



CITY OF SAN MARCOS Mitigated Negative Declaration (ND) 15-003

DATE: July 23, 2015
APPLICANT: Verizon Wireless

- 1. PROJECT CASE NUMBER:** CUP 14-013, SP 14-005 (P14-0037)
- 2. LEAD AGENCY NAME AND ADDRESS:** City of San Marcos, 1 Civic Center Drive, San Marcos, CA 92069.
- 3. CONTACT PERSON AND PHONE NUMBER:** Sean del Solar, Assistant Planner, 760-744-1050 x3223, sdelsolar@san-marcos.net.
- 4. PROJECT LOCATION:** East side of Nordahl Road, between Pine Heights Way and Center Drive at 842 Nordahl Road as demonstrated on the Regional Map and Aerial Map (Exhibit "A" and Exhibit "B", respectively). Assessor's Parcel Number: 228-120-46-00.
- 5. PROJECT SPONSOR'S NAME AND ADDRESS:** Verizon Wireless, 15505 Sand Canyon Ave., Irvine, CA 92618.
- 6. GENERAL PLAN DESIGNATION:** Specific Plan Area (SPA).
- 7. ZONING:** Specific Plan Area (SPA) – Richland Hills North Specific Plan.
- 8. DESCRIPTION OF PROJECT:** The proposed project consists of a request to modify the permitted land uses within Richland Hills North Specific Plan to permit up to two (2) camouflaged wireless telecommunication facilities subject to the approval of a conditional use permit. There is currently one wireless telecommunication facility on the subject site. The project proposal includes a request for a Conditional Use Permit to install and operate a new thirty-five (35) foot tall monopole camouflaged as a broadleaf tree with eight (8) pole mounted antenna panels, eight (8) remote radio units (RRUs) behind the antennas, and one (1) microwave dish antenna; a 405 square foot open roof-split face CMU wall equipment enclosure (12'-8" x 32'-0") containing five (5) equipment cabinets and a ten (10) Kilowatt diesel generator for emergency back-up power purposes is also proposed for installation (Site Plan, Exhibit "C"). The project will also include trenching for underground conduit from the proposed facilities to the existing utilities near Nordahl Road and minor grading activities to create a pad for the equipment enclosure and an unpaved access road from the existing parking lot to the wireless telecommunication facility. A grading permit will also be required for the proposed soil movement of 287 cubic yards of cut and 211 cubic yards of fill material.
- 9. SURROUNDING LAND USES AND SETTING:** The project site is located in the northeast portion of the city, in an urbanized area as defined in § 21071(a)(2) of the Public Resources Code. The project site is bounded on the west by Nordahl Road, to the north and east by Pine Heights Way, and to the south by Montiel Road (Exhibit "B"). The project site was originally developed in 1997 as a PAR-3 "executive" golf course consisting of an approximately 3,027 square foot main building, parking lot facilities and graded/landscaped grounds. The project site (building, parking, landscape, etc.) is currently used as a church as entitled through a Specific Plan Modification (SP 92-27 (09M) and Conditional Use Permit (09-814). Immediately adjacent to the subject property, to the south, is an approximately 56,000 square foot three (3) story Class A medical office building. West of the project site, across Nordahl Road, are apartment homes and condominiums designated as

Medium High Density Residential within the General Plan (MHDR, 20-30 du/ac). To the north and east of the project site are single family residences designated in the Very Low Density Residential within the General Plan (VLDR, 2-4 du/ac) and single-family residential homes within the unincorporated County of San Diego.

10. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (e.g. PERMITS, FINANCING APPROVAL OR PARTICIPATION AGREEMENT): San Diego County Air Pollution Control District.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation / Traffic
- Utilities / Service Systems
- Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Susan Vandrew Rodriguez

Printed Name

July 30, 2015

Date

Exhibit "A"
Regional Map

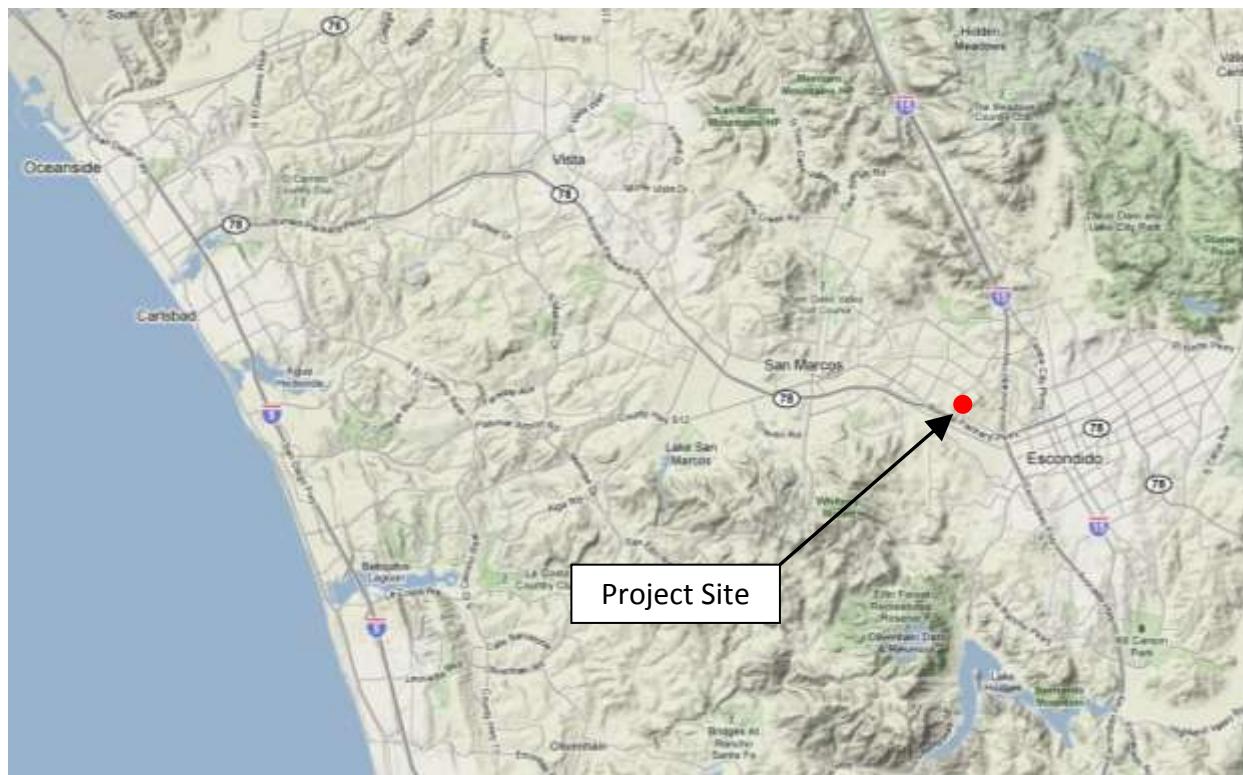
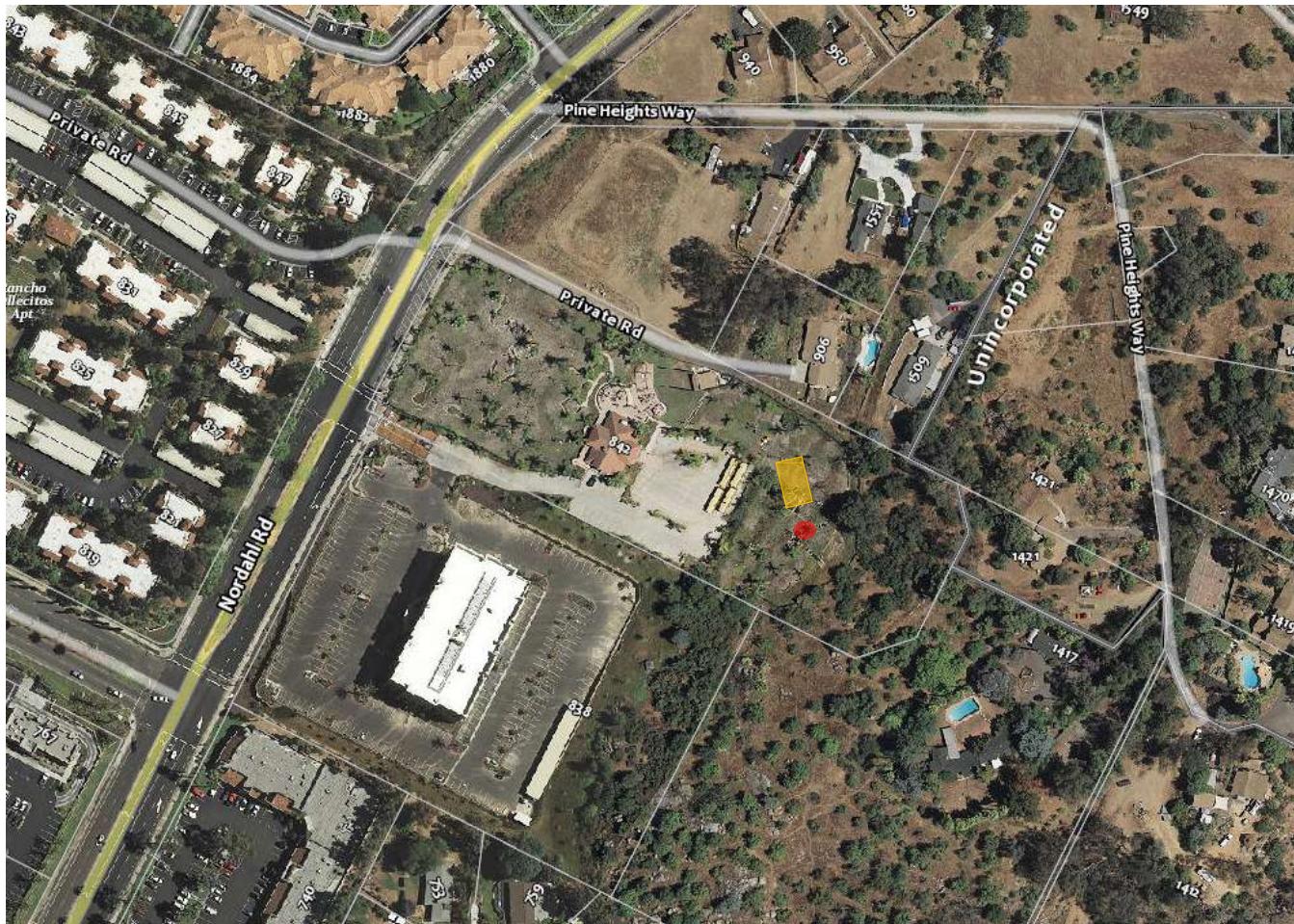


Exhibit “B”
Aerial Image of Site



Proposed location* for equipment enclosure

Proposed location* for faux tree antenna

**Locations are approximate on aerial image. For specific locations of equipment, see project plans.*

Exhibit “C”

Project Site Plan

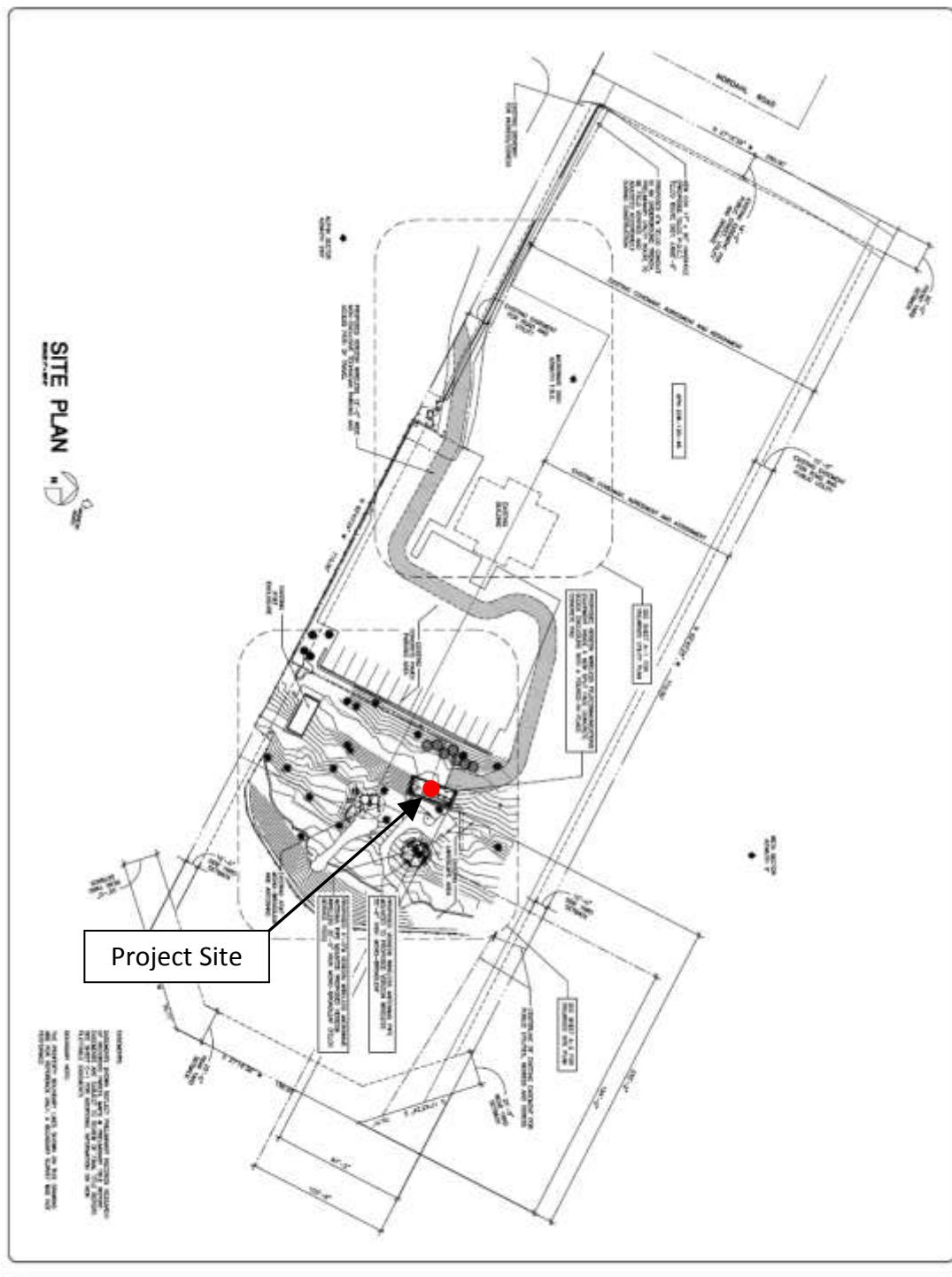


Exhibit “D”
Existing Site Photos



Image 1

View of main building from southeast corner of the existing parking lot.



Image 2

View of the main entrance to the subject site from Nordahl Road.

Site Photos (continued)



Image 3

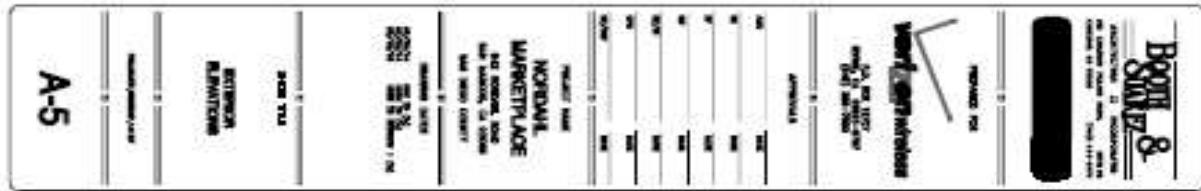
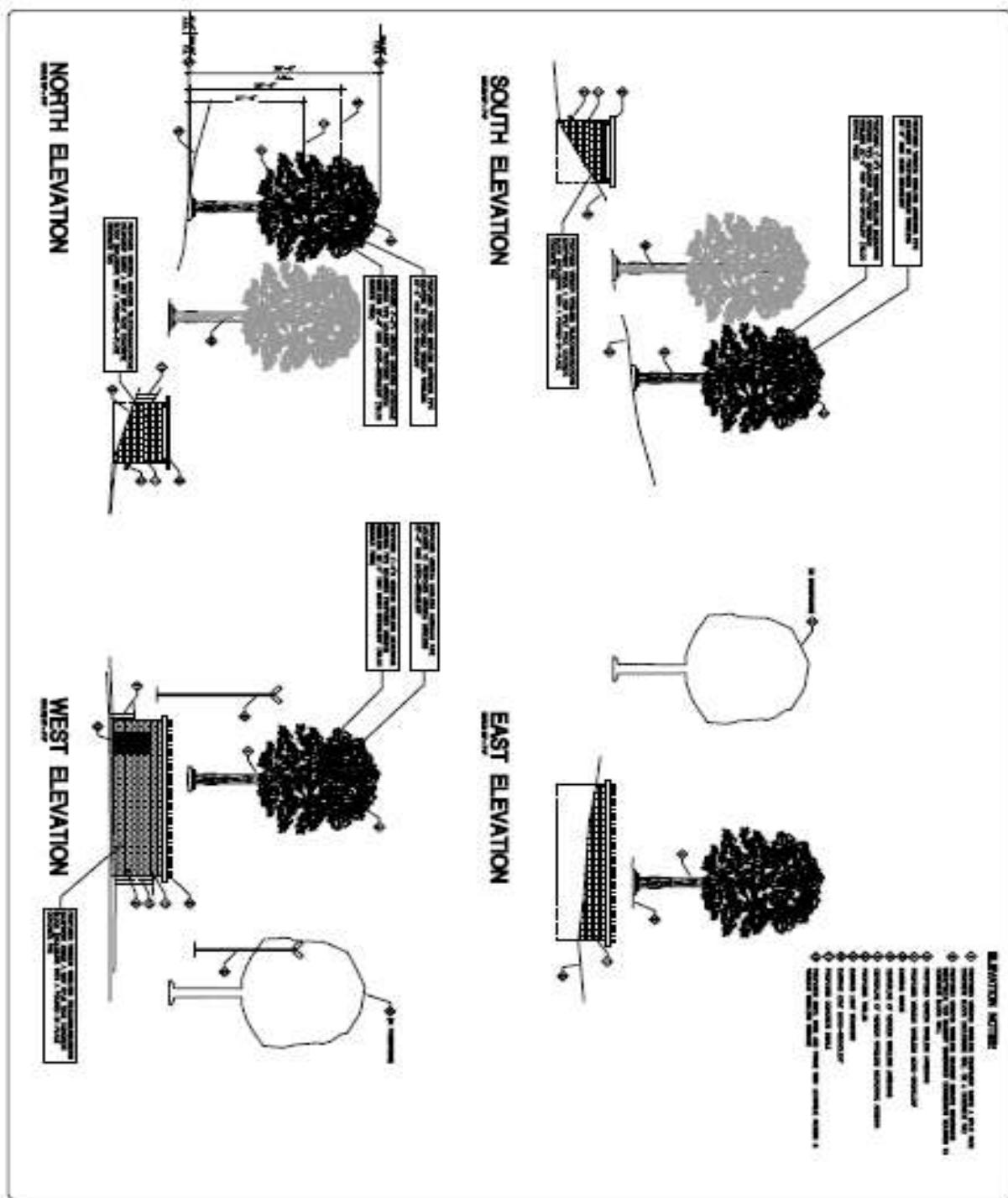
View of the proposed project site from the northeast corner of the existing parking lot.



Image 4

View of the site of the equipment enclosure.

Exhibit "E"
Wireless Facility Elevations



INITIAL STUDY ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS -- *Would the project:*

- a) Have a substantial adverse effect on a scenic vista?
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

a) **Less Than Significant Impact.** The property was originally developed with a PAR-3 “executive” golf course including a 3,027 square foot building associated improvements (i.e. parking lot, driveway, landscaping, etc.). The site has not been used for this purpose for several years and has been used as a church use for the last several years. The site of the wireless telecommunication facility (WTF) proposed by the project is in the eastern, rear portion of the lot in the location of the former driving range area. The property slopes upward in the rear. As the 35' tall monopole is proposed to be installed at an elevation of 789 feet above mean sea level (AMSL), the top of the facility will be lower than the ridge of the rear hillside, which is at an estimated height of 860 feet AMSL. A less than significant impact to a scenic vista is anticipated to result from the installation and operation of a new camouflaged WTF at the site.

b) **No Impact.** The nearest highway to the project site is State Route (SR) 78 as shown on Exhibit “A” and located approximately 1,600 feet to the south of the project site, and SR-78 is not designated as a State Scenic Highway. The project will result in a less than significant impact to State Scenic Highways.

c) **Less Than Significant Impact.** The new WTF will be designed to emulate a broadleaf tree. In addition, the facility will plant additional natural trees around the monopole to aide in the camouflaging of the site. Similar trees also exist on the lower portion of the previously developed hillside, in the vicinity of the project site. Additionally, approximately 50 feet to the southwest of the proposed project, a 35 foot tall wireless telecommunication facility disguised as a broadleaf tree, and operated by AT&T Mobility exists on the site. Verizon would be required to utilize camouflaging materials (i.e. faux-branches, leaves, tree shape, color, etc.) on the wireless telecommunication facility which are compatible with the existing AT&T facility. With the incorporation of these elements, as demonstrated on Exhibit “E”, to camouflage the site into the existing site and surroundings, impacts to the visual character or quality of the site and surroundings will not result from the project.

d) **No Impact.** Lastly, the use of lights at the site associated with the project will be minimal (i.e. utility lighting in

the equipment enclosure) and will be required to comply with all City light and glare standards; as a result the project will not impact day or nighttime views in the area due to glare or light.

Mitigation Measures: None.

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II. AGRICULTURE AND FOREST RESOURCES -- In
determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and Forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. - Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract
- c) Conflict with existing zoning for, or cause rezoning 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))?
- d) Result in the loss of forest land or conversion of forest land to non-forest use?
- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

a-e) **No Impact.** The subject property has been previously developed and is not used for agricultural purposes nor is it designated as prime or unique farmland for statewide or local importance per the General Plan

Conservation and Open Space Element. The project will not impact prime or unique farmland. The development does not conflict with a Williamson Act contract. The site is not zoned nor used for forest or timberland purposes. Therefore, the proposed project will not impact agricultural and forest resources.

Mitigation Measures: None.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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III. AIR QUALITY -- *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:*

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c) Result in 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

a-e) Less than Significant with Mitigation Incorporated. The project proposes the use of a 10 Kilowatt diesel engine with a 55 gallon fuel tank for emergency power purposes. Should the site lose electrical power, the generator would become active to recharge batteries and provide an uninterrupted power supply to the equipment onsite. The diesel engine will also require periodic (i.e. monthly) power cycles for periods of less than 15 minutes for maintenance purposes. Prior to the installation of the emergency diesel engine at the site, the applicant will be required to either obtain a Permit or formal exemption from the San Diego County Air Pollution Control District (“APCD”). The acquisition of the permit or exemption from APCD will be consistent with the San Diego Regional Air Quality Strategy (RAQS) plan which is the applicable air quality plan for the San Diego Air Basin. Additionally, all construction activities will be conducted under a Building Permit which requires the implementation of Best Management Practices (BMP’s) and limits any grading activities associated with trenching and/or foundation preparatory work for the project. The acquisition of the required APCD permit or exemption to operate the generator as well as limitations on the use of the generator will mitigate the project impact to less than significant.

Mitigation Measures:

- Obtain a APCD Permit or exemption to operate the generator.

- Notwithstanding the loss of power, or an emergency situation, the use of the generator shall be limited to no more than 15 minutes and during weekday (i.e. Monday-Friday) daytime hours of 8:00 a.m. to 5:00 p.m.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES -- *Would the project:*

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

As entitled through the 1991 Richland Hills North Specific Plan, the subject property is a developed site occupied by buildings, paved parking surfaces and ornamental landscaping with exception of .86 of native upland vegetation located in the eastern edge of the site which was set aside for open space preservation when the site was developed in 1997.

a-d) No Impact. The project proposes the installation of a wireless telecommunication facility in a an area of previously disturbed soil portion on the site. As a result, no impacts are anticipated that would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a

candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service and no mitigation measures are required. No federally protected wetlands as defined by Section 404 of the Clean Water Act, riparian habitat, or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service are located onsite and as a result, and therefore no impacts from the project are anticipated.

e) **No Impact.** The project will also not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinances.

f) **No Impact.** The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Mitigation Measures: None.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic features?
- d) Disturb any human remains, including those interred outside of formal cemeteries?

The subject property is a developed site occupied by buildings, paved parking surfaces and ornamental landscaping with exception of .86 of native upland vegetation located in the eastern edge of the site and set aside for open space preservation when the site was developed in 1997 as entitled through the 1991 Richland Hills North Specific Plan. The area proposed for construction of the proposed WTF has been previously used for ornamental landscaping on the project site. As such, the soil disturbance has been less extensive than other more obtrusive construction activities. Now that the proposed project will involve more extensive ground disturbance than had historically occurred within the proposed disturbance area, a Cultural Resources Survey was conducted for the proposed disturbance area which is provided in Appendix "A".

a) **No Impact.** The developed project site does not contain any known historic buildings and therefore the proposed project will not impact historic resources.

b-d) **Less Than Significant Impact with Mitigation Incorporated.** In summary, the record search information provided in Appendix A suggests that the project site has some potential for the presence of cultural resources. However, the maps and project information also indicate that the project site has been previously

developed. The grading necessary for placement of the existing church structures, landscape features, and existing At&t Wireless Telecommunications Facility is likely to have caused significant disturbance to the project site. There is, still, however, the potential for subsurface resources to exist and therefore all new ground-disturbing work for the project will be required to be monitored by an archaeologist and Luiseno Native American observer. The mitigation measures outlined below will service to ensure that any potential impacts to cultural resources will be mitigated to a level below significant.

Mitigation Measures:

- An archeological monitor and a Luiseño Native American monitor shall be present during all earth moving and grading activities to assure that any potential cultural resources, including tribal, found during project grading be protected.
- Prior to beginning project construction, the Project Applicant shall retain a San Diego County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to cultural resources evaluation, which shall include archaeological documentation, analysis and report generation.
- At least thirty (30) days prior to beginning project construction, the Project Applicant shall enter into a Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a Luiseño Tribe. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on site.
- Prior to beginning project construction, the Project Archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation, which will be determined in consultation with the contracted Luiseño Tribe. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the required Agreement, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation the Luiseño Native American monitor in order to evaluate the significance of any archaeological resources discovered on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation, and groundbreaking activities, and shall also have the authority to stop and redirect grading activities.
- The landowner shall relinquish ownership of all cultural resources collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site to the appropriate Tribe for proper treatment and disposition per the Cultural Resources Treatment and Monitoring Agreement. All cultural materials that are deemed by the Tribe to be associated with burial and/or funerary goods will be repatriated to the Most Likely Descendant as determined by the Native American Heritage Commission per California Public Resources Code Section 5097.98. In the event that curation of cultural resources is required, curation shall be conducted by an approved facility and the curation shall be guided by California State Historic Resource Commissions Guidelines for the Curation of Archaeological Collections. The City of San Marcos shall provide the developer final curation language and guidance on the project grading plans prior to issuance of the grading permit, if applicable, during project construction.
- All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.
- If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the San Diego County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. Suspected Native American remains shall be examined in the field and kept in a secure location at the site if the San Diego County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) must be contacted within twenty-four (24) hours. The NAHC must them immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely

descendants(s) shall then make recommendations within forty-eight (48) hours, and engage in consultation concerning treatment of remains as provided in Public Resources Code 5097.98.

- If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the Project Archaeologist, and the Luiseño Tribe under the required Agreement with the landowner shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to California Public Resources Code Section 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the Project Archaeologist and the Tribe cannot agree on the significance of mitigation for such resources, these issues will be presented to the Development Services Director for decision. The Development Services Director shall make a determination based upon the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under law, the decision of the Development Services Director shall be appealable to the Planning Commission and/or City Council.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS -- *Would the project:*

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
 - ii) Strong seismic ground shaking?
 - iii) Seismic-related ground failure, including liquefaction?
 - iv) Landslides?
- b) Result in substantial soil erosion or the loss of topsoil?
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste

a,c) No Impact. According to Figure 4F of the State Geologist's Fault-Rupture Hazard Zone map, the project site is not located within an Alquist-Priolo Earthquake Fault Zone delineated by the State of California for the hazard of fault surface rupture. As a result, no impacts are anticipated and no mitigation measures are required. Furthermore, the nearest active fault is the Rose Canyon Fault located approximately fourteen (14) miles southwest of the site. If approved, and pursuant to the requirements of the California Building Code (CBC), the project will be required to be constructed to the standards of Seismic Design Category "D." Compliance with the CBC standards ensures that, to the extent possible under those standards, potential impacts related to strong seismic ground shaking would be less than significant. As a result, less than significant impacts from strong seismic ground shaking are anticipated and no mitigation measures are required. Liquefaction of soils can be caused by ground shaking during earthquakes when sandy soils are saturated with water causing the soil to take on the consistency of a thick liquid. According to Figure E-1 of the San Marcos General Plan (Geotechnical Conditions), the project site is located in an area delineated as "stable." In addition, compliance with the requirements contained in the latest adopted California Building Code will be required for the design and construction of the project. As a result, less than significant impacts are anticipated from seismic-related ground failure and no mitigation measures are required.

Landslide hazard areas are generally considered to exist when substantial slopes are located on or immediately adjacent to the subject property. While the property is sloped, the project site is relatively flat due to previous grading for fairways associated with the PAR 3 golf course. As previously discussed, compliance with latest adopted California Building Code will be required for the design and construction of the project and as a result, no impacts are anticipated that would cause landslides associated with the project and no mitigation measures are required. The site may be susceptible to soil erosion during the short-term construction activities.

b) Less Than Significant Impact with Mitigation Incorporated. The project description includes a grading permit, in accordance with San Marcos Municipal Code (SMMC) Chapter 17.32, to allow grading activities to include 287 cubic yards of cut and 211 cubic yards of fill material to construct a wireless telecommunications facility. The requirement of a Grading Permit has allowed the City to avoid and mitigate any potential impacts from project adherence to Chapter 17.32 for the project soil movement, and will ensure a less than significant impact resulting from the project in this issue area; no further mitigation is required.

Short-term erosion effects during the construction phase of the project would be prevented through implementation of Best Management Practices (BMP's), which are required in accordance with the Chapter 14.15 of the San Marcos Municipal Code (S.M.M.C.). The BMP's will include standard construction methods such as sandbags, silt fencing, and temporary detention basins to control on-site and off-site erosion. The incorporation of BMP's are required by the City during plan review and approval of process for Building Permits; therefore, with the implementation of BMP's, any impacts resulting from erosion during construction are expected to be less than significant. According to Figure E-1 of the San Marcos General Plan (Geotechnical Conditions), the project site is located in an area noted as "stable." While the property is sloped, the project site is relatively flat due to previous grading for fairways associated with the PAR 3 golf course. As with the development of any site on or near a hillside, the potential risk of soil destabilization is present. However as previously discussed, compliance with the latest adopted California Building Code will be required for the design and construction of the project and as a result, no impacts are anticipated from the project that would result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse and no mitigation measures are required.

d) No Impact. There are no known expansive soils as defined in Table 18-1-B of the Uniform Building Code (1994) present at the site. As previously discussed, compliance with the latest adopted California Building Code (formerly known as the Uniform Building Code) will be required for the design of the project. As a result, no impacts are anticipated from the project and no mitigation measures are required.

e) **No Impact.** The project is located within, and served by the Vallectios Water District (VWD); the project will continue to be connected to the municipal sewer system. As a result, septic tanks or alternative waste water disposal systems are not required.

Mitigation Measure:

- Issuance of a Grading Permit prior to construction.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS -- Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

a-b) **Less Than Significant Impact.** The requirements of State of California Assembly Bill 32 to address Global Climate Change (GCC) under CEQA address the potential cumulative impacts that a project's GHG emissions could have on GCC. As discussed in Section 15064.4 of the CEQA Regulations, the determination of the significance of greenhouse gas emissions calls for a determination by the lead agency consistent with the provisions in section 15064. A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project.

The City's Climate Action Plan identifies ways to reduce greenhouse gas emissions to meet State requirements, and establishes emissions thresholds to determine whether a detailed GHG study would be required for a proposed project. An emissions quantity of 900 metric tons per year is used as a screening threshold to determine a level of significance for a project, such as the proposed wireless telecommunication facility. The emission level is based on the amount of vehicle trips, typical energy and water use for the project, as well as other factors.

Once operational, the project is expected to generate no more than four (4) trips per month, based on information provided by the applicant. Additionally, the equipment enclosure will remove approximately 405 square feet irrigated landscape area and the facility itself proposes no new plumbing fixtures (i.e. sinks, water closets, etc.), other than modifying existing landscape irrigation lines. Lastly, the use of a 10 kilowatt generator will be limited to less than 15 minutes per month, and during emergencies only. As a result, it is estimated that the proposed project, including construction activities, will generate greenhouse gas emissions significantly less than the aforementioned threshold of 900 metric tons per year, and therefore no further analysis is warranted. Any contribution of greenhouse gas emissions by the proposed project once built will not have a significant impact on the environment, nor will it conflict with implementation of the plans and programs proposed in the conservation element of the City's General Plan Update, nor will it conflict with the City's Climate Action Plan.

Mitigation Measures: None.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS -- *Would the project:*

- a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?
- b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e) For a project 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, would the project result in a safety hazard for people residing or working in the project area?
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h) Expose 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?

a-b) **Less Than Significant with Mitigation Incorporated.** Once operational, the telecommunication facility will both transmit and receive electromagnetic energy (i.e. Radio Frequency, or “RF”) in the vicinity of the project through the use of panel and microwave dish antennas. Section 704 of the Telecommunication Act of 1996 states that “No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the commission’s regulations

concerning such emissions.” The Federal Communications Commission (FCC) has developed exposure guidelines which are the implementing regulations for Section 704. The FCC guidelines require evaluation to determine whether transmitters of facilities comply with the FCC radio frequency (RF) guidelines, incorporating Maximum Permissible Exposure (MPE) limits. MPE limits are defined in terms of power density, electric field strength, and magnetic field strength to which a person may be exposed without harmful effect. The standards established in the FCC RF guidelines constitute exposure limits and are relevant only to facilities that are accessible to workers or members of the public.

Consistent with FCC regulations, the City has required documentation from the applicant to confirm that the wireless antenna facility is operating within the FCC MPE limits for RF. To this end, the applicant has provided an analysis of the projected RF emissions of the site prepared by Dtech Communications (included as Appendix “B”) which concluded that the “proposed wireless facility as specified [above] would be in full compliance with FCC RF Public safety standards.” Dtech Communications went on to note that “the FCC maximum allowable exposures are not set at a threshold between safety and known hazard, but 50 times below a level that the majority of the scientific community believes may pose a health risk to human populations.” In addition to Dtech Communications analysis of the site, Mr. Jonathan L. Kramer conduct an independent analysis in behalf of the City, to verify that the operation of the site will be in conformance with FFC regulations. Mr. Kramer’s analysis (included as Appendix “B1”) concluded that as proposed, the future facility will operate in compliance with FCC regulations. Upon installation, to ensure that the facility will operate in compliance with FCC regulations, the City will require that once the facility becomes fully operational, that a survey of RF levels at the project site be submitted to confirm that the operation of the site is in compliance with FCC regulations. With the incorporation of these mitigation measures, potentially significant impacts are expected to be less than significant.

c) **No Impact.** The closest school to the area of the project site is located .32 miles from where the telecommunications facility is proposed is and therefore the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school site.

d) **No Impact.** The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

e-f) **No Impact.** The Project site is located approximately five miles east of McClellan Palomar Airport, which is the closest public airport. Activities associated with the required grading, demolition, and construction activities would not increase the potential to result in a safety hazard for people residing or working in areas surrounding the Project site. Long-term operation of the recreational facilities would not interfere with the operations of any airport. The Project site is not located within any airport land use plan, airport environs overlay zone, or airport approach overlay zone. As a result, the Project would not result in safety hazards for people working or residing in the Project area. Therefore, no significant impacts would occur, and no mitigation measures are required.

g) **No Impact.** The Project would not conflict with adopted emergency response or evacuation plans. No roadway improvements or closures are anticipated that would have the potential to restrict or prohibit emergency access to the site during construction. Area roadways would continue to provide emergency access through the Project area and to surrounding properties during the construction phase. Impacts would be less than significant, and no mitigation measures are required.

h) **Less Than Significant Impact.** The Project site is located within a highly urbanized and developed area within the City of San Marcos. There are no wildlands or other areas prone to wildfire onsite or within the vicinity of the Project site, as the majority of lands are developed. The Project would therefore not expose

people or structures to a significant risk of loss, injury or death involving wildland fires. Impacts would be less than significant, and no mitigation measures are required.

Mitigation Measures:

- Within six months of final inspection approval for the installation, the applicant/operator of the facility shall submit to the Planning Division a project implementation report which provides field measurements of radio frequency densities of all antennas installed on the subject site, and all existing ambient levels of radio frequency emissions. This report shall include a written summary comparing results of the field measurements with FCC standards (i.e.: stating emissions as a percentage of FCC limits). Additionally, this report shall be conducted at a time that the facility is operating at its designed maximum power output level. If panel antennas are installed in phases, said report shall be updated when additional antennas are installed (not to exceed maximum of 8 panel antennas). The applicant shall submit to the Planning Division a copy of applicable FCC documentation (i.e.: license, permit, etc.) authorizing the operation of the facility.
- The report shall be subject to review and approval by the Planning Division. Upon receipt of sufficient public expression of concern that a Telecommunications Facility does not comply with existing FCC radio frequency guidelines, the City may utilize the services of an independent radio frequency engineer to verify, at the Telecommunications Carrier's expense, the Facility's compliance with federal guidelines. If the City finds that the facility is not in compliance with FCC standards, the City shall require the facility to be modified to comply with FCC standards, or the facility shall be entirely removed from the site.
- The applicant/operator shall at all times comply with all FCC rules and regulations, including without limitation, the RF emissions safety requirements of FCC Office of Engineering Bulletin 65, and any successors thereto. It shall be responsibility of the applicant to contact the City acknowledging any changes in the regulations that would affect the Telecommunications Facility.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY -- Would the project:

- a) Violate any water quality standards or waste discharge requirements?
- b) Have a potentially significant adverse impact on groundwater quality or cause or contribute to an exceedance of applicable groundwater receiving water quality objectives or degradation of beneficial uses?
- c) 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 (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site (e.g.

downstream)?

e) Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?

f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?

g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

h) Result in increased impervious surfaces and associated increased runoff?

i) Result in significant alteration of receiving water quality during or following construction?

j) Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical storm water pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash).

k) Be tributary to an already impaired water body as listed on the Clean Water Act Section 303(d) list. If so, can it result in an increase in any pollutant for which the water body is already impaired?

l) Be tributary to environmentally sensitive areas (e.g. MSCP, RARE, Areas of Special Biological Significance, etc.)? If so, can it exacerbate already existing sensitive conditions?

m) Have a potentially significant environmental impact on surface water quality, to either marine, fresh or wetland waters?

n) Otherwise substantially degrade water quality?

o) Place housing 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?

p) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

q) 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?

r) Inundation by seiche, tsunami, or mudflow?

a-n) Less Than Significant with Mitigation Incorporated. The project proposal will involve the installation and operation a thirty-five (35) foot tall monopole disguised as a broadleaf tree with eight (8) pole mounted antenna panels, eight (8) remote radio units (RRUs) behind the antennas, one (1) microwave dish antenna, a 405 square foot open roof-split face CMU wall equipment enclosure (12'-8" x 32'-0") containing five (5) equipment cabinets, and a ten (10) Kilowatt diesel generator for emergency back-up power purposes. The project will also include trenching for underground conduit from the proposed facilities to the existing utilities near Nordahl Road and minor grading activities (less than fifty (50) cubic yards) to create a pad for the equipment enclosure and an unpaved access road from the existing parking lot to the wireless telecommunication facility. As the development of the site for the purpose of the construction of the wireless facilities will involve 287 cubic yards of cut and 211 cubic yards of fill area of soil disturbance. No bodies of water are present on the site, therefore, the project is not expected to result in the alteration of: currents or water movements, temperature or turbidity of water, direction or rate of flow of ground waters, the quantity of water, including the potential to effect downstream water quality, or the amount of potable water. Therefore, potential project impacts can be reduced to a level less than significant with implementation of mitigation measures.

o-r) No Impact The site is not located within the 100-year floodplain or in proximity to a body of water of which the proposed project would be subject to flooding. The subject property has been previously developed with a single-family residence which was demolished, and is surrounded by single-family residential uses, except for a light industrial park to the south and open space to the east across N. Twin Oaks Valley Road. The proposed grading and development of the site will result in a change to the rate and amount of surface water runoff from the site. The project will incorporate Low Impact Design (LID) Best Management Practices (BMPs) and Hydromodification Management Plan (HMP), and BMPs will be implemented during construction of the project. The project proposes to drain runoff from impervious surfaces (i.e.: building, road, etc.) through landscape areas (bio-infiltration), including a bio-retention pond(s), prior to exiting the site into the existing storm drain system located in N. Twin Oaks Valley Road. Development of the project will require implementation of a Storm Water Pollution Prevention Plan (SWPPP). Landscaping shall comply with the City's water efficiency ordinance. Therefore, there are no project impacts in these issue areas.

Mitigation Measures:

- Erosion control and/or sediment control details shall be submitted with/on the grading plans to the City's Engineering Division for review and approval. The details shall conform to the City's standards, codes and ordinances. The details shall include landscaping and temporary irrigation systems on exposed slopes to be approved by the City's Engineering and Planning Divisions. Plant material and irrigation design shall comply with the City's landscape Water Efficiency Ordinance, Section 20.82 of the San Marcos Municipal Code.
- A hydrology report (calculations) shall be prepared for the proposed project. Storm drains and drainage structures shall be sized according to the approved hydrology report. All surface runoff originating within the project and all surface waters that may flow onto the project from adjacent properties shall be accommodated by the drainage system. The report shall also determine the build-out runoff into existing off-site natural drainage swales and storm drain systems, and shall address any need for off-site improvement requirements. Blocking, concentrating, lowering or diverting of natural drainage from or onto adjacent property shall not be allowed without written approval of the affected property owner. This report shall be subject to approval of the City Engineer.
- The applicant/developer shall obtain coverage under the State Water Resources Control Board's General

Permit to Discharge Storm Water Associated with Construction Activity. Coverage includes the preparation, certification and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Implementation of the SWPPP is required during all phases of construction. Proof of coverage will be submitted to the City.

- The applicant/developer shall submit to the City for review and approval, a Water Quality Improvement Plan (WQIP) prepared by civil engineer that identifies receiving waters, water quality objectives, pollutants of concern, treatment control best management practices (BMPs), and hydromodification management requirements. The WQIP shall demonstrate that, when implemented, the project meets or exceeds water quality objectives consistent with the City's adopted National Pollutant Discharge Elimination System (NPDES) permit.
- The applicant/developer shall submit to the City and implement a water quality improvement plan (WQIP) that depicts compliance with the National Pollutant Discharge Elimination System (NPDES) permit.
- The applicant/developer shall submit a plan and agreement, for review and approval by the City, for the long-term maintenance of all post construction BMP's.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. LAND USE AND PLANNING -- Would the project:

- a) Physically divide an established community?
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

a) **No Impact.** The proposed project would install a disguised wireless telecommunication facility and does not propose any type of structure or intent that would physically divide an established community. As a result, no impacts are anticipated from the project that would physically divide an established community and no mitigation measures are required.

b) **Less Than Significant with Mitigation Incorporated.** A disguised wireless telecommunication facility is currently not a permitted land use by the Richland Hills North Specific Plan (the governing Specific Plan for the project area). As a result, the project has been required to submit a Specific Plan Modification to add language to the Specific Plan to permit the installation of one (1) disguised wireless telecommunication facility with collocation capabilities pursuant to the approval of a Conditional Use Permit. The requirement of a Conditional Use Permit has allowed the City avoid and mitigate any potential impacts from the project and will allow the City to avoid and/or mitigate any impacts from a future modification of the project. With the incorporation of the mitigation measures discussed above, the project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project.

c) **No Impact.** The project site is not located within a proposed conservation or preservation area identified in the City's Draft Subarea Plan of the San Diego County Multiple Habitat Conservation Plan (certified by SANDAG March 28, 2003). The proposed project would also not conflict with the provisions of the draft

MHCP Subarea Plan once it is formally adopted. Furthermore, the project would not conflict with any provisions of other adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. As a result, no impacts are anticipated from the project and no mitigation measures are required.

Mitigation Measures:

- The proposed project requires the approval of a Specific Plan Modification to modify the permitted land uses to allow for up two (2) disguised wireless telecommunication facilities, subject to the approval of a Conditional Use Permit.
- The proposed project requires the approval of a Conditional Use Permit (CUP) to permit the installation and operation of a wireless telecommunication facility.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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XI. MINERAL RESOURCES -- Would the project:

- Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?
- No Impact.** The project site has previously been developed and there are no known mineral resources at the site. As a result, the project is not anticipated to result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state and no mitigation measures are required.
- No Impact.** According to the City of San Marcos General Plan, there are no known mineral resources on the proposed project site that would result in the loss of availability of a locally-important mineral resource recovery site. In addition, the project site is already developed. As a result, no impacts are anticipated from the project and no mitigation measures are required.

Mitigation Measures: None.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. NOISE -- Would the project result in:

- 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?

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e) For a project 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, would the project expose people residing or working in the project area to excessive noise levels?
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

a) **Less Than Significant Impact.** The City of San Marcos noise standards are contained within the City's General Plan Noise Element, the City of San Marcos Municipal Code Zoning Ordinance Site Plan and General Development Standards Chapter 20.300 (S.M.M.C.). The City's General Plan Noise Element noise and land use compatibility guideline is up 65 dBA as an acceptable level and 70 dBA as a conditionally acceptable level. Pursuant to S.M.M.C. Chapter 20.300, the noise standards for commercial uses is 60 dBA in the daytime (7 a.m. to 10 p.m.) and 55 dBA in the overnight (10 p.m. to 7 a.m.).

The project proposes entitlements to install and operate a thirty-five (35) foot tall monopole disguised as a broadleaf tree with eight (8) pole mounted antenna panels, eight (8) remote radio units (RRUs) behind the antennas, one (1) microwave dish antenna, and a 405 square foot open roof-split face concrete block enclosure wall (12'-8" x 32'-0") containing five (5) equipment cabinets, and a ten (10) Kilowatt diesel generator for emergency back-up power purposes. The proposed generator noise level within proposed enclosed equipment structure will generate 63 dBA measured at a distance of 23 feet. The use of the generator shall be limited to no more than 15 minutes and during weekday (i.e. Monday-Friday) daytime hours of 8:00 a.m. to 5:00 p.m. The limits of use and the concrete equipment structure will serve to minimize noise levels to a level below significance.

The nearest property line to the equipment enclosure is located approximately 125 feet to the north of enclosure. Assuming a distance of at least 23' from the proposed enclosure, the additional 102 feet distance from the enclosure to the nearest property line results in a reduction from 63 dBA to of 57 outdoor noise. This reduction will result in a noise level below the City Noise outdoor operational standards of 60 dBA for a commercial use during the daytime hours. As the use of the generator shall be limited to no than 15 minutes and during weekday (i.e. Monday-Friday) daytime hours of 8:00 a.m. to 5:00 p.m., the noise impact from the proposed project will comply with the Zoning Ordinance for commercial uses and no further mitigation is required beyond the limited generator use times outlined above.

In addition, noises associated with construction activities will occur at the project site during the build-out of the project. Pursuant to the City's Noise Ordinance and as a standard condition of approval of any Building Permit, these noises will be limited and subject to city-wide "quiet hours" between 6:00 p.m. to 7:00 a.m. Monday through Friday and 5:00 p.m. to 8:00 a.m. on Saturday. Construction activities are prohibited on Sundays and Holidays (observed by the City of San Marcos). As a result of the incorporation of the mitigation measure discussed above,

the project is not expected to significantly expose persons to or generate noise levels in excess of standards established in the General Plan or Noise Ordinance.

b) **Less Than Significant Impact.** Groundborne vibration is typically attenuated over short distances and is usually associated with construction activities. Given the project proposes limited construction activities, it is unlikely the project will expose persons to the generation of excessive groundborne vibration or groundborne noise levels and no mitigation measures are required.

c) **Less Than Significant Impact.** As with any project, there will be an incremental increase in the ambient noise levels in the project vicinity as a result of the project. This increase in ambient noise levels can be primarily attributed to the operations of the mechanical cooling systems of the cabinets located in the equipment enclosure. As the project would comply with noise standards established in the General Plan and Noise Ordinance impacts to ambient noise levels resulting from the project would be less than significant and no additional mitigation measures are required.

d) **Less Than Significant Impact.** As discussed previously, the project will generate certain levels of noise, however those noises will be in conformance with City Standards established in the General Plan and Noise Ordinance. There are no sources of noise proposed by the project that would create a substantial temporary or periodic increase in ambient noise levels. As a result, no impacts are anticipated from the proposed project and no additional mitigation measures are required.

e) **No Impact.** The closest airport is the McClellan-Palomar Airport, which is located about 9 miles west, southwest of the project site. According to the McClellan-Palomar Airport Land Use Compatibility Plan, the project site is located within Review Area 2 of the Airport Influence Area. Given the fact the project proposes an unmanned facility, it is not anticipated to expose people residing or working in the project area to excessive noise levels and no mitigation measures are required.

f) **No Impact.** The project site is not located within the vicinity of a private airstrip. As a result, no impacts are anticipated that would expose people residing or working in the project area to excessive noise levels and no mitigation measures are required.

Mitigation Measures:

- Construction activity noises will be limited and subject to city-wide “quiet hours” between 6:00 a.m. to 7:00 a.m. Monday through Friday and 5:00 p.m. to 8:00 a.m. on Saturday.
- The generator shall be limited to no than 15 minutes and during weekday (i.e. Monday-Friday) daytime hours of 8:00 a.m. to 5:00 p.m.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

a) **No Impact.** The project will not directly or indirectly induce substantial population growth in the area, as no homes are proposed with this project and all infrastructure is existing. As a result, significant impacts are not expected and no mitigation measures are required.

b) **No Impact.** There are no housing units on the project site and the project does not propose any displacement of any housing units either on or offsite. As a result, no impacts are anticipated from the project that would displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere and no mitigation measures are required.

c) **No Impact.** As stated previously, the project site contains no housing units, nor would the project displace any person residing on or offsite. As a result, no impacts are anticipated from the project that would displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere and no mitigation measures are required.

Mitigation Measures: None.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES -- Would the project:

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 objective for any of the public services:

Fire protection?

Police protection?

Schools?

Parks?

Other public facilities?

a) **Potentially Significant Unless Mitigated.** Fire Protection: Fire suppression, prevention and emergency medical response services are provided to the project site by the City of San Marcos Fire Department. The site will contain equipment which will require fire protection and while the proposed facility is unmanned, there is a potential for a visiting technician to become injured requiring a medical response from the San Marcos Fire Department. As required by City policy, the project will either annex into Community Facility District No. 2001-01 or pay an in-lieu fee to mitigate these impacts to Fire Protection Services. As a result of the annexation to CFD 2001-01, impacts on fire protection services are anticipated to be less than significant from the project.

Potentially Significant Unless Mitigated. Police Protection: Police protection services are provided by the City of San Marcos under a contract with the San Diego County Sheriff's Department. These services are funded, in part, through the use of special taxes known as Community Facility Districts (CFD) that are collected annually with property taxes. In 1998, Community Facilities District No. 98-01A was formed to provide funding for police facilities and services within the City of San Marcos. The proposed project will create a facility which will require police protection and impact police protection services. As required by City policy, the project will either annex into Community Facility District No. 98-01A or pay an in-lieu fee to mitigate these impacts to Police Protection Services. As a result of the annexation to CFD 98-01A, impacts on Police Protection Services are anticipated to be less than significant from the project.

No Impact. Schools: The creation of housing units is not proposed by the project. In addition, prior to the issuance of Building Permits, any fees required to be paid to the San Marcos Unified School District shall be paid to the District. As a result, no impacts are anticipated from the project and no mitigation measures are required.

No Impact. Parks: As stated previously, the project does not propose the creation of residential units and as a result, no impacts to parks are anticipated from the project and no additional mitigation measures are required.

Potentially Significant Unless Mitigated. Other Public Facilities. The project site is located within the city San Marcos and the development and maintenance of public facilities is conducted by the City of San Marcos. These services are funded, in part, through the use of special taxes known as Community Facility Districts (CFD) that are collected annually with property taxes. In 1998, Community Facilities District No. 98-02 was formed to provide funding for facilities and services that provide street lighting, landscape/ open space/ preserve maintenance within the City of San Marcos. In conformance with City policy, it is mandatory for all projects that require an entitlement to annex into special tax districts to mitigate impacts from the project to public facilities.

Mitigation Measures:

- Prior to the issuance of Building Permits, the subject property shall annex into CFD 2001-01 or pay a fee for special taxes in-lieu of annexation. The applicant shall comply with all rules, regulations, policies and practices established by the City with respect to the CFDs including, without limitation, requirements for notice and disclosure to future owners or residents.
- Prior to the issuance of Building Permits, the subject property shall annex into CFD 98-01A or pay a fee for special taxes in-lieu of annexation. The applicant shall comply with all rules, regulations, policies and practices established by the City with respect to the CFDs including, without limitation, requirements for notice and disclosure to future owners or residents.
- Prior to the issuance of Building Permits, the subject property shall annex into CFD 98-02 or pay a fee for special taxes in-lieu of annexation. The applicant shall comply with all rules, regulations, policies and practices established by the City with respect to the CFDs including, without limitation, requirements for notice and disclosure to future owners or residents.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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XV. RECREATION --

a) Would the project increase 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?

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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

a) **No Impact.** The proposed project will not involve a housing component nor will it substantially increase employment opportunities within the city; therefore, the project will not substantially increase the use of existing neighborhood and regional parks or other recreational facilities. As a result, no mitigation measures are required.

b) **No Impact.** There are no recreational facilities proposed as part of the project and the project would not result in the need for additional recreational facilities within the City. Therefore, the project would not result in an adverse physical effect on the environment from construction or expansion of recreational facilities and no mitigation measures are required.

Mitigation Measures: None.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC -- *Would the project:*

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

e) Result in inadequate emergency access?

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such

a) No Impact. The project also proposes to install and operate a thirty-five (35) foot tall monopole disguised as a broadleaf tree with eight (8) pole mounted antenna panels, eight (8) remote radio units (RRUs) behind the antennas, one (1) microwave dish antenna, a 405 square foot open roof-split face CMU wall equipment enclosure (12'-8" x 32'-0") containing five (5) equipment cabinets and a ten (10) Kilowatt diesel generator for emergency back-up power purposes. The proposed facility will be unmanned and is expected to generate only one (1) to two (2) vehicle trips each month as the result of service by a technician. Due to the low level of vehicle trips generated by the project, it is not expected to conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the City's circulation system.

b) Less Than Significant. The City of San Marcos General Plan Circulation Element lists the City's goal for acceptable service standards during daily periods as Level of Service (LOS) D for all roadway intersections. LOS ratings of E and worse would not meet the City's Circulation Element goal. Any project related traffic impact that would result in a change of LOS from acceptable (LOS D or better) to a deficient LOS (E or worse) at an intersection would be considered a significant impact. As stated previously, the project proposes to install and operate an unmanned wireless telecommunication facility which is expected to generate one (1) to two (2) vehicle trips each month. The volume of traffic anticipated from the project would not quantifiably impact the LOS of any nearby intersections or road segments. As a result, the project is not expected to conflict with an applicable congestion management program and no additional mitigation measures are required.

c) No Impact. The proposed project is not located in close proximity to a public or private airport, and does not include development of a private airstrip or heliport. As a result, no impacts are anticipated and no mitigation measures are required.

d) No Impact. The project does not include a hazard due to a design feature or incompatible use. As a result, no impacts are anticipated and no mitigation measures are required.

e) No Impact. The project does not include a hazard due to a design feature or incompatible use. As a result, no impacts are anticipated and no mitigation measures are required.

f) No Impact. Development of the proposed project would not conflict with adopted policies or involve elimination of facilities supporting alternative transportation such as bus turnouts or bicycle racks. As a result, no impacts are anticipated from the project and no mitigation measures are required.

Mitigation Measures: None.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of

existing facilities, the construction of which could cause significant environmental effects?

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

e) 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?

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

g) Comply with federal, state, and local statutes and regulations related to solid waste?

The subject site is located within the boundaries of the Vallecitos Water District (VWD). The applicant will be required to comply with all requirements of the Vallecitos Water District (VWD) for the provision of water and sewer services to the subject site. Per the City's implementation of the Standard Urban Storm Water Mitigation Plan (SUSMP) storm water discharge procedures and the latest adopted NPDES Permit, the proposed project will incorporate site-design and naturalized treatment control Best Management Practices (BMPs) for all drainage before entering the City's storm drain system per the approval of the City Engineer/Public Works Director.

a) **No Impact.** The City of San Marcos is within the jurisdiction of the San Diego Regional Water Quality Control Board (SDRWQCB) and the project site is located within the Vallecitos Water District's (VWD) service area. The project site is also already connected to potable water and sanitary sewer service through the VWD and the project has been reviewed by the VWD for compliance with wastewater treatment requirements of the SDRWQCB. In addition, the project will be unmanned and does not propose to construct any facilities which would create wastewater. As a result, no impacts are anticipated from the proposed project that will exceed treatment requirements of the SDRWQCB and no additional mitigation measures are required.

b) **No Impact.** As discussed previously, the project site is located within the Vallecitos Water District (VWD) service area. The proposed wireless telecommunication facility will be unmanned and will not require potable water or create sources of wastewater. Water for landscape irrigation purposes is provided by an existing onsite well. As a result, no impacts are anticipated that will require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities and no mitigation measures are required.

c) **No Impact.** The project proposes to create 355 square feet of impervious surface as a result of the construction of an equipment enclosure. Existing stormwater drainage facilities are already in place with sufficient capacity to accommodate any drainage resulting from the project. As a result, no construction of new drainage facilities or expansion of existing facilities will result from the project and no mitigation measures are required.

d) **No Impact.** As stated previously, the project site is located within the Vallecitos Water District (VWD) service

area and is already connected to both VWD potable water and sanitary sewer service. The project has been reviewed by the VWD for water availability and wastewater treatment capacity and sufficient supplies and facilities exist to service the proposed project. In addition, the facility is unmanned and does not propose any facilities requiring potable water or wastewater disposal. The facility will also utilize an existing onsite well for landscape irrigation purposes. As a result, no impacts are anticipated from the proposed project and no mitigation measures are required.

e) **No Impact.** As previously discussed, the project site is located within the Vallecitos Water District (VWD) service area and is already connected to VWD sanitary sewer service. In addition, the project does not propose to construct any facilities that would create wastewater necessitating treatment. As a result, no impacts are anticipated from the proposed project and no mitigation measures are required.

f and g) **No Impact.** The project will generate trash during construction and then as an unmanned wireless facility a very nominal amount of trash. Trash collection service for the project will be provided by EDCO which will include collection of recyclable materials.

Mitigation Measures: None.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

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

■

a) **No Impact.** The project is proposed to be located in an already disturbed portion of a site that was previously developed. There are no known native vegetative communities, or sensitive, threatened or endangered wildlife or plant species to occur at the project site. In addition, due to the project's location in an already developed site, the potential for sensitive species to use the site is very low. Lastly, for reasons discussed in the cultural analysis (Section V), the project will not significantly affect important examples of California history or prehistory. As a result, no impacts are anticipated from the proposed project.

b) 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)?

■

b) **No Impact.** The project proposes the installation and operation of an unmanned wireless telecommunication facility at the site. As discussed previously, no impacts anticipated from the project would be individually limited but cumulatively considerable. In addition, the implementation of the mitigation measures contained herein will

further reduce any impacts from the project and as a result no impacts from the project are anticipated to be individually limited, but cumulatively considerable.

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

c) Less Than Significant. As discussed at length in Section VIII, the project proposes to construct an unmanned wireless telecommunication facility. Once operational, the facility will both receive and transmit electromagnetic energy in the form of Radio Frequency (RF) waves in the vicinity of the project through the use of eight (8) pole mounted antenna panels, eight (8) remote radio units (RRUs) behind the antennas, and one (1) microwave dish antenna. Federal Communications Council (FCC) regulations establish Maximum Permissible Exposure (MPE) limits for RF and disallow any State or local government from making a decision about a project based on “the environmental effects of radio frequency emissions.” MPE limits are defined in terms of power density, electric field strength, and magnetic field strength to which a person may be exposed without harmful effect. In addition, the FCC maximum allowable exposures are not set at a threshold between safety and known hazard, but 50 times below a level that the majority of the scientific community believes may pose a health risk to human populations. Based on these facts and the requirements of the project to demonstrate compliance with FCC regulations pertaining to RF emissions, the project is not expected to have environmental effects which will cause substantial effects on human beings, either directly or indirectly, and no additional mitigation measures are required.

**MITIGATION MONITORING PROGRAM
FOR NEGATIVE DECLARATION 15-003**

MITIGATION MEASURES	MONITORING ACTIVITY/TIMING	RESPONSIBILITY
<ul style="list-style-type: none"> • Obtain a APCD Permit or exemption for the generator. 	Prior to issuance of a building permit	Developer
<ul style="list-style-type: none"> • Notwithstanding the loss of power, or an emergency situation, the use of the generator shall be limited to no more than 15 minutes and during weekday (i.e. Monday-Friday) daytime hours of 8:00 a.m. to 5:00 p.m. 	During facility operation	Developer
<ul style="list-style-type: none"> • An archeological monitor and a Luiseño Native American monitor shall be present during all earth moving and grading activities to assure that any potential cultural resources, including tribal, found during project grading be protected. • Prior to beginning project construction, the Project Applicant shall retain a San Diego County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to cultural resources evaluation, which shall include archaeological documentation, analysis and report generation. • At least thirty (30) days prior to beginning project construction, the Project Applicant shall enter into a Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a Luiseño Tribe. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on site. • Prior to beginning project construction, the Project Archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation, which will be determined in consultation with the contracted Luiseño Tribe. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the required Agreement, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the Luiseño Native American monitor in order to evaluate the significance of any archaeological resources discovered on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation, and groundbreaking activities, and shall also have the authority to stop and redirect grading activities. • The landowner shall relinquish ownership of all cultural resources collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site to the appropriate Tribe for proper treatment and disposition per the Cultural Resources Treatment and Monitoring Agreement. All cultural materials that are deemed by the Tribe to be associated with burial and/or funerary goods will be repatriated to the Most Likely Descendant as determined by the Native American Heritage Commission per California Public Resources Code Section 5097.98. In the event that curation of cultural resources is required, curation shall be conducted by an approved facility and the curation shall be guided by California State Historic Resource Commissions Guidelines for the Curation of Archaeological Collections. The City of San Marcos shall provide the developer final curation language and guidance on the project grading plans prior to issuance of the grading permit, if applicable, during project construction. • All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible. • If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the San Diego County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. Suspected Native American remains shall be examined in the field and kept in a secure location at the site if the San Diego County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) must be contacted within twenty-four (24) hours. The NAHC 	Prior to issuance of grading permits/during grading operation	Developer

MITIGATION MEASURES	MONITORING ACTIVITY/TIMING	RESPONSIBILITY
<p>must them immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendants(s) shall then make recommendations within forty-eight (48) hours, and engage in consultation concerning treatment of remains as provided in Public Resources Code 5097.98.</p> <ul style="list-style-type: none"> • If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the Project Archaeologist, and the Luiseño Tribe under the required Agreement with the landowner shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to California Public Resources Code Section 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the Project Archaeologist and the Tribe cannot agree on the significance of mitigation for such resources, these issues will be presented to the Development Services Director for decision. The Development Services Director shall make a determination based upon the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under law, the decision of the Development Services Director shall be appealable to the Planning Commission and/or City Council. 		
<ul style="list-style-type: none"> • Erosion control and/or sediment control details shall be submitted with/on the grading plans to the City's Engineering Division for review and approval. The details shall conform to the City's standards, codes and ordinances. The details shall include landscaping and temporary irrigation systems on exposed slopes to be approved by the City's Engineering and Planning Divisions. Plant material and irrigation design shall comply with the City's landscape Water Efficiency Ordinance, Section 20.82 of the San Marcos Municipal Code. • A hydrology report (calculations) shall be prepared for the proposed project. Storm drains and drainage structures shall be sized according to the approved hydrology report. All surface runoff originating within the project and all surface waters that may flow onto the project from adjacent properties shall be accommodated by the drainage system. The report shall also determine the build-out runoff into existing off-site natural drainage swales and storm drain systems, and shall address any need for off-site improvement requirements. Blocking, concentrating, lowering or diverting of natural drainage from or onto adjacent property shall not be allowed without written approval of the affected property owner. This report shall be subject to approval of the City Engineer. • The applicant/developer shall obtain coverage under the State Water Resources Control Board's General Permit to Discharge Storm Water Associated with Construction Activity. Coverage includes the preparation, certification and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Implementation of the SWPPP is required during all phases of construction. Proof of coverage will be submitted to the City. • The applicant/developer shall submit to the City for review and approval, a Water Quality Improvement Plan (WQIP) prepared by civil engineer that identifies receiving waters, water quality objectives, pollutants of concern, treatment control best management practices (BMPs), and hydromodification management requirements. The WQIP shall demonstrate that, when implemented, the project meets or exceeds water quality objectives consistent with the City's adopted National Pollutant Discharge Elimination System (NPDES) permit. • The applicant/developer shall submit to the City and implement a water quality improvement plan (WQIP) that depicts compliance with the National Pollutant Discharge Elimination System (NPDES) permit. • The applicant/developer shall submit a plan and agreement, for review and approval by the City, for the long-term maintenance of all post construction BMP's. 	Prior to issuance of grading permits	Developer
<ul style="list-style-type: none"> • Within six months of final inspection approval for the installation, the applicant/operator of the facility shall submit to the Planning Division a project implementation report which provides field measurements of radio frequency densities of all antennas installed on the subject site, and all existing ambient levels of radio frequency emissions. This report shall include a written summary comparing results of the field measurements with FCC standards (i.e.: stating 	Post construction/during operation	Developer

MITIGATION MEASURES	MONITORING ACTIVITY/TIMING	RESPONSIBILITY
<p>emissions as a percentage of FCC limits). Additionally, this report shall be conducted at a time that the facility is operating at its designed maximum power output level. If panel antennas are installed in phases, said report shall be updated when additional antennas are installed (not to exceed maximum of 12 panel antennas). The applicant shall submit to the Planning Division a copy of applicable FCC documentation (i.e.: license, permit, etc.) authorizing the operation of the facility.</p> <ul style="list-style-type: none"> The report shall be subject to review and approval by the Planning Division. Upon receipt of sufficient public expression of concern that a Telecommunications Facility does not comply with existing FCC radio frequency guidelines, the City may utilize the services of an independent radio frequency engineer to verify, at the Telecommunications Carrier's expense, the Facility's compliance with federal guidelines. If the City finds that the facility is not in compliance with FCC standards, the City shall require the facility to be modified to comply with FCC standards, or the facility shall be entirely removed from the site. The applicant/operator shall at all times comply with all FCC rules and regulations, including without limitation, the RF emissions safety requirements of FCC Office of Engineering Bulletin 65, and any successors thereto. It shall be responsibility of the applicant to contact the City acknowledging any changes in the regulations that would affect the Telecommunications Facility. 		
<ul style="list-style-type: none"> Issuance of a Grading Permit prior to construction. 	Prior to Construction	Developer
<ul style="list-style-type: none"> The proposed project requires the approval of a Specific Plan Modification to modify the permitted land uses to allow for up two (2) disguised wireless telecommunication facilities, subject to the approval of a Conditional Use Permit. The proposed project requires the approval of a Conditional Use Permit (CUP) to permit the installation and operation of a wireless telecommunication facility. 	Prior to Construction	Developer
<ul style="list-style-type: none"> Prior to the issuance of Building Permits, the subject property shall annex into CFD 2001-01 or pay a fee for special taxes in-lieu of annexation. The applicant shall comply with all rules, regulations, policies and practices established by the City with respect to the CFDs including, without limitation, requirements for notice and disclosure to future owners or residents. Prior to the issuance of Building Permits, the subject property shall annex into CFD 98-01A or pay a fee for special taxes in-lieu of annexation. The applicant shall comply with all rules, regulations, policies and practices established by the City with respect to the CFDs including, without limitation, requirements for notice and disclosure to future owners or residents. Prior to the issuance of Building Permits, the subject property shall annex into CFD 98-02 or pay a fee for special taxes in-lieu of annexation. The applicant shall comply with all rules, regulations, policies and practices established by the City with respect to the CFDs including, without limitation, requirements for notice and disclosure to future owners or residents. 	Prior to Construction	Developer
<ul style="list-style-type: none"> Construction activity noises will be limited and subject to city-wide "quiet hours" between 6:00 a.m. to 7:00 a.m. Monday through Friday and 5:00 p.m. to 8:00 a.m. on Saturday. The generator shall be limited to no than 15 minutes and during weekday (i.e. Monday-Friday) daytime hours of 8:00 a.m. to 5:00 p.m. 	Prior to Construction	Developer