



The County of San Diego

Planning Commission Hearing Report

Date:	June 21, 2019	Case/File No.:	Puerta La Cruz Wireless Telecommunication Facility Major Use Permit Modification; PDS2018-MUP-07-004W1, PDS2018-ER-07-04-001A
Place:	County Administration Center 1600 Pacific Highway Room 310 San Diego, CA 92101	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	32363 State Route 79 and Linton Road, Warner Springs
Agenda Item:	#1	General Plan:	Public Agency Lands
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	General Agriculture (A72)
Applicant/Owner:	SAC Wireless on behalf of Crown Castle	Community:	North Mountain Subregional Planning Area (Greater Warner Springs Area)
Environmental:	CEQA § 15164 Addendum	APN:	136-160-43-00

A. EXECUTIVE SUMMARY

1. Requested Actions

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

- a. Find the MUP Modification in conformance with the California Environmental Quality Act (CEQA) and adopt the Environmental Findings included in Attachment D, which includes a finding that the previously adopted Mitigated Negative Declaration (MND) is adequate with an Addendum.
- b. Grant MUP Modification PDS2018-MUP-07-004W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the North Mountain Subregional Plan (Greater Warner Springs Area)?

- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with the County's Wireless Ordinance?
- e. Does the project comply with CEQA?

B. BACKGROUND

On February 27, 2009, the County of San Diego Planning Commission approved an MUP (Record ID: 3300-07-004) for a 50-foot tall faux utility pole with a maximum capacity of 12 panel antennas, two microwave antennas, and a 2,196 square-foot concrete masonry unit (CMU) enclosure with supporting equipment including a 30 kilowatt (kW) diesel generator. A height exception to authorize the construction of a 50-foot tall facility was granted in accordance with Section 4620(g) of the Zoning Ordinance. The project site currently contains the approved and operating wireless telecommunication facility with three carriers as permitted under MUP P07-004 (Record ID: 3300-07-004).

C. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a MUP Modification to remove the existing 50-foot tall faux utility pole, and construct, operate, and maintain a 55-foot tall faux mono-oak tree wireless telecommunication facility designed to accommodate three wireless carriers on the subject property within the North Mountain Subregional Planning Area.

The MUP modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in sections 6985 and 6991. All existing antennas and equipment for three carriers will be relocated from the 50-foot tall faux utility pole to the 55-foot tall faux mono-oak tree. Supporting equipment for the site includes a 30kW standby generator that was authorized by the originally approved MUP. No trenching or grading is proposed or required for the project as all construction will occur within the same footprint of the existing lease area and equipment enclosure. Access to the wireless telecommunication facility is provided by a dirt access road that connects to Linton Road and Old Chaney Road, privately maintained roads, which ultimately connect to State Route 79 (SR-79).

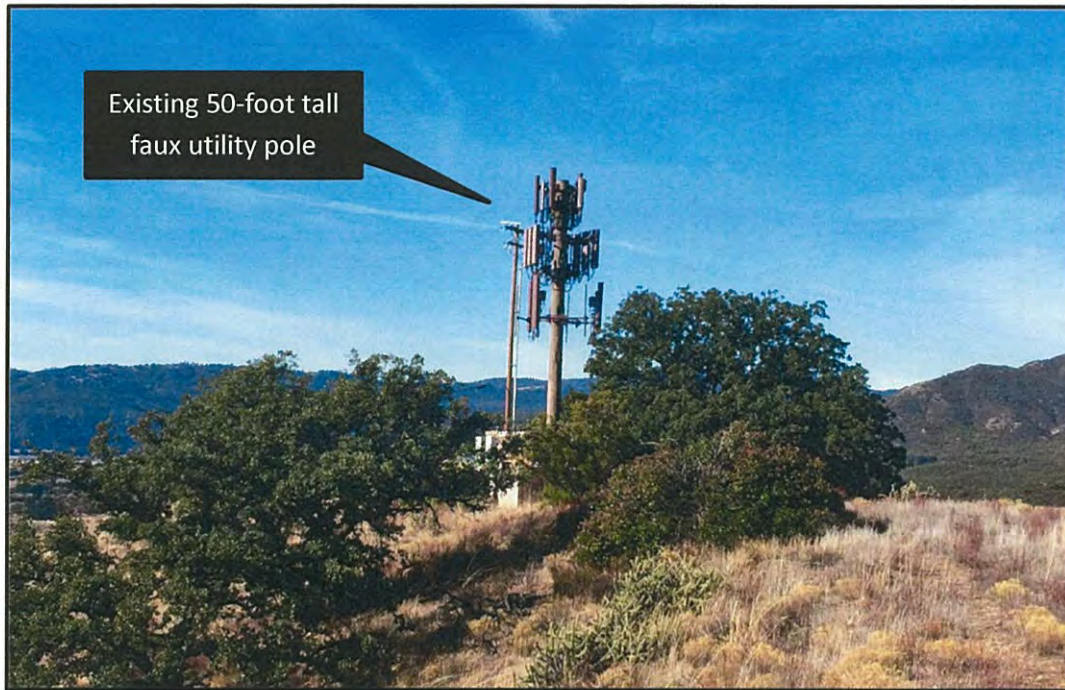


Figure 1: Existing 50-foot tall faux utility pole with equipment enclosure.

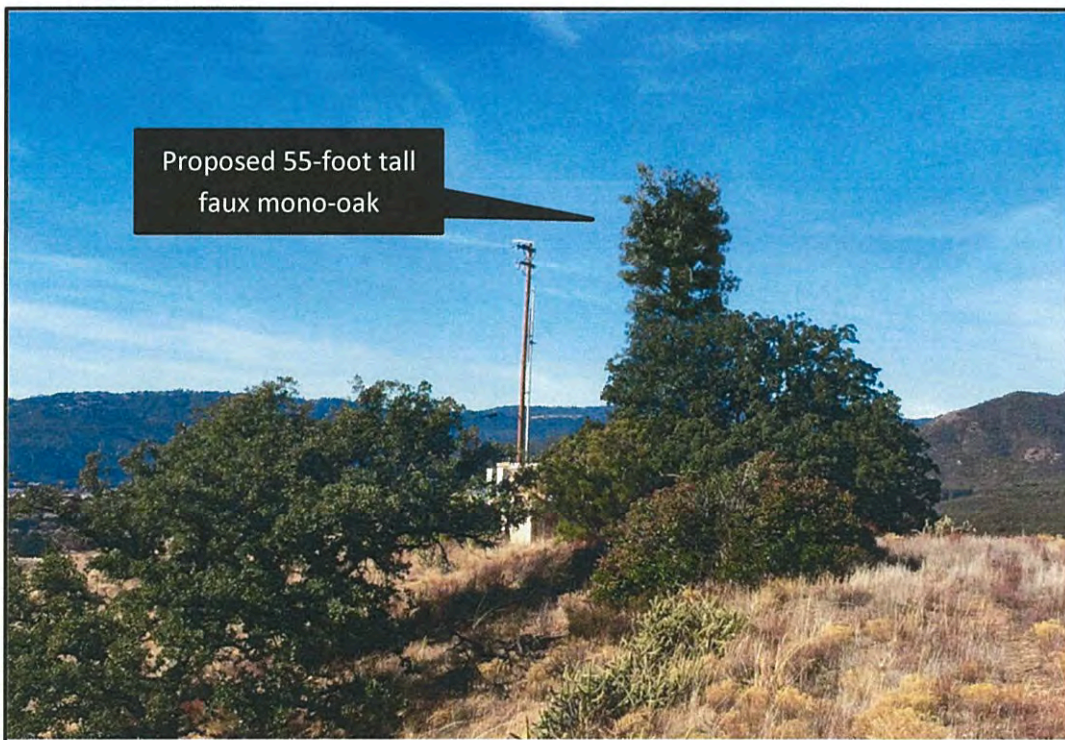


Figure 2: Proposed 55-foot tall faux mono-oak tree with equipment enclosure.

2. Subject Property and Surrounding Land Uses

The project site is comprised of an approximately 13,400 acre site and is located east of SR-79 on a property owned by Vista Irrigation District (Figure 3). The existing wireless telecommunication facility is located 1,400 feet east of SR-79, a Scenic Highway identified in the General Plan. Lake Henshaw is located over 4 miles southwest of the wireless telecommunication facility. The Warner Springs Airport is located over a mile and a half south of the project site and the Warner Springs Ranch Resort is located over two and a half miles southeast of the project site. Palomar Mountain is located northwest of the project site. The surrounding land uses can primarily be categorized as vacant land and includes open space as well as residential and resort uses.

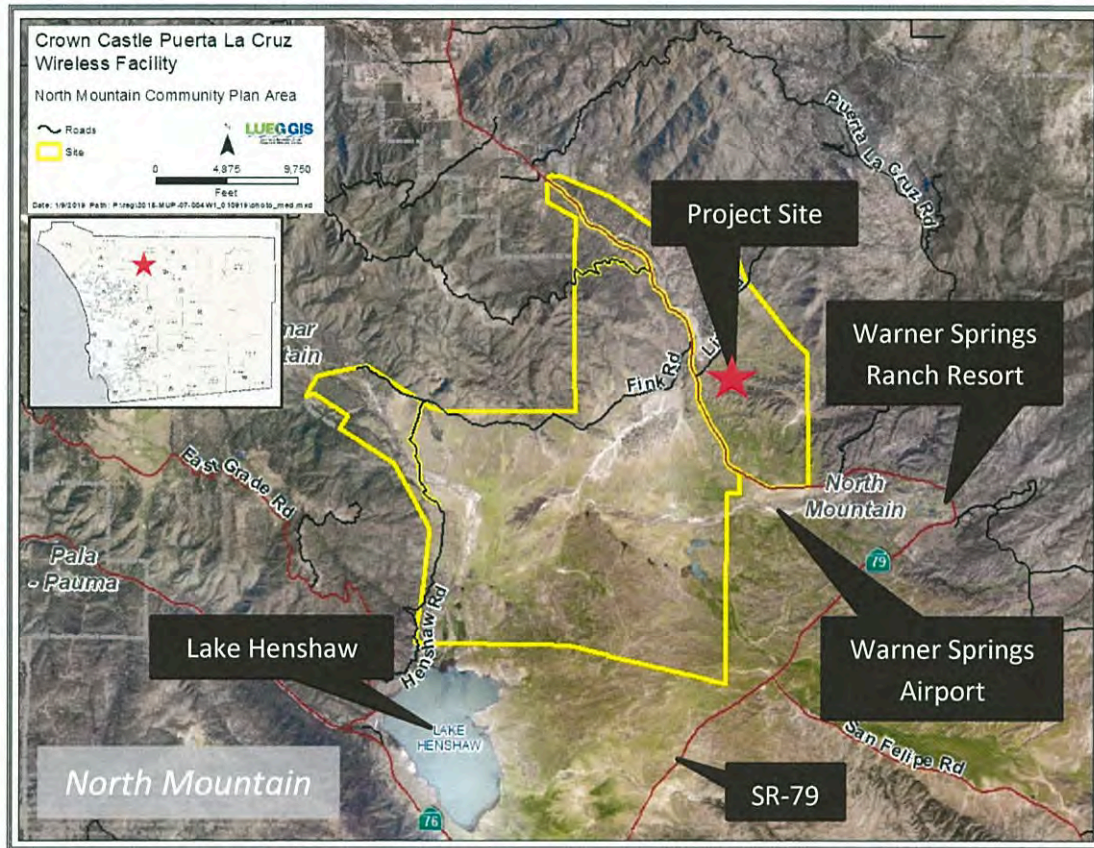


Figure 3: Aerial photograph showing proposed project site and project vicinity



Figure 4: Aerial photograph showing proposed project site and project vicinity (Closer extent)

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Public Agency Lands	Open Space (S80)	State Route 79 (SR-79)	Vacant Land
East	Public Agency Lands	General Agriculture (A72)	State Route 79 (SR-79)	Vacant Land
South	Public Agency Lands	General Agriculture (A72)	State Route 79 (SR-79)	Vacant Land, Lake Henshaw
West	Public Agency Lands	Open Space (S80)	State Route 79 (SR-79)	Vacant Land, Palomar Mountain

D. ANALYSIS AND DISCUSSION

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

1. Analysis

The project is located in a non-preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a MUP Modification and amortization of the wireless facility for a 15-year period. The existing facility and faux utility pole is visible from SR-79, a Scenic Highway designated in the County of San Diego General Plan. Section 6987.D of the Zoning Ordinance does not permit the construction of monopoles or similar structures that are visible from Scenic Highways. The subject project will conform to the amortization requirements set forth in Sections 6985 and 6991 of the Zoning Ordinance as the project will result in the removal of an existing faux utility pole and the construction of a 55-foot tall faux mono-oak tree that will blend in with the surrounding landscape and mature vegetation in the area and will provide service coverage to nearby highways and road networks.

Amortization

The existing wireless telecommunication facility is located in a residential zone and is defined as "high visibility" pursuant to Sections 6985 and 6991 of the Zoning Ordinance. MUP findings have been made to support the continued operation of the facility and for the proposed 55-foot tall faux mono-oak tree. The proposed project will bring the wireless telecommunication facility into conformance with the amortization requirements in the Zoning Ordinance through the removal and replacement of a 50-foot faux utility pole with a 55-foot tall faux mono-oak tree.

Site Planning Analysis

The proposed wireless telecommunication facility is designed to be compatible with the surrounding land uses, vegetation, and topography. The proposed 55-foot tall, faux mono-oak tree will appear as a mature tree which matches the existing vegetation on the project site and within the project vicinity. The faux mono-oak tree is positioned away from nearby residences by a minimum of a mile. The equipment enclosure will continue to be screened from public views by existing vegetation and rolling hills. The facility will be of comparable height to existing trees and vertical elements on the subject property such as utility poles.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas and natural features. The proposed wireless telecommunication facility is located approximately 1,400 feet east of SR-79, a Scenic Highway identified in the County of San Diego General Plan. The faux mono-oak tree will be visible from SR-79, however, the faux tree will be in harmony with the existing trees and utility poles within the project vicinity. Intervening rolling hills and the overall distance of the site from public roads limits views of the facility. For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity, be compatible with the existing community character, and will not result in impacts to the natural environment.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide increased cellular service coverage to motorists traveling along SR-79. The site is zoned A72 (General Agriculture), which is a non-preferred zone, and therefore requires an ASA. The applicant reviewed other potential sites within the area in the submitted ASA in order to demonstrate that the coverage objective could not be met in a preferred zone.

The original MUP authorized the extension of height for an existing wireless facility to a 50-foot faux utility pole as well as the co-location of three wireless carriers onto the existing facility. All preferred locations and preferred zones located within the project vicinity were reviewed during the processing of the MUP Modification application. Additional co-location opportunities onto existing wireless telecommunication facilities were analyzed. However, all other wireless telecommunication facilities are located approximately two miles away from the existing facility including facilities at Warner Springs Ranch Resort and Lake Henshaw and would not meet coverage objectives.

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

The Geographic Service Area (GSA) maps illustrate coverage in the area, with and without the wireless telecommunication facility. The GSA maps demonstrate that the proposed location is necessary for the carrier to maintain coverage in the surrounding area and provide adequate service to motorists in the area (Figure 5). The height of the facility is necessary to allow the antennas to provide coverage and adequate co-location opportunities on the faux mono-oak tree. Additionally, the applicant is requesting a height exception for five additional feet in order to add a crown on the faux tree which will allow the faux tree to appear more natural. Only the branch and crown of the facility will reach the maximum height of 55 feet and the antennas will be located on the faux tree at a maximum height of approximately 50 feet. The GSA maps can also be found in Attachment E.

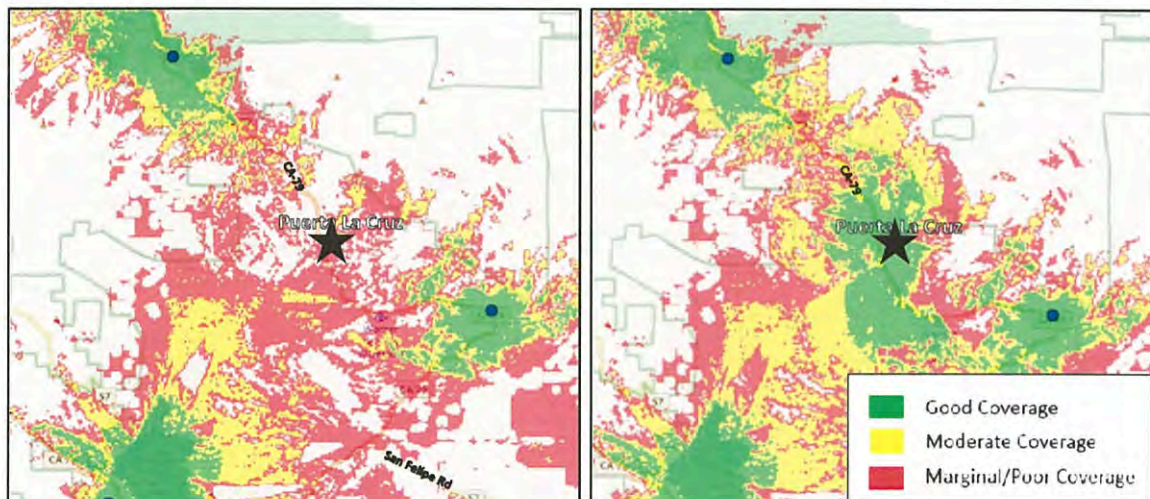


Figure 5: Coverage without proposed project (left) and coverage with the proposed project (right).

2. General Plan Consistency

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

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.	The proposed changes to the wireless telecommunication facility will allow for continued coverage throughout the area, which is essential in the event of an emergency.
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 wireless telecommunication facility will minimize telecommunication interruptions by continuing coverage in the area and increase the volume and data coverage of phone calls that will allow the facility to provide service to the surrounding area. The existing project site contains an existing generator that will allow the proposed wireless telecommunication facility to operate in the event of a power outage or other emergency situation.
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 wireless telecommunication facility is approximately 1,400 feet east of SR-79, a Scenic Highway identified in the County of San Diego General Plan. The proposed faux mono-oak will replace an existing faux utility pole and will be compatible with the natural features and community character within the project vicinity. Drivers utilizing SR-79 will have limited views of the facility due to the overall distance from the highway as well as intervening hills that screen the site.. The faux mono-oak will appear as a mature tree which is an expected visual feature along views from SR-79. Therefore, the proposed faux mono-oak tree and existing CMU enclosure will not adversely affect a scenic resource.
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.	The project was sited and designed to be consistent with the surrounding area. The proposed design of the 55-foot faux mono-oak tree is compatible with the existing mature vegetation and trees within the project vicinity. In addition, the facility would be of comparable height to vertical elements such as utility poles on the property. Intervening hills and the overall distance from private and public views minimize visual impacts of the facility.

General Plan Policy	Explanation of Project Conformance
<p>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.</p>	<p>The proposed wireless telecommunication facility will be compatible with the existing community character because the equipment enclosure and facility are screened by rolling hills and vegetation and the facility is located a minimum of 1,400 feet from the nearest public view. There are no nearby residences that will have views of the facility due to the nearest residence being located over a mile away from the project site. The CMU enclosure and associated equipment are completely screened from views by existing mature vegetation and rolling hills. For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity, be compatible with the existing community character, and will not result in impacts to the natural environment.</p>
<p>POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p>	<p>The proposed faux mono-oak will continue to provide three co-location opportunities for three carriers, thereby satisfying this policy.</p>

3. Community Plan Consistency

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

Table D-2: Subregional Plan Conformance

Subregional Plan Policy	Explanation of Project Conformance
<p>Circulation and Mobility Issue and Goal 2.10(f): Issue: There is a need for improved telephone service for everyday as well as emergencies. Goal: More wireless telecommunications towers installed and other improvements.</p>	<p>The proposed project involves improvements to an existing wireless telecommunication facility that will allow the facility to continue to provide coverage to State Route 79 and the Greater Warner Springs Area.</p>

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the General Agriculture (A72) zone with the incorporation of conditions of approval (See Table D-3).

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A72	Yes, upon approval of a MUP Modification.
Animal Regulation:	O	N/A
Density:	-	N/A
Lot Size:	20 AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a MUP Modification.
Lot Coverage:	-	N/A
Setback:	D	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The proposal is for a 55-foot tall faux mono-oak tree. The design and height of the project will be in conformance with the height requirement upon approval of the MUP Modification.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "D" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed faux mono-oak tree and existing equipment enclosure will be placed outside of required setbacks. The faux mono-oak is over 55 feet, which is the height of the facility, from the closest residential property line improved with a residential use.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Ordinance Consistency

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

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

Table D-4: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The existing CMU enclosure associated with the wireless telecommunication facility is a maximum height of six feet. The CMU enclosure is screened from private and public views by rolling hills, sloping terrain, mature vegetation, and overall distance from structures and roadways.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The project complies with the 50-foot setback requirement. The proposed faux mono-oak tree is located over 100 feet from the nearest property line.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed faux mono-oak tree and existing equipment enclosure will be placed outside of all required setbacks. The faux mono-oak tree is over 55 feet, which is the height of the facility, from the closest residential property line improved with a residential use.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The project site is zoned A72 and is subject to the most restrictive one-hour average sound level limit of 45 dBA at the property lines pursuant to Section 36.404 of the County Noise Ordinance. The current project does not propose additional noise generating equipment. Existing noise generating equipment consist of a standby generator that is located within a CMU enclosure and will not produce noise levels which would exceed the 45 dBA requirement at the property line. Therefore, the project will comply with the County Noise Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.	The proposed project is considered a "high visibility" facility because the facility is a faux mono-oak tree within a residential zone. Since the proposed project has a valuation greater than \$500,000, the MUP Modification has been conditioned to have a maximum term of 15 years.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The proposed project consists of the removal of a faux utility pole in order to construct a 55-foot tall faux mono-oak that is designed to avoid adverse visual impacts.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed in compliance with the CEQA. An Addendum dated June 21, 2019 to the previously adopted MND (Log No. 07-04-001) dated November 13, 2008 was prepared and is on file with Planning & Development Services. It has been determined that the project, as designed, would not cause any significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted MND.

E. COMMUNITY PLANNING GROUP AND/OR DESIGN REVIEW BOARD

There is no Community Planning Group or Community Sponsor Group for the project as it is located within the North Mountain Subregional Planning Area.

F. PUBLIC INPUT

No comments were received as a result of the public notices sent at the time of the MUP Modification application submittal or during processing of the permit. At the time of application submittal and pursuant to Board Policy I-49, public notices are sent to property owners within a minimum radius of 300 feet of the project site until at least 20 different property owners are noticed.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find the project in conformance with CEQA and adopt the Environmental Findings included in Attachment D which include a finding that the previously adopted MND is adequate with an Addendum.
2. Grant MUP Modification PDS2018-MUP-07-004W1 make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

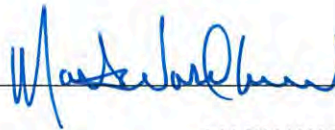
Report Prepared By:

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sean.oberbauer@sdcounty.ca.gov

Report Approved By:

Mark Wardlaw, Director
858-694-2962
mark.wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: _____



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2018-MUP-07-004W1
Attachment C – Environmental Documentation
Attachment D – Environmental Findings
Attachment E – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis
Attachment F – Ownership Disclosure

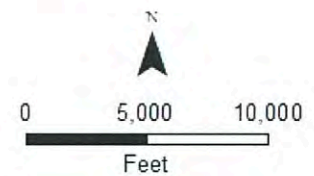
Attachment A – Planning Documentation

Crown Castle Puerto La Cruz
Wireless Facility
Vicinity Map

*North Mountain
Community Plan Area*

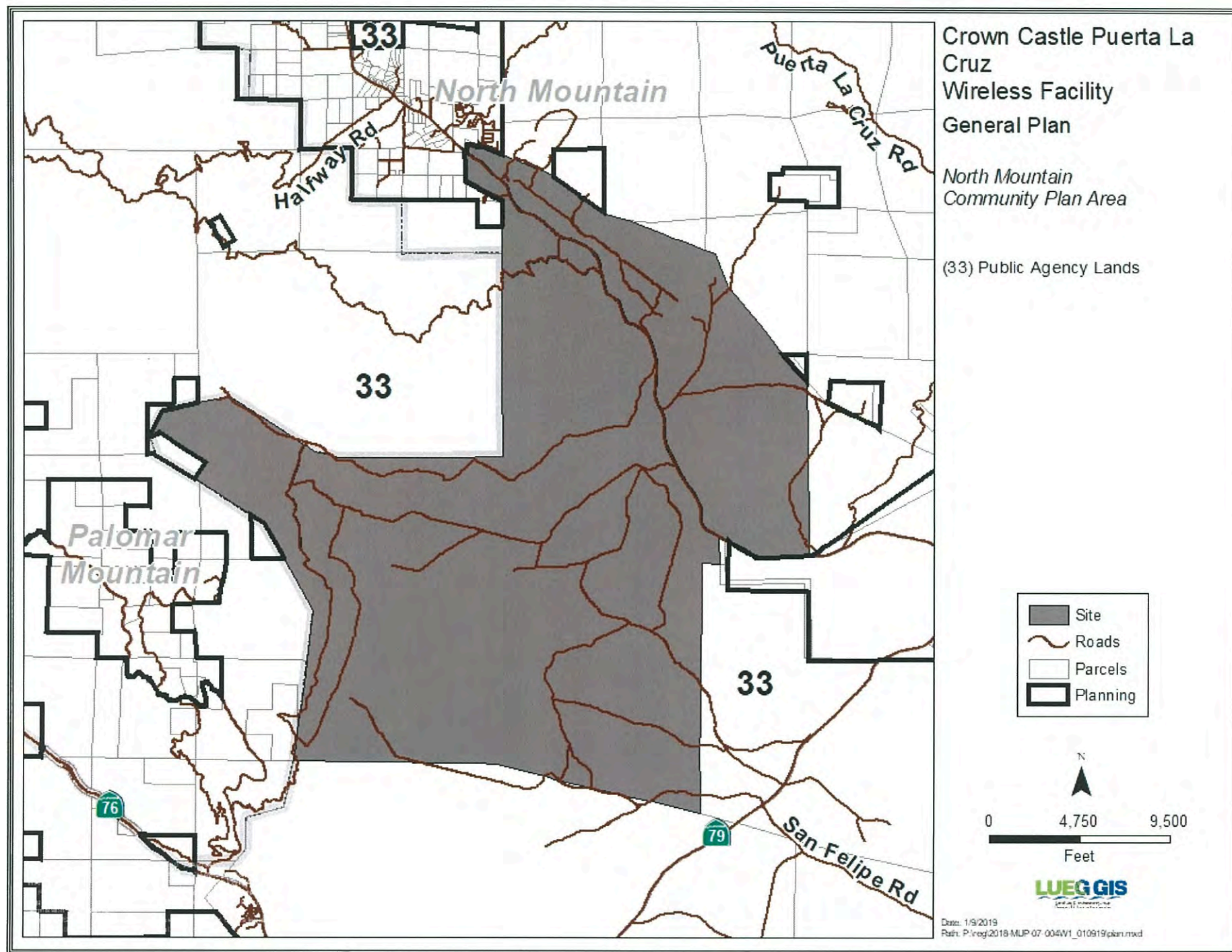


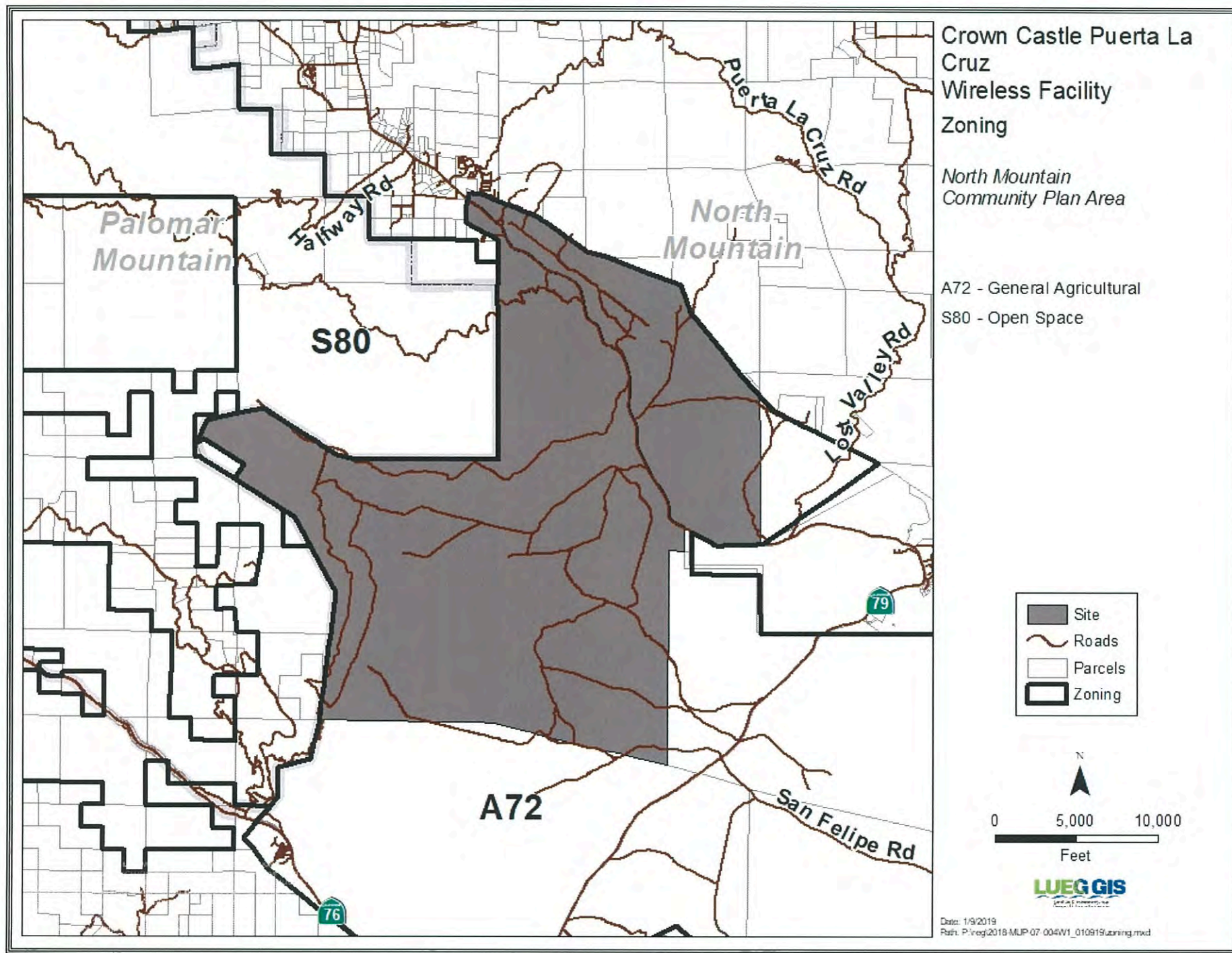
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LAND USE ENGINEERING & GIS

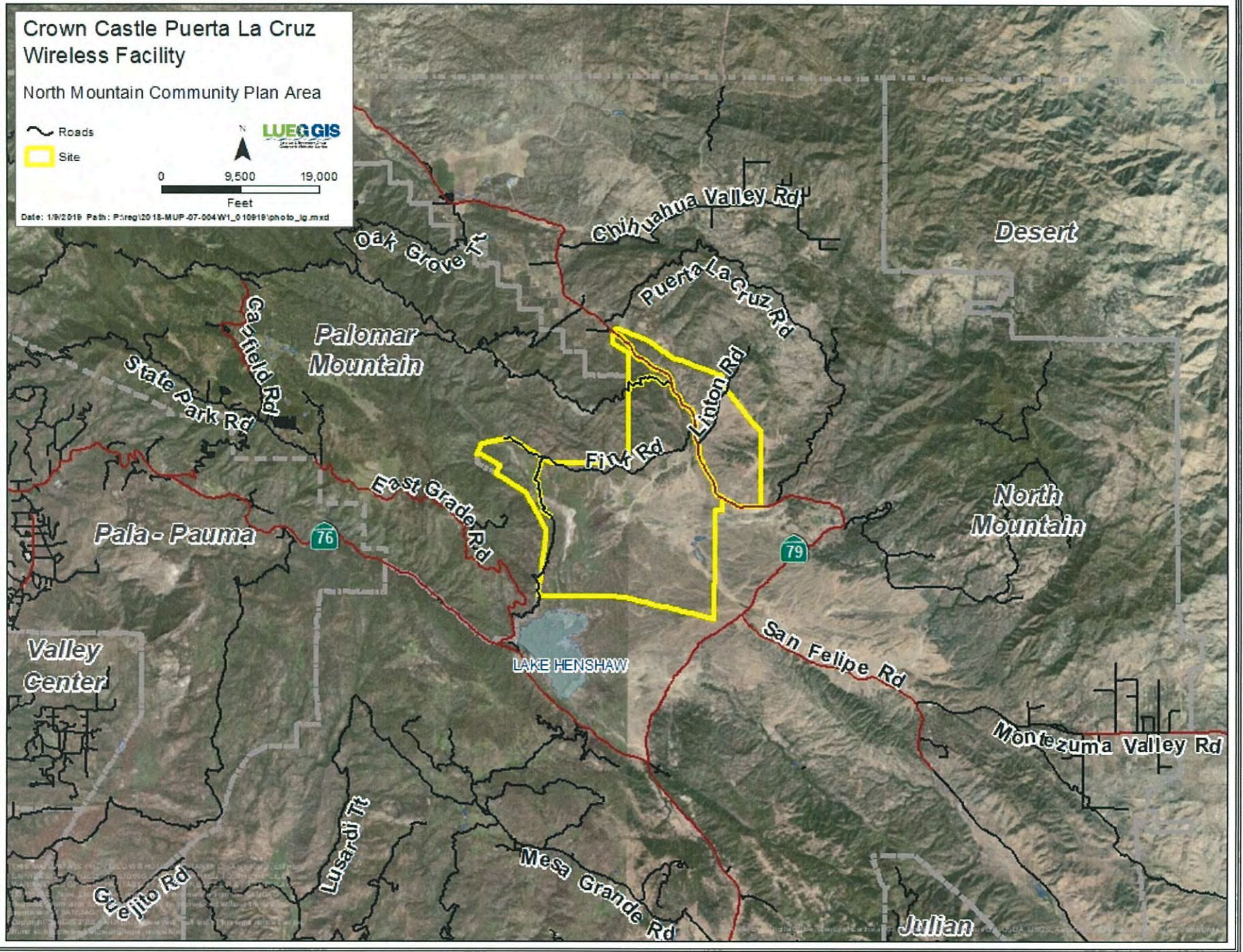
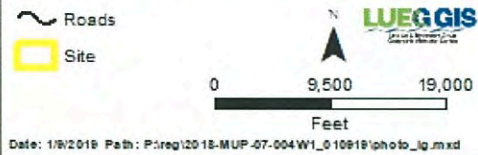
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Crown Castle Puerto La Cruz
Wireless Facility

North Mountain Community Plan Area



Crown Castle Puerto La Cruz Wireless Facility

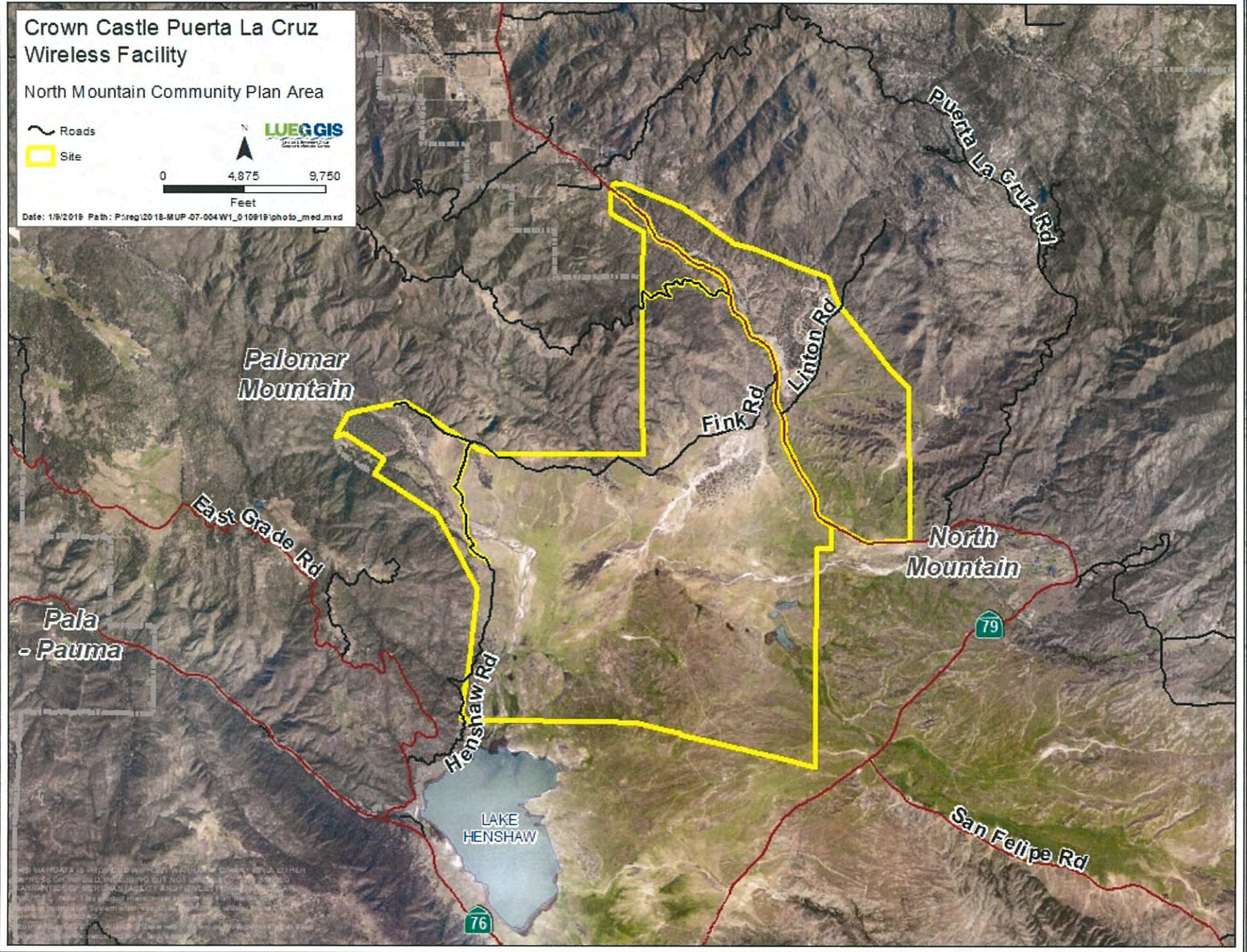
North Mountain Community Plan Area

~ Roads
□ Site



LUeGGIS
Local Utility Engineering & GIS Services

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Crown Castle Puerta La Cruz Wireless Facility

North Mountain Community Plan Area

~ Roads

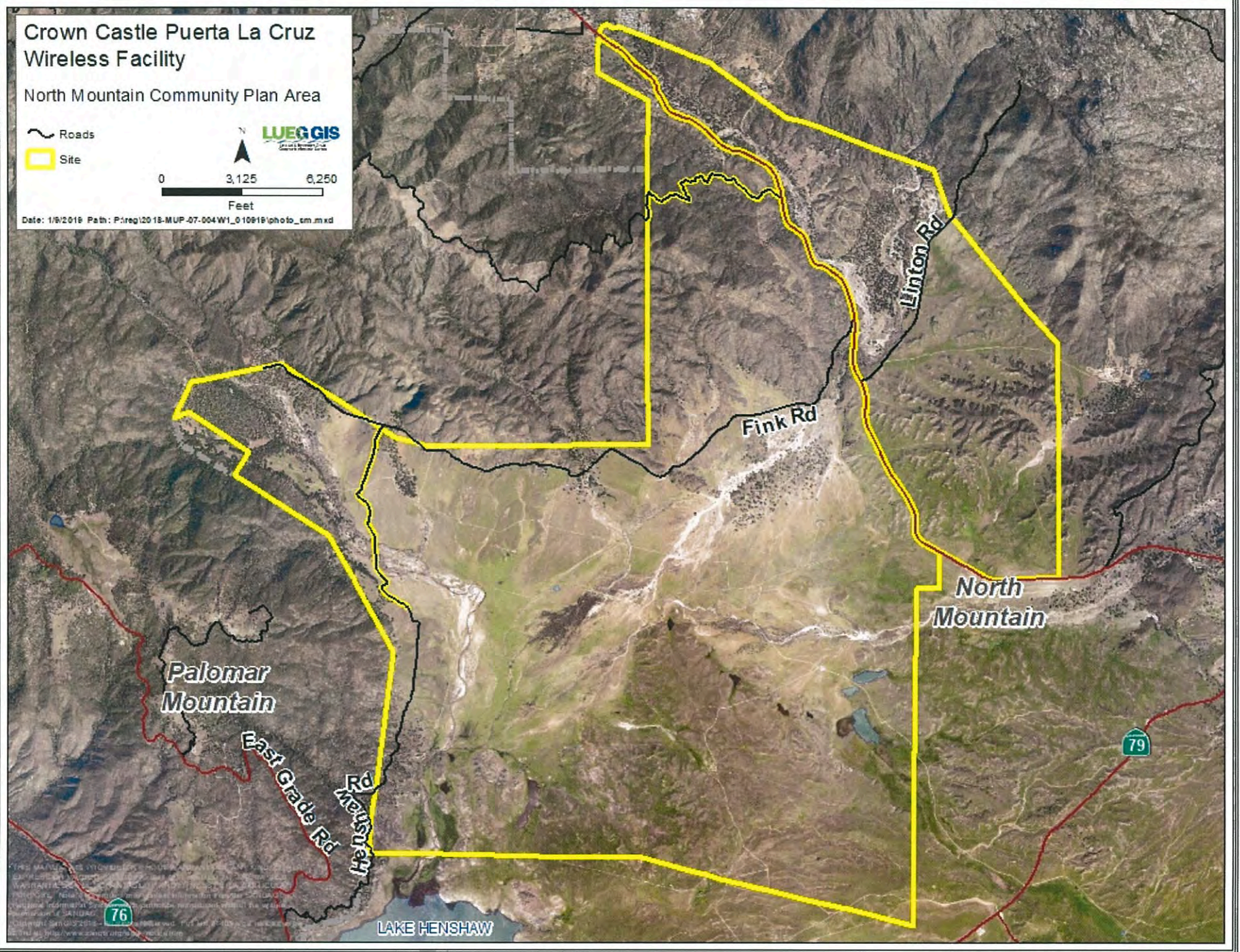
Site

LUFGIS

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Feet

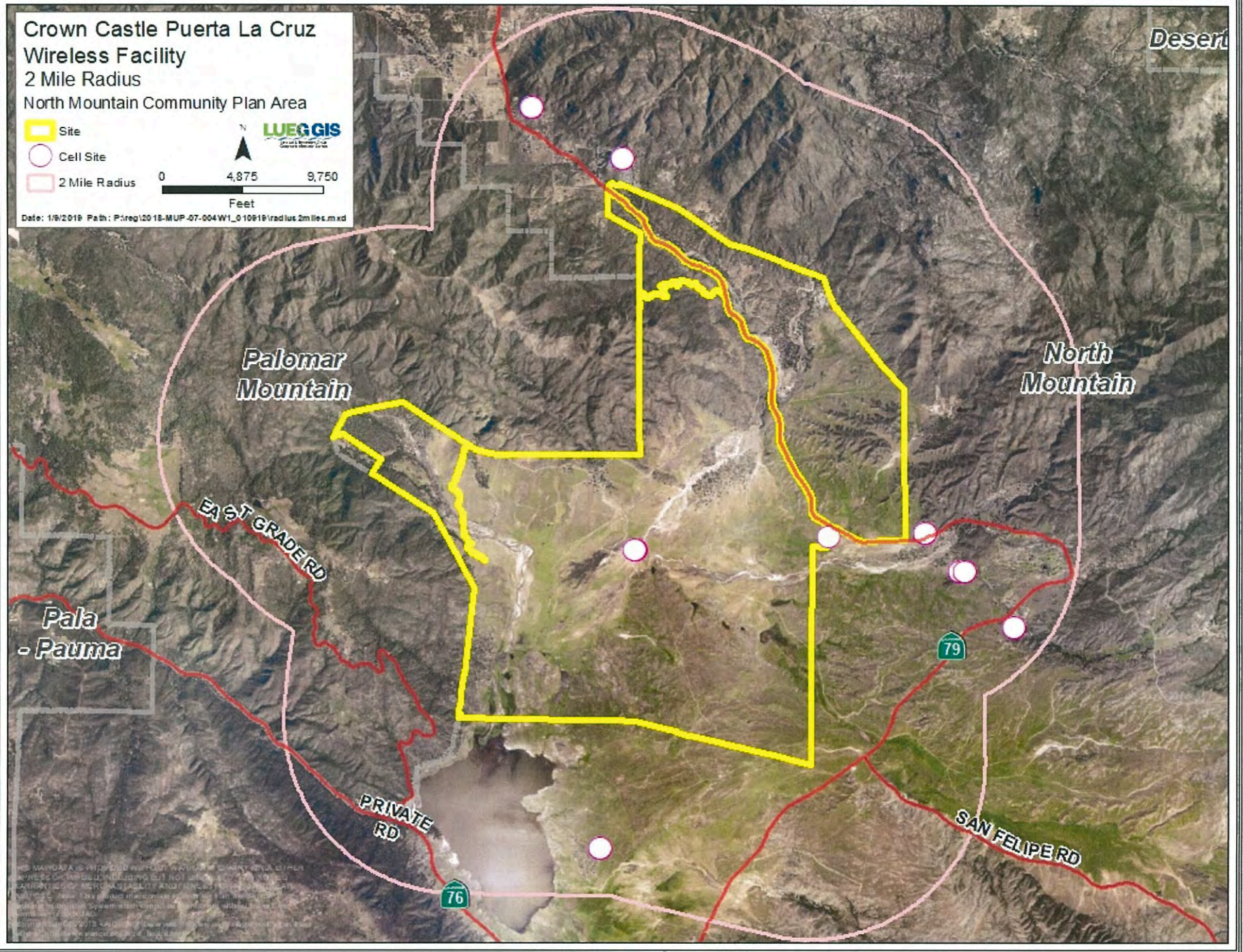
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**Crown Castle Puerta La Cruz
Wireless Facility
2 Mile Radius
North Mountain Community Plan Area**



Date: 1/9/2019 Path: P:\reg\2018-MUP-07-004\W1_010819\radius 2miles.mxd





SITE #: BU 818113
SITE NAME: PUERTA LA CRUZ
CITY: WARNER SPRINGS
STATE: CA
COUNTY: SAN DIEGO COUNTY
DESIGN TYPE: PROPOSED 55' TALL MONO-OAK TREE REPLACING EXISTING 50' TALL MONOPOLE

DISCLAIMER
THE ELEVATION HEIGHTS SPECIFIED IN THIS RECORD DRAWING ARE BASED UPON INFORMATION FURNISHED BY CROWN CASTLE, INC. IN ACCORDANCE WITH DIRECTIVES FROM CROWN CASTLE, INC. ASSUMING THAT THIS INFORMATION IS RELIABLE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCORRECT INFORMATION PROVIDED. PARTIES RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN AN A1 LETTER FROM A LICENSED SURVEYOR FOR VERIFICATION OF ITS ACCURACY.

PLAN PREPARED FOR:

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

PROJECT INFORMATION:
PUERTA LA CRUZ
BU 818113
33150 HWY 79
WARNER SPRINGS, CA 92086
SAN DIEGO COUNTY

CURRENT ISSUE DATE:
04/23/2018

ISSUED FOR:
PLANNER COMMENTS

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	03/08/2018	90% ZONING	MD
1	03/29/2018	REVISED 90% ZONING	MD
2	04/04/2018	100% ZONING	CM
3	04/23/2018	PLOT PLAN	CM
△	09/25/2018	PLANNER COMMENTS	JE

PLANS PREPARED BY:

SAC WIRELESS
SAC WIRELESS GROUP, INC.
5915 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
WWW.SACW.COM
619.706.3769

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:

T-1

PROJECT INFORMATION

ADDRESS
33150 HWY 79,
WARNER SPRINGS, CA 92086

LANDLORD
VISTA IRRIGATION DISTRICT
1391 ENGINEER ST.
VISTA, CA 92081
TELEPHONE: (760) 597-3133

JURISDICTION
SAN DIEGO COUNTY

LAND DESCRIPTION OF SUBJECT PARCEL

A.P.N.: (136-160-43-00) △

CONSTRUCTION TYPE: V-B

OCCUPANCY
CLASSIFICATION: UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY

PROJECT OWNER

CROWN CASTLE
2055 S. STEARMAN DR
CHANDLER, AZ 85286

PROJECT DESCRIPTION

- SCOPE OF WORK:
- REMOVE EXISTING 50.0' TALL MONOPOLE
 - INSTALL PROPOSED 55.0' TALL MONO OAK
 - RELOCATE EXISTING MONOPOLE EQUIPMENT TO PROPOSED MONO OAK
 - INSTALL PROPOSED ICE BRIDGE

CONSULTING TEAM

ARCHITECT

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NESTOR POPOWYCH, AIA
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
CONTACT: CHRISTINA MYRICK
TELEPHONE: (619) 736-3530
FAX: (619) 736-3530

CROWN CASTLE PROJECT MANAGER

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286
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TELEPHONE: (480) 734-2414

PROJECT PLANNING & PERMITTING

SAC WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
CONTACT: DAIL RICHARD
TELEPHONE: (658) 200-6541

CODE COMPLIANCE

- 2016 CALIFORNIA ADMINISTRATIVE CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA ENERGY CODE

INDEX OF DRAWINGS

NUMBER	NAME OF SHEET	REV
T-1	TITLE SHEET	△
LS-1	PLOT PLAN	1
TOPG-1	TOPOGRAPHIC SURVEY	1
G-1	SITE SURVEY	4
G-2	SITE SURVEY	4
BMP-1	BEST MANAGEMENT PRACTICES PLAN	4
A-1	OVERALL SITE PLAN	△
A-2	ENLARGED SITE PLAN	△
A-3	PROPOSED & EXISTING NORTH & EAST ELEVATIONS	3
A-4	PROPOSED & EXISTING SOUTH & WEST ELEVATIONS	3

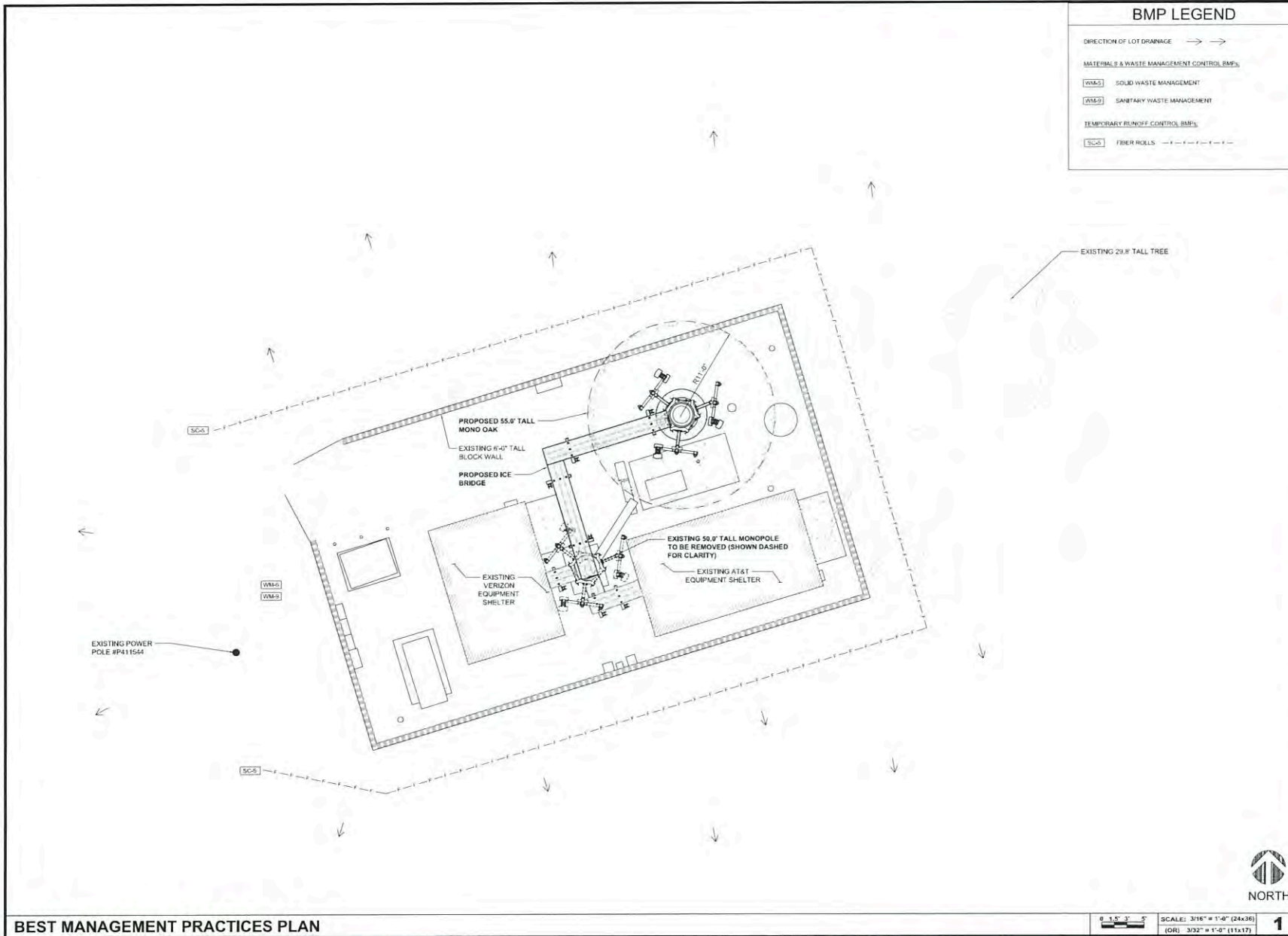
VICINITY MAP



DRIVING DIRECTIONS

- DIRECTIONS TO: 33150 HWY 79 FROM: SAN DIEGO AIRPORT
- HEAD NORTHWEST ON AIRPORT TERMINAL RD
 - TURN LEFT ONTO W HARBOR DR
 - TURN LEFT ONTO W GRAPE ST
 - TAKE THE INTERSTATE I-5 S RAMP
 - USE THE RIGHT LANE TO MERGE ONTO I-5 S
 - TAKE EXIT 16 TO MERGE ONTO CA-163 N TOWARD ESCONIDODO
 - MERGE ONTO I-15 N
 - TAKE EXIT 17 FOR MERCY RD TOWARD SCRIPPS POWAY PKWY
 - TURN RIGHT ONTO SCRIPPS POWAY PKWY
 - TURN LEFT ONTO CA-67 N
 - CONTINUE ONTO MAIN ST
 - CONTINUE ONTO CA-78 E/JULIAN RD
 - TURN LEFT ONTO CA-79 N
 - TURN RIGHT ONTO LINTON RD
 - TURN RIGHT ONTO OLD CHANEY RANCH RD

1 - 22



BEST MANAGEMENT PRACTICES PLAN

PLAN PREPARED FOR:

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

PROJECT INFORMATION:

**PUERTA LA CRUZ
BU 818113**
34150 HWY 76
WATKINS SPRINGS, CA 92389
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

04/23/2018

ISSUED FOR:

PLANNER COMMENTS

REVISIONS

REV	DATE	DESCRIPTION	BY
0	03/08/2018	90% ZONING	MD
1	03/29/2018	REVISED 90% ZONING	MD
2	04/04/2018	100% ZONING	CM
3	04/23/2018	PLOT PLAN	CM
4	09/25/2018	PLANNER COMMENTS	JE

PLANS PREPARED BY:

SOC
WIRELESS
SAP/ AE DESIGN GROUP, INC.
5615 SPORCHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
WWW.SOC.COM
619.736.3766

LICENSURE:

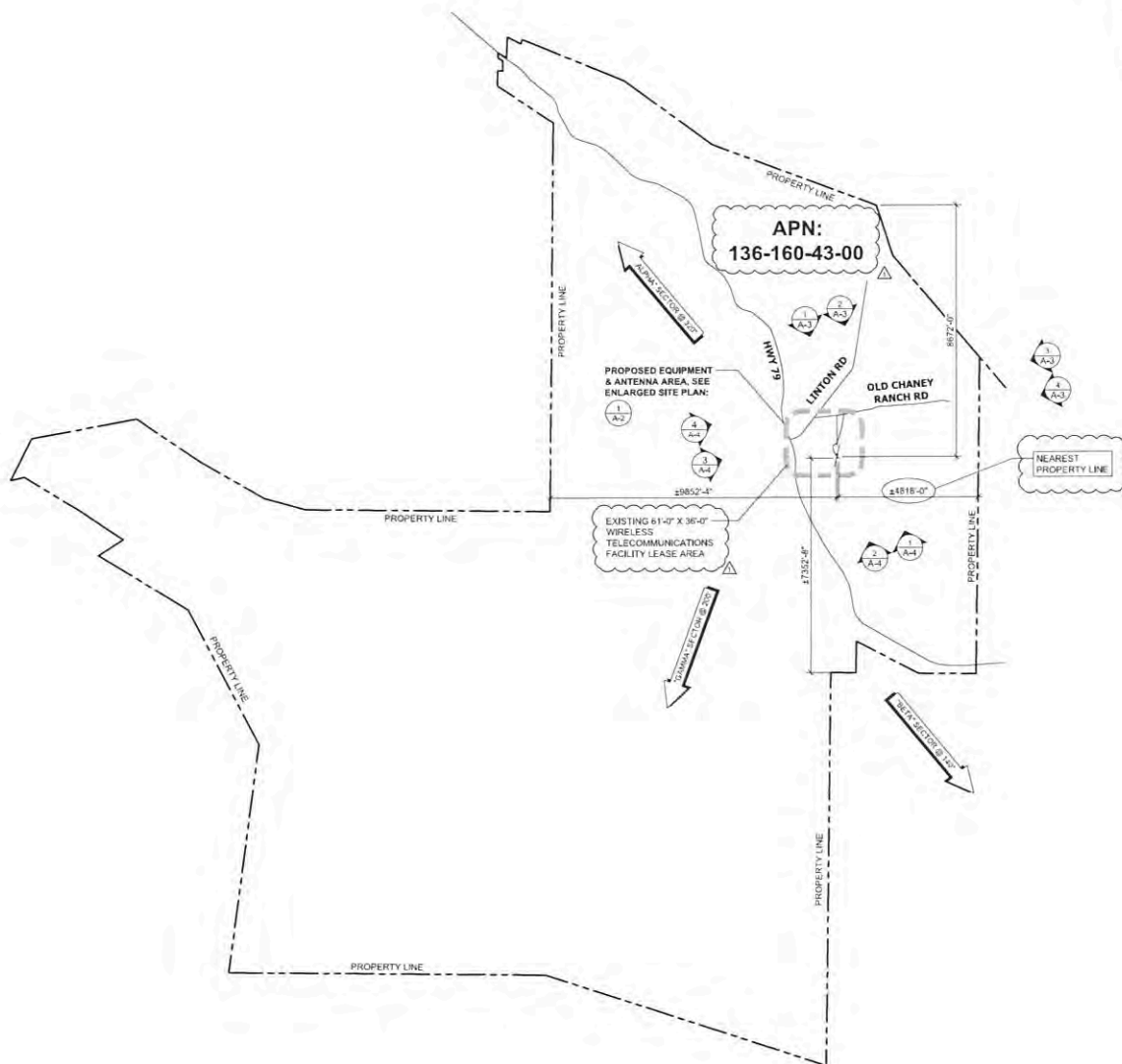
SHEET TITLE:

BMP PLAN

SHEET NUMBER:

BMP-1

1 - 23



NOTE:
 • NO GRADING OR GROUND DISTURBANCE OUTSIDE OF THE EXISTING COMPOUND AREA SHALL OCCUR.
 • TEMPORARY FENCING SHALL BE INSTALLED ALONG THE DEVELOPED FOOTPRINT TO PREVENT INADVERTENT IMPACTS TO SENSITIVE HABITATS AND BIOLOGICAL RECOURCES.

PLAN PREPARED FOR:

 2055 S. STEARMAN DRIVE
 CHANDLER, AZ 85286

PROJECT INFORMATION:
 PUERTA LA CRUZ
 BU 818113
33150 HWY 79
 WARWICK SPRINGS, CA 95086
 SAN DIEGO COUNTY

CURRENT ISSUE DATE:
 04/23/2018

ISSUED FOR:
 PLANNER COMMENTS

REVISIONS

REV	DATE	DESCRIPTION	BY
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1	03/29/2018	REVISED 90% ZONING	MD
2	04/04/2018	100% ZONING	CM
3	04/23/2018	PLOT PLAN	CM
4	06/25/2018	PLANNER COMMENTS	JE

PLANS PREPARED BY:

 SDC WIRELESS
 SDC AE DESIGN GROUP, INC.
 8015 BISHOPMAN PLACE, SUITE 150
 SAN DIEGO, CA 92122
www.sdcwireless.com
 619.736.3766

LICENSURE:

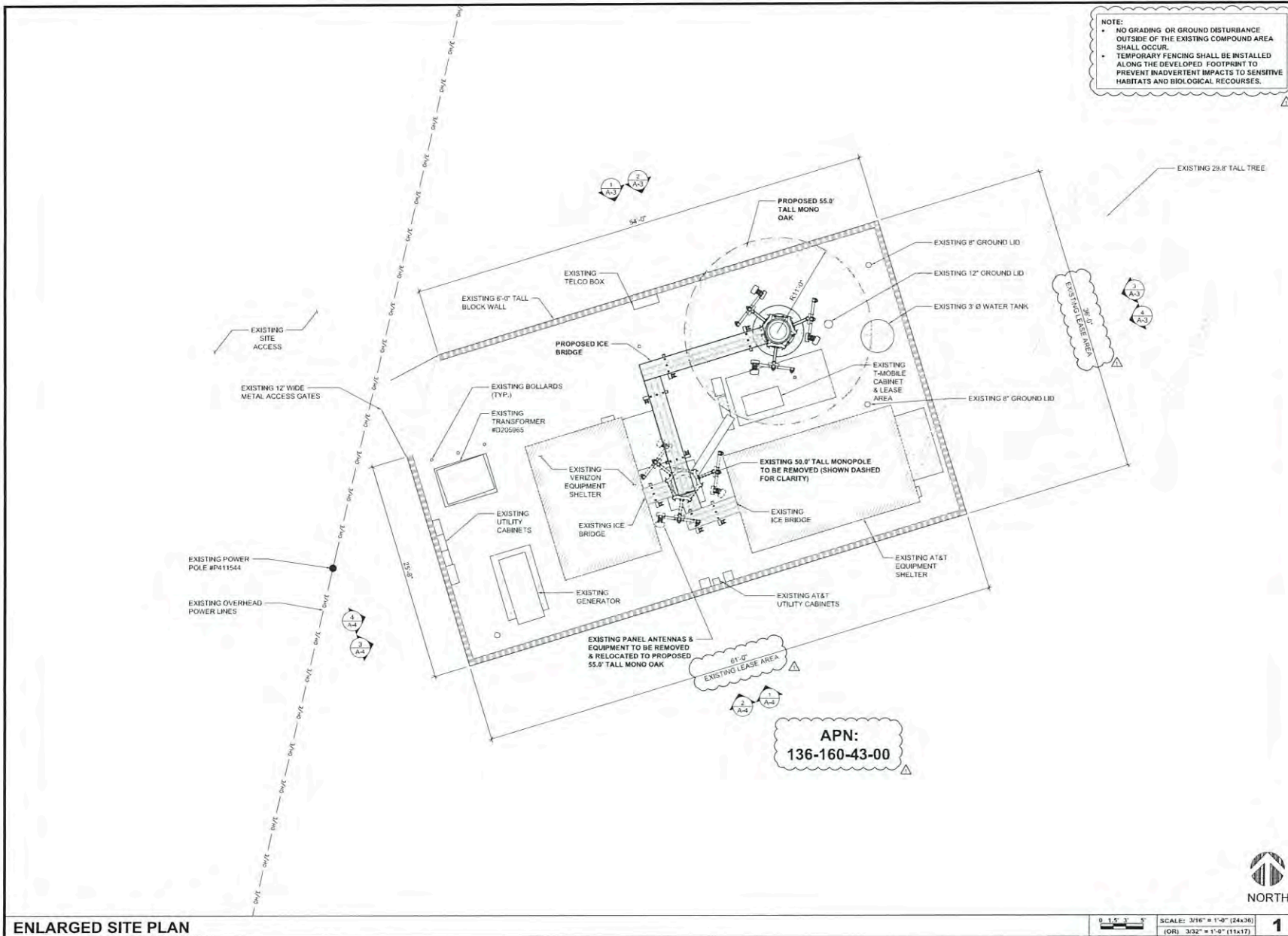
SHEET TITLE:
 OVERALL SITE PLAN

SHEET NUMBER:
 A-1

OVERALL SITE PLAN

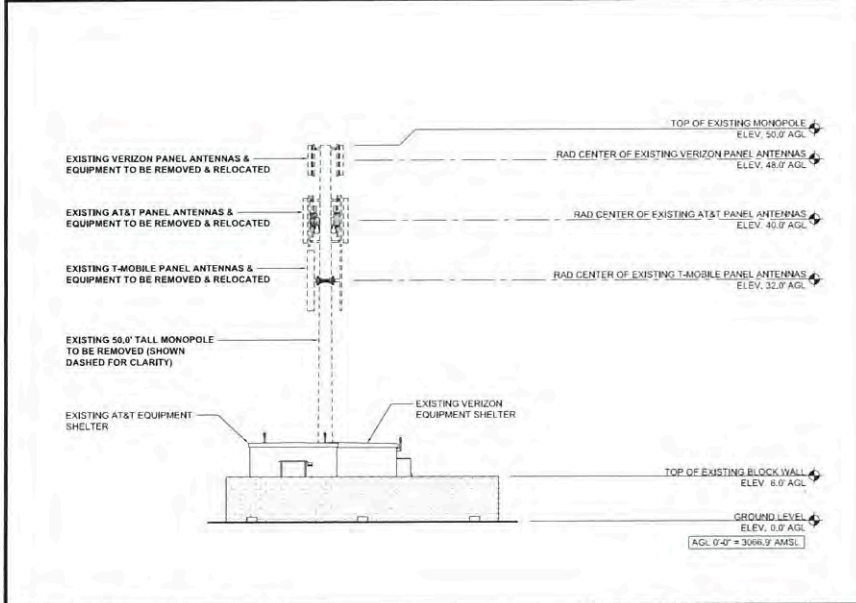
20' 0' 10' 20'
 SCALE: 1" = 20'-0" (24x36)
 (OR) 1/2" = 20'-0" (11x17)
 NORTH
 1

1 - 24

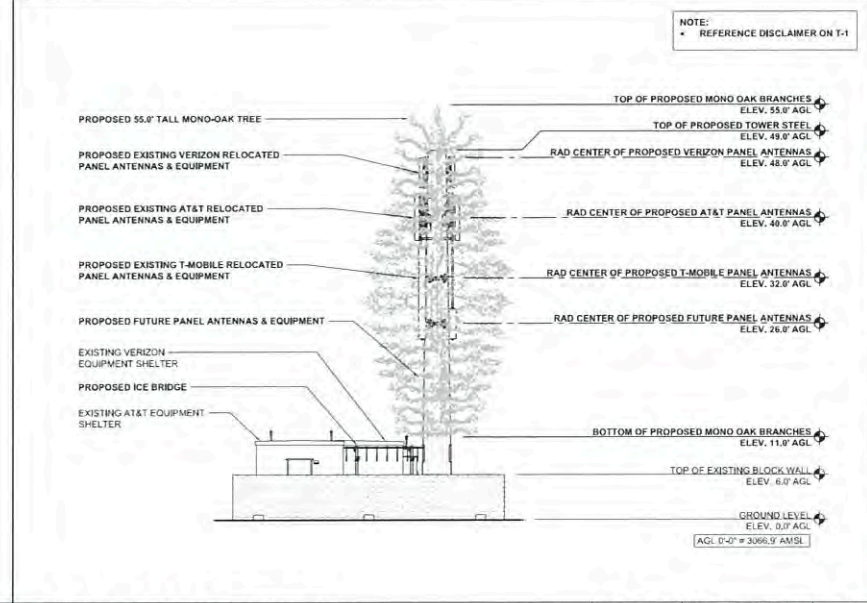


PLAN PREPARED FOR:  CROWN CASTLE 2055 S. STEARMAN DRIVE CHANDLER, AZ 85286			
PROJECT INFORMATION: PUERTA LA CRUZ BU 818113 <small>33156 HWY 78 WARNER SPRINGS, CA 92086 SAN DIEGO COUNTY</small>			
CURRENT ISSUE DATE: 04/23/2018			
ISSUED FOR: PLANNER COMMENTS			
REVISIONS			
REV	DATE	DESCRIPTION	BY
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1	03/29/2018	REVISED 90% ZONING	MD
2	04/04/2018	100% ZONING	CM
3	04/23/2018	PLOT PLAN	CM
4	09/25/2018	PLANNER COMMENTS	JE
PLANS PREPARED BY:  SAC WIRELESS <small>SAC WIRELESS DESIGN GROUP, INC. 3445 SHAWKHAM PLACE, SUITE 130 SAN DIEGO, CA 92122 www.sacwireless.com 619.736.3766</small>			
LICENSURE:			
SHEET TITLE: ENLARGED SITE PLAN			
SHEET NUMBER: A-2			

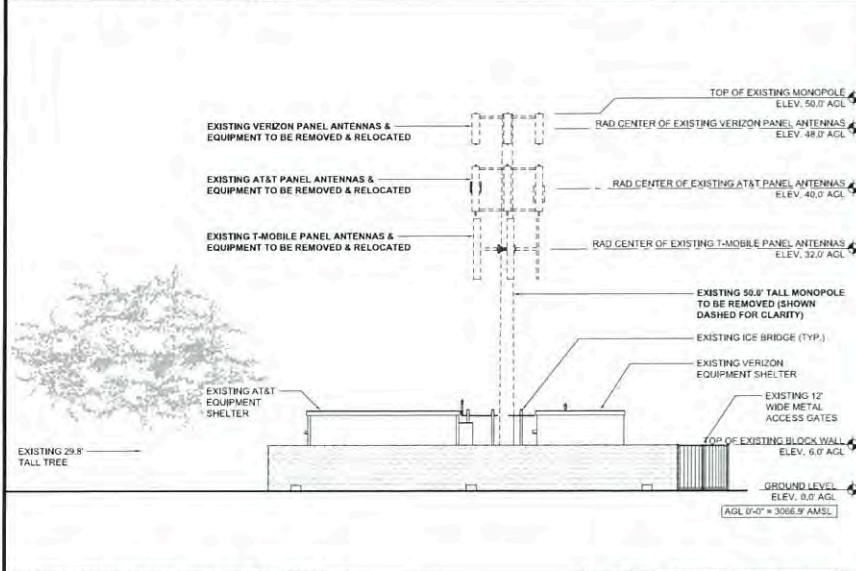
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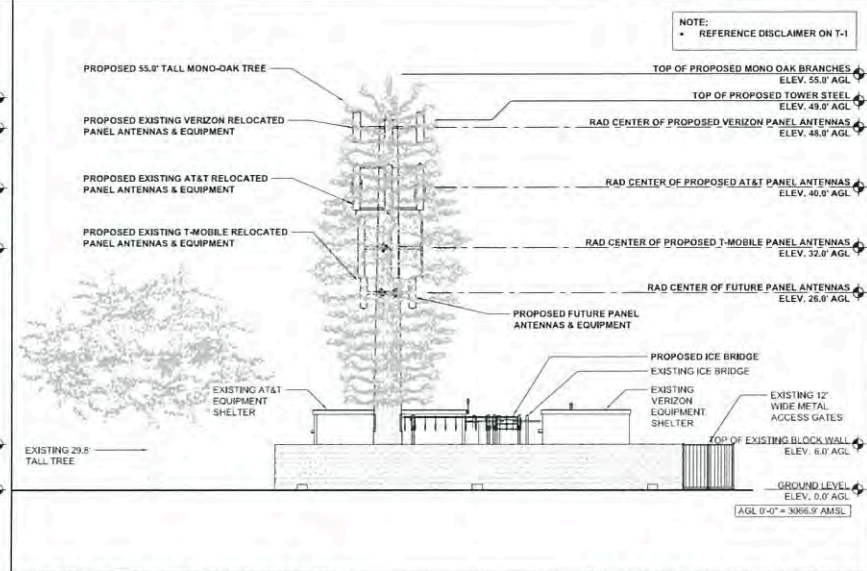
EXISTING EAST ELEVATION 4



PROPOSED EAST ELEVATION 3



EXISTING NORTH ELEVATION 2



PROPOSED NORTH ELEVATION 1

PLAN PREPARED FOR:

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

PROJECT INFORMATION:

**PUERTA LA CRUZ
BU 818113**

33150 HWY 79
WARNER SPRINGS, CA 92086
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

04/23/2018

ISSUED FOR:

PLANNER COMMENTS

REVISIONS

REV	DATE	DESCRIPTION	BY
0	03/08/2018	90% ZONING	MD
1	03/29/2018	REVISED 90% ZONING	MD
2	04/04/2018	100% ZONING	CM
3	04/23/2018	PLOT PLAN	CM
Δ	09/25/2018	PLANNER COMMENTS	JE

PLANS PREPARED BY:

SOC WIRELESS
SAPAE DESIGN GROUP INC.
5015 SHORHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
WWW.SOCWIRELESS.COM
619.750.3766

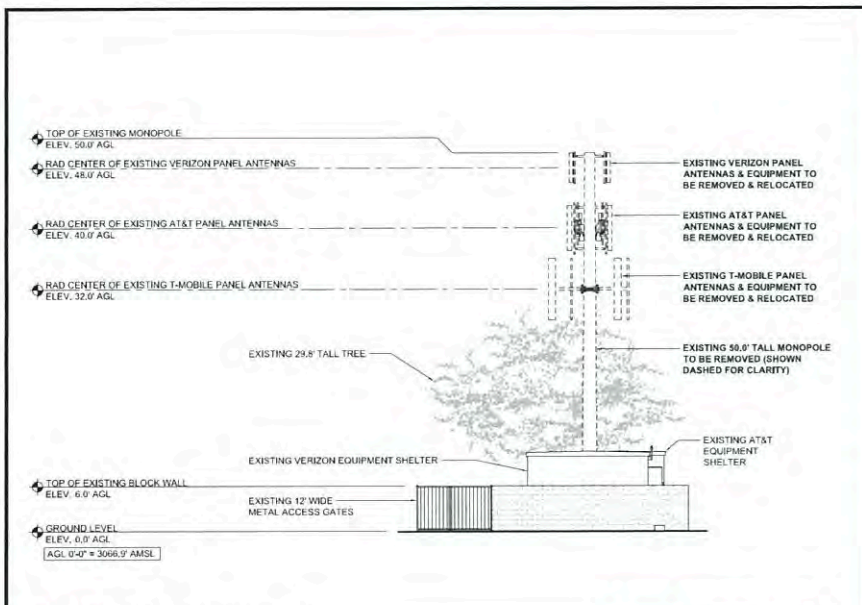
LICENSURE:

SHEET TITLE:

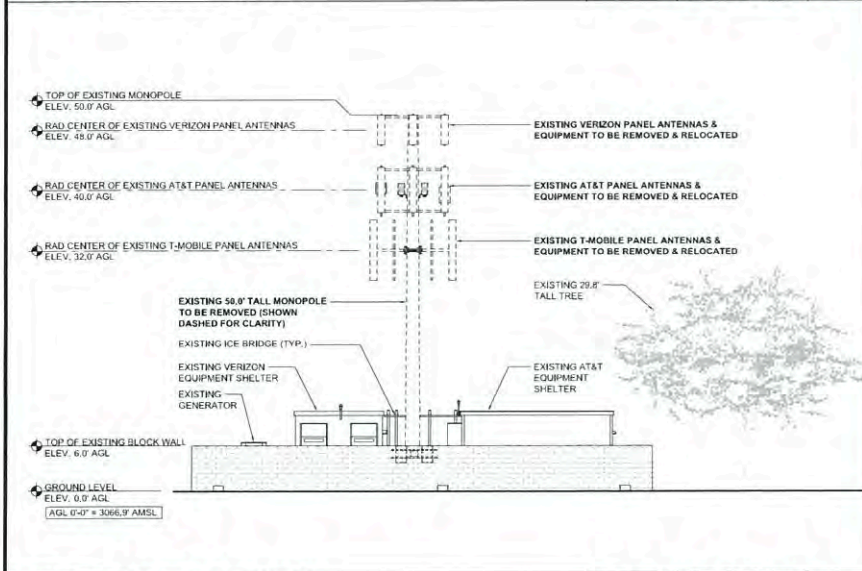
PROPOSED & EXISTING
NORTH & EAST ELEVATIONS

DRAWN / NUMBER:

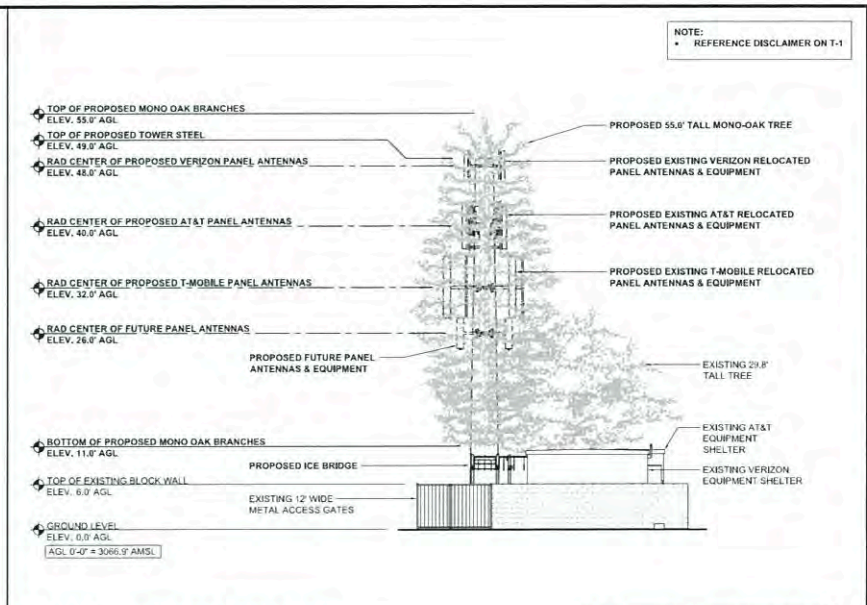
A-3



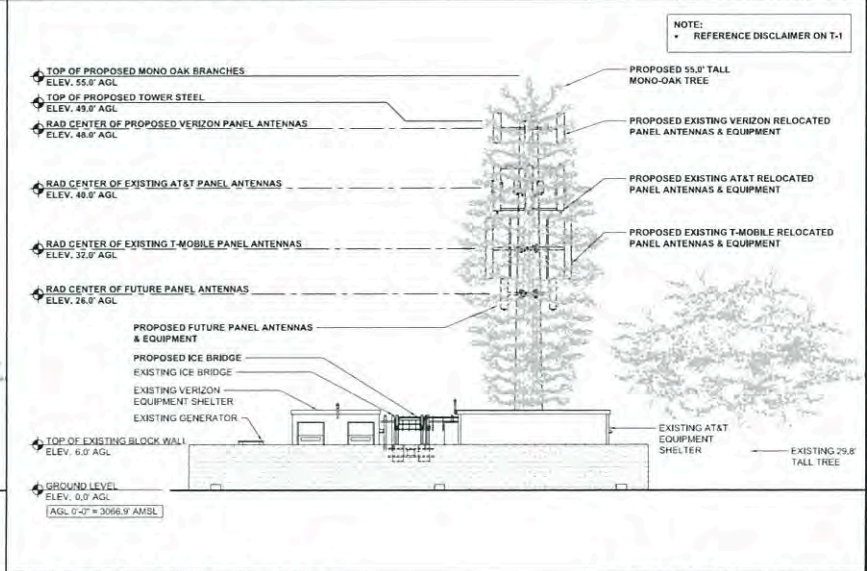
EXISTING WEST ELEVATION SCALE: 1/8" = 1'-0" (24x36) (OR) 1/16" = 1'-0" (11x17) **4**



EXISTING SOUTH ELEVATION SCALE: 1/8" = 1'-0" (24x36) (OR) 1/16" = 1'-0" (11x17) **2**



PROPOSED WEST ELEVATION SCALE: 1/8" = 1'-0" (24x36) (OR) 1/16" = 1'-0" (11x17) **3**



PROPOSED SOUTH ELEVATION SCALE: 1/8" = 1'-0" (24x36) (OR) 1/16" = 1'-0" (11x17) **1**

PLAN PREPARED FOR:

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

PROJECT INFORMATION:
**PUERTA LA CRUZ
BU 818113**
33150 HWY 79
WARNER SPRINGS, CA 92086
SAN DIEGO COUNTY

CURRENT ISSUE DATE:
04/23/2018

ISSUED FOR:
PLANNER COMMENTS

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	03/06/2018	90% ZONING	MD
1	03/29/2018	REVISED 90% ZONING	MD
2	04/04/2018	100% ZONING	CM
3	04/23/2018	PLOT PLAN	CM
4	09/25/2018	PLANNER COMMENTS	JL

PLANS PREPARED BY:
SAC WIRELESS
SAP AE DESIGN GROUP, INC.
5015 SHORCHMANN PLACE, SUITE 150
SAN DIEGO, CA 92122
www.sacwireless.com
619.756.3766

LICENSURE:

SHEET TITLE:
**EXISTING & PROPOSED
SOUTH & WEST ELEVATIONS**

SHEET NUMBER:
A-4

1 - 27

**Attachment B – Form of Decision
Approving PDS2018-MUP-07-004W1**



MARK WARDLAW
Director

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

COMMISSIONERS

Michael Seiler (Chairman)
Douglas Barnhart (Vice Chair)
Michael Beck
Yolanda Calvo
Michael Edwards
David Pallinger
Bryan Woods

June 21, 2019

PERMITTEE: CROWN CASTLE (ATTN: DAIL RICHARD)
MAJOR USE PERMIT: PDS2018-MUP-07-004W1
E.R. NUMBER: PDS2018-ER-07-04-001A
PROPERTY: 32363 NEAR STATE ROUTE 79 AND LINTON ROAD WITHIN THE NORTH MOUNTAIN SUBREGIONAL PLANNING AREA (GREATER WARNER SPRINGS AREA)
APN: 136-160-43-00

DECISION OF THE PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION (3300-07-004)

Grant, as per plot plan and elevations dated June 12, 2008, consisting of 8 sheets, as amended and approved concurrently herewith, a Major Use Permit, pursuant to Section 6985, 6986, and 7358 of the Zoning Ordinance, to authorize the location and use of an unmanned wireless telecommunications facility. The project consists of up to three (3) wireless carriers co-locating on a 50-foot high faux cross-arm utility pole, and supporting equipment enclosed within pre-cast concrete equipment shelters for each carrier. The proposed lease area and equipment shelters will be surrounded by a 6 foot high Concrete Masonry Unit (CMU) wall that will be screened by landscaping on all sides. Pursuant to Section 6985A of the Zoning Ordinance, a Major Use Permit is required because the project site is located in an area zoned A72 (General Agriculture), is not located on a high voltage transmission tower, and is not covered by a Wireless Community Master Plan.

Also granted is a specific exception pursuant to Section 4620(g) of the Zoning Ordinance to allow the wireless telecommunication facility to be 50 feet in height where 35 feet is the maximum height allowed is requested.

MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-07-004W1)

This Major Use Permit Modification for MUP-07-004W1 consists of 6 sheets including plot plan, equipment layout, and elevations dated June 21, 2019. This permit authorizes the modification of an existing wireless telecommunication facility through the construction and installation of a 55-foot tall faux mono-oak tree with an associated ice bridge and the removal of the 50-foot tall faux utility pole. The 50-foot tall faux utility pole shall be removed upon the completion of the construction of the 55-foot tall faux mono-oak tree and the relocation of

antennas and additional equipment from the 50-foot tall faux utility pole to the 55-foot tall faux mono-oak tree.

Also granted is a specific exception pursuant to Section 4620(g) of the Zoning Ordinance to allow the wireless telecommunication facility to be 55 feet in height where 35 feet is the maximum height allowed.

This 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 (ending June 21, 2034, at 4:00 p.m.). This may be extended for an additional period of time through modification of this permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on June 21, 2021 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.

~~**MAJOR USE PERMIT EXPIRATION (ORIGINAL MAJOR USE PERMIT):** This Major Use Permit shall expire on February 27, 2011, 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.~~

.....

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:

CONDITIONS FOR ORIGINAL MAJOR USE PERMIT DECISION (3300-07-004):

The following conditions are imposed with the granting of this Major Use Permit:

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

- A. Prior to obtaining any building or other permit pursuant to this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:
 - 1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works.

2. Provide evidence that vehicular access to the project site is approved to the satisfaction of the California Department of Forestry and Fire Protection (CALFIRE), and the Department of Public Works, including any turnarounds and/or turnouts.
3. Show, on the Plot Plan, the ultimate right-of-way limit and ultimate building line setback for State Route 79 (SR79), shown as a Major Road with bike lanes on the Circulation Element of the County General Plan. Also, recordation data for all other easements of any kind shall be shown on the Plot Plan.
4. Obtain a grading permit, required prior to commencing of the grading, where quantities exceed 200 cubic yards of material and/or cuts or fills are eight feet (8') or more in height per criteria of Section 87.202 of the County Code.
5. Provide evidence to the satisfaction of the Director of Public Works (DPW) and or the Director of Planning and Land Use (DPLU) that the following "Specific Environmental Notes" have been placed on the grading, and or improvement plans, and or Building Plans:
 - a. "Restrict all brushing, clearing and/or grading such that none will be allowed within 300 feet of trees and Riversidean sage scrub habitat during the breeding season of raptors and migratory birds. This is defined as occurring between January 15th and August 31st. The Director of Planning and Land Use may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, that no active nests are present in the vicinity of the brushing, clearing or grading." [DPLU, FEE]
6. Provide evidence to the satisfaction of the Director of Planning and Land Use that 0.74 acre of Riversidean sage scrub or habitat of similar function and value has been secured in a mitigation bank approved by the California Department of Fish & Game, located in or adjacent to the North Mountain Ecoregion. Evidence of purchase shall include the following information to be provided by the mitigation bank:
[DPLU, FEE X2]
 - a. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 - b. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 - c. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
 - d. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

Provide for the conservation and habitat management of a minimum of 0.74 acre of Riversidean sage scrub or habitat of similar function and value located in the North Mountain Ecoregion. A Resource Management Plan (RMP) for the Riversidean sage scrub habitat or habitat of similar value and function, must be submitted and approved by the Director of the Department of Planning and Land Use. The plan shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Requirement Guidelines. An open space easement over the acquired habitat must be dedicated to the County of San Diego prior to or immediately following the approval of the RMP. Alternatively, proof that a federal, state or local government agency with the primary mission of resource management has taken fee title to the land will be accepted in lieu of an easement.

7. Implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources on the Vista Towers Puerta la Cruz Cell Site Project, MUP 07-004/ Log No. 07-04-001 to the satisfaction of the Director of Planning and Land Use. This program shall include, but shall not be limited to, the following actions:
 - a. Provide evidence to the satisfaction of the Director of Planning and Land Use (DPLU) that a County approved archaeologist has been contracted to implement a grading monitoring and data recovery program. A letter from the Principal Investigator shall be submitted to the Director of Planning and Land Use. The letter shall include the following guidelines: [DPLU, FEE]
NOTE: Vista Towers LLC (the applicant) has a contract with County approved archaeologist Sue Wade with Heritage Resources to conduct archaeological monitoring services for the Vista Towers Puerta la Cruz site. A copy of the required letter is in the project file.
 - b. The project archaeologist shall contract with a Native American monitor from the Los Coyotes Band of Cahuilla and Cupeño Indians to be involved with the grading monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2007).
 - c. The County approved archaeologist/historian and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2007).
 - d. The project archaeologist shall monitor all areas identified for development including off-site improvements.
 - e. An adequate number of monitors (archaeological/historical/Native American) shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored.

- f. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite full-time to perform full-time monitoring. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator.
- g. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.
- h. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Principal Investigator shall contact the County Archaeologist at the time of discovery. The Principal Investigator, in consultation with the County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Principal Investigator and approved by the County Archaeologist, then carried out using professional archaeological methods.
- i. If any Native American burials, human skeletal or other remains including associated grave goods are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD) as identified by the Native American Heritage Commission shall be contacted by the Principal Investigator in order to determine proper treatment and disposition of the remains.
- j. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Principal Investigator shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
- k. In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility

- I. In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Director of Planning and Land Use prior to the issuance of any building permits. The report shall include Department of Parks and Recreation Primary and Archaeological Site forms.
 - m. In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the consulting archaeologist that the grading monitoring activities have been completed.
8. Provide Evidence to the Director of Public Works (DPW) that the following notes have been placed on the Grading Plan:
 - a. The County approved archaeologist/historian and Native American monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the monitoring program.
 - b. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite full-time to perform full-time monitoring. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator.
 - c. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Principal Investigator shall contact the County Archaeologist at the time of discovery. The Principal Investigator, in consultation with the County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Principal investigator and approved by the County Archaeologist, then carried out using professional archaeological methods.
 - d. The archaeological monitor(s) and Native American monitor shall monitor all areas identified for development including off-site improvements.

- e. If any Native American burials, human skeletal or other remains including associated grave goods are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Principal Investigator in order to determine proper treatment and disposition of the remains.
 - f. Prior to rough grading inspection sign-off, provide evidence that the field grading monitoring activities have been completed to the satisfaction of the Director of Planning and Land Use. Evidence shall be in the form of a letter from the Principal Investigator. [DPLU, FEE]
9. Furnish the Director of Planning and Land Use a letter from the Director of the Department of Public Works stating Conditions A.1 through A.5 and A.8 have been complied with to that Department's satisfaction.
10. Submit evidence to the satisfaction of the Director of Planning and Land Use (Building Division) that all "Prior to Use or Occupancy" conditions B.1 through B.6 of this Major Use Permit have been printed on a separate sheet of all building plans associated with this Major Use Permit: [DPLU, FEE]
- a. The conditions shall be printed on a separate sheet of the building plans.
 - b. The Directors of Public Works or Planning and Land Use may waive this condition to allow the issuance of a grading permit. The requirement shall be met before the issuance of any building permit.
- B. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:
- 1. Have a registered civil engineer, a registered traffic engineer, or a licensed land surveyor provide a certified signed statement that physically, there is a minimum unobstructed sight distance in both directions along Linton Road from the driveway opening of the project, for the prevailing operating speed of traffic on Linton Road. The engineer or surveyor shall further certify that the sight distance of adjacent driveways and street openings will not be adversely affected by this project, to the satisfaction of the Department of Public Works.
 - 2. Authorize DPW Lighting District to process the project into the San Diego County Street Lighting District. After approval of the project, the property shall be transferred, without notice or hearing, to Zone "A" of the San Diego County Street Lighting District. The applicant shall pay the cost to process the project by making a minimum deposit at the Land Development Counter Services.
 - 3. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating Conditions B.1 and B.2 have been completed to that department's satisfaction.

4. Pay the Major Use Permit Compliance Inspection Fee as specified in the DPLU Fee Ordinance at Section 362 of the San Diego County Administrative Code. The fee shall be paid at the DPLU Zoning Counter. The permittee shall also schedule an appointment for an initial inspection with the County Permit Compliance Coordinator to review the on-going conditions associated with this permit. The inspection should be scheduled for a date approximately six months subsequent to establishing occupancy or use of the premises.
5. Submit photographic proof, to the satisfaction of the Director of Planning and Land Use, that all landscaping, as shown on the conceptual landscape plans prepared by Land Spectrum, submitted on June 12, 2008, has been installed and an automatic drip irrigation system connected to a temporary water tank provided to help establish vegetation.
6. Complete and submit to the satisfaction of the Director of Planning and Land Use, a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program. The report shall include the following: [DPLU, FEE x 2]
 - a. Department of Parks and Recreation Primary and Archaeological Site forms.
 - b. Evidence that all cultural collected during the grading monitoring program has been curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

OR

In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the Principal Investigator that the grading monitoring activities have been completed.

C. The following conditions shall apply during the term of the Major Use Permit:

1. The applicant 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 applicant is complying with all terms and conditions of the Major Use 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.

2. 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.
3. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to Section 6324 of The Zoning Ordinance.
4. The parking areas and driveways shall be well maintained.
5. All landscaping shall be adequately watered and well maintained at all times.
6. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.
7. The applicant shall maintain the appearance of the facility and associated equipment shelter, as depicted in photo simulations on file with Major Use Permit P07-004, for the duration of the facility's operation.
8. 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.
9. All wireless telecommunications sites shall be kept clean and free of litter.
10. All equipment cabinets shall display a legible operator's contact number for reporting maintenance problems.
11. 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 prior to the final day of use.
12. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use.
13. 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.
14. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner.
15. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
16. Noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.

17. Equipment cabinets and antenna structures shall be secured to prohibit unauthorized access.
 18. Comply with all applicable stormwater regulations at all times. 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 (Ordinance No. 9926) and all other applicable ordinances and standards. This includes requirements for Low Impact Development (LID), materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
 19. The project shall conform to the approved plot plan(s). 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.
- D. This Major Use Permit shall expire on February 27, 2011, 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.
- F. The following shall be the Mitigation Monitoring or Reporting Program for P07-004 PUERTA LA CRUZ WIRELESS TELECOMMUNICATIONS FACILITY MAJOR USE PERMIT.

Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Reporting or Monitoring Program for any project that is approved on the basis of a Mitigated Negative Declaration for which findings are required under Section 21081(a)(1). The program must be adopted for the changes to a project which the County has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment. The program must be designed to ensure compliance during project implementation.

The Mitigation Monitoring Program is comprised of all the environmental mitigation measures adopted for the project. The full requirements of the program (such as what is being monitored, method and frequency, who is responsible, and required time frames) are found within the individual project conditions. These conditions are referenced below by category under the mechanism which will be used to ensure compliance during project implementation.

1. Subsequent Project Permits

Compliance with the following conditions is assured because specified subsequent permits or approvals required for this project will not be approved until the conditions have been satisfied:

A5, A6, A7, and A8

2. Annual Inspections

Compliance with the following conditions is assured because the annual inspections will evaluate the status of compliance and, if necessary, pursue the remedies specified in the project permits or available under local or state law:

N/A

3. Enforcement

Compliance with the following conditions is assured because complaints of non-compliance may be provided by the public to the County which may then investigate the status of compliance and pursue enforcement:

N/A

4. Ongoing Mitigation

Compliance with the following conditions is assured because County staff will monitor the on-going requirements and, if necessary, pursue the remedies specified in the project permit, the security agreement, or the mitigation monitoring agreement:

N/A

SPECIFIC CONDITIONS FOR MAJOR USE PERMIT MODIFICATION MUP-07-004W1:

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. Please note that all applicable ongoing conditions associated with the original Major Use Permit approval shall apply. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

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

1. **GEN#1–COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

2. **GEN#2-RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

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

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

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

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

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated received 9/27/2018 to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

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

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

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

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

7. **HAZ#1–HEALTH AND SAFETY PLAN**

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section contact is Joan Swanson, (858) 505-6880 or by email at joan.swanson@sdcounty.ca.gov. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

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

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

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans, and plot plan(s). This includes, but is not limited to maintaining the following: painting all necessary aesthetics design features, and all lighting wall/fencing. Failure to conform to the approved plot plan(s) is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

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

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

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations dated received 9/27/2018. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.

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

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

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

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

11. **ROADS#1–PRIVATE ROAD MAINTENANCE**

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

MAJOR USE PERMIT MODIFICATION FINDINGS FOR PDS2018-MUP-07-004W1

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

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

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

Harmony:

The proposed wireless telecommunication facility consists of the removal of an existing 50-foot tall faux utility pole and the installation of a 55-foot tall faux mono-oak tree to an existing wireless telecommunication facility. The original Major Use Permit required a height exception to authorize the construction of the faux utility pole up to a maximum height of 50-feet. An additional height exception for the faux mono-oak is required for five additional feet up to a maximum height of 55 feet for the faux mono-oak, pursuant to Section 4620(g) of the Zoning Ordinance. The additional five feet is required to add faux branching to the top of the facility which would result in the faux mono-oak to appear more natural. The equipment necessary for the facility is currently located within a Concrete Masonry Unit (CMU) enclosure. The wireless telecommunication facility would be converted to a stealth design of a faux tree in order to be in harmony of the rural character of the project vicinity.

The subject property is approximately 13,400 acres and is primarily undeveloped. Structures and objects surrounding the project site consist of utility poles and mature trees. The project is compatible with the surrounding area which is comprised primarily of open space and vacant land. The project is subject to the Public Agency Lands Land Use Designation and the General Agriculture (A72) Zoning. Therefore, the project, as designed, is camouflaged and will blend into the project site with reduced adverse visual impacts to the surrounding project area.

Scale and Bulk:

The project area can primarily be characterized as rural and open space. Mature trees and utility poles are located within the project vicinity. The 55-foot tall faux mono-oak tree would be of comparable height to utility poles and other vertical elements within the project vicinity.

Photo simulations on file with this Major Use Permit Modification illustrate that the proposed 55-foot faux mono-oak tree with antennas and an associated CMU 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 existing CMU equipment enclosure is earth tone colors and screened from SR-79 by existing vegetation. The wireless telecommunication facility is

approximately 1,400 feet away from SR-79. Motorists traveling along the highway will have limited views of the facility due to intervening slopes located along SR-79. The facility designed as a faux tree would appear as an expected visual feature within the project vicinity as the visual landscape within the project vicinity contains mature trees located on rolling hills. No residences will have views of the facility as there are no residences within 3,000 feet of the wireless telecommunication facility.

Coverage:

The subject parcel is 13,407.42 acres in size. Surrounding land uses consist of open space along with agricultural and residential land uses with parcel sizes ranging from approximately 2.31 acres to over 9,000 acres in size. The project is located on a parcel that is primarily vacant. The lease area for this unmanned wireless telecommunications facility is approximately 2,200 square-feet (less than 1% lot coverage). Due to the small scale of the facility, the project will not contribute significantly to the existing site coverage, nor will it substantially increase the scale and bulk of the subject property. As such, the modifications of the existing telecommunications facility will maintain similar coverage with surrounding parcels. Considering the size of the subject lot compared with the size and location of the proposed structure, and the coverage characteristics of surrounding properties, the modification of the telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

Density:

The project is a Major Use Permit Modification 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 proposed project involves construction to an existing wireless telecommunication facility with existing access to adequate utilities. All required utilities are therefore available for the project.

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

The project is a Major Use Permit Modification for the authorization of Modifications to an existing wireless telecommunication facility. The Major Use Permit modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in sections 6985 and 6991. All existing antennas and equipment for three carriers will be relocated from the 50-foot tall faux utility pole to the proposed 55-foot tall faux mono-oak tree. Supporting equipment for the site includes a standby generator that was authorized by the originally approved Major Use Permit. No trenching or grading is

proposed or required for the project as all construction will occur within the same footprint of the existing lease area and equipment enclosure.

While the wireless telecommunications facility and faux mono-oak tree are visible from SR-79, motorists traveling along the highway will have limited views of the facility for short durations due to intervening slopes and hills located along the eastern portion of SR-79. The facility designed as a faux tree would appear as an expected visual feature within the project vicinity as the visual landscape within the project vicinity contains mature trees located on rolling hills. No residences will have views of the facility as there are no residences within 3,000 feet of the wireless telecommunication facility. The line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area, such as the existing utility poles and vegetation onsite.

The project has been reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The current proposed project does not contain additional noise generating equipment. The existing wireless telecommunication facility contains a standby generator that is located within the CMU enclosure and over 1,000 feet from an adjacent property line. The project, as designed, would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to result in approximately one trip per month and will utilize a private road connecting to Highway 79 for access. Existing parking is available on the property. The use associated with this Major Use Permit is compatible with the existing rural nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and will be compatible with adjacent uses. Therefore, the number of maintenance trips will not substantially increase or alter the physical character of SR-79.

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 Modification for the authorization of an unmanned wireless telecommunication facility. The subject property is approximately 13,400 acres in size and has access and utility services adequate to serve the proposed use. The construction of the 55-foot tall faux mono-oak will be within the same development footprint of an existing wireless telecommunication facility and would not result in significant alterations to the land form or grading. 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 Planning Area. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. 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 would result in the removal of an existing faux utility pole and the construction of a faux tree design that is visible from a Scenic Highway identified in the County of San Diego General Plan. Pursuant to Section 6987(D) of the Zoning Ordinance, monopoles or other similar structures are not permitted when visible from Scenic Highways identified in the County of San Diego General Plan and the project would result in the facility to be in conformance with the Zoning Ordinance and General Plan. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

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

An Addendum dated June 21, 2019 to the previously adopted MND (Log No. 07-04-001) dated November 13, 2008 was prepared and is on file with Planning & Development Services. It has been determined that the project, as designed, would not cause any significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted MND.

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 a natural tree. Due to the camouflaging of the facility and lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

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

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

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

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the 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.

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

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

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION PROGRAM/susmppdf/lid_handbook_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

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

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

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of Grading Ordinance](#).

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

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

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.

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

Mark Slovick, Deputy Director
Project Planning & Land Development Division
Planning & Development Services

cc: Crown Castle, South Stearman Drive, Chandler AZ 85286
Dail Richard, 5015 Shoreham Place Suite 150, San Diego, CA 92122
FILE

email cc:

Ed Sinsay, Team Leader, Land Development/Engineering, PDS
Ashley Smith, Planning Manager, PDS
Sean Oberbauer, Project Manager, PDS
Dail Richard, Dail.Richard@sacw.com

Attachment C – Environmental Documentation



County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

AN ADDENDUM TO THE PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION FOR PURPOSES OF CONSIDERATION OF PDS2018-MUP-07-004W1

June 21, 2019

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

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

1. To the Project Name add: Puerta La Cruz Wireless Telecommunications Facility Major Use Permit Modification
2. To the Project Number(s) add: PDS2018-MUP-07-004W1; PDS2018-ER-07-04-001A
3. To the first paragraph add as indicated: The Mitigated Negative Declaration for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated June 21, 2019, which includes the following forms attached.
 - A. An Addendum to the previously approved Mitigated Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated June 21, 2019.
 - B. An Ordinance Compliance Checklist



County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

June 21, 2019

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

FOR PURPOSES OF CONSIDERATION OF Puerta La Cruz Wireless Telecommunication Facility Major Use Permit Modification PDS2018-MUP-07-004W1

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously adopted MND:

A MND for the original Puerta La Cruz Wireless Telecommunication Facility (3300-07-004), Log No. 07-04-001 was adopted by the Planning Commission on February 27, 2009. The adopted MND found the project would not have any potentially significant effects as the project was conditioned for purchase of biological mitigation and monitoring during earth disturbing and construction activities.

2. Lead agency name and address:

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

- a. Contact Sean Oberbauer, Project Manager
- b. Phone number: (858) 495-5747
- c. E-mail: sean.oberbauer@sdcounty.ca.gov

3. Project applicant's name and address:

Dail Richard of SAC Wireless on behalf of Crown Castle
5015 Shoreham Place Suite 150, San Diego, CA 92122

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

Major Use Permit MUP-07-004 authorized the installation and operation of a 50-foot tall faux cross-arm utility pole, a 6-foot tall CMU enclosure, nine panel antennas, and ancillary equipment within the equipment enclosure to support the wireless facility. Since the approval of the original Major Use Permit, four minor deviations have been approved for additional antennas and additional ancillary equipment within the equipment enclosure.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-foot tall faux tree design facility within the development footprint of the existing wireless facility and equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing equipment enclosure. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance.

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

☒ NONE☐ Aesthetics☐ Agriculture and Forest Resources☐ Air Quality☐ Biological Resources☐ Cultural Resources☐ Geology & Soils☐ Greenhouse Gas Emissions☐ Hazards & Haz Materials☐ Hydrology & Water Quality☐ Land Use & Planning☐ Mineral Resources☐ Noise☐ Population & Housing☐ Public Services☐ Recreation☐ Transportation/Traffic☐ Utilities & Service Systems☐ Mandatory Findings of Significance

DETERMINATION:

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

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

June 21, 2019

Signature

Date

Sean Oberbauer

Printed Name

Project Manager

Title

INTRODUCTION

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

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

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

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

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

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

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-tall faux tree design facility within the development footprint of the existing wireless facility and equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing equipment enclosure. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is visible from SR-79 which is a Scenic Highway identified in the County of San Diego General Plan. Section 6987 of the Zoning Ordinance does not permit the installation of monopoles that are visible from a Scenic Highway. The removal of the existing faux utility pole and the construction of the 55-foot tall faux tree would bring the wireless telecommunication facility into conformance with the Zoning Ordinance and will reduce adverse impacts to views from a Scenic Highway. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to aesthetics.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-tall faux tree design facility within the development footprint of the existing wireless facility and equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing equipment enclosure. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to agriculture and forestry resources.

III. AIR QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES
☐NO
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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-tall faux tree design facility within the development footprint of the existing wireless facility and equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing equipment enclosure. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The amount and duration of construction and grading activities would be lower than screening thresholds for air quality impacts. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to air quality.

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

YES
☐NO
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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-tall faux tree design facility within the development footprint of the existing wireless facility and equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing disturbed equipment enclosure. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to biological resources.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-tall faux tree design facility within the development footprint of the existing wireless facility and equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing disturbed equipment enclosure. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The original Major Use Permit was conditioned for archaeological monitoring during earth disturbing activities involved with the construction of the facility. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to cultural resources.

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-tall faux tree design facility within the development footprint of the existing wireless facility and equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing disturbed equipment enclosure. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to geology and soils.

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

YES
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NO
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In 2006, the State of California passed the Global Warming Solutions Act of 2006, commonly referred to as Assembly Bill (AB 32), which set a GHG emissions reduction goal for the state into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions. Senate Bill (SB) 375, passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing GHG emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing, and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain new requirements under CEQA. The San Diego Association of Governments (SANDAG) has prepared the region's Sustainable Communities Strategy (SCS) and the 2050 Regional Transportation Plan (RTP) which are elements of the San Diego Forward: The Regional Plan. The strategy identifies how regional GHG reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible. To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego's General Plan, adopted in 2011, incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions. The County adopted a Climate Action Plan (CAP) in February 2018. The original project was approved prior to CAP approval and the CAP included the project in its baseline emissions as the original project was approved prior to the General Plan Update as well as the adoption of the Climate Action Plan.

The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-tall faux tree design facility within the development footprint of the existing wireless facility and equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing disturbed equipment enclosure. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The project will not result in additional trips as the majority of trips associated with the operation of the facility consist of approximately monthly maintenance trips. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in effects associated with greenhouse gas emissions of compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions.

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

YES
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NO
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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-tall faux tree design facility within the development footprint of the existing wireless facility and equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing disturbed equipment enclosure. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. No additional hazardous materials will be stored on-site for the construction of the facility. The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular facilities. Potential health effects from EMR associated with the project is available from the cellular providers upon request as it is also required from the Federal Communication Commission. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to hazards and hazardous materials.

IX. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-

PDS2018-MUP-07-004W1

year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-tall faux tree design facility within the development footprint of the existing wireless facility and equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing equipment enclosure. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. An updated stormwater intake form and Standard Stormwater Quality Management Plan has been submitted and reviewed for compliance with current standards. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to hydrology and water quality.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-tall faux tree design facility within the development footprint of the existing wireless facility and equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing disturbed equipment enclosure. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is visible from SR-79 which is a Scenic Highway identified in the County of San Diego General Plan. Section 6987 of the Zoning Ordinance does not permit the installation of monopoles that are visible from a Scenic Highway. The removal of the existing faux utility pole and the construction of the 55-foot tall faux tree would bring the wireless telecommunication facility into conformance with the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to land use and planning.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-tall faux tree design facility within the development footprint of the existing wireless facility and equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing disturbed equipment enclosure. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to mineral resources.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-tall faux tree design facility within the development footprint of the existing wireless facility and equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing disturbed equipment enclosure. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The current proposal does not include additional noise generating equipment. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects associated with noise.

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

YES
☐NO
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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-tall faux tree design facility within the development footprint of the existing wireless facility and equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing disturbed equipment enclosure. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to population and housing.

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

YES
☐NO
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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-tall faux tree design facility within the development footprint of the existing wireless facility and equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing disturbed equipment enclosure. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Although wireless telecommunication facilities are not necessarily public services, the facility will still be operational during the construction of the faux tree and will continue to provide coverage and facilitate communication in the event of an emergency. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to public services.

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

YES
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NO
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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-tall faux tree design facility within the development footprint of the existing wireless facility and equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing disturbed equipment enclosure. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to recreation.

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

YES
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NO
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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-tall faux tree design facility within the development footprint of the existing wireless facility and equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing disturbed equipment enclosure. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The project will not result in additional trips as the majority of trips associated with the operation of the facility consist of approximately monthly maintenance trips. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to transportation and traffic.

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

YES
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NO
☒

Since the MND was adopted for the original Major Use Permit, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. The proposed project was evaluated for tribal cultural resources as follows; however, AB-52 consultation does not apply since the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report. The project has previously been conditioned for archaeological monitoring while grading or during any ground disturbing activities.

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

YES
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NO
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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-tall faux tree design facility within the development footprint of the existing wireless facility and equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing disturbed equipment enclosure. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The facility will still be operational during the construction of the faux tree and will continue to provide coverage and facilitate communication to motorists traveling along SR-79. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to utilities and service systems.

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

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

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

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

YES

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NO

☒

As discussed within this document and the attached addendum, there are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any of the mandatory findings of significance. There are no proposed changes to Biological Resources or Cultural Resources that were impacts that were previously identified and analyzed in the adopted MND.

The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-foot tall faux tree design facility within the development footprint of the existing wireless facility and equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing equipment enclosure. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is visible from SR-79 which is a Scenic Highway identified in the County of San Diego General Plan. Section 6987 of the Zoning Ordinance does not permit the installation of monopoles that are visible from a Scenic Highway. The removal of the existing faux utility pole and the construction of the 55-foot tall faux tree would bring the wireless telecommunication facility into conformance with the Zoning Ordinance. The intent of the project overall is to bring the wireless telecommunication facility into conformance with current standards.

Attachments

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

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

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

California Environmental Quality Act, CEQA Guidelines

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

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

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

California Public Resources Code, CPRC, Sections 40000-41956

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

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

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

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

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

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

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

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

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

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

Public Resources Code Sections 4290 and 4291

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

Puerta La Cruz

- 17 -

June 21, 2019

PDS2018-MUP-07-004W1

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

The Resource Conservation and Recovery Act (RCRA), 1976

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

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

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF

**Puerta La Cruz Wireless Telecommunication Facility
Major Use Permit Modification,
PDS2018-MUP-07-004W1; PDS2018-ER-07-04-001A**

June 21, 2019

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

YES
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NO
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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
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NO
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NOT APPLICABLE/EXEMPT
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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
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NO
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NOT APPLICABLE/EXEMPT
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The project involves modifications to an existing unmanned wireless telecommunication facility and does not propose the addition of any landscaping or use of groundwater.

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

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

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

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

Steep Slopes:

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

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the proposed wireless

facility. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the Resource Protection Ordinance.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project site does not contain any archaeological resources. The original development of the wireless telecommunications facility required monitoring during grading activities. The current project application will be located within the same developed footprint of the original approval. 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

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NO

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NOT APPLICABLE

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

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

YES

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NO

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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 zoned General Agriculture (A72) and is subject to a restrictive sound level requirement of a one-hour average 45 dBA limit at the project property line. The current project does not propose any additional noise generating equipment. Primary noise sources from the existing site consist of a generator. The communications facility is located over 4,000 feet from the nearest property line. Due to the considerable distance from the project site to the boundary lines, staff does not anticipate that the existing generator will produce noise that will exceed the one-hour average 45dBA limit at the nearest project property line. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required.

FINAL



ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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MITIGATED NEGATIVE DECLARATION

November 13, 2008

Project Name: Puerta La Cruz Wireless Telecommunications Facility

Project Number(s): P07-004; Log No. 07-04-001

**This Document is Considered Draft Until it is Adopted by the Appropriate
County of San Diego Decision-Making Body.**

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

- a. Initial Study Form
- b. Environmental Analysis Form and attached extended studies for
Biological Resources, Cultural Resources, and Stormwater Management.

1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

Mitigated Negative Declaration, - 2 -

November 13, 2008

2. Required Mitigation Measures:

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

BIOLOGICAL RESOURCES

A. Prior to obtaining any building or other permit pursuant to this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:

1. Provide evidence to the satisfaction of the Director of Planning and Land Use that 0.74 acre of Riversidean sage scrub or habitat of similar function and value has been secured in a mitigation bank approved by the California Department of Fish & Game, located in or adjacent to the North Mountain Ecoregion. Evidence of purchase shall include the following information to be provided by the mitigation bank: **[DPLU, FEE X2]**

- a. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
- b. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
- c. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
- d. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

-OR-

Provide for the conservation and habitat management of a minimum of 0.74 acre of Riversidean sage scrub or habitat of similar function and value located in the North Mountain Ecoregion. A Resource Management Plan (RMP) for the Riversidean sage scrub habitat or habitat of similar value and function, must be submitted and approved by the Director of the Department of Planning and Land Use. The plan shall be prepared and approved

pursuant to the County of San Diego Biological Report Format and Requirement Guidelines. An open space easement over the acquired habitat must be dedicated to the County of San Diego prior to or immediately following the approval of the RMP. Alternatively, proof that a federal, state or local government agency with the primary mission of resource management has taken fee title to the land will be accepted in lieu of an easement.

B. Prior to the approval of any grading and or improvement plans and prior to issuance of any grading or construction permit pursuant to this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:

1. Provide evidence to the satisfaction of the Director of Public Works (DPW) and or the Director of Planning and Land Use (DPLU) that the following "Specific Environmental Notes" have been placed on the grading, and or improvement plans, and or Building Plans:
2. Restrict all brushing, clearing and/or grading such that none will be allowed within 300 feet of trees and Riversidean sage scrub habitat during the breeding season of raptors and migratory birds. This is defined as occurring between January 15th and August 31st. The Director of Planning and Land Use may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, that no active nests are present in the vicinity of the brushing, clearing or grading.
[DPLU, FEE]

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

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

A. Prior to approval of grading and/or improvement plans, the applicant shall:

1. Implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources on the Vista Towers Project, P07-004/Log No. 07-04-001 to the satisfaction of the Director of Planning and Land Use

(DPLU). This program shall include, but shall not be limited to, the following actions:

- a. Provide evidence that a County approved archaeologist has been contracted to implement a grading monitoring and data recovery program to the satisfaction of the Director of Planning and Land Use (DPLU). A letter from the Principal Investigator shall be submitted to the Director of Planning and Land Use. The letter shall include the following guidelines: **[DPLU, FEE]**
 - i. The project archaeologist shall contract with a Native American monitor to be involved with the grading monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2006).
 - ii. The County approved archaeologist/historian and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2006).
 - iii. The project archaeologist shall monitor all areas identified for development including off-site improvements.
 - iv. An adequate number of monitors (archaeological/historical/Native American) shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored.
 - v. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite as determined by the Principal Investigator of the excavations. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Principal Investigator in consultation with the Native American monitor. Monitoring of cutting of previously

disturbed deposits will be determined by the Principal Investigator.

- vi. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.
- vii. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The archaeologist shall contact the County Archaeologist at the time of discovery. The archaeologist, in consultation with County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Principal Investigator and approved by the County Archaeologist, then carried out using professional archaeological methods.
- viii. If any human bones are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.
- ix. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Principal Investigator shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
- x. In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall

be processed and curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

- xi. In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Director of Planning and Land Use prior to the issuance of any building permits. The report will include Department of Parks and Recreation Primary and Archaeological Site forms.
 - xii. In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the consulting archaeologist that the grading monitoring activities have been completed.
- 2. Provide Evidence to the Director of Public Works (DPW) that the following notes have been placed on the Grading Plan:
 - a. The County certified archaeologist/historian and Native American monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the monitoring program.
 - b. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite as determined by the Principal Investigator of the excavations. The frequency and location of inspections will be determined by the Principal Investigator in consultation with the Native American

monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator.

- c. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow evaluation of potentially significant cultural resources. The Principal Investigator shall contact the County Archaeologist at the time of discovery. The Principal Investigator, in consultation with County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the County Archaeologist, then carried out using professional archaeological methods.
- d. The consulting archaeologist shall monitor all areas identified for development including off-site improvements.
- e. If any human bones are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.
- f. Prior to rough grading inspection sign-off, provide evidence that the field grading monitoring activities have been completed to the satisfaction of the Director of Planning and Land Use. Evidence shall be in the form of a letter from the Principal Investigator. **[DPLU, FEE]**
- g. Prior to Final Grading Release, submit to the satisfaction of the Director of Planning and Land Use, a final report of the Archaeological Monitoring Program.

Mitigated Negative Declaration, - 8 -

November 13, 2008

- B. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:
- a. Complete and submit a final report of the Archaeological Monitoring Program to the satisfaction of the Director of Planning and Land Use (DPLU). **[DPLU, Fee X2]**

In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the consulting archaeologist that the grading monitoring activities have been completed.

Or

In the event that resources are found, a detailed report shall be required that includes the following:

- i. Department of Parks and Recreation Primary and Archaeological Site forms.
- ii. Evidence that all cultural materials collected during the grading monitoring program has been curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Or

Enter into a Secured Agreement with the County of San Diego, Department of Planning and Land Use, secured by a letter of credit, bond, or cash for 150 percent of the estimated costs associated with the preparation of the Final Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program, and a 10 percent cash deposit not to exceed \$30,000. A cost estimate shall be submitted and approved by the Director of Planning and Land Use for the cost of preparing the Final Grading Monitoring that includes artifact

Mitigated Negative Declaration,

- 9 -

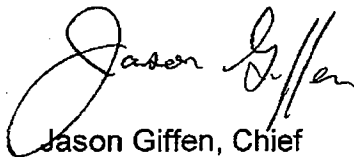
November 13, 2008

analysis, and specialized studies such as lithics analysis, ceramics analysis, faunal analysis, floral analysis, assemblage analysis, radiocarbon dating, and curation as determined by the Principal Investigator in consultation with County Staff Archaeologist.

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

County of San Diego Planning Commission

on February 27, 2009

A handwritten signature in cursive script, appearing to read "Jason Giffen".

Jason Giffen, Chief
Project Planning Division

Attachment D – Environmental Findings

**PUERTA LA CRUZ WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2018-MUP-07-004W1
ENVIRONMENTAL LOG: PDS2018-ER-07-04-001A**

ENVIRONMENTAL FINDINGS

June 21, 2019

1. Find that the Addendum on file with Planning & Development Services as Environmental Review Number PDS2018-ER-07-04-001A was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein prior to approving the project; and

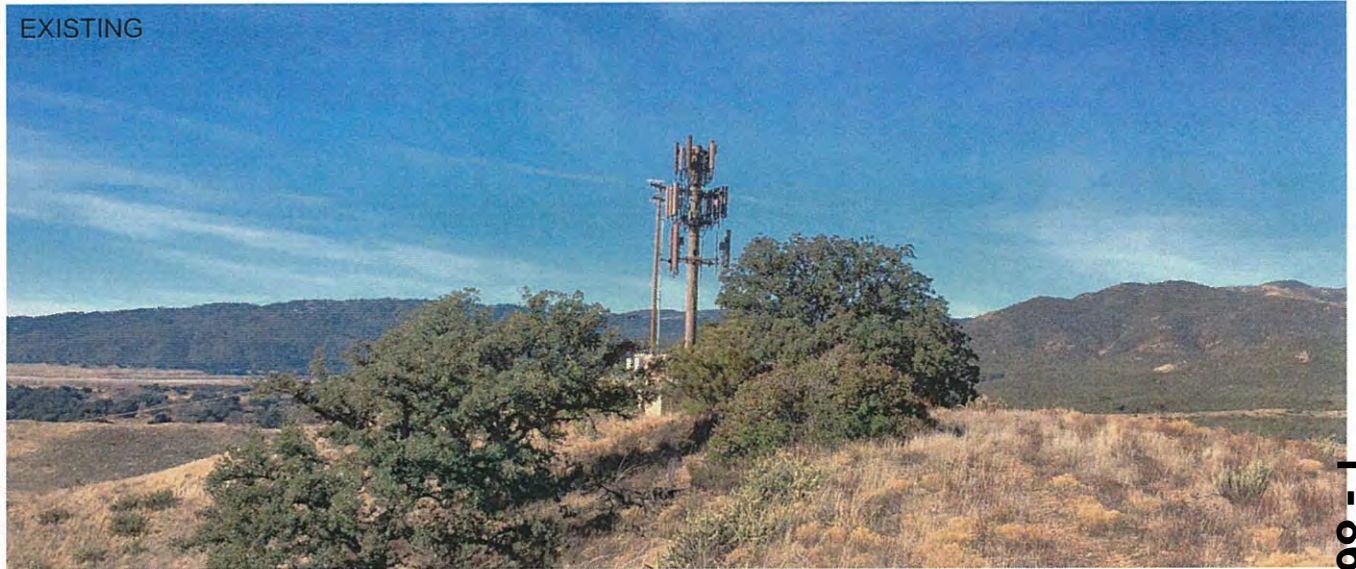
Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted Mitigated Negative Declaration dated November 13, 2008 and adopted on February 7, 2009, that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the Mitigated Negative Declaration was adopted as explained in the Environmental Review Update Checklist dated June 21, 2019.
2. Find that the proposed project is exempt from the Resource Protection Ordinance (RPO) per Section 86.603(a) of the RPO (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management and Discharge Control Ordinance (County Code, section 67.801 et seq.).

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

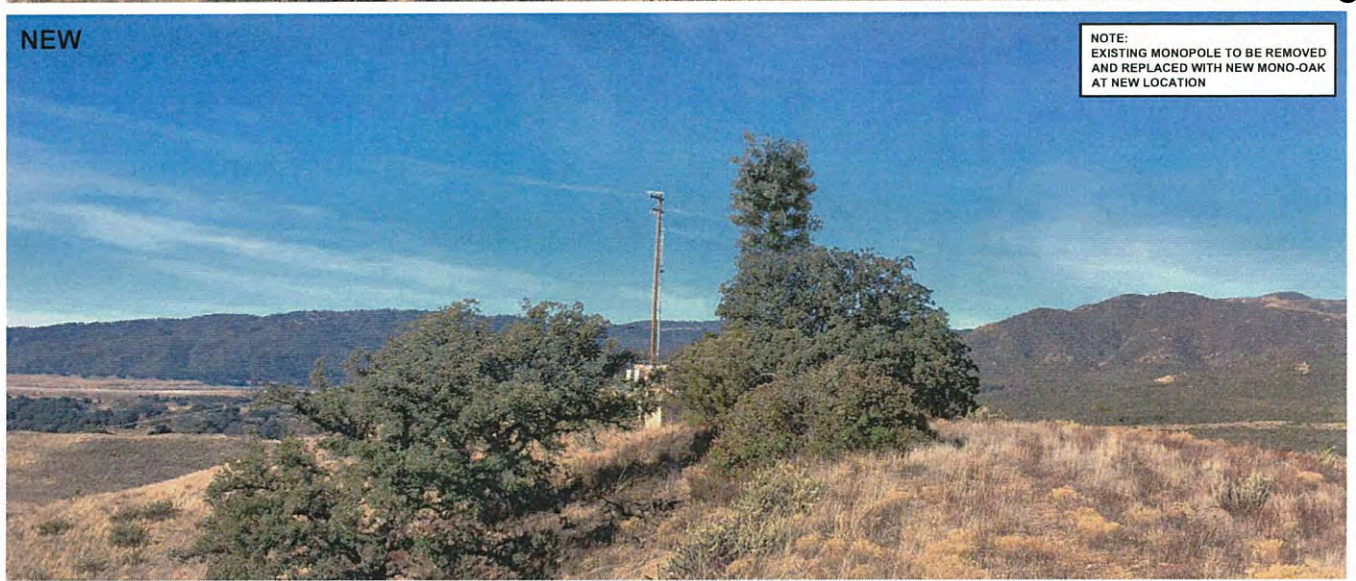
PHOTOSIMULATION VIEWPOINT 3



EXISTING



NEW



NOTE:
EXISTING MONOPOLE TO BE REMOVED
AND REPLACED WITH NEW MONO-OAK
AT NEW LOCATION

DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

PHOTOSIMULATION VIEWPOINT 1



EXISTING



NEW



NOTE:
EXISTING MONOPOLE TO BE REMOVED
AND REPLACED WITH NEW MONO-OAK
AT NEW LOCATION

1-87

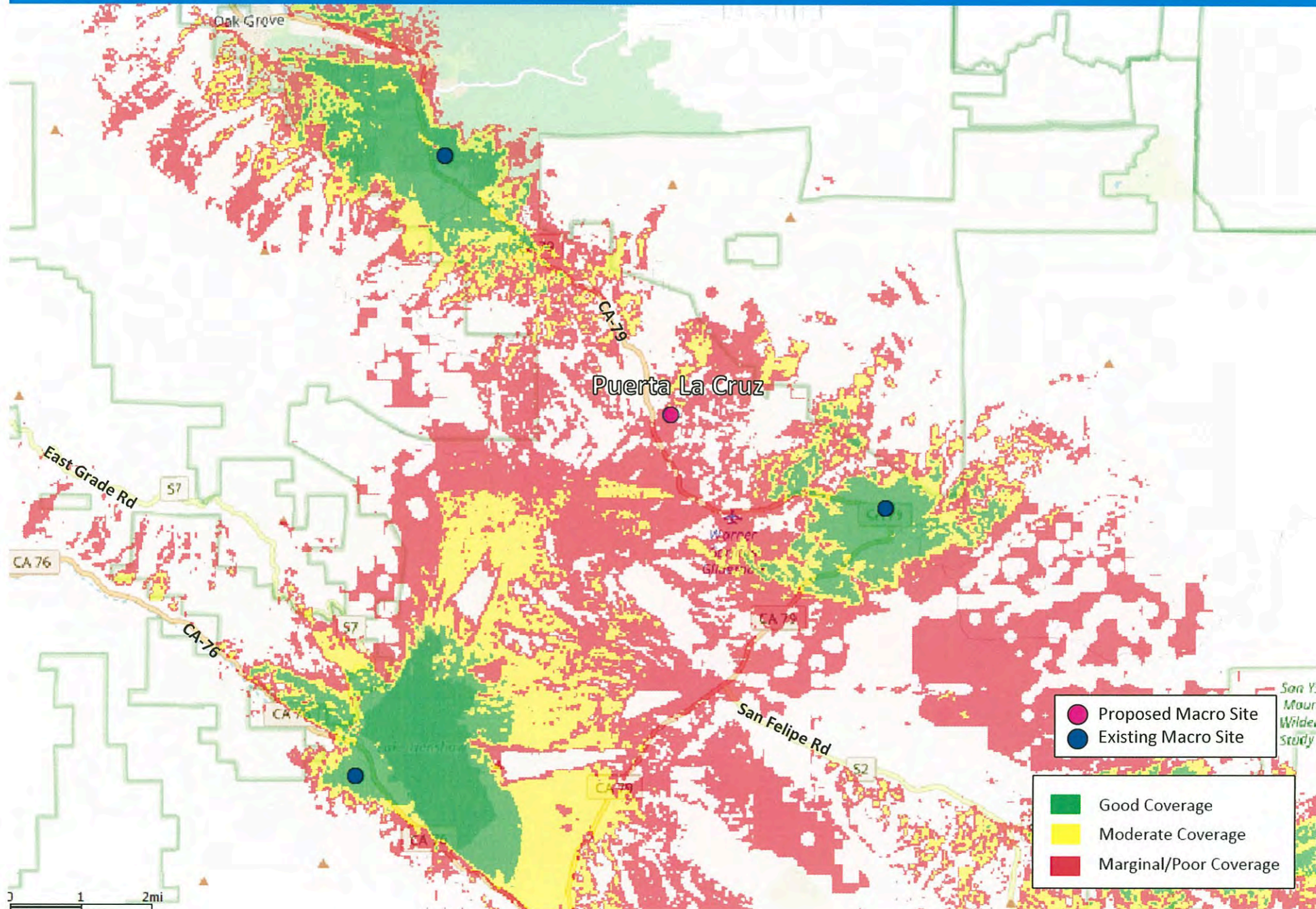
DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

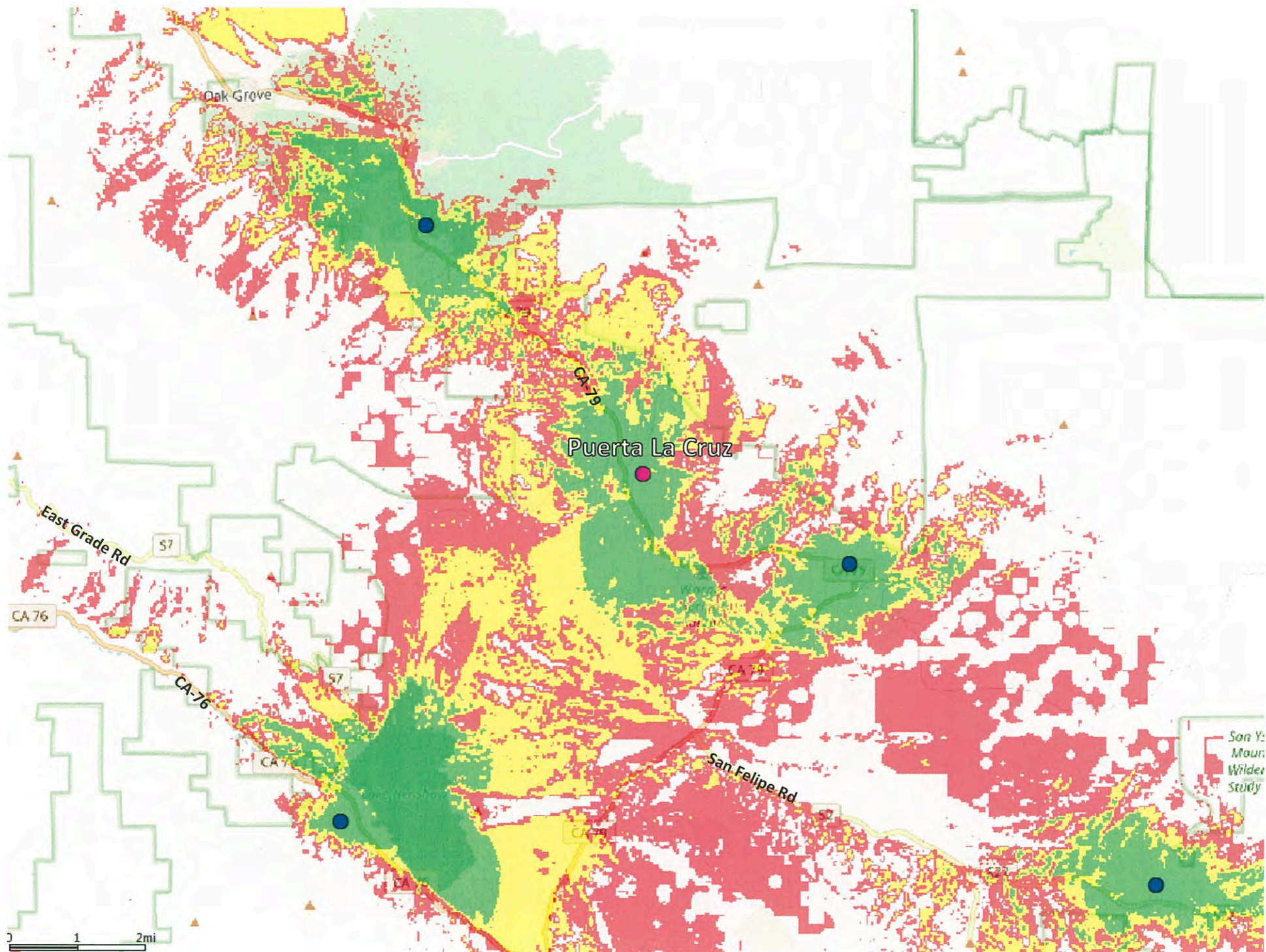
PHOTOSIMULATION VIEWPOINT 2



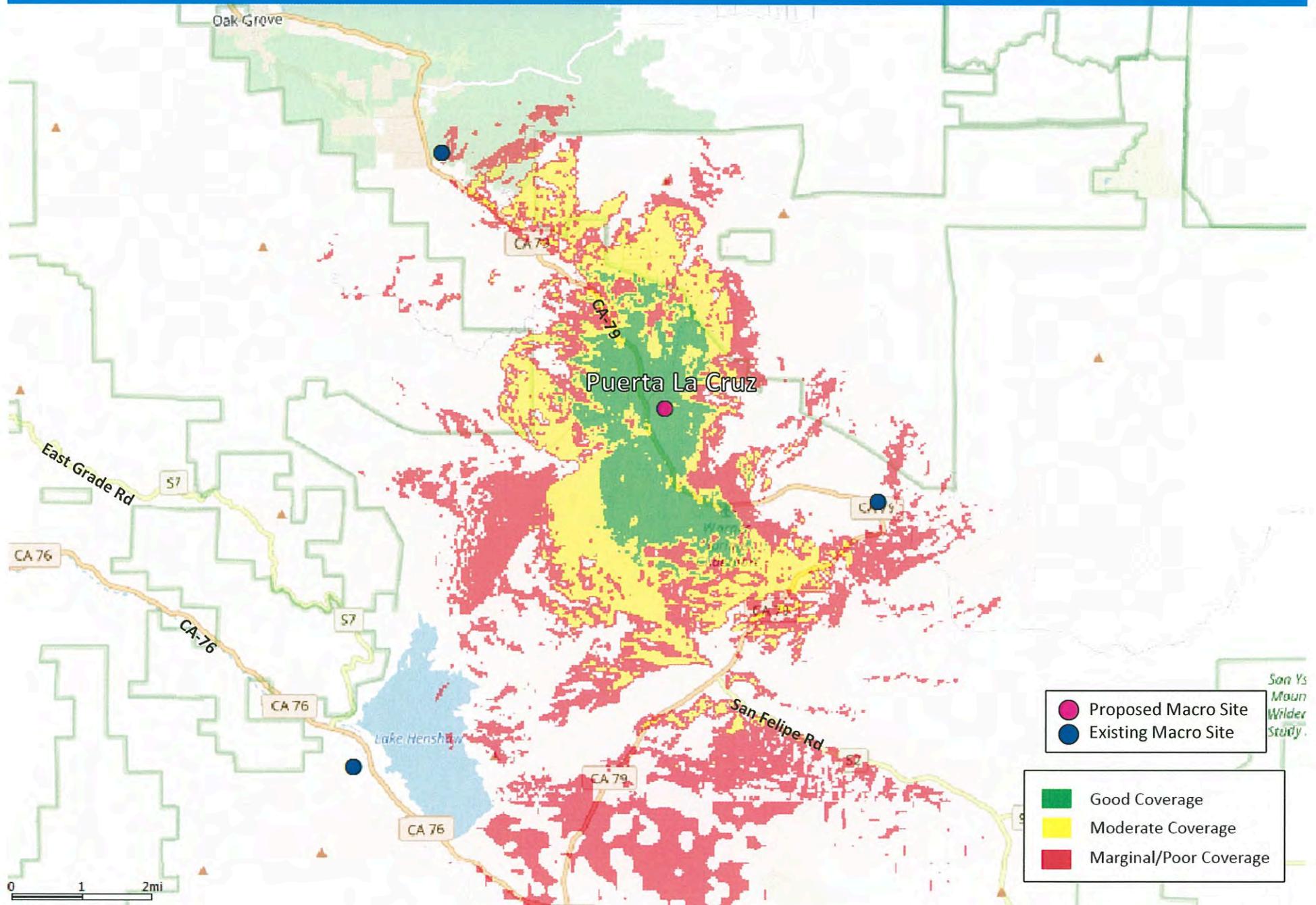
1-88

Coverage Without CAL00665





Coverage of CAL00665 Only



Crown Castle Project: Puerta La Cruz

Existing Site Location Description

Record ID: PDS2018-MUP-07-004W1

Crown Castle submitted an application to modify an existing wireless telecommunications facility, in accordance with the County of San Diego's amortization schedule. The subject site is an existing wireless telecommunications facility that was previously approved by the County of San Diego. Removal of this site would result in a gap in coverage for the carrier, as shown in the coverage maps. Since the existing facility can meet the area's objective goals for Crown Castle/Carriers, continuing to utilize this location is preferred.

Pursuing a new location would require extensive site acquisition and RF Engineering efforts in identifying, contacting, and negotiating with different properties. In addition to the extensive amount of time it would take to identify, entitle, permit, and construct a new facility, the cost would represent an unnecessary burden for Crown Castle. Also, the relocation to a new property could result in the redundancy of equipment during and for a short time after construction, to ensure that members of the community could continue to utilize the wireless network without interruption.

It is for these reasons that Crown Castle is requesting to continue using the existing facility's location.

In response to the County's request for information regarding co-location potential, Crown Castle has attempted to identify other wireless telecommunications facilities located within a one-quarter (1/4) mile radius of the site. No other such facilities were found. The next closest facilities are approximately 3.5 miles away, which is too far for them to be viable alternatives. Those site locations are listed below.

Alternate Site #1 (Existing monopole)

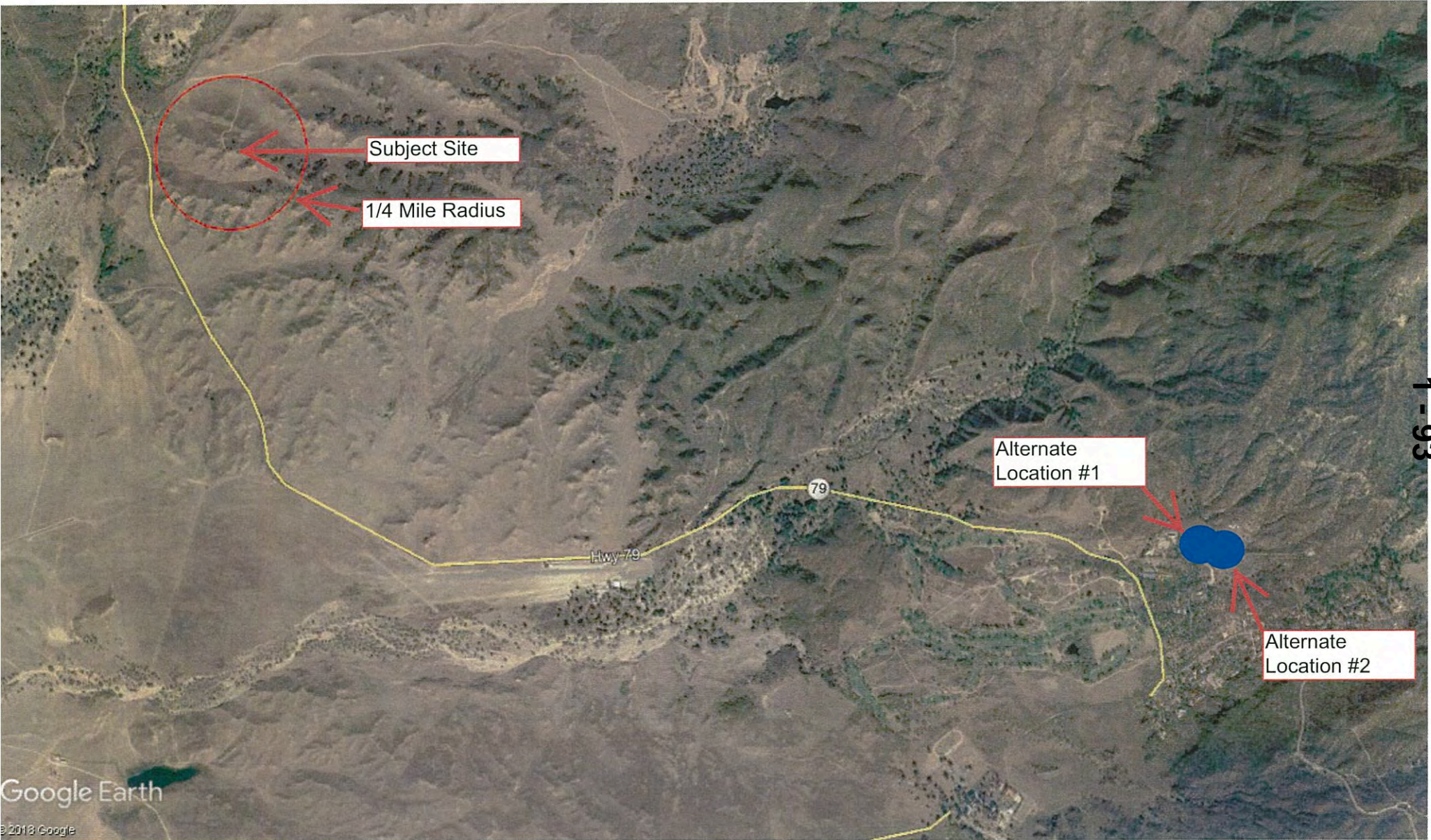
Address: 31652-C Highway 79, Warner Springs, CA

- Located approx. 3.5 miles from existing site. Too far away to be a suitable alternative to existing site.

Alternate Site #2 (Existing monotree)

Address: 31652-C Highway 79, Warner Springs, CA

- Located approx. 3.5 miles from existing site. Too far away to be a suitable alternative to existing site.



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-07-004W1

Assessor's Parcel Number(s) 136-160-43-00

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

Dail Richard (on behalf of Crown Castle)

Print Name

4-24-18

Date

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

SDC PDS RCVD 4-26-18

MUP07-004W1

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