



The County of San Diego

Planning Commission Hearing Report

Date:	June 21, 2019	Case/File No.:	Vista Wireless Telecommunication Facility Major Use Permit Modification; PDS2018-MUP-83-063W3; PDS2018-ER-83-08-065C
Place:	Board of Supervisors North Chamber, Room 310 1600 Pacific Highway San Diego, CA 92101	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	2374 Edgehill Road, Vista
Agenda Item:	#2	General Plan:	Public/Semi-Public Facilities
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Rural Residential (RR)
Applicant/Owner:	CMH Consulting, on behalf of Crown Castle	Community:	North County Metropolitan Subregional Plan Area
Environmental:	CEQA §15303 Exemption	APN:	174-270-05

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. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
- b. Grant MUP PDS2018-MUP-83-063W3 Form of Decision, 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 County Metropolitan Subregional Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with the County's Wireless Ordinance?
- e. Does the project comply with CEQA?

B. BACKGROUND

The project site is owned by the Vista Irrigation District and contains water tanks, equipment buildings and the existing wireless telecommunication facility. The original MUP was approved on November 30, 1983, to construct a 500-square-foot concrete block auxiliary building to store equipment and a 60-foot radio telecommunications system (one-way paging and two-way mobile communication service). Pursuant to Section 4813 of the Zoning Ordinance, the MUP granted an exception to the maximum height from 35 feet to 60 feet and a reduction in the required setbacks between structures from 10 feet to six feet.

On April 10, 1985, the Planning Environmental Review Board (PERB) approved a Major Use Permit Modification (P83-063W1), authorizing the construction of a triangular shroud antenna, a whip antenna and a six-foot microwave dish to be mounted on the existing 60-foot tall monopole.

On November 27, 1991, the PERB approved a Major Use Permit Modification (P83-063W2), authorizing the construction of three, four-foot microwave dishes to be mounted on the existing 65-foot tall monopole.

C. DEVELOPMENT PROPOSAL

1. Project Description

The original MUP 83-063 for this facility was not designed as a faux facility and therefore was subject to the amortization schedule to bring the facility into conformance with the Wireless Ordinance. The applicant requests a MUP Modification to remove the existing 65-foot tall monopole, and construct, operate, and maintain a 67-foot tall faux mono-eucalyptus tree wireless telecommunication facility on a property owned by the Vista Irrigation District in unincorporated Vista. The proposed wireless telecommunication facility will be relocated to the southern portion of the lease area to meet the setback requirements. The area of the site is leased by AT&T Wireless.

The new faux mono-eucalyptus will be located 11-feet southwest from where the monopole is now located. The proposed faux mono-eucalyptus tree will include the installation of 12 panel antennae, 12 Remote Radio Units (RRUs), and three microwave antennae (Figure 1). The antennae, RRUs and microwave antennae will be mounted on the 67-foot tall faux mono-eucalyptus tree at a height of 58-feet or less as show in Figure 1. The proposed MUP Modification includes a request for an exception to the maximum height requirement of 60 feet for the proposed 67-foot tall faux mono-eucalyptus tree. An existing 528-square foot Concrete Masonry Unit (CMU) equipment shelter will house the proposed equipment cabinets. The facility includes an existing backup generator that is

located within the CMU equipment shelter. The existing CMU enclosure is designed as a storage shed to blend in with the existing water tank, and will use earth-tone paint. Access is provided by a private asphalt driveway connecting to Edgehill Road (a private road) (see Figure 2).

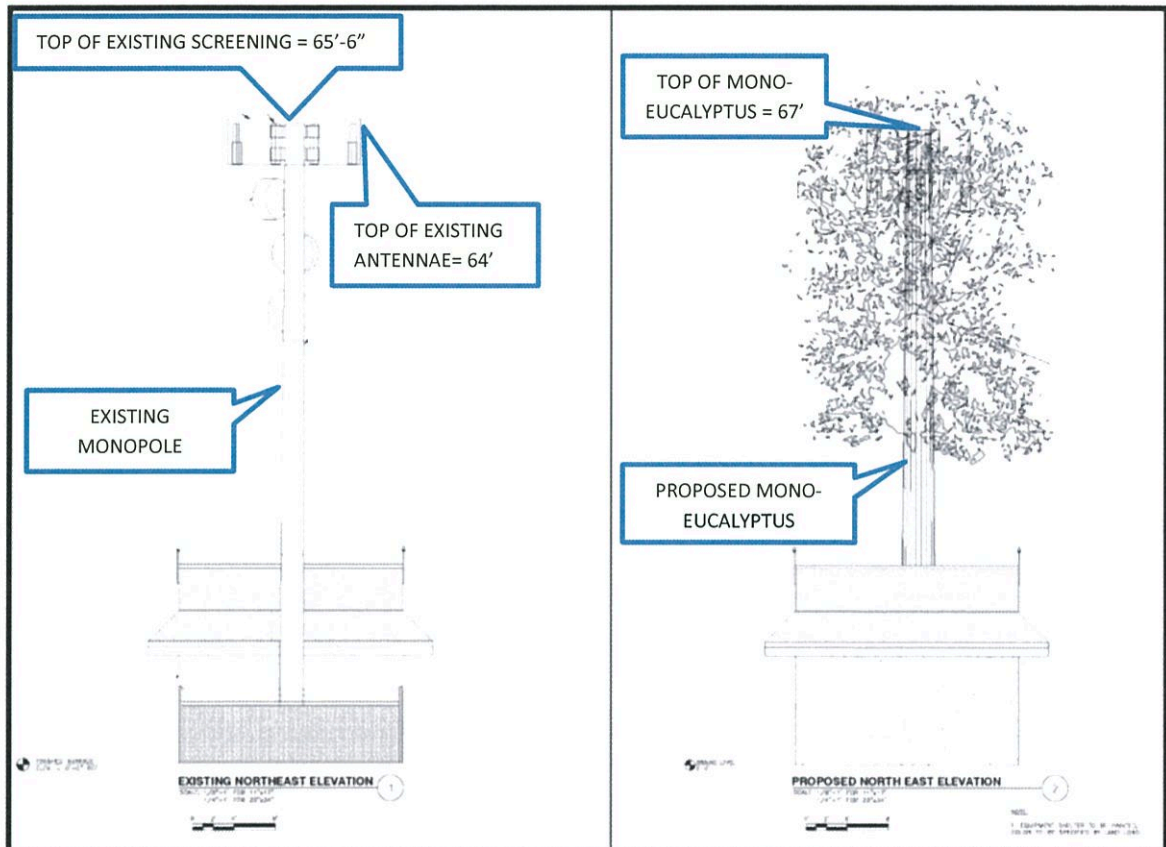


Figure 1: Elevation of existing site (left) and proposed facility (right) looking northeast on the property.

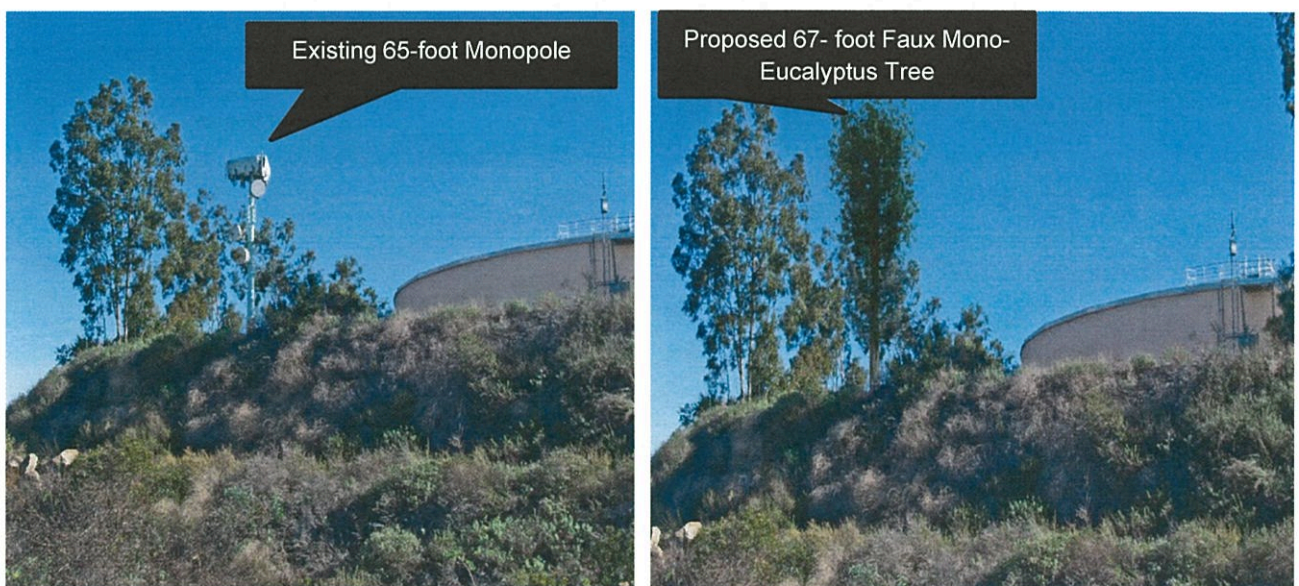


Figure 2: View of existing site (left) and proposed facility (right) looking northeast to the property.

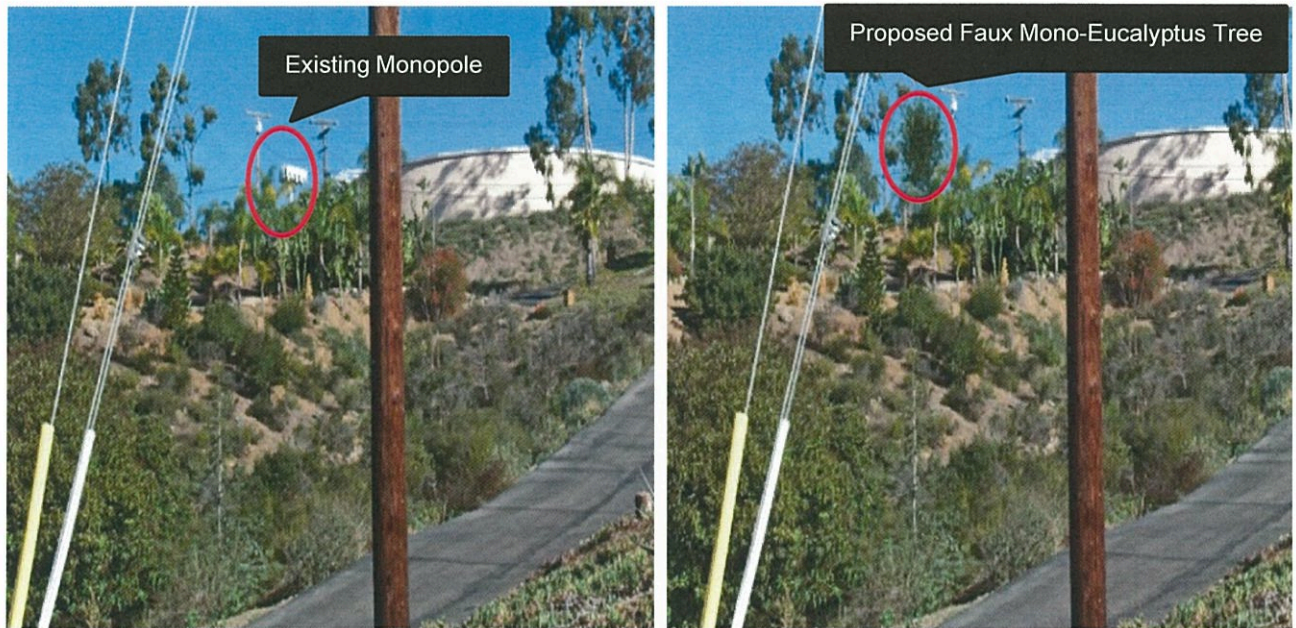


Figure 3: View of existing site (left) and proposed facility (right) looking northeast from Edgehill Road.

2. Subject Property and Surrounding Land Uses

The subject property is 3.24 acres and is located at 2374 Edgehill Road, in the North County Metropolitan Subregional Plan Area. The site is currently developed with a 1.5 million gallon (mg) water tank and equipment buildings, owned and operated by the Vista Irrigation District (Figures 1 and 2). The site is surrounded by single-family residential buildings and sits atop a large hill. The nearest residence is 307 feet to the south. Surrounding land uses can be characterized as rural and include residential and agricultural use types (Figure 4). The proposed facility is located approximately 88 feet from the property line. The neighboring residences currently have views of the existing monopole, and will have similar views of the proposed mono-eucalyptus tree. The facility is somewhat buffered by intervening vegetation and topography, and is surrounded by existing trees which help the faux tree blend into the viewshed.

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Rural Residential (RR), Limited Agricultural (A70)	RR/ A70	Friendly Drive	Residential, Agriculture
East	Rural Residential (RR), Limited Agricultural (A70)	RR/ A70	N/A	Residential
South	Rural Residential (RR)	RR	Edgehill Road	Residential
West	Limited Agricultural (A70)	A70	Warmlands Avenue	Residential, Agriculture

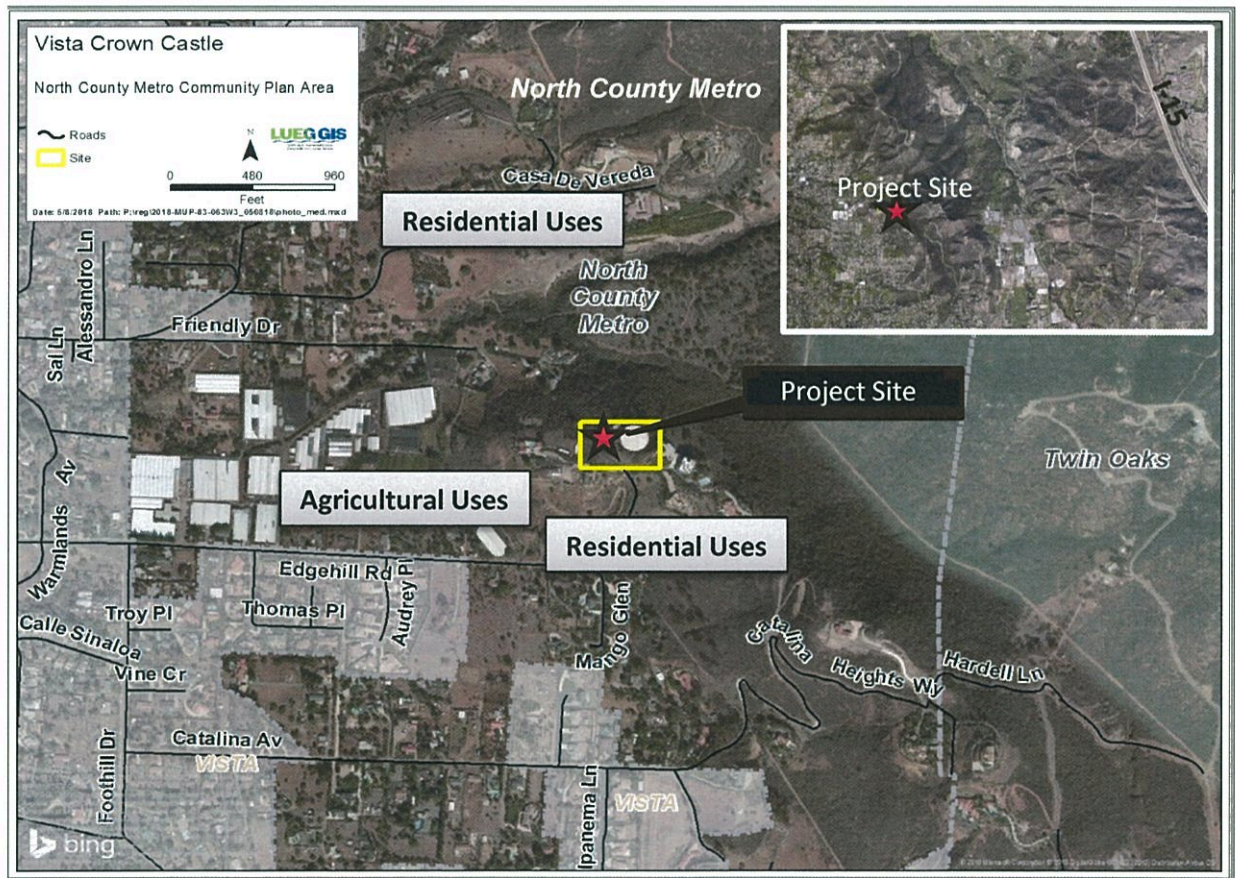


Figure 4: Surrounding Land Use



Figure 5: Aerial Photograph

D. ANALYSIS AND DISCUSSION

The project has been reviewed to ensure it conforms to the applicable ordinances, policies and guidelines, including the San Diego County General Plan, North County Metropolitan Subregional Plan, the County's Zoning Ordinance, and CEQA Guidelines. The following items were reviewed during the project's processing and are detailed below: Community Compatibility, Alternative Site Analysis (ASA) and Amortization.

1. Analysis

The project is located in a preferred location, but within a non-preferred zone. The project will amend MUP 83-063, which was approved prior to adoption of the Wireless Ordinance. The previously approved Modification was not designed as a faux facility and, therefore, does not comply with the Wireless Ordinance. The existing 65-foot monopole will be removed; the proposed project is a 67-foot faux mono-eucalyptus tree. The proposed project conforms to the amortization policy set forth in Section 6991 of the Wireless Telecommunications Facilities Ordinance.

Community Compatibility

The proposed wireless telecommunication facility is located at 2374 Edgehill Road, within the North County Metropolitan Subregional Plan Area. The surrounding area has rolling topography with hills

around the project site. The existing facility is visible to residents west of the site. However, the faux mono-eucalyptus tree blends in with existing trees on the property, making it less prominent.

The proposed wireless telecommunication facility is designed to match surrounding mature trees in the immediate area. The proposed MUP Modification includes a request for an exception to the maximum height requirement of 60 feet for the proposed 67-foot tall faux mono-eucalyptus tree. The proposed two-foot increase in height is required to create a branch crown for the faux mono-eucalyptus tree and is in similar height to the surrounding mature trees. The existing CMU enclosure has an earth-tone color which is similar to the adjacent accessory structures located onsite. The proposed 67-foot mono-eucalyptus tree will be compatible with the surrounding land uses and existing structures because the design, location, and surrounding elements match the bulk and scale of the proposed project.

Adjacent residences to the project site are located approximately 300 to 510 feet to the south. Those property owners will have limited views of the proposed wireless telecommunication facility due to the existing water tank and the surrounding mature vegetation. Views of the faux mono-eucalyptus tree from the nearest public road, Edgehill Road, will be buffered by existing utility poles and mature trees. The project will not introduce a negative visual impact to the community.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide increased cellular service to the surrounding area and allow the applicant to provide broader coverage to surrounding residents, motorists, businesses, and visitors. The site is zoned Rural Residential (RR), which is a non-preferred zone per the County Zoning Ordinance and therefore requires an Alternative Site Analysis (ASA). The applicant reviewed other potential sites within the area before deciding to pursue this location and submitted an ASA to demonstrate that coverage objectives could not be met in another preferred location or a preferred zone.

There are no industrial or commercial zone properties within the intended coverage area. The surrounding area is primarily agricultural and residential zoning and land uses. The nearest commercially zoned parcel, located at 777 Deer Springs Road, roughly three miles away from the subject property, will not reach the intended coverage area along Edgehill Road.

Other existing structures were evaluated including utility poles, water tanks, and other non-residential land uses. The applicant was unable to obtain approval from the Vista Irrigation District and SDG&E to mount on the existing infrastructures such as the water tank and utility poles. The Vista Irrigation District conveyed that mounting the proposed wireless facility would be burdensome to maneuver around, if the agency were to conduct routine or emergency maintenance on the water tank and utility poles. Due to the local terrain, the lack of structures with an appropriate height within the coverage area, technical infeasibility, and distance, these various structures were eliminated from consideration. Additional information detailing the ASA analysis can be found in Attachment E.

The Geographic Service Area (GSA) maps shown in Figure 6 illustrate the projected area coverage without the proposed project and with the proposed project. The GSA maps demonstrate that the

proposed location is necessary for the carrier to close the coverage gap in the surrounding area and provide adequate service to this area. The GSA maps can also be found in Attachment F.

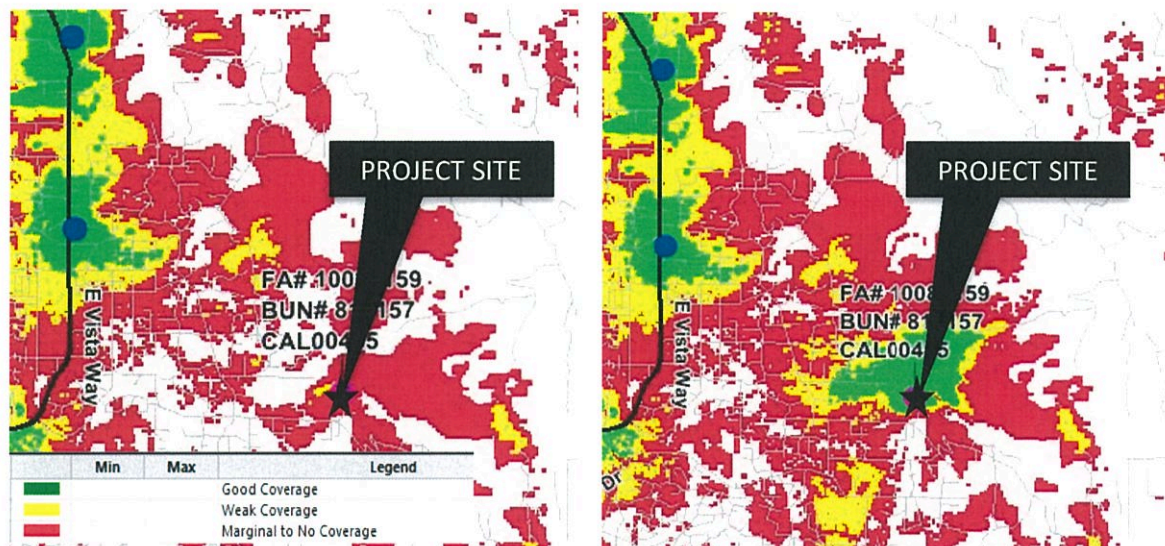


Figure 6: Coverage without proposed project (left) and coverage with proposed project (right).

Amortization

The original MUP for this facility was not designed with a faux facility and therefore was subject to the amortization schedule to bring the facility into conformance with the Wireless Ordinance. The existing wireless telecommunication facility is located in a rural residential zone and is defined as a "high-visibility" facility. The proposed project will conform to the amortization requirements set forth in Sections 6985 and 6991 of the Zoning Ordinance.

2. General Plan Consistency

The proposed project is consistent with 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 project will allow for increased 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 proposed project will minimize telecommunication interruptions by improving coverage in the area. Additionally, there is a back-up generator to allow the wireless telecommunication facility to operate in the event of a power outage.

General Plan Policy	Explanation of Project Conformance
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 proposed project will not be visible from any State Scenic Highways. The proposed telecommunication facility has been designed to have the appearance of a faux mono-eucalyptus tree, and is similar to other mature trees in the area and will blend in with existing mature trees, maintaining the rural community character.
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 proposed project was sited and designed to minimize the view from surrounding properties and road by being redesigned to blend with existing mature trees. The applicant pursued various alternative sites within the area; however, none could produce the same coverage as the proposed location. Sloping terrain surrounding the site will help buffer and screen the wireless telecommunication facility into the existing setting.
POLICY LU 15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.	The proposed project will be compatible with the existing community character because the proposed antennae have been sited and designed to blend in with the existing landscape. As identified in the photo-simulations, the sloped terrain, existing water tank and mature trees will help screen the CMU enclosure and help minimize the views of the facility from public vantage points. 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.
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.	The project will provide co-location opportunities on the proposed facility, thereby satisfying this policy.

3. Community Plan Consistency

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

Table D-2: North County Metropolitan Subregional Plan Conformance

Community Plan Policy	Explanation of Project Conformance
Goal #4 – Protect natural and economic resources by designating appropriate lands as rural, semi-rural and environmentally constrained areas.	The facility was designed as a faux mono-eucalyptus tree to ensure the protection of natural resources while providing the necessary services and economic resources in the North County Metropolitan Subregional Plan Area.

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Rural Residential (RR) zone with the incorporation of conditions of approval (Table D-3).

Table D-3: County Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	Rural Residential	Yes, with issuance of MUP
Animal Regulation:	V	N/A
Density:	-	N/A
Lot Size:	2 Acres	Yes
Building Type:	C	Yes
Height:	G	Yes, with issuance of MUP
Lot Coverage:	-	N/A
Setback:	B	Yes
Open Space:	-	N/A
Special Area Regulations:	C-Designator, Airport Land Use Compatibility	Yes, with FAA Notification

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 applicant is proposing a 67-foot tall faux mono-eucalyptus tree which exceeds the height limit for the zone. Pursuant to Section 4620(g) of the County Zoning Ordinance, the height of the wireless facility is permitted to exceed the maximum height through an exception as part of the MUP to the height regulations by finding that the project site has existing vertical elements and mature trees consistent in scale and bulk.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 4800 of the Zoning Ordinance requires that the project meet the "B" setback requirements of a 60-foot front yard setback, 15-foot side yard setback, 35-foot exterior side yard setback, and a 50-foot rear yard setback.	The project meets all required setbacks. The proposed wireless telecommunication facility will be located 88 feet south of the closest residential property line.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Telecommunications Facilities

The proposed project complies with all applicable Wireless Ordinance requirements with incorporation of conditions of approval (See Table D-4).

Table D-4: Wireless Ordinance Development Regulations

Development Standard	Proposed/Provided	Complies?
Section 6985.C.4 of the Wireless Telecommunications 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 setback from the proposed facility to the nearest residential property line is 88 feet.	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 antennae and CMU enclosure will be placed outside all required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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 project includes a CMU enclosure with a height of ten feet. The CMU enclosure will be seen from select neighbors' property; however, it will blend in with the existing adjacent detached utility structures and existing water tank. The existing water tank to the east of the site and mature trees along the northern and western property line will provide screening of the equipment and wireless telecommunication facility from residential views.	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 Rural Residential (RR), and is subject to the most restrictive one-hour average sound level limit of 45 decibel (dBA) at the project property lines pursuant to the County Noise Ordinance Section 36.404. Noise producing equipment consists of an emergency back-up generator. The generator unit will produce noise levels which will not exceed the 45 dBA requirement at the property line and thereby comply with the County Noise Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

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

E. COMMUNITY PLANNING GROUP

The project site is located in an area of the North County Metropolitan Subregional Plan Area that is not represented by a community planning group or sponsor group.

F. PUBLIC INPUT

No phone calls or written comments were received as a result of the 700-foot radius public notices sent on April 17, 2018, at the time of the project application. The project is required to send public notices to a radius of 300 feet from the project site boundaries or a minimum of 20 individuals. A minimum of 20 individuals was not captured in the 300 foot radius, therefore, public notices were sent to a radius of 700 feet.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP PDS2018-MUP-83-063W3, 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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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-83-063W3

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

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

Attachment F – Ownership Disclosure

Attachment A – Planning Documentation



CC BUN: 816157
SITE NAME: VISTA
2374 EDGEHILL ROAD
VISTA, CA 92084
COUNTY OF SAN DIEGO

CROWN CASTLE
200 SPECTRUM CENTER DRIVE
SUITE 1000
IRVINE, CA 92618

CC BUN: 816157

CC SITE NAME:
VISTA

LATITUDE: N 33°12'49.13"
LONGITUDE: W 117°11'54.12"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	02/05/18	REVIEW
0	04/04/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	05/17/18	SUBMITTAL
3	06/11/18	SUBMITTAL
4	11/20/18	SUBMITTAL

Dewberry

Dewberry Engineers Inc.
1015 BRIGGS ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 856.780.3626



DRAWN BY: JSR

REVIEWED BY: MSM

CHECKED BY: JG

PROJECT NUMBER: 50092941

SITE ADDRESS:

2374 EDGEHILL ROAD
VISTA, CA 92084

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

PROJECT TEAM ENGINEER: DEWBERRY ENGINEERS INC. 1015 BRIGGS ROAD, SUITE 210 MT LAUREL, NJ 08054 PHONE: (856) 780-3640 CONTACT: MICHAEL MOORE PROJECT MANAGER: CROWN CASTLE 200 SPECTRUM CENTER DRIVE, SUITE 1900 IRVINE, CA 92618 PHONE: (951) 795-6795 CONTACT: JESSE CASTANEDA EMAIL: Jesse.Castaneda@crowncastle.com CONSTRUCTION MANAGER: CROWN CASTLE 200 SPECTRUM CENTER DRIVE, SUITE 1900 IRVINE, CA 92618 PHONE: (951) 795-6795 CONTACT: JESSE CASTANEDA EMAIL: Jesse.Castaneda@crowncastle.com	VICINITY MAP 	PROJECT DESCRIPTION APPLICANT: CROWN CASTLE GT COMPANY LLC APPLICANT ADDRESS: 1055 S STEARMAN DR. CHANDLER, AZ 85286 LATITUDE: N 33° 12' 49.13" LONGITUDE: W -117° 11' 54.12" ASSESSOR'S PARCEL NO.: 174-270-05-00 PROJECT ADDRESS: 2374 EDGEHILL RD. VISTA, CA 92084 THOMAS BROTHERS PAGE: 1088 - 0/4 JURISDICTION: COUNTY OF SAN DIEGO CURRENT USE: UNMANNED TELECOMMUNICATIONS FACILITY PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY PROPERTY OWNER: VISTA IRRIGATION DISTRICT 1391 ENGINEER ST., VISTA, CA 92083 TYPE OF CONSTRUCTION: V-B OCCUPANCY GROUP: U-2	DRAWING INDEX <table><tr><td>T-1</td><td>TITLE SHEET</td></tr><tr><td>2-1</td><td>EXISTING PLOT PLAN LAYOUT</td></tr><tr><td>2-2</td><td>PROPOSED PLOT PLAN LAYOUT</td></tr><tr><td>2-3</td><td>EXISTING EQUIPMENT LAYOUT</td></tr><tr><td>2-4</td><td>PROPOSED EQUIPMENT LAYOUT</td></tr><tr><td>2-5</td><td>ANTENNA LAYOUT</td></tr><tr><td>2-6</td><td>ELEVATIONS SHEET 1</td></tr><tr><td>2-7</td><td>ELEVATIONS SHEET 2</td></tr><tr><td>TOPO-1</td><td>TOPOGRAPHIC SURVEY</td></tr><tr><td>LS-1</td><td>PLOT PLAN</td></tr></table>	T-1	TITLE SHEET	2-1	EXISTING PLOT PLAN LAYOUT	2-2	PROPOSED PLOT PLAN LAYOUT	2-3	EXISTING EQUIPMENT LAYOUT	2-4	PROPOSED EQUIPMENT LAYOUT	2-5	ANTENNA LAYOUT	2-6	ELEVATIONS SHEET 1	2-7	ELEVATIONS SHEET 2	TOPO-1	TOPOGRAPHIC SURVEY	LS-1	PLOT PLAN
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2-6	ELEVATIONS SHEET 1																						
2-7	ELEVATIONS SHEET 2																						
TOPO-1	TOPOGRAPHIC SURVEY																						
LS-1	PLOT PLAN																						
DRIVING DIRECTIONS DIRECTIONS FROM T-MOBILE OFFICE: START OUT GOING EAST ON PACIFIC CENTER BLVD. TOWARD PACIFIC HEIGHTS BLVD. TURN RIGHT ONTO PACIFIC HEIGHTS BLVD. TURN RIGHT ON MIRA MESA BLVD. TURN RIGHT ONTO VISTA SORRENTO PKWY. MERGE ONTO I-805 N VIA RAMP ON THE LEFT. I-805 N BECOMES I-5 N, THEN MERGE ONTO CA-78 E VIA EXIT 518 TOWARD ESCONDIDO. TAKE THE VISTA VILLAGE DR. EXIT. TURN LEFT ONTO VISTA VILLAGE DR. VISTA VILLAGE DR. BECOMES E VISTA WAY. TURN RIGHT ONTO FOOTHILL DR. TURN RIGHT TO STAY ON FOOTHILL DR. STAY STRAIGHT TO GO ONTO EDGEHILL RD. SITE IS ON THE LEFT.	CODE COMPLIANCE ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES: <ul style="list-style-type: none">2016 CALIFORNIA BUILDING CODE2016 CALIFORNIA MECHANICAL CODE2016 CALIFORNIA PLUMBING CODE2016 CALIFORNIA ELECTRICAL CODE2009 CITY OF LOS ANGELES STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "GREENBOOK"2009 CITY OF LOS ANGELES SPECIAL SPECIFICATIONS FOR THE CONSTRUCTION OF STREET LIGHTING SYSTEMS IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.	PROJECT SUMMARY THE PROJECT IS FOR THE CONTINUED OPERATION OF A CELLULAR COMMUNICATIONS NETWORK. S.O.W.: <ul style="list-style-type: none">REPAIR EXISTING EQUIPMENT SHELTER - COLOR TO BE SPECIFIED BY LAND LORDREPLACE EXISTING 65' ANTENNA TOWER WITH 67' STEALTH EUCALYPTUS ANTENNA TOWER. GENERAL NOTES 1. THE FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSIBLE BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.	APPROVALS PROJECT MANAGER: _____ DATE: _____ CONSTRUCTION MANAGER: _____ DATE: _____ LEASING/SITE ACQUISITION: _____ DATE: _____ RF ENGINEER: _____ DATE: _____ LANDLORD/TOWER OWNER: _____ DATE: _____ OPERATIONS: _____ DATE: _____																				

SDC PDS RCVD 12-04-18
MUP83-063W3

2 - 15

- REPAINT EXISTING EQUIPMENT SHELTER
- REPLACE EXISTING ANTENNA TOWER WITH STEALTH EUCALYPTUS ANTENNA TOWER

THIS SET OF DRAWINGS WAS PREPARED UTILIZING INFORMATION OBTAINED FROM PUBLIC DOCUMENTS MADE AVAILABLE ON JURISDICTION WEBSITE. DEWBERRY ENGINEERS INC. CANNOT GUARANTEE THE ACCURACY OF THE DATA AND INFORMATION DEPICTED ON HEREBY EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE TRUTH, VALIDITY, INVALIDITY, ACCURACY, INACCURACY OF ANY SAID DATA AND INFORMATION. THE PARCEL LINES ON MAPS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE USED AS A SURVEY. DEWBERRY ENGINEERS INC. ACCEPTS NO RESPONSIBILITY FOR THE UNAUTHORIZED USE OR TRANSMISSION OF ANY SUCH DATA OR INFORMATION IN ITS ACTUAL OR ALTERED FORM.

1. THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND ANY SUBSEQUENT AMENDMENTS AND ANY OTHER FEDERAL, STATE OR LOCAL STATE OR FEDERAL REGULATORY AGENCIES.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE NEW INSTALLATION.
3. NO GRADING IS PROPOSED AS A PART OF THIS PROJECT. NO TREENING WILL BE REQUIRED. REPLACEMENT POLE WILL HAVE NEW FOUNDATION INSTALLED.
4. NO EXISTING TREES ARE TO BE REMOVED AS A PART OF THIS PROJECT. ALL EXISTING VEGETATION IS TO REMAIN.



200 SPECTRUM CENTER DRIVE
SUITE 1900
IRVINE, CA 92618

CC SITE NAME:
VISTA

LATITUDE: N 33°12'49.13"
LONGITUDE: W 117°11'54.12"

ZONING DRAWINGS		
REV	DATE	ISSUED FOR
A	02/05/18	REVIEW
0	04/04/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	05/17/18	SUBMITTAL
3	05/11/18	SUBMITTAL
4	11/20/18	SUBMITTAL

Dewberry Engineers Inc.
1015 BRIGGS ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 856.790.3300



JOSEPH GIGANTIELLO
CALIFORNIA P.E. LICENSE E20143

DRAIN BY:	J
-----------	---

REVIEWED BY: MS

CHECKED BY: _____

PROJECT NUMBER:	500929
-----------------	--------

SITE ADDRESS:

2374 EDGEHILL ROAD
VISTA, CA 92084

SHEET TITLE

EXISTING PLOT PLAN
LAYOUT

SHEET NUMBER

 $Z-1$

SCOPE OF WORK:

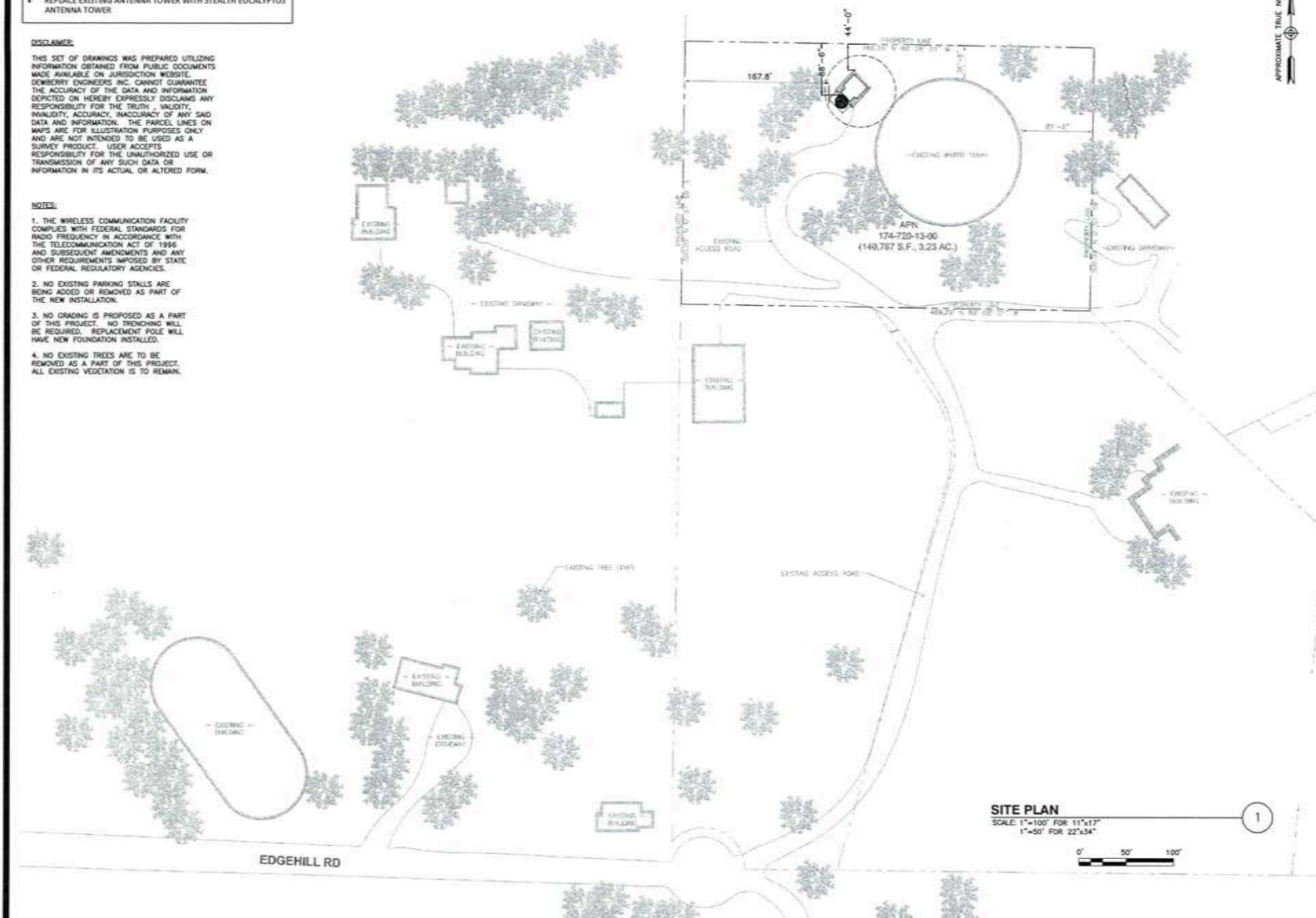
- REPAINT EXISTING EQUIPMENT SHELTER
- REPLACE EXISTING ANTENNA TOWER WITH STEALTH EUCALYPTUS ANTENNA TOWER

DISCLAIMER:

THIS SET OF DRAWINGS WAS PREPARED UTILIZING INFORMATION OBTAINED FROM PUBLIC DOCUMENTS MADE AVAILABLE ON JURISDICTION WEBSITE. DEWBERRY ENGINEERS INC. CANNOT GUARANTEE THE ACCURACY OF THE DATA AND INFORMATION DEPICTED ON HEREBY EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR THE TRUTH, VALIDITY, INADEQUACY, INACCURACY OF ANY SAID DATA AND INFORMATION. THE PARCEL LINES ON MAPS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE USED AS A SURVEY PRODUCT. USER ACCEPTS RESPONSIBILITY FOR THE UNAUTHORIZED USE OR TRANSMISSION OF ANY SUCH DATA OR INFORMATION IN ITS ACTUAL OR ALTERED FORM.

NOTES:

1. THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE NEW INSTALLATION.
3. NO GRADING IS PROPOSED AS A PART OF THIS PROJECT. NO TREECROWNING WILL BE REQUIRED. REPLACEMENT POLE WILL HAVE NEW FOUNDATION INSTALLED.
4. NO EXISTING TREES ARE TO BE REMOVED AS A PART OF THIS PROJECT. ALL EXISTING VEGETATION IS TO REMAIN.



200 SPECTRUM CENTER DRIVE
SUITE 1000
IRVINE, CA 92618

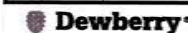
CC BUN: 816157

CC SITE NAME:
VISTA

LATITUDE: N 33°12'49.13"
LONGITUDE: W 117°11'54.12"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	02/05/18	REVIEW
0	04/04/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	05/17/18	SUBMITTAL
3	06/11/18	SUBMITTAL
4	11/20/18	SUBMITTAL



Dewberry Engineers Inc.
1315 BRIGGS ROAD
SUITE 210
MILWAUKEE, WI 53004
PHONE: 655.730.3676



JOSEPH GRANILLO
CALIFORNIA P.E. LICENSE E20143
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT.

DRAWN BY: JSR

REVIEWED BY: MSM

CHECKED BY: JD

PROJECT NUMBER: 50092941

SITE ADDRESS:

2374 EDGEHILL ROAD
VISTA, CA 92084

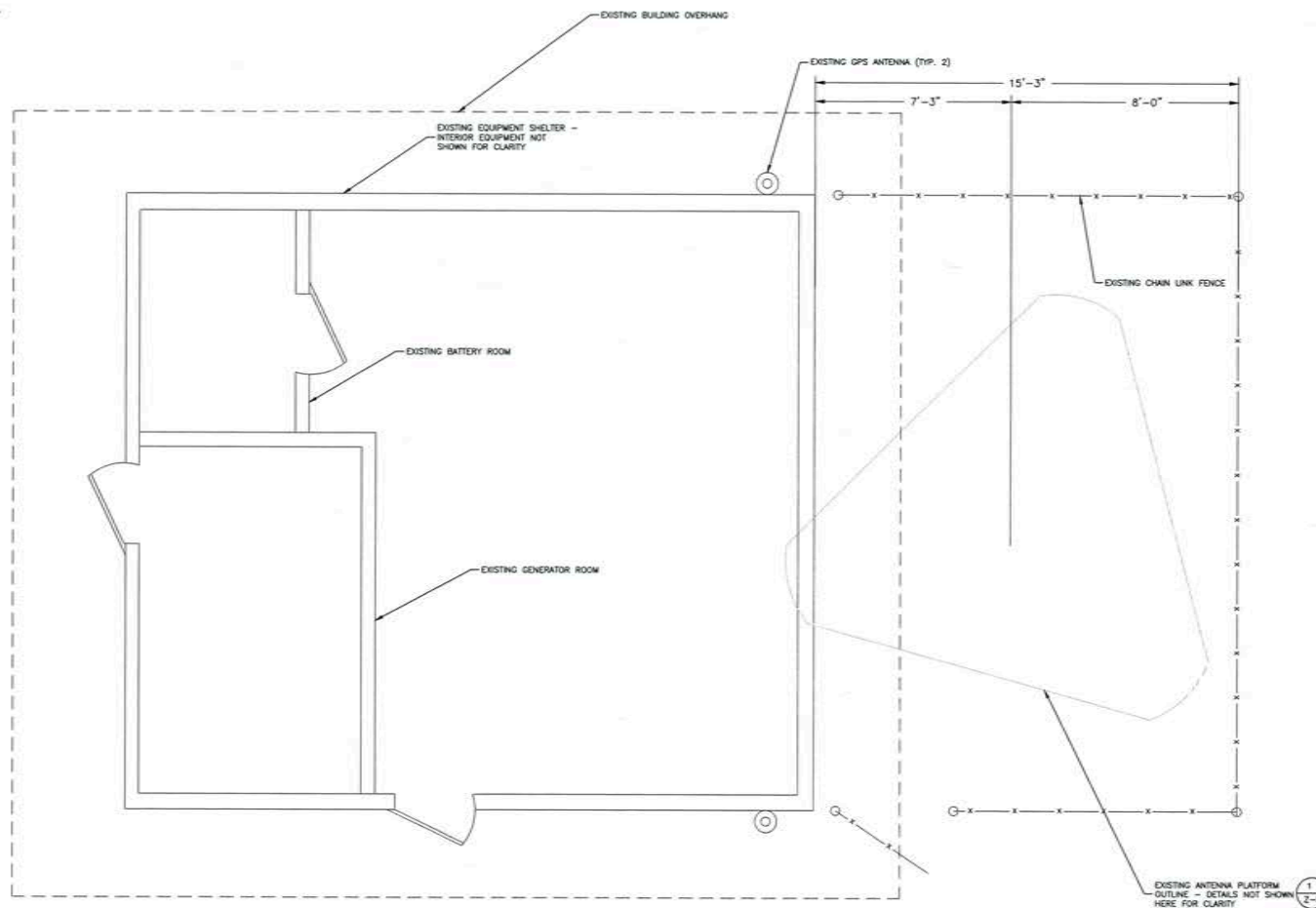
SHEET TITLE

PROPOSED PLOT PLAN
LAYOUT

SHEET NUMBER

Z-2

2-17



EXISTING EQUIPMENT LAYOUT

SCALE: 1/4"=1' FOR 11"x17"
1/2"=1' FOR 22"x34"



1



200 SPECTRUM CENTER DRIVE
SUITE 1900
IRVINE, CA 92618

CC BUN: 816157

CC SITE NAME:
VISTA

LATITUDE: N 33°12'49.13"
LONGITUDE: W 117°11'54.12"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
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3	06/11/18	SUBMITTAL
4	11/20/18	SUBMITTAL



Dewberry Engineers Inc.
1055 BRIDGES ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 856.788.3678



DRAWN BY: JSR

REVIEWED BY: MSM

CHECKED BY: JG

PROJECT NUMBER: 50092541

SITE ADDRESS:

2374 EDGEHILL ROAD
VISTA, CA 92084

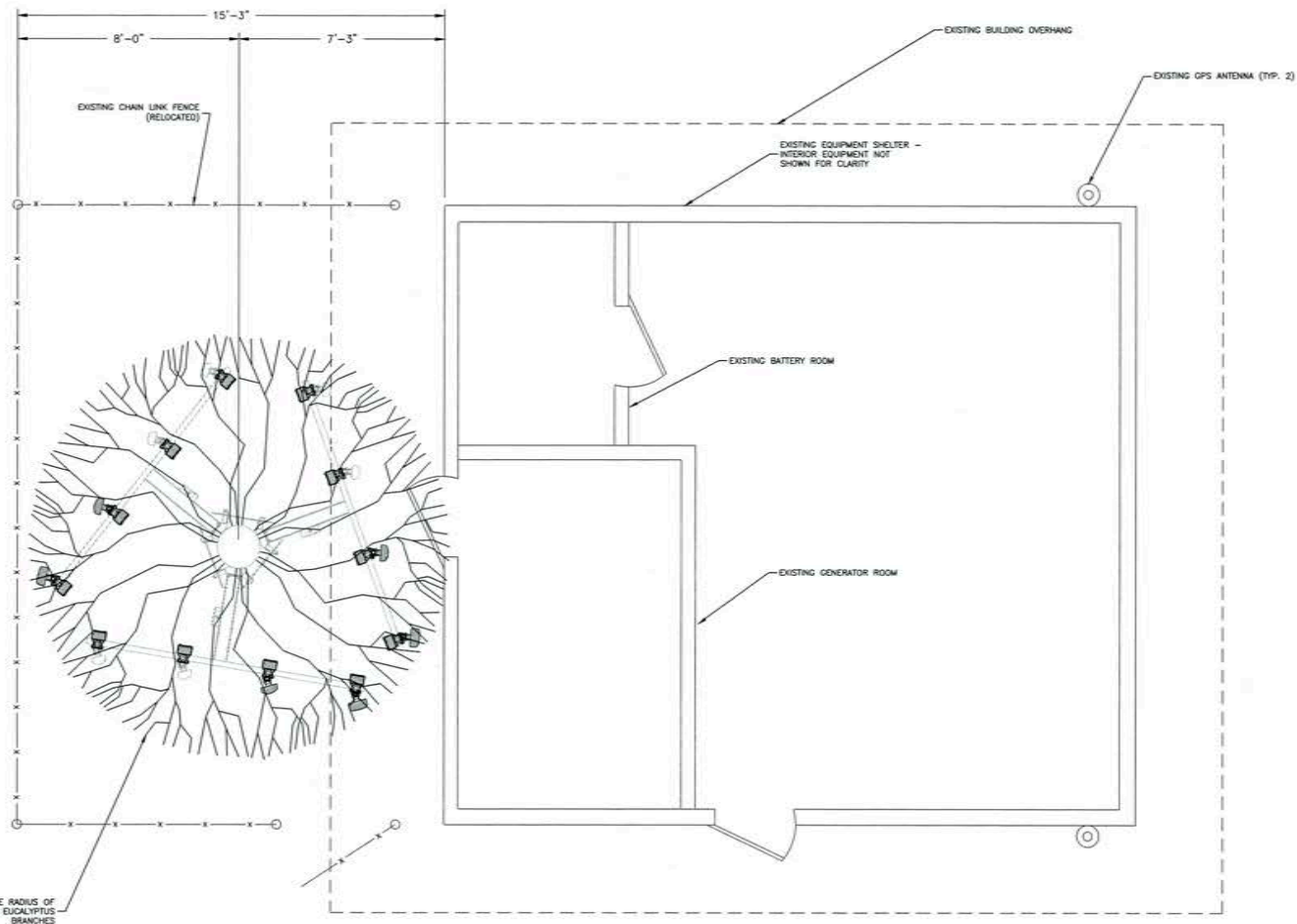
SHEET TITLE

EXISTING EQUIPMENT
LAYOUT

SHEET NUMBER

Z-3

2 - 18



NOTE:
1. EQUIPMENT SHELTER TO BE PAINTED
WITH SHERWIN WILLIAMS COLOR, "MAX
CLOUTY", 00H03W4029.

EXISTING EQUIPMENT LAYOUT

SCALE: 1/4"=1' FOR 11"x17"
1/2"=1' FOR 22"x34"



200 SPECTRUM CENTER DRIVE
SUITE 1000
IRVINE, CA 92618

CC BUN: 816157

CC SITE NAME:
VISTA

LATITUDE: N 33°12'49.13"
LONGITUDE: W 117°11'54.12"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	02/05/18	REVIEW
0	04/04/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	05/17/18	SUBMITTAL
3	06/11/18	SUBMITTAL
4	11/20/18	SUBMITTAL



Dewberry Engineers Inc.
1915 BRIGGS ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 908.780.3678



DRAWN BY: JSR
REVIEWED BY: MSM
CHECKED BY: JS
PROJECT NUMBER: 50092941
SITE ADDRESS:

2374 EDGEHILL ROAD
VISTA, CA 92084

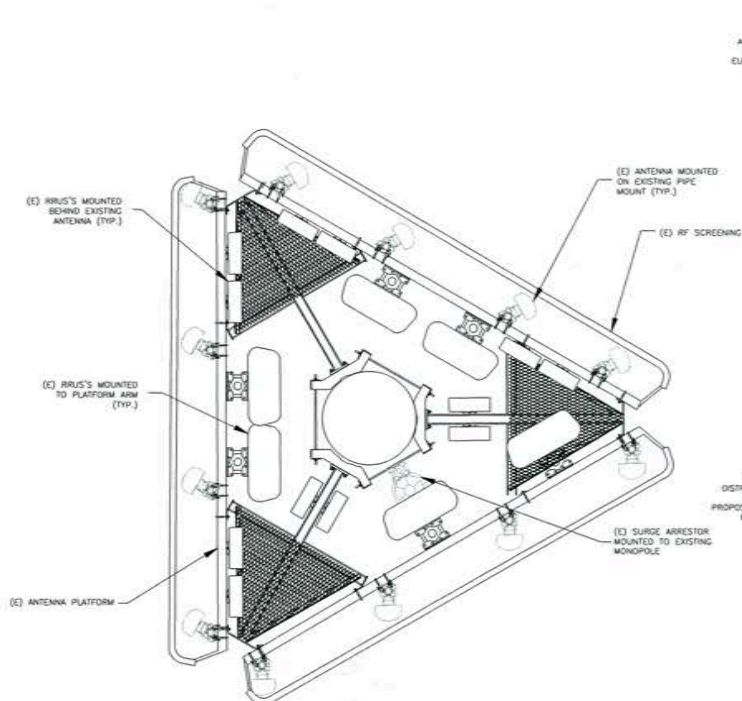
SHEET TITLE:
PROPOSED EQUIPMENT
LAYOUT

SHEET NUMBER:

Z-4

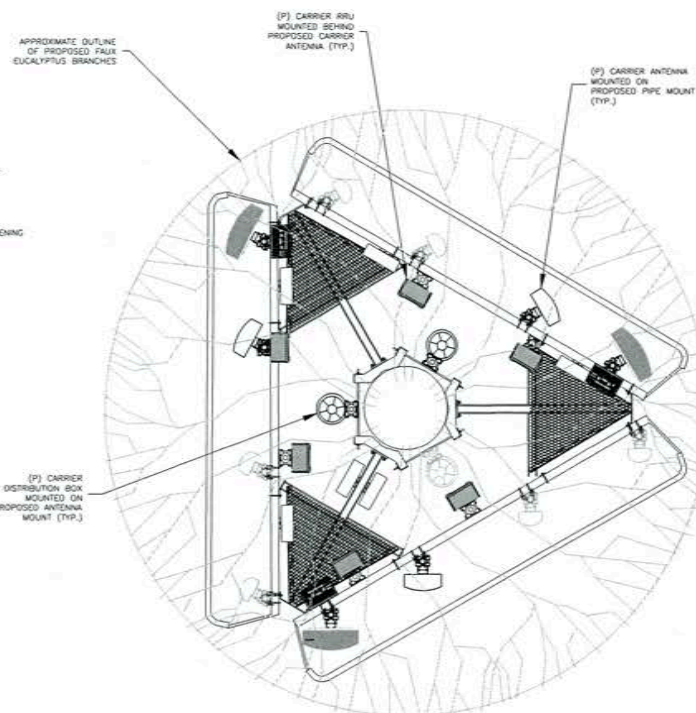
SCOPE OF WORK:

- REPAINT EXISTING EQUIPMENT SHELTER
- REPLACE EXISTING ANTENNA TOWER WITH STEALTH EUCALYPTUS ANTENNA TOWER



EXISTING ANTENNA PLAN
SCALE: N.T.S.

1



PROPOSED ANTENNA PLAN (TYP. ALL ELEVATIONS)
SCALE: N.T.S.

2

NOTE:

1. FAUX EUCALYPTUS BRANCHES SHALL EXTEND A MINIMUM OF 18" PAST ANTENNAS.



200 SPECTRUM CENTER DRIVE
SUITE 1000
IRVINE, CA 92618

CC BUN: 816157

CC SITE NAME:
VISTA

LATITUDE: N 33°12'49.13"
LONGITUDE: W 117°11'54.12"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
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1	04/11/18	SUBMITTAL
2	05/17/18	SUBMITTAL
3	06/11/18	SUBMITTAL
4	11/20/18	SUBMITTAL



Dewberry Engineers Inc.
1015 BRIGGS ROAD
SUITE 210
MILWAUKEE, NJ 08054
PHONE: 856.790.3676



DRAWN BY: JSR
REVIEWED BY: MSW
CHECKED BY: JD
PROJECT NUMBER: 50092941
SITE ADDRESS:

2374 EDGEHILL ROAD
VISTA, CA 92084

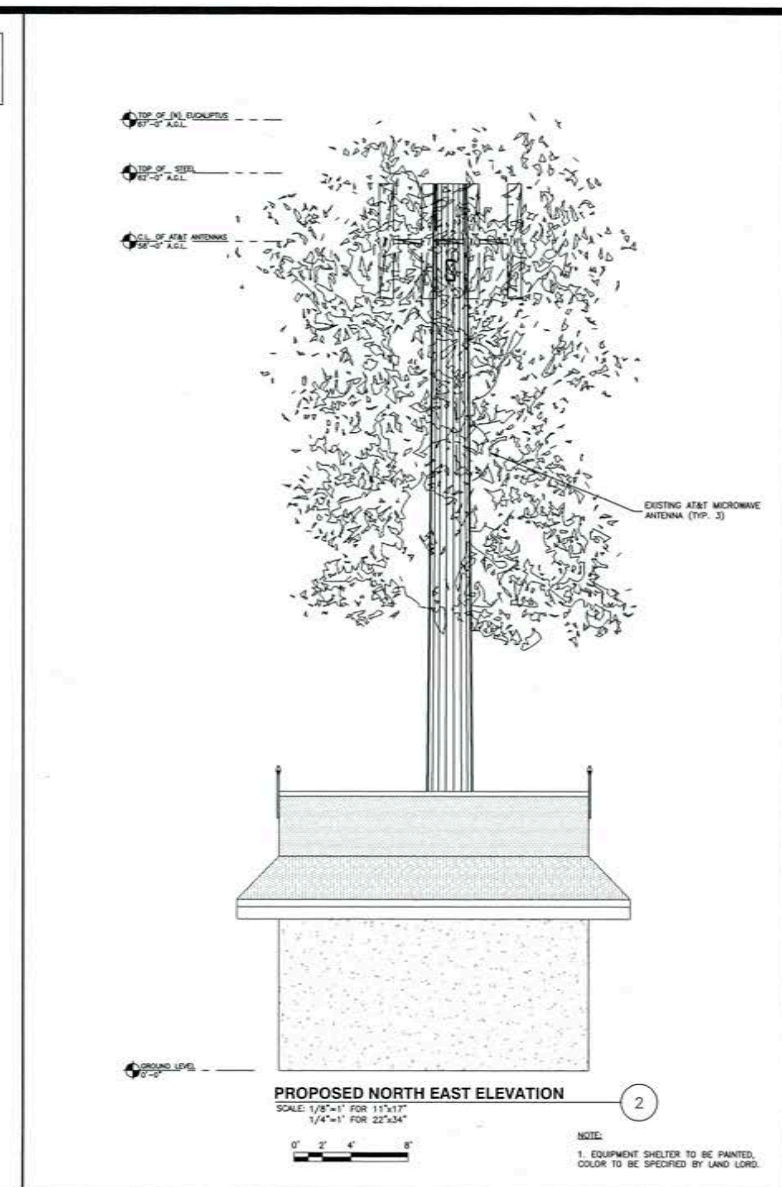
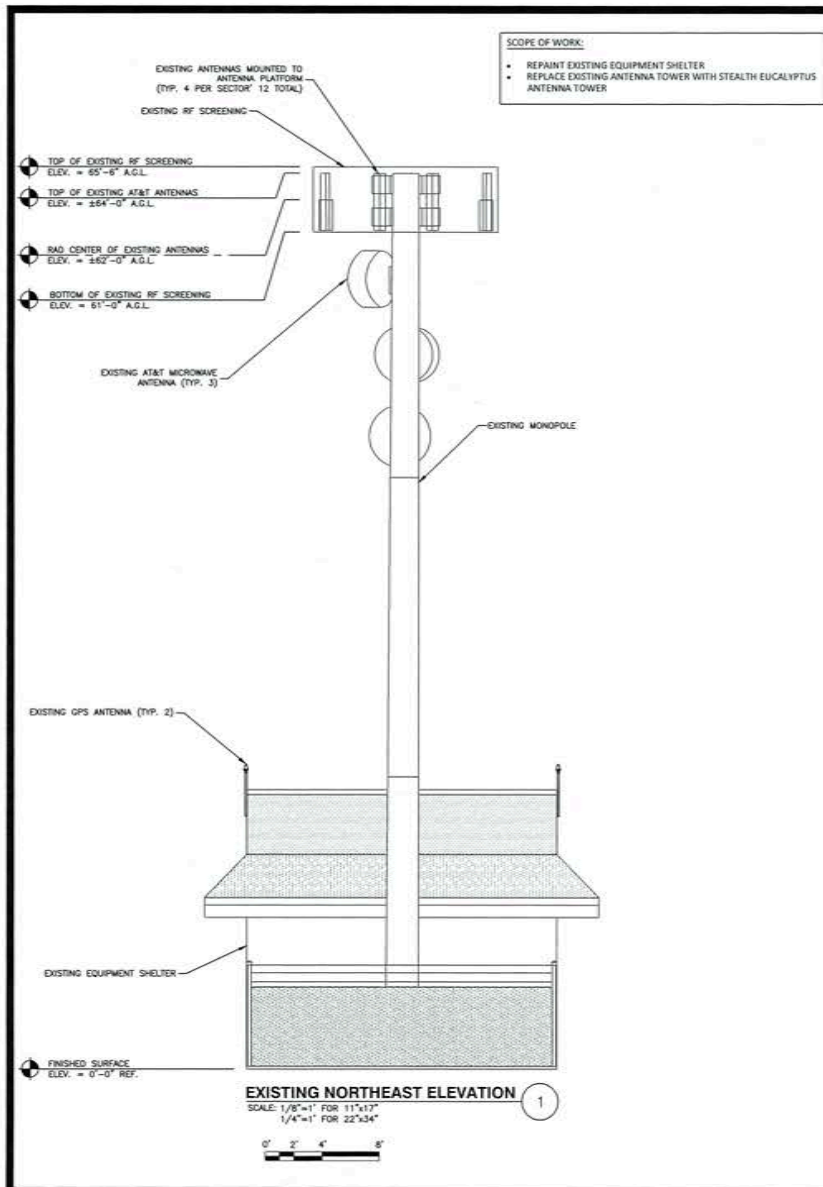
SHEET TITLE:

ANTENNA LAYOUT

SHEET NUMBER:

Z-5

2 - 20



CROWN CASTLE
200 SPECTRUM CENTER DRIVE
SUITE 1900
IRVINE, CA 92618

CC BUN: 816157

CC SITE NAME:
VISTA

LATITUDE: N 33°12'49.13"
LONGITUDE: W 117°11'54.12"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	02/05/18	REVIEW
0	04/04/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	05/17/18	SUBMITTAL
3	06/11/18	SUBMITTAL
4	11/20/18	SUBMITTAL

Dewberry
Dewberry Engineers Inc.
1015 BRIGGS ROAD
SUITE 210
MILWAUKEE, WI 53004
PHONE: 856.780.3676

JOSEPH GIGANTELLI
CALIFORNIA P.E. LICENSE E20143
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT.

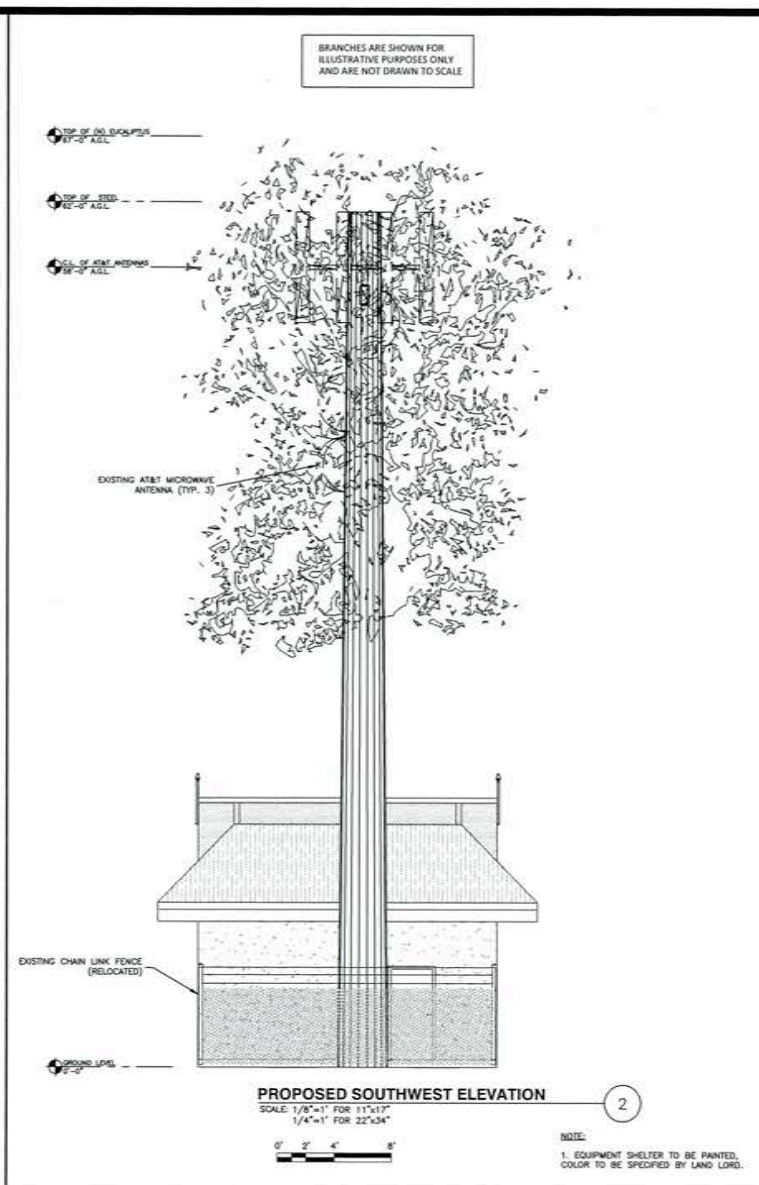
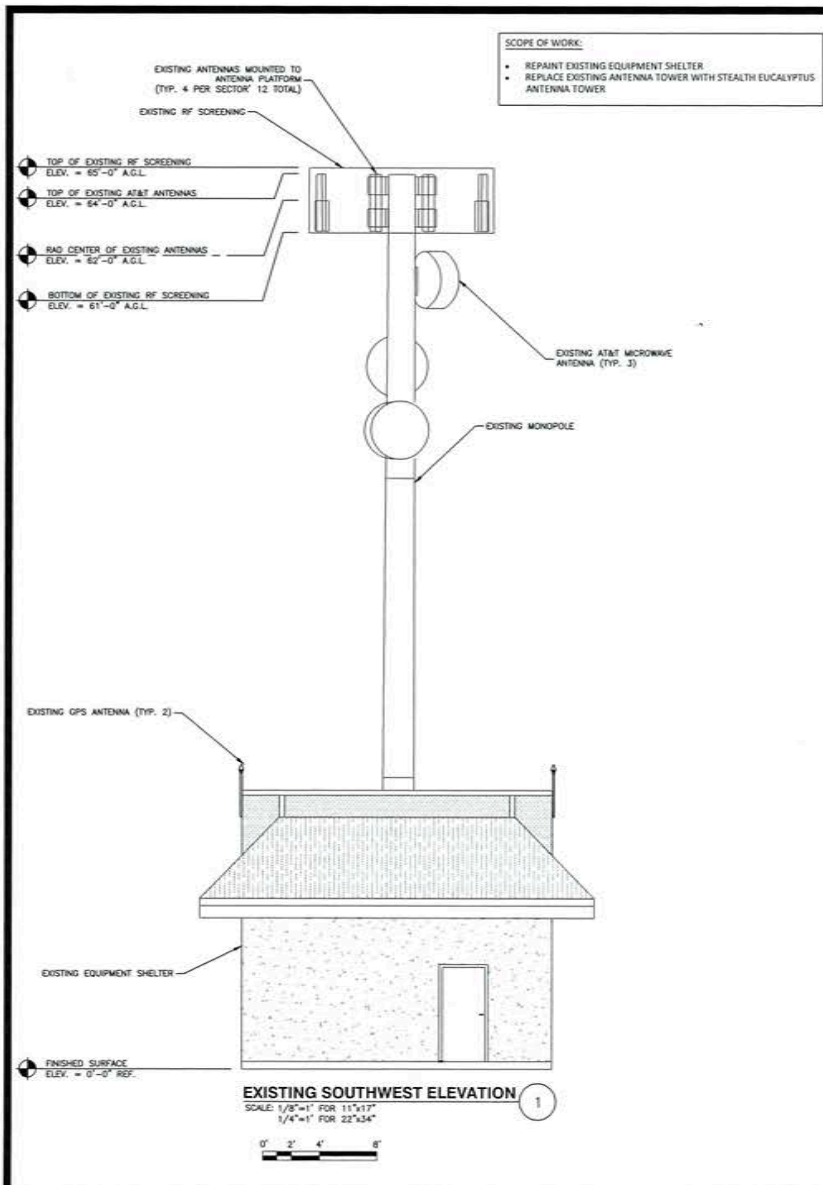
DRAWN BY: JSR
REVIEWED BY: WSM
CHECKED BY: JG
PROJECT NUMBER: 50092941
SITE ADDRESS:

2374 EDGEHILL ROAD
VISTA, CA 92084

SHEET TITLE:
ELEVATIONS
SHEET 1

SHEET NUMBER:
Z-6

2 - 21



200 SPECTRUM CENTER DRIVE
SUITE 1900
IRVINE, CA 92618

CC BUN: 816157

CC SITE NAME:
VISTA

LATITUDE: N 33°12'49.13"
LONGITUDE: W 117°11'54.12"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	02/05/18	REVIEW
0	04/04/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	05/17/18	SUBMITTAL
3	06/11/18	SUBMITTAL
4	11/20/18	SUBMITTAL



Dewberry Engineers Inc.
1055 BRIDGE ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 856.786.3676



DRAWN BY: JSR

REVIEWED BY: MSM

CHECKED BY: JG

PROJECT NUMBER: 50092941

SITE ADDRESS:

2374 EDGEHILL ROAD
VISTA, CA 92084

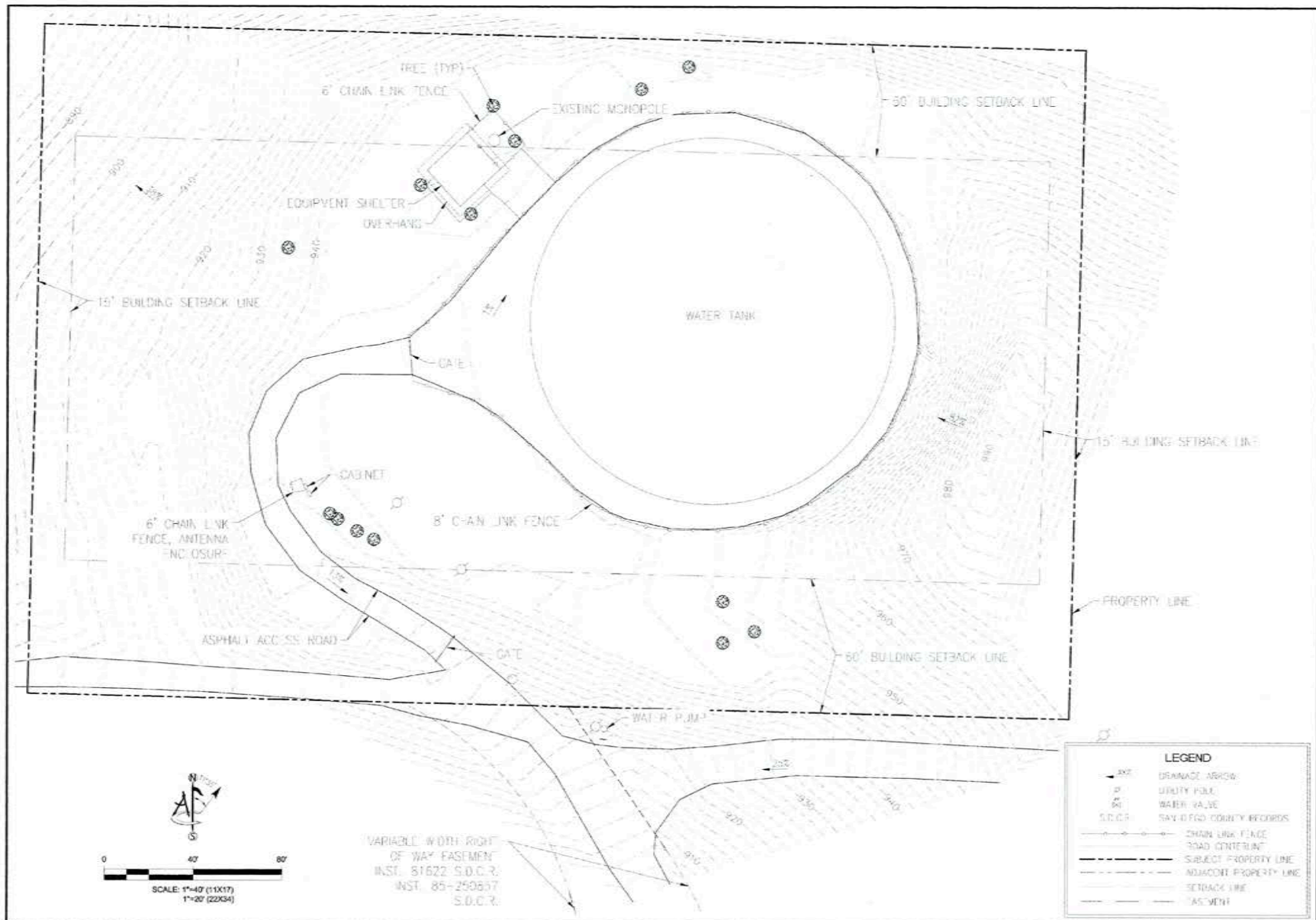
SHEET TITLE

ELEVATIONS
SHEET 2

SHEET NUMBER

Z-7

2 - 22



CROWN CASTLE

PROPRIETARY INFORMATION

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

SITE NAME
VISTA

B.U.N.
816157

SITE ADDRESS
2374 EDGEHILL ROAD
VISTA, CA 92084

SAN DIEGO COUNTY

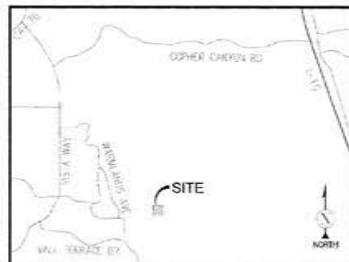
ambit consulting

425 SAN DIEGO BLVD, SUITE 200
HUNTINGTON BEACH, CALIFORNIA 92648
P.O. BOX 6208, ALI, CA

REV.	DATE	DESCRIPTION	BY
0	04/09/18	SUBMITTAL	CK

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NO.
TOPO-1



VICINITY MAP
N.T.S.

OWNER

VISTA IRRIGATION DISTRICT
1911 ENGINEER STREET
VISTA, CA 92081

CONTACT

L.A. WA. SMITH
949-430-4332

SITE ADDRESS

2374 EDGEHILL ROAD
VISTA, CA 92084
APN: 174-270-05-00
140787 SQ. FT. OR 3.2
ACRES MORE OR LESS (NET)

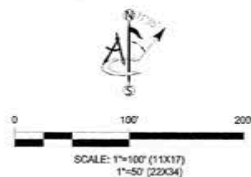
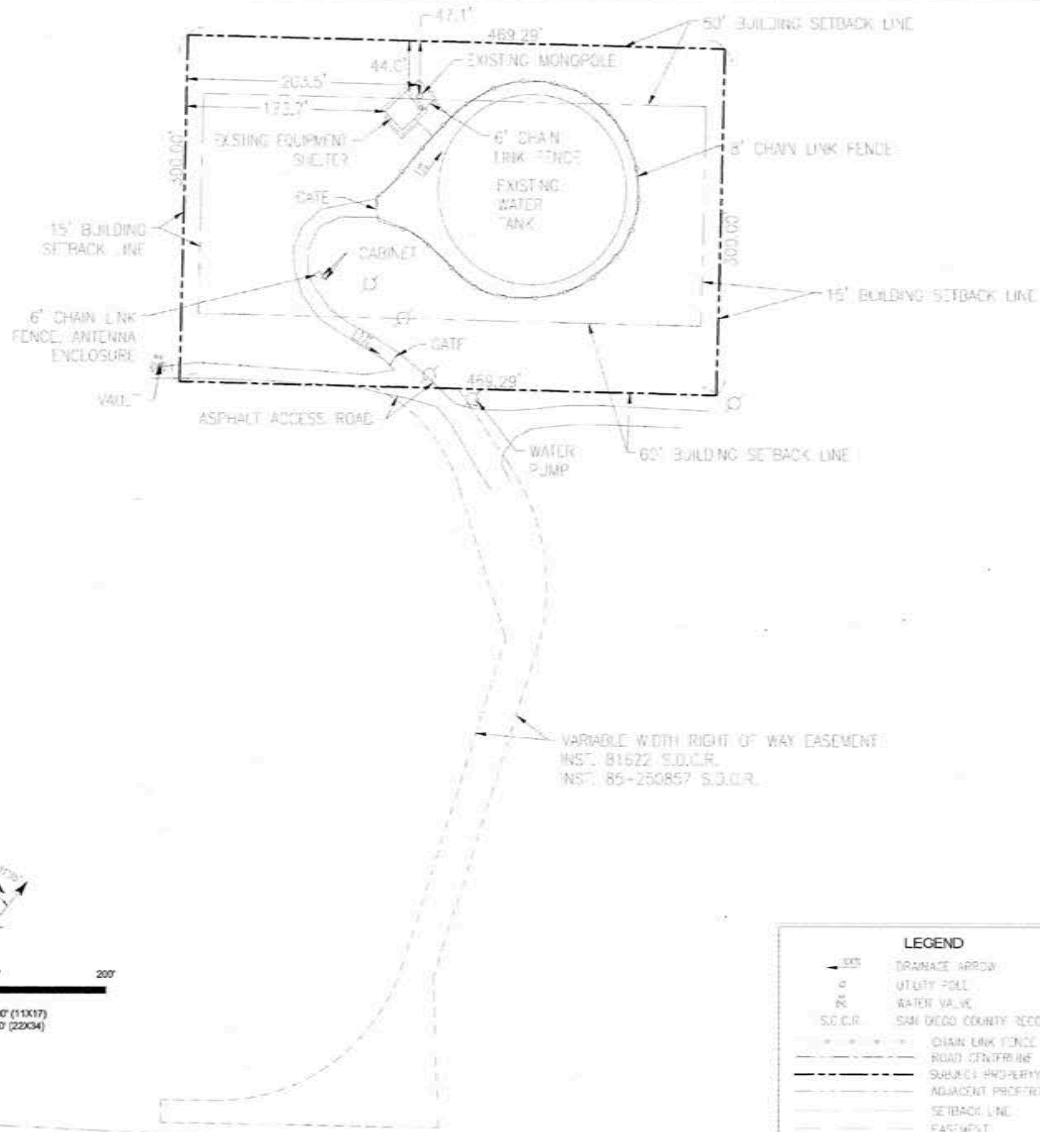
SUMMARY

EXISTING

EQUIPMENT SHELTER: 35 SQ. FT.

PROPOSED

N/A



LEGEND	
	DRAINAGE ARROW
	UTILITY POLE
	WATER VALVE
	S.D.C.R.
	CHAIN LINK FENCE
	ROAD CENTERLINE
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE
	EASEMENT



PROPRIETARY INFORMATION

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

SITE NAME

VISTA

B.U.N.

816157

SITE ADDRESS

2374 EDGEHILL ROAD
VISTA, CA 92084

SAN DIEGO COUNTY



ambit consulting
FOR WAREHOUSE - DATE 2/16
UNIONTON, CALIF. CALIFORNIA 95041
PH. (408) 438-4212

REV.	DATE	DESCRIPTION	BY
0	04/08/18	SUBMITTAL	CK

SHEET TITLE

PLOT
PLAN

SHEET NO.

LS-1

**Attachment B – Form of Decision
Approving PDS2018-MUP-83-063W3**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

MARK WARDLAW
Director

KATHLEEN FLANNERY
Assistant Director

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

COMMISSIONERS

Michael Seiler (Chairman)
Douglas Barnhart (Vice
Chairman)
Michael Beck
Leon Brooks
Michael Edwards
David Pallinger
Bryan Woods

~~May 30, 1985~~
~~November 27, 1991~~
June 21, 2019

PERMITEE: CMH CONSULTING GROUP ON BEHALF OF CROWN CASTLE

MAJOR USE PERMIT

MODIFICATION: PDS2018-MUP-83-063W3

E.R. NUMBER: PDS2018-ER-083-08-065C

PROPERTY: 2380 Edgehill Road, Vista

APN: 174-270-05

DECISION OF THE PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION (P83-063)

IS GRANTED, for a period of 10 years with a review after the first 5 years, as per plot plan dated November 30, 1983, consisting of one sheet, as amended and approved concurrently herewith, a Major Use Permit, pursuant to Section 2185(b) of the Zoning Ordinance for a radio telecommunications system (one-way paging and two-way mobile communication service) comprised comprised of a 60 foot high antenna structure and a 500-square foot electronic equipment building, together with an exception in both height and setback regulations to allow for the increase in maximum height from 35-feet to 60-feet for the proposed antenna and to allow a reduction in the required setback between structures from 10-feet to six-feet.

MODIFICATION TO MAJOR USE PERMIT DECISION (P83-063W1)

GRANT, for a period of 10 years with a review after the first 5 years, as per plot plan dated ~~November 30, 1983~~ April 10, 1985, consisting of one sheet, as amended and approved concurrently herewith, a modification of a Major Use Permit, pursuant to Section 2185(b) of the Zoning Ordinance for a radio telecommunications system (one-way paging and two-way mobile communication service) comprised comprised of a 60 foot high antenna structure and a 500-square foot electronic equipment building, together with an exception in both height and setback regulations to allow for the increase in maximum height from 35-feet to 60-feet for the proposed antenna and to allow a reduction in the required setback between structures from 10-feet to six-feet.

Antenna structures on the 60 foot monopole may consist of a triangular shroud (13' x 3-1/2' per side), whip antennas and a 6 foot microwave dish.

MODIFICATION TO MAJOR USE PERMIT DECISION (P83-063W2)

GRANT, for a period of 10 years with a review after the first 5 years, as per plot plan dated November 30, 1983 April 10, 1985, November 27, 1991, consisting of one three sheet, as amended and approved concurrently herewith, a modification of a Major Use Permit, pursuant to Section 2185(b) of the Zoning Ordinance for a a radio telecommunications system (one-way paging and two-way mobile communication service) comprised comprised of a 60 foot high antenna structure and a 500-square foot electronic equipment building, together with an exception in both height and setback regulations to allow for the increase in maximum height from 35 feet to 60 feet for the proposed antenna and to allow a reduction in the required setback between structures from 10 feet to six-feet. Antenna structures on the 60 foot monopole may consist of a triangular shroud (13' x 3-1/2' per side) whip antennas and a 6 foot microwave dish and three four-foot diameter microwave dishes.

MODIFICATION TO MAJOR USE PERMIT DECISION (PDS2018-MUP-90-031W3)

This Major Use Permit Modification for MUP-83-063W³ consists of 10 sheets including a plot plan, equipment layout, and elevations dated December 4, 2018. This permit modification authorizes the construction, operation and maintenance of a 67-foot tall faux mono-eucalyptus tree. The facility includes an existing emergency backup generator that is located within the existing 528-square foot CMU equipment cabinet enclosure. The equipment cabinet will also house the proposed equipment cabinets, pursuant to Sections 6980 and 7350 of the Zoning Ordinance.

MAJOR USE PERMIT MODIFICATION EXPIRATION: This Major Use Permit Modification 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 Modification has commenced prior to said expiration date.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on November 27, 1992, at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

The wireless telecommunication facility is considered a "high visibility" facility; therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 15 years (ending April 30, 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.

.....

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions 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 MUP-83-063

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. Submit for the approval of the Director of Planning and Land Use an elevation plan which indicates height dimensions for all on-site proposed structures which shall be painted a neutral color so as to blend with the surrounding features.
 - 2. Submit detailed and complete landscape plans for the approval of the Director of Planning and Land Use. The landscape plans and review fee shall be submitted to the Regulatory Planning Division. Plans shall include:
 - a. A complete planting plan including the names, sizes and locations of all plant materials, including trees, shrubs and ground cover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture other than such irrigation as is necessary to establish the plantings.
 - b. A complete watering system including the location, size and type of all backflow prevention devices, pressure and nonpressure water lines, valves and sprinkler heads in those areas requiring a permanent irrigation system. For areas of native or naturalizing plant material, the landscape plan shall show a method of irrigation adequate to assure establishment and growth of plant material through two growing seasons.
 - c. The following specific items shall be addressed as part of the landscape plan:
 - d. The location and type of walls, fences, walkways and lighting to be installed.
- B. Prior to any occupancy or use of the premises pursuant to this major use permit, the applicant shall:
 - 1. Payoff all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use.

2. Secure the approval of County Fire Services for the installation of the underground diesel fuel tank.
3. Install all landscaping as shown on the approved landscape plan, including the watering system.

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

- C. This permit is granted for non-cellular systems only as defined by the F.C.C. and shall not operate under radio frequencies assigned for cellular use by the FCC. The F.C.C. defines a cellular system as "a high capacity land mobile system in which assigned spectrum is divided into discrete channels which are assigned in groups to geographic cells covering a cellular geographic service area. The discrete channels are capable of being reused in different cells within the service area.
- D. Any variation of this permit for the inclusion of a cellular system will require the approval of a modification to the existing major use permit.
- E. The applicant shall receive approval of the FAA for the proposed antenna and lighting.
- F. The applicant shall not sublease its facilities to other communication users without the prior written consent of the County. Such consent shall not be unreasonably withheld.
- G. In the event surrounding property owners should experience any harmful interference in radio or television reception resulting from the subject communication operations, the applicant shall make prompt adjustments which are necessary to eliminate said interference.
- H. If subsequent medical evidence substantiates that the level of microwave radiation creates a health hazard, the Department of Planning and Land Use shall initiate proceedings for revocation of the major use permit pursuant to Section 7382 of the County's Zoning Ordinance.
- I. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6324 of the Zoning Ordinance.
- J. The proposed air conditioning units shall conform to Zoning Ordinance Performance Standards pursuant to Section 6300.
- K. All landscaping shall be adequately watered and well maintained at all times.
- L. After the expiration of the first five (5) years. the requirements and conditions of the permit shall be reviewed by the Planning Department. The Zoning Enforcement Officer shall also be contacted as part of this review.

- M. This major use permit expires on May 16, 1987 at 5:00 p.m. (or such longer period as may be approved by the or Board of Supervisors prior to said expiration date) unless construction or use in reliance on this major use permit has commenced prior to said expiration date.

CONDITIONS FOR P83-063W1:

- 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. Submit for the approval of the Director of Planning and Land Use an elevation plan which indicates height dimensions for all on-site proposed structures which shall be painted a neutral color so as to blend with the surrounding features.
 2. Submit detailed and complete landscape plans for the approval of the Director of Planning and Land Use. The landscape plans and review fee shall be submitted to the Regulatory Planning Division. Plans shall include:
 - a. A complete planting plan including the names, sizes and locations of all plant materials, including trees, shrubs and ground cover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture other than such irrigation as is necessary to establish the plantings.
 - b. A complete watering system including the location, size and type of all backflow prevention devices, pressure and nonpressure water lines, valves and sprinkler heads in those areas requiring a permanent irrigation system. For areas of native or naturalizing plant material, the landscape plan shall show a method of irrigation adequate to assure establishment and growth of plant material through two growing seasons.
 - c. The following specific items shall be addressed as part of the landscape plan:
 - d. The location and type of walls, fences, walkways and lighting to be installed.
- B. Prior to any occupancy or use of the premises pursuant to this major use permit, the applicant shall:
1. Payoff all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use.
 2. Secure the approval of County Fire Services for the installation of the underground diesel fuel tank.
 3. Install all landscaping as shown on the approved landscape plan, including the watering system.
 4. Meet the requirements of the Vista Fire Protection District to the satisfaction of the Director, Department of Planning and Land Use.

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

- ~~C.~~ This permit is granted for non-cellular systems only as defined by the F.C.C. and shall not operate under radio frequencies assigned for cellular use by the FCC. The F.C.C. defines a cellular system as "a high capacity land mobile system in which assigned spectrum is divided into discrete channels which are assigned in groups to geographic cells covering a cellular geographic service area. The discrete channels are capable of being reused in different cells within the service area.
- ~~D.~~ Any variation of this permit for the inclusion of a cellular system will require the approval of a modification to the existing major use permit.
- ~~E.~~ C. The applicant shall receive approval of the FAA for the proposed antenna and lighting.
- ~~F.~~ D. The applicant shall not sublease its facilities to other communication users without the prior written consent of the County. Such consent shall not be unreasonably withheld.
- ~~G.~~ E. In the event surrounding property owners should experience any harmful interference in radio or television reception resulting from the subject communication operations, the applicant shall make prompt adjustments which are necessary to eliminate said interference.
- ~~H.~~ F. If subsequent medical evidence substantiates that the level of microwave radiation creates a health hazard, the Department of Planning and Land Use shall initiate proceedings for revocation of the major use permit pursuant to Section 7382 of the County's Zoning Ordinance.
- ~~I.~~ G. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6324 of the Zoning Ordinance.
- ~~J.~~ H. The proposed air conditioning units shall conform to Zoning Ordinance Performance Standards pursuant to Section 6300.
- ~~K.~~ I. All landscaping shall be adequately watered and well maintained at all times.
- ~~L.~~ J. After the expiration of the first five (5) years. the requirements and conditions of the permit shall be reviewed by the Planning Department. The Zoning Enforcement Officer shall also be contacted as part of this review.
- ~~M.~~ K. This major use permit expires on May 30, 1987 at 5:00p.m. (or such longer period as may be approved by the Planning and Environmental Review Board, ~~Planning Commission or Board of Supervisors~~ prior to said expiration

date)unless construction or use in reliance on this major use permit has commenced prior to said expiration date.

CONDITIONS FOR P83-063W2:

- 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. Submit for the approval of the Director of Planning and Land Use an elevation plan which indicates height dimensions for all on-site proposed structures which shall be painted a neutral color so as to blend with the surrounding features.
 - 2. Submit detailed and complete landscape plans for the approval of the Director of Planning and Land Use. The landscape plans and review fee shall be submitted to the Regulatory Planning Division. Plans shall include:
 - a. A complete planting plan including the names, sizes and locations of all plant materials, including trees, shrubs and ground cover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture other than such irrigation as is necessary to establish the plantings.
 - b. A complete watering system including the location, size and type of all backflow prevention devices, pressure and nonpressure water lines, valves and sprinkler heads in those areas requiring a permanent irrigation system. For areas of native or naturalizing plant material, the landscape plan shall show a method of irrigation adequate to assure establishment and growth of plant material through two growing seasons.
 - c. The following specific items shall be addressed as part of the landscape plan.
 - d. The location and type of walls, fences, walkways and lighting to be installed.
- B. Prior to any occupancy or use of the premises pursuant to this major use permit, the applicant shall:
 - 1. Payoff all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use.
 - 2. Secure the approval of County Fire Services for the installation of the underground diesel fuel tank.
 - 3. Install all landscaping as shown on the approved landscape plan, including the watering system.

4. Meet the requirements of the Vista Fire Protection District to the satisfaction of the Director, Department of Planning and Land Use.

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

- C. ~~This permit is granted for non-cellular systems only as defined by the F.C.C. and shall not operate under radio frequencies assigned for cellular use by the FCC. The F.C.C. defines a cellular system as "a high capacity land mobile system in which assigned spectrum is divided into discrete channels which are assigned in groups to geographic cells covering a cellular geographic service area. The discrete channels are capable of being reused in different cells within the service area.~~
- D. ~~Any variation of this permit for the inclusion of a cellular system will require the approval of a modification to the existing major use permit.~~
- E. C. The applicant shall receive approval of the FAA for the proposed antenna and lighting.
- F. D. The applicant shall not sublease its facilities to other communication users without the prior written consent of the County. Such consent shall not be unreasonably withheld.
- G. E. In the event surrounding property owners should experience any harmful interference in radio or television reception resulting from the subject communication operations, the applicant shall make prompt adjustments which are necessary to eliminate said interference.
- H. F. If subsequent medical evidence substantiates that the level of microwave radiation creates a health hazard, the Department of Planning and Land Use shall initiate proceedings for revocation of the major use permit pursuant to Section 7382 of the County's Zoning Ordinance.
- I. G. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6324 of the Zoning Ordinance.
- J. H. The proposed air conditioning units shall conform to Zoning Ordinance Performance Standards pursuant to Section 6300.
- K. I. All landscaping shall be adequately watered and well maintained at all times.
- L. J. After the expiration of the first five (5) years, the requirements and conditions of the permit shall be reviewed by the Planning Department. The Zoning Enforcement Officer shall also be contacted as part of this review.

M. K. This major use permit expires on May 30, 1987 November 27, 1992 at 5:00 4:00p.m. (or such longer period as may be approved by the Planning and Environmental Review Board, Planning Commission or Board of Supervisors prior to said expiration date) unless construction or use in reliance on this major use permit has commenced prior to said expiration date.

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SPECIFIC CONDITIONS FOR MAJOR USE PERMIT MODIFICATION MUP-90-031W3

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

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

1. GEN#1—COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. GEN#2—RECORDATION OF DECISION

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

3. GEN#3—FILING OF NOE:

INTENT: In order to comply with CEQA and State law, the permit NOE shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOE and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval

and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOE form and required filing fees to the San Diego County Recorder's Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOE was filed and that a copy of the document is on file at PDS.

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

4. **PLN#1–FAA NOTIFICATION**

INTENT: In order to comply with the Oceanside [Airport Land Use Compatibility Plan](#), FAA Notification is required at least 45 days prior to construction. **DESCRIPTION OF REQUIREMENT:** The following condition shall be implemented and indicated on the building plans and made conditions of its issuance. The applicant must submit a 7460-1 form to the Federal Aviation Administration at least 45 days prior to construction or alteration. **DOCUMENTATION:** The applicant shall place this condition on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, this condition shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific notes has been placed on all sets of the building plans and made conditions of its issuance.

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

5. **GEN#4–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.

6. **PLN#2–SITE PLAN IMPLEMENTATION**

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved Minor Use Permit plot plan and the building plans. This includes, but is not limited to: improving all parking areas and driveways, installing all required design features, painting all structures with the approved colors, antennas set in at least 18-inches from the tip of the faux branches, required and approved signage is installed and located properly, and all

temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.

7. PLN#3—SITE CONFORMANCE: [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. **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.

8. PLN#4—PHOTOSIMULATION [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 December 4, 2018 to ensure that the site was built to be screened from public view.

- a. Each panel antenna mounted to the faux mono-eucalyptus will not extend past the branching.
- b. Each panel antenna mounted to the faux mono-eucalyptus will be painted green to match the faux branches.

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 photos and photo simulations for compliance with this condition.

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

9. NOISE#1—ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project

shall conform to the following requirements: Minor Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for enforcement of this permit.

10. PLN#5–SITE CONFORMANCE

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

11. PLN#5 - SITE CONFORMANCE: [PDS, PCO] [OG].

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

- a. Maintain the appearance of the facility and associated equipment enclosure, as depicted in the approved plot plans.
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.

- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
- e. The applicant 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.
- f. The antennas shall remain setback at least 18-inches from the edge of the faux branches.
- g. The telecommunication facility shall be inspected annually to ensure it is operating properly and the facility remains undamaged. The applicant shall provide the necessary inspection fee on an annual basis.
- h. The facility and back-up generator shall be maintained and tested only between the hours of 7am to 6pm Monday through Friday, not including holidays.
- i. The applicant is responsible for maintaining the installed landscaping and ensure that the landscaping is adequately screening the chain-link fencing.

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 Compliance Division]* is responsible for enforcement of this permit.

12. ROADS#1–PRIVATE ROAD MAINTENANCE

INTENT: In order to ensure that the on- and off-site private easement roads are maintained and repaired if damaged during construction and during the term of the permit, the owner shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The owner is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on- and off-site private easement roads that serve the Project. During the term of the permit, the owner(s) of the private road easement(s) shall share proportionately to the use

made of the easement(s) that serve the Project, pursuant to California Civil Code Section 845. **DOCUMENTATION:** The owner 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.

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:

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 Quality Management Plan (SWQMP), 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 the property owner keep additional and updated information onsite concerning stormwater runoff. 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 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below

<http://www.sdcountry.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 periodic adjustment as changes are made to the National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge

Requirements imposed by the San Diego Regional Water Quality Control Board (Regional Board) on discharges from municipal separate storm sewer systems (MS4).

The new MS4 Permit was adopted by the Regional Board on May 8, 2013 and amended on November 18, 2015. The County has begun the process of amending ordinances and taking other action to implement the new MS4 Permit. Additional studies and other action may be needed to comply with the new and future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

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 DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental 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.

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.

The undersigned, as the individual(s) with legal authority to fully represent the above-referenced project, concur with the inclusion of the above-listed amendments as conditions of approval of the referenced project.

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.

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FINDINGS FOR P83-063

Pursuant to Section 7358 (see Section 7359 findings required for permits filed pursuant to Regional Land Use Element 3.8) 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:
The scale, bulk, and coverage of the proposed structures, due to their on-site location adjacent to large water tanks, should not adversely affect adjacent residents or natural resources.
2. The availability of public facilities, services, and utilities

Water, electricity and fire services are available for the intended use. Sewer service will not be necessary as the facility will be unmanned.
3. The harmful effect, if any, upon desirable neighborhood character

The project should not have a significant effect upon the character of the neighborhood with the approval of the conditions relating to landscaping, noise, color and electrical interference.
4. The generation of traffic and the capacity and physical character of surrounding streets.

The only traffic visiting the subject project will be for maintenance purposes once or twice a month.
5. The suitability of the site for the type and intensity of use or development which is proposed.

The subject property has already been established as a public utility site for water storage and is suitable for the proposed public service use.
6. The harmful effect, if any, upon environmental quality and natural resources.

With the granting of this permit as conditioned to mitigate any negative impact, the quality of the environment should not be significantly affected.
7. Any other relevant impact of the proposed use.

Conditions have been imposed which will allow the County to monitor and/or revoke this land use permit if the surrounding property owners health and safety are impaired.

- (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 proposed use will not adversely affect the San Diego County General Plan since there are no significant environmental impacts that cannot be mitigated and no urban level of service will be required.

FINDINGS FOR PDS2018-MUP-83-063W3

- (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 project is a Major Use Permit for the construction, operation and maintenance of an unmanned wireless telecommunication facility that consists of 12 panel antennas and 12 Remote Radio Units (RRUs) mounted to a faux mono-eucalyptus with a height of 67 feet. The facility includes an existing emergency backup generator that is located within the seven-foot tall chain-link fence and screened by landscaping. The 500-square foot CMU enclosure will also house the proposed equipment cabinets and is designed to blend in with the adjacent utility buildings. The project is located on a lot which has an existing water tank.

Views of the site from public vantage points (Edgehill Road) are well buffered and screened due to rolling hills and existing mature trees. The project is subject to the Public/Semi-Public Facilities General Plan Land Use Designation and Rural Residential (RR) Zoning.

Scale / Bulk:

The project area can be characterized as rural residential. The area along the northern and western edge of the property supports a landscape of mature trees. Off-site land surrounding the site can be described as rural residential and agricultural with areas of undeveloped land. Since the 67-foot wireless facility would be camouflaged as a faux mono-eucalyptus tree, the color and design would blend into the backdrop of the surrounding hills. Views of the faux mono-eucalyptus and equipment enclosure would be buffered and screened from various vantage points, as the topography and existing vegetation would provide intermittent views of the facility.

Photosimulations on file illustrate that the proposed 67-foot mono-eucalyptus tree with antennas and associated equipment enclosure would be in harmony with the scale and bulk of the surrounding area and therefore would be unobtrusive to the surrounding viewshed. The view from the surrounding area would be minimized as the wireless facility is designed to be camouflaged as a faux mono-eucalyptus, set against a

background of mature trees. The applicant proposes to set the remote radio units directly behind the antennas and entirely within the branching canopy for further concealment. The equipment enclosure is designed to have block wall siding, which would be painted a light earth tone color to match the existing water tank.

Coverage:

The subject property is approximately 3.24 acres and contains a water tank. The surrounding area is characterized as semi-rural. Surrounding land uses include single-family residential on lots that range from three acre to 14 acres. The existing enclosure is 500-square feet. The total lease area (faux tree and equipment enclosures) is 2,700 square feet. The lease area for this unmanned wireless telecommunication facility would total approximately 0.06 acres (less than 1% lot coverage). Due to the small footprint, the addition of the telecommunication facility would maintain similar coverage with surrounding parcels.

Density:

The project is a MUP Modification for the authorization of a wireless telecommunication facility is a commercial use and this project does not have a residential component subject to density.

Therefore, the location, design and operating characteristics of the proposed project would be compatible with adjacent uses and structures with consideration given to scale, bulk, coverage and density.

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

The project is within the jurisdiction of the San Diego Rural Fire Protection District. The project is in compliance with Cell Site Policy FP-2 for fire protection. The project does not require sewer service. Electrical and telephone services are available on-site. Therefore, all required services are 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 a wireless telecommunication facility. The facility would include a faux mono-eucalyptus tree with a height of 67 feet. Noise would be attenuated with appropriately located and sized concrete block walls. The project site is located in a semi-rural residential neighborhood on a site with a single family residence, pool, tennis court and five agricultural buildings. The project is approximately 258 feet from the nearest residence.

The project would not adversely affect the desirable neighborhood character because the project involves a wireless telecommunications facility that has been designed to be camouflaged. The equipment would be largely shielded from view because it would be completely camouflaged as a faux mono-broadleaf tree and the equipment enclosure

is enclosed by a CMU wall, both of which are typical and expected structure types in the vicinity of the project. Photo-simulations illustrate that the line, form and color of the facility would be largely consistent with other elements that make up the visual setting of the surrounding area, such as existing structures and mature trees. The photo-simulations demonstrate that although the project would be visible from the surrounding areas, it would not be visually intrusive. Additionally, the project was reviewed for potential noise impacts and was determined to be consistent with the county Noise Ordinance. The project 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 project is expected to generate one maintenance trip per month. Existing parking is available on the property. The use is compatible with the existing rural-rural character of the area because the number of maintenance trips would not substantially alter the expected traffic or physical character of the surrounding streets, and would be compatible with adjacent uses. Therefore, the traffic generated by the project would not substantially increase or alter the physical character of the surrounding streets.

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

The applicant proposed a MUP Modification for the authorization of an unmanned wireless telecommunication facility. The subject property is developed with access and utility services adequate to serve the proposed use. The proposed wireless telecommunication facility on the approximately 3.24-acre parcel would not require additional access or utility services to serve the project, nor would the project require significant alteration of the existing landform. Therefore, because the project would not change the characteristics of the area, the type and intensity of the proposed use is suitable for the site.

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 subject to the Public/Semi-Public Land Use Designation. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project would be consistent with the General Plan Land Use Element Policy 15.1 and 15.2 because the siting and

design of the proposed facility would blend in with the visual setting of the vicinity, compatible with the existing community character, and would not result in impacts to the natural environment. For these reasons, the project would be consistent with the San Diego County General Plan.

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

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

WIRELESS TELECOMMUNICATION FINDING

The project site is a non-preferred location in a non-preferred zone. Pursuant to Section 6986B 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. Due to the camouflaging of the facility and the 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 AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

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.

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.

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 Quality 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:

https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/watershedpdf/County_BMPDM.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) 694-3284, to coordinate departmental 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 *[DPW, Land Development Counter]* and provide a copy of the receipt to the *[PDS, Building Division Technician]* at time of permit issuance.

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

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

NOTICE: The project will be required to pay the Department of Planning and Land Use Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to DPLU, including Mitigation Monitoring

requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of DPLU conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the **[DPLU, FEE]** designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

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 Division
Department of Planning & Development Services

cc:

Vista Irrigation District, 1391 Engineer Street, Vista, CA 92081
Nicole Kitzke, Crown Castle, 2055 South Stearman Drive, Chandler, AZ 85286
Tom Hanna, CMH Consulting, 1422 Edinger Ave, Tustin, CA 92780
Angelica Truong, Project Manager

email cc:

Tom Hanna, Applicant, tom.hanna@cmhcg.com
David Sibbet, Planning Manager, Planning & Development Services

Attachment C –Environmental Documentation

NOTICE OF EXEMPTION

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

FROM: County of San Diego
Planning & Development Services, M.S. 0650
Attn: Project Planning Division Section Secretary

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

Project Name: Vista Crown Castle Wireless Telecommunication Facility Major Use Permit; PDS2018-MUP-83-063W3, PDS2018-ER-18-83-08-065C

Project Location: The project is located at 2374 Edgehill Road within the North County Metropolitan Subregional Plan Area in the unincorporated area of San Diego County. APN: 174-0270-05-00.

Project Applicant: Pramira, for Crown Castle, 1422 Edinger Ave, Tustin, CA 92780

Project Description: The project is a proposed wireless telecommunication facility including a 67-foot tall faux mono-eucalyptus tree with associated equipment within one 10-foot tall concrete masonry unit (CMU) wall equipment enclosure.

Agency Approving Project: County of San Diego

County Contact Person: Angelica Truong; 858-495-5421

Date Form Completed: May 31, 2019

This is to advise that the County of San Diego Planning Commission has approved the above described project on February 8, 2019 and found the project to be exempt from the CEQA under the following criteria:

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

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

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

Signature: _____ Telephone: (858) 495-5421

Name (Print): Angelica Truong Title: Land Use/Environmental Planner

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

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

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
Vista Crown Castle Wireless Telecommunication Facility Major Use Permit,
PDS2018-MUP-83-063W3; PDS2018-ER-83-08-065C

June 21, 2019

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

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

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

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

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

The project is an unmanned wireless telecommunication facility and does not propose the addition of any landscaping. Therefore, the project will not rely on groundwater.

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

The wetland and wetland buffer regulations
(Sections 86.604(a) and (b)) of the Resource
Protection Ordinance?

YES NO NOT APPLICABLE/EXEMPT
☒ ☐ ☐

YES NO NOT APPLICABLE/EXEMPT

The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?

☐☐☒

The Steep Slope section (Section 86.604(e))?

YES

NO

NOT APPLICABLE/EXEMPT

☒☐☐

The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?

YES

NO

NOT APPLICABLE/EXEMPT

☒☐☐

The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?

YES

NO

NOT APPLICABLE/EXEMPT

☒☐☐

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 Sections 86.604(a) and (b) of 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.

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). It has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

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. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES

☒

NO

☐

NOT APPLICABLE

☐

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

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

YES

☒

NO

☐

NOT APPLICABLE

☐

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

The project site is zoned Rural Residential (RR) and is subject to the most restrict one-hour average nighttime sound level limit of 45 dBA at the project property lines. Primary noise sources associated with the project consists of the 30 kw diesel generator. The proposed generator unit would be enclosed within an eight-foot high CMU block wall enclosure. The nearest worst-case property line is located approximately 34'-5" feet from the western property line. Based on noise attenuation by distance, incorporation of project design features consisting of the generator enclosure screened by an eight-foot high wall enclosure, the project is not anticipated to exceed the sound level requirements pursuant to County Noise Ordinance, Section 36.404.

Attachment D – Environmental Findings

**VISTA CROWN CASTLE WIRELESS TELECOMMUNICATIONS FACILITY
MAJOR USE PERMIT
PDS2018-MUP-83-063W3,
ENVIRONMENTAL LOG NO. PDS2018-ER-83-08-065C**

ENVIRONMENTAL FINDINGS

June 21, 2019

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 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 Map and Alternative Site Analysis**

VIEW 1

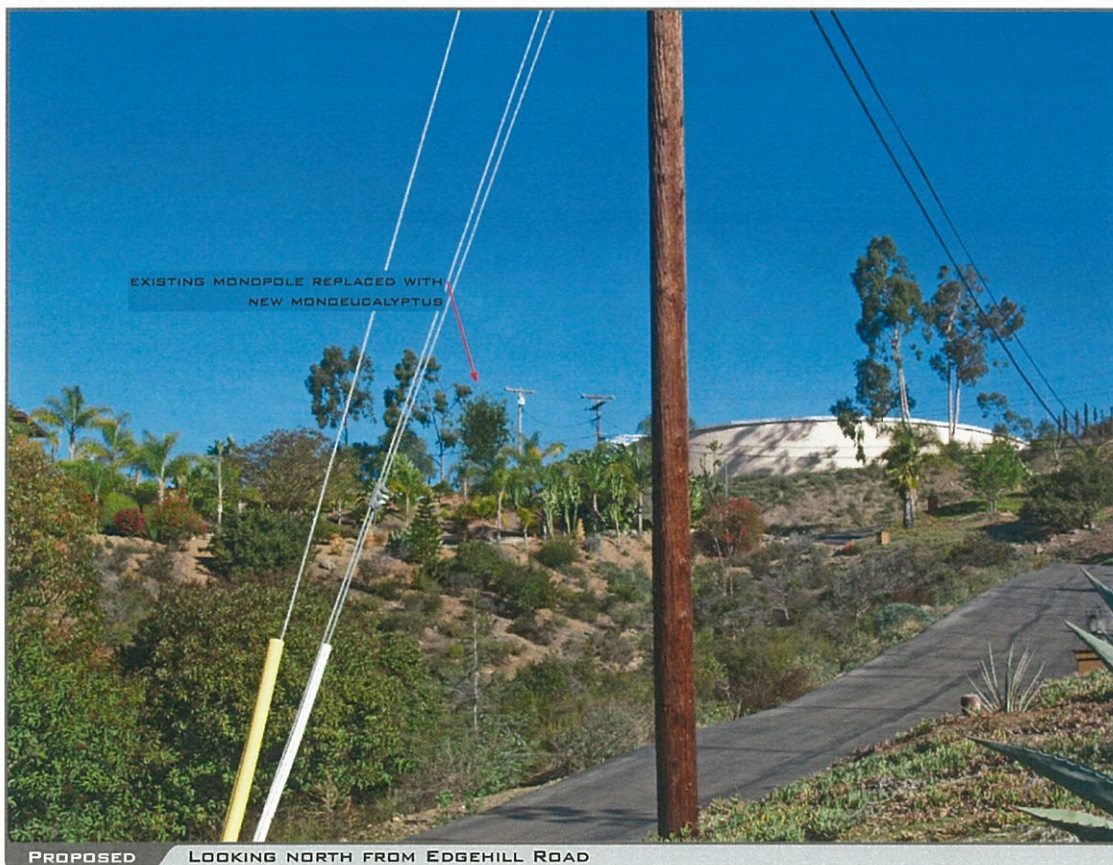
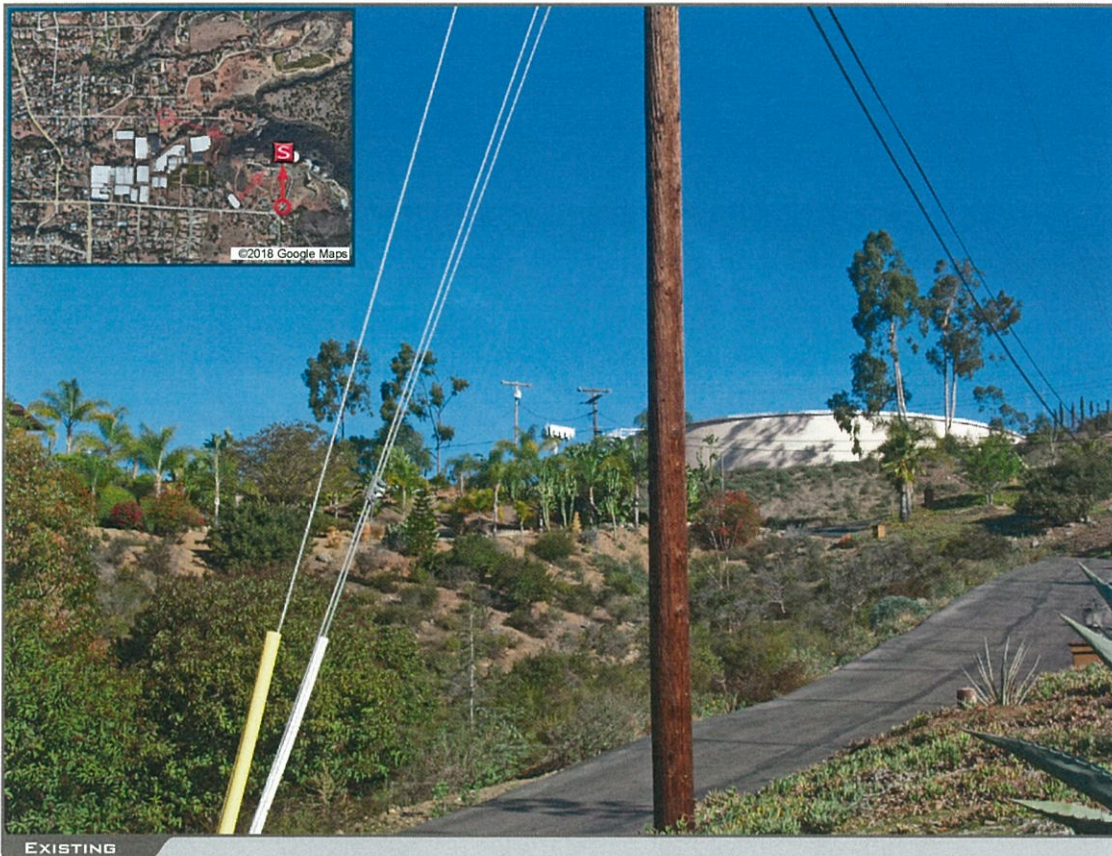


EXISTING



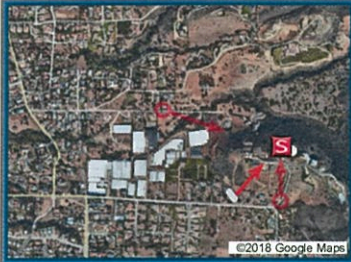
PROPOSED LOOKING SOUTHEAST FROM FRIENDLY DRIVE

VIEW 2



LOOKING NORTH FROM EDGEHILL ROAD

VIEW 3



EXISTING

EXISTING MONOPOLE REPLACED WITH
NEW MONDEUCALYPTUS



PROPOSED LOOKING NORTHEAST FROM EDGEHILL ROAD

G S A

CAL00455 Coverage plots at
35,45 and 55 ft.

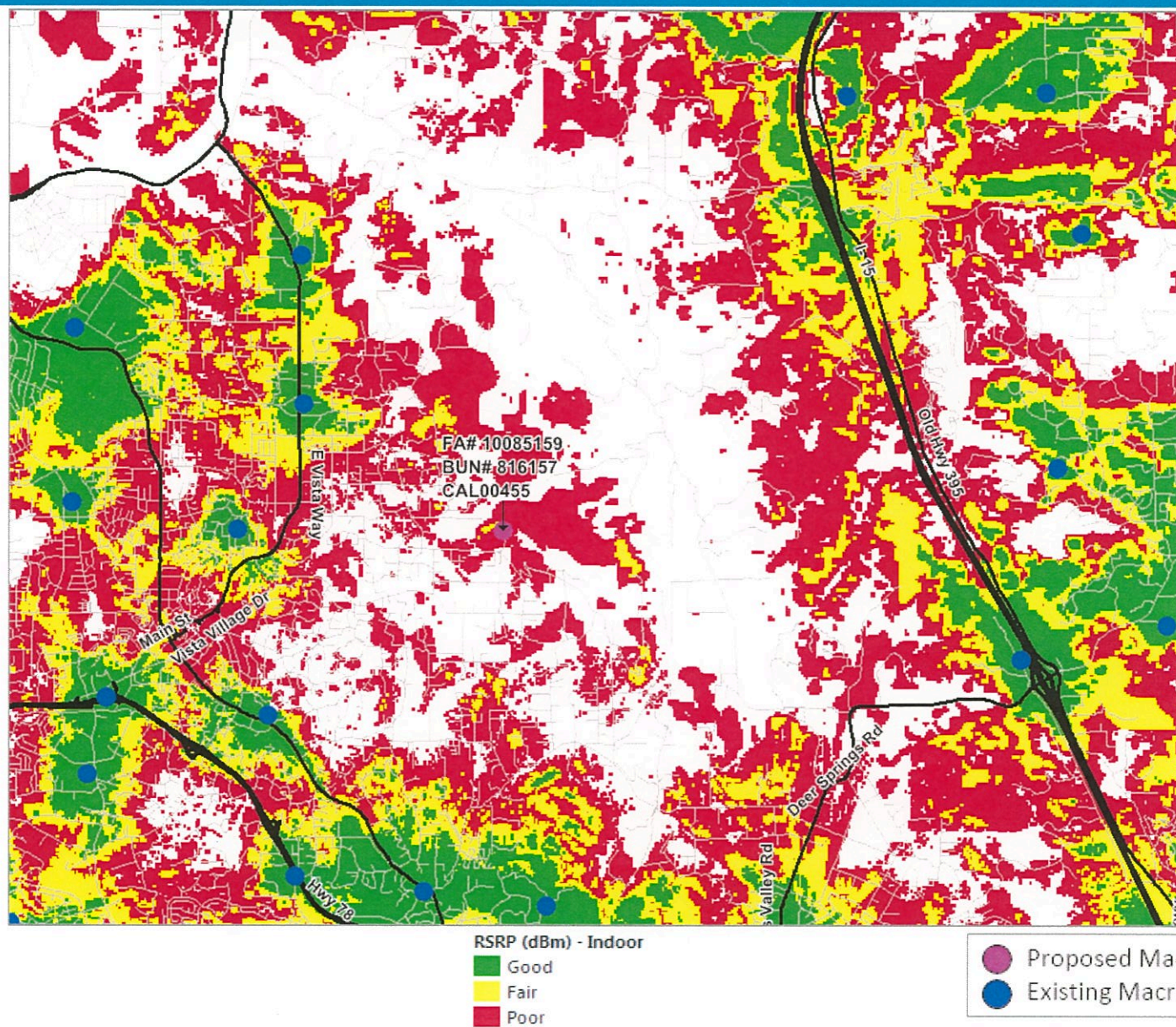
FA# 10085159 = BUN# 816157

July, 6 2018

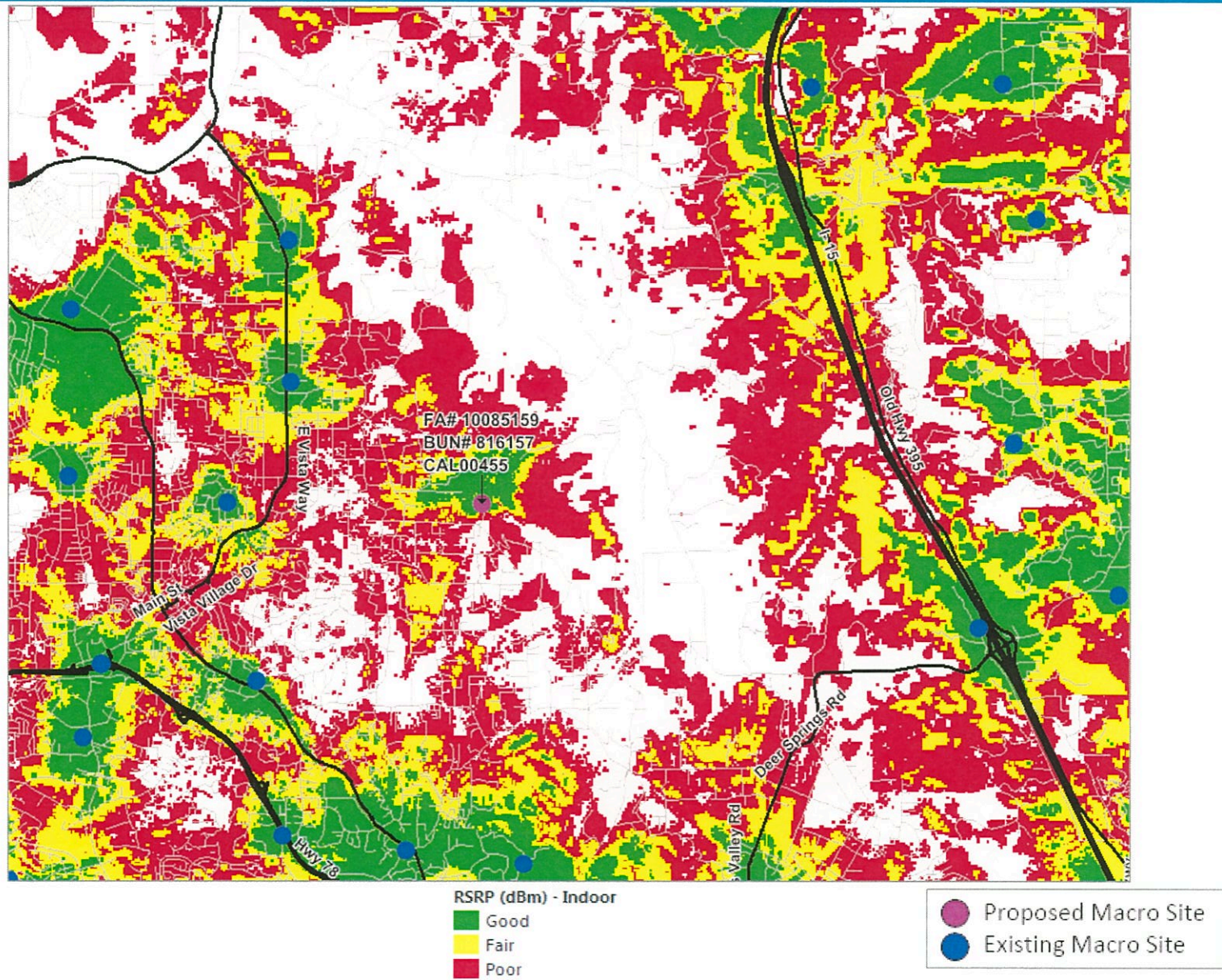
Jorge Melchor



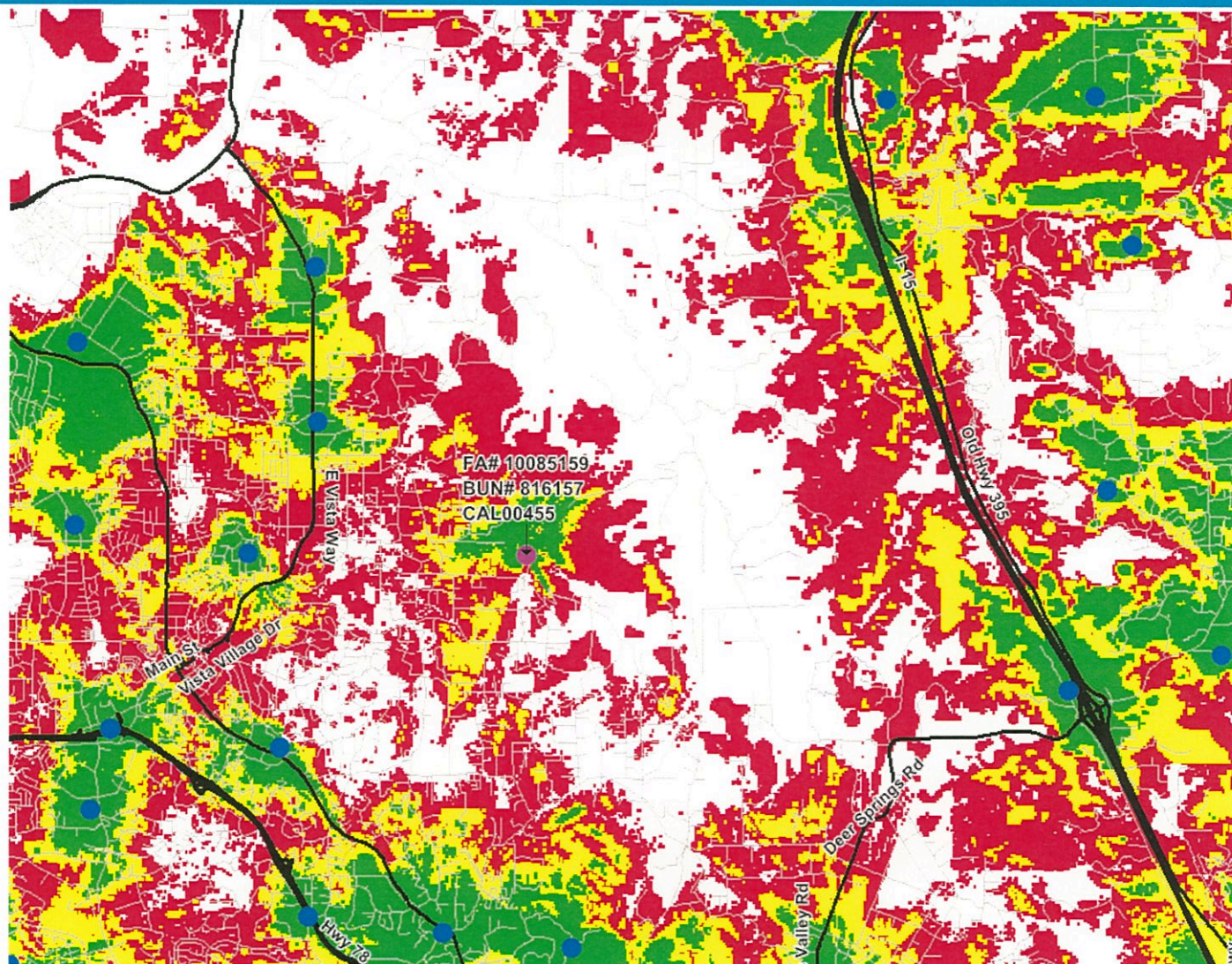
Coverage Without CAL00455



Coverage With CAL00455 @35ft rad center



Coverage With CAL00455 @45ft rad center

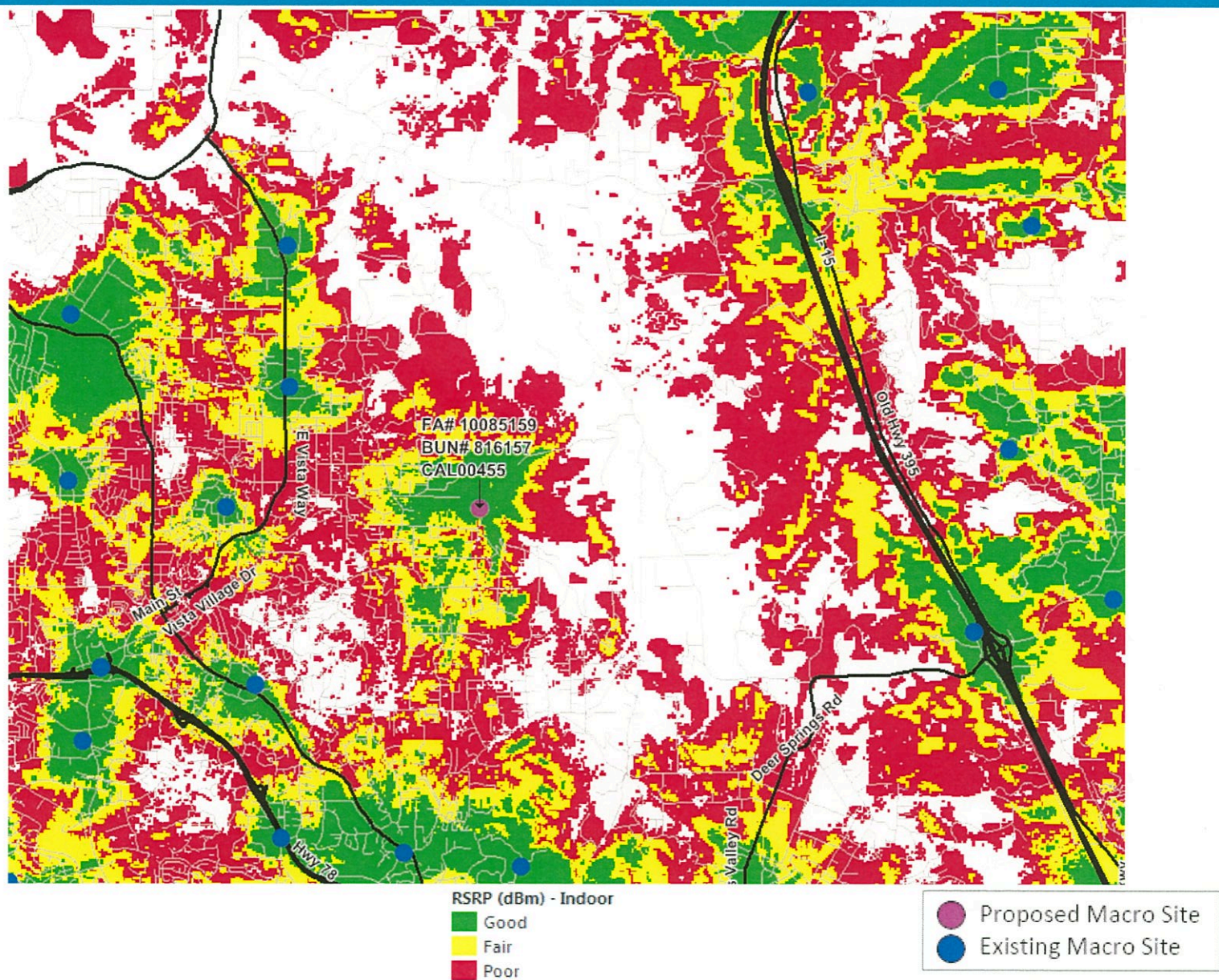


RSRP (dBm) - Indoor

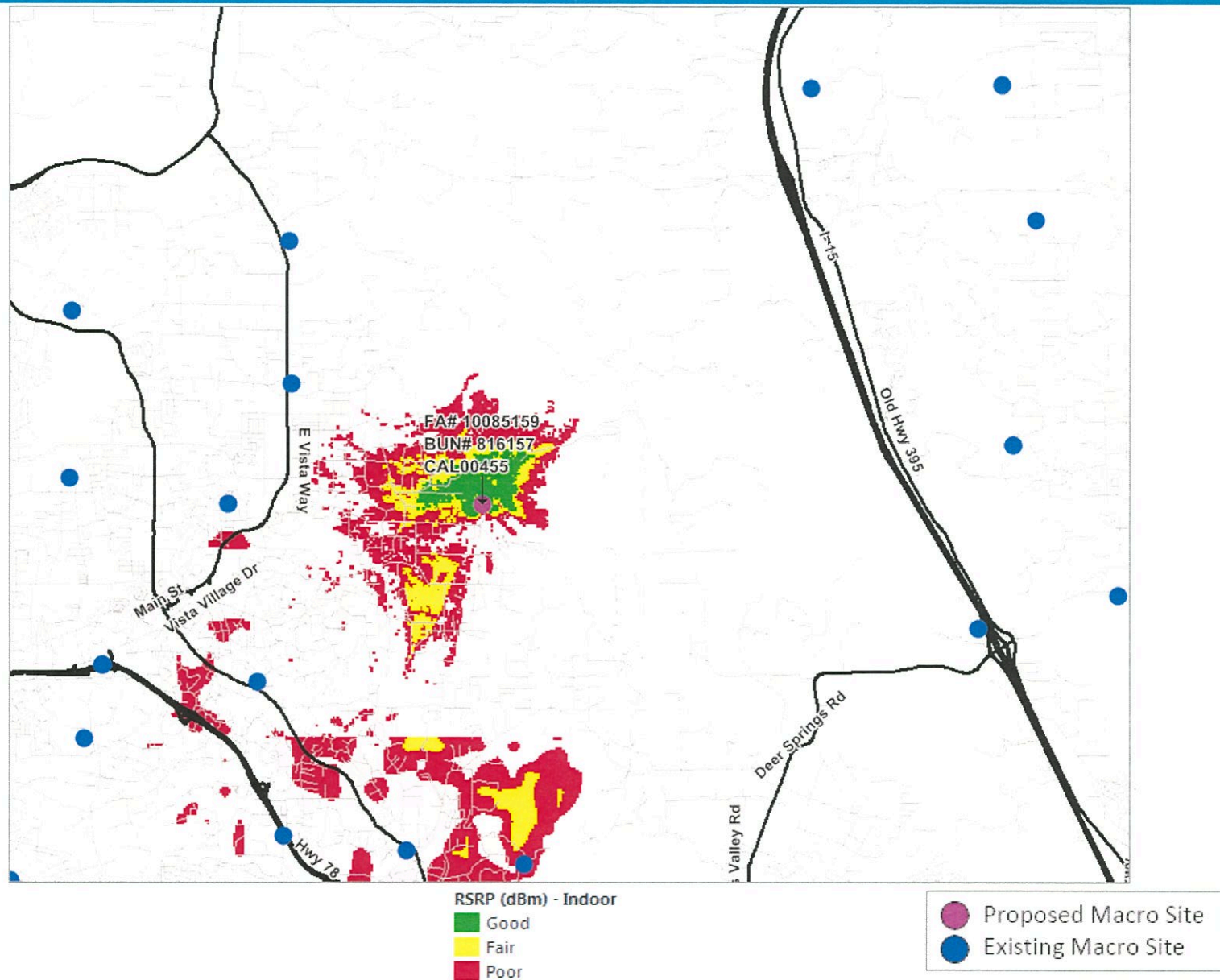
Good
Fair
Poor

Proposed Macro Site
Existing Macro Site

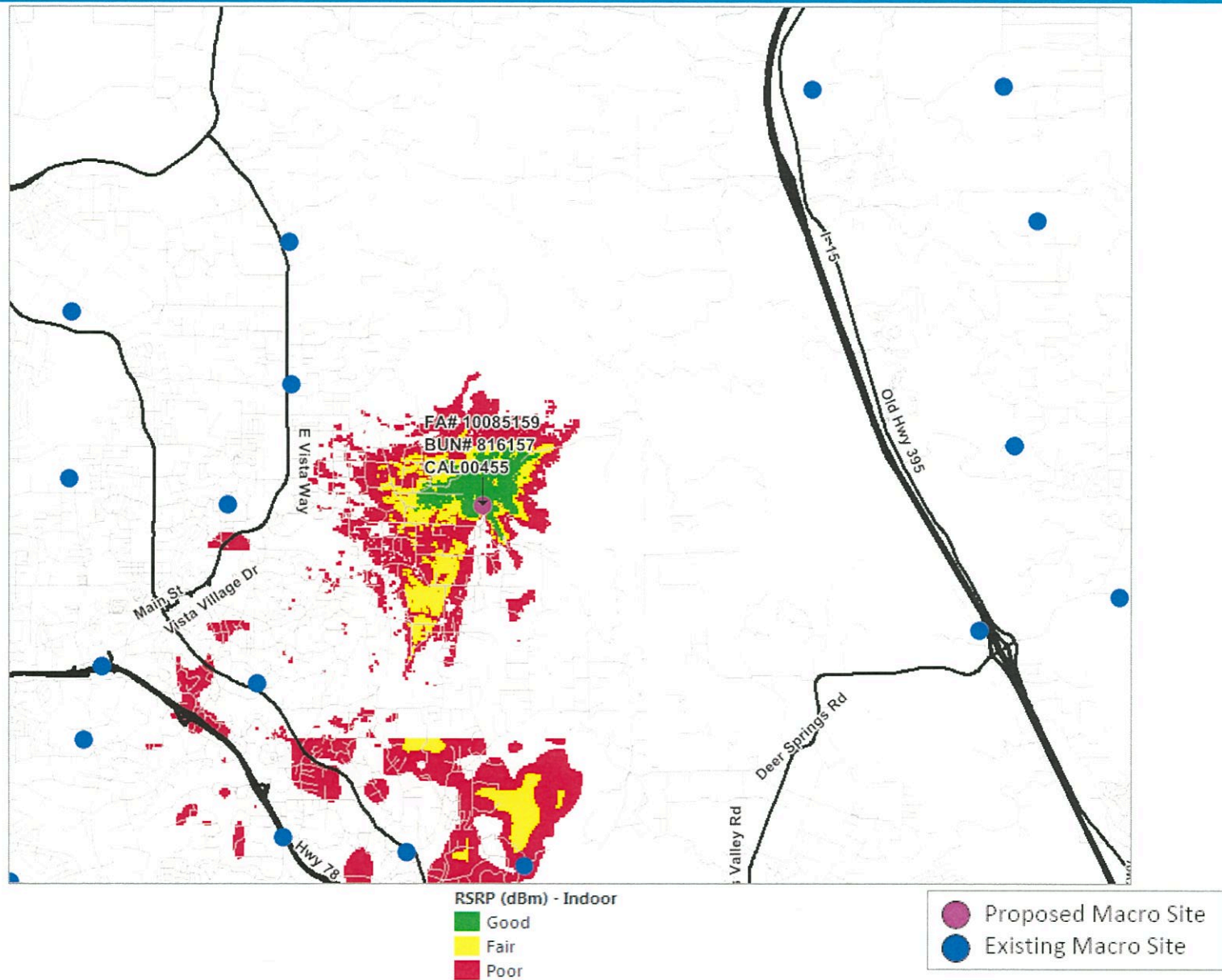
Coverage With CAL00455 @55ft rad center



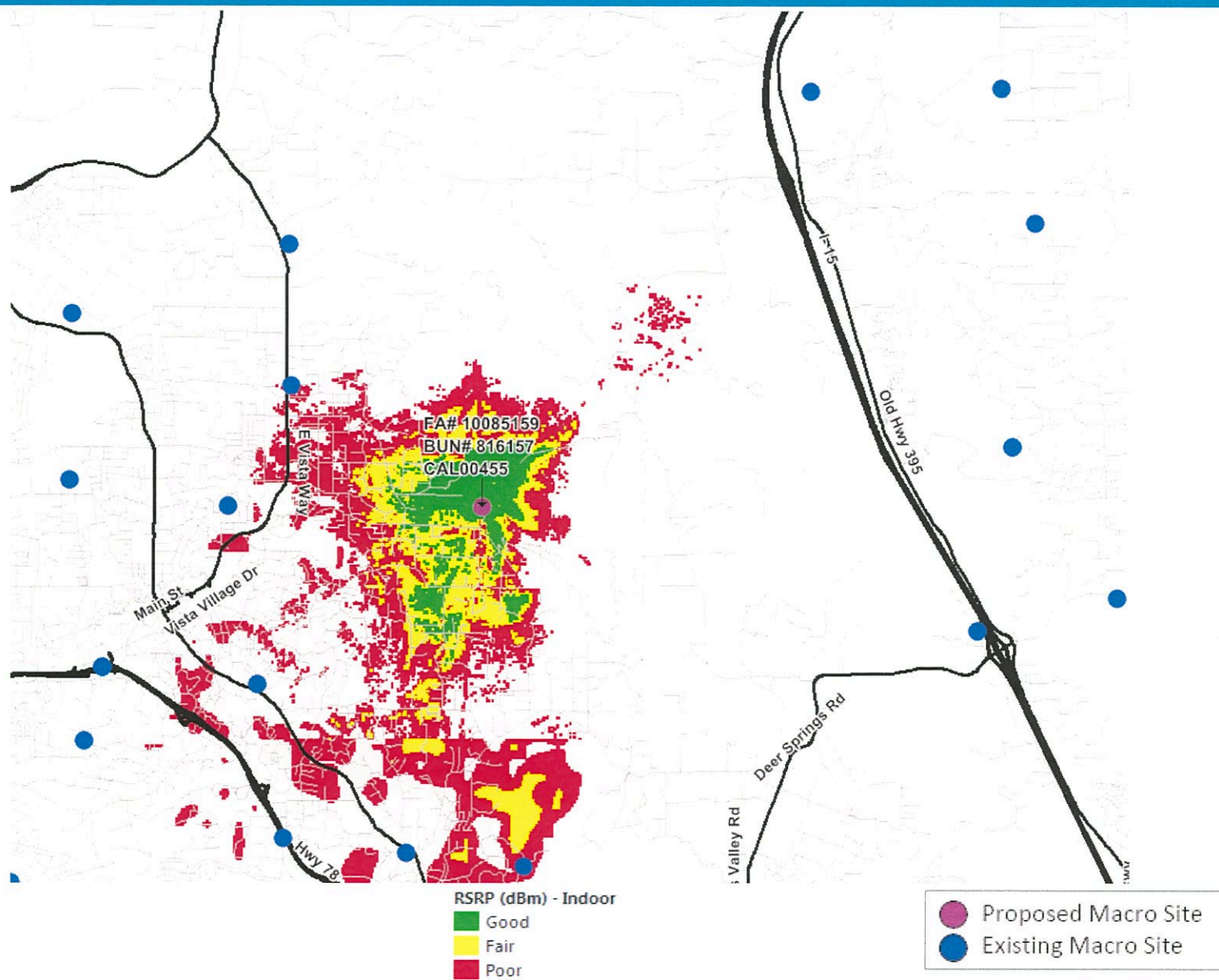
Single site coverage for CAL00455 @35ft rad center



Single site coverage for CAL00455 @45ft rad center



Single site coverage for CAL00455 @55ft rad center



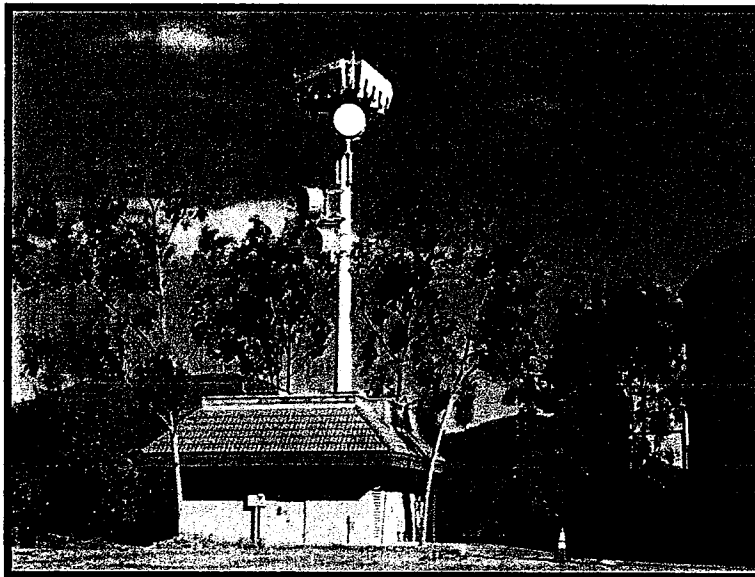
Communications Facility



Crown Castle ID: 816157

Site Name and Address:

Vista
2380 Edgehill Road
Vista, CA 92084



Applicant:
Crown Castle

Permit Requested:
Major Use Permit (Tier 4 Modification)

SDC PDS RCVD 04-17-18
MUP83-063W3

BUN 816157 Vista

APN: 174-270-05

CROWN CASTLE

REQUEST

Crown Castle, proposes the continued use of a communications facility that includes a 50' high antenna support structure (redesigned) and ground equipment area located at 2380 Edgehill Road, Vista, CA 92084. The site is located in the Rural Residential zone, within the North County Metro/Vista Community Plan area of unincorporated San Diego County.

The applicant, Crown Castle, is requesting the approval of a Major Use Permit (Tier 4 Modification) pursuant to the request of the County of San Diego. Such an approval is anticipated to authorize the redesign, continued operation and maintenance of an unstaffed communications facility.

At the direction of the County of San Diego, the existing undisguised tower will be redesigned to appear as a faux palm tree.

PROJECT OVERVIEW

Crown Castle is proposing the following primary components:

- Redesign one (1) existing 65' high antenna support structure (monoeucalyptus)
- Maintain existing equipment compound

Once construction is complete, the communications facility will continue to provide 24-hour service to customers seven (7) days a week. Apart from initial construction activity, technicians on a periodic basis will service the facility. It is reasonable to expect that routine maintenance/inspection of the facility will occur once a month during normal working hours.

OBJECTIVE

Crown Castle is proposing a redesign of an existing antennas support structure. The structure will continue to maintain twelve (12) panel antennas with future accommodation for up to twenty four (24) panel antennas. As such, the facility will continue to provide Crown Castle's tenant with an integral link for its telecommunications service subscribers, especially those who would suffer from low quality or inadequate coverage in the vicinity of the project area without the service.

Specifically, the facility will continue to provide much needed and improved service for nearby transportation corridors and other uses located around the proposed site pursuant to the tenants licensing privilege and obligation with the Federal Communication Commission.

SUN 816157 Vista

APN: 174-270-05

CROWN CASTLE

Objectives for the proposed site:

1. Continue to provide quality coverage to motorist traveling in the vicinity of the proposed facility.
- 2.
3. Continue to provide quality coverage to residents in the vicinity of the proposed facility.
4. Continue to provide an opportunity for wireless users to have adequate call/data connection especially during times of emergency.
5. Accommodate future colocators

SITE DESIGN AND LOCATION CRITERIA

The wireless service networks throughout the region are “location dependent,” meaning that there is a necessary and logical interrelationship between each proposed site. The existing location offers the line of sight, proximity to major arterials, and space that will be necessary for Crown Castle’s tenants. Therefore, Crown Castle is confident that the current location remains to be ideal and with continued use, the facility will remain an important part of their investment portfolio.

ZONING**Subject Property**

The project site is designated as a Rural Residential (RR) land use.

Surrounding Zoning

North: Residential
South: Residential
East: Residential
West: Residential

BUN 816157 Vista

APN: 174-270-05

CROWN CASTLE

EXISTING LAND USES**Subject Property**

The subject property is improved and utilized for storage of domestic water as well as wireless telecommunications (subject project).

Surrounding Land Uses

North: Rural Residential (RR)/Low density SFR
East: Rural Residential (RR)/Low density SFR
South: Rural Residential (RR)/Low density SFR
West: Rural Residential (RR)/Low density SFR

GENERAL PLAN

The subject property is located within the Rural Residential land use designation. The intent of this classification is to provide primarily for low density residential use. Other uses may also be permitted within this land use classification provided that they do not detract from the primary purpose of the intended uses. An unstaffed communication facility can be considered as a valuable use as it provides a necessary means for users to connect and communicate. It is also unstaffed requiring only periodic inspections thus keeping traffic trips at a minimum.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

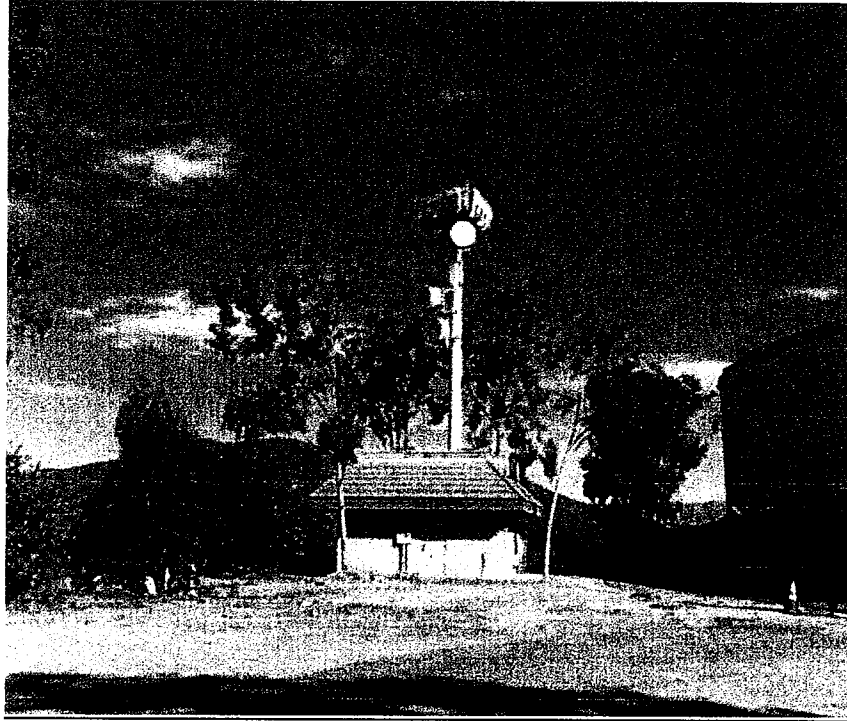
A communication facility is permitted in this RR zone, subject to the granting of a discretionary use permit. Such a permit was granted in permit # P83-063. Subsequent upgrades may be subject to the review of the Planning Department, to ensure that the facility is within compliance to the terms of the original entitlement.

Finally, the facility has been in existence for many years operating notoriously and without significant impact to surrounding uses. Further, the facility owner has no known code enforcement cases on record since its initial operation.

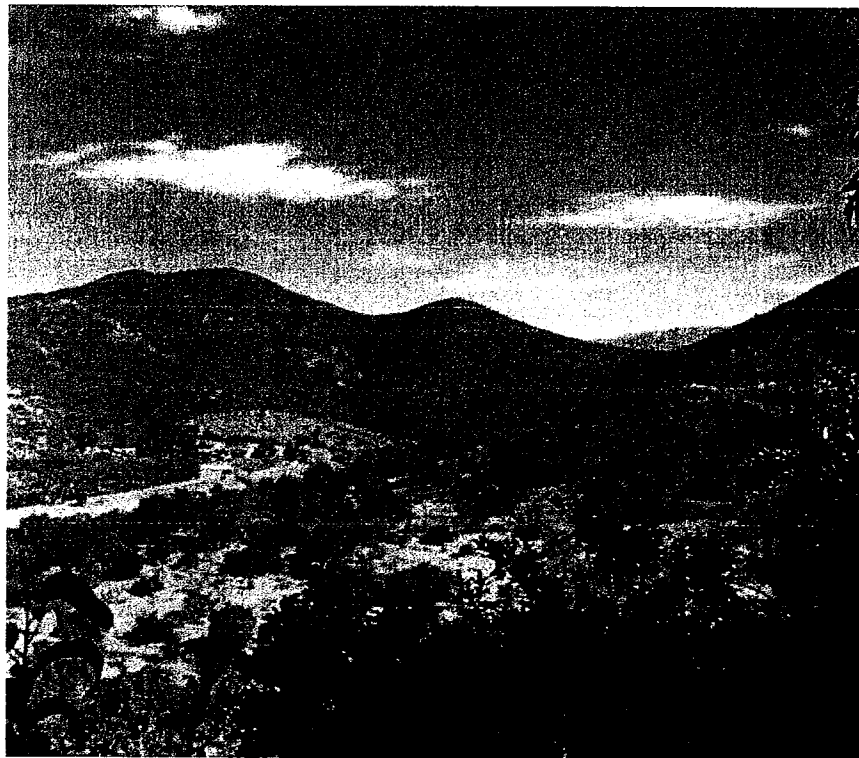
PROJECT SITE PHOTOS



Proposed equipment area (view from north)



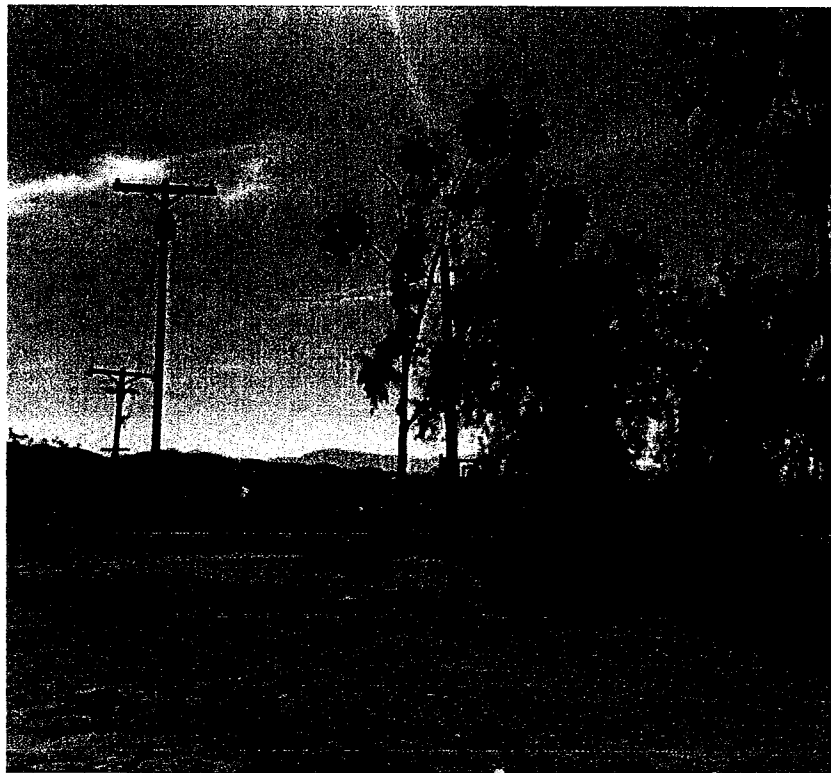
From south toward project area



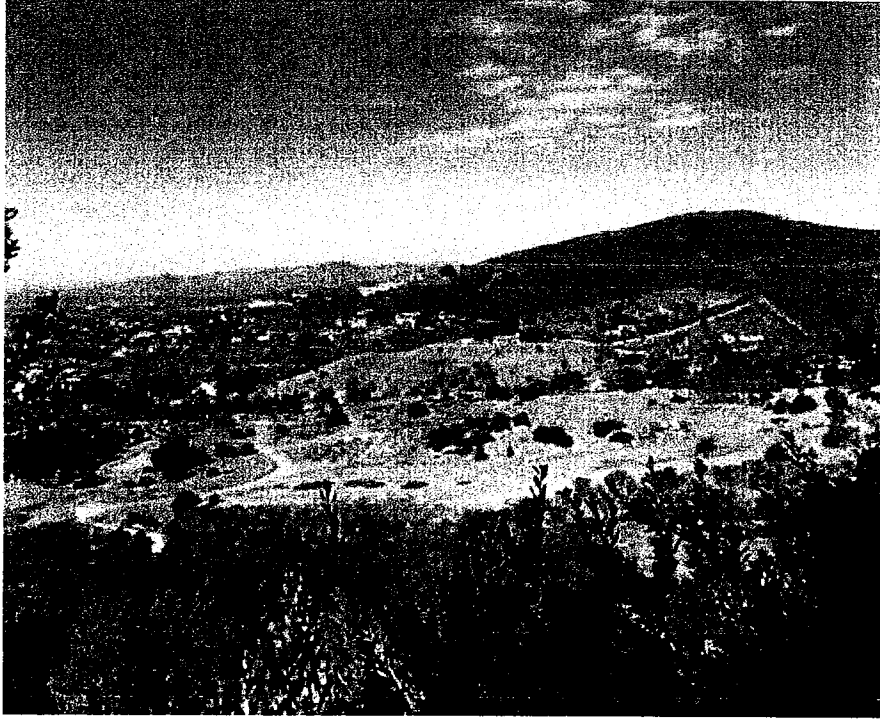
From project area toward north



From project area toward south



From project area toward east



From project area toward west

**VISTA CROWN CASTLE WIRELESS TELECOMMUNICATION FACILITY MAJOR USE
PERMIT MODIFICATION SCOPING LETTER**
RECORD ID: PDS2018-MUP-83-063W3; **ENVIRONMENTAL LOG NO.:** PDS2018-ER-083-08-065C; **PROJECT ADDRESS:** 2380 Edgehill Road, Vista; **APN:** 174-270-05; **TRUST ACCOUNT NO.:** 2092352-D-05666

Correction Item No. 13-1—13-3—Alternative Site Analysis

13-1—Alternative Site Analysis

The existing/subject site is located adjacent to a water tank at the end of Edgehill Road, and is located at the top of a small hill that has visibility to the valley areas to the northwest, west, southwest, south and southeast areas of Vista. The subject facility has been integrated into the service providers national network and currently provides critical service for its customers in the residential and commercial areas that surround the facility. In addition, the subject site has three (3) microwave dishes installed, which provide necessary backhaul/interconnectivity to AT&T's neighboring sites.

Removal of site—Adverse Implications. Losing this site, AT&T customers who live, work and travel through in the immediate area would lose significant coverage. In addition, the loss of this location would ~~be~~ cause additional burden on AT&T's adjacent facilities. This would create a ripple effect in diminished/poor service for AT&T; once a site is integrated into the existing network, its loss resonates across adjacent sites, and is a characteristic of a cellular network.

13-2/13-3: Neighboring Sites and Relocation Feasibility

Per the map below, the three (3) closest towers are depicted in relation to the subject site. The tower to the east—two (2) towers on the same parcel owned by American Tower—is approximately .75 miles from the subject site. There are two carrier towers—both owned by Sprint—to the northwest and west of the subject site, with both being approximately two miles from the subject location.

None of the three towers are close enough to the existing subject tower to provide the same coverage footprint that the subject tower currently provides (denoted by the green shading; q.v., Figure 1). This is primarily due to topographical impediments, mature foliage, and existing improvements on both residential and commercial parcels (e.g., buildings) as well as proximity to existing facilities within the network.

Given the lack of available options nearby that would provide the same coverage footprint as the subject location, it is not feasible for AT&T to relocate to another tower.

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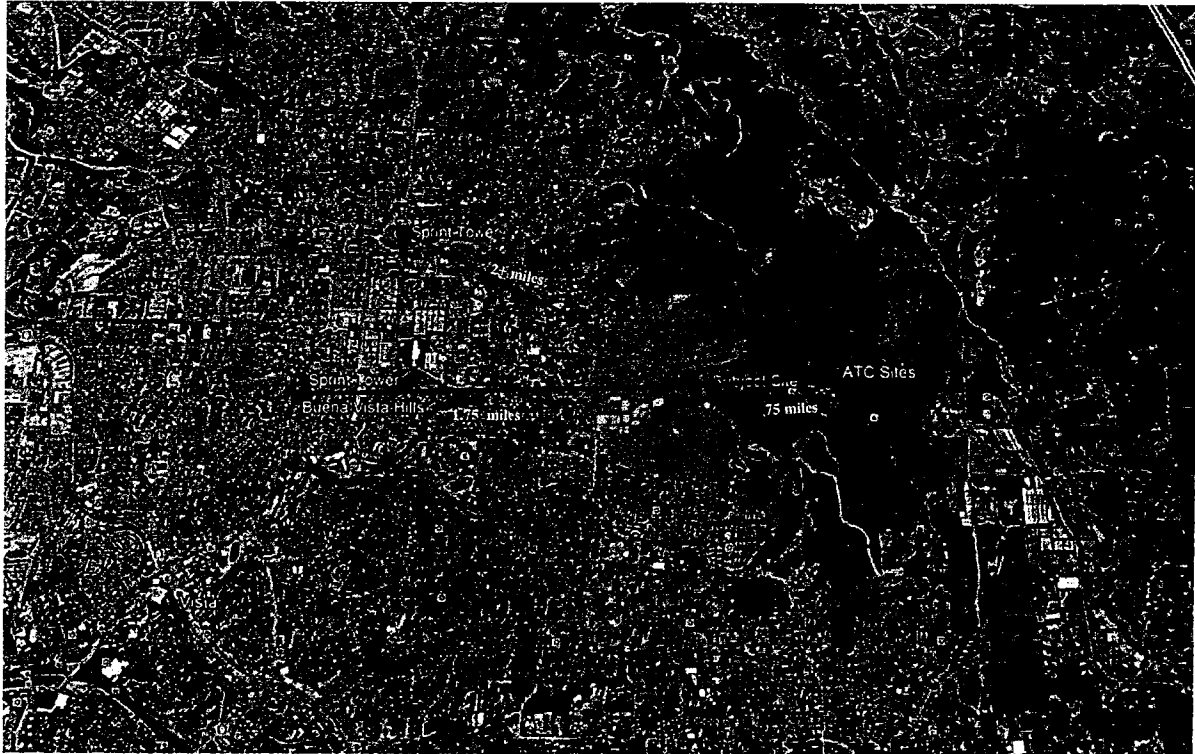


Figure 1

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) Parent case # P83-063 W3

Assessor's Parcel Number(s) 174-270-05

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 (property owner)

Crown Castle (lessee and telecom facility owner)

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.

Eldon Boone (signator on behalf of property owner)

Mark Seal (signator on behalf of lessee/facility owner)

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.

N/A

Unknown

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

Michael Blackwell- Pramira

Print Name

03/30/2018

Date

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

SDC PDS RCVD 04-17-18

MUP83-063W3

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