



*The County of San Diego*

# Zoning Administrator Hearing Report

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<b>Date:</b>	November 16, 2023	<b>Case/File No.:</b>	Verizon Monte Vista Minor Use Permit Modification; PDS2022-ZAP-00-142W3, PDS2022-ER-01-08-003C
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Wireless Telecommunication Facility
<b>Time:</b>	8:30 a.m.	<b>Location:</b>	1329 Sugarbush Dr., Vista, CA, 92084
<b>Agenda Item:</b>	#2	<b>General Plan:</b>	Semi-Rural Residential (SR-1)
<b>Appeal Status:</b>	Appealable to the Planning Commission	<b>Zoning:</b>	Limited Agriculture (A70)
<b>Applicant/Owner:</b>	Plancom Inc. on behalf of Verizon Wireless	<b>Community:</b>	North County Metropolitan Subregional Planning Area (Twin Oaks Valley Community)
<b>Environmental:</b>	CEQA § 15164 Addendum	<b>APN:</b>	181-280-07-00

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## A. OVERVIEW

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

The Verizon Monte Vista ZAP Modification (Project) is a request for Plancom Inc., on behalf of Verizon Wireless (Applicant), to renew a use permit in order to operate, and maintain an existing wireless telecommunication facility in accordance with the amortization schedule of the Zoning Ordinance. The Project includes an existing wireless facility located on the rooftop of an existing single-family residence with supporting equipment within the basement of the single-family residence. In addition, the existing wireless facility is supported by a detached air conditioning (AC) unit equipment shelter as well as an approximately 520 square foot detached backup generator enclosure surrounded by a three to 10-foot-tall Concrete Masonry Unit (CMU) wall that is located outside of the residence. The existing wireless facility will be screened by a faux chimney that was authorized by a minor deviation approved on May 11, 2022. The Project does not propose to expand the footprint of the lease area. The 1.93-acre parcel, located at 1329 Sugarbush Drive within the Twin Oaks Community Plan area, is zoned Limited Agriculture (A70) and contains the existing telecommunication facility located on the roof of an existing single-family residence.

The facility expired on March 20, 2023, in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. As part of the amortization process, the facility is required to obtain a ZAP Modification to bring the facility into conformance with the current requirements for Wireless Telecommunication Facilities within Sections 6980 through 6993 of the Zoning Ordinance. The design of the wireless telecommunication facility was found to utilize the most current technology and will be granted an additional 15 years of operations before it needs to be re-evaluated against the technology available in the future.

This report includes a staff recommendation, a Project description, analysis and discussion, and the Twin Oaks Community Sponsor Group recommendation.

**B. REQUESTED ACTIONS**

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

1. Adopt the Environmental Findings included in Attachment C, which includes a finding that the previously adopted Negative Declaration (ND) is adequate with an Addendum.
2. Grant ZAP Modification PDS2022-ZAP-00-142W3, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

**C. PROJECT BACKGROUND**

On May 29, 2001, the Zoning Administrator approved a ZAP to authorize the construction, operation, and maintenance of a wireless telecommunication facility consisting of four whip antennas, one digital data dish, and an approximately 561 square foot electronic equipment room located in the basement of the single-family residence. On August 23, 2011, the Zoning Administrator approved a Modification to the ZAP (Record ID: ZAP-00-142W1) to authorize the installation of two additional omni whip antennas and one Global Positioning System (GPS) antenna to the roof of the existing single-family residence. On March 20, 2013, the Zoning Administrator approved a second ZAP Modification (Record ID: ZAP-00-142W2) to authorize the installation of a 30kW emergency back-up generator that would be placed within a sound attenuation enclosure. The enclosure is surrounded by a three to 10-foot-tall CMU wall, with additional landscaping to provide screening for the structures. On May 11, 2022, a minor deviation to the ZAP (Record ID: ZAP-00-142W2M2) authorized a new rooftop chimney to camouflage the rooftop equipment of the facility from the surrounding area.

**D. DEVELOPMENT PROPOSAL**

**1. Project Description**

The applicant requests a ZAP Modification to bring an existing wireless telecommunication facility into conformance with the County of San Diego Wireless Ordinance, and to extend the duration of the permit for 15 years. The applicant proposes to renew the existing wireless facility which is located on the rooftop of the existing single-family residence and concealed by a faux chimney. Supporting equipment is located inside the basement of the single-family residence as well as a detached enclosed back-up generator. The overall height of the residence including the rooftop facility is

approximately 27 feet (Figures 1 and 2). Access to the site is provided by a private driveway that ultimately connects to Sugarbush Drive, a County-maintained Road.



Figure 1: Existing 27-foot-tall wireless facility above the single-family residence looking west toward the site.



Figure 2: Existing 27-foot-tall wireless facility above the single-family residence looking south toward the site.





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

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Residential and Semi-Rural Residential	Rural Residential (RR)	Oro Avo Drive, Buena Creek Drive	Residential
East	Semi-Rural Residential	Limited Agriculture (A70)	Sugarbush Drive	Vacant Land, Residential
South	Specific Planning Area	Specific Planning Area (S88)	Sugarbush Drive	Vacant Land, Residential
West	Village Residential	Rural Residential (RR)	Buena Creek Road	Vacant Land

**E. ANALYSIS AND DISCUSSION**

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

**1. Key Requirements for Requested Actions**

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

- a. Is the Project consistent with the vision, goals, and polices of the General Plan?
- b. Does the Project comply with the policies set forth under the North County Metropolitan Subregional Plan (Twin Oaks Valley Community)?
- c. Is the Project consistent with the County's Zoning Ordinance?
- d. Is the Project consistent with the County's Wireless Ordinance?
- e. Does the Project comply with CEQA?

**2. Project Analysis**

The Project is located in a non-preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a ZAP Modification and amortization of the wireless facility for a 15-year period. If approved, this ZAP Modification will set a new expiration of November 16, 2038 in accordance with the amortization schedule.

Amortization

The existing wireless telecommunication facility is in a residential zone and is defined as "high visibility" in accordance with Sections 6985 and 6991 of the Zoning Ordinance. The Project will modify ZAP-00-142, which was approved prior to the adoption of the Wireless Ordinance. ZAP findings have been made to support the renewal of the existing wireless facility located on the rooftop of the existing single-family residence. In accordance with Section 6991 of the Zoning Ordinance, the applicant has submitted a valuation letter stating that the facility is valued at \$550,000 resulting in a 15-year permit. This time may be extended for an additional period of time by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.

Site Planning Analysis

The proposed wireless telecommunication facility modification is compatible with the surrounding land uses, existing structures, vegetation, and topography. The concealed antennas will blend in with the single-family residences that surround the site. The faux chimney is designed to be architecturally compatible with the existing single-family residence. Associated equipment is located within the single-family residence and is not visible to adjacent residences and passing motorists using Sugarbush Drive. The CMU equipment enclosure for the existing backup generator was previously

designed to be earth-tone colors and will match the existing visual landscape of the community. By blending in with the existing conditions and vegetation on the site, the facility is sited within a location that will not impact surrounding community character.

### Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. In addition, Policy LU 15.1 requires that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character. The proposed wireless telecommunication facility is located near Twin Oaks Valley Road, a Scenic Highway as identified in the County's General Plan. Twin Oaks Valley Road is approximately a mile and half to the northwest of the project site. Drivers utilizing this scenic highway do not have a view of the facility due to distance, surrounding topography, and vegetation along the roadways.

Furthermore, the facility will not have any adverse visual impacts on the surrounding community. The faux chimney and generator enclosure will continue to sufficiently blend in with the vegetation as well as the surrounding residential area. Therefore, the proposed wireless telecommunication facility will not stand out from the existing visual setting, will be compatible with the existing community character, and will not result in impacts to the natural environment or a scenic highway.

### Alternative Site Analysis (ASA)

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

All preferred locations and preferred zones located within the project vicinity were reviewed during the processing of the ZAP Modification. Additionally, co-location opportunities on existing wireless telecommunication facilities were analyzed. After review, the applicant found no existing wireless telecommunication facilities within approximately a half of a mile of the project site. All other wireless telecommunication facilities located in the project vicinity are located at lower elevations and do not meet coverage objectives. Additionally, the nearest preferred commercial or industrial zone is located approximately one mile southwest of the project site and is not within the coverage objective of the existing wireless facility.

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

The Geographic Service Area (GSA) maps illustrate coverage in the area and depict the coverage provided by the wireless telecommunication facility with the antennas of the facility located at heights of approximately 27 feet. The GSA maps demonstrate that the proposed location is necessary for the carrier to continue maintain coverage in the surrounding area and provide adequate service to motorists (Figure 5). The GSA maps can also be found in Attachment E.

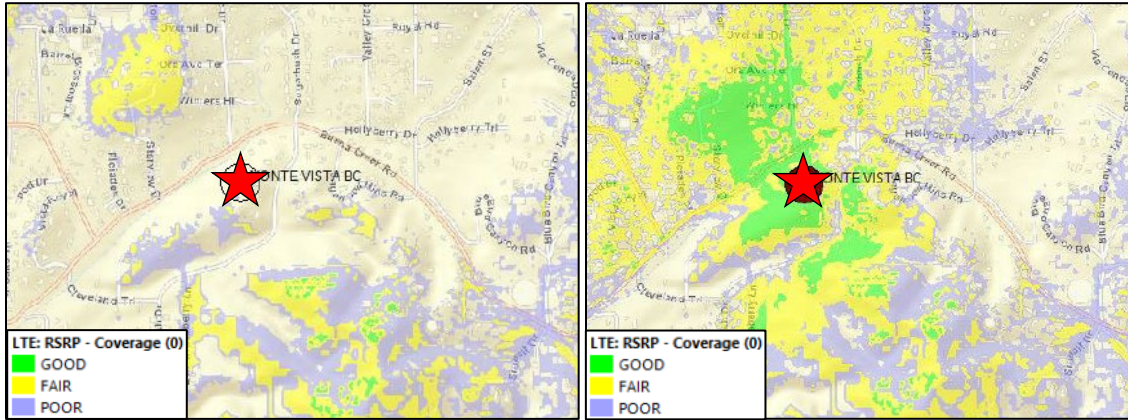


Figure 5: Coverage without Project (left) and coverage with Project (right).

### 3. General Plan Consistency

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

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p><b>GOAL S-1 – Public Safety.</b> Enhanced public safety and the protection of public and private property.</p> <p><b>GOAL S-2 – Emergency Response.</b> Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The Project will provide continued coverage throughout the area, which is essential in the event of an emergency. The facility is equipped with an existing standby generator in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by continuing to provide service and coverage in the area.</p>
<p><b>Policy LU-15.1 – Telecommunication Facilities Compatibility with Setting.</b> Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p> <p><b>POLICY COS 11.1 – Protection of Scenic Resources.</b> Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>	<p>The facility is proposed to be sited and designed to minimize visual impacts and be compatible with the existing development and community character. The previously approved faux chimney and equipment enclosure will sufficiently blend in within the surrounding residential area. The facility is designed to be camouflaged on an existing residence that is an expected visual feature within the community. The Project is near Twin Oaks Valley Road, a Scenic Highway identified in the County of San Diego General Plan. The Project is not visible from this road due to surrounding topography, distance, and existing vegetation. The Project is located approximately a mile and a half away from Twin Oaks Valley Road. In addition, the</p>



General Plan Policy	Explanation of Project Conformance
<b>POLICY COS 11.3 – Development Siting and Design.</b> Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.	facility is designed to blend in with the surrounding residential area by being camouflaged as part of an existing residence in order to avoid adverse visual impacts.
<b>POLICY LU 15.2 – Co-Location of Telecommunication Facilities.</b> Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.	Nearby co-location opportunities did not meet the coverage objectives of the current site. The subject facility will allow co-location with other carriers to the extent feasible.

**4. Zoning Ordinance Consistency**

**a. Development Regulations**

The proposed Project complies with all applicable zoning requirements of the Limited Agriculture (A70) zone with the incorporation of conditions of approval (See Table E-2).

*Table E-2: Zoning Ordinance Development Regulations*

<b>CURRENT ZONING REGULATIONS</b>		<b>CONSISTENT?</b>
Use Regulation:	A70	Yes, upon approval of a ZAP Modification
Animal Regulation:	L	N/A
Density:	-	N/A
Lot Size:	1AC	N/A
Building Type:	C	N/A
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
<p>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.</p>	<p>The proposal is for the renewal of a wireless facility located on the rooftop of an existing single-family residence. The overall height of the entire previously approved structure is 27 feet tall which is less than the 35 feet height limit. The faux chimney will conceal the wireless facility, ensuring that it blends in with the surrounding structures. The design and height of the Project will be in conformance with the property’s height designator.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>Section 4800 of the Zoning Ordinance requires that the project meet the “C” setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.</p>	<p>The Project is not located within the front, rear, or side yard setbacks. Therefore, the proposed facility will meet the “C” setback requirements per Section 4800 of the Zoning Ordinance.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

**b. Wireless Ordinance Consistency**

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

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

Table E-3: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
<p>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.</p>	<p>The existing equipment shelters are designed to not exceed the 10-foot height limit. The existing Verizon equipment room located within the existing single-family residence measures 3-feet in height. To the north of the single-family residence is an existing emergency back-up generator inside of a 9-foot-tall sound attenuation shelter. It is also surrounded by three to 10-foot-tall CMU block wall on three sides. The CMU block wall is painted an earth tone color which blends into the surrounding area.</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 wireless telecommunications facility and existing equipment enclosure are located outside all required setbacks including front, rear, and side yard.</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 as part of the Project and the existing generator is located within a CMU enclosure which is designed to attenuate noise. The Project will not create a change in the existing noise environment and is therefore anticipated to comply with the County of San Diego Noise Ordinance Section(s) 36.404.</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 Project is considered a "high visibility" facility. Since the proposed Project has a valuation of \$550,000, the ZAP Modification has been conditioned to have a maximum term of 15 years.</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 Project is located near Twin Oaks Valley Road, the closest Scenic Highway identified in the County of San Diego General Plan. The Project is not visible from this road due to surrounding topography, distance, and existing vegetation. The Project is located approximately a mile and a half away from Twin Oaks Valley Road. In addition, the facility is designed to blend in with the surrounding residential area by being camouflaged as part of an existing residence in order to avoid adverse visual impacts.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**5. California Environmental Quality Act (CEQA) Compliance**

The Project has been reviewed for compliance with CEQA. An Addendum dated November 16, 2023 to the previously adopted Negative Declaration (ND) (Log No. 01-08-003) dated April 19, 2001, was prepared and is on file with Planning & Development Services. It has been determined that the Project, as designed, will not cause any significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted ND.

**F. COMMUNITY PLANNING GROUP AND DESIGN REVIEW BOARD RECOMMENDATION**

On January 1, 2023, the Twin Oaks Valley Community Sponsor Group (CSG) recommended approval of the project without conditions by a vote of 4-0-0-3 (4 – Ayes; 0 – Noes; 0 – Abstain; 3 – Absent/Vacant). The Twin Oaks Valley CSG had clarification questions regarding the scope of the Project being limited to only renewing the permit. Staff responded clarifying that the scope of the Project is limited to only extending the duration of the term of the permit for 15 years.

The Twin Oaks Valley CSG Recommendation Form and Meeting Minutes are found in Attachment E, Public Documentation.

**G. PUBLIC INPUT**

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners surrounding the project site until at least 20 different property owners were noticed within approximately 500 feet of the project site. Staff received general questions from interested property owners regarding the Project. No formal comments were received during the processing of the permit. Prior to the Zoning Administrator hearing, public notices were sent to a minimum of 20 property owners within approximately 500 feet of the project site.

**H. RECOMMENDATIONS**

Staff recommends that the Zoning Administrator take the following actions:

1. Find the Project in conformance with CEQA and adopt the Environmental Findings included in Attachment C which include a finding that the previously adopted ND is adequate with an Addendum.
2. Approve ZAP Modification PDS2022-ZAP-00-142W3, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

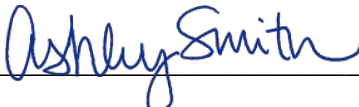
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**Report Approved By:**  
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[Dahvia.Lynch@sdcounty.ca.gov](mailto:Dahvia.Lynch@sdcounty.ca.gov)

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**AUTHORIZED REPRESENTATIVE:** \_\_\_\_\_   
 ASHLEY SMITH, CHIEF

**ATTACHMENTS:**

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2022-ZAP-00-142W3
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis
- Attachment G – Ownership Disclosure Form

## **Attachment A – Planning Documentation**



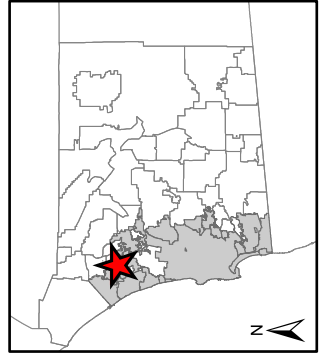




# Verizon Monte Vista PDS2022-ZAP-00-142W3

## Vicinity Map

Twin Oaks Valley  
Community Plan Area



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Roads

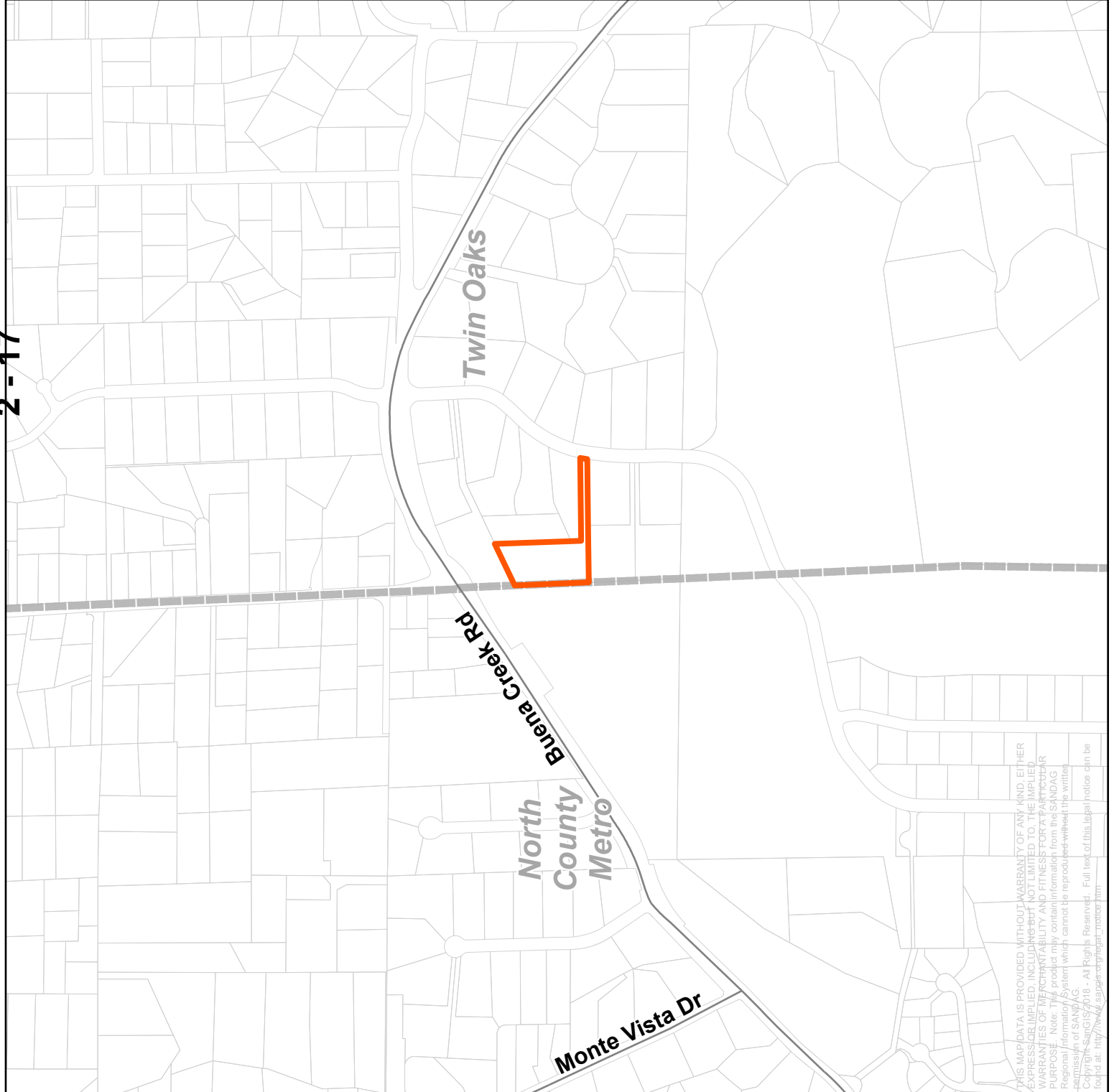
Site

Parcels



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Feet



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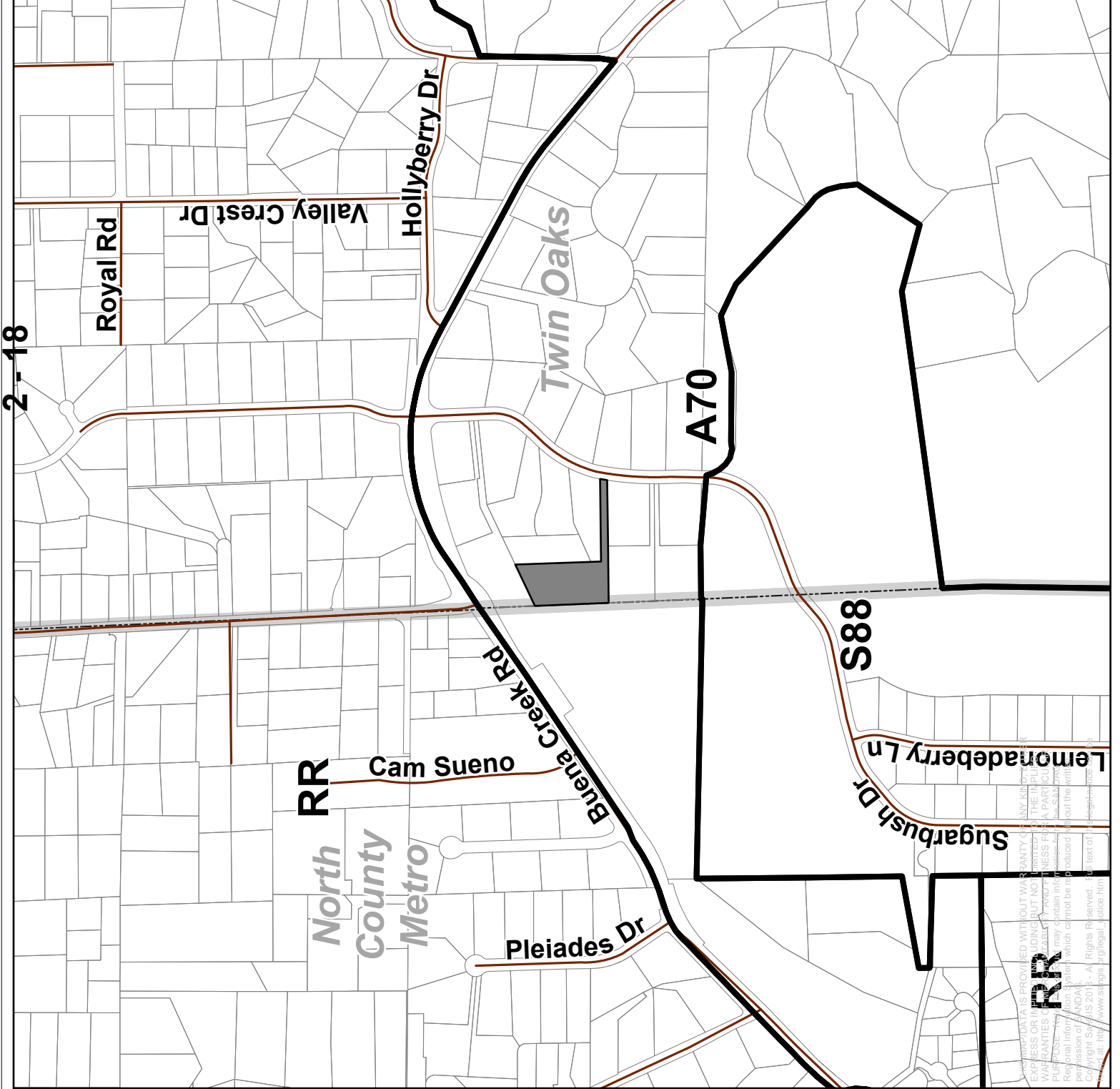
**Zoning**

Twin Oaks Valley  
Community Plan Area

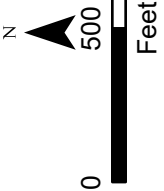
A70 - Limited Agricultural

RR - Rural Residential

S88 - Specific Planning Area



	Roads
	Site
	Parcels
	Zoning



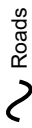
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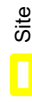
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# Verizon Monte Vista PDS2022-ZAP-00-142W3

## Twin Oaks Valley Community Plan Area



Roads



Site



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**LUeG GIS**  
Landscape Urban Planning & GIS  
Division of Information Systems  
City of San Diego



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# Verizon Monte Vista PDS2022-ZAP-00-142W3

## Twin Oaks Valley Community Plan Area



Roads



Site

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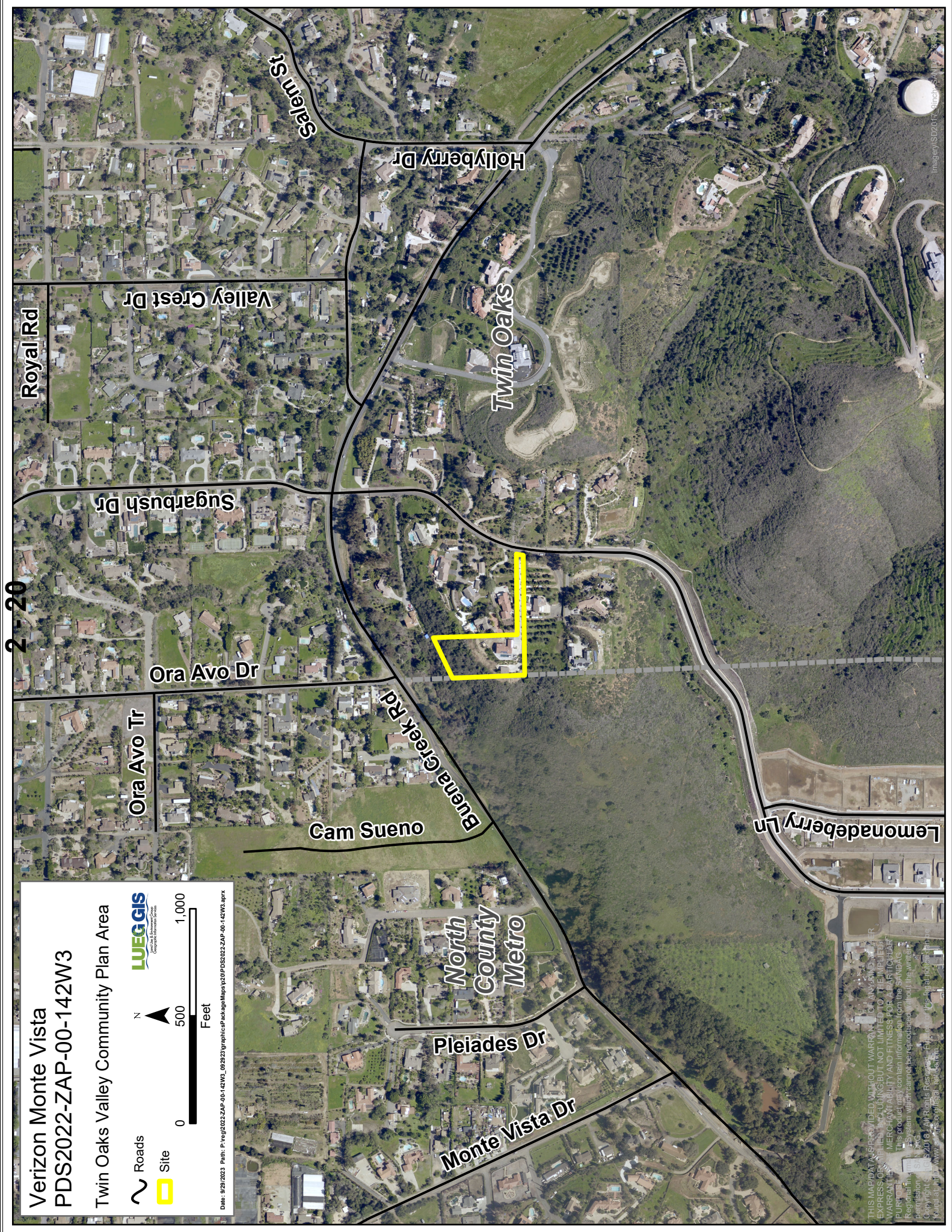
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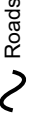
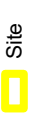



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Verizon Monte Vista  
PDS2022-ZAP-00-142W3  
Twin Oaks Valley Community Plan Area

 Roads  
 Site

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Feet

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SAN MARCOS

Twin Oaks

Buena Creek Rd

North  
County  
Metro

Monte Vista Dr

S Santa Fe Av

VISTA

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Verizon Monte Vista  
PDS2022-ZAP-00-142W3

2 Mile Radius

Twin Oaks Valley Community Plan Area



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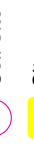


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Feet

Cell Site

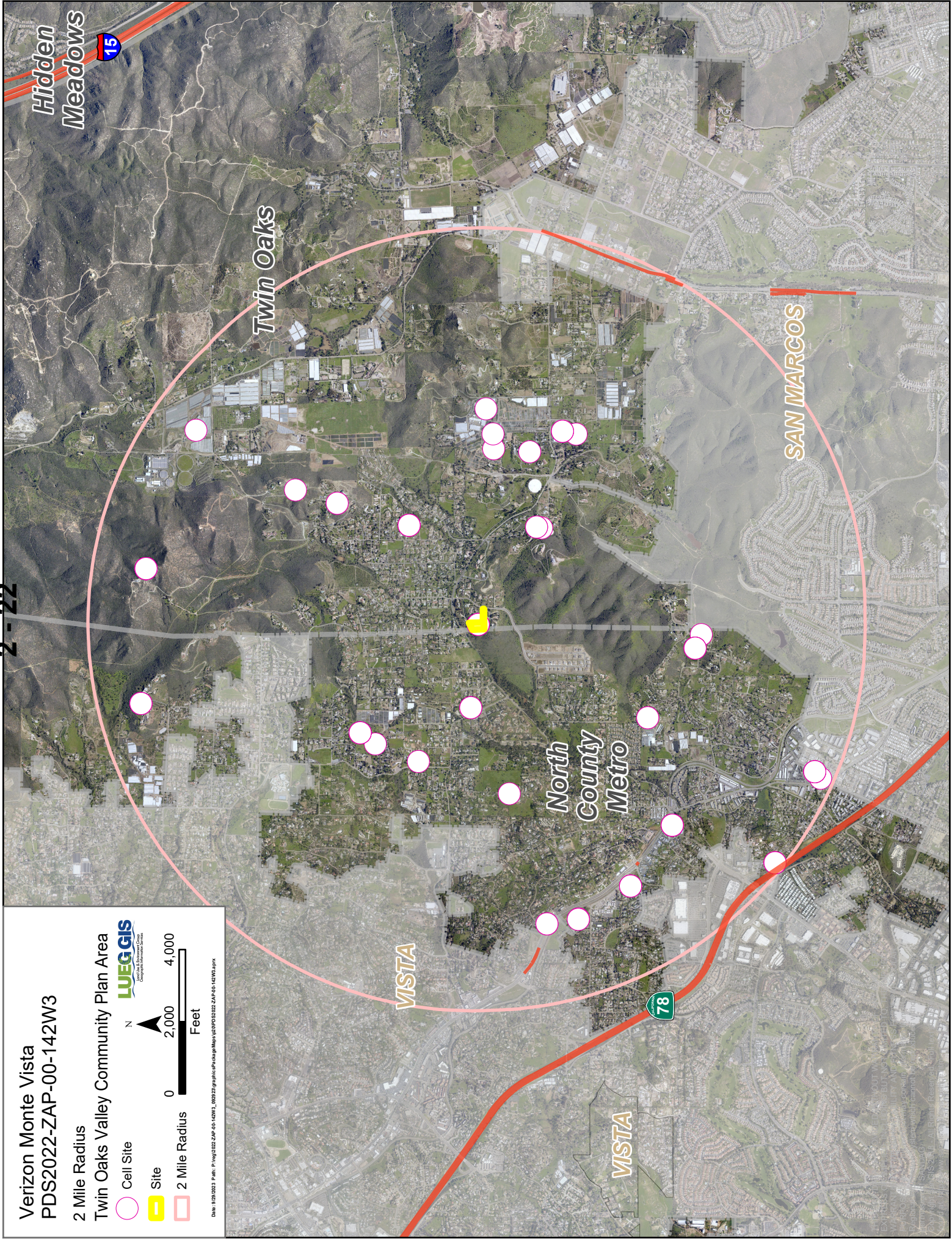


Site



2 Mile Radius

Date: 8/29/2023 3:01:11 PM Path: P:\Veg\2022 ZAP-00-142W3\_Graphics\Map\Map\00PDS02 ZAP-00-142W3.aprx









REV.	DATE	DESCRIPTION	BY
0	10/28/22	CUP RENEWAL	RW
1	02/08/23	PLANNING COMMENTS	RW

**PLANCOM**  
TELECOMMUNICATIONS PROJECT MANAGEMENT

302 STATE PLACE,  
ESCONDIDO, CALIFORNIA 92029

**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

**Verizon**  
15505 SAND CANYON AVENUE, D1  
IRVINE, CA 92618

MONTE VISTA BC  
CUP RENEWAL  
1329 SUGARBUSH DRIVE  
VISTA, CA 92084

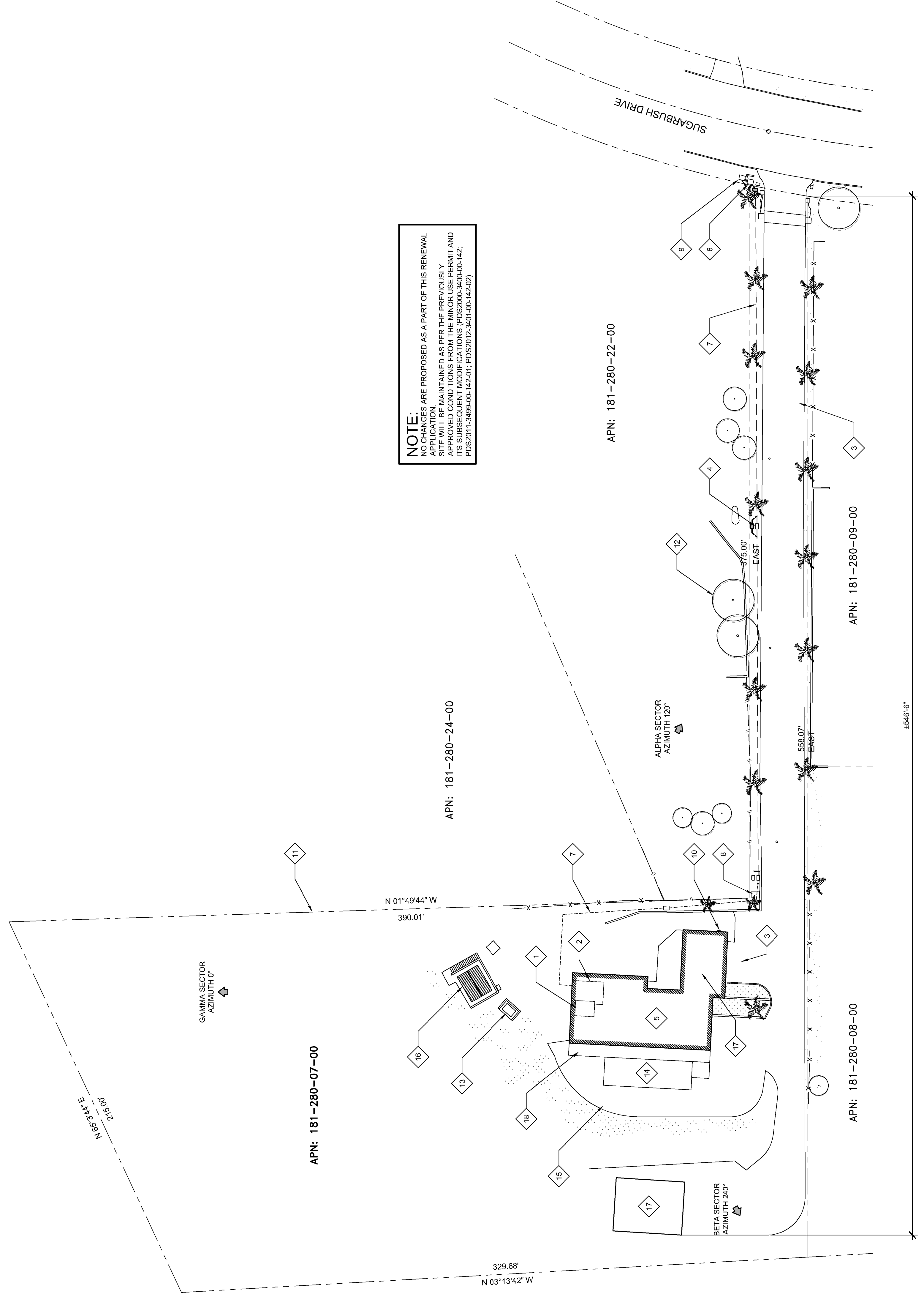
SHEET TITLE:  
SITE PLAN

A-0

**KEYED NOTES:**

- 1 (E) VERIZON ANTENNAS, RADIO UNITS & RAYCAP UNITS INSIDE FAUX CHIMNEY CONCEALMENT ELEMENT (NO CHANGES). SEE ROOF PLAN SHEET A-2.
- 2 (E) VERIZON EQUIPMENT ROOM ON FIRST FLOOR OF (E) BUILDING CHIMNEYS. SEE EQUIPMENT PLAN SHEET A-1.
- 3 (E) CONCRETE DRIVEWAY
- 4 (E) TELCO PULL BOX, TYPICAL
- 5 (E) RESIDENCE
- 6 (E) SDG&E TRANSFORMER #03730771247
- 7 (E) UNDER GROUND POWER & TELCO CONDUIT
- 8 (E) SDG&E TRANSFORMER #03730871248 859 (POWER P.O.C.)
- 9 (E) TELCO PEDESTAL, VERIZON (TELCO P.O.C.)
- 10 (E) VERIZON 120/240V ELECTRICAL METER WITH PULL-OUT FUSE
- 11 PROPERTY LINE, TYPICAL
- 12 (E) TREE, TYPICAL
- 13 (E) A/C UNITS, TYPICAL (68.4 S.F.)
- 14 (E) POOL
- 15 (E) RAISED DECK
- 16 (E) GENERATOR ENCLOSURE (119.4 S.F.)
- 17 (E) GARAGE
- 18 (E) BALCONY / DECK ABOVE

**NOTE:**  
NO CHANGES ARE PROPOSED AS A PART OF THIS RENEWAL APPLICATION. THE SITE WILL BE MAINTAINED AS PER THE PREVIOUSLY APPLICATED PERMITS AND RECORDS. SEE PERMIT AND ITS SUBSEQUENT MODIFICATIONS (PDS2012-3401-00-142, PDS2011-3489-00-142-01, PDS2012-3401-00-142-02).



**BOUNDARY NOTE:**  
THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.

**EASEMENTS:**  
EASEMENTS SHOWN REFLECT PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT

**SITE PLAN**  
SCALE 1" = 30'-0"  
0 15' 30' 60'

MAGNETIC NORTH

REV.	DATE	DESCRIPTION	BY
0	10/28/22	CUP RENEWAL	RW
1	02/08/23	PLANNING COMMENTS	RW

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TELECOMMUNICATIONS PROJECT MANAGEMENT  
302 STATE PLACE,  
ESCONDIDO, CALIFORNIA 92029

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1329 SUGARBUSH DRIVE  
VISTA, CA 92084

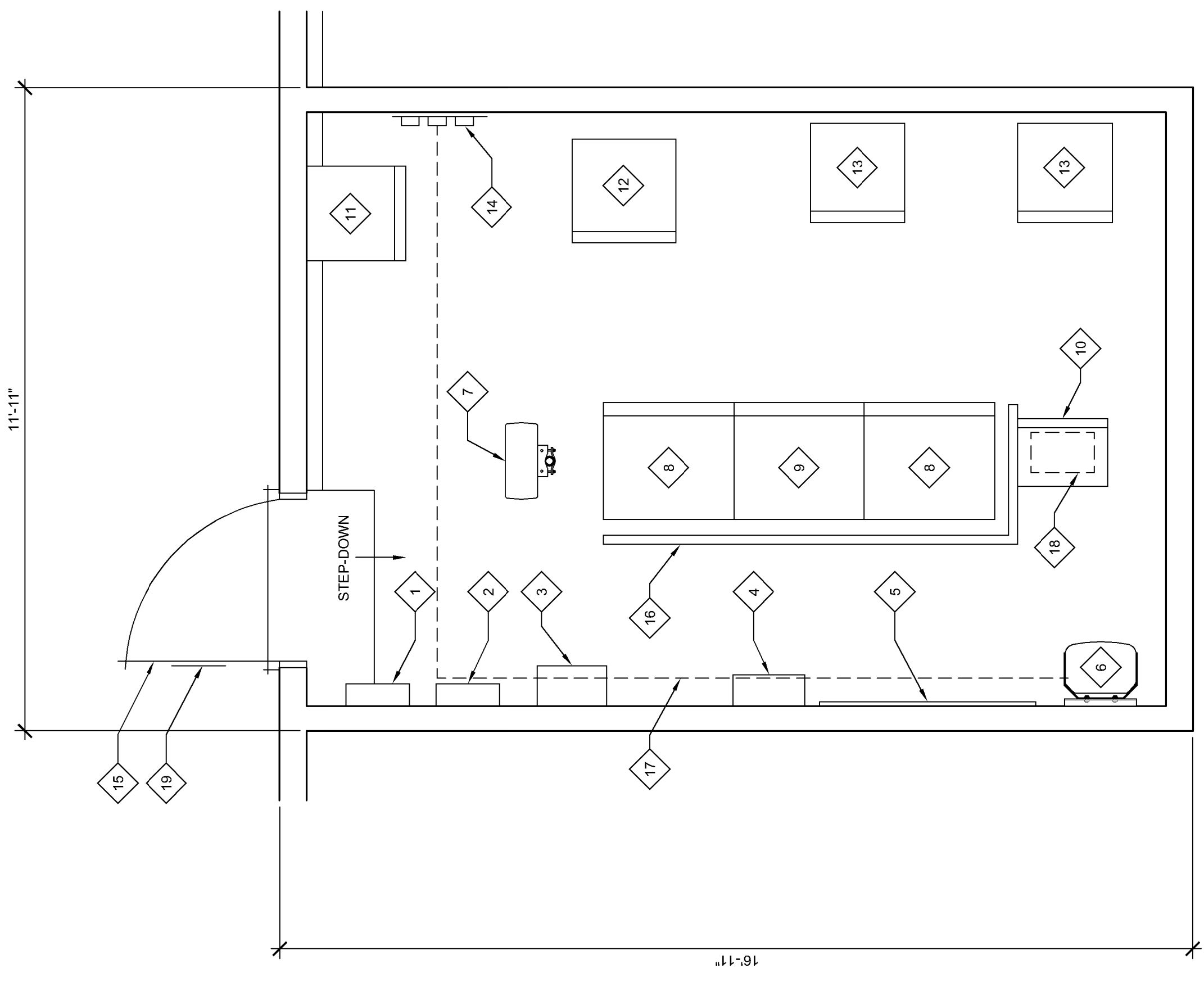
**MONTE VISTA BC  
CUP RENEWAL**

SHEET TITLE:  
EQUIPMENT PLAN

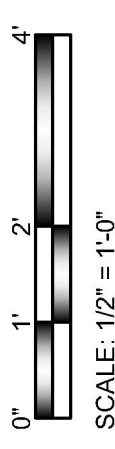
**A-1**

- KEYED NOTES:**
- 1 (E) 60A SUB PANEL B (11) OPEN SPACES, (7) (E) BREAKER "OFF"
  - 2 (E) 200A PANEL A, NO MAIN BREAKER, (0) OPEN SPACES, (6) (E) BREAKER "OFF"
  - 3 (E) MTS
  - 4 (E) ENVIRONMENTAL CONTROL
  - 5 (E) TELCO BOARD
  - 6 (E) RAYCAP 3315 UNIT (NO HYBRID)
  - 7 (E) RRU11 RADIO UNIT MOUNTED ON (E) PIPE
  - 8 (E) CDMA RACK
  - 9 (E) LTE 6201 CABINET
  - 10 (E) TOLL RACK
  - 11 (E) 48V POWER RACK WITH (3) RECTIFIERS
  - 12 (E) BATTERIES
  - 13 (E) A/C UNIT
  - 14 (E) (3) CABLE PORT
  - 15 (E) ACCESS DOOR
  - 16 (E) ACOUSTIC FOAM WALL
  - 17 (1) (E) 6X12 HYBRID CABLE
  - 18 (1) (E) RACK MOUNTED TYPE 2260 RAYCAP UNIT
  - 19 (E) VERIZON "RF NOTICE" SIGNAGE

**NOTE:**  
NO CHANGES ARE PROPOSED AS A PART OF THIS RENEWAL APPLICATION. SITE WILL BE MAINTAINED AS PER THE PREVIOUSLY APPROVED CONDITIONS FROM THE MINOR USE PERMIT AND ITS SUBSEQUENT MODIFICATIONS (PDS2000-3400-00-142; PDS2011-2495-00-142-01; PDS2012-3401-00-142-02)



**EQUIPMENT PLAN**





REV.	DATE	DESCRIPTION	BY
0	10/28/22	CUP RENEWAL	RW
1	02/08/23	PLANNING COMMENTS	RW

**PLANCOM**  
TELECOMMUNICATIONS PROJECT MANAGEMENT

302 STATE PLACE,  
ESCONDIDO, CALIFORNIA 92029

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MONTE VISTA BC  
CUP RENEWAL

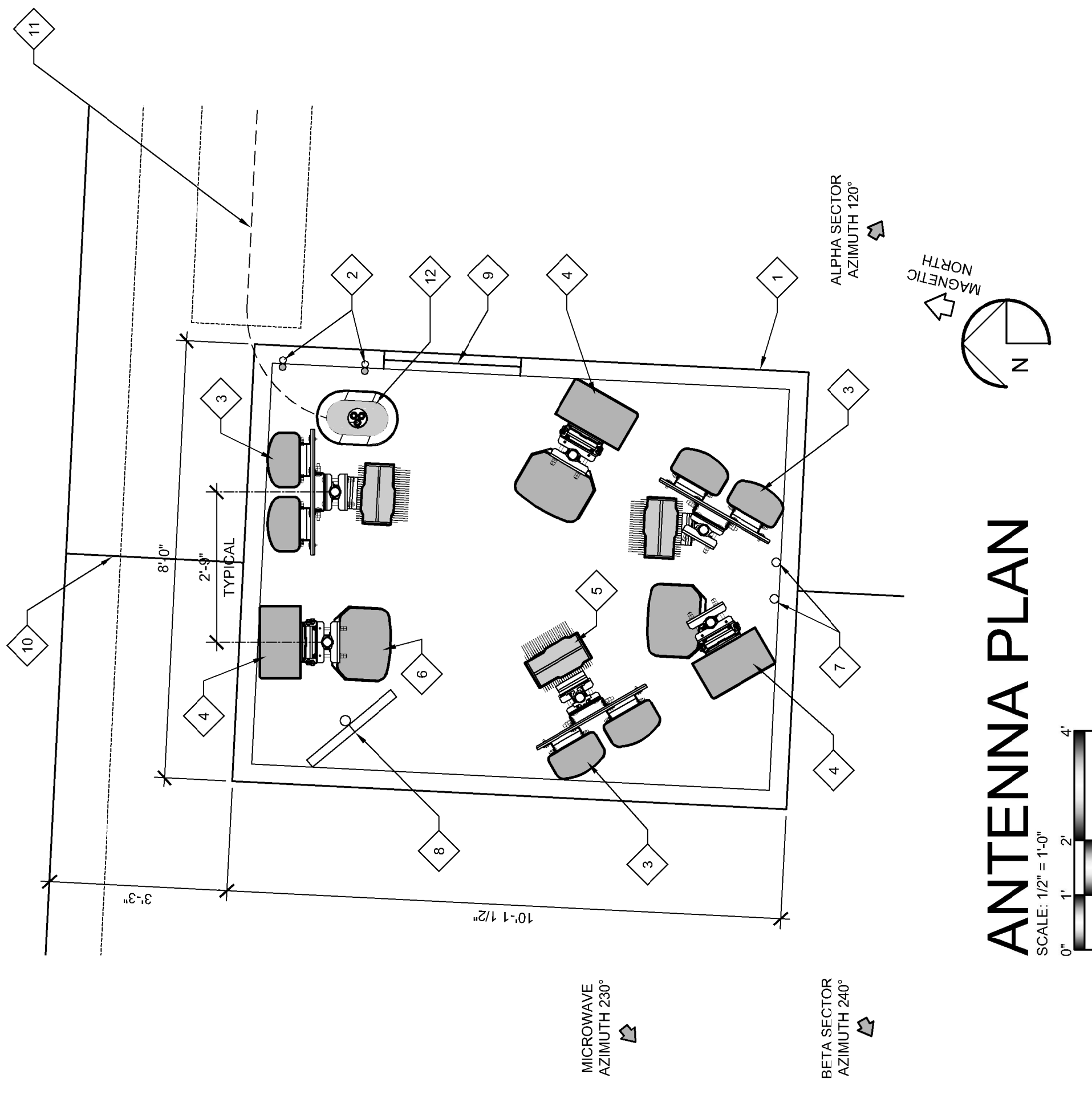
1329 SUGARBUSH DRIVE  
VISTA, CA 92084

SHEET TITLE:  
ANTENNA PLAN

**A-3**

**KEYED NOTES:**

- 1 (E) VERIZON FRP FAUX CHIMNEY, OPEN ON TOP, WITH FRP SCREENS
- 2 (E) VERIZON OMNI ANTENNAS, TOTAL OF 2
- 3 (E) VERIZON PANEL ANTENNA ON 4TX MOUNT, TOTAL OF 6
- 4 (E) VERIZON L-SUB6 & CBRS ANTENNAS STACKED ON SINGLE MOUNT, TOTAL OF 3 EACH
- 5 (E) VERIZON RADIO UNIT, TOTAL OF 6
- 6 (E) VERIZON RAYCAP UNIT, TOTAL OF 3
- 7 (E) VERIZON GPS ANTENNA, TOTAL OF 2
- 8 (E) VERIZON FLAT MICROWAVE ANTENNA, TOTAL OF 1
- 9 (E) 30" X 36" ACCESS PANEL
- 10 (E) ROOF RIDGE
- 11 (E) HYBRID CABLES ROUTED UTILIZING (E) VERTICALLY MOUNTED CABLE TRAY ON EXTERIOR SIDE OF HOUSE AND UP BETWEEN ROOF FRAMING IN ATTIC SPACE.
- 12 (E) CHEMURB ROOF PENETRATION AT HYBRID CABLES



**NOTE:**  
ALL ANTENNAS ARE PROPOSED AS A PART OF THIS RENEWAL APPLICATION. ALL ANTENNAS AND ACCESSORIES AT THIS SITE WILL BE MAINTAINED AS PER THE PREVIOUSLY APPROVED CONDITIONS FROM THE MINOR USE PERMIT AND ITS SUBSEQUENT MODIFICATIONS (PDS2000-3400-00-142, PDS2011-3499-00-142-01, PDS2012-3401-00-142-02)



REV.	DATE	DESCRIPTION	BY
0	10/28/22	CUP RENEWAL	RW
1	02/08/23	PLANNING COMMENTS	RW

**PLANCOM**  
TELECOMMUNICATIONS PROJECT MANAGEMENT  
302 STATE PLACE,  
ESCONDIDO, CALIFORNIA 92029

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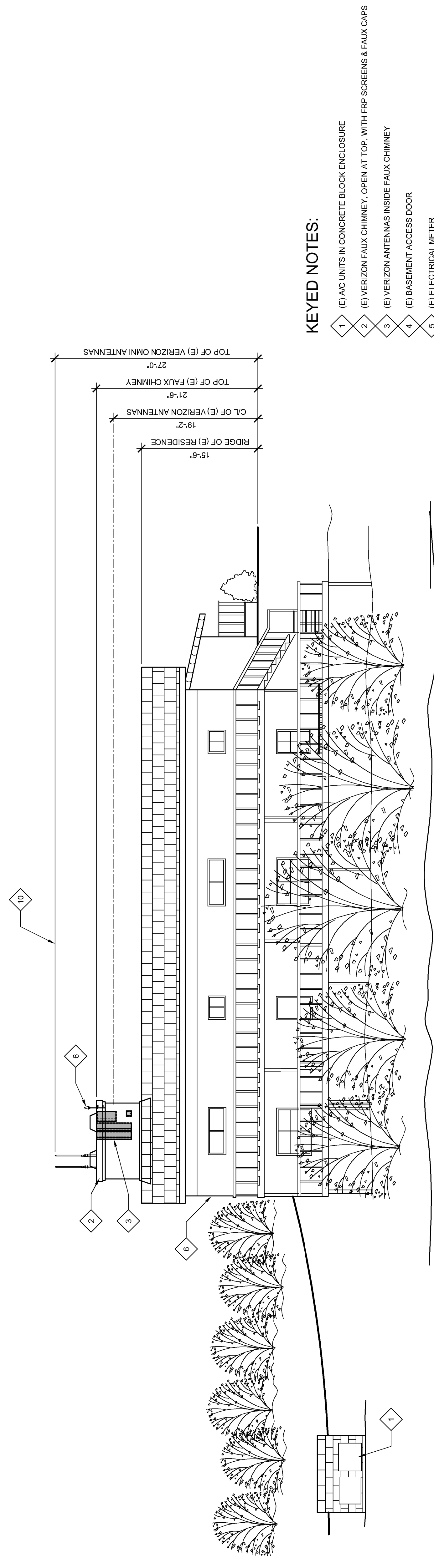
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IRVINE, CA 92618

1329 SUGARBUSH DRIVE  
VISTA, CA 92084

**MONTE VISTA BC  
CUP RENEWAL**

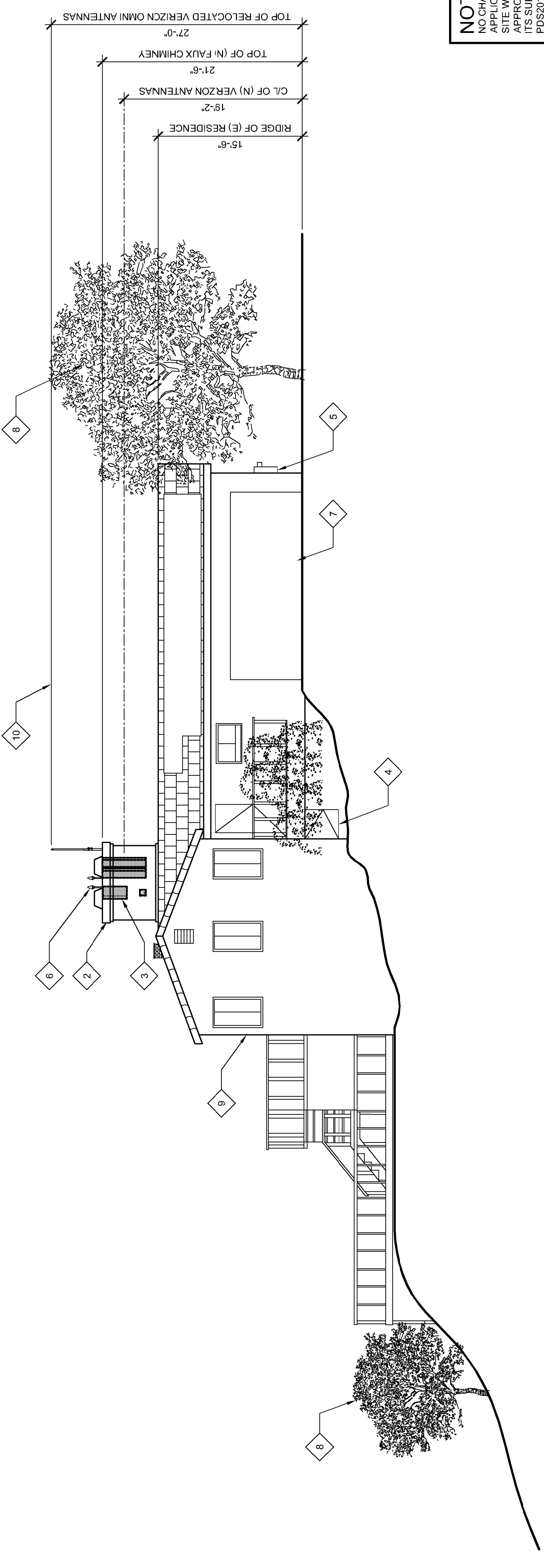
SHEET TITLE:  
**EXTERIOR ELEVATIONS**

**A-5**



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"  
0" 4" 8" 16"

- KEYED NOTES:**
- 1 (E) AC UNITS IN CONCRETE BLOCK ENCLOSURE
  - 2 (E) VERIZON FAUX CHIMNEY, OPEN AT TOP, WITH FRP SCREENS & FAUX CAPS
  - 3 (E) VERIZON ANTENNAS INSIDE FAUX CHIMNEY
  - 4 (E) BASEMENT ACCESS DOOR
  - 5 (E) ELECTRICAL METER
  - 6 (E) VERIZON GPS ANTENNAS
  - 7 (E) GARAGE
  - 8 (E) TREE, TYPICAL
  - 9 (E) RESIDENCE
  - 10 TOP OF (E) VERIZON OMNI ANTENNAS



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"  
0" 4" 8" 16"

**NOTE:**  
NO CHANGES ARE PROPOSED AS A PART OF THIS RENEWAL APPLICATION. ALL CONDITIONS SHALL BE MAINTAINED AS PER THE PREVIOUSLY APPROVED CONDITIONS FROM THE MINOR USE PERMIT AND ITS SUBSEQUENT MODIFICATIONS (PDS2000-3600-00-142; PDS2011-3489-00-142-01; PDS2012-3401-00-142-02)



**Attachment B – Form of Decision  
Approving PDS2022-ZAP-00-142W3**





**County of San Diego**  
**PLANNING & DEVELOPMENT SERVICES**

DAHVIA LYNCH  
DIRECTOR

VINCE NICOLETTI  
ASSISTANT DIRECTOR

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017  
www.sdcounty.ca.gov/pds

November 16, 2023

**PERMITTEE:** VERIZON (ATTN: JILL CLEVELAND)  
**MINOR USE PERMIT:**  
**MODIFICATION:** PDS2022-ZAP-00-142W3  
**E.R. NUMBER:** PDS2022-ER-01-08-003C  
**PROPERTY:** 1329 SUGARBUSH DRIVE WITHIN THE TWIN OAKS VALLEY COMMUNITY  
OF THE NORTH COUNTY METROPOLITAN SUBREGIONAL PLANNING AREA  
WITHIN UNINCORPORATED COUNTY OF SAN DIEGO  
**APN:** 181-280-07-00

**DECISION OF THE ZONING ADMINISTRATOR**

**ORIGINAL MINOR USE PERMIT DECISION (3400-00-142)**

Grant in substantial conformance with the approved replacement plot plan, dated March 14, 2001, consisting of 5 sheets, a Minor Use Permit to authorize the location and use of a wireless communication facility consisting of four whip antennas, one digital data dish, and a 561 square foot electronic equipment room pursuant to Sections 1355, 2704 and 7350 et. seq. of The Zoning Ordinance.

**MODIFICATION TO MINOR USE PERMIT DECISION (3401-00-142-01)**

Grant this Minor Use Permit Modification for an existing wireless telecommunication facility. This permit authorizes the installation of two additional omni whip antennas and one (1) Global Positioning System (GPS) antenna to the roof of an existing residence pursuant to sections 6985, 6987, and 7350 of the Zoning Ordinance.

**MODIFICATION TO MINOR USE PERMIT DECISION (3401-00-142-02)**

Grant this Minor Use Permit Modification for the installation of a 30Kilowatt (kW) emergency back-up generator that would be placed within a sound attenuation shelter. The shelter would be surrounded by a 10-foot-tall concrete block wall, and additional landscaping would be included to provide screening for the structures.

**MODIFICATION TO MINOR USE PERMIT DECISION (ZAP-00-142W3)**

This Minor Use Permit Modification for ZAP-00-142W3 consists of 7 sheets including plot plan, equipment layout, and elevations dated November 16, 2023. This permit authorizes the renewal of an existing wireless telecommunication facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement

and a detached generator enclosure surrounded by a 10-foot concrete block wall pursuant to Sections 6985, 6986 and 7358 of the Zoning Ordinance.

Wireless telecommunication facilities subject to this Minor Use Permit Modification are considered "high visibility" facilities, therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Minor Use Permit shall have a maximum term of 15 years (ending November 16, 2038, at 4:00 p.m.). This may be extended for an additional period of time through modification of this permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time. All wireless telecommunication facilities subject to this Minor Use Permit shall be reviewed for conformance with the amortization requirements outlined in Sections 6985 and 6991 of the Zoning Ordinance through the modification of this permit.

**MINOR USE PERMIT MODIFICATION EXPIRATION:** This Minor Use Permit shall expire on November 16, 2025 at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Minor Use Permit has commenced prior to said expiration date.

.....

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

**SPECIFIC CONDITIONS FOR ZAP00-142:**

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

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

- A. Prior to obtaining any building permit pursuant to this Minor Use Permit, and prior to commencement of construction or use of the property in reliance on this Minor Use permit, the applicant shall:
  - 1. Pay off all existing deficit accounts associated with the processing of this application to the satisfaction of the Department of Planning and Land Use. [CONDITION SATISFIED]
  - 2. The activities proposed under this application may be subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the San Diego County Stormwater Ordinance. On all such operations, the property owner must 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. This

requirement shall be to the satisfaction of the Director of Public Works. [CONDITION ADVISORY]

3. Best Management Practices (BMPs) may have to 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 and/or other agencies. This requirement shall be to the satisfaction of the Director of Public Works. [CONDITION ADVISORY]

B. Prior to any occupancy or use of the premises pursuant to this Minor Use Permit, the applicant shall:

1. Submit evidence (such as photographs) to the satisfaction of the Director of Planning and Land Use that the whip antennas have been painted to match the roof of the residence. [CONDITION SATISFIED]

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

1. Facilities shall be removed when no longer in use.

**SPECIFIC CONDITIONS FOR 3401-00-142W<sup>1</sup> (ZAP):** 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 Modification. 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. [CONDITION 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. [CONDITION SATISFIED]

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

**3. 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 (3401-00-142W<sup>1</sup>) plot plan and the building plans. This includes, but is not limited to: 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. **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. [CONDITION SATISFIED]

**4. 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 11/15/2010, 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 *[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. [CONDITION SATISFIED]

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

**5. 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 painting all necessary aesthetics design features. 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.

**6. 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 11/15/2010.
- 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.

**SPECIFIC CONDITIONS FOR PDS2012-3401-00-142-02(W<sup>2</sup>):** Compliance with the following Specific Conditions shall be established before the property can be used in reliance upon this Minor Use Permit Modification. 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: [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. **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.

**BUILDING PERMIT:** *(Prior to approval of any building plan and the issuance of any building permit).*

3. **NOISE REQUIREMENT: [PDS, BPPR] [BP] [PDS, FEE X1]. INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

- a. The proposed generator unit shall incorporate the manufacturer sound enclosure and would also be located within a sound attenuated equipment enclosure as specified within the Noise Impact Analysis report prepared by Eilar Associates, dated November 22, 2010.
- b. The proposed metal door providing access to the sound attenuated equipment enclosure shall be equipped with appropriate acoustical seals as specified within the Noise Impact Analysis report prepared by Eilar Associates, dated November 22, 2010.

- c. The generator sound attenuated equipment enclosure shall be located within the ten (10') foot high retaining wall.

**DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to *[PDS, Building Division Plan Pre-review (BPPR)]* for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The *[PDS, BPPR]* shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

**4. SITE DESIGN IMPLEMENTATION: [PDS, BPPR] [BP]**

**INTENT:** In order to comply with the approved project design, the following design measures shall be implemented on building plans and construction plans. **DESCRIPTION OF REQUIREMENT:** The applicant shall include information pertaining to the fuel storage (double walled fuel storage tank and concrete pad with containment curb) to the plot plan and building plan. **DOCUMENTATION:** The applicant shall place the design elements or notes on the building plans and constructions plans. **TIMING:** Prior to issuance of any building permit, the design elements shall be incorporated into the building plans and construction plans. **MONITORING:** The *[PDS, BPPR]* shall verify that the specific note(s), and design elements have been placed on all sets of the building plans and construction plans, and made conditions of its issuance.

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

**5. 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 and landscaping, 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. **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.

**6. PHOTO SIMULATION: [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 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.

7. **NOISE CONTROL DESIGN MEASURES: [PDS, BPPR] [PDS, PCC [BP] [PDS FEE X1] INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans:

- a. The proposed generator unit shall incorporate the manufacturer sound enclosure and would also be located within a sound attenuated equipment enclosure as specified within the Noise Impact Analysis report prepared by Eilar Associates, dated November 22, 2010.
- b. The proposed metal door providing access to the sound attenuated equipment enclosure shall be equipped with appropriate acoustical seals as specified within the Noise Impact Analysis report prepared by Eilar Associates, dated November 22, 2010.
- c. The generator sound attenuated equipment enclosure shall be located within the ten (10') foot high retaining wall.

**TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational.

**MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

8. **HEALTH AND SAFETY PLAN: [DEH, HMD] [UO, FG]**

**INTENT:** In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the [California Health and Safety Code, Chapter 6.95](#), a hazardous materials Business plan shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A Health and Safety Plan, and Hazardous Materials Business Plan that outlines worker safety and personal protection equipment appropriate for the chemicals of concern (i.e., TPH, VOCs, arsenic and lead) and the construction activities planned for the site regarding all on-site storage, handling, and disposal of potentially hazardous substances, such as ground fuel storage and contaminated soil storage. The plan shall be approved by [DEH, HMD].

**DOCUMENTATION:** The applicant shall provide copies of the Health and Safety Plan, and Hazardous Materials Business Plan to [DEH, HMD] for review and approval. Evidence shall be in the form of a letter from the county of San Diego, Department of Environmental Health, Hazardous Materials Division, stating that the appropriate Department of Environmental Health, State and/or Federal permits are being pursued or have been obtained or that no further permits are required. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve the Health and Safety Plan, and Hazardous Materials Business Plan for compliance with this condition.



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

**9. SITE CONFORMANCE: [PDS, PCO] [OG] [DPR, TC, PP].**

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: watering all landscaping at all times and painting all necessary aesthetics design features. 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 *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

**10. SITE CONFORMANCE: [PDS, PCO] [OG].**

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

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

**SPECIFIC CONDITIONS FOR MINOR USE PERMIT MODIFICATION ZAP-00-142W3:**

Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Minor Use Permit. Please note that all applicable ongoing conditions associated with the original Minor Use Permit (ZAP-00-142) and subsequent Modifications approval shall apply. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

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

1. **GEN#1-COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.
2. **GEN#2-RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**  
**INTENT:** In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.
3. **ROADS#1-SIGHT DISTANCE**  
**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:** A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is 340 feet of unobstructed intersectional sight distance in the northbound (NB) direction

and 310 feet of unobstructed intersectional sight distance in the southbound (SB) direction(s) from the existing access road onto **Sugarbush Drive** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of 300 feet as described in Table 5 based on a speed of 30 mph, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

**DOCUMENTATION:** The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

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

**4. GEN#3-INSPECTION FEE**

**INTENT:** In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

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

**INTENT:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations and photo surveys dated **11/16/2023** to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] and DPR [TC, PP] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

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

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

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

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

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

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

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

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

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans, and plot plan. This includes, but is not limited to maintaining the following: installing all required design features, painting all structures with the approved colors, 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. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

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

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

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations and photo surveys dated 11/16/2023. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered

abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain. This period can be extended based on provided documentation to the satisfaction of the Director of DPR and the Director of PDS.

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

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

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

**12. ROADS#2–SIGHT DISTANCE**

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

There shall be a minimum unobstructed sight distance of 340 feet in the northbound (NB) direction and 310 feet in the southbound (SB) direction along **Sugarbush Drive** from the project driveway openings for the life of this permit.

**DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

**FINDINGS FOR MINOR USE PERMIT MODIFICATION PDS2022-ZAP-00-142W3**

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 existing wireless telecommunication facility consists of a wireless facility on the rooftop of a single-family residence concealed by a faux chimney that was approved by a previous minor deviation. The faux chimney has been approved by a separate minor deviation application and the permits to construct the faux chimney are in-process. An equipment room necessary for the facility is located inside the basement of the single-family residence which cannot be seen from the public. The facility also includes a detached back-up generator enclosure surrounded by a 10-foot-tall earth-tone Concrete Masonry Unit (CMU) wall with landscaping. The faux chimney and earth-tone CMU enclosure blend the project in with the rural residential character of the project vicinity. The subject property is approximately 1.93 acres and is developed with a single-family residence. Structures and objects surrounding the project site consist of residential homes and vegetation. The project is compatible with the surrounding area which is comprised primarily of residential uses. Therefore, the project, as designed, is camouflaged, and will blend into the project site with reduced adverse visual impacts to the surrounding project area.

*Scale and Bulk:*

The project area can primarily be characterized as rural residential. Residential homes and vegetation are located within the project vicinity. The single-family residence with the wireless facility on the rooftop measures an overall height of 27 feet which is within the height limitations of the property.

Photo simulations on file with this Minor Use Permit Modification illustrate that the existing wireless facility on the rooftop of the existing single-family residence with supporting equipment located inside the basement of the home and a detached generator enclosure would be in harmony with the scale and bulk of the surrounding area and therefore would be unobtrusive to the surrounding viewshed. The existing wireless facility is concealed by a faux chimney while the detached generator enclosure is concealed by a 10-foot-tall earth-tone CMU wall and are screened from Buena Creek Road by dense vegetation. The wireless telecommunication facility is approximately 0.1 miles away from Buena Creek Road. Motorists traveling along the highway will have limited views of the facility due to dense vegetation between Buena Creek Road and the project site. The

facility designed with a faux chimney would appear as an expected visual feature within the project vicinity as the project vicinity contains residential homes and dense vegetation. As a result, the components of the surrounding environment will be consistent with the scale of the surrounding environmental and will not be visible to nearby residents or motorists.

Coverage:

The subject parcel is approximately 1.93 acres in size. Surrounding land uses consist of residential land uses and vacant land with parcel sizes ranging in size from 1 acre to over 15 acres. The project is located on a parcel that is developed with a single-family residence. No additional construction is proposed at this time, and the project will not contribute existing site coverage, nor will it substantially increase the scale and bulk of the subject property. Considering the size of the subject lot compared with the size and location of the existing structure, and the coverage characteristics of surrounding properties, the telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

Density:

The project is a Minor Use Permit Modification to renew a use permit to operate a wireless facility and does not have a residential component subject to density.

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

The project is located within the jurisdiction of Vista Fire Protection District. The project has been reviewed and found to be FP-2 compliant and the supporting equipment of the facility are located within equipment enclosures. The project would not require water or sewer services. Electrical and telephone services are available on-site. The proposed project involves renewal of a use permit for operation of an existing wireless telecommunication facility with existing access to adequate utilities. All required utilities are therefore available for the project.

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

The project is a Minor Use Permit Modification for the renewal of an existing wireless telecommunication facility. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in sections 6985 and 6991. The subject project will result in the continued operation of an existing wireless facility on the rooftop of an existing single-family residence with a supporting equipment room located inside the basement of the residence. Additionally, there is a detached generator enclosure surrounded by a 10-foot-tall earth-tone CMU wall. Photo-simulations on file with the Minor Use Permit Modification demonstrate that the existing rooftop wireless facility will be concealed by a faux chimney and the detached generator enclosure is concealed by an earth-tone CMU wall which will be in harmony with the existing neighborhood character. No trenching or grading is proposed or required for the project as new construction is not being proposed at this time.



While the faux chimney is visible from Buena Creek Road, motorists traveling along the highway will have limited views of the facility for short durations due to dense vegetation between Buena Creek Road and the project site. The facility which is designed with a faux chimney would appear as an expected visual feature within the project vicinity as the faux chimney blends in with the house and the project vicinity includes other residential homes. The line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area, such as the existing utility poles and vegetation onsite.

The project has been reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The current proposed project does not contain additional noise generating equipment. The existing wireless telecommunication facility contains a standby generator that is located within a sound attenuated enclosure and surrounded by a 10-foot-tall CMU wall that was authorized by a previously approved Minor Use Permit Modification. The project, as designed, would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to result in approximately one to three trips per month and will utilize a private driveway connecting to Sugarbush Drive for access. Existing space for parking is available on the property. The use associated with this Minor Use Permit Modification is compatible with the existing residential nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and will be compatible with adjacent uses. Therefore, the number of maintenance trips will not substantially increase or alter the physical character of Sugarbush Drive or Buena Creek Road.

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

The applicant proposes a Minor Use Permit Modification for the renewal of an existing unmanned wireless telecommunication facility. The subject property is approximately 1.93 acres in size and has access and utility services adequate to serve the proposed use. The renewal of the existing wireless facility will not result in any alterations to the landform or grading as no additional construction is being proposed at this time. The project, as designed, would be camouflaged, would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

None identified.

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

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

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

An Addendum dated November 16, 2023 to the previously adopted ND (Log No. 01-08-003) dated April 19, 2001 was prepared and is on file with Planning & Development Services. It has been determined that the project, as designed, would not cause any significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted ND.

### **WIRELESS TELECOMMUNICATION FINDINGS**

The project is in a non-preferred location in a non-preferred zone. Pursuant to Section 6986.B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternate site analysis and discussed preferred locations in the area and why they were not technologically or legally feasible. Pursuant to Section 6986.C of the Ordinance, the applicant has provided a camouflaged facility as a faux chimney on an existing residence. Due to the camouflaging of the facility and lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

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

**LIGHTING ORDINANCE COMPLIANCE:** In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light

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

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

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

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

**LOW IMPACT DEVELOPMENT NOTICE:** The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new*

*Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROGRAM/susmppdf/lid\\_handbook\\_2014sm.pdf](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.

<b>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</b>			
<b>Planning &amp; Development Services (PDS)</b>			
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		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health and Quality (DEHQ)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
Real Property Division	RP		

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

COUNTY OF SAN DIEGO  
DAHVIA LYNCH, DIRECTOR

BY:

Ashley Smith, Chief  
Project Planning Division  
Planning & Development Services

email cc:

Michael Johnson, Group Program Manager, PDS  
Sean Oberbauer, Land Use/Environmental Planner, PDS  
Patricia Calderon, Project Planner, Land Use/Environmental Planner, PDS  
Jill Cleveland, Applicant Project Contact

## **Attachment C – Environmental Documentation**



# County of San Diego

DAHVIA LYNCH  
DIRECTOR

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

VINCE NICOLETTI  
ASSISTANT DIRECTOR

## AN ADDENDUM TO THE PREVIOUSLY APPROVED NEGATIVE DECLARATION FOR PURPOSES OF CONSIDERATION OF PDS2022-ZAP-00-142W3

November 16, 2023

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

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

1. To the Project Name add: Verizon Monte Vista Wireless Telecommunications Facility Minor Use Permit Modification
2. To the Project Number(s) add: PDS2022-ZAP-00-142W3, PDS2022-ER-01-08-003C
3. To the first paragraph add as indicated: The 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 November 16, 2023, which includes the following forms attached.
  - A. An Addendum to the previously approved Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated November 16, 2023.
  - B. An Ordinance Compliance Checklist





## County of San Diego

**DAHVIA LYNCH**  
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

**VINCE NICOLETTI**  
ASSISTANT DIRECTOR

**November 16, 2023**

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

#### **FOR PURPOSES OF CONSIDERATION OF Verizon Monte Vista PDS2022-ZAP-00-142W3**

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 ND for the original Verizon Monte Vista Property Wireless Telecommunication Facility (3400-00-142), Log No. 01-08-003 dated April 19, 2001 was adopted by the Zoning Administrator on May 29, 2001. The adopted ND did not identify any mitigation measures in order to bring impacts for the original project below a level of significance.
2. Lead agency name and address:  
County of San Diego, Planning & Development Services  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123
  - a. Contact Patricia Calderon, Project Manager
  - b. Phone number: (619) 629-7535
  - c. E-mail: [patricia.calderon@sdcounty.ca.gov](mailto:patricia.calderon@sdcounty.ca.gov)
3. Project applicant's name and address:  
Applicant Contact Information:
  - a. Contact Jill Cleveland, Project Manager
  - b. Phone number: (760) 420-4833
  - c. E-mail: [jill.cleveland@plancominc.com](mailto:jill.cleveland@plancominc.com)

4. Summary of the activities authorized by present permit/entitlement application(s):  
 Minor Use Permit ZAP-00-142 authorized the construction, operation, and maintenance of a wireless telecommunication facility consisting of four whip antennas, one digital data dish, and an approximately 561 square foot electronic equipment room located in the basement of the single-family residence. A Minor Use Permit Modification (ZAP-00-142W1) authorized the installation of two additional omni whip antennas and one Global Positioning System (GPS) antenna to the roof of the existing single-family residence. A second Minor Use Permit Modification (ZAP-00-142W2) authorized the installation of a 30kW emergency back-up generator that would be placed within a sound attenuation enclosure. The enclosure is surrounded by a three to 10-foot-tall Concrete Masonry Unit (CMU) wall, with additional landscaping to provide screening for the structures. A Minor Use Permit Minor Deviation (ZAP-00-142W2M2) authorized a new rooftop chimney to camouflage the rooftop equipment of the facility from the surrounding area. Since the approval of the original Minor Use Permit and subsequent modifications, several minor deviations have been approved for antennas and ancillary equipment upgrades.
5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

NO

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance in order to renew the permit and extend the duration of the permit for 15 years.

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

NONE

I. Aesthetics

II. Agriculture and Forest Resources

III. Air Quality

IV. Biological Resources

V. Cultural Resources

VI. Energy

VII. Geology and Soils

VIII. Greenhouse Gas Emissions

IX. Hazards and Hazardous Materials

X. Hydrology and Water Quality

XI. Land Use and Planning

XII. Mineral Resources

XIII. Noise

XIV. Population and Housing

XV. Public Services

- XVI. Recreation
- XVII. Transportation
- XVIII. Tribal Cultural Resources
- XIX. Utilities and Service Systems
- XX. Wildfire
- XXI. Mandatory Findings of Significance

**DETERMINATION:**

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

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

**November 16, 2023**

Signature

Date

**Patricia Calderon**

Printed Name

**Project Manager**

Title

**INTRODUCTION**

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

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

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

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

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

**ENVIRONMENTAL REVIEW UPDATE CHECKLIST**

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

YES

NO

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is not visible from Twin Oaks Valley Road which is the nearest Scenic Highway identified in the County of San Diego General Plan. The renewal of the existing wireless facility would bring the wireless telecommunication facility into conformance with the Zoning Ordinance. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to aesthetics.

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

YES

NO

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to agriculture and forestry resources.

**III. AIR QUALITY** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or

"new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

NO

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. No additional construction or grading activities are proposed with this modification that would impact air quality. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to air quality.

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

YES

NO

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The project site contains an existing residence and the project is not located within an adopted Multiple Species Conservation Program subarea. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to biological resources.

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

YES

NO

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to cultural resources.

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

YES

NO

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. No additional structures or uses that would require the consumption of energy resources 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 renewable energy or energy efficiency.

**VII. GEOLOGY AND SOILS** - Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that

will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

NO

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to geology and soils.

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

YES

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. AB 1279 was recently passed in September of 2022 and would declare the policy of the state both to achieve net zero greenhouse gas emissions as soon as possible, but no later than 2045, and achieve and maintain net negative greenhouse gas emissions thereafter, and to ensure that by 2045, statewide anthropogenic greenhouse gas emissions are reduced to at least 85% below the 1990 levels. AB 1279 would require the state board to work with relevant state agencies to ensure that updates to the scoping plan identify and recommend measures to achieve these policy goals and to identify and implement a variety of policies and strategies that enable carbon dioxide



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

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Emissions associated with projects tend to be primarily generated by use of cars or vehicles for operations of a use. The project will not result in additional trips as the majority of trips associated with the operation of the facility consist of approximately monthly maintenance trips. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in effects associated with greenhouse gas emissions of compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions.

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

YES

NO

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached generator enclosure that is surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in

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

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

YES

NO

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached generator enclosure that is surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. A stormwater intake form and Standard Stormwater Quality Management Plan has been submitted and reviewed for compliance with current standards. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to hydrology and water quality.

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

YES

NO

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is not visible from Twin Oaks Valley Road which is a Scenic Highway identified in the County of San Diego General Plan. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to land use and planning.

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

YES  NO

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to mineral resources.

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

YES  NO

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The current proposal does not include additional noise generating equipment. Existing noise generating equipment for the facility are enclosed in a concrete masonry unit enclosure that will continue to attenuate noise to levels in conformance with County ordinances and guidelines. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects associated with noise.

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

YES

NO

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to population and housing.

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

YES

NO

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The

application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The proposed project does not include expansion of existing facilities to serve the site. The proposed wireless facility is compliant with the FP-2 fire policy and the project will continue to be served by the Vista Fire Protection District. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to public services.

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

YES

NO

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The project does not consist of residential uses and will not require the expansion of existing recreational facilities. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The project does not consist of residential uses. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to recreation.

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

YES

NO

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside

of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Since the ND was adopted, SB 743 addressing Vehicle Miles Traveled (VMT) has been adopted. The original ND for the facility is dated prior to July 1, 2020, which is the effective date of VMT. The project will not result in additional trips as the majority of trips associated with the operation of the facility consist of approximately monthly maintenance trips. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to transportation and traffic.

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

YES

NO

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

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

YES

NO

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in

sections 6985 and 6991 of the Zoning Ordinance. The project is compliant with the FP-2 fire policy and the project will continue to be served by the Vista Fire Protection District. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to utilities and service systems.

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

YES

NO

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The proposed Minor Use Permit Modification complies with the Fire Prevention Standards for cellular facilities as outlined in Policy FP-2 and the project will continue to be served by the Vista Fire Protection District. Therefore, the proposed Minor Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to wildfire.

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

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

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

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

YES

NO

As described in this Addendum, there are no physical changes or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any

of the mandatory findings of significance. There are no proposed changes to resources as previously identified and analyzed in the adopted ND.

The proposed project is for a Minor Use Permit Modification to renew an existing wireless facility located on the rooftop of an existing single-family residence concealed by a faux chimney with supporting equipment inside the basement and a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is not visible from Twin Oaks Valley Road which is a Scenic Highway identified in the County of San Diego General Plan. The intent of the project overall is to renew the term and bring the wireless telecommunication facility into conformance with current standards.

#### Attachments

- Previous environmental documentation
- Addendum to the previously adopted EIR

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

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

California Environmental Quality Act, CEQA Guidelines

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

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

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

California Public Resources Code, CPRC, Sections 40000-41956

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

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

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

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

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

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



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

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

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

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

Public Resources Code Sections 4290 and 4291

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

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

The Resource Conservation and Recovery Act (RCRA), 1976

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

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

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

**FOR PURPOSES OF CONSIDERATION OF**

**Verizon Monte Vista Wireless Telecommunication Facility  
PDS2022-ZAP-00-142W3; PDS2022-ER-01-08-003C**

**November 16, 2023**

**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 (MSCP) and Biological Mitigation Ordinance (BMO)?

YES

NO

NOT APPLICABLE/EXEMPT

The proposed project and any off-site improvements related to the proposed project are located 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 involves modifications to an existing unmanned wireless telecommunication facility and does not propose the addition of any landscaping or use of groundwater.

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

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

***Wetland and Wetland Buffers:***

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

***Floodways and Floodplain Fringe:***

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

***Steep Slopes:***

The scope of the project is to renew an existing wireless telecommunications facility and no construction is proposed in steep slopes located on the project site. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes where the wireless telecommunications facility is located. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

**Sensitive Habitats:**

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the proposed wireless facility. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the Resource Protection Ordinance.

**Significant Prehistoric and Historic Sites:**

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project site does not contain any archaeological resources. The current project application will be located within the same developed footprint of a wireless telecommunication facility. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES                      NO                      NOT APPLICABLE  
                                           

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

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

YES                      NO                      NOT APPLICABLE  
                                           

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

The project site is zoned Limited Agriculture (A70) and is subject to a restrictive sound level requirement of a one-hour average 45 dBA limit at the project property line. The current project does not propose any additional noise generating equipment. Primary noise sources from the existing site consist of a generator located within a three to 10-foot-high concrete masonry unit (CMU) enclosure which attenuates noise to a level below the 45 dBA limit at the project property lines. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required.



**GARY L. PRYOR**  
DIRECTOR  
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# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

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## NEGATIVE DECLARATION

# FINAL

April 19, 2001

**Project Name: Verizon Monte Vista/Buena Creek Telecommunication Facility**

**Project Number(s): ZAP 00-142, LOG No. 01-08-003**

**This Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:**

- a. Initial Study Form
  - b. Environmental Analysis Form
1. **California Environmental Quality Act Negative Declaration Findings:**

**Find, that this Negative Declaration reflects the decision-making body's independent judgement and analysis, and; that the decision-making body has reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment.**

2. **Required Mitigation Measures:**

**Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:**

**None.**

Negative Declaration, ZAP 00-142 - 2 -  
Log No. 01-08-003

April 19, 2001

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

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

None.

**ADOPTION STATEMENT:** This Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

Zoning Administrator (Decision-Making Body)

on May 29, 2001 / HCM 5 (Date/Item #)

  
J. ERIC GIBSON, Chief *FOR*  
Resource Planning

JEG:CM:br

ND0401\0108003-ND



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# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

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April 19, 2001

### INITIAL STUDY FORM

# FINAL

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

ZAP 00-142, Log No. 01-08-003; Verizon Monte Vista/Buena Creek  
Telecommunication Facility

2. Description of Project:

The project proposes the grading, construction and operation of an unmanned wireless communications facility on the residential Stuckey property. The project consists of the installation of four (4), four-foot tall whip-type antennas, a four-foot diameter digital data dish and an electronic equipment room. The four proposed whip-antennas will be located on top of the Stuckey single-family house located at 1329 Sugarbush Drive in Vista, California. A 20-foot retaining wall measuring 5-feet high is also proposed in association with the electronic equipment room. Two air-conditioner units are proposed on the north east side of the house.

3. Project Sponsor's Name and Address:

JM Consulting Group, Inc. (for Verizon Wireless)  
7747 Opportunity Road  
San Diego, CA 92065

4. Project Location:

The project is located on the west side of Sugarbush Drive. The address is 1329 Sugarbush Drive in the community of Vista within the County of San Diego. The APN is 181-280-07

Thomas Brothers Coordinates: Page 1108, Grid E/1

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Date: April 19, 2001

5. **Surrounding Land Uses and Environmental Setting:**

The project proposes the grading, construction and operation of an unmanned wireless communications facility on the residential Stuckey property. The four proposed whip-antennas will be located on top of the single-family house. The four-foot high digital dish will be located in the front yard of the residence amongst existing trees. The house is located on the top of a hill that overlooks Buena Creek Road. The vegetation on the hill is made up of orchard trees and is surrounded by native Southern mixed chaparral on the perimeters of the property. The driveway is long and steep with an approximate width of ten-foot paved surface with an access point from Sugarbush Drive. Air conditioner units are proposed on the north east side of the house.

6. **General Plan Designation**

Community Plan:	Twin Oaks-North Metro
Land Use Designation:	(2) Residential
Density:	1 du/1 acre(s)

7. **Zoning**

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

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

None.

9. **Lead Agency Name and Address:**

County of San Diego, Department of Planning and Land Use  
5201 Ruffin Road, Suite B MS O650  
San Diego, California 92123-1666

10. **Lead Agency Contact and Phone Number:**

Cheryl Monzon, (858) 694-2964

11. **Anticipated discretionary actions and the public agencies whose discretionary approval is necessary to implement the proposed:**



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Permit Type/Action

Agency

Minor Use Permit

County of San Diego

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

California Department of Fish and Game

13. Participants in the preparation of this Initial Study:

Cheryl Monzon, Environmental Analyst, Department of Planning and Land Use  
Meredith Damitz, Environmental Analyst, Department of Planning and Land Use  
Beth McKnight, Project Planner, Department of Planning and Land Use  
MaLu Alferez, Project Planner, Department of Planning and Land Use  
Lee Shick, Department of Public Works

14. Initial Study Determination:

On the basis of this Initial Study, the Department of Planning and Land Use believes that there is no evidence in the record that the proposed project may have a potentially significant effect on the environment. A **NEGATIVE DECLARATION** will be prepared.



CHERYL MONZON, Environmental Analyst  
County of San Diego, Department of Planning and Land Use  
Resource Planning

Date: April 19, 2001

## ENVIRONMENTAL ANALYSIS FORM

**FINAL**

DATE: April 19, 2001

PROJECT NAME: Verizon Monte Vista/Buena Creek Telecommunication Facility

PROJECT NUMBER(S): ZAP 00-142, Log No. 01-08-003

## EXPLANATION OF ANSWERS:

The following questions are answered either "Potentially Significant Impact", "Potentially Significant Unless Mitigation Incorporated", "Less Than Significant Impact", or "Not Applicable" and are defined as follows.

**"Potentially Significant Impact."** County staff is of the opinion there is substantial evidence that the project has a potentially significant environmental effect and the effect is not clearly avoidable with mitigation measures or feasible project changes. "Potentially Significant Impact" means that County staff recommends the preparation of an Environmental Impact Report (EIR) for the project.

**"Potentially Significant Unless Mitigation Incorporated."** County staff is of the opinion there is substantial evidence that the project may have a potentially significant adverse effect on the resource. However, the incorporation of mitigation measures or project changes agreed to by the applicant has clearly reduced the effect to a less than significant level.

**"Less Than Significant Impact."** County staff is of the opinion that the project may have an effect on the resource, but there is no substantial evidence that the effect is potentially significant and/or adverse.

**"Not Applicable."** County staff is of the opinion that, as a result of the nature of the project or the existing environment, there is no potential for the proposed project to have an effect on the resource.

## I. LAND USE AND PLANNING

1. Would the proposal potentially be in conflict with any element of the General Plan including community plans, land use designation, or zoning?

**Less Than Significant Impact.**

The proposed project is subject to the Regional Land Use Element Policy 2.1 Urban Residential and General Plan Land Use Designation (2)

The proposed project is subject to the Regional Land Use Element Policy 2.1 Urban Residential and General Plan Land Use Designation (2) Residential. The project is consistent with the General Plan because Minor Impact Utilities are anticipated by the (2) Land Use Designation that provides for civic use types that tend to support the local population. The property is zoned A70 Limited Agriculture which permits wireless communication facilities with an approved Minor Use Permit under the Minor Impact Utilities Use Type pursuant to The Zoning Ordinance Section 2704b, therefore, the proposed project is consistent with plan and zone.

2. Would the proposal potentially be in conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?

**Less Than Significant Impact.**

In the review of the project, no conflicts with environmental plans or policies adopted by other agencies have been identified. These agencies include, but are not limited to: the California Regional Water Quality Control Board, the San Diego Air Pollution Control District, California Department of Fish and Game, the Federal Department of Fish and Wildlife Service, the State Department of Health Services, and the County Department of Environmental Health.

3. Does the proposal have the potential to be incompatible with existing or planned land uses or the character of the community?

**Less Than Significant Impact.**

The existing land uses in the vicinity of the proposed project range from residential to the north, south and east and vacant agricultural to the west. The proposed wireless communication facility is located on an existing single-family dwelling, which is consistent with the existing character. Therefore, the proposed project will not have a harmful effect on neighborhood character or planned land use because the existing development will not be materially altered.

4. Would the proposal have a potentially significant adverse effect on agricultural resources or operation?

**Less Than Significant Impact.**

The proposed project has prime agricultural soils on the northern section of the property as identified on the State Important Farm Lands Map, or on the Soils Map for the Conservation Element of the San Diego County General Plan. However, the project will not significantly impact agricultural resources or operations because it is the installation and operation of unmanned cellular facilities and will not interfere with agricultural operations.

5. Would the proposal have the potential to significantly disrupt or divide the physical arrangement of an established community?

**Less Than Significant Impact.**

The proposed project is a wireless communication facility that does not propose major roadways, physical barriers or other features that would have the potential to significantly disrupt or divide the established community.

## **II. POPULATION AND HOUSING**

1. Would the proposal potentially induce substantial growth either directly or indirectly?

**Less Than Significant Impact.**

The project does not involve substantial extensions of utilities such as water, sewer or new roads systems into previously unserved areas and is consistent with the County General Plan. The project will not induce substantial growth not consistent with County planning goals.

2. Would the proposal displace a potentially significant amount of existing housing, especially affordable housing?

**Less Than Significant Impact.**

The proposed project will not displace the existing residential uses.

## **III. GEOLOGIC ISSUES**

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

**Less Than Significant Impact.**

The project is not located in a hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1994, Fault-Rupture Hazards Zones in California. Also, a site visit conducted by Meredith Damitz on October 16, 2000, did not identify any features that would indicate landslides or the potential for liquefaction.

2. Would the proposal result in potentially significant increased erosion?

**Less Than Significant Impact.**

According to the Soil Survey of San Diego County, the soils on-site are identified as FwF, Friant fine sandy loam and EsE2, Escondido very fine sandy loam. The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes. The project is required to comply with the Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING) of Division 7, EXCAVATION AND GRADING, of the San Diego County Zoning and Land Use Regulations. Due to these factors, it has been found that the project will not result in significantly increased erosion potential.

3. Would the proposal result in potentially significant unstable soil conditions (expansive soils) from excavation, grading, or fill?

**Less Than Significant Impact.**

A review of the Soil Survey, San Diego Area CA by the U.S. Department of Agriculture has identified no soils on the site which have a HIGH shrink-swell behavior. All mapped soils on the site have a low to moderate shrink-swell behavior. Therefore, on-site soil conditions are stable and do not have adverse potential for development activity.

4. Would the proposal result in a potentially significant adverse effect to unique geologic features?

**Less Than Significant Impact.**

On a site visit completed by Meredith Damitz on October 16, 2000, no significant geological features were identified on-site. No known unique geologic features were identified on the property or in the immediate vicinity on the Natural Resources Inventory of San Diego County listed in

the Conservation Element of the San Diego County General Plan. Since no unique geologic features are present on the site, no adverse impacts will result from the proposed project.

5. Would the proposal result in potentially significant loss of availability of a significant mineral resource that would be of future value to the region?

**Less Than Significant Impact.**

The project will not result in a loss of availability of mineral resources that could be of value to the region. The project is located in a mineral resource area, known as Mineral Resource Zone 3 (MRZ-3), as identified on maps prepared by the Department of Conservation, Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1996). This area contains minerals, the significance of which cannot be evaluated from the data available; however, due to the size and nature of the proposed project, the project would not result in potentially significant loss of availability of a significant mineral resource that would be of future value to the region.

#### IV. WATER RESOURCES

1. Would the proposal create a potentially adverse effect on drainage patterns or the rate and amount of runoff?

**Less Than Significant Impact.**

The project will have no adverse effect on drainage patterns or the rate of runoff since it does not propose to impair, impede or accelerate flow in any watercourse.

2. Would the proposal result in a potentially significant increase in the demand on the local imported water system?

**Not Applicable.**

A Service Availability Letter from the local water district has not been submitted. The project is for a wireless telecommunication facility and will not be utilizing imported water.

3. Would the proposal have a potentially significant adverse effect on surface water quality?

**Less Than Significant Impact.**

The proposed project does not indicate significant potential sources of chemicals or compounds which will contaminate surface water sources so as to decrease the quality of surface water to below standards as established by the San Diego Regional Water Quality Control Board's (SDRWQCB's) Basin Plan, Surface Water Quality Objectives. However, prior to construction/grading of the site, a Notice of Intent (NOI) must be filed with the State Water Resources Control Board (SWRCB) for a General Construction Storm Water Permit. Once construction is complete, the site owner and/or facility operator is required to investigate coverage under the General Industrial Storm Water Permit by contacting the SDRWQCB at (619) 467-2952. In addition, if future uses allowed under the General Impact Industrial Use Regulations (M54) involve contaminants and/or the planned discharge of waste to waters of the State or ground/soil, a permit may be required by the SDRWQCB.

4. If the proposal is groundwater dependent, plans to utilize groundwater for non-potable purposes, or will obtain water from a groundwater dependent water district, does the project have a potentially significant adverse effect on groundwater quantity?

**Not Applicable.**

The project will not utilize water facilities. As the project proposes to install and operate an unmanned telecommunications facility, water services are not required. Therefore, the project does not have the potential to significantly adversely effect groundwater quality.

5. Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

**Not Applicable.**

The project will not utilize water facilities. As the project proposes to install and operate an unmanned telecommunications facility, water services are not required. Therefore, the project does not need to comply with the requirements of the San Diego County Groundwater Ordinance.

6. Would the project have a potentially significant adverse effect on groundwater quality?

**Less Than Significant Impact.**

The proposed project does not indicate any significant potential sources of chemicals or compounds which will contaminate groundwater sources and decrease the quality of the groundwater to below the standards as set by the SDRWQCB's Basin Plan, Groundwater Quality Objectives. However, prior to construction/grading of the site, the owner and/or facility operator is required to investigate coverage under the General Dewatering Permit by contacting the SDRWQCB at (619) 467-2952. In addition, if future uses allowed under the General Impact Industrial Use Regulations (M54) involve contaminants and/or the planned discharge of waste to waters of the State or ground/soil, a permit may be required by the SDRWQCB.

**V. AIR QUALITY**

1. Would the proposal have the potential to significantly contribute to the violation of any air quality standard or significantly contribute to an existing or projected air quality violation?

**Less Than Significant Impact.**

No significant source of either stationary or indirect air pollutants has been identified from the project. The primary source of air pollutants would be generated from vehicle trips associated with the proposed project. The vehicle trips generated from the project will result in 2 Average Daily Trips (ADT). According to the Bay Area Air Quality Management District California Environmental Quality Act (CEQA) Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the threshold of significance for reactive organic gases (ROG). Therefore, the vehicle trip emissions associated with the proposed project are not expected to significantly contribute to an existing or projected air quality violation. No other potential sources of air pollutants have been identified from the project. Additionally, the project is not expected to emit any toxic air contaminant or particulate matter based on project description and information submitted.



2. Would the proposal have the potential to significantly increase the exposure of people to any excessive levels of air pollutants?

**Less Than Significant Impact.**

Based on a site visit conducted on October 16, 2000, by Meredith Damitz, the project is not located near any identified source of noxious emissions and will not expose people to excessive levels of air pollutants.

3. Would the proposal potentially result in the emission of objectionable odors at a significant intensity over a significant area?

**Less Than Significant Impact.**

No potential sources of objectionable odors have been identified within the proposed project. Thus, the project is not expected to generate any significant levels of objectionable odors.

## **VI. TRANSPORTATION/CIRCULATION**

1. Would the proposal result in a potential degradation of the level of service of affected roadways in relation to the existing traffic volumes and road capacity?

**Less Than Significant Impact.**

The proposed project will be an unmanned-unoccupied telecommunication facility consisting of a new digital dish, two A/C condensing units, four roof-mounted WHIP antennas, and an equipment enclosure located within the building. When complete, the facility will operate 24 hours a day, and is generally serviced once a month by one or two employees and therefore will generate no significant increase in traffic.

2. Would the proposal result in potentially significant impacts to traffic safety (e.g., limited sight distance, curve radii, right-of-way)?

**Less Than Significant Impact.**

The proposed project will not significantly increase traffic volumes on Buena Creek Road and other County roads in the area nor will it cause reduced sight distance along Sugarbush Drive (public road). The proposed telecommunication facility will be installed within a residential

property adjacent to Sugarbush Drive. It will have no significant impacts to traffic safety. Based on a field visit, the proposed project will not be required to construct any new road improvements.

3. Would the proposal potentially result in insufficient parking capacity on-site or off-site?

**Less Than Significant Impact.**

The project proposes to comply with the parking requirements as set forth in The Zoning Ordinance Section 6758 Parking Schedule. No on-site or off-site parking is required or proposed. The proposed project is an unmanned wireless communication facility; thus, parking will not result in an insufficient capacity on-site or off-site.

4. Would the proposal result in a potentially significant hazard or barrier for pedestrians or bicyclists?

**Less Than Significant Impact.**

The proposed project will not significantly increase traffic volumes on Sugarbush Drive, Buena Creek Road and other County roads in the area. The project does not propose any hazards or barriers for pedestrians or bicyclists.

## **VII. BIOLOGICAL RESOURCES**

1. Would the proposal result in potentially significant adverse effects, including noise from construction or the project, to an endangered, threatened, or rare plant or animal species or their habitats?

**Less Than Significant Impact.**

The native vegetation and habitats on-site are not considered sensitive by the County of San Diego or the State or Federal resource agencies and are not expected to contain sensitive plant or animal species. Therefore, no significant impacts will occur.

2. Does the project comply with the Sensitive Habitat Lands section (Article IV, Item 6) of the Resource Protection Ordinance?

**Not Applicable.**

The Resource Protection Ordinance is not applicable to this project.

3. Would the proposal result in potentially significant adverse effects to wetland habitats or wetland buffers? Is the project in conformance with wetland and wetland buffer regulations within the Resource Protection Ordinance?

**Less Than Significant Impact.**

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

4. Would the proposal result in potentially significant adverse effects to wildlife dispersal corridors?

**Less Than Significant Impact.**

No linear features (drainages, ridges, valley or linear-shaped patches of native vegetation) that connect areas of native vegetation or natural open space were identified on the site within the site visit conducted by Meredith Damitz on October 16, 2000. Therefore, the site is not expected to be used as a wildlife dispersal corridor and will not impact the dispersal of wildlife.

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

**Not Applicable.**

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the MSCP. Therefore, conformance with the MSCP and the BMO is not required.

6. Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

**Yes.**

While the proposed project and off-site improvements are located outside of the boundaries of the MSCP, 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.

### VIII. HAZARDS

1. Would the proposal present a significant risk of accidental explosion or release of hazardous substances?

**Less Than Significant Impact.**

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

2. Would the proposal have the potential to significantly interfere with the County of San Diego Operational Area Emergency Plan or the County of San Diego Operational Site Specific Dam Failure Evacuation Data Plans?

**Less Than Significant Impact.**

The project lies outside any mapped dam inundation area for major dams/reservoirs within San Diego County, as identified on Inundation Maps prepared by the dam owners. Thus, the project complies with all applicable plans as established by the County Office of Disaster Preparedness.

3. Would the proposal have the potential to significantly increase the fire hazard in areas with flammable vegetation?

**Less Than Significant Impact.**

The project will not significantly increase the fire hazard because it will comply with the regulations relating to emergency access, water supply, and defensible space specified in the County Code of Regulatory

Ordinances, Title 3, Division 5, Chapter 3 and Appendix II-A, Section 16 of the Uniform Fire Code. Also, a Fire Service Availability Letter, dated October 26, 2000, has been received from the Vista Fire Protection District.

4. a. Would the proposal expose people or property to flooding?

**Less Than Significant Impact.**

The project will not expose people to flooding since it is located outside any dam inundation zone and outside the limits of any 100-year floodplain.

- b. Does the project comply with the Floodways and Floodplain Fringe section (Article IV, Section 3) of the Resource Protection Ordinance?

**Not Applicable.**

The Resource Protection Ordinance is not applicable to this project.

5. Would the proposal expose people to any other demonstrable potentially significant health or safety hazard not listed above?

**Less Than Significant Impact.**

No other health or safety hazard has been identified in the review of the proposed project.

**IX. NOISE**

1. Would the proposal result in exposing people to potentially significant noise levels (i.e., in excess of the San Diego County Noise Control Regulations)?

**Less Than Significant Impact.**

Staff Noise Specialist, John Bennett, has reviewed the Site Plan and air conditioning datasheets for the proposed project provided by JM Consulting Group. The Site Plan submitted on February 2, 2001, shows a proposed 7.1-foot tall open enclosure with Carrier condenser units (Model No. 38HDC060) less than 1 foot away from the wall façade. Staff is

satisfied that this design will comply with the County Noise Ordinance at the adjacent property lines provided the CMU interior walls are solidly constructed with no cracks or gaps that would compromise the enclosure's noise reduction capabilities. The top of wall/enclosure elevation shall be 742.5 feet as shown in Sheet 3 of the Site Plan (within 4 inches or half a standard CMU block). This elevation would be approximately two feet above ground at the enclosure location.

The applicant has agreed to a design detail that specifies the two access doors to the basement equipment room be weather-stripped and have sweeps to form complete seals when closed. These doors shall have a minimum noise reduction capability equivalent to a 1.75-inch thick solid core wooden door (STC = 30). Staff is satisfied that the Site Plan submitted on March 14, 2001, will comply with the County Noise Ordinance at the adjacent property lines of the project site.

The proposal would not expose people to 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.

Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego Noise Ordinance.

2. Would the proposal generate potentially significant adverse noise levels (i.e., in excess of the San Diego County Noise Control Regulations)?

**Less Than Significant Impact.**

The proposal would not generate potentially significant adverse 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.

## **X. PUBLIC SERVICES**

Would the proposal create potentially significant adverse effects on, or result in the need for new or significantly altered services or facilities? This could include a significantly increased maintenance burden on fire or police protection, schools, parks, or other public services or facilities. Also, will the project result in inadequate emergency access?

**Less Than Significant Impact.**

This project proposes an unmanned wireless communication facility attached to an existing single-family home. There would be little or no burden on public services or facilities. Therefore, this project would not create a significant adverse effect on, or result in the need for new or significantly altered services or facilities.

**XI. UTILITIES AND SERVICES**

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

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

**Less Than Significant Impact.**

The proposed project will not result in the need for new distribution systems or substantial alterations to existing systems because the existing utility systems listed above are available to serve the proposed project.

**XII. AESTHETICS**

1. Would the proposal result in a demonstrable, potentially significant, adverse effect on a scenic vista or scenic highway?

**Less Than Significant Impact.**

The proposed project is not visible from a designated scenic vista, overlook or viewpoint according to the Scenic Highway Element of the General Plan; therefore, a demonstrable potentially significant adverse effect is not foreseen.

2. Would the proposal result in a demonstrable, potentially significant, adverse visual effect that results from landform modification, development on steep slopes, excessive grading (cut/fill slopes), or any other negative aesthetic effect?

**Less Than Significant Impact.**

The proposed project will not require significant alteration of the existing landform for the proposed project. Minor grading of 14 cubic yards is proposed for the air conditioning units. The resultant development will have no visual impact from landform modification or grading.

3. Does the project comply with the Steep Slope section (Article IV, Section 5) of the Resource Protection Ordinance?

**Not Applicable.**

The Resource Protection Ordinance is not applicable to Minor Use Permits.

4. Would the project produce excessive light, glare, or dark sky impacts?

**Less Than Significant Impact.**

The project design has not proposed any structures or materials that would create a public nuisance or hazard. The project conforms to the San Diego County Light Pollution Code (San Diego County Code Section 59.101). Any future lighting would be regulated by the Code. The proposed project will not generate excessive glare or have excessive reflective surfaces.

**XIII. CULTURAL AND PALEONTOLOGICAL RESOURCES**

1. Would the proposal grade or disturb geologic formations that may contain potentially significant paleontological resources?

**Less Than Significant Impact.**

A review of the Paleontological Maps provided by the San Diego Museum of Natural History indicates that the project is not located on geological formations that contain significant paleontological resources. The geological formations that underlie the project have a low probability of containing paleontological resources.



2. Does the project comply with the Significant Prehistoric and Historic Sites section (Article IV, Section 7) of the Resource Protection Ordinance?

**Not Applicable.**

The Resource Protection Ordinance is not applicable to this project.

3. Would the proposal grade, disturb, or threaten a potentially significant archaeological, historical, or cultural artifact, object, structure, or site which:
- a. Contains information needed to answer important scientific research questions;
  - b. Has particular quality or uniqueness (such as being the oldest of its type or the best available example of its type);
  - c. Is directly associated with a scientifically recognized important prehistoric or historic event or person;
  - d. Is listed in, or determined to be eligible to be listed in, the California Register of Historical Resources, National Register of Historic Places, or a National Historic Landmark; or
  - e. Is a marked or ethnohistorically documented religious or sacred shrine, landmark, human burial, rock art display, geoglyph, or other important cultural site?

**Less Than Significant Impact.**

The project will not impact significant archaeological resources since prior grading of the property has eliminated any potential for buried archaeological features.

#### **XIV. OTHER IMPACTS NOT DETAILED ABOVE**

None.

#### **XV. MANDATORY FINDINGS OF SIGNIFICANCE**

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels,

threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

**Less Than Significant Impact.**

**DATA SOURCES USED AND RATIONALE FOR ANSWER:** As discussed in Section VII, Biological Resources, Questions 1., 2., 3., and 4., and Section XIII, Cultural and Paleontological Resources, Questions 1., 2., and 3., the project will not degrade the quality of the environment and will not substantially reduce the habitat of a fish or wildlife species. The project will not cause a fish or wildlife population to drop below self-sustaining levels and will not threaten to eliminate a plant or animal community. Also, the project would not reduce the number or restrict the range of a rare or endangered plant or animal and will not eliminate important examples of the major periods of California history or prehistory.

2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?

**Less Than Significant Impact.**

**DATA SOURCES USED AND RATIONALE FOR ANSWER:** In the completion of this Initial Study, it has been determined that no significant unmitigated environmental impacts will result from the project. Thus, all long-term environmental goals have been addressed.

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

**Less Than Significant Impact.**

The incremental impacts of the project have not been found to be cumulatively considerable after an evaluation of all potential impacts. After careful review, there is no substantial evidence that any of the incremental impacts of the project are potentially significant. The impacts of the project have, therefore, not been found to be cumulatively considerable. The potential combined environmental impacts of the

project itself have also been considered in reaching a conclusion that the total cumulative effect of such impacts is insignificant.

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

**Less Than Significant Impact.**

In the completion of this Initial Study, it has been determined that the project will not cause substantial adverse effects on human beings, either directly or indirectly. This conclusion is based on the analysis completed in Sections: I, Land Use and Planning; II, Population and Housing; III, Geologic Issues; IV, Water Resources; V, Air Quality; VI, Transportation/ Circulation; VIII, Hazards; IX, Noise; X, Public Services; XI, Utilities and Services; and XII, Aesthetics. In totality, these analyses have determined that the project will not cause substantial adverse effects on human beings.

**XVI. EARLIER ANALYSIS**

Earlier CEQA analyses are used where one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration.

1. Earlier analyses used: None.
2. Impacts adequately addressed in earlier CEQA documents. The following effects from the above checklist that are within the scope of, and were analyzed in, an earlier CEQA document: N/A.
3. Mitigation measures: N/A.

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

Air in San Diego County, 1996 Annual Report, Air Pollution Control District, San Diego County

Bay Area Air Quality Management District - Assessing the Air Quality Impacts of Projects and Plans, April 1996

California Environmental Quality Act, CEQA Guidelines 1997

California State Clean Air Act of 1988

County of San Diego General Plan

County of San Diego Code Zoning and Land Use Regulation Division  
Sections 88.101, 88.102, and 88.103

County of San Diego Code Zoning and Land Use Regulation, Division 7,  
Excavation and Grading

County of San Diego Groundwater Ordinance (Chapter 7, Sections 67.701  
through 67.750)

County of San Diego Noise Element of the General Plan (especially Policy 4b,  
Pages VIII-18 and VIII-19)

County of San Diego Noise Ordinance (Chapter 4, Sections 36.401 through  
36.437)

County of San Diego Zoning Ordinance (Performance Standards, Sections 6300  
through 6314, Section 6330-6340)

Dam Safety Act, California Emergency Services Act; Chapter 7 of Division 1 of  
Title 2 of the Government Code

General Construction Storm Water Permit, State Water Resources Control  
Board

General Dewatering Permit, San Diego Regional Water Quality Control Board

General Impact Industrial Use Regulations (M54), San Diego Regional Water  
Quality Control Board

Groundwater Quality Objectives, San Diego Regional Water Quality Control  
Board's Basin Plan

Health and Safety Code (Chapters 6.5 through 6.95), California Codes of  
Regulations Title 19, 22, and 23, and San Diego County Ordinance  
(Chapters 8, 9, and 10)

Resource Protection Ordinance of San Diego County, Articles I-VI inclusive,  
October 10, 1993

San Diego County Soil Survey, San Diego Area, United States Department of  
Agriculture, December 1973

Environmental Analysis Form

- 20 -

ZAP 00-142, Log No. 01-08-003

Special Publication 42, Fault Rupture Hazard Zones in California, Alquist-Priolo  
Special Studies Zones Act, Title 14, Revised 1994

U.S. Federal Clean Air Act of 1990

Updated of Mineral Land Classification: Aggregate Materials in the Western  
San Diego County Production-Consumption Region, 1996, Department of  
Conservation, Divisions of Mines and Geology

NDS\0401\0108003-ISF;br

## **Attachment D – Environmental Findings**

**VERIZON MONTE VISTA WIRELESS TELECOMMUNICATION FACILITY  
MINOR USE PERMIT MODIFICATION  
PERMIT NO.: PDS2022-ZAP-00-142W3  
ENVIRONMENTAL LOG: PDS2022-ER-01-08-003C**

**ENVIRONMENTAL FINDINGS**

November 16, 2023

1. Find that the Addendum on file with Planning & Development Services as Environmental Review Number PDS2022-ER-01-08-003C was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein prior to approving the project; and

Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted Negative Declaration dated April 19, 2001 and adopted on May 29, 2001 that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the Negative Declaration was adopted as explained in the Environmental Review Update Checklist dated November 16, 2023.

2. Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management and Discharge Control Ordinance (County Code, section 67.801 et seq.).

## **Attachment E – Public Documentation**





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

Record ID(s): PDS2002-ZAP-00-142W3

Project Name: CUP Monte Vista Cell Site Renewal, 1329 Sugarbush Drive, Vista CA 92084

Planning/Sponsor Group: TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

Results of Planning/Sponsor Group Review

Meeting Date: 01-18-2023

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

Question to confirm that this was not a modification but only an extension of the existing lease.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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:**  **Yes**  **No**  **Abstain**  **Vacant / Absent**

**C. Recommended conditions of approval:**

Motion to recommend approval by Farrell was seconded by Korn and passed 4-0-0

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Reported by: Sandra Farrell Position: Chair Date: 01-22-2023

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

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123  
 Building: (858) 565-5920 | Zoning: (858) 694-8985 or [PDSZoningPermitCounter@sdcounty.ca.gov](mailto:PDSZoningPermitCounter@sdcounty.ca.gov)  
<http://www.sdcounty.ca.gov/pds>



**FINAL MINUTES: January 18, 2023 MEETING OF THE  
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP - Held at San Marcos Senior Center**

**A. ROLL CALL and STATEMENTS and REVIEW/APPROVAL of MINUTES**

Meeting called to order at 7 PM by Farrell. Farrell read Advisory Roll Statement.

Present: Sandra Farrell (Chairman), Karen Binns (Vice Chair), Harris Korn (Secretary) and Joe Bunn by Zoom.

Farrell read Statement of Just Cause/Consideration of Request to Participate Remotely

Approval of Nov. 2022 Minutes: Motion to approve made by Farrell. Seconded by Bunn. Passed 4-0-0.

Farrell read Public Forum Statement.

**B. PUBLIC COMMUNICATION**

1. Karen received notice of water turn off for routine maintenance but it was never off.
2. Harris received notice that the Twin Oaks Pipeline Relining Project is going smoothly and on schedule.
3. Stephanie announced the Golden Door acquired 2000 acres (known as Merriam Mtns/Newland Sierra) and are in the process of finding a land stewardship organization to manage it. She thanked our SG and community for their support.

**C. ACTION ITEMS:**

**1. Presentation of 2023 Housing Zoning Ordinance Update for Twin Oaks Valley Mod:** County planners gave presentation of proposed changes to align county zoning regulations with new state housing laws intended to make housing more affordable and accessible in unincorporated communities. Over 120 bills passed in past 5 years and County needs to comply. In Public Review now, goes to Planning Commission in Feb/Mar and to BOS in Spring. Main topics are Accessory Dwelling Units, Affordable Housing, Supportive Housing and Emergency Shelter and Transitional Housing. Much back and forth discussion with nowhere to go except to follow state mandates.  
**Action:** None

**2. TPM-21287 BAS Denbraver TPM, 1977 Marilyn Lane:** Applicant's Civil Engineer explained project is to subdivide a 16.92-acre parcel into one residential lot and one agricultural lot. Requires no grading and retains the existing single-family dwelling, barn, three greenhouses used for the existing wholesale nursery. Access is to be provided by driveways connecting to Marilyn Lane. Bunn lives nearby and sees no problem.  
**Action:** Korn made motion to approve project. Seconded by Farrell. Passed 4-0-0.

**3. PDS2022-ZAP-00-142W3, 1329 Sugarbrush Dr:** Application for a Minor Use Permit Modification located at 1329 Sugarbrush Dr, Vista, CA 92084. Applicant Verizon Wireless proposes to extend the term of the existing wireless facility located on existing single-family residence. Verizon representative supplied maps and answered. Facility has been there since 2000, need to upgrade to 5G with new antennas and screen cupola.  
**Action:** Farrell made motion to approve. Seconded by Korn. Passed 4-0-0.

**4. Representation by the Planning and Sponsor Groups on SANDAG:** Farrell read letter from Ramona SG. They desire one member to represent all 28 County Sponsor Groups to have a voice for our rural community interests on SANDAG board.  
**Action:** Korn made motion to write letter to Ramona SG in support and cc to SANDAG board. Farrell to write a letter and present it to our group for approval. Seconded by Bunn. Passed 4-0-0

**5. Parkland Dedication Ordinance:** The County continues to look for land in the Twin Oaks Valley Planning Area to be purchased and developed as a park. County rep. Riley gave an update. We can request different land use, not just parcel numbers. Discussion about bike lanes, hiking and horse trails, community building, picnic areas and other suggestions previously made. Can something be done in conjunction with Golden Door property? Need to look for flexibility in 'rules' due to nature of our rural area.  
**Action:** None

**D. GROUP BUSINESS**

1. Announcements/Correspondence: Reminder to do yearly training and turn in 700 Form
2. Discussion Items:
  - a. New members: waiting on BOS to approve Terri
  - b. Election of officers
    - 1) Secretary-Korn volunteered and made motion to remain as Secretary. Seconded by Farrell. Passed 4-0-0.
    - 2) Farrell volunteered and made motion to remain as Chairperson for another year. Seconded by Korn. Passed 4-0-0.
    - 3) Farrell made motion to nominate Bunn for Vice-Chair. Seconded by Korn. Passed 4-0-0.
3. Subcommittee Buena Creek Road Report: Fallen AT&T phone pole interrupted service during storms. Dumping ongoing on Buena Creek Rd. Can report through County Tell Us Now app.
4. Next Regular Meeting: February 15, 2023
5. Meeting Adjourned: 8:57PM

**Respectfully Submitted,**

Harris Korn, Secretary

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

**2-108**  
**VZW MONTE VISTA BC**  
**PHOTO STUDY**



View South toward Site – Cupola permitted (not installed)



View West Toward Site– Cupola permitted (not installed)

2-109  
VZW MONTE VISTA BC  
PHOTO STUDY



View East toward Site



View South toward site and equipment room – Cupola permitted (not installed)

2-110  
VZW MONTE VISTA BC  
PHOTO STUDY



View South toward Site – Cupola permitted (not installed)



View North from Site

2-111  
VZW MONTE VISTA BC  
PHOTO STUDY



View West from Site



Aerial View of Site

**EXISTING**



**2 - 112**

**Monte Vista BC CUP Renewal**  
1329 Sugarbush Drive  
Vista, CA 92084

**verizon**

Proposed new and relocated antennas mounted within proposed FRP faux chimney screen (approved not constructed)



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

**PROPOSED**



**EXISTING**



**2 - 113**

**Monte Vista BC CUP Renewal**  
1329 Sugarbush Drive  
Vista, CA 92084

**verizon**

Proposed new and relocated antennas mounted within proposed FRP faux chimney screen (approved not constructed)



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

**PROPOSED**

11/11/2022

Photosimulation of proposed telecommunications site

2 - 114

# **MONTE VISTA BC**

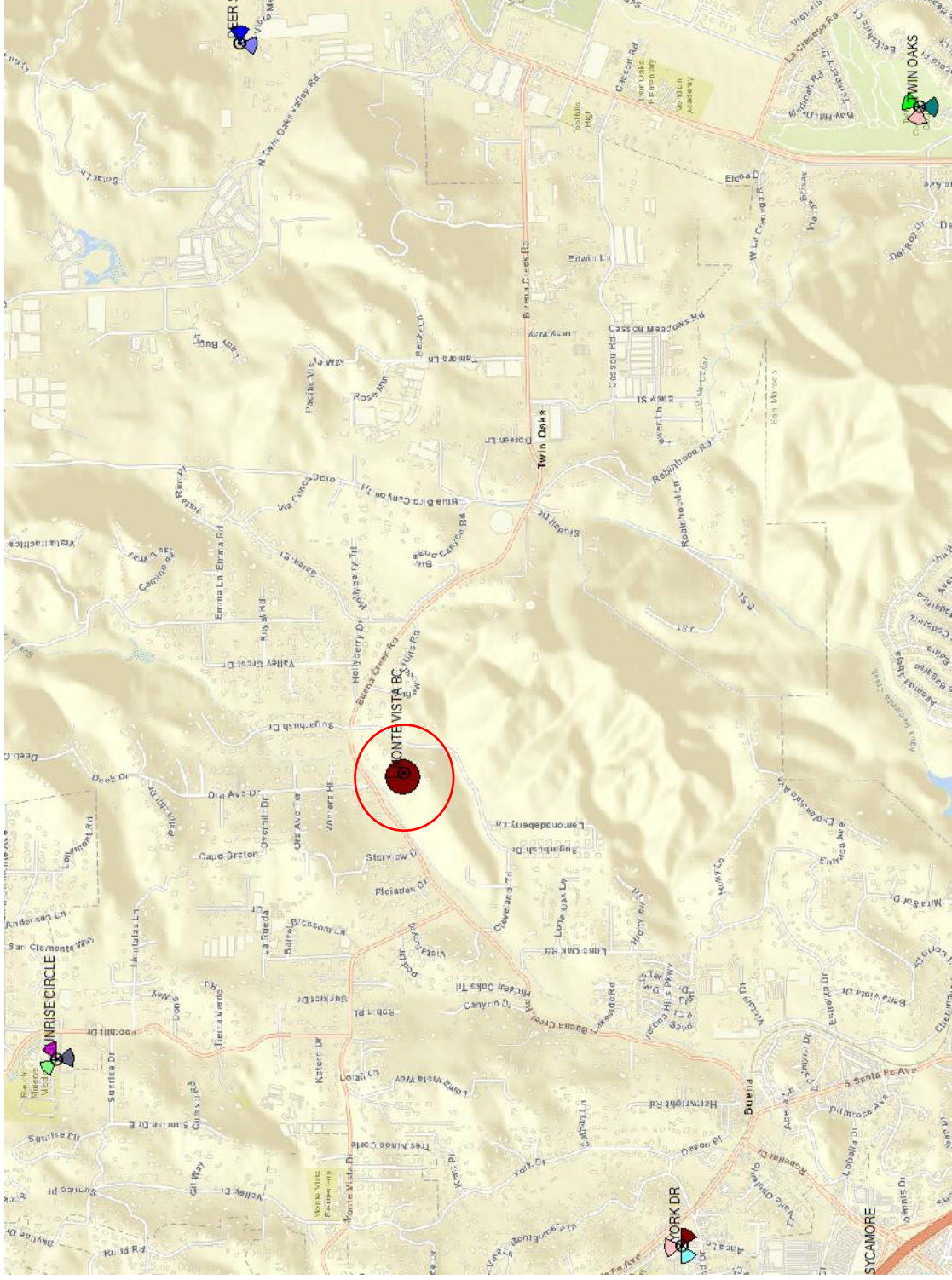
## **Coverage Map**

November 4, 2022



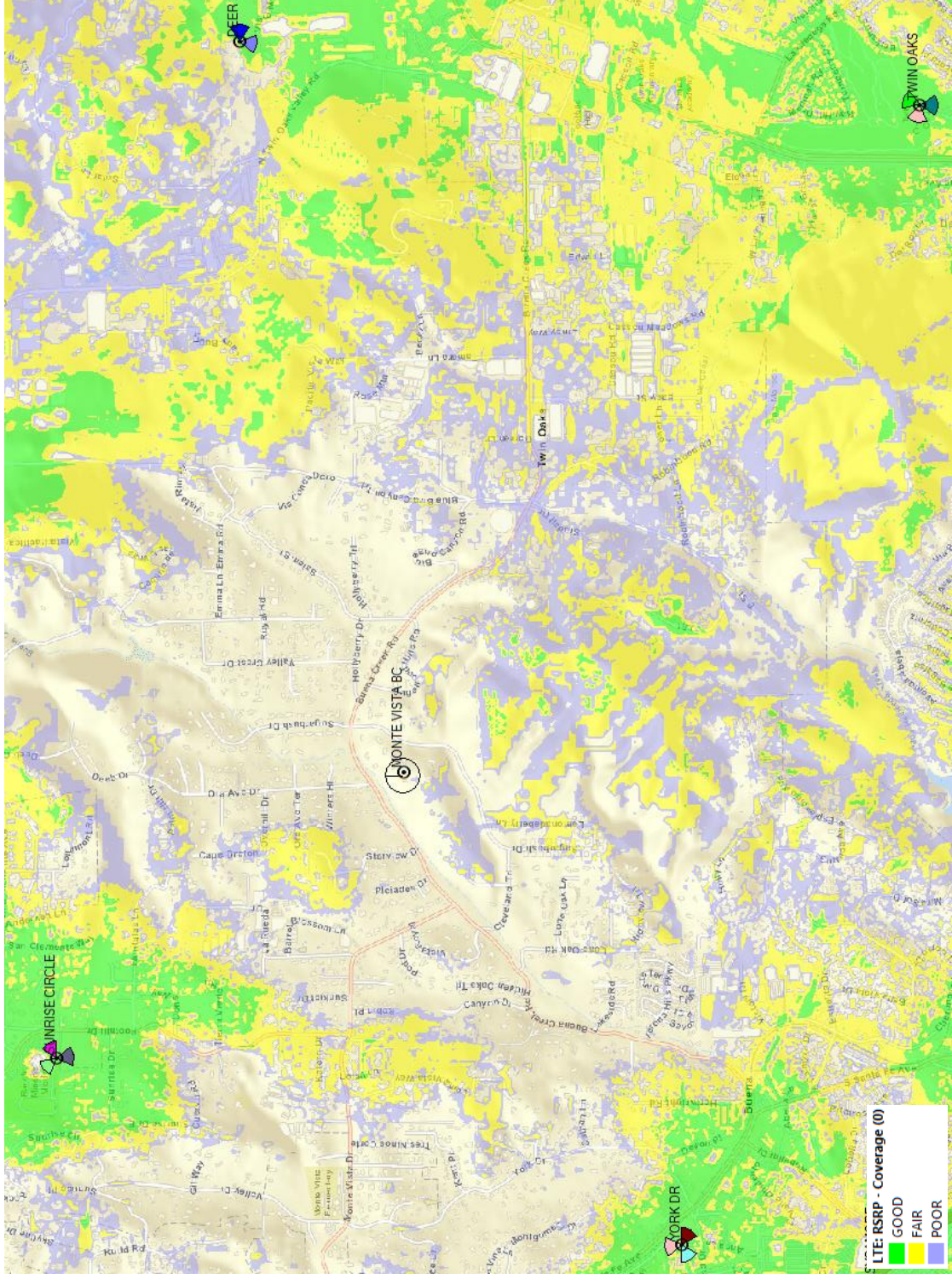
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

# Overview Map



2 - 116

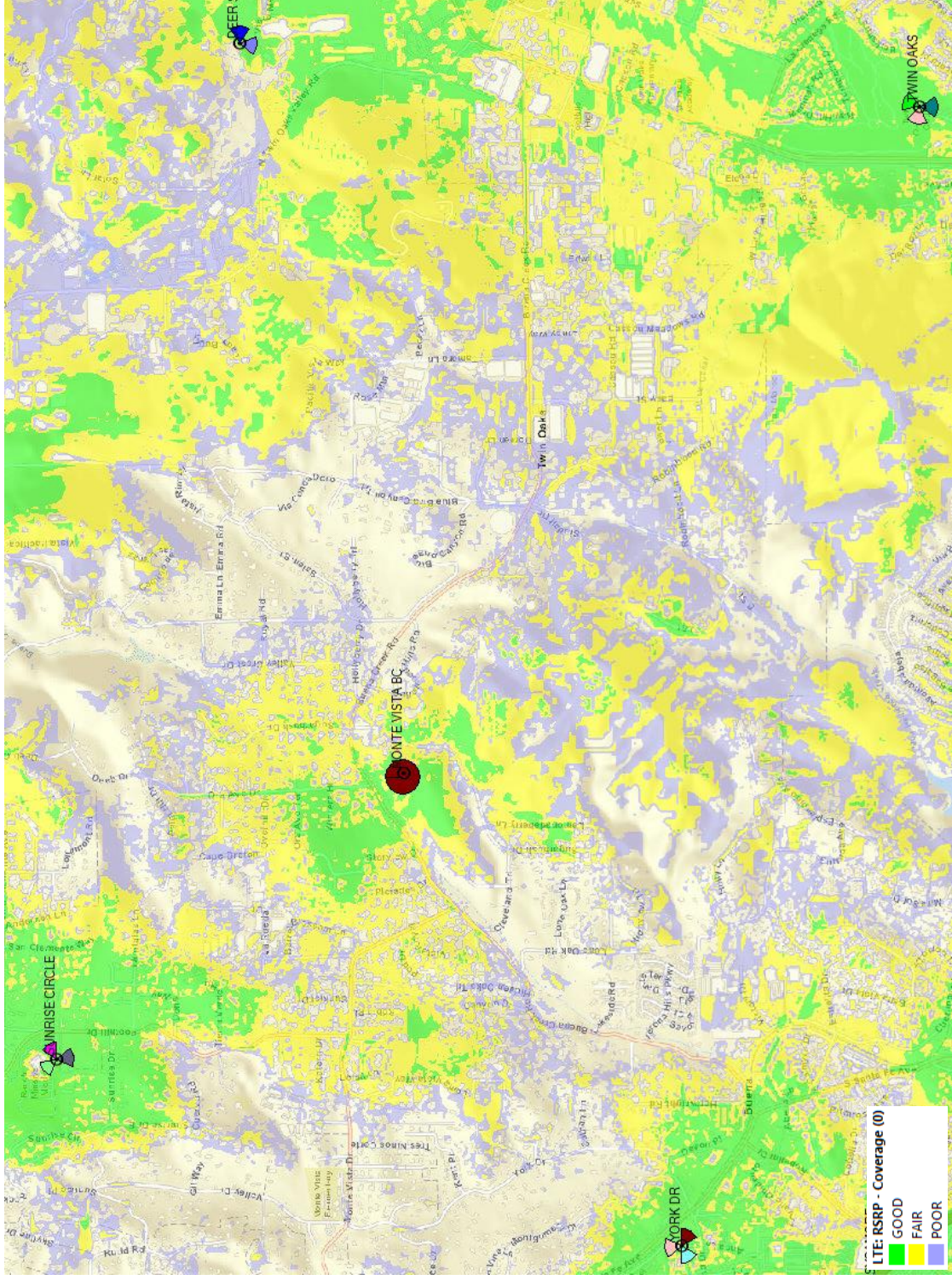
# Verizon Coverage without MONTE VISTA BC



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.

2 - 117

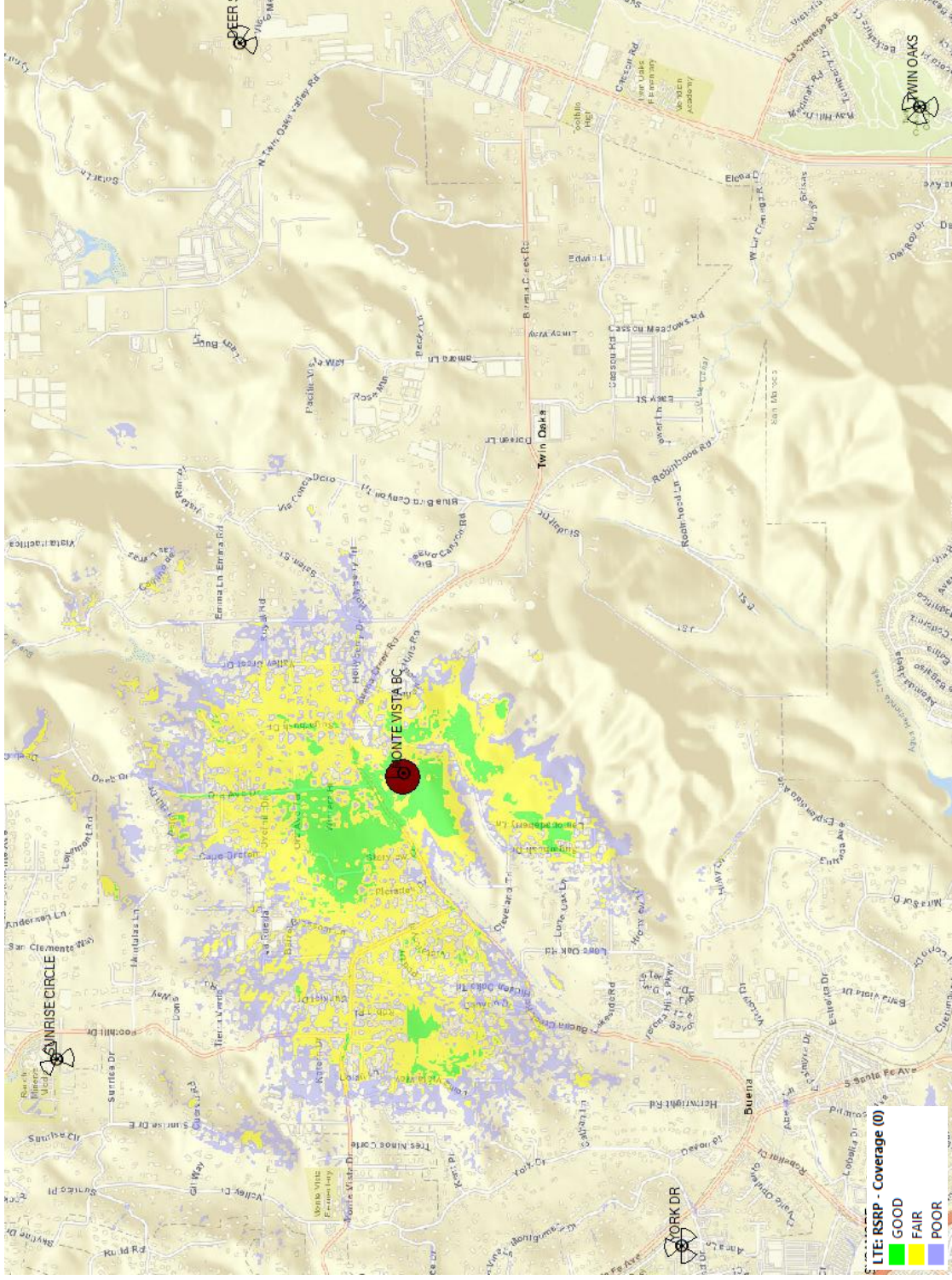
# Verizon Coverage with MONTE VISTA BC



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.

2 - 118

# MONTE VISTA BC Coverage Only



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.



**VZW MONTE VISTA BC  
1329 SUGARBUSH DRIVE, VISTA  
ALTERNATE SITE ANALYSIS**

**SITE SELECTION/PREFERRED SITES PER SECTION 6986**

The proposed renewal of the Minor Use Permit is located in A-70 (Limited Agriculture) zone district, on a 1.93 acre parcel. The site consists of a residence and garage with the existing wireless facility on and within the existing residential structure. The antennas and radios are concealed within a cupola and the associated equipment within a lower-level equipment room. At this writing, the cupola is permitted via a Minor Deviation (PDS2022-ZAP-00-142W2M2), however, has not been constructed. The project site is at a ground elevation of 750 feet above mean sea level (AMSL) and the property is owned by the Stuckey Family Trust.

Surrounding properties in the area of the existing site are also designated A-70, Agricultural. This facility is situated at a strategic location along the south side of Buena Creek Road, sitting approximately 135 feet higher in elevation which allows Verizon Wireless to provide coverage both east and west along Buena Creek Road as well as to the surrounding area.

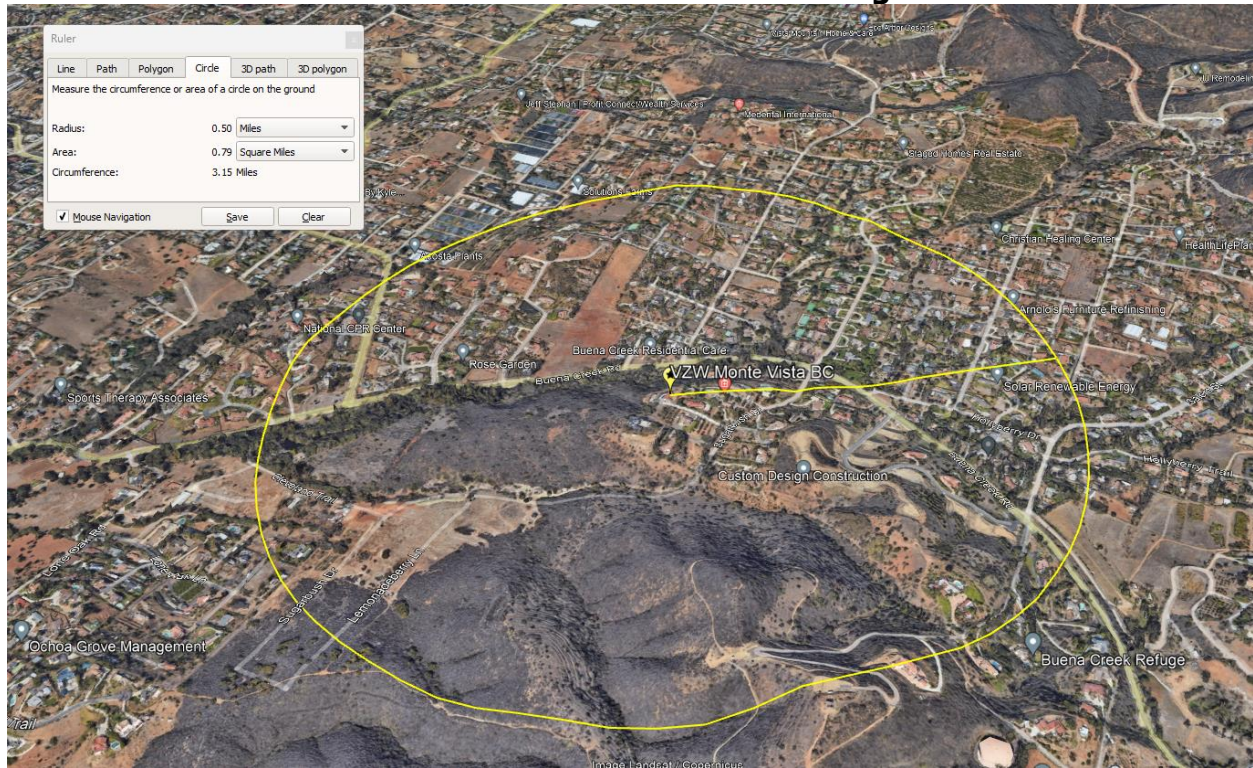
**Preferred Sites in the Geographical Service Area**

There are no preferred sites in the geographical service area; most all zoning designations are A-70, the same as this property.

- Water Tanks -There are two water tanks, owned by Vista Irrigation District, along Buena Creek Road, one approximately .6 miles away and 953' elevation. The second tank (Pechstein Reservoir) is a low structure, not suitable for co-location. While VZW has other sites on their properties, neither site meets the coverage objectives of this ring. The hills to the south of the subject site reach up to 1175', limiting the ability for the signal to cover the area.
- Utility Towers, Poles, traffic lights, street lights -There are no existing poles that support the needed antennas to service the area. In addition, they would need ground space, utilities and new access along the busy windy road. There are no traffic or street lights in this rural part of the County.
- Commercial and Industrial Building – There are no commercial or industrial buildings that were identified in the search area that would meet the coverage objectives.
- County or Other Government Facilities - There are no facilities that were identified in the search area that would meet the coverage objectives.



## Aerial View of Search Ring

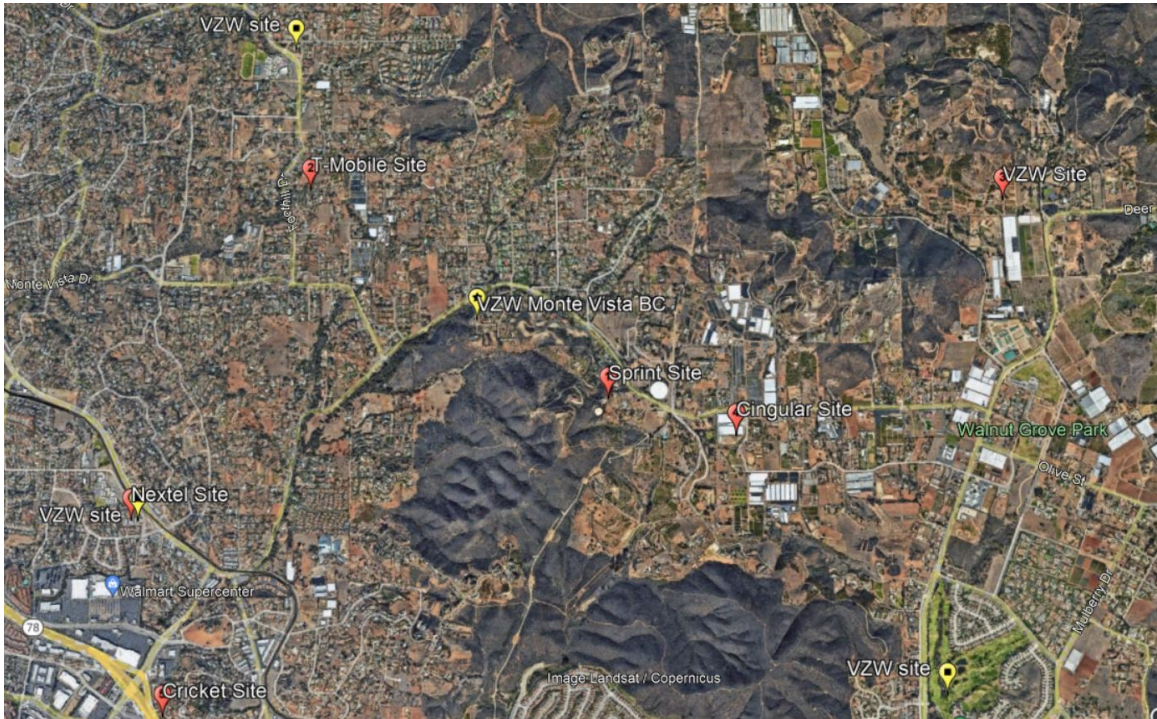


### ALTERNATE SITE EVALUATION

Adjacent sites within two miles of the subject site are noted below with numbers corresponding on the map.

1. Sprint PCS (ZAP-00-143) – 3773 Buena Creek Road, Vista – The 35' MonoPalm is not conducive for co-location, the site is outside of the intended coverage area and is over 200' higher in elevation,
2. T-Mobile (MUP-06-084) – 2230 Tierra Verde Road, Vista – The 50' Monopalm is not conducive for co-location, is located almost one mile away and is just to the south of an existing Verizon site.
3. Verizon (MUP-16-011) – 124 Vista Merriam, San Marcos – Verizon has an existing 60' MonoEucalyptus at this location, that has difference coverage objectives than the subject site.
4. Cingular (ZAP-03-009) – 949 Cassou Road, San Marcos – The 50' MonoPine is located over one mile away, outside Verizon's intended coverage area.
5. Cricket (MUP-06-021) – 2415 Sunflower Terrace, Vista -35' MonoPine is two miles away and just south of an existing Verizon site.
6. Nextel (ZAP-00-153) – 106 Hannalei Drive, Vista – A 60' MonoPalm is not conducive for co-location and Verizon has an existing site at this location.
- 7.

### Aerial View of Alternate Sites



### ZONING ORDINANCE

The submitted application is in accordance with the amortization requirements of the Zoning Ordinance, Section 6991, which is intended to visually improve existing wireless telecommunication facility infrastructure.

### DRAFT FINDINGS

1. Harmony in scale, bulk, coverage and density. The proposed project is in harmony, scale and bulk with the surrounding area, as the existing antennas are concealed within an architecturally compatible rooftop cupola that blends into the area in scale and design. The existing equipment area is within the existing residence and concealed from public view.
2. Available public facilities, services and utilities. The property is located within the Vista Fire Protection District and meets their guidelines for available service. Electrical and telephone services are available on-site. The subject property is connected by a paved driveway from Sugarbush Drive. Therefore, all public facilities, services and utilities are available and exist on the property.
3. The harmful effect, if any, upon desirable neighborhood character. The project would not adversely affect the neighborhood character because the project is designed and constructed as an architectural feature on the residential building, blending into the existing uses on the property.

4. The generation of traffic and the capacity and physical character of surrounding streets. The traffic generated from this proposed project is expected to average one to two maintenance trips per month and would utilize an existing driveway off Sugarbush Drive.
5. The suitability of the site for the type and intensity of use or development which is proposed. The existing telecommunication facility does not require any alteration to the landform. The project, as designed and constructed, is camouflaged, does not change the characteristics of the area and is suitable for this site, type and intensity of uses.
6. Project findings 1 through 5 and the project location will be consistent with the San Diego County General Plan.
7. The requirements of the CEQA have been complied with.

## **Attachment G – Ownership Disclosure Form**



2125  
**County of San Diego, Planning & Development Services**  
**APPLICANT'S DISCLOSURE OF OWNERSHIP**  
**INTERESTS ON APPLICATION FOR ZONING**  
**PERMITS/ APPROVALS**  
**ZONING DIVISION**

Record ID(s) \_\_\_\_\_

Assessor's Parcel Number(s) \_\_\_\_\_

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

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

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

\_\_\_\_\_  
*Signature of Applicant*

*Jill Cleveland*  
 \_\_\_\_\_  
*Print Name*

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

**5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123**  
 For any questions, please email us at: [PDSZoningPermitCounter@sdcounty.ca.gov](mailto:PDSZoningPermitCounter@sdcounty.ca.gov)  
<http://www.sdcounty.ca.gov/pds>