



The County of San Diego

Planning Commission Hearing Report

| | | | |
|-------------------------|---|-----------------------|--|
| Date: | October 7, 2016 | Case/File No.: | Lake Henshaw Major Use Permit; PDS2016-MUP-16-009 PDS2016-ER-16-10-001 |
| Place: | County Conference Center 5520 Overland Avenue San Diego, CA 92123 | Project: | Wireless Telecommunication Facility |
| Time: | 9:00 a.m. | Location: | 26439 Highway 76, Santa Ysabel |
| Agenda Item: | #4 | General Plan: | Public Agency Lands |
| Appeal Status: | Appealable to the Board of Supervisors | Zoning: | General Agricultural (A70) |
| Applicant/Owner: | M&M Telecom, Inc., on behalf of AT&T/Vista Irrigation District | Community: | North Mountain Subregional Plan Area |
| Environmental: | CEQA § 15303 Exemption | APN: | 193-080-30 |

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate the proposed project for a Major Use Permit (MUP) for a new unmanned wireless telecommunication facility, determine if the required findings can be made, and if so, take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
- b. Grant MUP PDS2016-MUP-16-009, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and polices of the General Plan?
- b. Does the project comply with the policies set forth under the North Mountain Subregional Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with the County's Wireless Ordinance?
- e. Does the project comply with the California Environmental Quality Act (CEQA)?

B. REPORT SUMMARY

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed MUP, conditions of approval and findings, and environmental findings prepared in accordance with CEQA.

The applicant proposes an unmanned wireless telecommunication facility consisting of a 65-foot tall faux mono-broadleaf tree and associated equipment. Based on staff's analysis, it is the position of Planning & Development Services (PDS) that the required findings can be made, and recommends approval of the MUP, with the conditions noted in the attached Form of Decision (Attachment B).

C. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests an MUP to construct, operate, and maintain an unmanned wireless telecommunication facility for AT&T consisting of a faux tree and associated equipment within the Lake Henshaw campsite, in the Santa Ysabel area. The facility would include 12 panel antennas and 12 remote radio units (RRU's) mounted upon a new 65-foot tall faux mono-broadleaf tree. Each panel antenna would be covered by "socks" which are faux leaves to further conceal the antennas. The equipment would be contained within a 480 square foot (8-foot tall) earth-tone colored concrete masonry unit (CMU) building with an open roof, covered by a wood trellis. A chain-link "lid" would be placed within the roof, set below the roof line for safety purposes, and to allow for airflow. A 50kW emergency generator enclosure would be located within the equipment enclosure. Two Global Positioning System (GPS) antenna would be mounted to the roofline of the enclosure (see Figure 1).

Additionally, the project will include an approximately 650-foot long utility trench for telephone cable. The trenching will be completely within a disturbed area of roadway leading through the campsite and would not require mitigation or monitoring. The electrical connection would be completed with a new overhead line. A proposed power pole, approximately 25-feet tall, would connect to an existing utility pole, which is located 240 feet to the west of the proposed facility. The design of the faux mono-broadleaf tree would allow for future co-location if the findings can be made for an additional unmanned telecommunication facility.

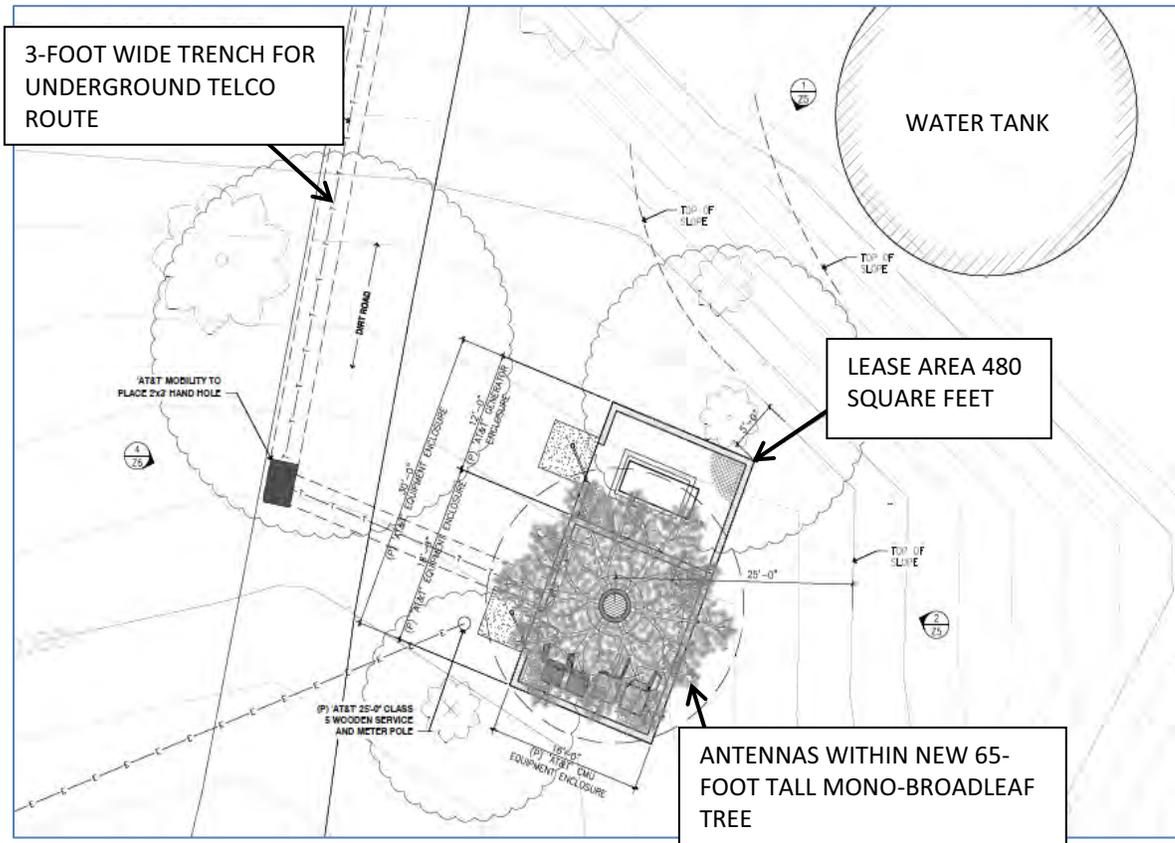


Figure 1: Plot Plan (zoomed in)

The faux mono-broadleaf tree would be located near the northwestern portion of the 9,589-acre property, approximately 900 feet west of State Route 76 (SR-76). The site is located at the Lake Henshaw Resort Campground, which is owned and operated by the Vista Irrigation District. The higher elevation in relation to the roadways would help the wireless service reach Lake Henshaw, the resort campground, and a stretch of SR-76, which is the intended coverage area. There are no residential properties in the immediate area; therefore there are no residential views of the facility. Furthermore, only the top of the faux mono-broadleaf would be visible from vantage points along SR-76.

The photo-simulation (Figure 2) shows the tree within the campground, looking north. More details on site layout and project features can be found in Attachment A.

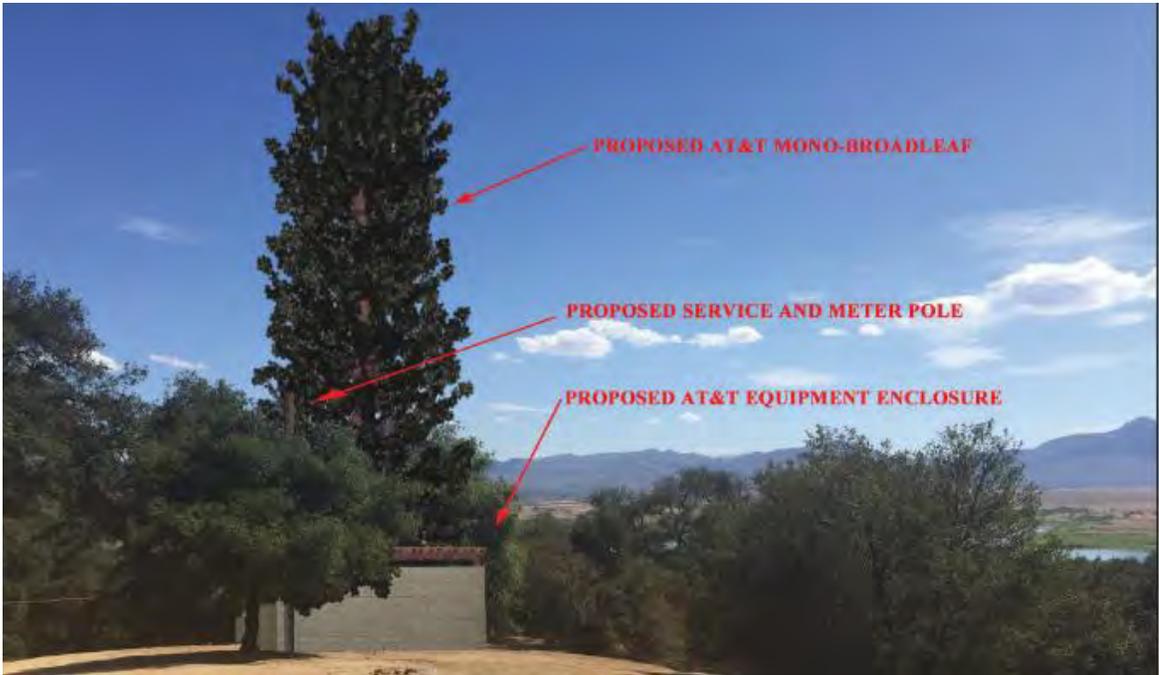


Figure 2: Photo-simulation

2. Subject Property and Surrounding Land Uses

The subject property is 9,589 acres and is located at 26439 Highway 76, in the North Mountain Subregional Plan Area (see Figures 3 and 4). The entire site covers a vast area, and includes recreational activity areas, Lake Henshaw, hiking trails, and campgrounds. The land has steep to rolling hills, with flat areas for people to place their recreational vehicle or tent when camping. The proposed facility is located near the northwestern side of the parcel, and shown in Figure 3 and 4 aerials as a dot. Surrounding land uses primarily consist of vacant land and open space, with the Santa Ysabel Reservation to the south. Lake Henshaw is within the western portion of the parcel. State Routes 76 and 79 merge toward the southeastern portion of the property.

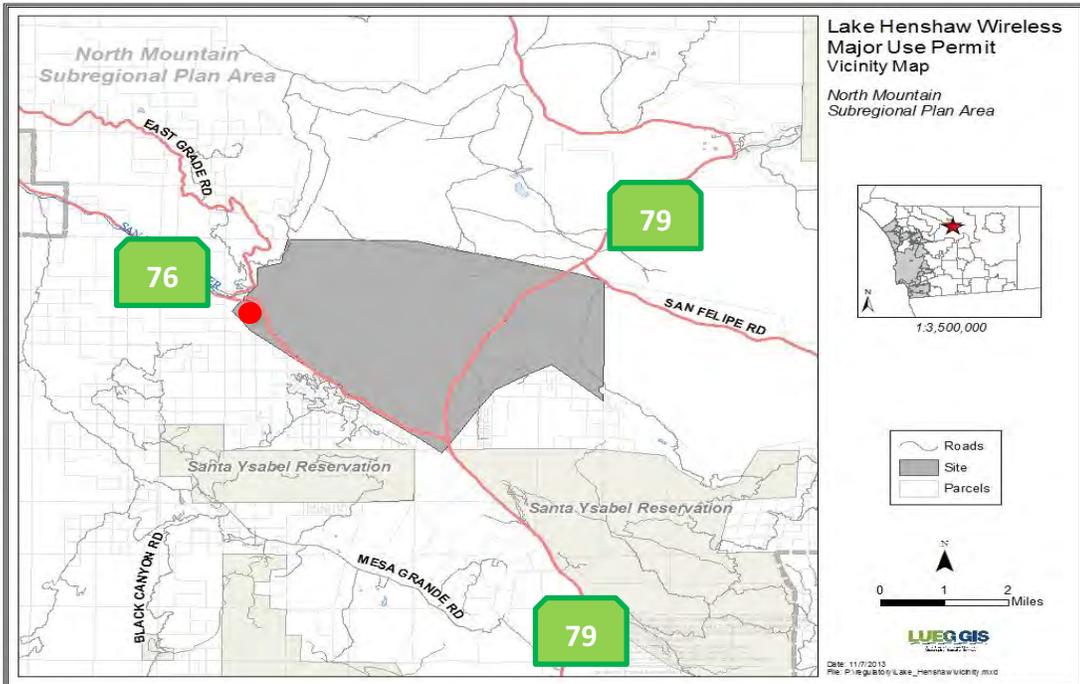


Figure 3: Vicinity Map

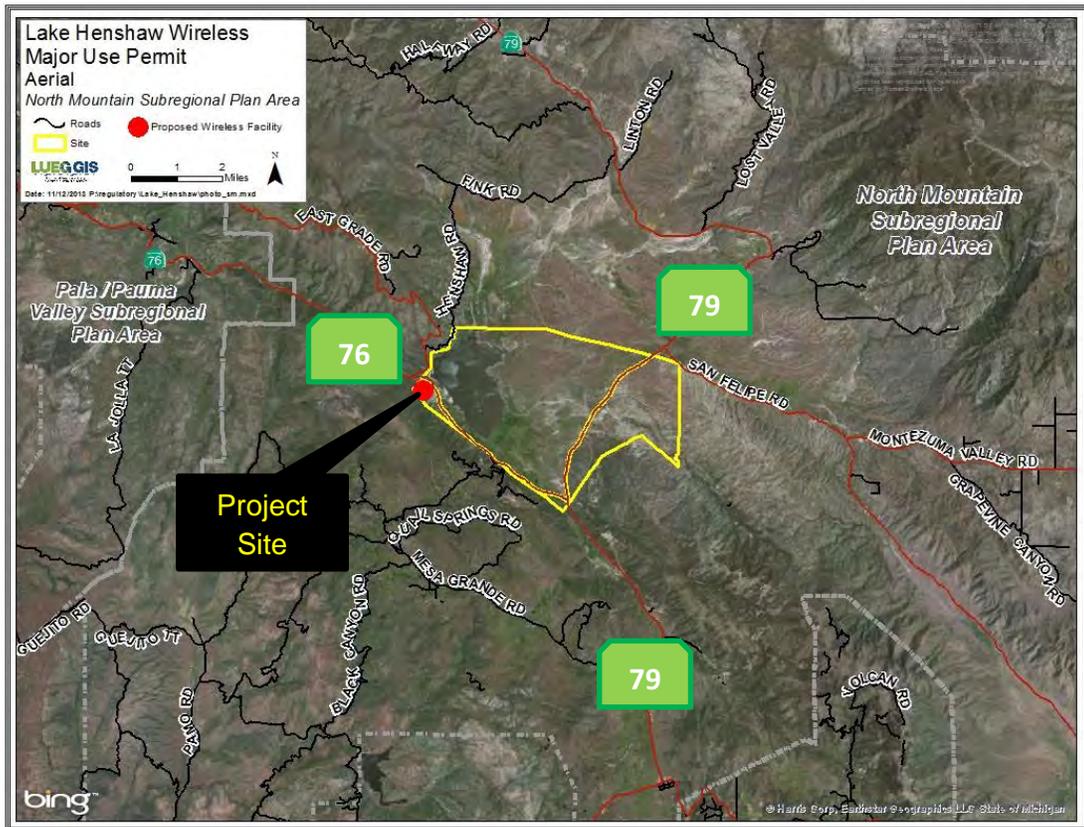


Figure 4: Aerial Photo

Table C-1: Surrounding Zoning and Land Uses

| Location | General Plan | Zoning | Adjacent Streets | Description |
|----------|---|----------------------------------|--|--|
| North | Public Agency Lands, Rural Lands | A72, S80, A70 | SR-79, Henshaw Road | Cleveland National Forest, Undeveloped Land |
| East | Public Agency Lands, Rural Lands | A72 | San Felipe Road, Montezuma Valley Road | Undeveloped Land, Tribal Lands, Cleveland National Forest |
| South | Rural Lands, Rural Commercial, Semi-Rural Residential, Tribal Lands, Open Space | A72, C40, S80, A70, Tribal Lands | SR-76, Quail Springs Road | Undeveloped Land, Tribal Lands |
| West | Semi-Rural Residential, Public Agency Lands, Open Space, Rural Lands | A70, S80 | SR-76, East Grade Road, Henshaw Road | Resort and Campground, Cleveland National Forest, Undeveloped Land, Tribal Lands |

D. ANALYSIS AND DISCUSSION

The project was reviewed to ensure it conforms to all relevant ordinances and guidelines, including the San Diego County General Plan, North Mountain Subregional Plan, Zoning Ordinance, and CEQA Guidelines. A detailed discussion of the project analysis and consistency with applicable codes, policies, and ordinances is as follows.

1. Project Site History

The project site is not a preferred site pursuant to the Zoning Ordinance and requires the approval of a MUP. The proposed wireless telecommunication facility would be located within the Lake Henshaw Resort Campground, east of SR-76 and Lake Henshaw. The proposed faux mono-broadleaf tree and associated equipment would blend with the existing vegetation and accessory structures, and provide cellular coverage to drivers along SR-76. The following items were reviewed throughout the project processing, and are detailed below: Site Planning Analysis, Community Capability and Alternative Site Analysis.

Site Planning Analysis

The proposed faux tree and equipment enclosure are designed to match the existing mature trees and nearby buildings. The equipment enclosure has an earth-tone color and wood lattice roof which would be similar to existing accessory structures within the campground. A chain-link lid

would be placed on top of the enclosure for safety purposes. However, it would be recessed down several inches to be hidden from view. A field visit by staff determined that the proposed wireless facility would be compatible with the surrounding land uses and existing structures because the design, location, and surrounding vertical elements match the bulk and scale of the proposed project. Views of the site from SR-76 would be limited by the rolling terrain, distance of more than 900 feet, and the presence of mature landscaping.

Community Compatibility

Vertical elements surrounding the proposed mono-broadleaf and equipment enclosure include oak and pine trees, utility poles, small scale water tanks, and buildings within the resort grounds. The equipment enclosure would be a slump block wall with an earth tone color, which would match the color of the nearby accessory structures.

In addition, SR-76 is a scenic road per the County of San Diego General Plan. The proposed project, as designed, would not impact the views from the roadway. This is due to the location of the facility, topography and the surrounding vegetation that buffer and screens the faux tree and equipment enclosure. The equipment enclosure cannot be seen from SR-76 due to the height and location of the existing trees and vegetation. An example of a view from SR-76 looking west, toward the project site, is shown in Figure 5. The arrow indicates the approximate location of the facility. This photo demonstrates how the views from SR-76 to the proposed wireless facility would be mostly blocked by the existing rows of oaks and other broadleaf trees. Therefore, it can be found that views from SR-76 would not be significantly affected by either the faux tree or the proposed equipment enclosure.



Figure 5: State Route 76 - Looking northeast toward project site

The design of the faux mono-broadleaf tree would allow for a more “natural” appearance, since it would be designed with a “crown top”. The branches would be denser along the top where the panel antennas would be placed. The antennas would be painted green to match the foliage and covered with faux broadleaf “socks” to better camouflage the appearance. The location of the proposed faux tree and equipment would be set toward the northwestern portion of the property, to provide an increased setback to the nearby stores and drivers using surrounding roads, while still maintaining adequate elevation to provide service.

Alternative Site Analysis

The purpose of the wireless telecommunication facility is to provide cellular coverage along SR-76, as well as the surrounding area. The project site is zoned General Agricultural (A70), which is a non-preferred zone per the Wireless Ordinance, and therefore, the applicant submitted an Alternative Site Analysis (ASA) in order to demonstrate that coverage objectives could not be met in a preferred location or preferred zone.

The ASA demonstrated that coverage objectives could not be met by a facility within a preferred zone or preferred location. The analysis found that while there was a preferred commercial zone within the immediate area, this location has a lower elevation, which would not provide coverage to the desired service area. A second commercial zone approximately 11 miles south was found to be out of range from the desired coverage objective. In addition, there are two water tanks within the campground property for the use by the resort for water supply and firefighting capabilities; however, both tanks are surrounded by trees taller than the tanks, which eliminates the option to surface-mount the antennas due to the obstruction of the tree canopy and foliage. The complete ASA can be found in Attachment E.

In addition, the applicant has provided Geographic Service Area (GSA) maps to illustrate why a height of 65 feet is necessary for the panel antennas to reach the intended area, which is Lake Henshaw, the resort campground, and along SR-76. The GSA maps show projected coverage if the facility were built at a lower height, and illustrate that a lower height would not be conducive. In addition, the proposed 65-foot tall faux tree would allow for potential co-location from other cellular providers.

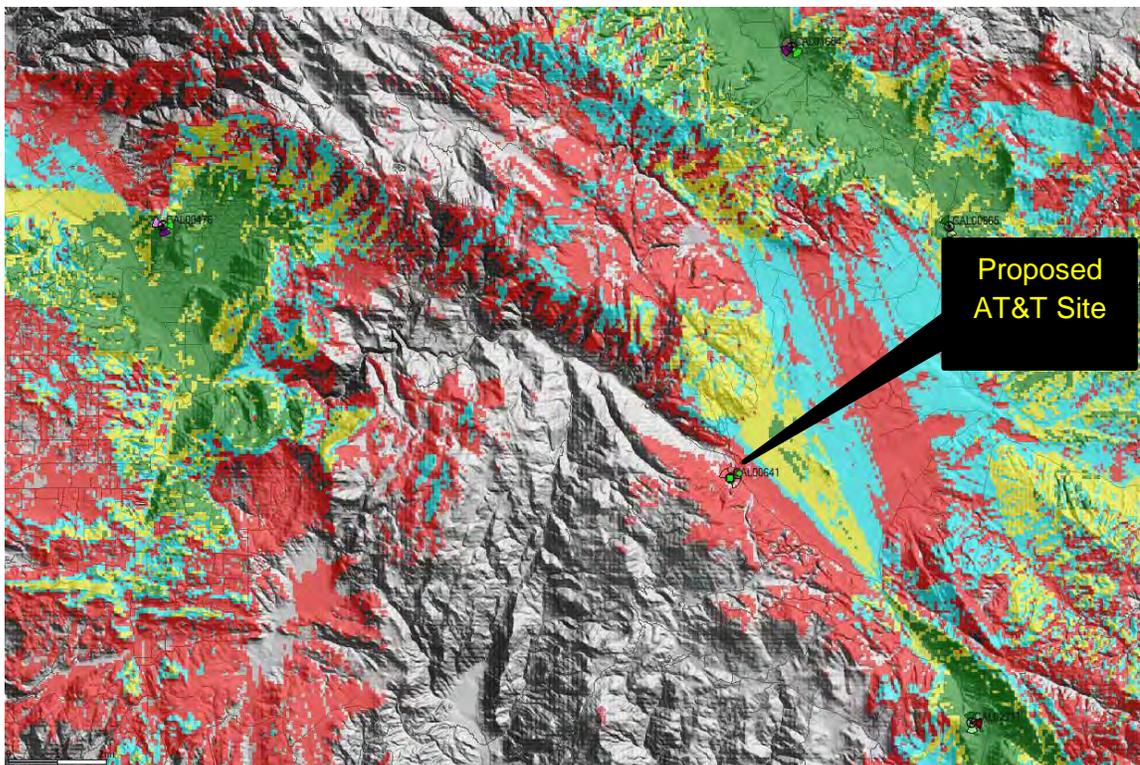


Figure 6a: Coverage without proposed AT&T wireless facility

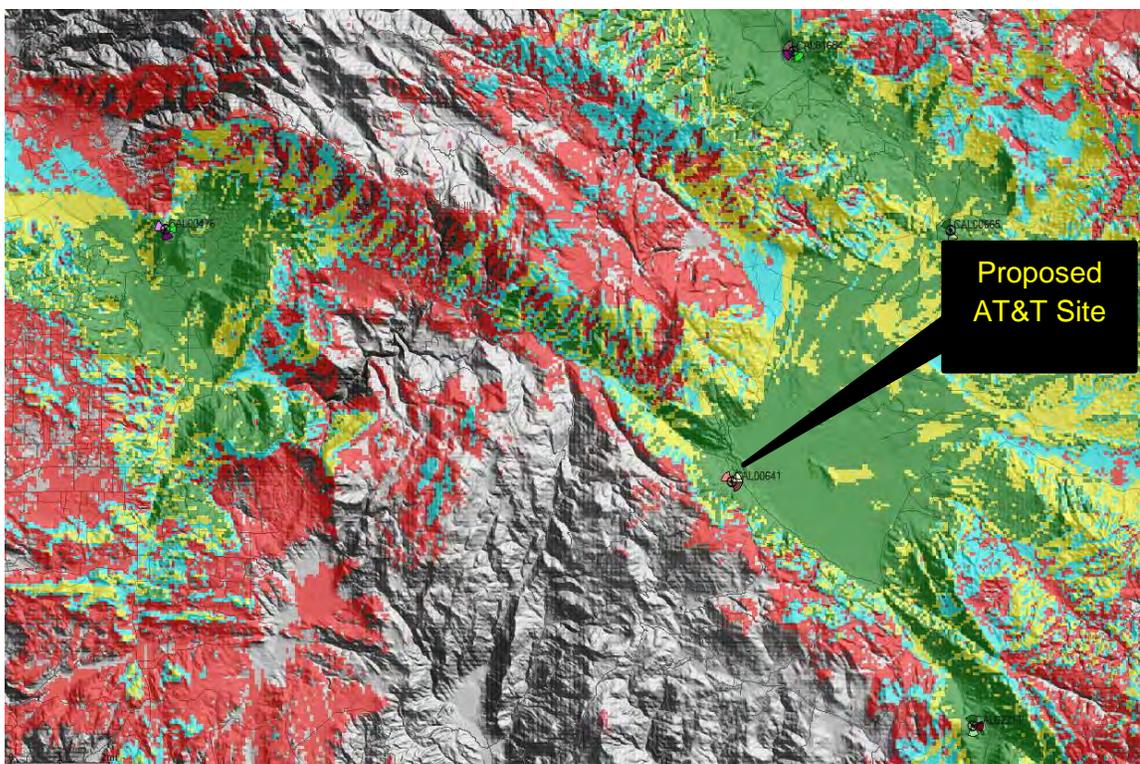


Figure 6b: Coverage with the proposed AT&T wireless facility

The colorization in Figures 6a and 6b is broken down into four categories; grey represents no coverage, red represent poor coverage, blue represents fair coverage, yellow represents good coverage and green represents optimal coverage for the service area. With the inclusion of the proposed wireless facility, the coverage in the area is improved from poor coverage to optimal coverage.

2. General Plan Consistency

The site is subject to the General Plan Public Agency Lands. The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table D-1.

Table D-1: General Plan Conformance

| General Plan Policy | Explanation of Project Conformance |
|---|--|
| GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property. | The facility would allow for increased AT&T coverage throughout the area, which is essential in the event of an emergency. |
| GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster. | The facility would minimize telecommunication interruptions during the event of an emergency by improving the coverage in the area, as there are service gaps within the area for AT&T users. The facility would also increase the volume of phone calls AT&T can process in the surrounding area. |
| POLICY LU 15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character. | The proposed facility would be compatible with the existing community character because the tower and equipment enclosure have been sited and designed to appear as additions to the existing campground. The mature vegetation around the perimeter of the property helps to minimize the views of the facility from multiple public vantage points. For these reasons, the facility would blend with the visual setting of the area and be compatible with the existing community character. |
| POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance. | Pursuant to Section 6984 of the Zoning Ordinance, the applicant provided a letter indicating that they are willing to allow other carriers to co-locate on the proposed wireless facility. |
| POLICY COS 11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes. | The facility site is over 900 feet from SR-76, which is a Scenic Highway per the County of San Diego General Plan. Only the upper portion of the faux tree would be seen from a few vantage points along SR-76, due to intervening topography, existing vegetation and overall distance. |

| General Plan Policy | Explanation of Project Conformance |
|---|---|
| <p>POLICY COS 11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p> | <p>The facility was sited and designed to minimize views from surrounding land uses and roadways with the design of a faux mono-broadleaf tree. The panel antennas would be located upon the 65-foot tall faux tree, which would be designed to hide the antennas with longer faux branches, antennas painted to match the green of the tree, and additional “socks” (or faux leaves) on the antennas. The equipment enclosure would be of similar height, design and color of the existing nearby accessory structures. Both the faux tree and equipment enclosure would be sited near the north eastern portion of the property and would be near existing trees and accessory buildings.</p> |
| <p>POLICY N-6.1 – Noise Regulations. Develop and regularly update codes and ordinances as necessary to regulate impacts from point, intermittent, and other disruptive noise sources.</p> | <p>The project has been reviewed to ensure that the project complies with all applicable ordinances and regulations. The main noise sources would be the generator unit. The project location, enclosure of the equipment and the existing buildings would ensure that noise levels will not exceed the 45dBA threshold at the property lines. In addition, the project has been conditioned to ensure that the noise levels remain within these decibel limits. Finally, an additional condition has been placed to ensure that the maintenance of the generator occurs between 7am and 6pm, Monday through Friday.</p> |

3. Subregional Plan Consistency

The proposed project is consistent with the following relevant North Mountain Subregional Plan goals, policies, and actions as described in Table D-2.

Table D-2: Subregional Plan Conformance

| Subregional Plan Policy | Explanation of Project Conformance |
|---|---|
| Conserve forests of coniferous and deciduous trees to maintain the mountain ambience that defines the community character of Palomar Mountain. | The proposed facility would not displace any trees on the property. Furthermore, the design of the facility is that of a faux mono-broadleaf tree, and would be similar in height, size, shape and scale with the surrounding canopy of pines and oaks. |
| Require development to conform to the existing natural terrain by designing structures that conform to the slope and minimize cut and fill areas. | The proposed facility would be located on a relatively flat grade, requiring minimal grading. Trenching for telephone would be entirely within the disturbed roadway. Furthermore, power lines would be connected by an overhead line to a proposed 25-foot tall SDG&E utility pole, which would not require trenching or the removal/disturbance of any trees. |
| All development requiring discretionary approval shall require design review for mitigation of noise impacts generated on the subject property. | The project has been reviewed by County staff for noise impacts. The facility, including the emergency generator, complies with all County Noise Ordinance requirements. |

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the General Agricultural (A72) zone with the incorporation of conditions of approval. The Planning Commission should consider whether the included conditions of approval ensure compatibility of the proposed project with the surrounding properties and overall community character.

Table D-3: Zoning Ordinance Development Regulations

| CURRENT ZONING REGULATIONS | | CONSISTENT? |
|----------------------------|----------|--|
| Use Regulation: | A72 | Yes, with issuance of a MUP. |
| Animal Regulation: | O | N/A |
| Density: | - | N/A |
| Lot Size: | 20 acres | N/A |
| Building Type: | C | Yes |
| Height: | G | Yes if the PC grants a height exception to 65' |
| Lot Coverage: | - | N/A |
| Setback: | D | Yes |
| Open Space: | - | N/A |
| Special Area Regulations: | - | N/A |

| Development Standard | Proposed/Provided | Complies? |
|--|---|---|
| <p>Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.</p> | <p>The applicant requests an exception to the maximum height requirement of 35 feet for the 65-foot high faux mono-broadleaf. The applicant has demonstrated that the increased height is necessary to meet the coverage objectives for AT&T's network due to topography and vegetation, and the facility is designed to allow for future co-location. To offset the increase in height, the applicant has designed the facility so that it would not cause a hazard, nor would it impact a scenic viewshed. The facility has been designed as a faux tree which fits the rural setting of the vicinity. The faux tree would also be set back approximately 403 feet from the nearest property line to minimize visual impacts.</p> | <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If the Planning Commission grants an exception to the height requirement.</p> |

b. Wireless Telecommunications Facilities

The facility would fill several coverage gaps which would allow AT&T to have more complete and consistent network coverage along SR-76 and the surrounding area.

The project, as designed, is classified as a Tier 4 site pursuant to Section 6985A of the Zoning Ordinance which requires a MUP, because the facility is proposed in a rural zone, General Agricultural (A72), which is a non-preferred zone. The site was selected because no preferred zones or locations exist in the service area that meets the coverage objectives of the carrier. The parcel immediately adjacent to the east of the proposed site is zoned C40 (Rural Commercial), and is a preferred zone per the Wireless Ordinance. However, this parcel, also owned by Vista Irrigation District, contains a commercial convenience store. The parcel does not have sufficient area to house the facility without altering the existing building or removing required parking spaces. The applicant considered adding antennas to the roofline, but the building is not tall enough to reach the intended coverage area. Furthermore, the faux tree would not be well screened along the scenic roadway. Finally, the commercial site is lower in elevation than the proposed location, which would require a taller facility in order to reach the coverage objective. For these reasons, AT&T did not pursue this location.

By federal law, the County is prohibited from regulating the placement, construction and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions, if the facilities comply with the Federal Communication Commission's (FCC's) regulations concerning RF emissions. Therefore, County decision makers do not consider comments or information concerning potential health effects or other

environmental effects when determining whether to approve permits for cellular facilities. Also, staff does not require information from the applicant concerning such effects from RF emissions associated with the project. (Information regarding potential health effects is available from the cellular providers upon request as it is also required from the FCC.)

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

Table D-4: Wireless Ordinance Development Regulations

| Development Standard | Proposed/Provided | Complies? |
|--|---|---|
| Section 6985.C.4 of the Telecommunication Ordinance requires a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use. | The facility complies with the 50-foot setback requirement. The setback from the faux mono-broadleaf to the nearest property line is 403 feet. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Section 6985.C.5 of the Telecommunication Ordinance prohibits placement of a telecommunication tower or its equipment in a front, rear, or side yard setback. | The faux mono-broadleaf tree and equipment enclosure would be placed outside of required setbacks. The proposed facility is setback a distance of 403 feet from the closest property line. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Section 6985.C.6 of the Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis. | Noise producing equipment consists of a 50kW enclosed emergency generator, which is approximately 403 feet from the nearest property line. Due to the distance of the emergency generator from the closest property line, the generator would produce noise levels below the 45 dBA limit required at the property line and would comply with the County Noise Ordinance. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Section 6985.C.11 of the Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility. | The project is considered a "high visibility" facility. Since the proposed project has a valuation of approximately \$500,000, the Major Use Permit has been conditioned to have a maximum term of 15 years. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed in compliance with CEQA and it qualifies for a categorical exemption under CEQA Section 15303. Section 15303 exempts the installation of small, new equipment and facilities in small structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway.

E. COMMUNITY PLANNING GROUP

There is no Community Planning Group or Sponsor Group for the project site that is within the North Mountain Subregional Plan Area.

F. PUBLIC INPUT

No formal comments were received as a result of the public notices sent at the time of the MUP application submittal, or during processing of the permit.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
2. Grant MUP PDS2016-MUP-16-009, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

| | |
|--|---|
| <p>Report Prepared By: Marisa Smith, Project Manager 858-694-2621 marisa.smith@sdcounty.ca.gov</p> | <p>Report Approved By: Mark Wardlaw, Director 858-694-2962 mark.wardlaw@sdcounty.ca.gov</p> |
|--|---|

AUTHORIZED REPRESENTATIVE:  _____

MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2016-MUP-16-009

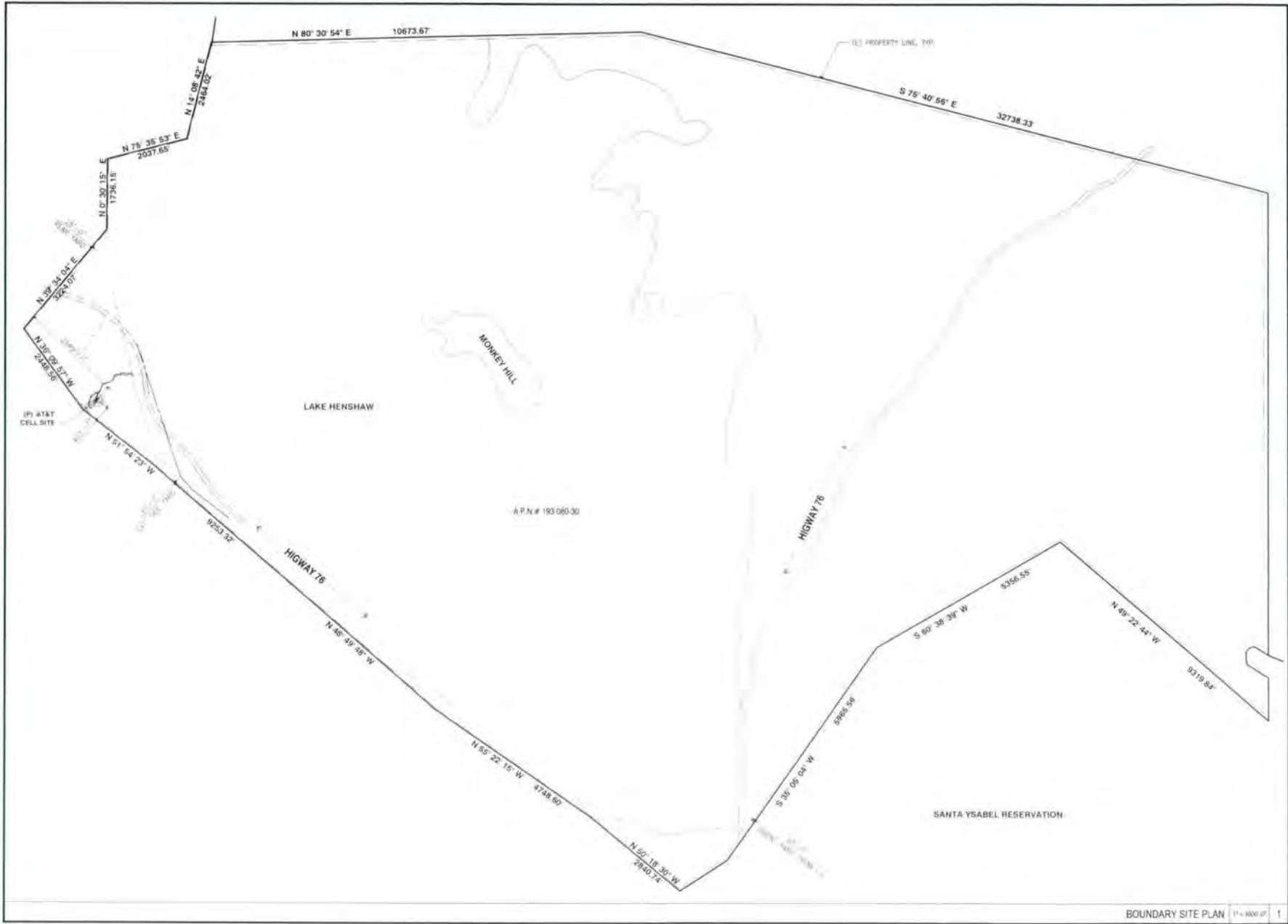
Attachment C – Environmental Documentation

Attachment D – Environmental Findings

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

Attachment F – Ownership Disclosure

Attachment A – Planning Documentation



BOUNDARY SITE PLAN 11 x 8000 07 1

| | | |
|----------|----|---------|
| DATE | BY | CHKD BY |
| 10/11/07 | JK | JK |
| 10/11/07 | JK | JK |
| 10/11/07 | JK | JK |



BOUNDARY SITE PLAN

SD0641
LAKE HENSHAW
2639 HIGHWAY 78
SANTA YSABEL, CA 92070
NSB PROJECT



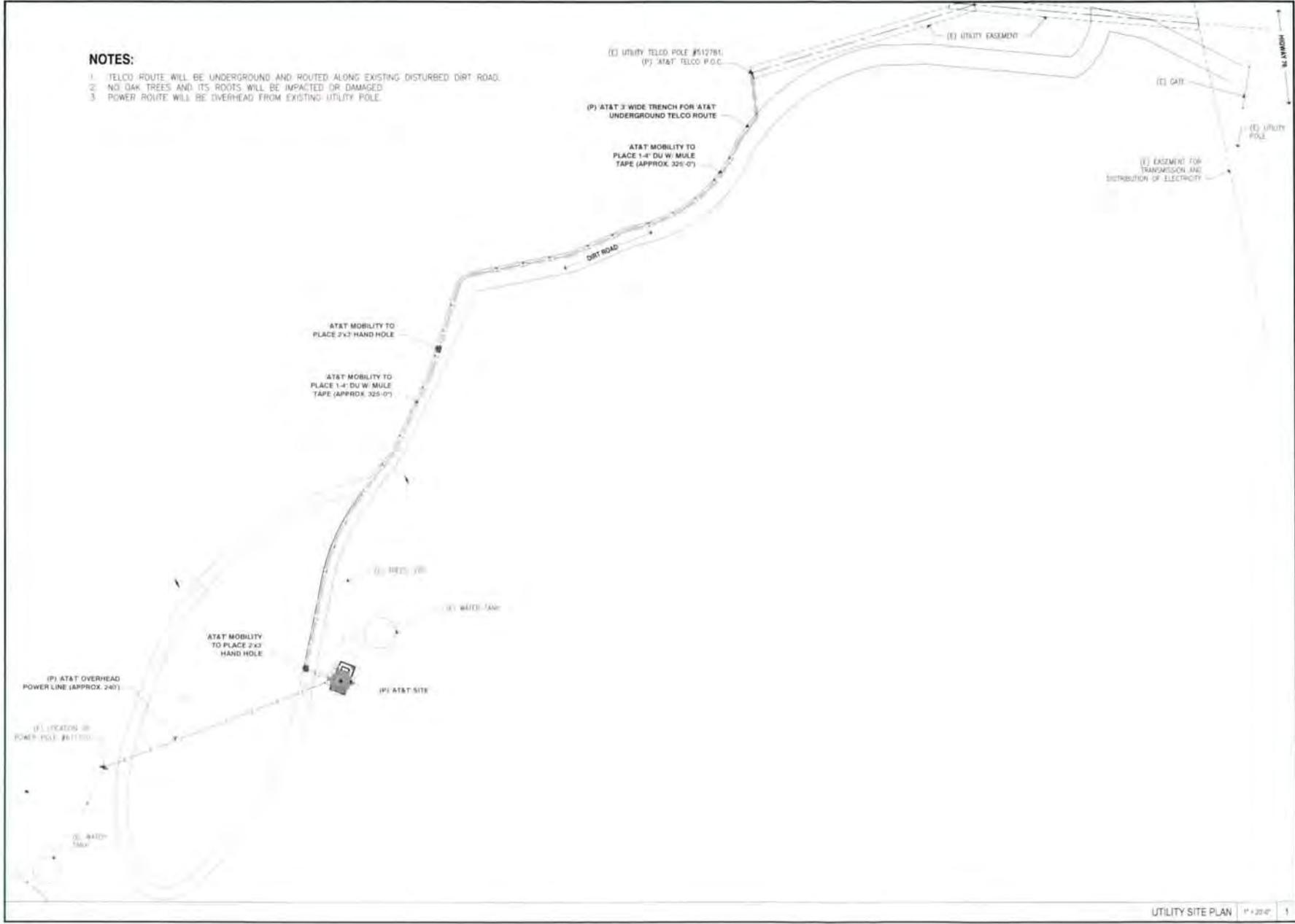
NO. 100 (2007) 11-11-07

Project Number:
Drawn by: [signature]
Checked by: [signature]
Title No:

Z1

NOTES:

1. TELCO ROUTE WILL BE UNDERGROUND AND ROUTED ALONG EXISTING DISTURBED DIRT ROAD.
2. NO OAK TREES AND ITS ROOTS WILL BE IMPACTED OR DAMAGED.
3. POWER ROUTE WILL BE OVERHEAD FROM EXISTING UTILITY POLE.



| | | | |
|-----|---------|----------|-----|
| NO. | REV. | DATE | BY |
| 1 | ISSUE | 08-28-14 | NSB |
| 2 | REVISED | 09-11-14 | NSB |



UTILITY SITE PLAN

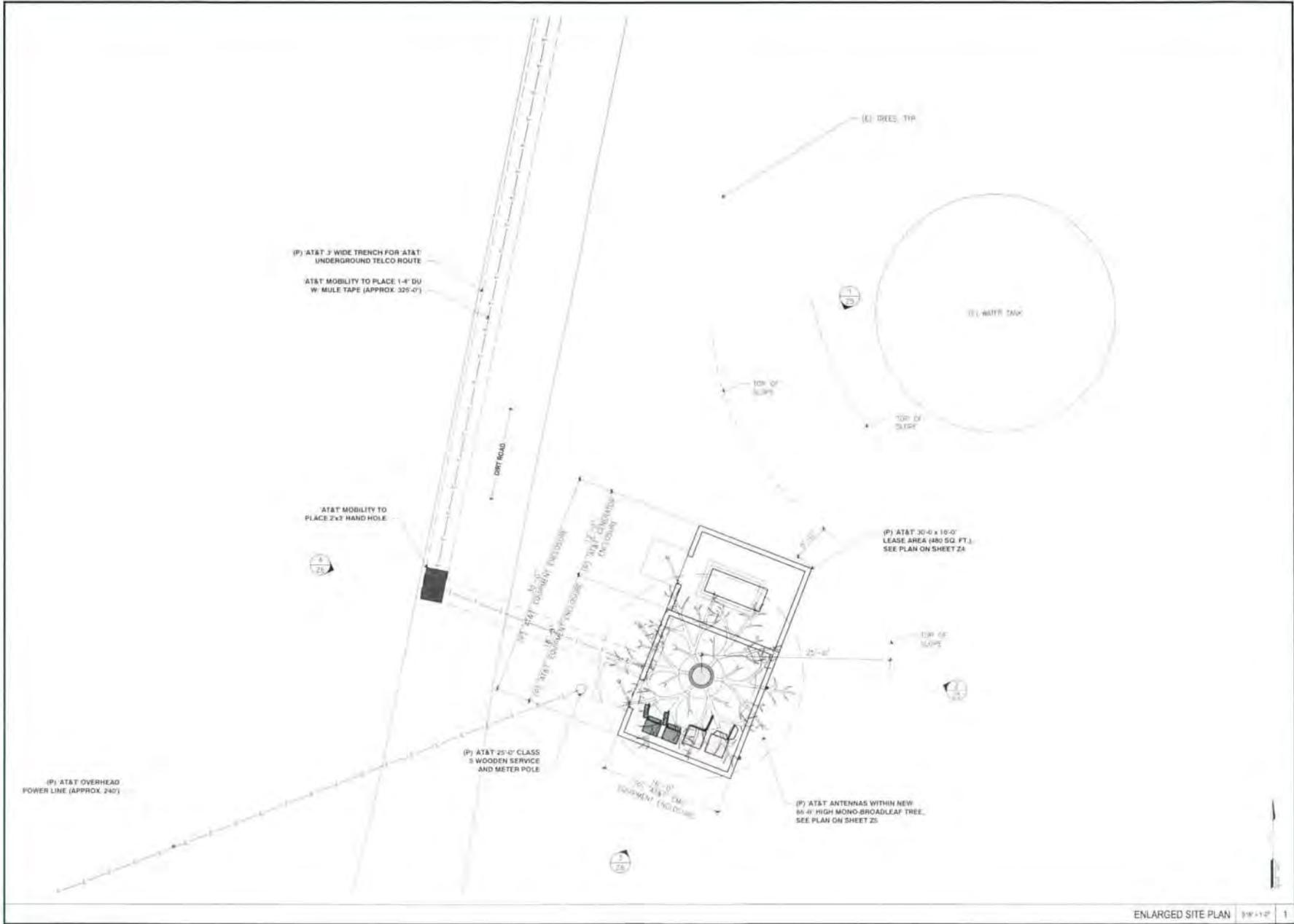
SD06841
LAKE HENSHAW
2649 HIGHWAY 78
SANTA YSABEL, CA 92070
NSB PROJECT



NOTICE OF CONSTRUCTION

Project Number:
Drawn by: [Signature]
Checked by: [Signature]
Date: 1/20/15

22



| | | |
|---|----------|----------|
| 1 | 10/15/21 | 20:30:14 |
| 1 | 10/15/21 | 20:31:14 |
| 1 | 10/15/21 | 20:32:14 |



ENLARGED SITE PLAN

SD0641
LAKE HENSHAW
2648 HIGHWAY 75
SANTA YSABEL, CA 92070
NSB PROJECT



NO FURTHER ACTION

| | |
|----------------|---------|
| Project Number | |
| Drawn by | 240/100 |
| Checked by | 100 |
| Scale | 1"=10' |
| 24 | |

BMP LEGEND:

DIRECTION OF LOT DRAINAGE → → →

TABLE I MINIMUM REQUIRED STANDARD CONSTRUCTION:

| | |
|-------------|---|
| SS-3 | STRAW OR WOOD MULCH (SW-3W) |
| SS-4 | HYDROSEEDING (SUMMER) (TSF-1SF) |
| SS-7 | PHYSICAL STABILIZATION (WINTER) (ERM-ERM) |
| SC-5 | FIBER ROLLS (FR-FR) |
| SC-6 | GRAVEL OR SAND BAGS |
| SC-8 | GRAVEL OR SAND BAGS |
| TC-1 | STABILIZED CONSTRUCTION ENTRANCE |
| WM-1 | MATERIAL DELIVERY & STORAGE |
| WM-8 | CONCRETE WASTE MANAGEMENT |
| WM-5 | SOLID WASTE MANAGEMENT |
| WM-9 | SANITARY WASTE MANAGEMENT |

TABLE II MINIMUM REQUIRED LOW IMPACT DEVELOPMENT BMPs:

| | |
|--------------|---------------------------------|
| 2.2.3 | MINIMAL IMPERVIOUS SURFACE |
| 2.2.5 | GRAIN SUBJECT TO REVERSE) AREAS |

STORM WATER QUALITY NOTES CONSTRUCTION BMPs

- NOTES 1-7 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPs.
- THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMITS, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AND THE COUNTY OF SAN DIEGO LAND DEVELOPMENT REGS.
 - SUFFICIENT BMPs MUST BE INSTALLED TO PREVENT DIRT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS (IE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY). THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMPs.
 - ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS HIGH OR GREAT.
 - A CONCRETE WASHOUT SHALL BE PROVIDED IN ALL PROJECTS WHICH PROVIDE THE CONCRETE OF ANY CONCRETE.
 - ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
 - ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
 - THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

NOTES:

- SAND OR GRAVEL BAGS AS SHOWN ON SITE PLAN SHALL BE IMPLEMENTED AS NEEDED TO PREVENT SEDIMENT FROM ENTERING INTO STORM DRAIN SYSTEM.
- SAND OR GRAVEL BAGS ARE TO BE INSTALLED PRIOR TO START OF SITE WORK OR UPON REMOVAL OF EXISTING SITE PAVING.
- SAND OR GRAVEL BAGS ARE TO BE MAINTAINED AND IN OPERABLE CONDITION AND SHALL BE REPLACED IF DAMAGED. THE PRIMARY CONSTRUCTION ACTIVITIES, RELATED MATERIALS, AND WASTES THAT HAVE THE POTENTIAL TO POLLUTE STORM WATER INCLUDE:
 - SOIL DISTURBING ACTIVITIES AND RESULTING EXPOSED SOIL AREAS, INCLUDING TRENCHING FOR CONDUITS AND DMH WALL FOOTINGS, SLURRIES FROM MORTAR MIXING AND PCC SAW-CUTTING AND PLACEMENT
 - SOLID WASTES FROM PCC DEMOLITION AND REMOVAL, SOUND-WALL CONSTRUCTION AND FORM WORK
 - TEMPORARY ON-SITE STORAGE OF CONSTRUCTION MATERIALS INCLUDING MORTAR MIX, RAW LANDSCAPING AND SOIL STABILIZATION MATERIAL, TREATED LUMBER, REBAR AND PLATE) METAL FENCING MATERIALS
 - BMP MATERIALS (GRAVEL BAGS, LIQUID COPOLYMER) TREATED LUMBER (MATERIALS AND WASTES) REINFORCING BAR PCC RUBBLE BLOCK RUBBLE GENERAL LITTER
- ALL TRENCH SEGMENTS EXCAVATED SHALL BE FILLED AND COVERED WITHIN A 24-HOUR PERIOD.

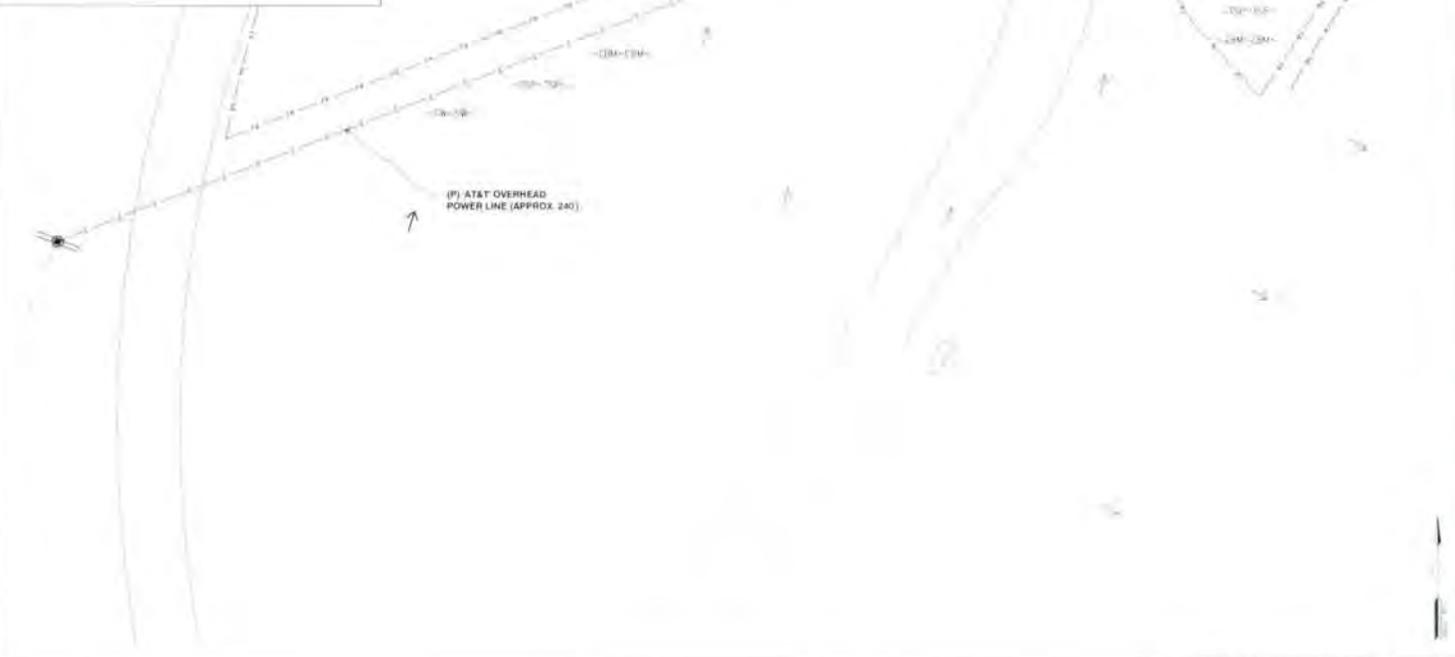


GRAVEL OR SAND BAGS NTS 1

STORM WATER MANAGEMENT:

PROPOSED LAND USE/IMPACTS:

| | |
|--------------------------|-----------------|
| EQUIPMENT/PILE ENCLOSURE | = ±180 SQ. FT. |
| TRENCHING ACTIVITY | |
| TELCO | = ±2550 SQ. FT. |
| TOTAL AREA | = ±2730 SQ. FT. |

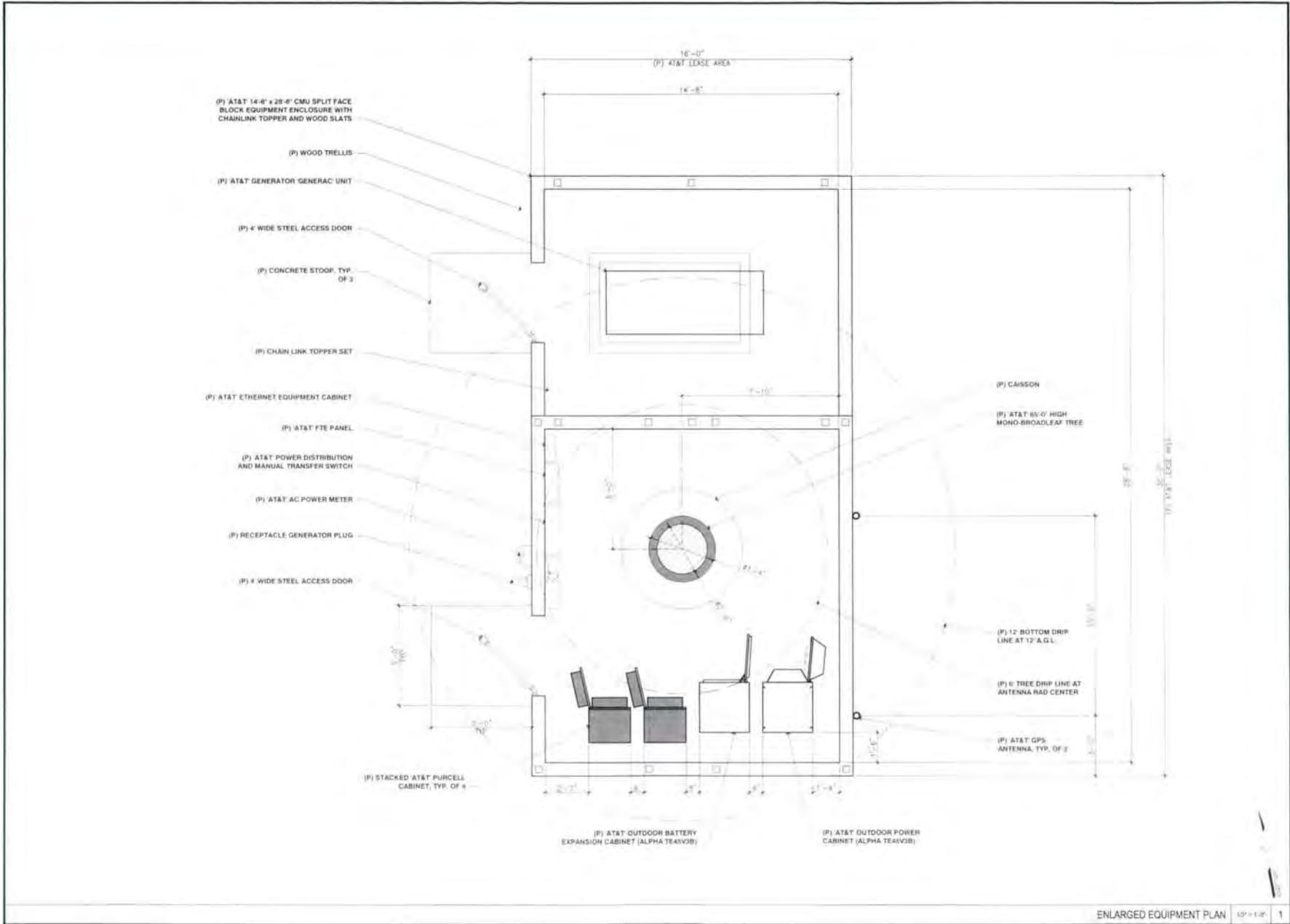


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| 1 | 10/1/21 | 08:00 AM |
| 2 | 10/1/21 | 08:00 AM |
| Rev | Description | Date |



NOT FOR CONSTRUCTION

Drawn by: EBU/SP
 Checked by: EBU
 Title: 24.1



- (P) AT&T 14'-0" x 28'-0" CMU SPLIT FACE BLOCK EQUIPMENT ENCLOSURE WITH CHAINLINK TOPPER AND WOOD SLATS
- (P) WOOD TRELLIS
- (P) AT&T GENERATOR GENERAC UNIT
- (P) 4 WIDE STEEL ACCESS DOOR
- (P) CONCRETE STOOP, TYP. OF 3
- (P) CHAIN LINK TOPPER SET
- (P) AT&T ETHERNET EQUIPMENT CABINET
- (P) AT&T FTE PANEL
- (P) AT&T POWER DISTRIBUTION AND MANUAL TRANSFER SWITCH
- (P) AT&T AC POWER METER
- (P) RECEPTACLE GENERATOR PLUG
- (P) 4 WIDE STEEL ACCESS DOOR

(P) STACKED AT&T PURCELL CABINET, TYP. OF 4

(P) AT&T OUTDOOR BATTERY EXPANSION CABINET (ALPHA TE41V3B)

(P) AT&T OUTDOOR POWER CABINET (ALPHA TE41V3B)

(P) CAISSON

(P) AT&T 65'-0" HIGH MONO-BROADLEAF TREE

(P) 12" BOTTOM DRIP LINE AT 12" A.G.L.

(P) 6" TREE DRIP LINE AT ANTENNA RAD CENTER

(P) AT&T GPS ANTENNA, TYP. OF 2

| | | |
|-----|-------------|----------|
| 1 | 10/12/21 | 10/12/21 |
| 2 | 10/12/21 | 10/12/21 |
| Rev | Description | Date |



ENLARGED EQUIPMENT PLAN

SD0641
LAKE HENSHAW
3648 HIGHWAY 75
SANTA YSABEL, CA 92070
NSB PROJECT



WORLDWIDE

Sheet Number:
Owner: (S) (S) (S)
Checked by: (S)
Drawn by: (S)

Z5

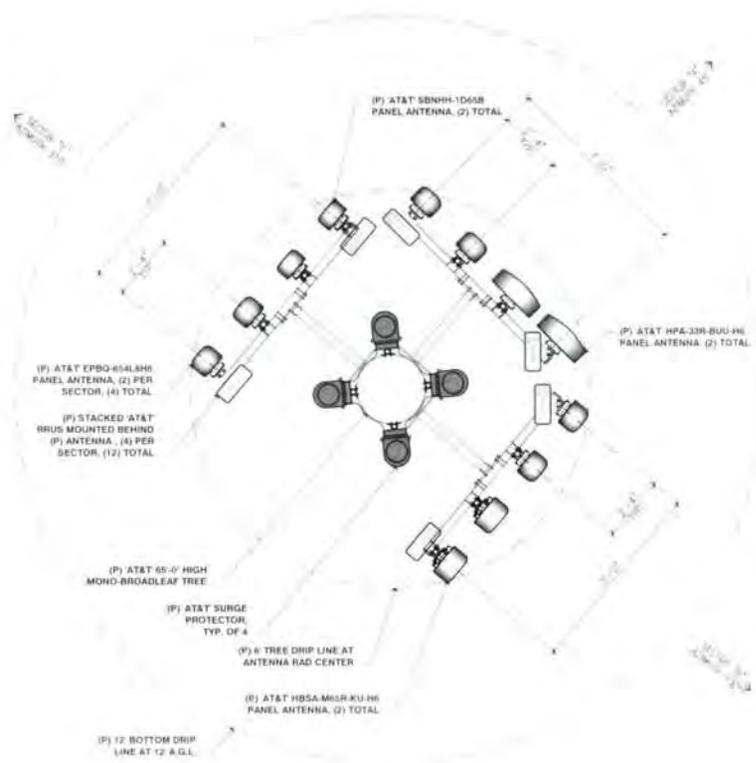
NOTE:
PROPOSED ANTENNAS, RRUS AND EQUIPMENTS TO
BE PAINTED TO MATCH NEW MOND-BROADLEAF
TREE AND ADD ANTENNA SOCK TO EACH ANTENNA

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS

| SECTOR | PROPOSED TECHNOLOGY | ANTENNA | | ANTENNA AZMUTH | ANTENNA TP HEIGHT | TRANSMISSION LIND (LENGTH FT +/-) | | |
|--------------|---------------------|--------------|---------------------|----------------|-------------------|-----------------------------------|------------------|---------|
| | | MAKE / MODEL | SIZE (H, W, D) | | | JUMPER | DC CABLE (AWG #) | |
| ALPHA SECTOR | A1 | LTE | HPA-33R-BBU-H6 | 6" | 45' | 60'-0" | <12' | +/- 75' |
| | A2 | UMTS | HPA-33R-BBU-H6 | 6" | 45' | 60'-0" | <12' | +/- 75' |
| | A3 | OSM | KMM EP90-ESALBH6 | 6" | 45' | 60'-0" | <12' | +/- 75' |
| | A4 | LTE | KMA EP90-ESALBH6 | 6" | 45' | 60'-0" | <12' | +/- 75' |
| BETA SECTOR | B1 | LTE | HSA-M5SR-KU-H6 | 6" | 130' | 60'-0" | <12' | +/- 75' |
| | B2 | UMTS | HSA-M5SR-KU-H6 | 6" | 130' | 60'-0" | <12' | +/- 75' |
| | B3 | OSM | KMM EP90-ESALBH6 | 6" | 130' | 60'-0" | <12' | +/- 75' |
| | B4 | LTE | KMA EP90-ESALBH6 | 6" | 130' | 60'-0" | <12' | +/- 75' |
| GAMMA SECTOR | G1 | LTE | SUMMSOPR SBHH-1D65R | 6" | 110' | 60'-0" | <12' | +/- 75' |
| | G2 | UMTS | SUMMSOPR SBHH-1D65R | 6" | 110' | 60'-0" | <12' | +/- 75' |
| | G3 | OSM | KMM EP90-ESALBH6 | 6" | 110' | 60'-0" | <12' | +/- 75' |
| | G4 | LTE | KMA EP90-ESALBH6 | 6" | 110' | 60'-0" | <12' | +/- 75' |

REMOTE RADIO UNIT (RRU)

| SECTOR | RRU MAKE / MODEL | RRU SIZE (H, W, D) | RRU LOCATION (DISTANCE FROM ANTENNA) | MINIMUM CLEARANCES | | | |
|--------------|------------------|--------------------|--------------------------------------|--------------------|-------|------|----|
| | | | | AWAY | BELOW | DECK | |
| ALPHA SECTOR | A1 | 12" | 2' | <10' | 18" | 8" | 8" |
| | A2 | 12" | 2' | <10' | 18" | 8" | 8" |
| | A3 | 12" | 2' | <10' | 18" | 8" | 8" |
| | A4 | 12" | 2' | <10' | 18" | 8" | 8" |
| BETA SECTOR | B1 | 12" | 2' | <10' | 18" | 8" | 8" |
| | B2 | 12" | 2' | <10' | 18" | 8" | 8" |
| | B3 | 12" | 2' | <10' | 18" | 8" | 8" |
| | B4 | 12" | 2' | <10' | 18" | 8" | 8" |
| GAMMA SECTOR | G1 | 12" | 2' | <10' | 18" | 8" | 8" |
| | G2 | 12" | 2' | <10' | 18" | 8" | 8" |
| | G3 | 12" | 2' | <10' | 18" | 8" | 8" |
| | G4 | 12" | 2' | <10' | 18" | 8" | 8" |



| | | |
|---|-----|------|
| 1 | REV | DATE |
| 2 | REV | DATE |
| 3 | REV | DATE |
| 4 | REV | DATE |



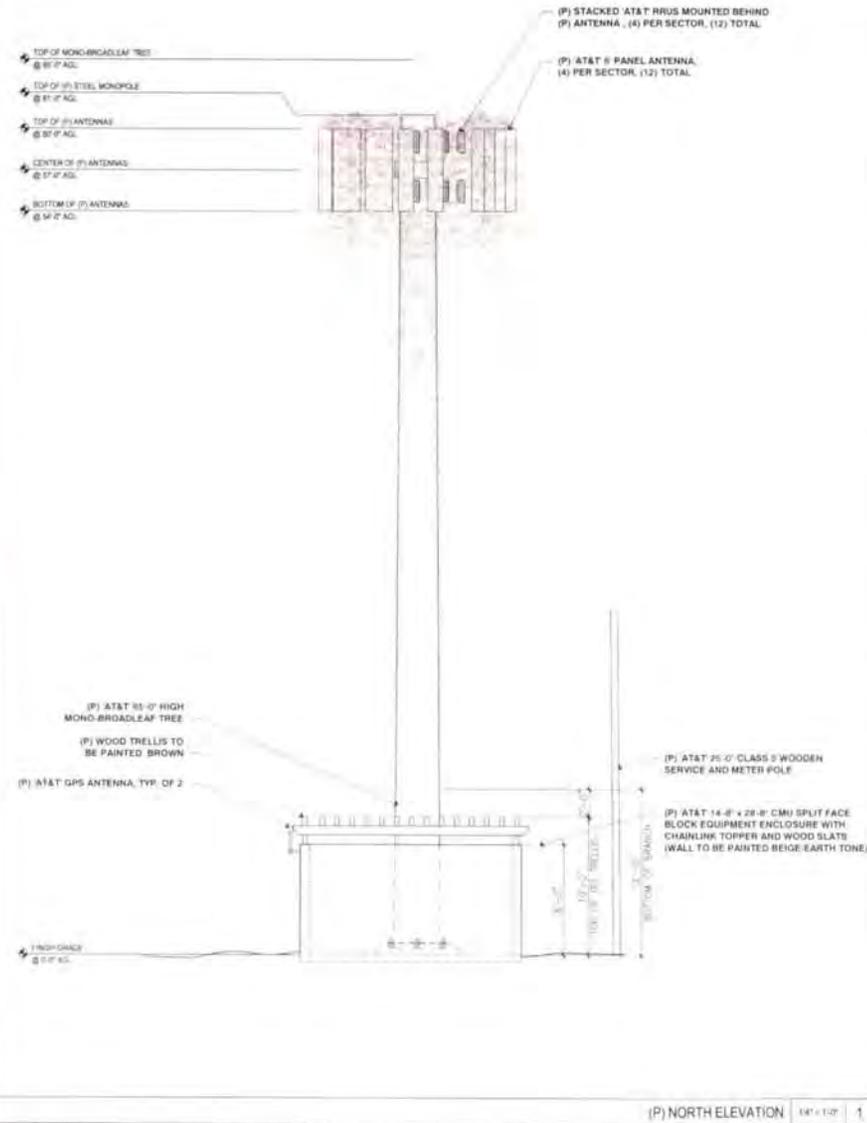
RRU AND ANTENNA SCHEDULE AND ANTENNA LAYOUT

SD0641
LAKE HENSHAW
2649 HIGHWAY 75
SANTA YSABEL, CA 92070
NSB PROJECT

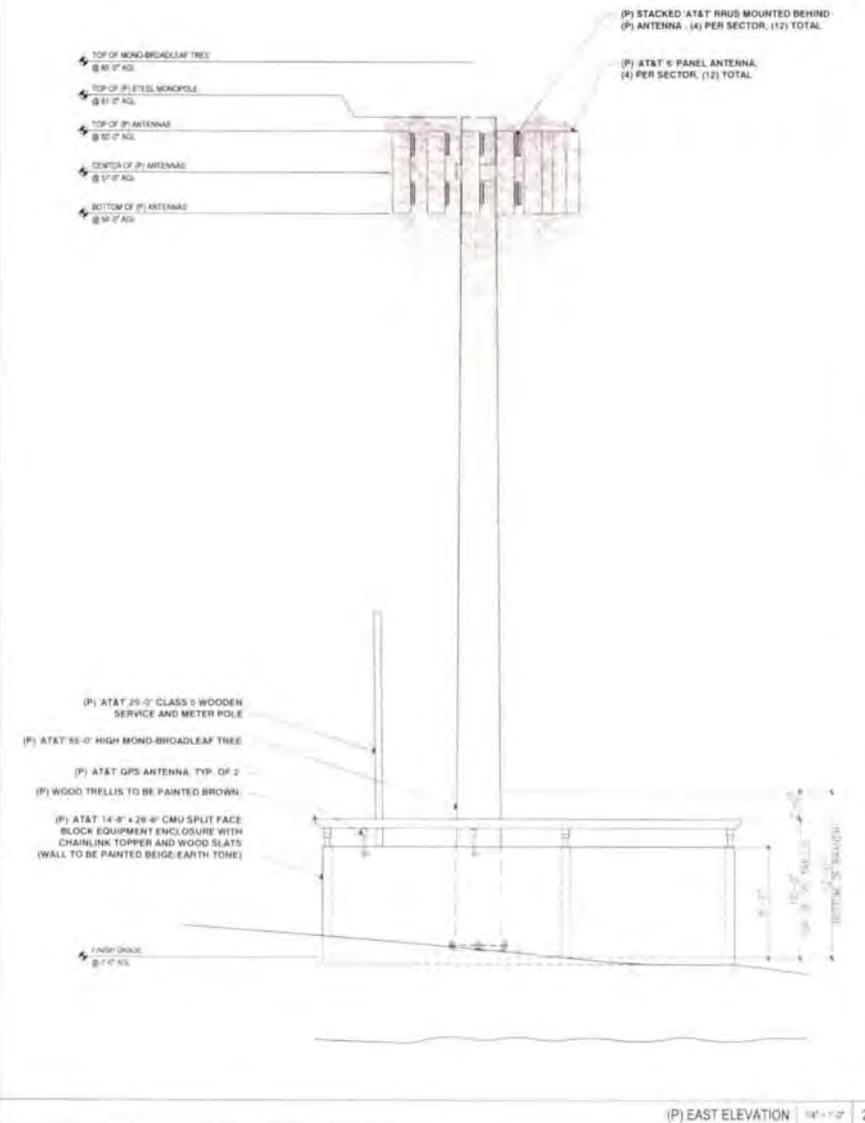


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Checked by: [initials]
Revised by: [initials]

NOTE:
PROPOSED ANTENNAS, RRUS AND EQUIPMENTS TO
BE PAINTED TO MATCH NEW MONO-BROADLEAF
TREE AND ADD ANTENNA SOCK TO EACH ANTENNA.



NOTE:
PROPOSED ANTENNAS, RRUS AND EQUIPMENTS TO
BE PAINTED TO MATCH NEW MONO-BROADLEAF
TREE AND ADD ANTENNA SOCK TO EACH ANTENNA.



| No. | Description | Date |
|-----|-------------|----------|
| 1 | 10/15/23 | 10-08-19 |
| 2 | 10/15/23 | 10-15-19 |



SITE ELEVATIONS

SD09641
LAKE HENSHAW
26438 HIGHWAY 7E
SANTA YSABEL, CA 92070
NSB PROJECT

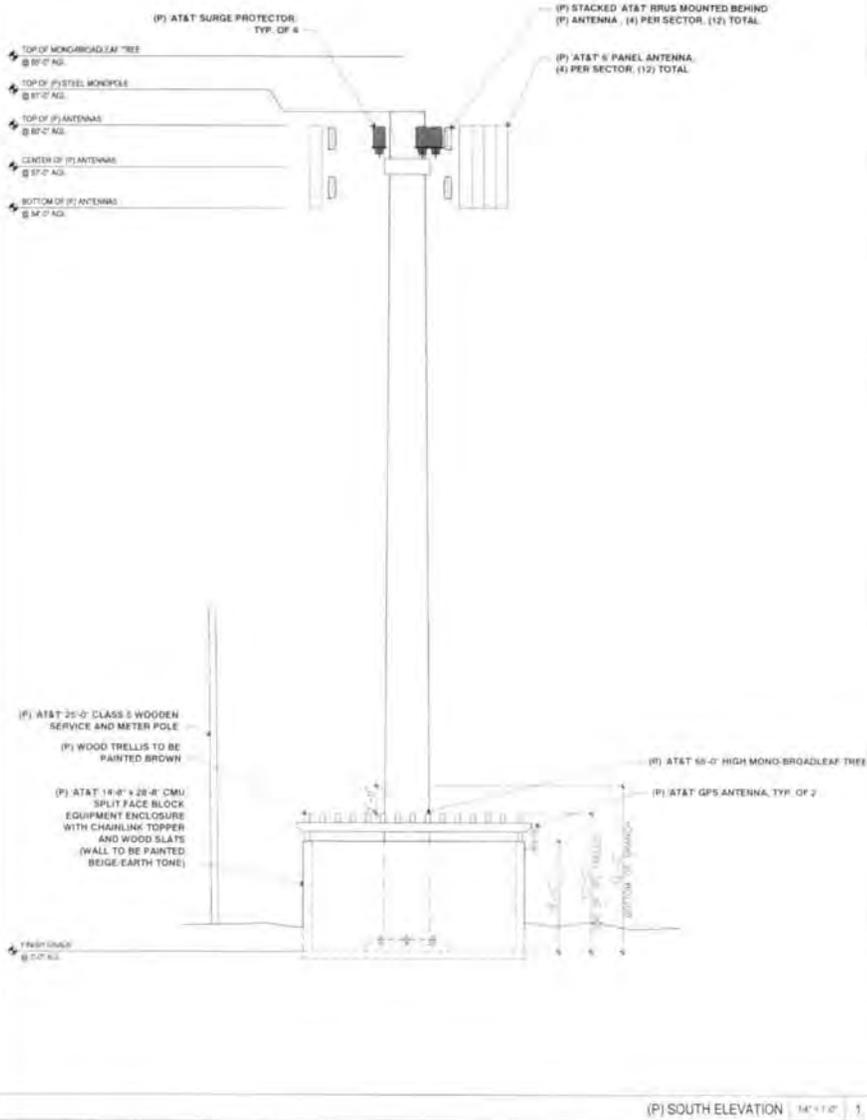


WORTH CONNECTIONS

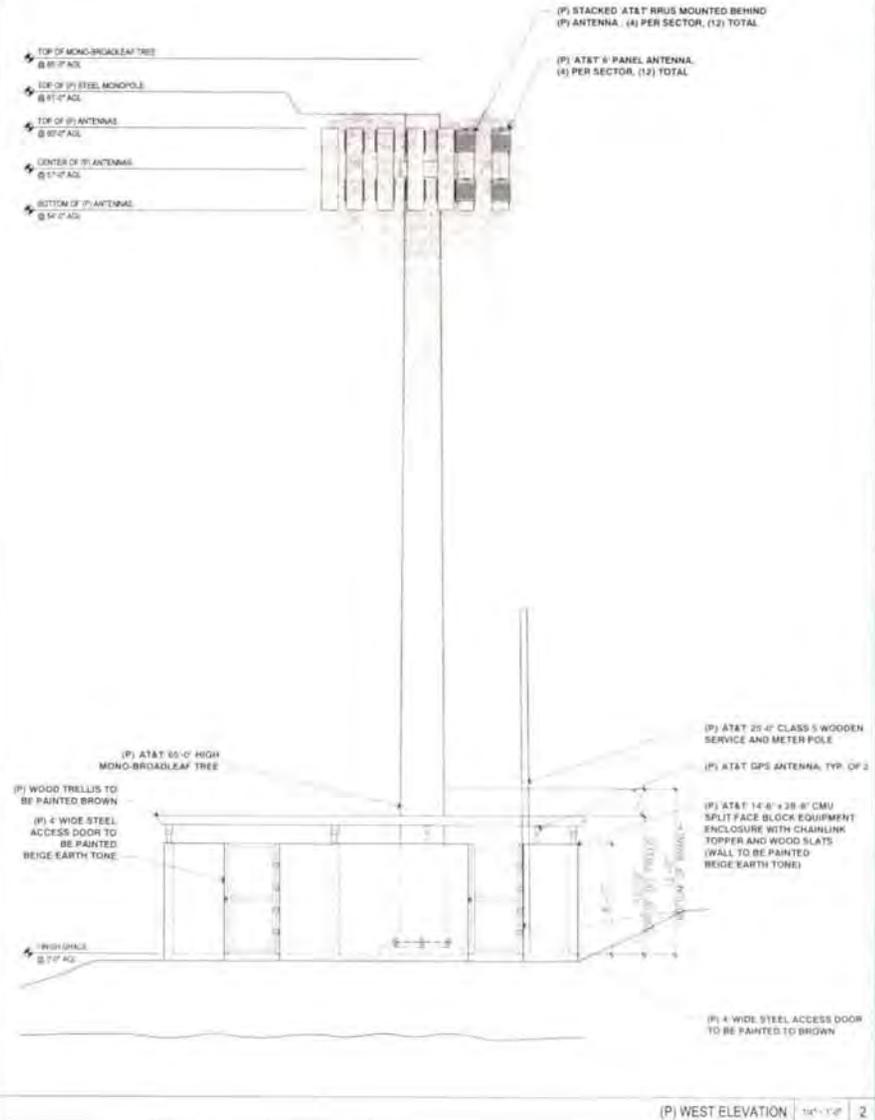
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Drawn by: [signature]
Checked by: [signature]
Date: 1/2/24

27

NOTE:
PROPOSED ANTENNAS, RRUS AND EQUIPMENTS TO
BE PAINTED TO MATCH NEW MONO-BROADLEAF
TREE. AND ADD ANTENNA SOCK TO EACH ANTENNA.



NOTE:
PROPOSED ANTENNAS, RRUS AND EQUIPMENTS TO
BE PAINTED TO MATCH NEW MONO-BROADLEAF
TREE. AND ADD ANTENNA SOCK TO EACH ANTENNA.



| | | |
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| 1 | 03/21/21 | 06/08/21 |
| 2 | 03/21/21 | 06/08/21 |
| Rev | Description | Date |



SD09641
LAKE HENSHAW
26439 HIGHWAY 75
SANTA YSABEL, CA 92070
NSB PROJECT



NOT FOR CONSTRUCTION

Project Number
Client
Created by
Checked by
Date

Z8

CCI HBSA-M65R-KU-H6

DIMENSIONS (LxWxD) 68.1x13.7x8.5 in (1730x349x216 mm)
 FRONT WIND LOAD 217 LBS @ 100 MPH
 SIDE WIND LOAD 147 LBS @ 100 MPH
 WEIGHT 44.5 LBS (20.2 KG)
 CONNECTOR 8 x 7-16 DIN FEMALE LONG NECK

CCI HPA-33R-BUU-H6

DIMENSIONS (LxWxD) 72.5x23.1x8.6 in (1841x587x224 mm)
 SURVIVAL WIND SPEED > 125 MPH (> 201 KPH)
 FRONT WIND LOAD 368 LBS @ 100 MPH
 SIDE WIND LOAD 164 LBS @ 100 MPH
 WEIGHT 66.6 LBS (30.2 KG)
 CONNECTOR 8 x 7-16 DIN FEMALE LONG NECK

ALPHA TE45V3B BATTERY ENCLOSURE

DIMENSIONS (WxDxH) 762x762x1828 mm (30'x30'x72')
 WEIGHT (FULLY LOADED) 1811 LBS

ANCHORAGE PLAN

RAYCAP DC6-48-60-18-8F

DIMENSIONS (WxDxH) 280x470x794 mm
 48 VDC
 20 A @ 20Vh
 40 A @ 20Vh
 75 VDC
 400 V
 150 MPH SUSTAINED (165 T BA)
 195 MPH GUST (213.6 BA)
 32 R BA

TOTAL WEIGHT

MOUNTING

(P) ANTENNA SPECIFICATIONS NTS 1

(P) ANTENNA SPECIFICATIONS NTS 2

(P) BATTERY ENCLOSURE SPECIFICATIONS NTS 6

(P) SURGE PROTECTOR SPECIFICATIONS NTS 9

KMW EPBQ-654L8H6

DIMENSIONS (HxWxD) 1954x524x230 mm (76.9'x20.4'x9.1')
 NET WEIGHT 59.9 kg (133.0 lbs)
 WIND LOAD MAXIMUM 617.7 N @ 150 kph
 WIND MAXIMUM 156.5 MP @ 150 kph
 CONNECTOR (Ø100 MPH) 9-FAN, 8-BAY, 8-TAN 12 x 4.3-16 (FEMALE)

ANTENNA MOUNTING BRACKET/MECHANICAL DUMPTILE, 75'

3.5" # ANTENNA HFL, THT

ALPHA TE45V3 OUTDOOR POWER ENCLOSURE

DIMENSIONS (WxDxH) 762x762x1828 mm (30'x30'x72')
 WEIGHT (FULLY LOADED) 1540 KG (3395 LB) TWO BATTERIES OR RECTIFIERS
 1540 KG (3395 LB) WITH FULL COMPLEMENT OF ONE BATTERY
 820 KG (1800 LB) WITH FULL COMPLEMENT OF SEPT BATTERIES

ANCHORAGE PLAN

ERICSSON LTE CABINET

DIMENSIONS (WxDxH) 455x508x782 mm (17.9'x20'x30')
 COLOR 09MT
 MAXIMUM TEMPERATURE -4E °C
 SOLAR LOAD 754 W/m²

ANCHORAGE PLAN

(P) ANTENNA SPECIFICATIONS NTS 3

(P) ANTENNA / RRU MOUNTING NTS 4

(P) ARGUS POWER PLANT SPECIFICATIONS NTS 7

(P) LTE PURCELL CABINET SPECIFICATIONS NTS 10

ERICSSON RRU5-11

DIMENSIONS (WxDxH) 413x184x220 mm (16.3'x7.3'x8.7')
 POWER CONSUMPTION 20W WATTS
 TOTAL WEIGHT 55.5 kg
 TEMPERATURE -40 TO 70 °C

GPS ANTENNA MOUNTING

CONCRETE ANCHOR DETAIL

(P) RRU SPECIFICATIONS NTS 5

GPS ANTENNA MOUNTING NTS 8

CONCRETE ANCHOR DETAIL NTS 11

| | | |
|---|---------|----------|
| 1 | 1875.20 | 18.00-18 |
| 2 | 3875.20 | 38.00-19 |
| 3 | 5875.20 | 58.00-19 |



SITE ELEVATIONS

SD0641
 LAKE HENSHAW
 2649 HIGHWAY 76
 SANTA YSABEL, CA 92070
 NSB PROJECT



NO. MICROCONCRETE

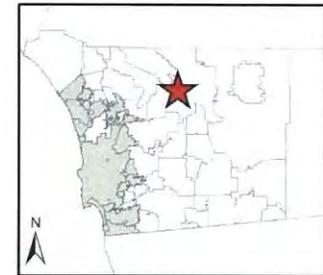
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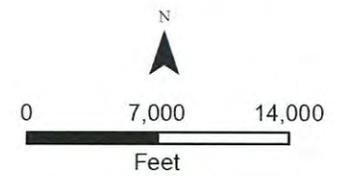
Lake Henshaw Wireless

Vicinity Map

North Mountain
Community Plan Area

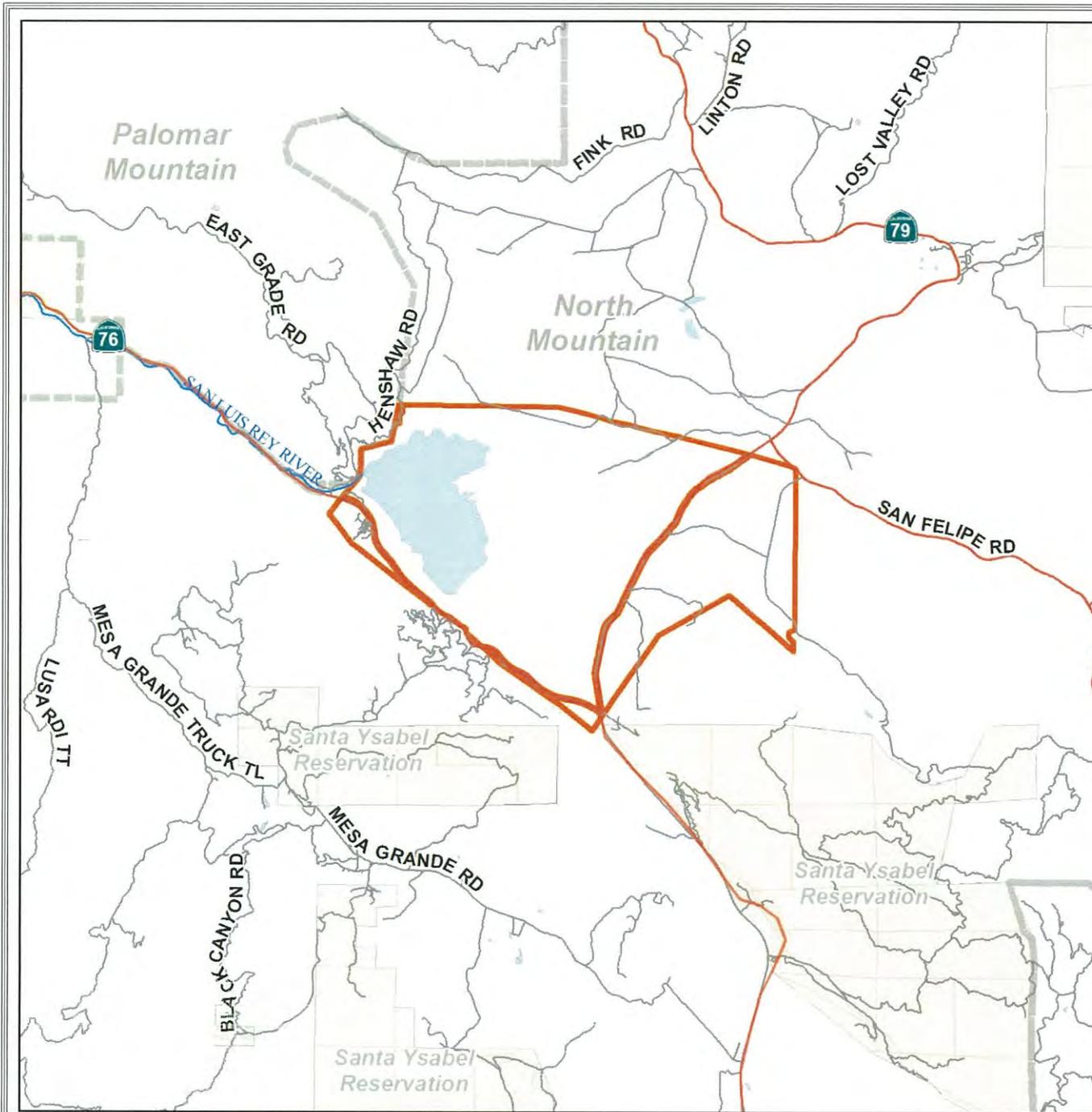


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LUEG GIS
Landscape Use & Evaluation Group
Geographic Information Systems

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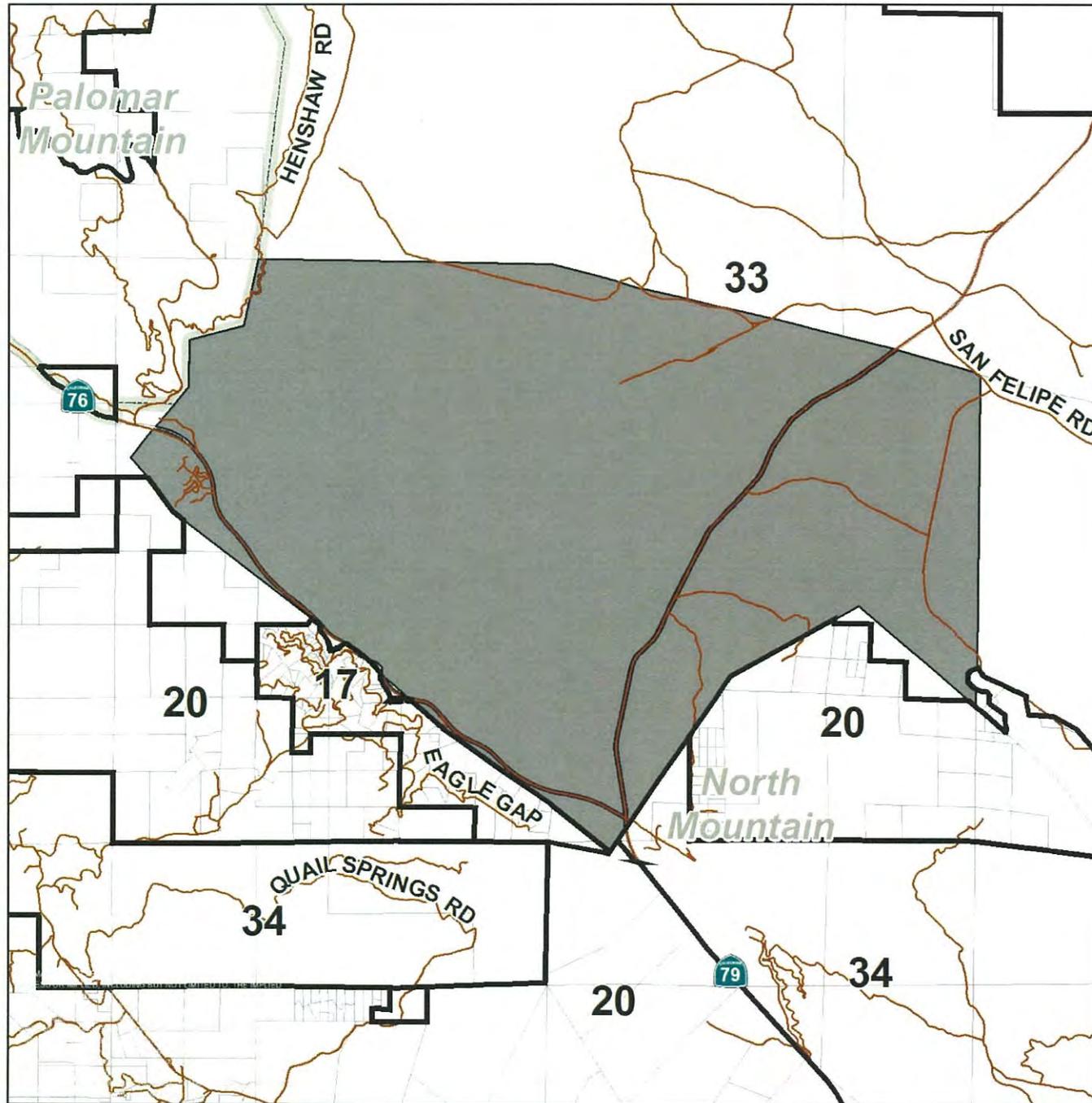


Lake Henshaw Wireless

General Plan Map

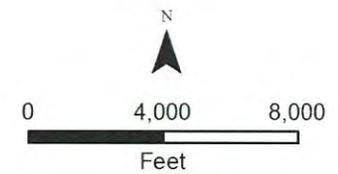
North Mountain Community Plan Area

- (17) Semi-Rural Residential (SR-10)
- (20) Rural Lands (RL-80)
- (27) Rural Commercial
- (33) Public Agency Lands
- (34) Tribal Lands



Legend:

- Roads
- Site
- Parcels
- Planning



Date: 8/19/2016
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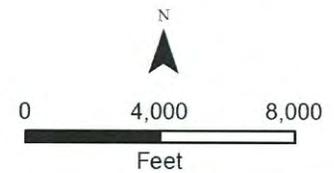
Lake Henshaw Wireless

Zoning Map

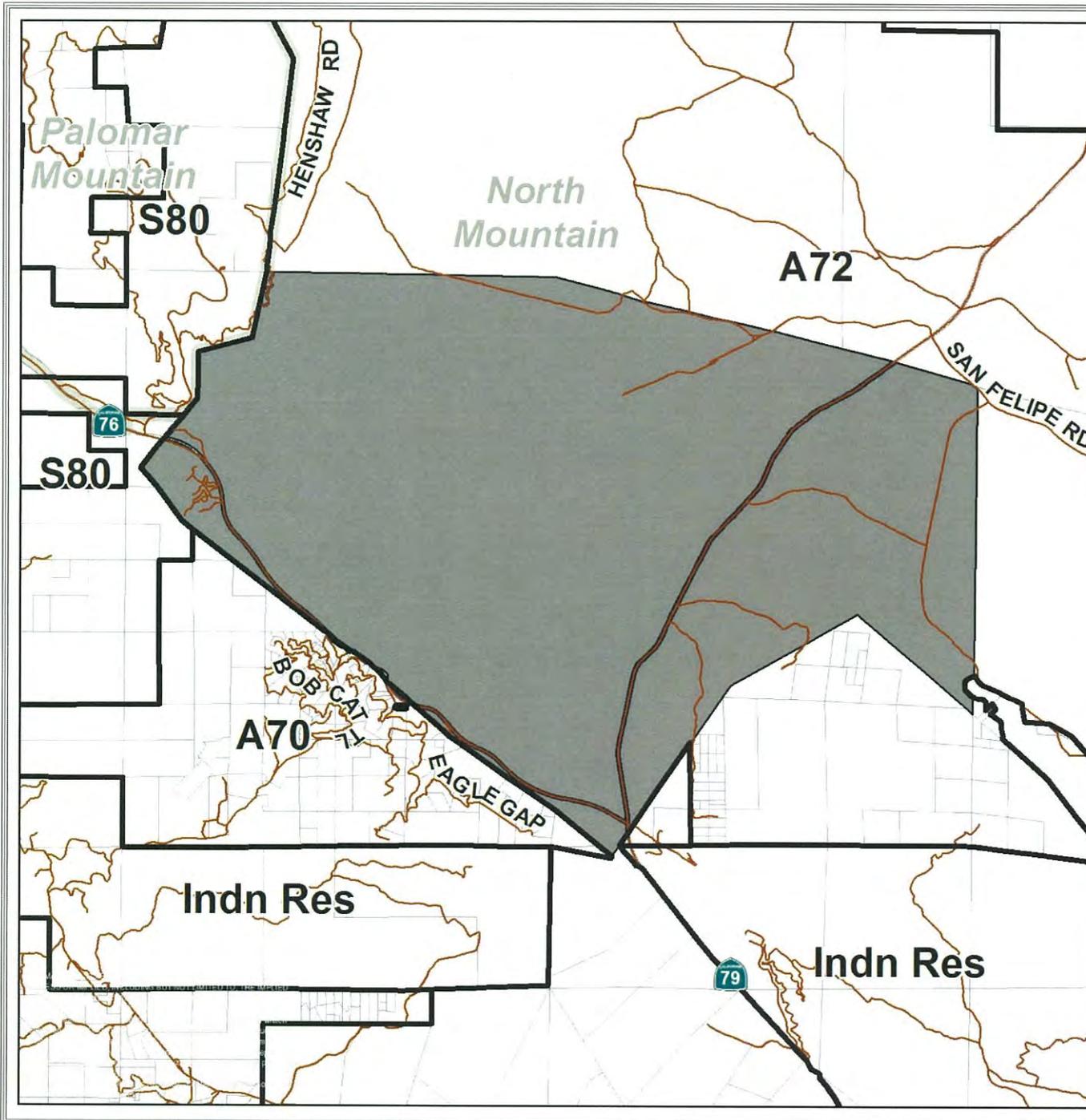
North Mountain
Community Plan Area

- A70 - Limited Agricultural
- A72 - General Agricultural
- C40 - Rural Commercial
- S80 - Open Space

- Roads
- Site
- Parcels
- Zoning



Date: 8/19/2016
Path: P:\reg\2016-MUP-16-009_081916\zoning.mxd



Lake Henshaw Wireless

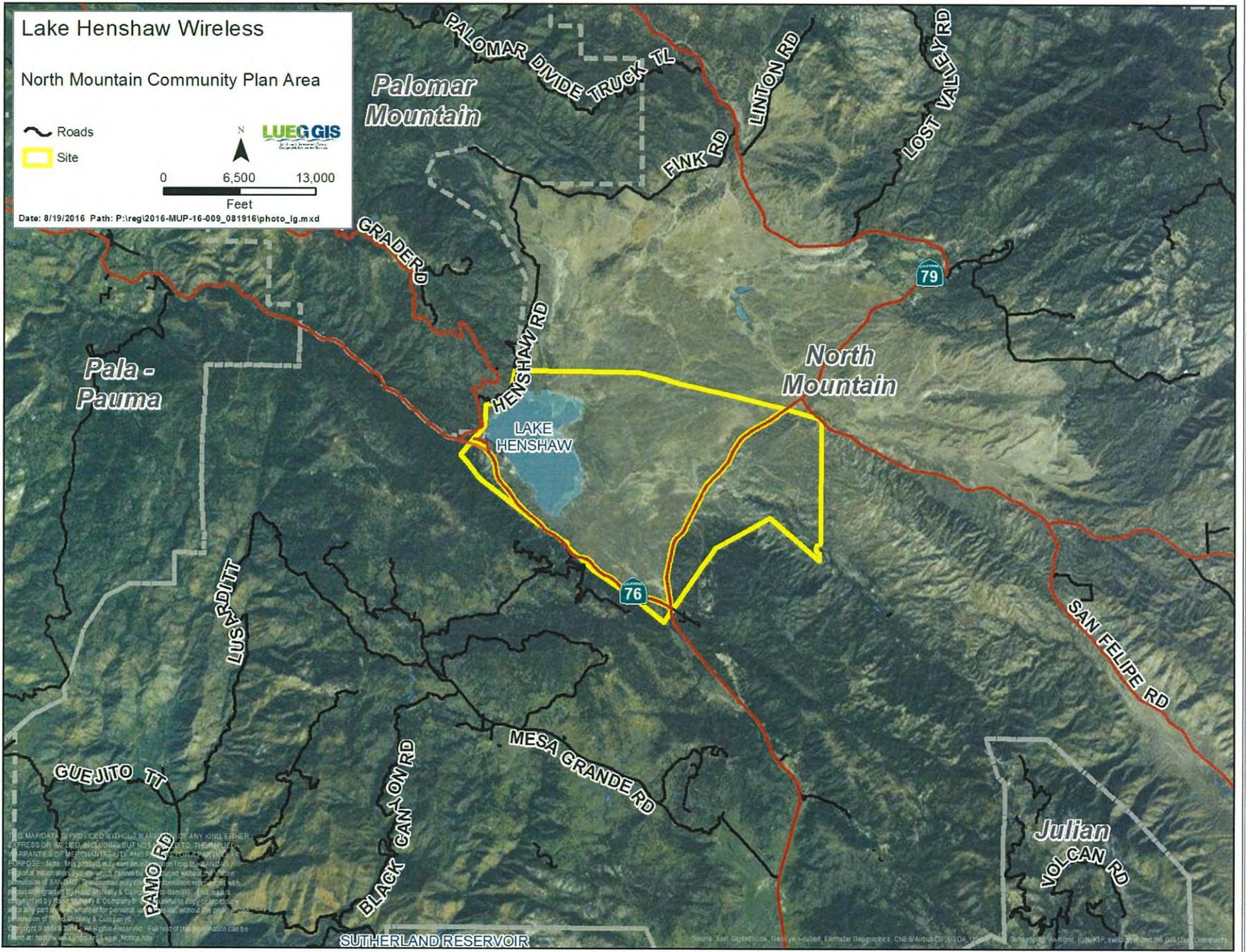
North Mountain Community Plan Area

- Roads
- Site



LUEGGIS
Landscape & Urban Ecology Group, Inc.

Date: 8/19/2016 Path: P:\reg\2016-MUP-16-009_081916\photo_lg.mxd



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airbus DS, USDA, AeroGRID, IGN, SITA, Swire, and the GIS User Community

Lake Henshaw Wireless

North Mountain Community Plan Area

~ Roads

□ Site

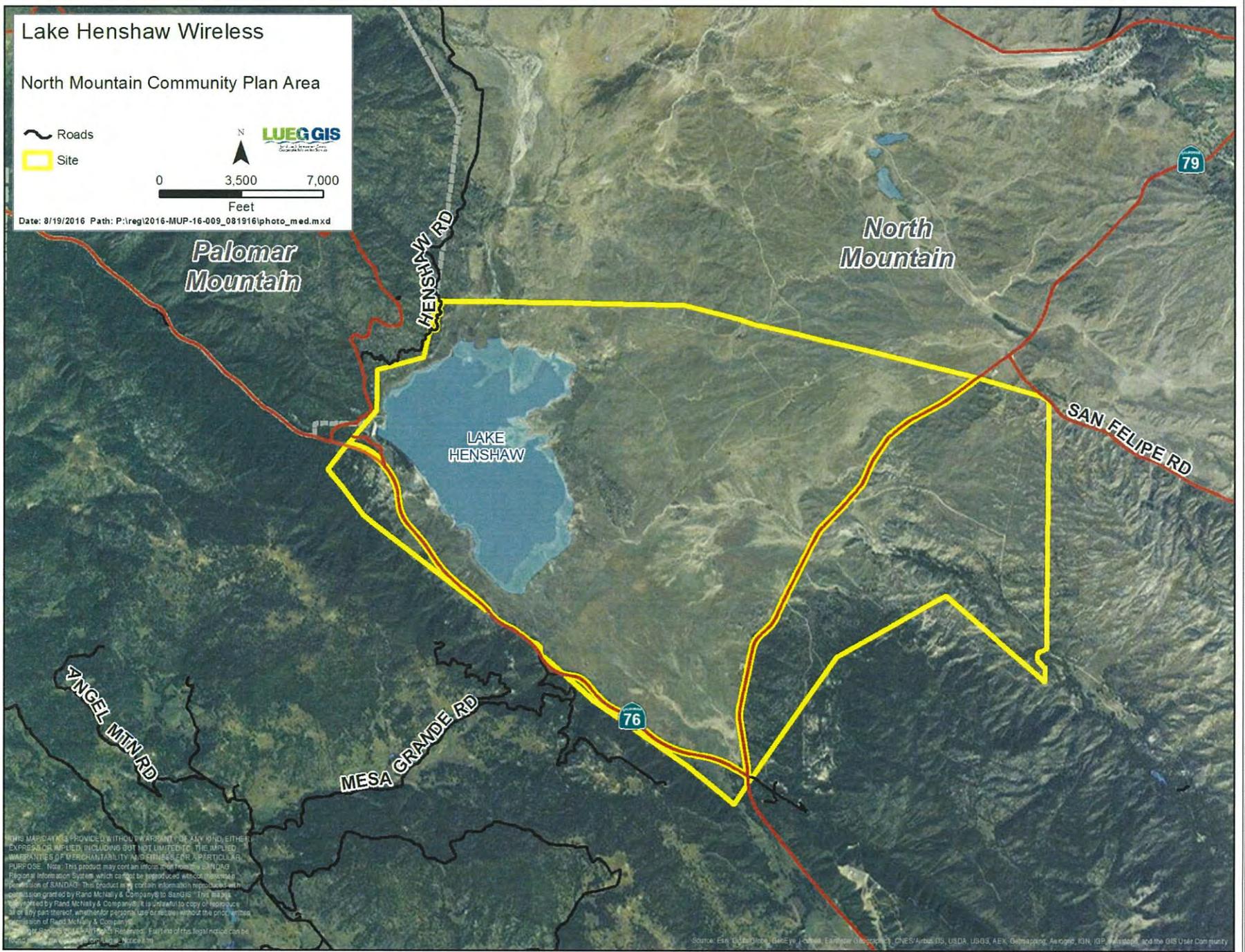
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LUEGGIS
Landscape & Environmental GIS
Solutions

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Feet

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Lake Henshaw Wireless

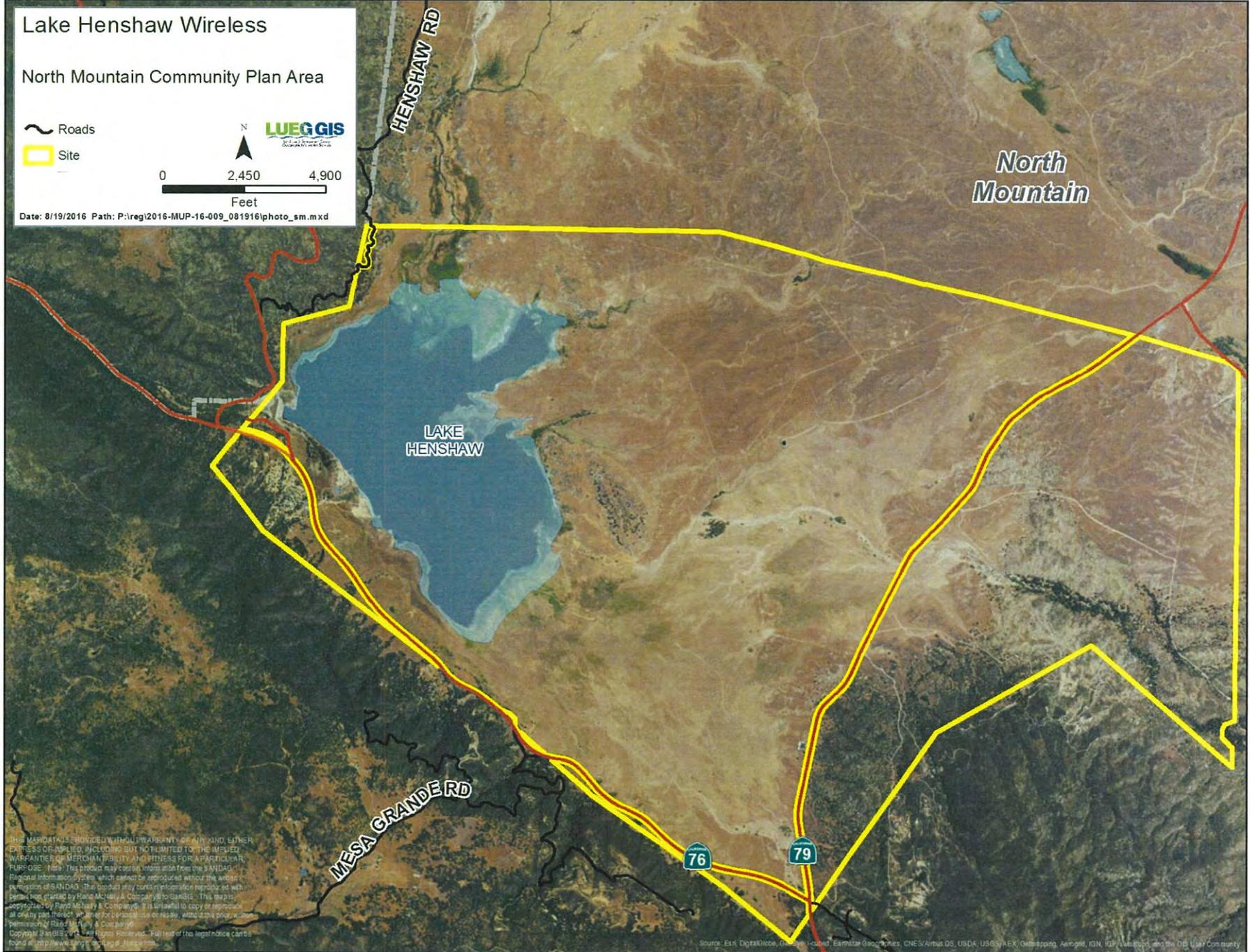
North Mountain Community Plan Area

- Roads
- Site



LUEGGIS

Date: 8/19/2016 Path: P:\regl2016-MUP-16-009_081916\photo_sm.mxd



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEI, Getmapping, Aerogrid, IGN, IGP, Swisstopo, and the GIS User Community

**Attachment B – Form of Decision
Approving PDS2016-MUP-16-009**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

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

MARK WARDLAW
Director
DARREN GRETLER
Assistant Director

COMMISSIONERS
Michael Beck (Chairman)
Leon Brooks (Vice Chairman)
Douglas Barnhart
Bryan Woods
Peder Norby
David Pallinger
Michael Seiler

October 7, 2016

PERMITEE: M&M TELECOM, INC., FOR AT&T MOBILITY
MAJOR USE PERMIT: PDS2016-MUP-16-009
E.R. NUMBER: PDS2016-ER-16-10-001
PROPERTY: 26439 HIGHWAY 76, SANTA YSABEL
APN: 193-080-30

DECISION OF THE PLANNING COMMISSION

This Major Use Permit for MUP16-009 consists of 12 sheets including a plot plan, equipment layout, and elevations dated August 12, 2016. This permit authorizes the construction, operation and maintenance of a 65-foot tall mono-broadleaf wireless telecommunication facility, which includes 12 panel antennas, associated equipment, and an emergency generator inside a new CMU block wall equipment enclosure pursuant to Section 6985, 6986, and 7358 of the Zoning Ordinance.

Grant an exception to Section 4620(g) of the Zoning Ordinance to allow the proposed facility to be 65 feet in height, where 35 feet is the typical height maximum.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **October 7, 2018** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

The wireless telecommunication facility is considered a "high visibility" facility; therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 15 years (October 7, 2031). This may be expected for an additional period of time by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

.....

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

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

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

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

3. **NOI#1–NOISE REQUIREMENT [PDS, BPPR] [BP] [PDS, FEE X1]. INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: The generator unit shall be located within a 8-foot high CMU block wall enclosure. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to *[PDS, BPPR]* for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The *[PDS, BPPR]* shall verify that the specific note(s), and design

elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

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

4. **GEN#3–INSPECTION FEE: [PDS, BPPR][BP] INTENT:** In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.
5. **PLN#1–SITE PLAN IMPLEMENTATION [PDS, BPPR][BP]: INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved Major Use Permit plot plan and the building plans. This includes, but is not limited to: improving all parking areas and driveways, installing all required design features, painting all structures with the approved colors, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.
6. **PLN#2– PHOTO SIMULATION: [PDS, PCC] [UO, FG] [PDS, FEE]: INTENT:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated November 13, 2013 to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.
7. **NOI#2–NOISE CONTROL DESIGN MEASURES: [PDS, BPPR] [PDS, PCC [BP] [PDS FEE X1] INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be verified that they are

constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans: The generator unit shall be located within an eight foot high CMU block wall enclosure. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational. **MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

8. **ROADS #1-ENCROACHMENT PERMIT: [DPW, LDR] [UO] INTENT:** In order ensure that improvements for the private road comply with the County of San Diego Public Road Standards, and The Caltrans Facility Standards and Requirements an encroachment permit(s) shall be obtained and implemented. **DESCRIPTION OF REQUIREMENT:** A permit shall be obtained from CALTRANS for the improvements to be made within the public right-of-way. A copy of the permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the [PDS, LDR]. **DOCUMENTATION:** The applicant shall obtain the encroachment permit(s) and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [PDS, LDR]. The subdivider shall obtain an encroachment permit from CALTRANS authorizing access onto SR-76. This will allow CALTRANS to set conditions such as sight distance and road improvements. The applicant should contact the CALTRANS Permit Office at (619) 688-6843 for additional details. **TIMING:** Prior to the approval of the Permit, the permit shall be obtained. **MONITORING:** The [PDS, LDR] shall review the permit for compliance with this condition and the applicable improvement plans, and implement any conditions of the permit in the County improvement plans.
9. **ROADS #2-TRAFFIC CONTROL PLAN INTENT: [DPW, LDR] [UO]** In order to mitigate below levels of significance for temporary traffic impacts, a Traffic Control Plan (TCP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have A Registered Civil Engineer or licensed Traffic Control Contractor prepare a TCP to the satisfaction of Director of DPW. **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to approval of the permit, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

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

10. **NOI#3- NOISE REQUIREMENT: [PDS, BPPR] [BP] [PDS, FEE X1]. INTENT:** In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements:
- a. Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404.

- b. The operations of any generator unit associated with this Major Use Permit shall conform to the daytime and nighttime sound level limits for uses zoned as A72 pursuant to Section 36.404.

DOCUMENTATION: The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

11. **PLN#3–SITE CONFORMANCE [PDS, BPPR][BP] INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking and driveways areas, painting all necessary aesthetics design features, and all lighting wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

12. **PLN#4 - SITE CONFORMANCE: [PDS, PCO] [OG]. INTENT:** In order to comply with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements. This includes, but is not limited to maintaining the following:
- a. Maintain the appearance of the facility and associated equipment enclosure, as depicted in the approved photo simulations dated November 13, 2013, December 17, 2013, and August 12, 2016.
 - b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
 - c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
 - d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the

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

- e. The applicant shall add "socks" which will cover each panel antenna, and the antennas will be set at least 12-inches in from the tip of the branches.
- f. The CMU wall enclosure shall be earth-tone in color, as shown in the photosimulations.
- g. The applicant is responsible for the maintenance and repair of any damage caused by them to on-site and off-site private roads that serve the project.
- h. The telecommunication facility shall be inspected annually to ensure it is operating properly and the facility remains undamaged. The applicant shall provide the necessary inspection fee on an annual basis.

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

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MAJOR USE PERMIT FINDINGS

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

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

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

Harmony:

The proposed wireless telecommunication facility consists of the installation of twelve panel antennas mounted to a new 65-foot tall faux mono-broadleaf tree. A height exception for the faux mono- broadleaf is required for the additional height above 35 feet, per Section 4620(g) of the Zoning Ordinance. The equipment necessary to operate the facility would be located inside a new 480-square foot (total square footage) CMU enclosure with a recessed chain link lid and wooden trellis mounted to the top of the enclosure. The CMU walls which ranges in height from six feet high to eight feet high, depending on the grade of the land. Two new

GPS antennas would be mounted onto the enclosure and one 50kW diesel emergency generator with a 216 gallon diesel tank would be placed within the new CMU equipment enclosure. Power and telco would be provided by an overhead line connected between an existing power pole and a proposed 25-foot tall power pole, which would be located adjacent to the facility, outside the CMU enclosure. The subject parcel is located within a private campground, developed with bathroom facilities, trash facilities, ranger station, and a general store. There are mature trees and vegetation surrounding the proposed facility. The project is subject to the Public Agency Lands General Plan Land Use Designation and General Agricultural (A72) Zoning.

Scale and Bulk:

The project area can be characterized as recreational, as the site is a private campground. The area surrounding the project site consists of steep to rolling hills, interspersed with campground, forest, and vacant uses. There are no developed residences within the vicinity, however, there are campsites within the 9,589 acre parcel. The closest off-site area with a view of the proposed facility would be along State Route 76. However, the thick canopy of mature oaks and pines would help to conceal the proposed faux tree from the viewshed. Only the top of the faux mono-broadleaf would extend above the canopy, as necessary for the antennas to reach the intended target coverage, which is State Route 76, the campground/resort, and Lake Henshaw.

Photo simulations on file with this Major Use Permit illustrate that the proposed 65-foot mono-broadleaf tree with antennas and associated equipment enclosure would be in harmony with the scale and bulk of the surrounding area and therefore would be unobtrusive to the surrounding viewshed. The view from the surrounding area would be minimized as the wireless facility is designed to be camouflaged as a faux tree, and it would be set among various mature trees. The equipment enclosure would match the appearance of the surrounding camp facilities, as it would be colored an earth tone and have a trellis which is typically found in structures within camp sites. The applicant proposes to cover all antennas with foliage "socks" and set the antennas back into the mono-broadleaf 12 inches from the outer edge of the branches. The equipment enclosure is designed to have block wall siding, which would be painted a light earth tone color to match the rural setting.

The location of the proposed faux tree and equipment would be set toward the northwestern portion of the property. This location provides the best coverage for AT&T, while still maintaining adequate elevation and suitable screening. The existing mature pine trees, mature oak trees, utility poles, and nearby water tanks act as a buffer to screen the proposed faux tree and equipment enclosure. The proposed 65-foot mono-broadleaf would be in harmony with the scale and bulk of the surrounding area as there are numerous existing trees of similar height and size. Surrounding vertical elements include existing 30 to 65-foot tall pine and oak trees, 20-foot high water tanks, and a few nearby 30 to 35-foot tall utility poles. The proposed 25-foot tall power pole for power would provide another vertical element, and would match the setting of surrounding power poles. Land uses in the area include vacant land, campground/resort, forest land, and tribal

land. The project is compatible with adjacent uses in terms of scale and bulk because of the camouflaged design, the existence of other vertical elements, and the location of the facility. For the reasons stated above, the project would neither substantially increase the scale and bulk of the site, nor result in negative impacts to the surrounding areas.

Coverage:

The subject parcel is approximately 9,589 acres. Surrounding land uses consist of vacant land, campground/resort, forest land, and tribal land with parcels ranging in size from approximately 2.2 acres to over 98,866 acres. The resort/campground has structures such as bathroom facilities, trash facilities, ranger station, and a general store. The entire proposed enclosure for both equipment and a backup generator would be approximately 480 square feet in size. The lease area for this unmanned wireless telecommunication facility would total approximately 0.01 acre (less than 1% lot coverage). Due to the small footprint, the addition of the telecommunication facility would maintain similar coverage with surrounding parcels.

Density:

The project is a Major Use Permit to authorize the installation of a telecommunication facility and does not have a residential component subject to density.

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

The project is located within the jurisdiction of the San Diego County Fire Authority. The project has been reviewed and found to be FP-2 compliant. The project would not require water or sewer services. Electrical and telephone services are available on-site. The subject property is connected to State Route 76, a public road, by an easement for road purposes. This easement is for the benefit and use of the subject property. All required utilities are therefore available for the project.

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

The project is a Major Use Permit for the authorization of a wireless telecommunication facility. The project consists of 12 panel antennas placed upon a 65-foot faux mono-broadleaf tree, along with associated equipment within an equipment enclosure. The equipment enclosure is designed to have block wall siding which would be painted an earth tone color. The location of the proposed faux tree and equipment would be located toward the northwestern portion of the property. This location provides an increased setback to drivers using State Route 76, while still maintaining adequate elevation to provide necessary coverage to surrounding roads and recreational areas.

The project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged as mentioned above. Photo-simulations on file with this Major Use Permit illustrate that the line, form and

color of the facility would be consistent with the surrounding area. As seen in the photo simulations, the proposed facility would be located within the private campground, and surrounded by mature pine and oak trees of varying height, which would help it appear as a part of the existing landscape. Although the equipment enclosure cannot be seen by adjacent roads, the enclosure would appear as a part of the campground operation. In addition, 'socks' would be placed around each panel and the antennas would be set back into the mono-broadleaf at least 12-inches, which would further buffer and screen the facility. The nearest residential property line is approximately 403 feet from the proposed facility, but most parcels in the vicinity are undeveloped. The facility would include one 50kW emergency generator on a concrete pad and would be enclosed within a CMU enclosure, which is attached to the equipment enclosure. The project was also reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. Based on these design measures, the project, as designed, would not cause any negative aesthetic or noise effect to the surrounding area and roadways. Therefore, the project would not have a harmful effect on neighborhood character.

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

The traffic generated from this proposed project is expected to average one to two maintenance trips per month, and would utilize a private easement connecting to State Route 76, a public road. The use associated with this Major Use Permit would be compatible with the existing rural nature of the area because the number of maintenance trips would not substantially alter the expected traffic or physical character of the surrounding streets and would be compatible with the adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of State Route 76.

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

The applicant proposes a Major Use Permit, which consists of 12 panel antennas mounted upon a 65-foot faux mono-broadleaf tree, along with associated equipment within an equipment enclosure. The subject property is 9,589 acres and is developed with access and utility services adequate to serve the proposed use. The installation of the telecommunication facility would not require significant alteration to the land form as the enclosure and mono-broadleaf would be placed on a relatively level area. The project, as designed, would be camouflaged, would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

None identified.

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

The project is within the Public Agency Lands General Plan, and it is within the North Mountain Subregional Plan. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location. Lastly, the project also complies with the General Plan Policy COS11.1 and 11.3 because the project is setback approximately 900 feet from State Route 76 and over 3.7 miles from State Route 79, both which are designated as scenic highways. Only the upper portion of the faux tree could be seen from State Route 76. The facility would not be visible from State Route 79 due to intervening topography and overall distance. Therefore, the facility would not detract from the visual settings of a scenic vista.

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

Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the installation of small, new equipment and facilities in small structures. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause substantial change in the significance of historical resource; and would not result in damage to a scenic highway.

WIRELESS TELECOMMUNICATION FINDINGS

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

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ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of Section 87.202 (a) of the County Code.

CONSTRUCTION PERMIT AND/OR ENCROACHMENT PERMIT: A Construction Permit and/or an Encroachment Permit from Counter Services is required for any and all work and for any and all proposed/existing facilities within the County right-of-way. Documentation of review and approval shall be provided to the satisfaction of the Director of Public Works and the Director of PDS.

EXCAVATION PERMIT REQUIRED: Obtain an excavation permit from the County Department of Public Works for undergrounding and/or relocation of utilities within the County right-of-way.

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

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

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

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

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:
http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below.
<http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: - The project was found to be "Exempt" from the California Environmental Quality Act (CEQA), therefore no fee is required.

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on October 7, 2016.

| EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS | | | |
|---|------|---------------------------------------|-----|
| Planning & Development Services (PDS) | | | |
| Project Planning Division | PPD | Land Development Project Review Teams | LDR |
| Permit Compliance Coordinator | PCC | Project Manager | PM |
| Building Plan Process Review | BPPR | Plan Checker | PC |
| Building Division | BD | Map Checker | MC |
| Building Inspector | BI | Landscape Architect | LA |
| Zoning Counter | ZO | | |
| Department of Public Works (DPW) | | | |
| Private Development Construction Inspection | PDCI | Environmental Services Unit Division | ESU |
| Department of Environmental Health (DEH) | | | |
| Land and Water Quality Division | LWQ | Local Enforcement Agency | LEA |
| Vector Control | VCT | Hazmat Division | HMD |
| Department of Parks and Recreation (DPR) | | | |
| Trails Coordinator | TC | Group Program Manager | GPM |
| Parks Planner | PP | | |
| Department of General Service (DGS) | | | |
| Real Property Division | RP | | |

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

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Form of Decision is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 7th day of October, 2016, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

Jarrett Ramaiya, Chief
Project Planning Division
Planning & Development Services

cc: Vista Irrigation District, 1391 Engineer Street, Vista, CA 92081
AT&T Mobility, 7337 Trade Street, 3East, Room 3684, San Diego, CA 92121
Telecom Management Group, 14955 Avenida Venusto #8, San Diego, CA 92128
FILE

email cc:

Ken Brazell, Team Leader, Land Development/Engineering, PDS
David Sibbet, Planning Manager, PDS
Marisa Smith, Project Manager, PDS
Danielle Weizeman Danielle.weizman@mmtelecominc.com
Kevin Becker, kb019@att.com
Edgar Ortiz, edgar.ortiz@telecommangementgroup.com

Attachment C – Environmental Documentation

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: **FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152**

Project Name: Lake Henshaw Wireless Telecommunication Facility; PDS2016-MUP-16-009

Project Location: The project is located at 26439 Highway 76, Santa Ysabel, within the Lake Henshaw Resort and Campground. APN 193-080-30

Project Applicant: Danielle Weizman, M&M Telecom, Inc, for AT&T, 6886 Mimosa Drive, Carlsbad, CA 92011
619-972-4944

Project Description: The project is a proposed wireless telecommunication facility designed as a 65-foot tall faux mono-broadleaf tree. The facility would include 12 panel antennas and 12 Remote Radio Units (RRU's). Associated equipment and an emergency generator would be housed inside a new CMU enclosure with a chain link lid and wood trellis.

Agency Approving Project: County of San Diego

County Contact Person: Marisa Smith Telephone Number: 858-694-2621

Date Form Completed: October 7, 2016

This is to advise that the County of San Diego Planning Commission has approved the above described project on _____ and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
- Declared Emergency [C 21080(b)(3); G 15269(a)]
 - Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - Statutory Exemption. C Section:
 - Categorical Exemption. G Section: **15303**
 - G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - G 15182 – Residential Projects Pursuant to a Specific Plan
 - G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - Activity is exempt from the CEQA because it is not a project as defined in Section 15378.

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it is an unmanned telecommunication facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____ Telephone: (858) 694-2621

Name (Print): Marisa Smith Title: Land Use & Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

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

**FOR PURPOSES OF CONSIDERATION OF
Lake Henshaw Wireless Telecommunication Facility Major Use Permit,
PDS2016-MUP-16-009**

October 7, 2016

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

YES

NO

NOT APPLICABLE/EXEMPT

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

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

YES

NO

NOT APPLICABLE/EXEMPT

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

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

YES

NO

NOT APPLICABLE/EXEMPT

The project is an unmanned telecommunication facility, and will not rely on groundwater.

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

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

Wetland and Wetland Buffers: The impact area contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe: The project site is not contiguous to any watercourse plotted on an official County floodway or floodplain map, nor is it located contiguous to any floodway or floodplain fringe area as defined in the resource protection ordinance. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes: Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). While there are steep slopes across the entire parcel, there are no steep slopes within the project area. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats: No sensitive habitat lands were identified within the project impact area as determined on a site visit conducted by staff on August 22, 2013. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites: The property has been reviewed by a County of San Diego certified archaeologist/historian, and it has been determined that the proposed lease area does not contain any archaeological/historical sites. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES

NO

NOT APPLICABLE

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

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

YES

NO

NOT APPLICABLE

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

The project is a proposed cellular facility located on an A72 zone which is subject to the most restrictive one-hour sound level requirement of 45 dBA at the project property line. Primary noise sources associated with the project consists of a generator unit and wall mounted HVAC units. The proposed generator unit would be enclosed within an eight foot high CMU block wall enclosure. Based on the distance separation from the project property lines and incorporation of the CMU enclosure, the project would demonstrate compliance with our County Noise Ordinance, Section 36.404.

Attachment D – Environmental Findings

**LAKE HENSHAW WIRELESS TELECOMMUNICATIONS FACILITY
MAJOR USE PERMIT
PDS2016-MUP-16-009,
ENVIRONMENTAL LOG NO. PDS2013-ER-16-10-001**

ENVIRONMENTAL FINDINGS

October 7, 2016

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 860601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

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



SD0641
Lake Henshaw
26439 Highway 76
Santa Ysabel, CA 92070



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

PROPOSED

Photosimulation of proposed telecommunications site: View #1

11/13/2013

4 - 60

EXISTING



SD0641
Lake Henshaw
26439 Highway 76
Santa Ysabel, CA 92070



Proposed monobroadleaf
(only top of monobroadleaf
visible at this angle)

PROPOSED

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

11/13/2013

Photosimulation of proposed telecommunications site: View #2

EXISTING



SD0641
Lake Henshaw
26439 Highway 76
Santa Ysabel, CA 92070

Proposed monobroadleaf
(only top of monobroadleaf
visible at this angle)



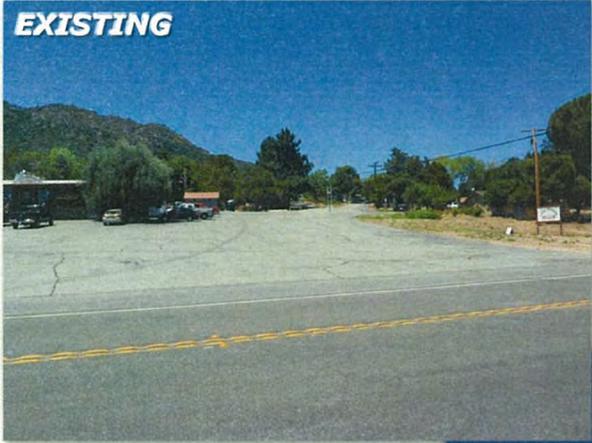
These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

11/13/2013

Photosimulation of proposed telecommunications site: View #3

EXISTING



SD0641
Lake Henshaw
26439 Highway 76
Santa Ysabel, CA 92070

Proposed monobroadleaf
(only top of monobroadleaf
visible at this angle)



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

PROPOSED

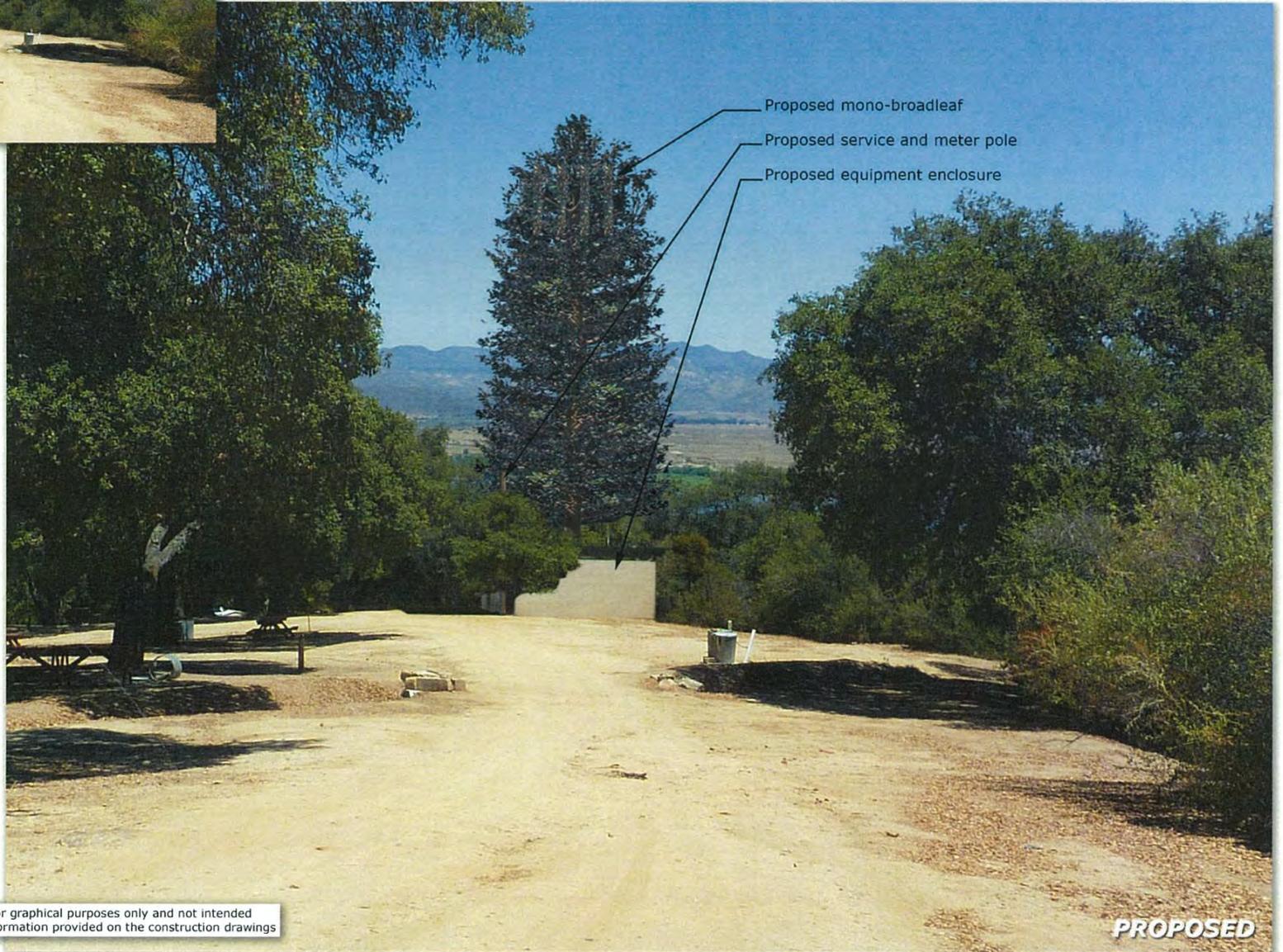
Photosimulation of proposed telecommunications site: View #4

11/13/2013

EXISTING



SD0641
Lake Henshaw
26439 Highway 76
Santa Ysabel, CA 92070



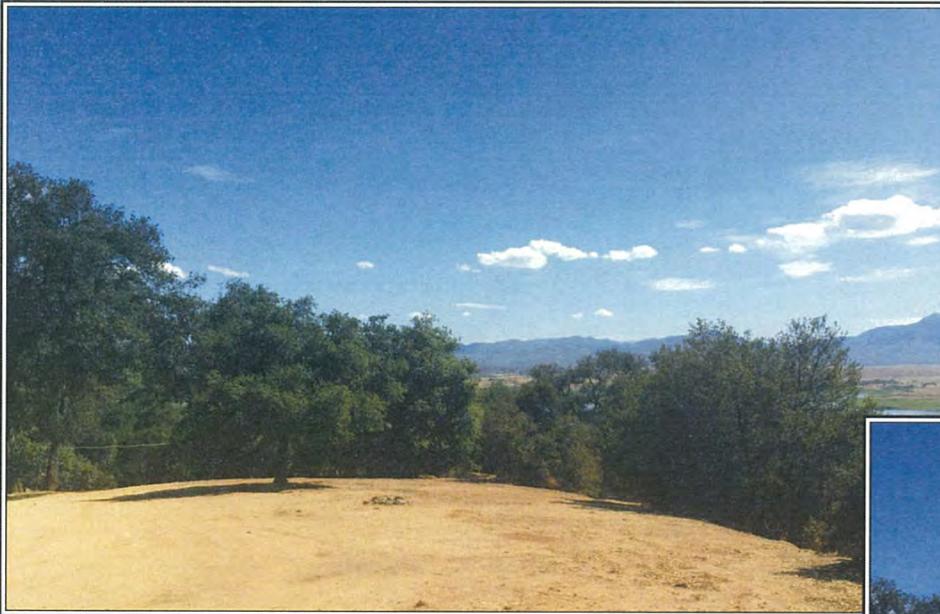
These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of proposed telecommunications site: View #5



SD0641 LAKE HENSHAW
26439 HIGHWAY 76, SANTA YSABEL, CA 92070

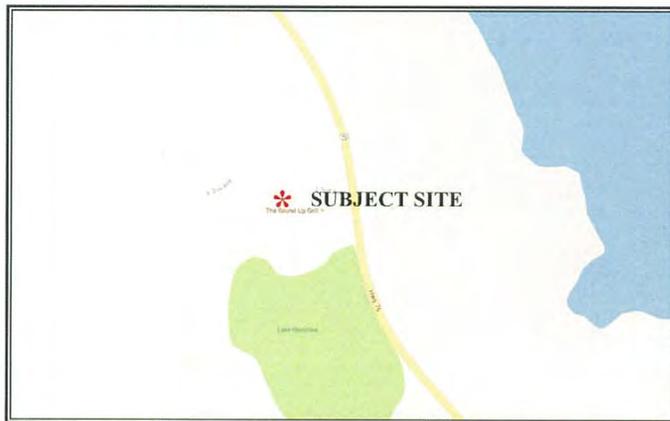


LOOKING NORTH TOWARD SITE FROM PROPERTY

SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION



VICINITY MAP



Attachment F – Ownership Disclosure



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

Record ID(s) MUP-16-009

Assessor's Parcel Number(s) 193-080-30

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

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

VISTA IRRIGATION DISTRICT

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

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

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

Signature of Applicant

Danielle Weizman

Print Name

05/04/2016

Date

SDC PDS RCVD 06-22-16
MUP16-009