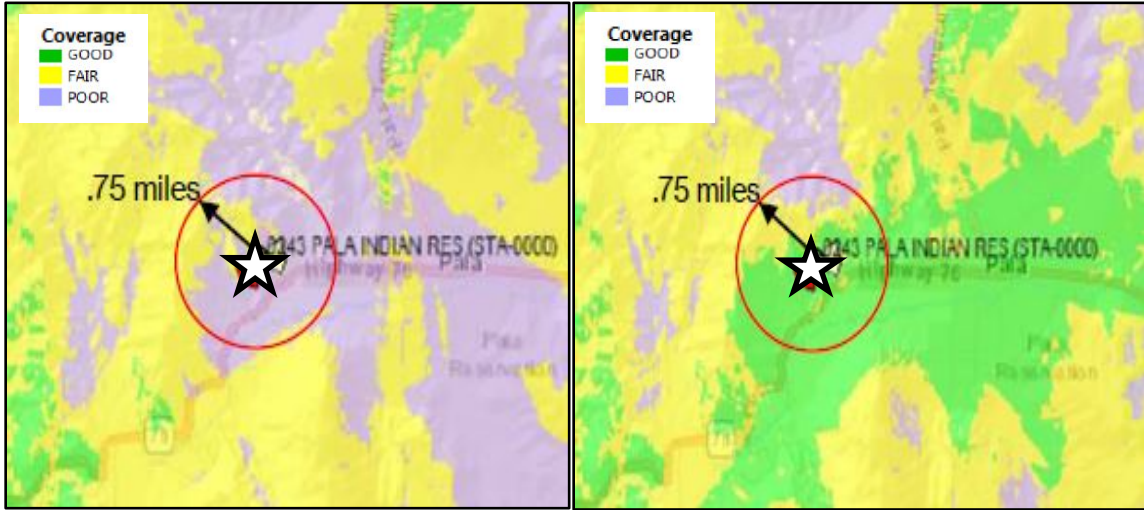


Figure 5: Coverage without facility (left) and with the facility (right)

1. General Plan Consistency

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

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.</p> <p>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 proposed changes to the wireless telecommunication facility will allow for continued coverage throughout the area, which is essential in the event of an emergency. Additionally, the wireless telecommunication facility will minimize telecommunication interruptions by continuing coverage in the area and increase the volume and data coverage of phone calls that will allow the facility to provide service to the surrounding area.</p>
<p>POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p>	<p>There are no other feasible co-location opportunities within a 2-mile radius. The other existing telecommunication facility located on the project site has two existing carries and would not meet the coverage objectives of the subject facility.</p>

2. Community Plan Consistency

The proposed Project is consistent with the Pala-Pauma Subregional Plan goals, policies, and actions as described in Table D-2.

Table D-2: Community Plan Conformance

Community Plan Goal	Explanation of Project Conformance
<p>Public Services and Facilities Goal: Most of the Pala-Pauma Subregion is presently undeveloped with only very limited services and facilities. The orderly and cost-effective development of the Pala/Pauma Subregion requires that public facilities and services be provided in a planned manner involving cooperation and coordination on the part of all affected public service agencies.</p>	<p>The Pala-Pauma Community Sponsor Group (CSG) reviewed the camouflaging methods proposed for the Project. On February 12, 2019, the CSG voted 4 yes, 0 no and 2 vacant to recommend approval of the proposed faux monopine camouflaging design without conditions.</p> <p>Additionally, SDG&E reviewed the Project and determined it would not interfere with their existing, approximately 100-foot tall lattice tower and transmission line.</p>

3. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Limited Agricultural (A70) zone with the incorporation of conditions of approval (See Table D-3).

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, upon approval of Minor Use Permit Modification
Animal Regulation:	M	N/A
Density:	-	N/A
Lot Size:	4AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of Minor Use Permit Modification
Lot Coverage:	-	N/A
Setback:	C	Yes, upon approval of Minor Use Permit Modification
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The proposal is for a 34.5-foot tall faux monopine tree. The design and height of the project will be in conformance with the height requirement upon approval of the Minor Use Permit Modification.	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, 25-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed faux monopine tree will be located in nearly the same location as the existing, previously approved wood monopole and would 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 FCC's regulations concerning RF emissions. Therefore, County decision makers do not consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also, staff does not require information from the applicant concerning such effects from RF emissions associated with the project. Information regarding potential health effects is available from the cellular providers upon request as it is also required from the Federal Communication Commission.

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

Table D-4: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The supporting equipment for the facility is less than 10 feet in height and is currently screened by on-site vegetation and intervening slopes. No changes are proposed to the existing equipment enclosures.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
<p>Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.</p>	<p>The Minor Use Permit Modification has been submitted to bring the existing wireless facility in compliance with the amortization schedule of the Zoning Ordinance and meets the minimum 50-foot setback requirement.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>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.</p>	<p>The proposed faux monopine tree will be located in nearly the same location as the existing, previously approved wood monopole and would not be placed within the front, rear, or side yard setback.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>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.</p>	<p>No new noise-producing equipment or operational uses are proposed. The facility currently contains a diesel backup generator; however, the project would not create a change in the existing noise environment and is therefore anticipated to comply with the Noise Ordinance.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.</p>	<p>The proposed project is considered a "high visibility" facility because the facility is a faux monopine tree. Since the wireless telecommunication facility authorized by the Minor Use Permit has a valuation of more than \$500,000, the ZAP Modification has been conditioned to have a maximum term of 15 years.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

Development Standard	Proposed/Provided	Complies?
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The site is not visible from Interstate I-15. The proposed project consists of removing an existing 30-foot tall wood monopole and installing a 34.5-foot tall faux monopine tree that is designed to avoid adverse visual impacts.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

4. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with the CEQA. An Addendum to the original Negative Declaration for the existing wireless telecommunication facility, ZAP 00-099; Log No. 00-02-023 has been prepared and is on file with Planning & Development Services. The Project does not impose new significant environmental effects or substantial increases in the severity of previously identified effects pursuant to CEQA Section 15164.

E. PUBLIC INPUT

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

F. COMMUNITY SPONSOR GROUP AND/OR DESIGN REVIEW BOARD

On February 12, 2019, the Pala-Pauma Community Sponsor Group recommended approval of the project by a vote of 4-0-0-2 (4 yes, 0 no, 0 abstain, 2 absent) without conditions. The Pala-Pauma Community Sponsor Group Recommendation Form is found in Attachment E, Public Documentation.

G. STAFF RECOMMENDATIONS

Staff recommends that the Zoning Administrator take the following actions:

1. Adopt the Environmental Findings included in Attachment D, which concludes that the previously adopted Negative Declaration (ND) is adequate with an Addendum.
2. Approve the ZAP Modification PDS2018-ZAP-00-099W3, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

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Report Approved By:

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AUTHORIZED REPRESENTATIVE: _____



DARIN NEUFELD, CHIEF

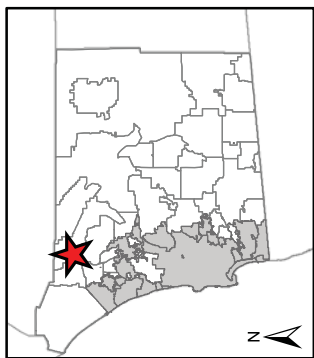
ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2019-ZAP-00-099W3
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis
- Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

ATC Pala Indian
Reservation
PDS2019-ZAP-00-099W3
Vicinity Map

Pala/ Pauma Valley
Subregional Plan Area



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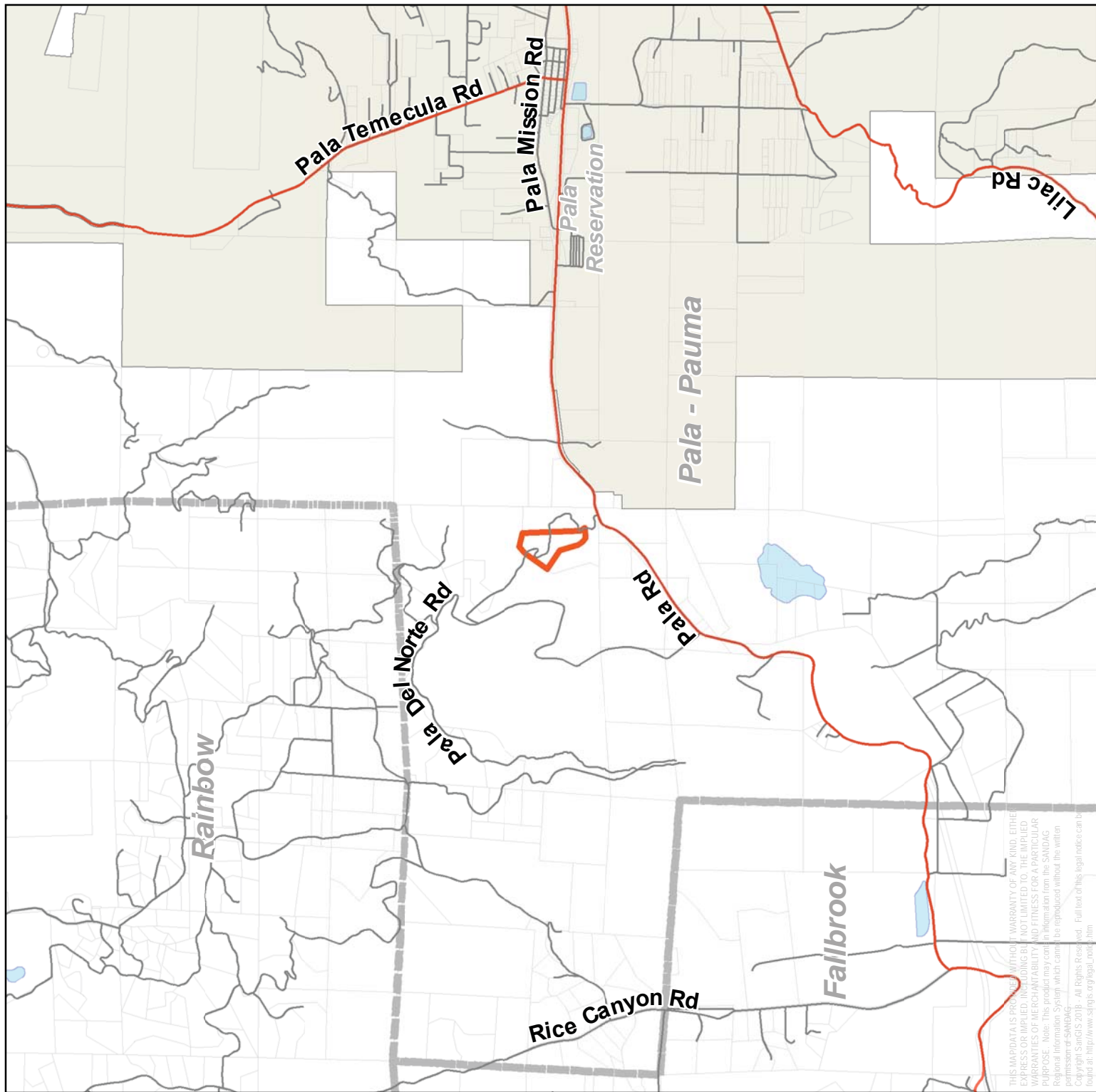
Roads

Site

Parcels



Miles

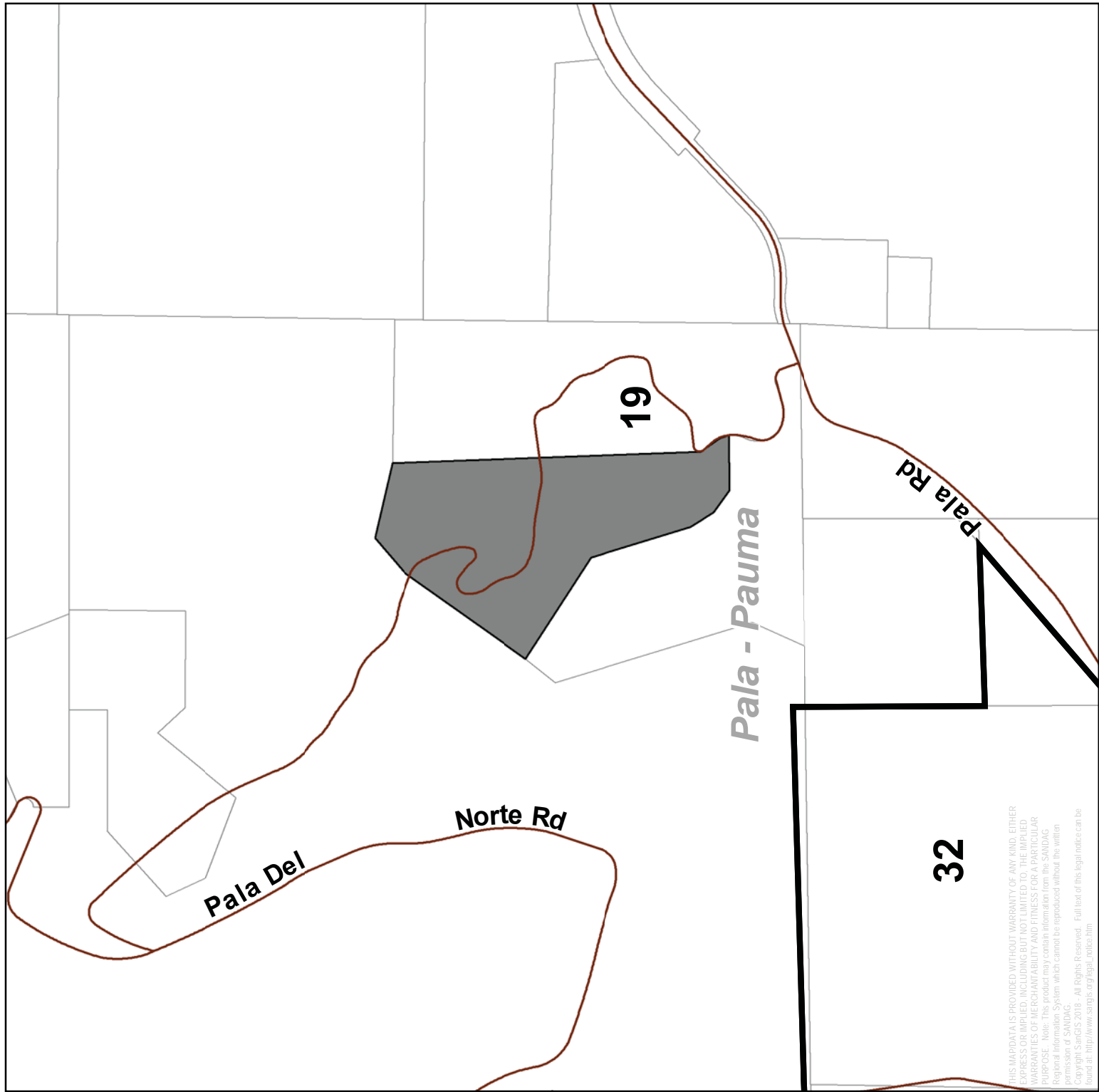


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ATC Pala Indian
Reservation
PDS2019-ZAP-00-099W3
General Plan

*Pala/ Pauma Valley
Subregional Plan Area*

(19) Rural Lands (RL-40)
(32) Public/Semi-Public Facilities



Roads
Site
Parcels
Planning



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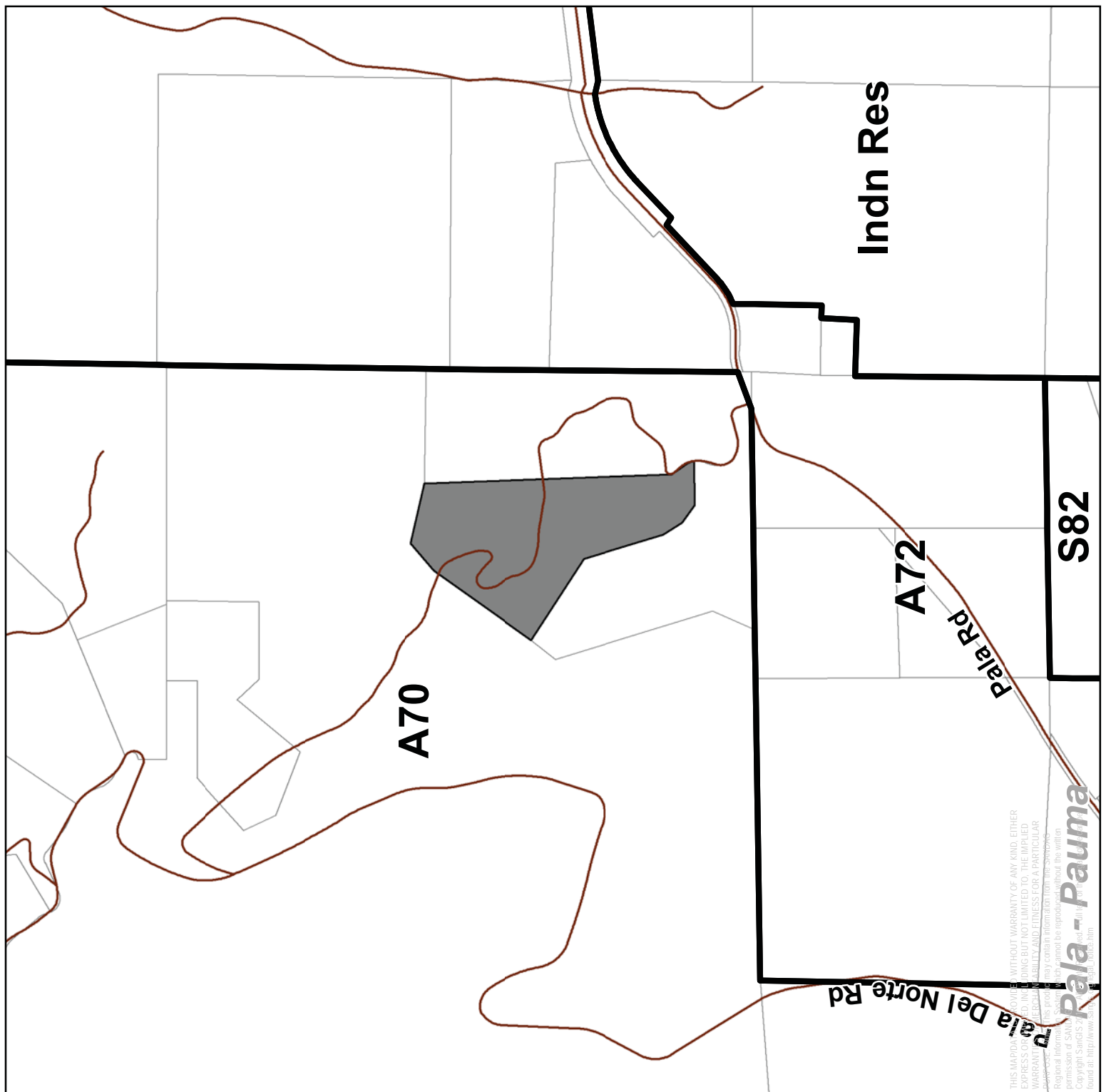
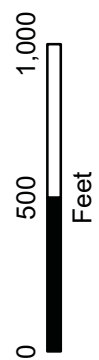
ATC Pala Indian
Reservation
PDS2019-ZAP-00-099W3
Zoning

*Pala/ Pauma Valley
Subregional Plan Area*

- A70 - Limited Agricultural
- A72 - General Agricultural
- Indn Res - Indian Reservation
- S82 - Extractive

Legend:

- Roads (represented by a brown wavy line)
- Site (represented by a grey shaded area)
- Parcels (represented by a thin black outline)
- Zoning (represented by a thick black outline)



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ATC Pala Indian Reservation PDS2019-ZAP-00-099W3

Pala/ Pauma Valley Subregional Plan Area

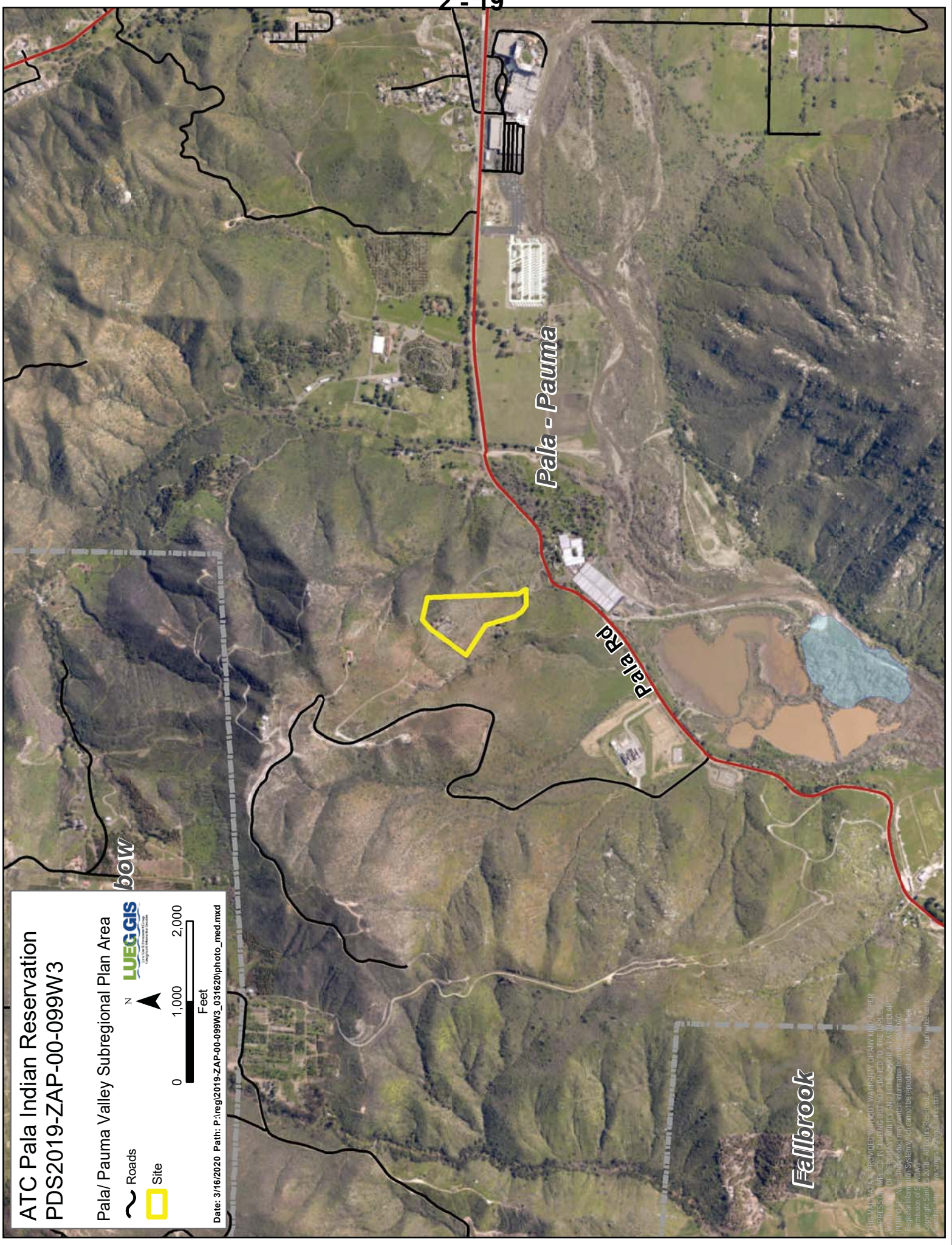


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~ Roads

□ Site



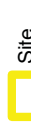
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ATC Pala Indian Reservation PDS2019-ZAP-00-099W3

Pala/ Pauma Valley Subregional Plan Area


Roads 

Site 

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LAND USE EVALUATION & GIS SERVICES

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Feet
0 150 300



Pala Del Norte Rd

Pala - Pauma

Pala Rd

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ATC Pala Indian Reservation PDS2019-ZAP-00-099W3 2 Mile Radius

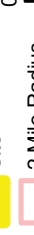
Pala/Pauma Valley Subregional Plan Area



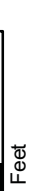
Cell Site



Site

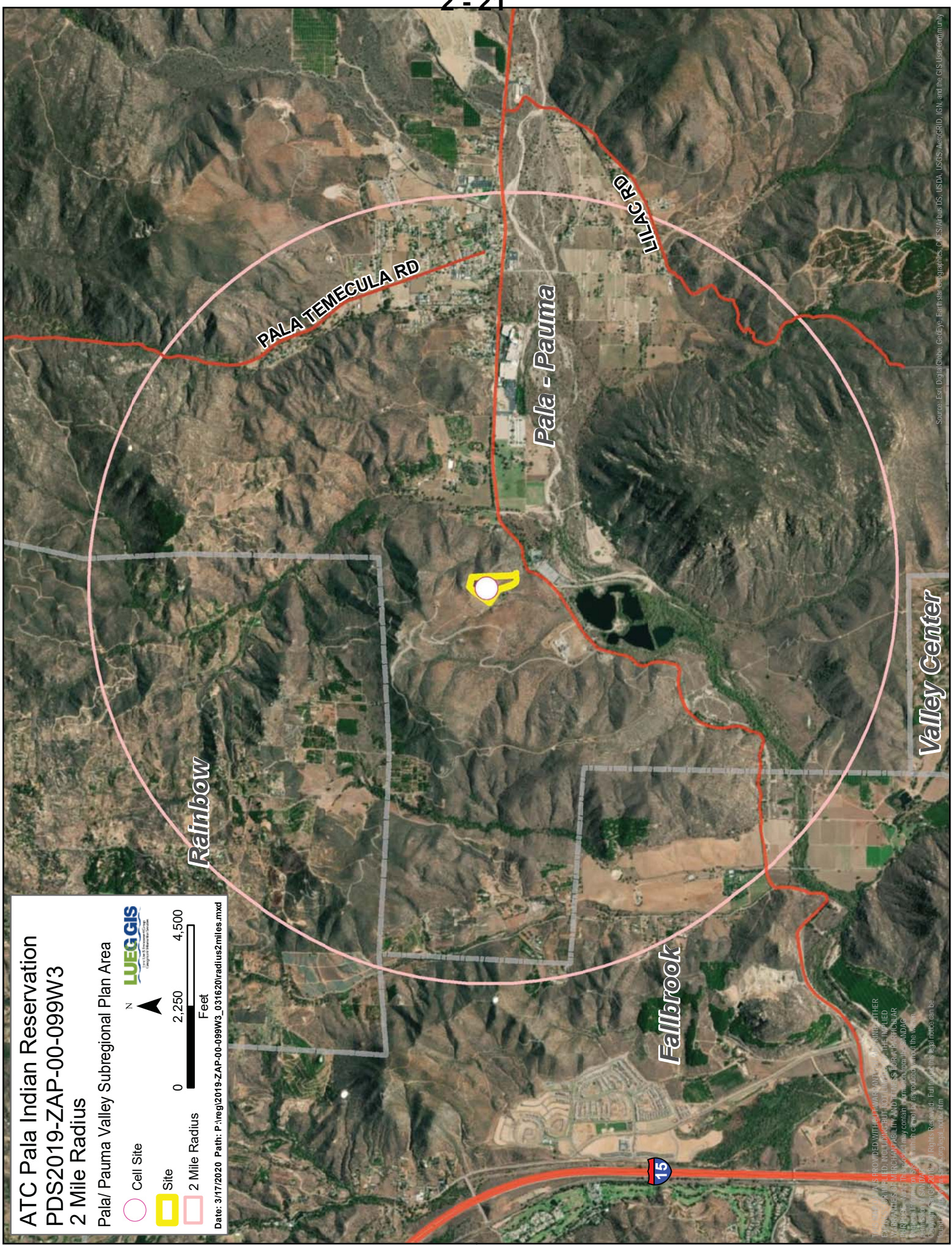


2 Mile Radius

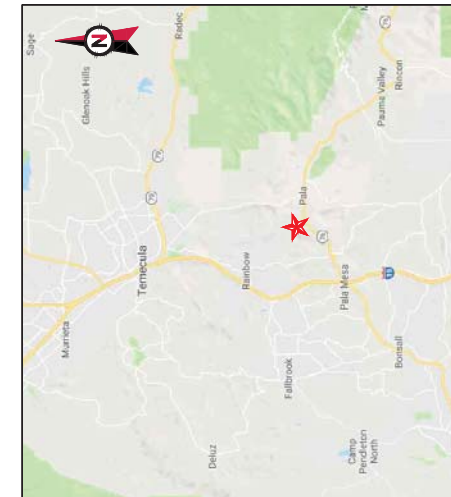


0 2,250 4,500
Feet

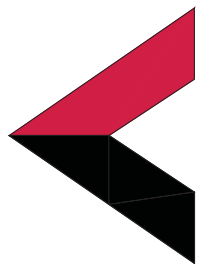
Date: 3/17/2020 Path: P:\reg\2019-ZAP-00-099W3_031620\radius2miles.mxd



THIS MAP WAS PROVIDED BY THE ATC Pala Indian Reservation. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA AND THE INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND LOCAL GOVERNMENTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND LOCAL GOVERNMENTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND LOCAL GOVERNMENTS.



VICINITY MAP



AMERICAN TOWER®

SITE NAME: PALA INDIAN RESERVATION CA
SITE NUMBER: 411109
SITE ADDRESS: 10690 PALA ROAD (HIGHWAY 76)
 PALA, CA 92059-2305



LOCATION MAP

AMERICAN TOWER®
 ATC TOWER SERVICES, LLC
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 466-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF AMERICAN TOWER. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AMERICAN TOWER. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. AMERICAN TOWER WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY OR PERSONS ARISING FROM THE USE OF THESE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. AMERICAN TOWER WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY OR PERSONS ARISING FROM THE USE OF THESE DRAWINGS.

REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	RD	04/11/18
2	PER COMMENTS	NRP	12/18/18
3	PER COUNTY COMMENTS	NRP	06/07/19
4	STAFFS COMMENTS	TC	09/12/19
5	PER JK COMMENT	NRP	04/27/20

ATC SITE NUMBER: **411109**
 ATC SITE NAME: **PALA INDIAN RESERVATION CA**
 SITE ADDRESS: **10690 PALA ROAD (HIGHWAY 76) PALA, CA 92059-2305**
 SEAL:

2 - 22

Authorized by "EOR"
 Apr 27 2020 5:48 PM
 cosign

DRAWN BY:	RD
APPROVED BY:	WG
DATE DRAWN:	04/11/18
ATC JOB NO.:	12473546

TITLE SHEET

SHEET NUMBER:	G-001
REVISION:	6

COMPLIANCE CODE		PROJECT SUMMARY		PROJECT DESCRIPTION		SHEET INDEX					
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED AS PERMITTING OR AUTHORIZING ANY WORK NOT PERMITTED BY THESE CODES.		SITE ADDRESS: 10690 PALA ROAD (HIGHWAY 76) PALA, CA 92059-2305 PALA INDIAN RESERVATION COUNTY, SAN DIEGO		ATC SEQUOIA LLC PROPOSES REMOVING AN EXISTING 30' WOODEN POLE WITH 4 ANTENNAS AND 4 RRUS AND REPLACING WITH A NEW 34'-6" MONOPINE WITH 4 ANTENNAS AND 4 RRUS. NO CHANGES ARE BEING PROPOSED TO THE EXISTING BLDG. THE PROPOSED FACILITY IS A WHICH CONSISTS OF AN EQUIPMENT SHED, TWO UNITS AND A 50 KW DIESEL GENERATOR.		SHEET NO.: G-001 V-101 V-102 C-101 C-102 C-201 C-202 C-301					
1. INTERNATIONAL BUILDING CODE (IBC) 2. NATIONAL ELECTRIC CODE (NEC) 3. LOCAL BUILDING CODE 4. CITY/COUNTY ORDINANCES 5. CALIFORNIA STATE BUILDING CODE, TITLE 24, 2016 EDITION 6. CALIFORNIA PLUMBING CODE, 2016 EDITION 7. CALIFORNIA MECHANICAL CODE, 2016 EDITION 8. CALIFORNIA ELECTRICAL CODE, 2016 EDITION 9. CALIFORNIA FIRE CODE, 2016 EDITION 10. CALIFORNIA ENERGY CODE, 2016 EDITION 11. CALIFORNIA ENERGY CODE, 2016 EDITION IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.		PROJECT TEAM TOWER OWNER: ATC SEQUOIA LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801 PROPERTY OWNER: COUNTY OF SAN DIEGO ENGINEER: ATC TOWER SERVICES 3500 REGENCY PARKWAY, SUITE 100 CARY, NC 27518 AGENT: BONNIE BELAIR ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801		PROJECT NOTES 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 6. HANDICAP ACCESS IS NOT REQUIRED.		DESCRIPTION: TITLE SHEET AS-BUILT SURVEY AS-BUILT SURVEY OVERALL SITE PLAN COMPOUND PLAN TOWER ELEVATION ANTENNA LAYOUT PLAN SIGNAGE		DATE: 04/27/20 09/12/19 04/27/20 09/16/19 04/11/18		BY: NRP NRP TC NRP TC RD	
		PROJECT LOCATION DIRECTIONS FROM TEMECULA, CA: TAKE I-15 SOUTH ABOUT AN HOUR TO HWY 76/PALA ROAD LEFT ON PALA ROAD EAST FOR 4.5 MILES. SIGNS ON CURVES SHOW THE APPROXIMATE LOCATION OF THE SITE. THE SITE IS USUALLY OPEN WITH SIGNS ON EITHER SIDE WITH RED KOREAN LETTERING. CONTINUE UP EXTREMELY STEEP DRIVE ALMOST TO TOP OF HILL. RIGHT ON SHORT GRAVEL DRIVE. THE SITE IS A STAND ALONE BUILDING IN FENCED COMPOUND.									



Know what's below.
 Call before you dig.



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF AMERICAN TOWER AND SHALL BE RESTRICTED TO THE ORIGINAL SITE. NO REUSE, REPRODUCTION, OR TRANSMISSION OF ANY OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE PROJECT IS PERMITTED WITHOUT THE WRITTEN CONSENT OF AMERICAN TOWER. AMERICAN TOWER, WHETHER OR NOT THE PROJECT IS A PUBLIC PROJECT, DOES NOT WARRANT, REPRESENT OR ASSURE THAT THE DRAWING IS CORRECT, ACCURATE, OR COMPLETE. AMERICAN TOWER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. AMERICAN TOWER'S LIABILITY IS LIMITED TO THE EXTENT OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
A	FOR CONSTRUCTION	RD	04/11/18
A	PER COMMENTS	NRP	12/18/18
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A	STAFF COMMENTS	TC	09/12/19
A	PER JX COMMENT	NRP	04/27/20

ATC SITE NUMBER: **411109**
 ATC SITE NAME: **PALA INDIAN RESERVATION CA**
 SITE ADDRESS: **10690 PALA ROAD (HIGHWAY 76) PALA, CA 92059-2305**

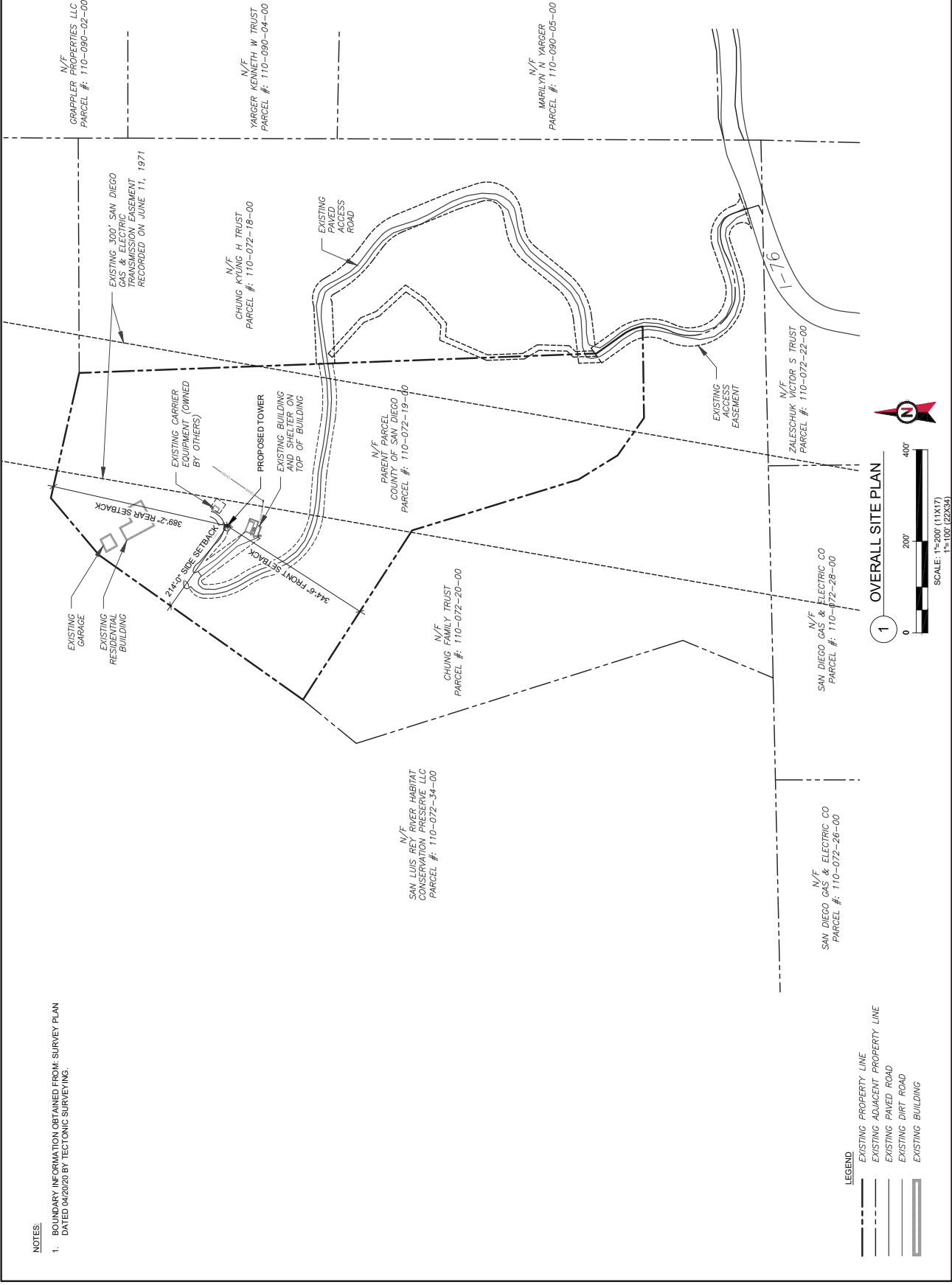


Authorized by "EOR"
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DRAWN BY:	RD
APPROVED BY:	WG
DATE DRAWN:	04/11/18
ATC JOB NO.:	12473546

OVERALL SITE PLAN

SHEET NUMBER: **C-101**
 REVISION: **6**



NOTES:
 1. BOUNDARY INFORMATION OBTAINED FROM: SURVEY PLAN DATED 04/20/20 BY TECTONIC SURVEYING.

LEGEND
 --- EXISTING PROPERTY LINE
 - - - EXISTING ADJACENT PROPERTY LINE
 = = = EXISTING PAVED ROAD
 --- EXISTING DIRT ROAD
 [] EXISTING BUILDING

1 OVERALL SITE PLAN



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AND INSTRUMENTS OR SERVICE ARE THE SOLE PROPERTY OF AMERICAN TOWER. NO REPRODUCTION OR PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE OR ANY OTHER SITE. ANY REPRODUCTION OR PUBLICATION OF THESE DRAWINGS OR INSTRUMENTS OR SERVICE TO ANY OTHER PARTY THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE PROJECT IS STRICTLY PROHIBITED. THE USER OF THESE DRAWINGS AND/OR INSTRUMENTS OR SERVICE WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT TO AMERICAN TOWER. AMERICAN TOWER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT TO AMERICAN TOWER. AMERICAN TOWER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT TO AMERICAN TOWER. AMERICAN TOWER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT TO AMERICAN TOWER.

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ATC SITE NUMBER: **411109**
 ATC SITE NAME: **PALA INDIAN RESERVATION CA**
 SITE ADDRESS: **10690 PALA ROAD (HIGHWAY 76) PALA, CA 92059-2205**



Authorized by "EOR"
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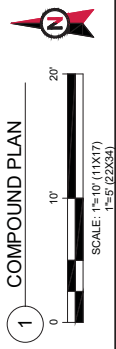
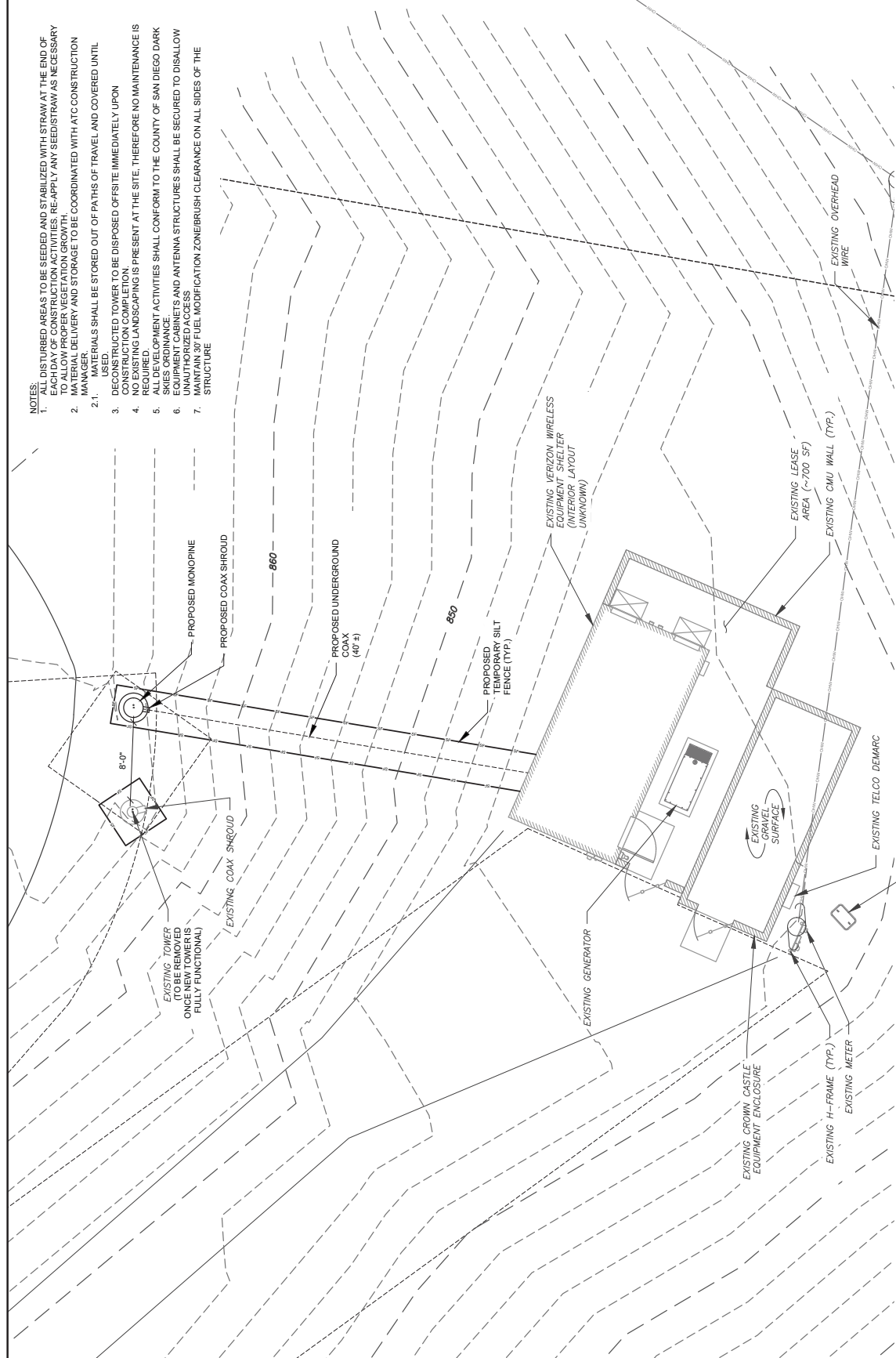
DRAWN BY:	RD
APPROVED BY:	WG
DATE DRAWN:	04/11/18
ATC JOB NO.:	12475646

COMPOUND PLAN

SHEET NUMBER: **C-102**

REVISION: **3**

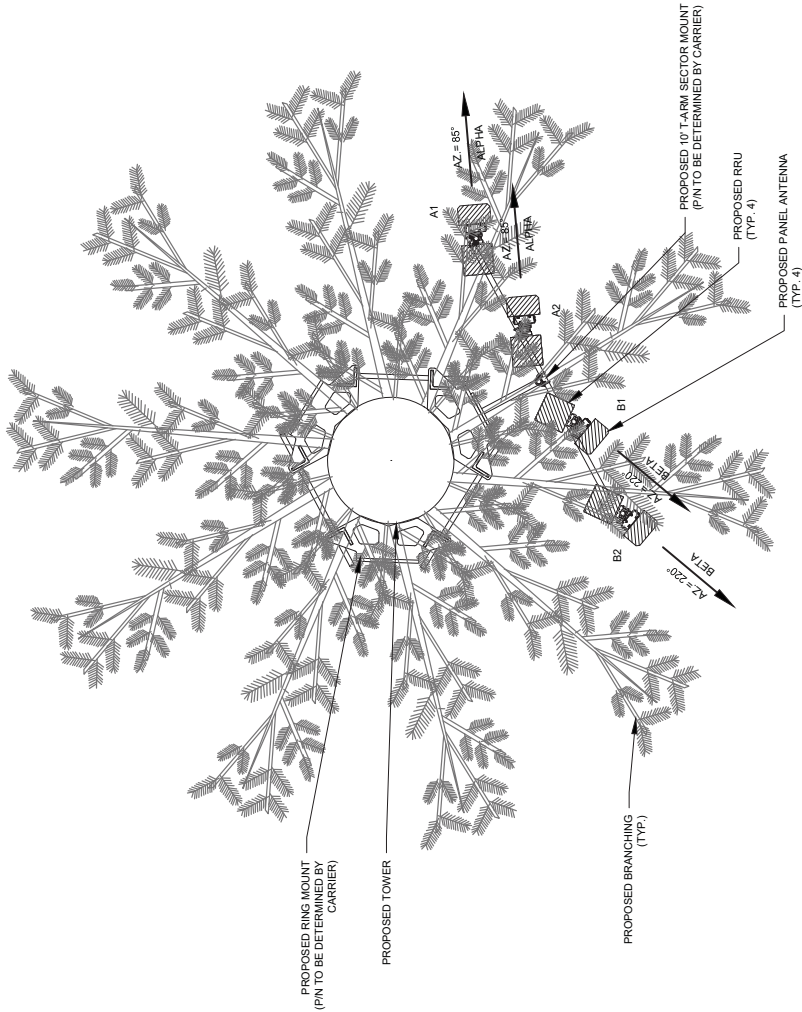
- NOTES:
- ALL DISTURBED AREAS TO BE SEEDED AND STABILIZED WITH STRAW AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITIES. RE-APPLY ANY SEED/STRAW AS NECESSARY TO ALLOW PROPER VEGETATION GROWTH.
 - DELIVERY AND STORAGE TO BE COORDINATED WITH ATC CONSTRUCTION MANAGER.
 - MATERIALS SHALL BE STORED OUT OF PATHS OF TRAVEL AND COVERED UNTIL USED.
 - DECONSTRUCTED TOWER TO BE DISPOSED OFFSITE IMMEDIATELY UPON CONSTRUCTION COMPLETION.
 - CONSTRUCTION UNDESIRABLES PRESENT AT THE SITE, THEREFORE NO MAINTENANCE IS REQUIRED.
 - ALL DEVELOPMENT ACTIVITIES SHALL CONFORM TO THE COUNTY OF SAN DIEGO DARK SKIES ORDINANCE.
 - EQUIPMENT CABINETS AND ANTENNA STRUCTURES SHALL BE SECURED TO DISALLOW MAINTENANCE.
 - MAINTAIN 30' FUEL MODIFICATION ZONE BRUSH CLEARANCE ON ALL SIDES OF THE STRUCTURE.



1 COMPOUND PLAN

- LEGEND
- EXISTING PAVED ROAD
 - EXISTING DIRT ROAD
 - EXISTING BUILDING
 - PROPOSED UNDERGROUND COAX
 - PROPOSED SILT FENCE

- TOWER NOTES:**
1. PROPOSED BRANCHING SHALL EXTEND 18" PAST ANTENNAS IN ALL SECTORS.
 2. BRANCHING LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFER TO THE TOWER DRAWINGS COMPLETED BY OTHERS FOR ACTUAL DESIGN METRICS.



1 PROPOSED VERIZON ANTENNA LAYOUT
SCALE: NOT TO SCALE

AMERICAN TOWER
ATC TOWER SERVICES, LLC
 3500 REGENCY PARKWAY
 SUITE 100
 CARLSBAD, CA 92008
 PHONE: (919) 466-0112

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ATC SITE NUMBER:
411109
 ATC SITE NAME:
PALA INDIAN RESERVATION CA
 SITE ADDRESS:
 10690 PALA ROAD (HIGHWAY 76)
 PALA, CA 92059-2305

SEAL:



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 Apr 27 2020 5:49 PM
 cosign

DRAWN BY:	RD
APPROVED BY:	WG
DATE DRAWN:	04/11/18
ATC JOB NO.:	12473546

ANTENNA LAYOUT PLAN

SHEET NUMBER:	C-202
REVISION:	3

CAUTION



**Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.**

**For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.**

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(h)

NO TRESPASSING

WARNING



**Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.**

**For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.**

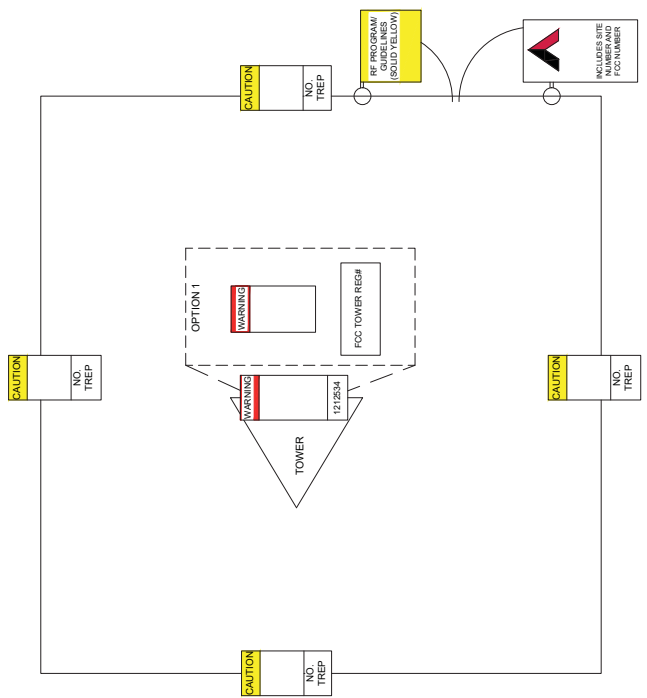
In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(h)

FCC TOWER REGISTRATION #
Posting of sign required by law
ATC STAND-ALONE FCC TOWER
REGISTRATION SIGN



EXISTING SIGNAGE PHOTO

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'



ATC WARNING AND FCC NUMBER SIGN

ATC CAUTION AND NO TRESPASSING SIGN

NOTICE
**GUIDELINES FOR WORKING IN
RADIOFREQUENCY ENVIRONMENTS**
All personnel should have electromagnetic energy (EME) awareness training.
All personnel entering this site must be authorized.
Obey all posted signs.
Assume all antennas are active.
Before working on antennas, notify owners and disable appropriate transmitters.
Maintain minimum 3 feet clearance from all antennas.
Do not stop in front of antennas.
Use personal RF monitors while working near antennas.
Never operate transmitters without shields during normal operation.
Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN

AMERICAN TOWER

SITE NAME: PALA INDIAN RESERVATION CA
SITE NUMBER: 411109
FCC REGISTRATION #: NOT REQUIRED

FOR LEASING INFORMATION: FOR EMERGENCIES CALL:
877-282-7483 877-518-6937
877-ATC-SITE 877-51-TOWER

NO TRESPASSING
www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

REPLACEMENT OF SIGNAGE:
AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL SIGNS MUST BE MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:
EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.

AMERICAN TOWER
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27508
PHONE: (919) 860-0112

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REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	RD	04/11/18

ATC SITE NUMBER: 411109
ATC SITE NAME: PALA INDIAN RESERVATION CA
SITE ADDRESS: 10690 PALA ROAD (HIGHWAY 76)
PALA, CA 92059-2205



Authorized by "EOR"
Apr 27 2020 5:49 PM **cosign**

DRAWN BY:	RD
APPROVED BY:	WG
DATE DRAWN:	04/11/18
ATC JOB NO.:	12475546

SIGNAGE	
SHEET NUMBER:	C-501
REVISION:	1

**Attachment B – Form of Decision
Approving PDS2019-ZAP-00-099W3**



County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

May 21, 2020

MINOR USE PERMIT MODIFICATION PDS2019-ZAP-00-099W3 FORM OF DECISION

PERMITEE: AMERICAN TOWER
MINOR USE PERMIT: PDS2019-ZAP-00-099W3
PDS2019-ER-00-02-023B
PROPERTY: 10690 HIGHWAY 76; PALA-PAUMA
APN(s): 110-072-19

DECISION OF THE ZONING ADMINISTRATOR

ORIGINAL MINOR USE PERMIT (ZAP-00-099)

Grant, in substantial conformance with the replacement plot plan, dated December 8, 2000 and consisting of four (4) sheets, a Minor Use Permit pursuant to Section 2703b and 7350 et seq. of the San Diego County Zoning ordinance to site four (4) whip antennas (54" by 5") on a 30-foot wood support pole and to locate a 288 square-foot (12' by 24') enclosed equipment structure for the purpose of an unmanned telecommunication facility.

MODIFICATION TO MINOR USE PERMIT DECISION (ZAP-00-099W1)

WITHDRAWN

MODIFICATION TO MINOR USE PERMIT DECISION (ZAP-00-099W2)

Grant this Minor Use Permit Modification for an existing wireless telecommunication facility consisting of six sheets including plot plan and elevations dated October 20, 2011. This permit authorizes the replacement of four whip antennas with four panel antennas on an existing 30-foot wood support pole (monopole) pursuant to Sections 6980 and 7378 of the Zoning Ordinance.

MODIFICATION TO MINOR USE PERMIT DECISION (ZAP-00-099W3)

This Minor Use Permit Modification consists of seven (7) sheets including plot plan and elevations dated February 10, 2020. This permit authorizes the modification of an existing wireless telecommunication facility through the construction and installation of a 34.5-foot tall faux monopine tree, the removal of the existing 30-foot tall wood monopole and the installation of an approximately 40-foot long underground coax cable from the existing Verizon Wireless equipment shelter to the new 34.5-foot tall faux monopine tree. The 30-foot tall wood monopole shall be removed upon completion of the installation of the 34.5-foot tall faux monopine tree and the relocation of antennas and additional equipment from the 30-foot tall wood monopole to the 34.5-foot tall faux monopine tree.

Wireless telecommunication facilities subject to this Minor Use Permit are considered "high visibility" facilities, therefore, pursuant to Section 6985 of the Zoning Ordinance, this Minor Use Permit shall have a maximum term of 15 years. This may be extended for an additional period of time through modification of this permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time. All monopoles and wireless telecommunication facilities subject to this Minor Use Permit shall be reviewed for conformance with the amortization requirements outlined in Sections 6985 and 6911 of the Zoning Ordinance through the modification of this permit.

MINOR USE PERMIT EXPIRATION: This Minor Use Permit shall expire on May 21, 2022 at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Minor Use Permit has commenced prior to said expiration date.

.....

CONDITIONS FOR MINOR USE PERMIT (ZAP 00-099):

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified: Building permit plans must conform in detail to this approved design. Failure to conform can cause delay to approval or denial of building permits and required formal amendment of this approved design. No waiver of the Uniformed Building Code standards is intended or implied.

- A. Prior to obtaining any building or other permit pursuant to this Minor Use Permit, and prior to commencement of construction or use of this property in reliance on this Minor Grading Permit, the applicant shall:
1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use. (Satisfied)
 2. Provide for the approval of the Director of Planning and Land Use the following:
 - a. Written evidence that a conservation easement has been granted or mitigation credits totaling 0.16 acres of Coastal sage scrub have been acquired from a County approved mitigation bank. This mitigation bank plan is intended to compensate for impacts associated with the development of ZAP 00-099, providing a 2:1 mitigation ratio for impacts to 0.08 acre of Coastal sage scrub. (Satisfied)
 - b. Provide an accounting of the status of the chosen mitigation bank that is located within the vicinity of the project site (northern San Diego County). This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project. This shall also identify the entity responsible for the maintenance and management of this bank. (Satisfied)

3. Submit to the Director, Department of Planning and Land Use a signed, stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been placed to protect from inadvertent disturbance all lands and vegetation that will not be considered impacted in the Biological Resources Report by Merkel & Associates, dated February 7, 2000. Temporary fencing is required in all locations of the project where fire modification will take place at a distance of 30 feet from the cellular communications facility. The temporary fence location shall be identified in the field by a California Registered Engineer or licensed surveyor and positioned between the habitat that is not to be impacted and any area of proposed disturbance. All temporary fencing shall be removed only after the conclusion of such activity. This condition is intended to be applied on a parcel-by-parcel basis and shall not be released until final inspection is approved for individual structures. The removal of temporary fencing shall be accomplished prior to release of the covenant. (Satisfied)
4. Submit to the Director, Department of Planning and Land Use a signed statement from a County certified biological consultant that a certified biologist will be present during the initial brushing activity of the fuel modification zone to ensure that the two sensitive flora species present within the area, Cismontane Nolina (*Nolina cismontana*) and Parry's Tetracoccus (*Tetracoccus dioicus*), are flagged for avoidance, and not incidentally impacted. (Satisfied)
5. The applicant is responsible to provide recorded documentation showing that the subject property is connected to a publicly maintained road by an easement for road purposes, and that this easement shall be for the benefit and use of the subject property. Recordation data for said easement shall be shown on the site plan. This requirement applies to off-site access to the property. The applicant is also responsible to provide recorded documentation that the leased area defined under this Minor Use Permit is connected to a publicly maintained road by an easement for road purposes, and that this easement shall be for the benefit and use of the leased area. (Satisfied)
6. The applicant must provide evidence showing that the project is in compliance with the March 21, 2000 Policy FP 2 County of San Diego Cellular Facilities Standards for Fire Protection or has been approved to the satisfaction of the appropriate Fire Protection District Department/CDF. (Satisfied)
7. The applicant is responsible to obtain the approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the appropriate Fire Protection District and the Director of Department of Public Works. (Satisfied)
8. The applicant is responsible to provide for maintenance of the on-site and off-site private roads that serve the property. (Satisfied)
9. The applicant is responsible for ensuring that arrangements satisfactory to each serving utility company have been made to serve the property. (Satisfied)

10. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWOCB) and the San Diego County Stormwater Ordinance. On all such operations, the property owner is obligated to ensure compliance with all applicable stormwater regulations at all times. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 5 acres require that the property owner keep additional and updated information onsite concerning stormwater runoff. (Satisfied)
 11. Best Management Practices (BMPs) must be implemented and maintained to effectively prevent potentially negative impact on stormwater quality by the proposed operations. Information on BMPs is available at the DPW Land Development counter. The property owner shall repair, restore and/or replace with acceptable alternates, all or portions of the installed BMPs that fail. Failure to properly install and maintain the BMPs will result in enforcement action by the county of San Diego or other agencies. (Ongoing)
- B. Prior to any occupancy or use of the premises pursuant to this Minor Use Permit.
1. Submit a letter from the Rincon Fire Station/California Division of Forestry that states all of the following have been satisfied: [FIRE]
 - a. Gate access shall be provided by Knox key system. The application can be obtained from the Rincon Fire Station located at 16971 Highway 76, Pauma Valley, CA 92061 or contacted by telephone at 760-742-3243. (Satisfied)
 - b. Brush clearance of 30 feet shall be provided on all sides of the structure. (Satisfied)
 - c. The equipment structure shall be constructed of fire resistive material and have a class "A" roof. (Satisfied)
 - d. Vegetative growth on each side of the roadway shall be modified 10 feet on each side of the roadway to the site. (Satisfied)
 2. Submit evidence (such as photos) to the satisfaction of the Director of Planning and Land Use to show proof that the equipment structure is finished with tan color stucco and has a shingled roof. (Satisfied)
 3. Submit evidence (such as photos) to the satisfaction of the Director of Planning and Land Use to show proof that native, drought-resistant plantings have been planted to provide sufficient screening around the perimeter of the equipment area. In addition, temporary irrigation shall be provided until such time that said plantings become established. (Satisfied)
 4. Submit evidence (such as photos) to the satisfaction of the Director of Planning and Land Use showing that the omni-whip antennas have been painted a brown color to match the wooden pole. (Satisfied)

- C. Upon certification by the Director of Planning and Land Use for occupancy or establishment of the use allowed by this Minor Use Permit, the following conditions shall apply:
1. If at any time the antennas and equipment are no longer operational, the antennas and the associated equipment shall be removed from the site. (Ongoing)
 2. Maintain a brush clearance of 30 feet of fuel modification on all sides of the equipment structure. (Ongoing)

CONDITIONS FOR MINOR USE PERMIT MODIFICATION (ZAP-00-099W1)

WITHDRAWN

CONDITIONS FOR MINOR USE PERMIT MODIFICATION (ZAP 00-099W2):

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

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

1. **COST RECOVERY: [DPLU, 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 the Department of Planning and Land Use, 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 DPLU Zoning Counter shall review the receipts and verify that all DPLU, DPW, DEH, and DPR deposit accounts have been paid. (Satisfied)
2. **RECORDATION OF DECISION: [DPLU], [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 DPLU. **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 DPLU at the County Recorder's Office. **Monitoring:** The DPLU Zoning Counter shall verify that

the Decision was recorded and that a copy of the recorded document is on file at DPLU.
(Satisfied)

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

3. INSPECTION FEE: [DPLU, ZONING] [DPLU, PCO] [UO] [DPR, TC, PP].

Intent: In order to comply with Zoning Ordinance Section 7362.e, the Discretionary Inspection Fee shall be paid. **Description of Requirement:** Pay the Discretionary Permit Inspection Fee at the *[DPLU, Zoning Counter]* and schedule an appointment for a follow up inspection with the County Permit Compliance Officer to 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. **Documentation:** The applicant shall provide a receipt showing that the inspection fee has been paid. The applicant shall also schedule the follow up inspection with the *[DPLU, PCC]*. **Timing:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **Monitoring:** The *[DPLU, Zoning Counter]* shall process an invoice and collect the fee for the Use Permit Compliance Inspection Fee. Upon collection of the fee, an inspection milestone shall be entered to schedule an inspection six months from the date that occupancy or use of the site was established. The permittee contact information shall be updated in the County permit tracking system, and the *[DPLU, Permit Compliance Officer]* should be notified. The *[DPLU, Permit Compliance Officer]* shall contact the permittee and schedule the initial inspection. (Satisfied)

4. SITE PLAN IMPLEMENTATION: [DPLU, 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 Minor Use Permit Modification plot plan and the building plans. This includes but is not limited to: installing all required design features, painting all structures with the approved colors, required and approved signage is installed and located properly 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. **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 *[DPLU, Building Inspector]* and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans. (Satisfied)

5. PHOTO SIMULATION: [DPLU, PCC] [UO, FG] [DPLU, 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 October 20, 2011 to ensure that the site was built according to the approved plot plan. **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 *[DPLU, 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 *[DPLU, PCC]* shall review the

provided photos for compliance with this condition and compliance with the photo-simulations. (Satisfied)

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

6. SITE CONFORMANCE: [DPLU, 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 landscape plan(s), building plans, and plot plan(s). This includes but is not limited to maintaining the following: installing all required design features, painting all structures with the approved colors, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. Failure to conform to the approved plot plan(s); is an unlawful use of the land and will result in enforcement action pursuant to Zoning Ordinance Section 7703.

Documentation: The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **Timing:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **Monitoring:** The *[DPLU, Code Enforcement Division]* is responsible for enforcement of this permit. (Satisfied)

7. SITE CONFORMANCE: [DPLU, 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 October 20, 2011.
- 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 [DPLU, Code Enforcement Division] is responsible for enforcement of this permit. (Ongoing)

CONDITIONS FOR MINOR USE PERMIT MODIFICATION (ZAP-00-099W3):

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

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

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

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

the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

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

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated 2/10/2020 and 2/14/2020 to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

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

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

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

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

Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

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

7. PLN#4–SITE CONFORMANCE (WIRELESS): [PDS, PCO] [OG].

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

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations dated 2/10/2020 and 2/14/2020. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

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

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

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

9. **ROADS#1-ROAD MAINTENANCE**

INTENT: In order to ensure that the on and offsite private roads are maintained and not damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on-site and offsite private roads that serve the Project. Furthermore, the applicant is responsible for maintenance on a proportional basis (number of trips) during the term of this permit to on-site and offsite private roads that serve the Project. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

MINOR USE PERMIT MODIFICATION FINDINGS FOR PDS2019-ZAP-00-099W3

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

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

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

Harmony: The project is a Minor Use Permit Modification to allow the construction and installation of a 34.5-foot tall faux monopine tree and the removal of the existing 30-foot tall wood monopole. The 30-foot tall wood monopole will be removed upon the completion of the installation of the 34.5-foot tall faux monopine tree and the relocation of antennas and additional equipment from the 30-foot tall wood monopole to the 34.5-foot tall faux monopine tree. The subject property is approximately 12.9 acres and is developed with an existing single-family residence, an existing 40-foot tall faux monopine wireless facility (for other carries), an approximately 100-foot high SDG&E lattice tower, and the subject 30-foot tall wood monopole wireless facility. Due to steep topography,

existing vegetation, camouflaging and distance from surrounding vantage points, the facility will blend into its surroundings and contribute to harmony in scale, bulk and coverage.

Scale and Bulk: The project area can be generally characterized as rural residential, agricultural and vacant lands. The proposed facility would be within the viewshed from Highway 76 to the south, and Pala Del Norte, a private road approximately 1,040 feet to the east; however, the scale and bulk would be minimal due to other tall vertical elements onsite, existing vegetation and intervening topography. The lease area is approximately 700 square feet, which is a small portion of the approximately 12.9-acre property.

The photo simulations illustrate that the proposed wireless telecommunication facility and equipment would be unobtrusive to the surrounding residential and roadway viewshed. The view of the wireless facility would be minimized due to the distance from surrounding residences and the camouflaged design. The existing vegetation and the other camouflaged facility would ensure the site continues to blend with the surrounding landscape.

The wireless telecommunication facility is located approximately 3.1 miles east from a scenic corridor, a portion of Interstate I-15, separated by vacant land and sloping, hilly topography. The faux monopine tree is designed to fit in with the rural and agricultural character of the surrounding area, and the conversion from a wood monopole to a faux monopine makes the existing site less obtrusive. Hilly terrain, existing vegetation and vacant land separates the proposed facility from nearby residences, helping minimize the scale and bulk of the proposed facility. Considering the distance between the proposed wireless facility and the nearest public roadways and residences, the existing vegetation and the other camouflaged facility on the property, the design of the facility, the topography, and that the proposed facility would blend in with the surrounding area; the project would be in harmony with surrounding land uses in terms of scale and bulk and would not result in a negative impact to the surrounding area.

Coverage:

The project would not result in coverage that is out of character with the surroundings. The subject property is approximately 12.9 acres and contains an existing single-family residence, an existing, approximately 250 square-foot wireless telecommunication facility (for other carriers), an approximately 100-foot tall SDG&E lattice tower and the subject, approximately 700 square-foot wireless telecommunication facility. The subject 700 square-foot lease area is not increasing in size and accounts for approximately 0.001 percent of the total lot area.

Density:

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

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

The project is within the jurisdiction of the San Diego County Fire Authority. The project is in compliance with all fire protection requirements. The site has existing facilities for access and utility services and will not have an impact on the availability of public facilities, services or utilities.

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

The project is an unmanned wireless telecommunication facility which would consist of a 34.5-foot tall faux monopine tree with existing vegetation and other camouflaged facility to help blend with the surrounding landscape. The proposed Modification to the facility would reduce views from residents and motorists in the surrounding area due to proposed camouflaging, existing vegetation and hilly terrain. The nearest neighboring residence is approximately 545 feet south of the proposed facility.

The photosimulations show that the small size of the project, the form and color blend into the surrounding vegetated hillsides.

The facility would be located on an approximately 12.9-acre parcel approximately 3.1 miles east of Interstate I-15. Considering the camouflaged faux tree design of the facility, and its location away from other residences and scenic corridors, the siting of the facility, as designed, would not cause an adverse aesthetic effect to the surrounding land uses or roadways. For the reasons, the project would not have a harmful effect on the desirable neighborhood character.

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

The traffic generated from the project is expected to be monthly maintenance trips. The use associated with this Minor Use Permit Modification would be compatible with the existing nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and would be compatible with adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of surrounding streets.

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

The applicant proposes a modification to a Minor Use Permit for the construction and installation of a 34.5-foot tall faux monopine tree and the removal of the existing 30-foot tall wood monopole. The subject property is developed with access and utility services adequate to serve the proposed use. The conversion of the telecommunication facility would require minimal alteration to the landform. The project, as designed, would blend into the existing vegetation, and would not change the characteristics of the area and is suitable for this site and the type and

intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

6. Any other relevant impact of the proposed use:

No relevant impacts were identified.

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

The project is subject to the Regional Category Rural, Land Use Designation Rural Lands (RL-40). The project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project complies with General Plan Policy LU 15.1 – telecommunication facilities compatibility with setting because it would support the surrounding community, has been designed and sited to minimize visual impacts, would not result in adverse impacts to the natural environment and would be compatible with existing nearby development and community character. Lastly, the project complies with General Plan Policy COS 11.3 because the project has been designed to minimize visual impacts by camouflaging the facility so as not to impact the viewshed of neighboring uses or detract from the visual settings of nearby roads. Therefore, the project is consistent with the San Diego County General Plan.

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

Pursuant to CEQA Guidelines Section 15162, there are no new significant environmental effects as a result of this Minor Use Permit Modification or substantial increases in the severity of previously identified significant effects as identified in the original Negative Declaration, ZAP 00-099; Log No. 00-02-023 adopted by the Zoning Administrator on September April 5, 2001.

WIRELESS TELECOMMUNICATION FINDINGS

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

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

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

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

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the 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 Minor 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 (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

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

PLANNING & DEVELOPMENT SERVICES
MARK WARDLAW, DIRECTOR

BY:

Eric Lardy, Zoning Administrator
Planning & Development Services

email cc:

Jill Cleveland, Project Contact, Plancom Inc.

Ed Sinsay, Team Leader, Land Development/Engineering, PDS

Ashley Smith, Planning Manager, Project Planning, PDS

Hunter McDonald, Project Manager, Project Planning, PDS

Attachment C – Environmental Documentation



County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

AN ADDENDUM TO THE PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION FOR PURPOSES OF CONSIDERATION OF PDS2019-ZAP-00-099W3

May 21, 2020

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

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

1. To the Project Name add: ATC Pala-Pauma Wireless Telecommunication Facility Minor Use Permit Modification
2. To the Project Number(s) add: PDS2019-ZAP-00-099W3; PDS2019-ER-00-02-023B
3. To the first paragraph add as indicated: The Mitigated Negative Declaration for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated May 21, 2020, which includes the following forms attached.
 - A. An Addendum to the previously approved Mitigated Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated May 21, 2020.
 - B. An Ordinance Compliance Checklist



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

May 21, 2020

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

FOR PURPOSES OF CONSIDERATION OF ATC Pala-Pauma Wireless Telecommunication Facility Minor Use Permit Modification PDS2019-ZAP-00-099W3

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:

A Mitigated Negative Declaration (MND) for the original Verizon Wireless Pala Road Wireless Telecommunication Facility (ZAP 00-099), Log No. 00-02-023 was adopted by the Zoning Administrator on April 5, 2001. The adopted MND found the project would reduce potential effects to levels below significant with the adoption of mitigation measures for impacts to 0.08 acres of Coastal Sage Scrub.

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

- a. Contact Hunter McDonald, Project Manager
- b. Phone number: (858) 495-5330
- c. E-mail: hunter.mcdonald@sdcounty.ca.gov

3. Project applicant's name and address:

Jill Cleveland, 302 State Place, Escondido, CA 92029

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

Minor Use Permit ZAP 00-099 authorized the construction, operation, and maintenance of a wireless telecommunication facility consisting of a 30-foot tall wood monopole and 288 square-foot enclosed equipment enclosure. Since the approval of the original Minor Use Permit, one Modification and multiple Minor Deviations have been processed and approved resulting in the installation of new antennas, remote radio units, a diesel backup generator and miscellaneous supporting equipment.

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 for a Minor Use Permit Modification for the removal of the existing 30-foot tall wood monopole and the installation of a new 34.5-foot tall faux monopine tree on the subject property within the Pala-Pauma Subregional Plan area. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. Approximately 80 cubic feet of trenching is proposed for a new underground coax cable from the existing equipment area to the proposed monopine. No changes to the equipment area, located approximately 40 feet from the proposed monopine, are proposed.

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 Aesthetics Agriculture and Forest Resources Air Quality Biological Resources Cultural Resources Geology & Soils Greenhouse Gas Emissions Hazards & Haz Materials Hydrology & Water Quality Land Use & Planning Mineral Resources Noise Population & Housing Public Services Recreation Transportation Utilities & Service Systems 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 MND 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 MND 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.

	May 21, 2020
Signature	Date
Hunter McDonald	Project Manager
Printed Name	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.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous MND 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

NO

The proposed project is for a Minor Use Permit Modification for the removal of the existing 30-foot tall wood monopole and the installation of a new 34.5-foot tall faux monopine tree on the subject property within the Pala-Pauma Subregional Plan area. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. Approximately 80 cubic feet of trenching is proposed for a new underground coax cable from the existing equipment area to the proposed monopine. The wireless telecommunication facility is not visible from Interstate I-15 which is the nearest Scenic Highway identified by the County of San Diego General Plan. However, through proposed camouflaging and project conditioning for site conformance, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to aesthetics.

II. AGRICULTURE AND FORESTRY RESOURCES -- Since the previous MND 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

NO

The proposed project is for a Minor Use Permit Modification for the removal of the existing 30-foot tall wood monopole and the installation of a new 34.5-foot tall faux monopine tree on the subject property within the Pala-Pauma Subregional Plan area. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to agriculture and forestry resources.

III. AIR QUALITY -- Since the previous MND 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

NO

The proposed project is for a Minor Use Permit Modification for the removal of the existing 30-foot tall wood monopole and the installation of a new 34.5-foot tall faux monopine tree on the subject property within the Pala-Pauma Subregional Plan area. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. The amount and duration of construction and grading activities would be lower than screening thresholds for air quality impacts. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to air quality.

IV. BIOLOGICAL RESOURCES -- Since the previous MND 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

NO

The proposed project is for a Minor Use Permit Modification for the removal of the existing 30-foot tall wood monopole and the installation of a new 34.5-foot tall faux monopine tree on the subject property within the Pala-Pauma Subregional Plan area. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. As identified in the Summary Biology Report prepared by Vincent N. Scheidt, dated December 2019, no impacts to Coastal Sage Scrub, sensitive plants, nor sensitive animal species are anticipated. 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 MND 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

NO

The proposed project is for a Minor Use Permit Modification for the removal of the existing 30-foot tall wood monopole and the installation of a new 34.5-foot tall faux monopine tree on the subject property within the Pala-Pauma Subregional Plan area. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. Approximately 80 cubic feet of trenching is proposed for a new underground coax cable from the existing equipment area to the proposed monopine. County records, as well as the database from the South Coastal Information Center have been reviewed and it has been determined that there are no known archaeological or historical resources within the project site. The project site is disturbed from an existing road and residence located near the 34.5-foot tall faux monopine's location. The project area has already been disturbed, likely eliminating any potential for encountering unrecorded cultural resources. 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. GEOLOGY AND SOILS -- Since the previous MND 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

NO

The proposed project is for a Minor Use Permit Modification for the removal of the existing 30-foot tall wood monopole and the installation of a new 34.5-foot tall faux monopine tree on the subject property within the Pala-Pauma Subregional Plan area. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. 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.

VII. GREENHOUSE GAS EMISSIONS -- Since the previous MND 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

NO

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. 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 County adopted a Climate Action Plan (CAP) in February 2018. The original project was approved prior to CAP approval and the CAP included the project in its baseline emissions as the original project was approved prior to the General Plan Update as well as the adoption of the Climate Action Plan.

The proposed project is for a Minor Use Permit Modification for the removal of the existing 30-foot tall wood monopole and the installation of a new 34.5-foot tall faux monopine tree on the subject property within the Pala-Pauma Subregional Plan area. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. 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.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Since previous MND 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

NO

The proposed project is for a Minor Use Permit Modification for the removal of the existing 30-foot tall wood monopole and the installation of a new 34.5-foot tall faux monopine tree on the subject property within the Pala-Pauma Subregional Plan area. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. No additional hazardous materials will be stored on-site for the construction of the facility. The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular facilities. Potential health effects from EMR associated with the project is available from the cellular providers upon request as it is also required from the Federal Communication Commission. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to hazards and hazardous materials.

IX. HYDROLOGY AND WATER QUALITY -- Since the previous MND 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

NO

The proposed project is for a Minor Use Permit Modification for the removal of the existing 30-foot tall wood monopole and the installation of a new 34.5-foot tall faux monopine tree on the subject property within the Pala-Pauma Subregional Plan area. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. Approximately 80 cubic feet of trenching is proposed for a new underground coax cable from the existing equipment area to the proposed monopine. An updated stormwater intake form and Standard Stormwater Quality Management Plan have been submitted and reviewed for compliance with current standards. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to hydrology and water quality.

X. LAND USE AND PLANNING -- Since the previous MND 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

NO

The proposed project is for a Minor Use Permit Modification for the removal of the existing 30-foot tall wood monopole and the installation of a new 34.5-foot tall faux monopine tree on the subject property within the Pala-Pauma Subregional Plan area. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. Approximately 80 cubic feet of trenching is proposed for a new underground coax cable from the existing equipment area to the proposed monopine. No changes to the equipment area, located approximately 40 feet from the proposed monopine, are proposed. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to land use and planning.

XI. MINERAL RESOURCES -- Since the previous MND 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

NO

The proposed project is for a Minor Use Permit Modification for the removal of the existing 30-foot tall wood monopole and the installation of a new 34.5-foot tall faux monopine tree on the subject property within the Pala-Pauma Subregional Plan area. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. 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.

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

YES

NO

The proposed project is for a Minor Use Permit Modification for the removal of the existing 30-foot tall wood monopole and the installation of a new 34.5-foot tall faux monopine tree on the subject property within the Pala-Pauma Subregional Plan area. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. Approximately 80 cubic feet of trenching is proposed for a new underground coax cable from the existing equipment area to the proposed monopine. No changes to the equipment area, located approximately 40 feet from the proposed monopine, are proposed. The current proposal does not include additional noise generating equipment, nor does it include any changes to existing noise generating equipment onsite. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects associated with noise.

XIII. POPULATION AND HOUSING -- Since the previous MND 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

NO

The proposed project is for a Minor Use Permit Modification for the removal of the existing 30-foot tall wood monopole and the installation of a new 34.5-foot tall faux monopine tree on the subject property within the Pala-Pauma Subregional Plan area. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to population and housing.

XIV. PUBLIC SERVICES -- Since the previous MND 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

NO

The proposed project is for a Minor Use Permit Modification for the removal of the existing 30-foot tall wood monopole and the installation of a new 34.5-foot tall faux monopine tree on the subject property within the Pala-Pauma Subregional Plan area. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. Although wireless telecommunication facilities are not necessarily public services, the facility will still be operational during the construction on the faux tree and will continue to provide coverage and facilitate communication in the event of an emergency. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to public services.

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

YES

NO

The proposed project is for a Minor Use Permit Modification for the removal of the existing 30-foot tall wood monopole and the installation of a new 34.5-foot tall faux monopine tree on the subject property within the Pala-Pauma Subregional Plan area. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. 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.

XVI. TRANSPORTATION -- Since the previous MND 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

NO

The proposed project is for a Minor Use Permit Modification for the removal of the existing 30-foot tall wood monopole and the installation of a new 34.5-foot tall faux monopine tree on the subject property within the Pala-Pauma Subregional Plan area. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. The project will not result in additional trips as the majority of trips associated with the operation of the facility consist of approximately monthly maintenance trips. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to transportation and traffic.

XVII. TRIBAL CULTURAL RESOURCES -- Since the previous MND 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

NO

Since the MND was adopted for the original Minor Use Permit, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. However, AB-52 consultation does not apply since the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report.

XVIII. UTILITIES AND SERVICE SYSTEMS -- Since the previous MND 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

NO

The proposed project is for a Minor Use Permit Modification for the removal of the existing 30-foot tall wood monopole and the installation of a new 34.5-foot tall faux monopine tree on the subject property within the Pala-Pauma Subregional Plan area. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. The facility will still be operational during the construction on the faux tree and will continue to provide coverage and facilitate communication to motorists in the area. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to utilities and service systems.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous MND 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

NO

As discussed within this document and the attached addendum, there are no 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 Aesthetics that were impacts that were previously identified and analyzed in the adopted MND.

The proposed project is for a Minor Use Permit Modification for the removal of the existing 30-foot tall wood monopole and the installation of a new 34.5-foot tall faux monopine tree on the subject property within the Pala-Pauma Subregional Plan area. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. Approximately 80 cubic feet of trenching is proposed for a new underground coax cable from the existing equipment area to the proposed monopine. The intent of the project overall is to bring the wireless telecommunication facility into conformance with current standards and to make Minor Use Permit findings to allow continued operation of the facility.

Attachments

- Previous environmental documentation
- Addendum to the previously adopted Mitigated Negative Declaration

**XX. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW
UPDATE CHECKLIST FORM**

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

California Environmental Quality Act, CEQA Guidelines

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

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

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

California Public Resources Code, CPRC, Sections 40000-41956

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

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

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

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

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

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

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

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

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

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

Public Resources Code Sections 4290 and 4291

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

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

The Resource Conservation and Recovery Act (RCRA), 1976

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

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

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF
ATC Pala-Pauma Wireless Telecommunication Facility
Minor Use Permit Modification,
PDS2019-ZAP-00-099W3**

May 21, 2020

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

YES

NO

NOT APPLICABLE/EXEMPT

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

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

YES

NO

NOT APPLICABLE/EXEMPT

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

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

YES

NO

NOT APPLICABLE/EXEMPT

The project is an unmanned wireless telecommunication facility with proposed landscaping irrigated with refillable gator bags. Therefore, the project will not rely on groundwater.

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

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

Pursuant to Section 86.603(a) of the Resource Protection Ordinance (RPO), Minor Use Permits are not subject to the RPO. Therefore, the RPO is not applicable to this project.

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

YES NO NOT APPLICABLE

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

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

YES NO NOT APPLICABLE

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

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

Attachment D – Environmental Findings

**ATC PALA-PAUMA
WIRELESS TELECOMMUNICATIONS FACILITY
MINOR USE PERMIT MODIFICATION
PDS2019-ZAP-00-099W3**

ENVIRONMENTAL FINDINGS

May 21, 2020

1. Find that there are no new significant environmental effects or substantial increases in the severity of previously identified significant effects in the original Mitigated Negative Declaration, ZAP 00-099; Log No. 00-02-023 adopted by the Zoning Administrator on April 5, 2001.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation



2 - 72

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

Record ID(s): PDS2019-ZAP-03-056W3

Project Name: ATC Pala Indian Reservation #411109

Planning/Sponsor Group: Pala-Pauma CSG

Results of Planning/Sponsor Group Review

Meeting Date: Feb 12, 2019

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

AOK

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

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

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

VOTE: 4 Yes 0 No — Abstain 2 Vacant/Absent

C. Recommended conditions of approval:

None - AOK as proposed

Reported by: Bradley Smith Position: Chairman Date: 2/12/19

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

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

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



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

ATC PALA INDIAN RESERVATION - COMMUNICATION FACILITY
10690 HIGHWAY 76, PALA
ALTERNATE SITE ANALYSIS

SITE SELECTION

The proposed modification to the existing site is zoned A-70, Agricultural, in the County Zoning Ordinance Section 6986A.1.(a), a non-preferred zone. The proposed project includes modifying an existing wireless facility by removing the existing 30' monopole and replacing with a new 34'6" high MonoPine with Verizon's antennas and radios. No changes are being proposed to the existing ground equipment and generator. Verizon has an equipment shelter and a separate enclosure for the generator. The project site is at a ground elevation of 865 feet above mean sea level (AMSL) and currently includes a vacant residence and two (2) additional wireless carriers on the property.

Given the existing 40' MonoPine on the property has two existing carriers (AT&T and T-Mobile), along with branching above the top antennas, there is no available centerline for an additional carrier. Verizon needs to maintain their current operating centerline at 28' in order to provide adequate coverage to the community, which the existing MonoPine does not have. Therefore, it is not viable for collocation.

Aerial View of Site



Pala Indian Res Justification

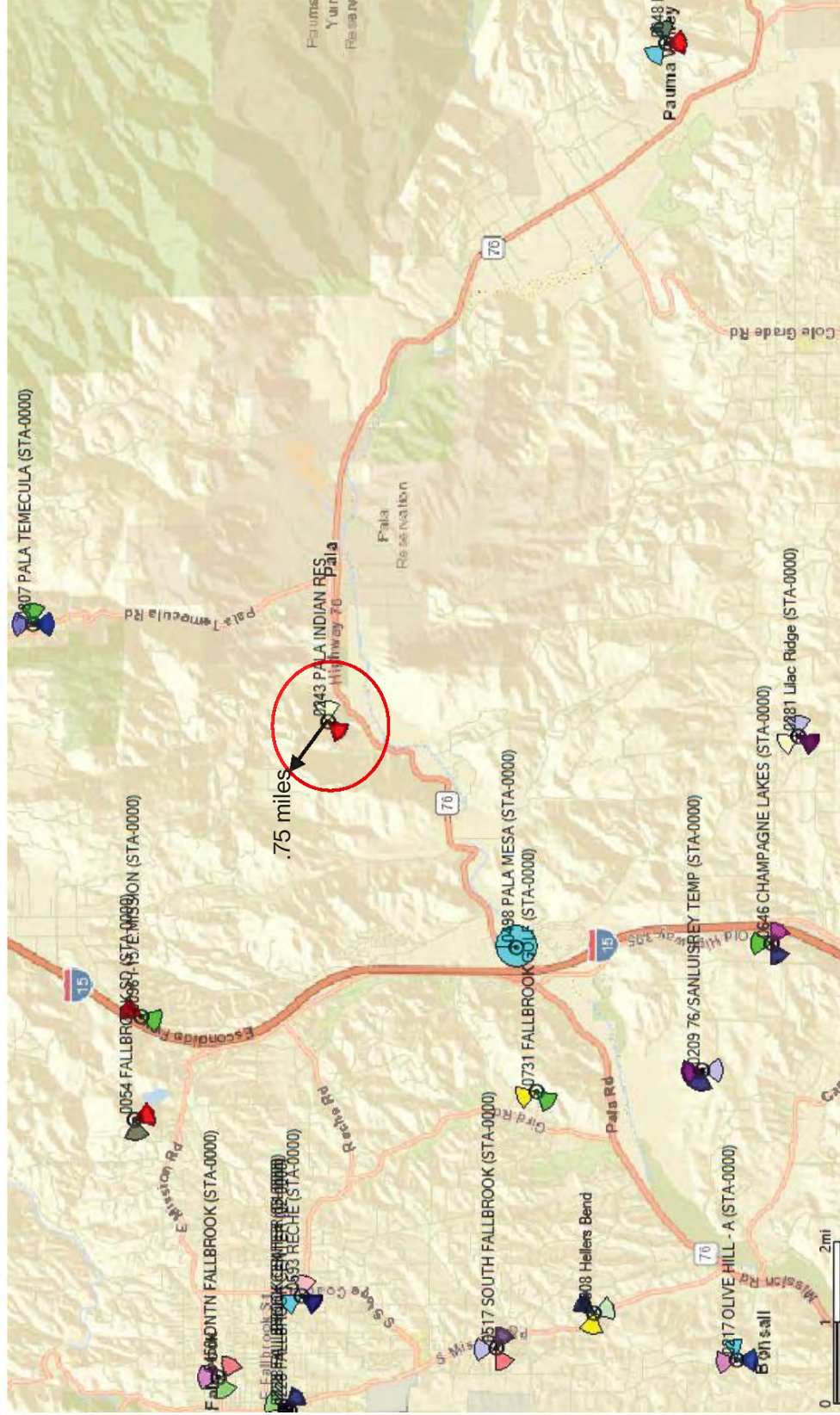
January 10th 2020



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

Pala Indian Res-- Area Map

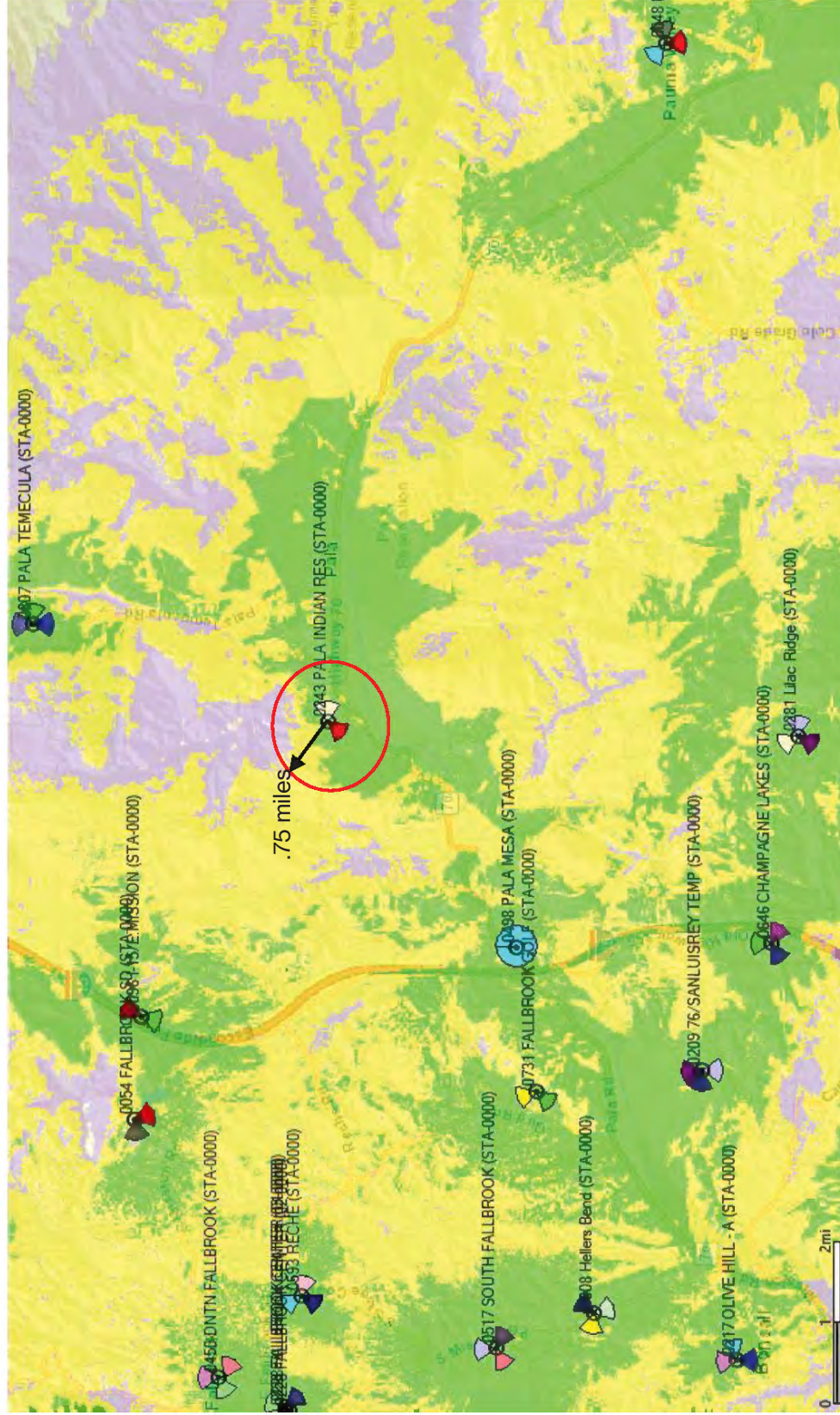
2 - 77



LTE: RSRP – Current Coverage with Pala Indian Res

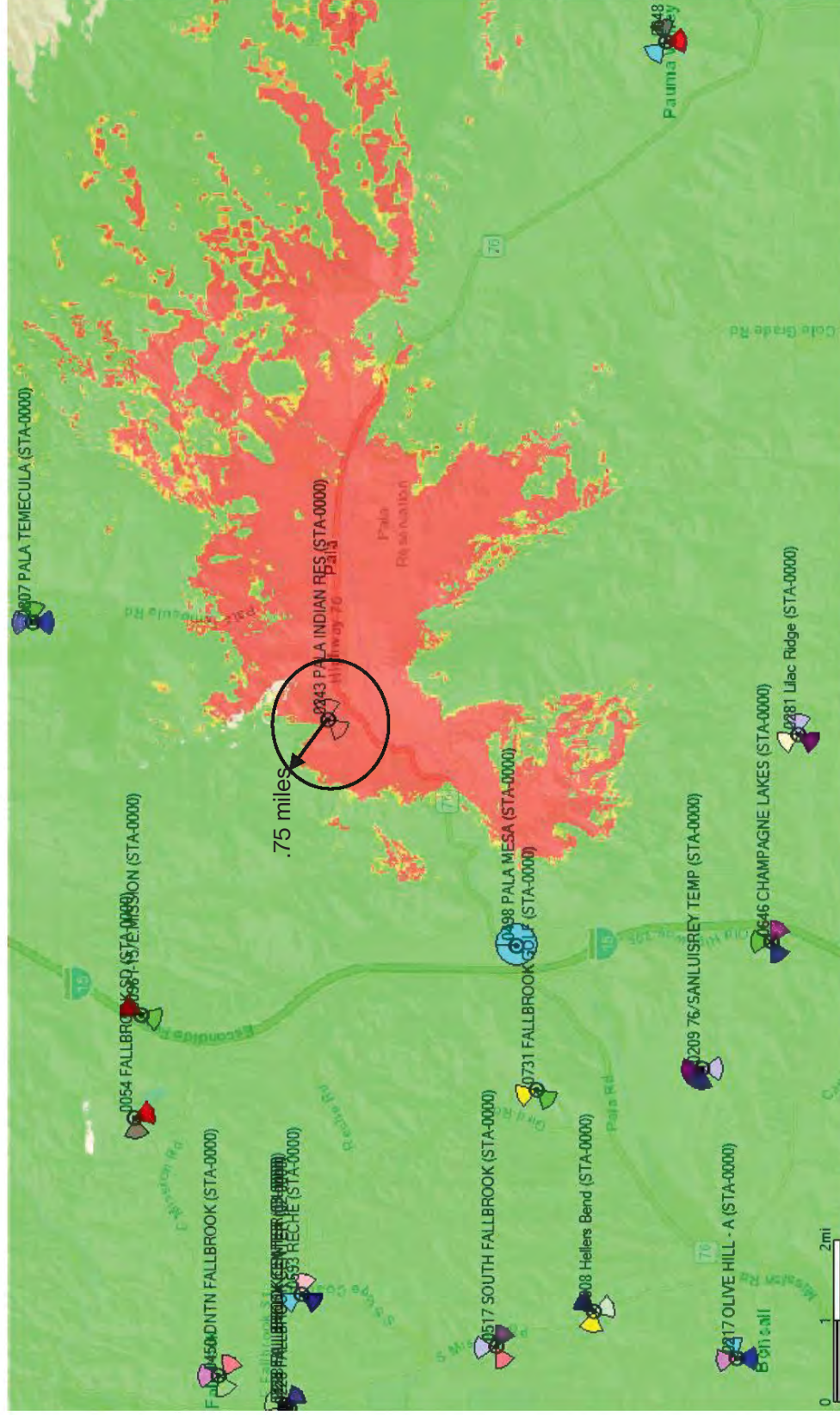
Coverage
 GOOD
 FAIR
 POOR

	Min	Max	Legend
GOOD	-70		RSRP Level (DL) (dBm) > = -70
FAIR	-80		RSRP Level (DL) (dBm) > = -80
POOR	-90		RSRP Level (DL) (dBm) > = -90
	-100		RSRP Level (DL) (dBm) > = -100
	-110		RSRP Level (DL) (dBm) > = -110
	-120		RSRP Level (DL) (dBm) > = -120



LTE: RSRP – Improvement Comparison Coverage with and without Pala Indian Res

	Min	Max	Legend
	5		Difference (dB) >= 5
	4	5	4 <= Difference (dB) < 5
	3	4	3 <= Difference (dB) < 4
	2	3	2 <= Difference (dB) < 3
	1	2	1 <= Difference (dB) < 2
	0	1	0 <= Difference (dB) < 1
	-1	0	-1 <= Difference (dB) < 0
	-2	-1	-2 <= Difference (dB) < -1
	-3	-2	-3 <= Difference (dB) < -2
		-3	Difference (dB) < -3





EXISTING



Proposed monopine with antennas
to replace existing monopole

PROPOSED

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

Photosimulation of proposed telecommunications site: View North toward Site from Hwy 76

12/27/2019



EXISTING



Proposed monopine with antennas
to replace existing monopole



PROPOSED

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

Attachment G – Ownership Disclosure



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

Record ID(s) ZAP-00-099W3

Assessor's Parcel Number(s) 110-072-19

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.

County of San Diego
Verizon Wireless
ATC Sequoia LLC

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."

Jill Cleveland
Signature of Applicant

Jill Cleveland
Print Name

01/10/2019
Date

OFFICIAL USE ONLY
SDC PDS RCVD 01-23-19
ZAP00-099W3





County of San Diego

DEPARTMENT OF GENERAL SERVICES

5560 OVERLAND AVENUE, SUITE 410, SAN DIEGO, CA 92123

MARKO MEDVED, PE, CEM
DIRECTOR
(858) 694-2527

NICOLE ALEJANDRE
ACTING ASSISTANT DIRECTOR
(858) 694-3885

LETTER OF AUTHORIZATION

ATC Sequoia LLC
10 Presidential Way
Woburn, MA 01801

Property Address: Pala Indian Reservation
10690 Pala Road
Pala, CA 92059-2305
APN # 110-072-19

The County of San Diego ("County"), as owner of the above-described property, hereby authorizes ATC Sequoia LLC, a [type of legal entity] ("ATC Sequoia") or their designated agents as the holder of an easement over the County-owned property to submit plans to the County's Planning and Development Services for the following:

1. Removal of a 30 ft. wooden pole with four antennas and four RRU's
2. Installation of a 34"6" monopine with four antennas and four RRU's
3. Installation of a temporary tower during construction of the permanent tower

The rights of ATC Sequoia on the County-owned property are expressly limited to the rights granted in that certain Easement and Assignment Agreement dated February 17, 2005 and recorded as # 2005-0219167.

The Department of General Services respectfully requests that as part of the discretionary approval process by the County of San Diego, the Sheriff Department be consulted and concur with the installation of the new monopine to ensure that there is no signal interference with its proposed public safety tower to be constructed adjacent to this tower.

The Department of General Services understands that this application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of a building permit.

Signing this authorization is not to be construed as a commitment of any kind, and that ATC Sequoia and the County hereby waive and release each other from any and all claims solely arising due to the denial of a permit.

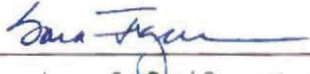
SDC PDS RCVD 01-23-19

ZAP00-099W3



Authorized Signature of Property

Owner(s):

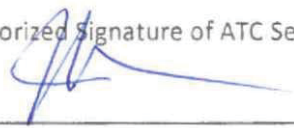


Date: 12/11/18

Sara Isgur, Sr. Real Property Agent
Real Estate Services Division

ATC Sequoia hereby acknowledges that it agrees and understands that actions needed to satisfy any requirements relating to the permit sought by ATC Sequoia may require approval by the County of San Diego, its Department Directors, its Planning Commission, and/or its Board of Supervisors. Such approvals are separate processes from the County's approval of this letter of authorization. County makes no representations to ATC Sequoia regarding whether the processes to seek approval of the permit for the work described in this letter will be successful. Discretionary decisions related to such a permit remain in the sole discretion of the County of San Diego, its Department Directors, its Planning Commission, and/or its Board of Supervisors. ATC Sequoia hereby waives and releases the County of San Diego, and its elected officials, officers, and employees from any and all claims arising solely due to the denial of the permit for the work described in this letter.

Authorized Signature of ATC Sequoia:



Date: 12-17-18



AMERICAN TOWER[®]
CORPORATION

Date: April 16, 2018
 To: All Cities and Agencies
 From: Bonnie Belair, Sr. Attorney, American Tower
 Re: Letter of Authorized Agents – American Tower

The below named representatives are hereby authorized to act as an Agent on behalf of American Tower in obtaining planning, building and related permits. This authorization is applicable to any and all matters, including public hearings, affecting American Tower land use entitlement applications in all municipal jurisdictions throughout San Diego and Imperial Counties.

Please direct project related correspondence to the firm and the representatives listed below with a copy to me:

Authorized Representatives:

PlanCom, Inc.
 302 State Place, Second Floor
 Escondido, CA 92029

Shelly Kilbourn
 Ted Marioncelli
 Darrell W. Daugherty
 Krystal Patterson
 Curtis Diehl
 Kerrigan Daugherty
 Jill Cleveland

Authorized By:

Bonnie Belair

Date: April 16, 2018

Bonnie Belair
 American Tower
 10 Presidential Way
 Woburn, MA 01801