

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY -- *Would the project:*

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) 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 pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a) Violate any water quality standards or waste discharge requirements?

Less Than Significant

The proposed project is located in the Carlsbad Hydrologic Unit, in the Escondido Hydrologic Area within the Escondido Hydrologic SubArea (HSA 904.62). Receiving waters for the project site are the Escondido Creek, San Elijo Lagoon and Pacific Ocean. The Escondido Creek is a 303(d) listed impaired water body for pesticides, bacteria, TDS, Selenium, Sulfates, Nitrogen, Magnesium, Phosphate and sediment toxicity. The area also falls under the jurisdiction of the San Diego Regional Water Quality Control Board (SDRWQCB). In addition, the project is already connected to the Vallecitos Water District sanitary sewer system and all wastewater discharges from the project are treated at the Encina Water Pollution Control Facility and the Meadowlark Water Reclamation Facility. During the construction phase of the project, the applicant will be required to implement Best Management Practices (BMP's) to protect water quality and the site will be monitored by the Building Division Inspectors to ensure the effectiveness of BMP's. As a result of the incorporation of BMP's and due to the fact the facility will be unmanned and will not create wastewater, the project is not expected to violate any water quality standards or wastewater requirements and no mitigation measures are required.

b) 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 pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Less Than Significant

The depletion of ground water supplies is often a result of the combination of over use of groundwater resources and changes to natural groundwater recharge systems. The project would create approximately 355 square feet of impervious area as a result of the footprint of the equipment enclosure, however drainage from this area will be conveyed elsewhere onsite for infiltration. In addition, landscape irrigation at the site is already provided through the use of an existing groundwater well at the site that will also provide irrigation to the landscaping proposed as part of this project. As required by Chapter 20.82 of the San Marcos Municipal Code, any landscaping in excess of 2,500 square feet shall be designed, installed and maintained pursuant to the Water Efficient Landscaping Ordinance guidelines which will minimize water usage and mitigate any project related effects should the landscaping be significant enough to impact groundwater resources. As a result of the implementation of City policies for water efficient landscaping and the limited scope of the project, the project is not expected to 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 and no mitigation measures are required.

c) 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?

Less Than Significant Impact

As discussed previously, the project proposes to construct a 35 foot disguised monopole and a 355 square foot equipment enclosure on an abandoned fairway of a PAR 3 golf course currently occupied by a church. Drainage patterns at the subject property are already existing and the project does not propose to change and/or alter any existing drainage patterns. There are no rivers or streams near the project site and there are no impacts relating to erosion or siltation expected to occur as a result of the project. There being no expected impacts, no mitigation measures are recommended for inclusion.

- d) 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?**

No Impact

As discussed previously, the project site is already developed with existing drainage patterns which will not be changed and/or altered by the project. As a result, the project is not expected to change and/or 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. No impacts are anticipated from the project and no mitigation measures are required.

- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

No Impact

As discussed previously, the project proposes to install and operate a 35' disguised monopole and equipment enclosure. The equipment enclosure's footprint would create 355 square feet of impervious surface and divert drainage elsewhere onsite into existing drainage facilities. The site is already developed with an existing onsite private drainage network that ties into the City's Municipal Separate Storm Sewer System (MS4) at Nordahl Road in an 18" Reinforced Concrete Pipe (RCP). The existing stormwater drainage system has sufficient capacity to accommodate drainage from the project site. As discussed previously in this section, Chapter 14.15 of the San Marcos Municipal Code (S.M.M.C.) prohibits any discharges into the City's MS4 and requires that all commercial activities implement Best Management Practices (BMP's) that will reduce the potential for pollutants to pollute, contaminate or otherwise pose a nuisance to any runoff from the site. As a result of the implementation of operational Best Management Practices to mitigate impacts from the project site runoff, the project is not expected to have a impact on water quality and no mitigation measures are required.

- f) Otherwise substantially degrade water quality?**

Less Than Significant Impact

As discussed previously, the project will implement Best Management Practices (BMP's) during construction to protect water quality and prevent runoff. In addition, based upon thresholds established in Chapter 20.82 S.M.M.C., the project will be required to comply with City's Water Efficient Landscaping Ordinance, which will minimize runoff from landscaping. Lastly, the project will be required to comply with Chapter 14.15 of the San Marcos Municipal Code which requires the implementation of operational BMP's to protect water quality during the operational phases of the project. As a result, the project is

expected to have a less than significant impact on water quality and no additional mitigation measures are required.

g) 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?

No Impact

The project does not involve the construction of housing and is not within a 100 year flood hazard area as mapped on the Federal Hazard Boundary or Flood Insurance Rate Map (FEMA Flood Insurance Rate Map (FIRM) Map Number 06073C0813F (effective June 19, 1997)). As a result, no impacts are anticipated from the proposed project and no mitigation measures are required.

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

No Impact

As stated previously, the project does not propose to construct any new structures or expand/modify existing structures or site conditions. In addition, the project site as shown on the FEMA Flood Insurance Rate Map (FIRM) is located outside of the 100-year flood hazard area. As a result, no impacts are anticipated from the proposed project and no mitigation measures are required.

i) 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?

No Impact

There are no levees or dams within the vicinity of the project site. As a result, no impacts are anticipated from the project that would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam and no mitigation measures are required.

j) Inundation by seiche, tsunami, or mudflow?

No Impact

The proposed project is located approximately 12 miles east of the Pacific Ocean and according to the June, 2009 Encinitas Quadrangle of the Tsunami Inundation Map for Emergency Planning prepared by the University of Southern California for the California Geographic Survey, the project is not in a Tsunami Inundation Area. In addition, there are no bodies of water near the project site which make the proposed project susceptible to seiche. Finally, drainage and soil conditions in the surrounding area do not pose a risk of inundation due to mudflow. As a result, the project is not expected to be inundated by sieche, tsunami or mudflow and no mitigation is required.

MITIGATION MEASURES:

None.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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X. LAND USE AND PLANNING -- *Would the project:*

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a) Physically divide an established community?

No Impact

The proposed project would install a disguised wireless telecommunication facility and does not propose any type of structure 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) 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?

Potentially Significant Unless Mitigated

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 colocation capabilities pursuant to the approval of a Conditional Use Permit. The requirement of a Conditional Use Permit will allow the City to avoid and mitigate any potential impacts from 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.

MM 10.1 - The proposed project requires the approval of a Specific Plan Modification to add "wireless telecommunication facilities" to the list of approved uses within that plan.

MM 10.2 - The proposed project requires the approval of a Conditional Use Permit (CUP) to permit the installation and operation of a wireless telecommunication facility.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

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. In addition, the project will not be located in the conservation portion of the property discussed in the 1991 Richland Hills North Specific Plan biological report. 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:

- MM 10.1 - The proposed project requires the approval of a Specific Plan Modification to add "wireless telecommunication facilities" to the list of approved uses within that plan.
- MM 10.2 - 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	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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XI. MINERAL RESOURCES -- Would *the project*:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

- a) 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?**

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.

- b) 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

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	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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XII. NOISE -- *Would the project result in:*

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

- a) 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?**

Less Than Significant Impact

The City of San Marcos noise standards are primarily contained within the City's General Plan Noise Element and in the Noise Ordinance, codified in Chapter 10.24 of the City of San Marcos Municipal Code (S.M.M.C.). In general, the City's noise ordinance takes a qualitative approach to noise regulation and prohibits any loud, annoying or unnecessary noises from fixed sources. While the City's noise ordinance does not have specific quantitative noise level standards, Section 2.0 of the City's Noise Element does establish maximum noise levels in the rural residential areas (less than 11 dwelling units per acre) at 50 dB(A) and Commercial areas at 75 dB(A).

The project proposes the installation of a 35' disguised monopole and 355 square foot equipment enclosure. Any noises from the operation of the site will originate from the use of mechanical cooling systems integrated into the cabinets contained in the equipment enclosure. The project proposes the installation of eight (8) Ericsson RBS 2106 cabinets and one (1) Argus 3418 cabinet all enclosed in a CMU equipment enclosure. The Noise Analysis of the proposed equipment cabinets prepared by Helix Environmental Planning, Inc. (included as Appendix "D") concluded that while the cabinets will generate noise at a level of 58.1 dB(A) at the source, a setback of 61 feet would be required for sound to attenuate to a level of 45 dB(A). The nearest residential property line to the equipment enclosure, is located approximately 60 feet southeast of the enclosure, with the nearest existing residence to the equipment enclosure located approximately 240 feet to the north of the site of the equipment enclosure. To ensure that noise generated from the project is further contained onsite, the project will be required to install a CMU wall around the equipment enclosing it on all four sides with an open roof. Use of the wall, vegetated surfaces and large setback distances from residences will all suppress noises created by the project and mitigate any impacts. 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 PM to 7:00 AM Monday through Friday and 5:00 PM to 8:00 AM 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 expose persons to or generate noise levels in excess of standards established in the General Plan or Noise Ordinance and no mitigation measures are required.

MM 12.1 - All equipment (i.e. equipment cabinets, telecommunication panels, electrical panel/meter, etc.), GPS antennas for the wireless antenna facility shall be located within the enclosure.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact

Groundborne vibration is typically attenuated over short distances and is usually associated with construction activities. The closest home to the project site would be located approximately 240 feet north of the project site. Given the distance and the fact 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) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

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) 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?**

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) 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?**

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:

- MM 12.1 - All equipment (i.e. equipment cabinets, telecommunication panels, electrical panel/meter, etc.), GPS antennas for the wireless antenna facility shall be located within the enclosure.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING -- *Would the project:*

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

- 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)?**

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

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

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	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES --

- a. Would the project 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

- a) **Would the project 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: Potentially Significant Unless Mitigated

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.

MM 14.1 - 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.

Police Protection: Potentially Significant Unless Mitigated

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.

MM 14.2 - 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.

Schools: No Impact

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.

Parks: No Impact

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.

Other Public Facilities: Potentially Significant Unless Mitigated

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.

MM 14.3 - 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.

MITIGATION MEASURES:

- MM 14.1 - 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.
- MM 14.2 - 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.
- MM 14.3 - 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	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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XV. RECREATION --

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

- 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?**

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) 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?**

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	Potentially Significant Unless Mitigated	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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

- 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?**

No Impact

The Project proposes the installation of a 35' disguised monopole and 355 square foot equipment enclosure. 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) 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?**

Less than Significant Impact

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) 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?**

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

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) Result in inadequate emergency access?**

No Impact

Emergency access to the site will be provided via a shared driveway off of Nordahl Road. Access along this driveway is existing and not expected to be impacted by the proposed project and as a result no mitigation measures are required.

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

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	Potentially Significant Unless Mitigated	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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

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) 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?**

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) 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?**

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

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) 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?**

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

Less Than significant Impact

Solid waste collected in San Marcos enters the countywide landfill system through the use of any one of the three waste transfer/material recovery facilities serving North County San Diego (the Palomar Transfer Station in Carlsbad, the Escondido Resource Recovery or the Fallbrook Recycling & Transfer Station). Waste transfer/material recovery facilities collect waste from local haulers, sort waste streams, recover recyclables, consolidate waste and materials onto larger capacity vehicles and coordinate the transfer of waste and materials to regional facilities (such as landfills) with sufficient capacity to accept waste. According to the 2005 San Diego County Integrated Waste Management Plan, there was a remaining countywide landfill capacity of 62,893,695 tons. At currently projected disposal rates, and with the planned expansions of the Miramar and Sycamore landfills (capacities not included in the 62,893,695 ton regional capacity) there should be sufficient capacity to accommodate the region's waste through 2028, meeting the requirements of Section 18755.3(c) of the California Code of Regulations.

As discussed previously, the project proposes an unmanned wireless telecommunication facility and as such, the facility is not anticipated to generate a significant amount of solid waste. Nonetheless, any waste created at the site would be removed by EDCO Waste and Recycling Services, Inc., the contracted waste hauler for the City of San Marcos where it would enter the county-wide waste stream described above. As a result, the project is not expected to create a significant impact and no mitigation measures are required.

(Source: 2005 San Diego County Integrated Waste Management Plan. URL:
<http://www.sdcdpw.org/siting/pdf/San%20Diego%20County%20Summary%20Plan%202005.pdf>)

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

No Impact

As discussed previously, the project proposes an unmanned wireless telecommunication facility and as such, the facility is not anticipated to generate a significant source of solid waste. In addition, the proposed project is required to comply with all federal, state and local statutes and regulations related to the collection, storage and disposal of all solid waste generated at the site. As a result, no impact is anticipated from the proposed project and no mitigation measures are required.

MITIGATION MEASURES:

None.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION:

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

No 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)?

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?

Less Than Significant Impact

As discussed at length in Section VII(a), 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 twelve (12) panel antennas. 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 10-798

MITIGATION MEASURES	MONITORING ACTIVITY/TIMING	RESPONSIBILITY
Monopole shall be disguised as a broadleaf tree with sufficient branches, leaves and full enough synthetic canopy to completely conceal all antenna panels and electronic appurtenances from public view. (MM 1.1)	Prior to the reliance of CUP	Applicant
The supporting equipment shall also be placed 90 feet away from the proposed tower and further concealed using materials compatible with the site and surrounded by landscaping harmonious to that of the color and type of existing landscaping at the site. (MM 1.2)	Prior to the reliance of CUP	Applicant
Applicant shall remove existing metal poles and netting from the site. (MM 1.3)	Prior to the Final Building Inspection	Applicant
The project shall implement a fugitive dust emissions control plan during construction. This plan shall include the watering of the site for dust control; isolating excavated soil until it is removed from the site; and periodic cleaning of parking lot, driveway and/or street to remove accumulated materials. (MM 3.1)	Prior to the issuance of Building Permit	Applicant
Should archaeological resources be discovered during the project construction activities, all work in that area shall be halted, the City of San Marcos Building Official shall be notified and a qualified archaeologist shall be summoned to the site to evaluate the find. Should the resource be determined significant, a recovery and catalog program shall be implemented.. (MM 5.1)	During Construction	Applicant
Should artifacts or items of potential paleontological significance be discovered during the project construction activities, all work in that area shall be halted, the City of San Marcos Building Official shall be notified and a qualified paleontologist shall be summoned to the site to evaluate the find. Should the resource be determined significant, a recovery and catalog program shall be implemented. (MM 5.2)	During Construction	Applicant
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 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. (MM 8.1)	Within 6 months of Final Building Inspection	Applicant
The report shall be subject to review and approval by the Planning Division Director. 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. (MM 8.2)	Within 6 months of Final Building Inspection	Applicant
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	On Going	Applicant

MITIGATION MEASURES	MONITORING ACTIVITY/TIMING	RESPONSIBILITY
applicant to contact the City acknowledging any changes in the regulations that would affect the Telecommunications Facility. (MM 8.3)		
The proposed project requires the approval of a Specific Plan Modification to add "wireless telecommunication facilities" to the list of approved uses within that plan. (MM 10.1)	Prior to the reliance of CUP	Applicant
The proposed project requires the approval of a Conditional Use Permit (CUP) to permit the installation and operation of a wireless telecommunication facility. (MM 10.2)	Prior to the reliance of CUP	Applicant
All equipment (i.e. equipment cabinets, telecommunication panels, electrical panel/meter, etc.), GPS antennas for the wireless antenna facility shall be located within the enclosure. (MM 12.1)	Prior to the Final Building Inspection	Applicant
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. (MM 14.1)	Prior to the issuance of Building Permit	Applicant
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. (MM 14.2)	Prior to the issuance of Building Permit	Applicant
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. (MM 14.3)	Prior to the issuance of Building Permit	Applicant