



The County of San Diego

Planning Commission Hearing Report

Date:	July 19, 2019	Case/File No.:	Sage Hill Wireless Telecommunication Facility Major Use Permit Modification; PDS2018-MUP-94-019W3, PDS2018-ER-94-08-025C
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	9537 Sage Hill Way
Agenda Item:	#2	General Plan:	Public/Semi-Public Facilities (P/SP)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Single Family Residential (RS)
Applicant/Owner:	Tom Hanna on behalf of Crown Castle	Community:	North County Metropolitan Subregional Planning Area (Hidden Meadows Community)
Environmental:	CEQA § 15164 Addendum	APN:	186-021-15-00

A. EXECUTIVE SUMMARY

1. Requested Actions

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

- a. Find the MUP Modification in conformance with the California Environmental Quality Act (CEQA) and adopt the Environmental Findings included in Attachment D, which includes a finding that the previously adopted Negative Declaration (ND) is adequate with an Addendum.
- b. Grant MUP Modification PDS2018-MUP-94-019W3, 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 Planning Area (Hidden Meadows Community)?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with the County's Wireless Ordinance?
- e. Does the project comply with CEQA?

B. BACKGROUND

On December 16, 1994, the Planning Commission approved an MUP (Record ID: 3300-94-019) for the installation and operation of four (4) unmanned telecommunication towers in separate locations, each consisting of four (4) 50 foot high single poles with up to three (3) 13 foot Omni whip antennas mounted on the top of each pole for a maximum height of 63 feet. The MUP also authorized the operation of three (3) existing utility radio and cable towers on the northern portion of the property. Associated equipment for each wireless telecommunication monopole was to be located within four (4), 200 square foot, 10-foot tall equipment enclosures. A specific exemption in accordance with Section 4813 of the Zoning Ordinance authorized a setback of two feet for the rear and side yard setbacks. A height exception for each pole was authorized in accordance with Section 4620 of the Zoning Ordinance for a height of 63 feet.

On August 10, 2010, the Planning Commission approved an MUP Modification (Record ID: P94-019W2) for the installation of a standby backup generator adjacent to one of the monopoles located on the southwest corner of the property. The 30 kilowatt (kW) standby generator was enclosed within a 12 foot high Concrete Masonry Unit (CMU) noise enclosure.

Since the original MUP and subsequent MUP Modification were approved, several Minor Deviations were processed resulting in the property containing only three (3) wireless telecommunication facilities; the fourth facility with an associated monopole was never constructed. The three (3) wireless telecommunication facilities are located on the western most property line of the subject property and are maintained by several carriers and tower companies. The current MUP Modification application involves one of the three wireless telecommunication facilities on the Crown Castle facility located on the southwestern corner of the property. The facility contains Verizon Wireless equipment and a standby authorized by the previous MUP Modification.

C. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a MUP Modification for the conversion of an existing 50-foot tall monopole into a 56-foot faux mono-eucalyptus on the subject property within the Hidden Meadows Community of the North County Metropolitan Subregional Planning Area. The MUP Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. Supporting equipment for the site includes a 30kW standby generator that was authorized by the previously approved MUP Modification. The maximum height of the facility will be in conformance with the previously approved height exception for 63 feet as the faux mono-eucalyptus tree will be a

maximum height of 56 feet. No trenching or grading is proposed or required for the project as all construction will occur within the same footprint of the existing lease area and equipment enclosure. Access to the wireless telecommunication facility is provided by a private road that ultimately connects to Sage Hill Way, a County-maintained road.

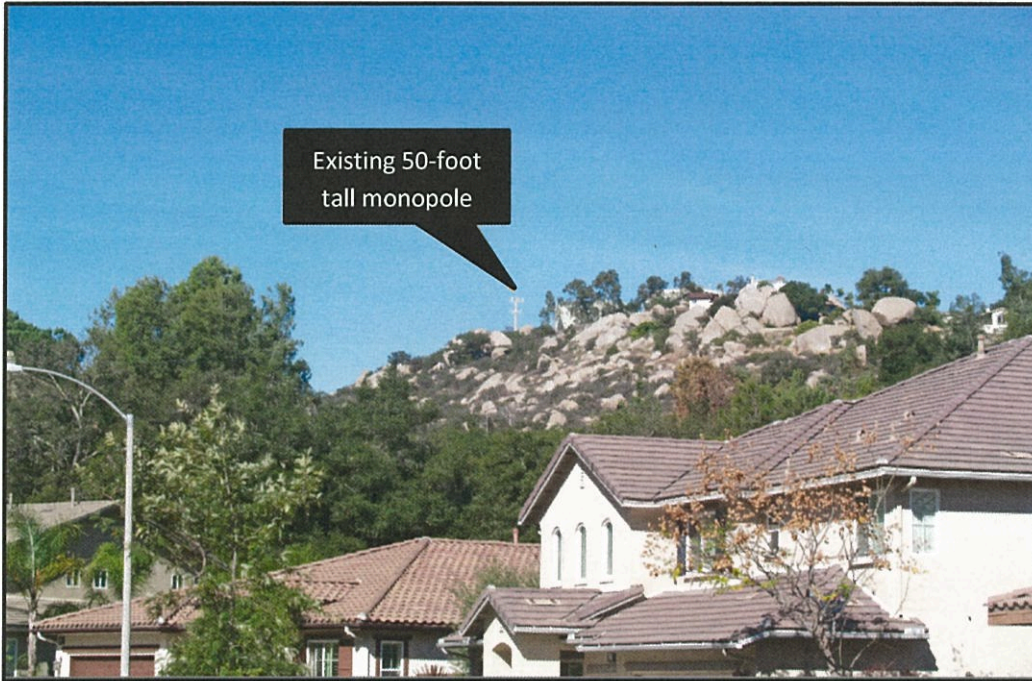


Figure 1: Existing 50-foot tall monopole looking northeast toward site

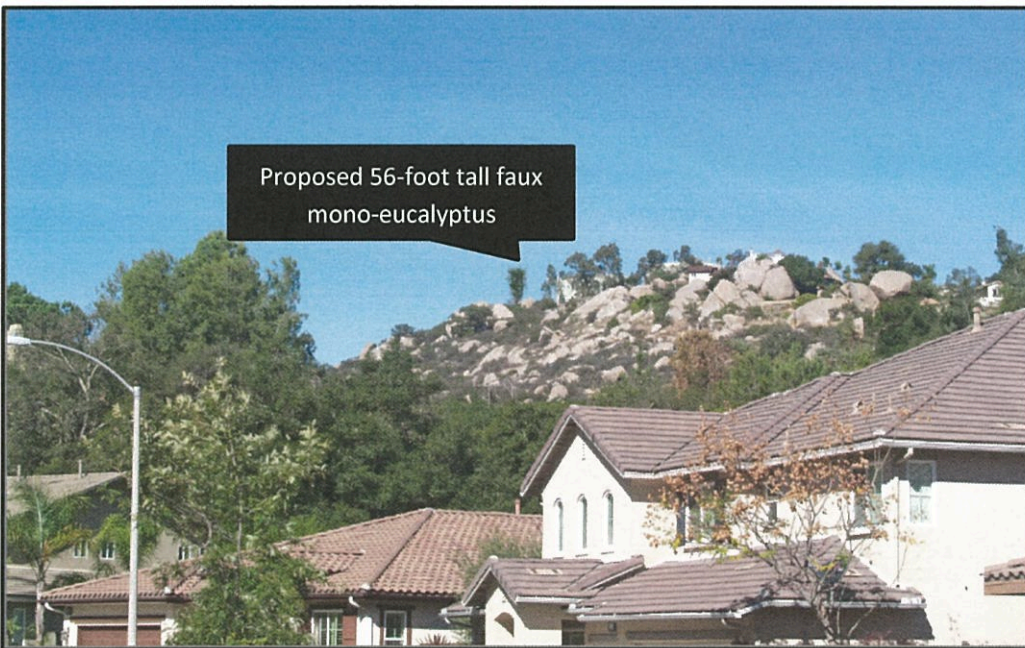


Figure 2: Proposed 56-foot tall faux mono-eucalyptus tree looking northeast toward site

2. Subject Property and Surrounding Land Uses

The project site is comprised of an approximately 1.3 acre site and is located east of I-15 on a property owned by Valley Center Municipal Water District (Figure 3). The existing wireless telecommunication facility is located approximately a mile east of I-15, a Scenic Highway identified in the General Plan. The Lawrence Welk Resort is located less than a mile northwest of the wireless telecommunication facility. In addition, the Boulder Oaks Golf Club is located less than a mile southeast of the project site. The surrounding land uses can primarily be categorized as open space, residential and resort uses.

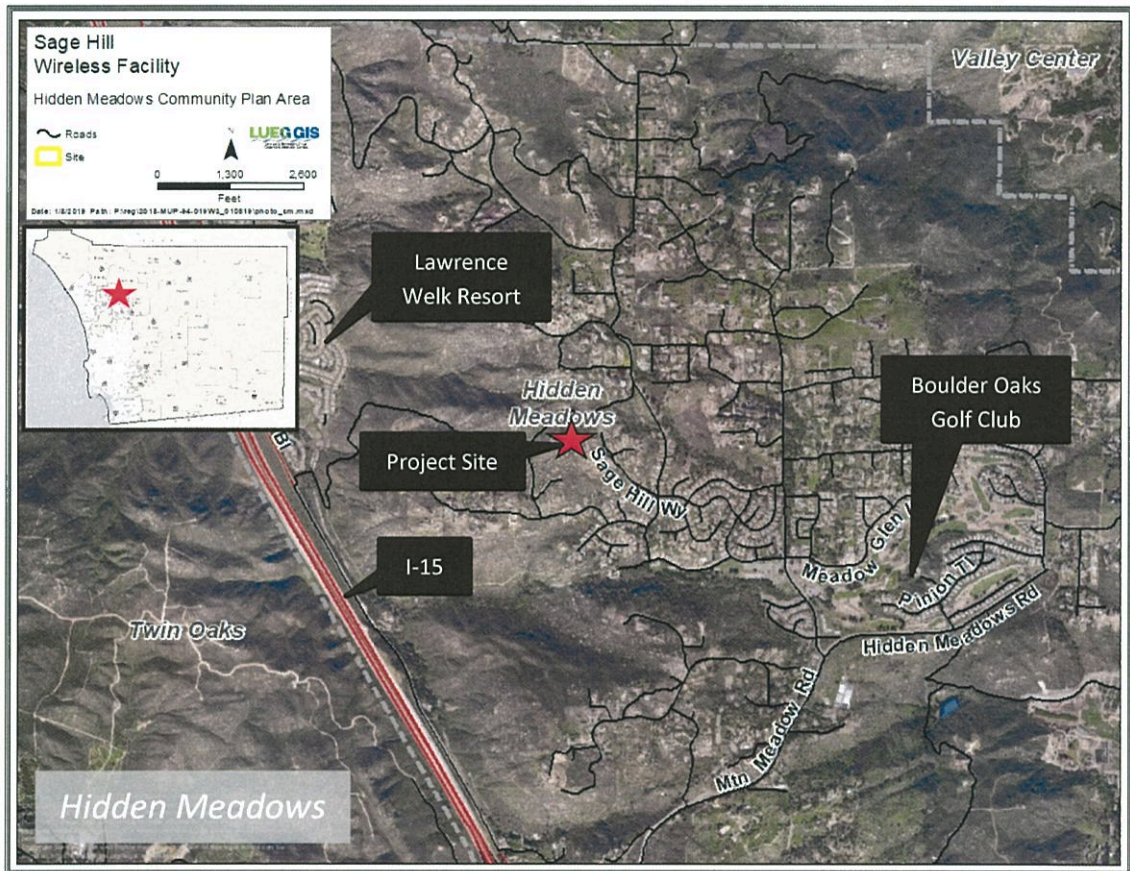


Figure 3: Aerial photograph showing proposed project site and project vicinity

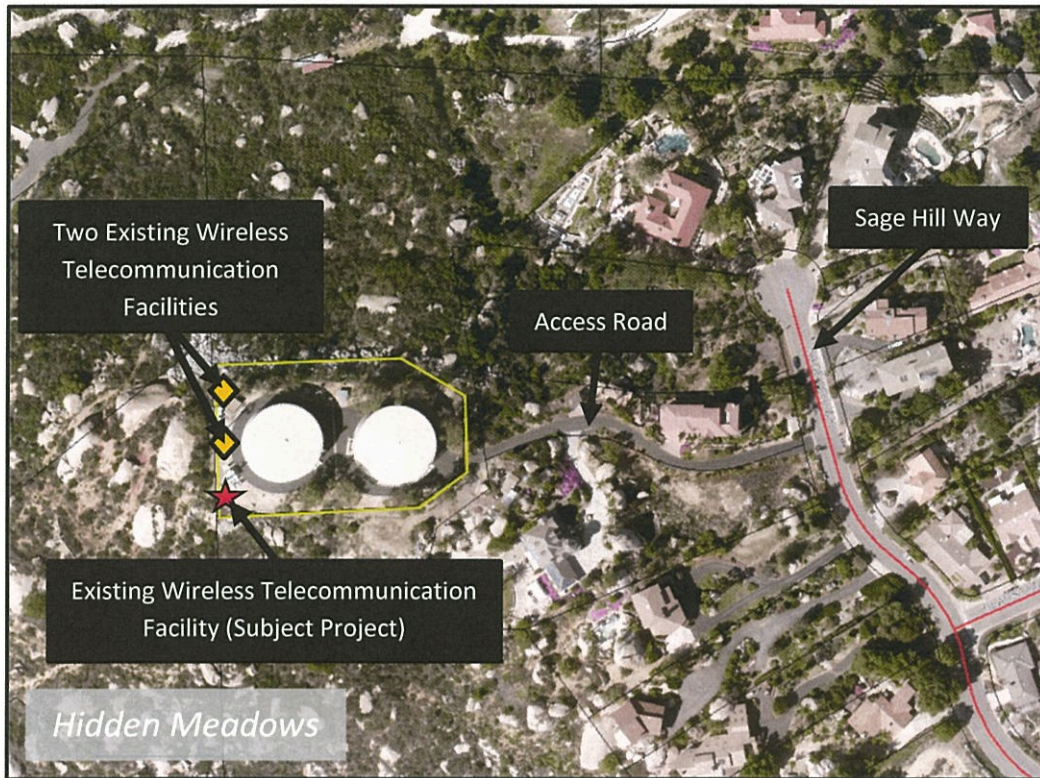


Figure 4: Aerial photograph showing proposed project site and project vicinity

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural (SR-2)	Limited Agriculture (A70)	N/A	Vacant Land, Residential
East	Specific Plan Area	Single Family Residential (RS)	Private Road, Sage Hill Way	Residential
South	Specific Plan Area	Single Family Residential (RS)	N/A	Vacant Land, Residential
West	Semi-Rural (SR-2)	Limited Agriculture (A70)	N/A	Vacant Land, Residential

D. ANALYSIS AND DISCUSSION

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

1. Analysis

The project is located in a non-preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a MUP Modification and amortization of the wireless facility for a 15-year period.

Amortization

The existing wireless telecommunication facility is located in a residential zone and is defined as "high visibility" according to Sections 6985 and 6991 of the Zoning Ordinance. MUP findings have been made to support the continued operation of the facility and for the proposed 56-foot tall faux mono-eucalyptus tree design. The proposed project will bring the wireless telecommunication facility into conformance with the amortization requirements in the Zoning Ordinance through the conversion of the wireless telecommunication facility into a 56-foot faux mono-eucalyptus tree.

Site Planning Analysis

The proposed 56-foot tall, faux mono-eucalyptus tree will be compatible with the surrounding land uses and the topography in the vicinity of the project because the faux mono-eucalyptus will appear as a mature tree which matches the existing vegetation on the project site and within the project vicinity. The faux mono-eucalyptus tree is located at the westernmost edge of the subject Valley Center Municipal Water District property and is positioned away from nearby residences. The equipment enclosure will continue to be screened from public views by existing vegetation and intervening hills. In addition, the facility will be of comparable height to existing trees and vertical elements on the subject property such as eucalyptus trees and utility poles.

Scenic Highway/Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas and natural features. The proposed wireless telecommunication facility is located less than a mile east of I-15, a Scenic Highway identified in the County of San Diego General Plan. The existing facility is visible from a portion of I-15, a Scenic Highway designated in the County of San Diego General Plan. Section 6987.D of the Zoning Ordinance does not permit the construction of monopoles or similar structures that are visible from Scenic Highways. The proposed MUP Modification will bring the facility into conformance with Section 6987.D of the Zoning Ordinance as the project will result in the conversion of the existing monopole into a faux mono-eucalyptus tree which is a permitted visual structure when a wireless telecommunication facility is visible from a scenic highway. Drivers utilizing I-15 will have limited views of the facility due to intervening hills and vegetation between the wireless facility and the highway. The facility will appear as a mature tree which is an expected visual element within the project vicinity to motorists traveling along public roads in the area as the surrounding visual landscape consists of vegetation and trees along slopes

and hill sides. For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity, be compatible with the existing community character, and will not result in impacts to the natural environment.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide increased cellular service coverage to motorists traveling along I-15 and to residents of the Hidden Meadows Community. The site is zoned RS (Single Family Residential), which is a non-preferred zone, and therefore requires an ASA. The applicant reviewed other potential sites within the area as part of the submitted ASA in order to demonstrate that the coverage objective could not be met in a preferred zone.

All preferred locations and preferred zones located within the project vicinity were reviewed during the processing of the MUP Modification application. Additional co-location opportunities on existing wireless telecommunication facilities were analyzed. However, all other wireless telecommunication facilities are located at lower elevations and would not meet coverage objectives or are located on the subject property. Co-locating on any of the adjacent wireless telecommunication facilities would result in the placement of the facilities below the height of the adjacent water tanks resulting in the water tanks reducing coverage provided by the facility.

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

The Geographic Service Area (GSA) maps illustrate coverage in the area and depict the coverage provided by the wireless telecommunication facility with the antennas of the facility located at heights of 35-feet and 50-feet. The GSA maps demonstrate that the proposed location is necessary for the carrier to maintain coverage in the surrounding area and provide adequate service to motorists in the area (Figure 5). The original MUP authorized the extension of height for the wireless telecommunication facilities on the subject property to a maximum height of 50-foot tall monopoles with whip antennas reaching a maximum height of 63 feet. However, the whip antennas have since been removed from the facility due to changes in technology. The height at which the existing antennas are placed is necessary to allow the antennas to continue to provide coverage over the adjacent water tanks on the subject property. The maximum height of the faux mono-eucalyptus tree will be 56-feet which is in conformance with the previously authorized height exception of a maximum of 63 feet for the facility. Only the faux branches and crown of the facility will reach the maximum height of 56 feet and the antennas will be located on the faux tree at a maximum height of approximately 50 feet. The GSA maps can also be found in Attachment F.

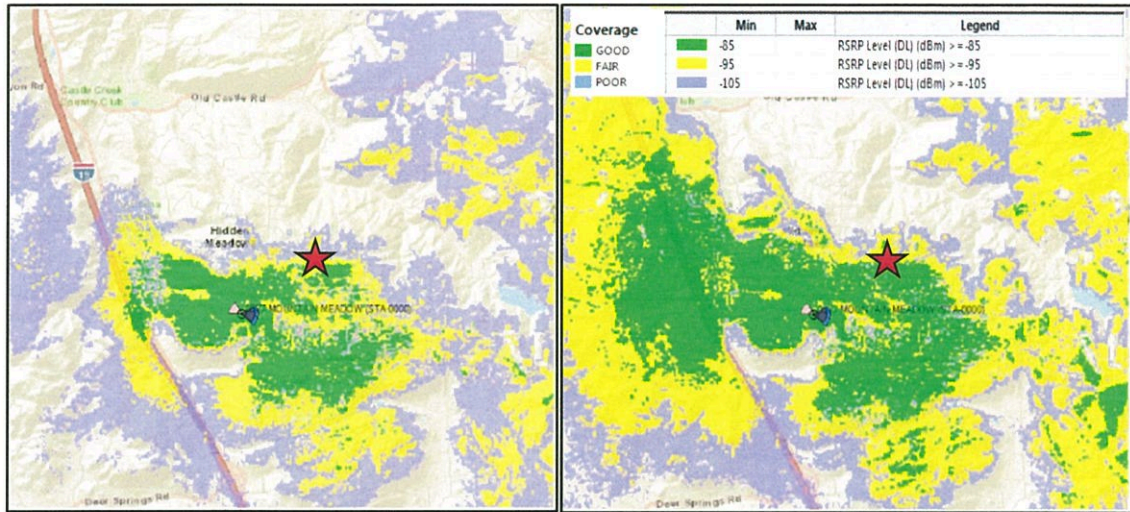


Figure 5: Coverage with antennas at 35-feet (left) and the proposed project at 50-feet (right).

2. General Plan Consistency

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

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.	The proposed changes to the wireless telecommunication facility will allow for continued coverage throughout the area, which is essential in the event of an emergency. In addition, the facility is equipped with an existing standby generator in the event of a power outage or other emergency situation.
GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.	The wireless telecommunication facility will minimize telecommunication interruptions by continuing coverage in the area and increase the volume and data coverage of phone calls that will allow the facility to provide service to the surrounding area. Additionally, the existing project site contains an existing generator that will allow the proposed wireless telecommunication facility to operate in the event of a power outage or other emergency situation.

General Plan Policy	Explanation of Project Conformance
<p>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.</p> <p>POLICY COS 11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p> <p>POLICY LU 15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The wireless telecommunication facility is approximately less than a mile east of I-15, a Scenic Highway identified in the County of San Diego General Plan. However, the project site is located outside of the I-15 Design Review Corridor. The proposed faux mono-eucalyptus tree will be compatible with the natural features and community character within the project vicinity and on the subject property. Drivers utilizing I-15 will have limited views of the facility due to the overall distance from the highway and intervening hills between the highway and the wireless facility. The CMU enclosure and associated equipment are screened from views by existing mature vegetation and trees as well as rolling hills. Views of the facility from Sage Hill Way, the nearest public road east of the facility, will be screened by slopes and vegetation located along the road. The faux mono-eucalyptus will appear as a mature tree which is an expected visual feature of the project site as there are existing eucalyptus trees surrounding the property. In addition, the facility will be of comparable height to existing eucalyptus trees and other vertical elements such as utility poles on the project site. For these reasons, the faux mono-eucalyptus tree wireless telecommunication facility with an existing associated CMU enclosure will blend with the visual setting in the vicinity, will be sited and designed to be compatible with the existing community character, and will not result in impacts to the natural environment or a scenic resource.</p>
<p>POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p>	<p>There are no other feasible co-location opportunities within a two-mile radius. Other existing telecommunication facilities are too low in height to meet the coverage objectives or are located on the subject project site.</p>

3. Community Plan Consistency

The proposed project is consistent with the following relevant North County Metropolitan Subregional Planning Area (Hidden Meadows) goals, policies, and actions as described in Table D-2.

Table D-2: Subregional Plan Conformance

Subregional 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.	Continued implementation of the project will ensure the provision of services necessary to meet the service needs of those in the North County Metropolitan Subregional Plan Area, while still protecting environmental resources.

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Single Family Residential (RS) zone with the incorporation of conditions of approval (See Table D-3).

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RS	Yes, upon approval of a MUP Modification.
Animal Regulation:	Q	N/A
Density:	-	N/A
Lot Size:	10000	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a MUP Modification.
Lot Coverage:	-	N/A
Setback:	H	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The proposal is for a 56-foot tall faux mono-eucalyptus tree. The design and height of the project will be in conformance with the previously approved 63-foot height exception upon approval of the MUP Modification.	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 "H" setback requirements of a 50-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The original MUP authorized a setback reduction in accordance with Section 4813 of the Zoning Ordinance. The location of the wireless facility will be in conformance with the previous setback reduction.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Ordinance Consistency

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

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

Table D-4: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The existing CMU enclosure associated with the wireless telecommunication facility is a maximum height of 12 feet and was authorized by Major Use Permit Modification 3301-94-019W2. The CMU enclosure is screened from private and public views by rolling hills, sloping terrain, mature vegetation, and overall distance from structures and roadways.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The subject property is not directly adjacent to a residential property improved with a residential use.	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 original MUP authorized a setback reduction in accordance with Section 4813 of the Zoning Ordinance. The location of the wireless facility will be in conformance with the previous setback reduction.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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 RS and is subject to the most restrictive one-hour average sound level limit of 45 dBA at the property lines according to Section 36.404 of the County Noise Ordinance. The current project does not propose additional noise generating equipment. Existing noise generating equipment consist of a standby generator that is located within a CMU enclosure and that does not produce noise levels which exceed the 45 dBA requirement at the property line. Therefore, the project will comply with the County Noise Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.	The proposed project is considered a "high visibility" facility because the facility is a faux eucalyptus tree within a residential zone. Since the wireless telecommunication facilities authorized by the MUP have a valuation greater than \$500,000, the MUP Modification has been conditioned to have a maximum term of 15 years.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The proposed project consists of converting an existing monopole wireless telecommunication facility into a 56-foot tall faux eucalyptus tree that is designed to avoid adverse visual impacts.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed in compliance with the CEQA. An Addendum dated July 19, 2019 to the previously adopted ND (Log No. 94-08-025) dated September 27, 1994 was prepared and is on file with Planning & Development Services. It has been determined that the project, as designed, would not cause any significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted ND.

E. COMMUNITY SPONSOR GROUP AND/OR DESIGN REVIEW BOARD

On April 26, 2018, the applicant presented the MUP Modification at the Hidden Meadows Community Sponsor Group (CSG) meeting. The Hidden Meadows CSG voted to recommend approval of the MUP Modification by a vote of (6-Yes, 0-No, 0-Abstain, 3-Vacant/Absent).

F. PUBLIC INPUT

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

G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find the project in conformance with CEQA and adopt the Environmental Findings included in Attachment D which include a finding that the previously adopted MND is adequate with an Addendum.
2. Grant MUP Modification PDS2018-MUP-94-019W3, 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-94-019W3

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

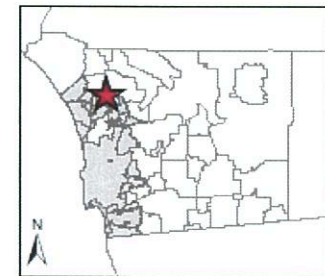
Attachment F – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis

Attachment G – Ownership Disclosure

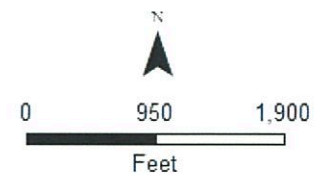
Attachment A – Planning Documentation

Sage Hill Wireless Facility Vicinity Map

Hidden Meadows
Community Plan Area

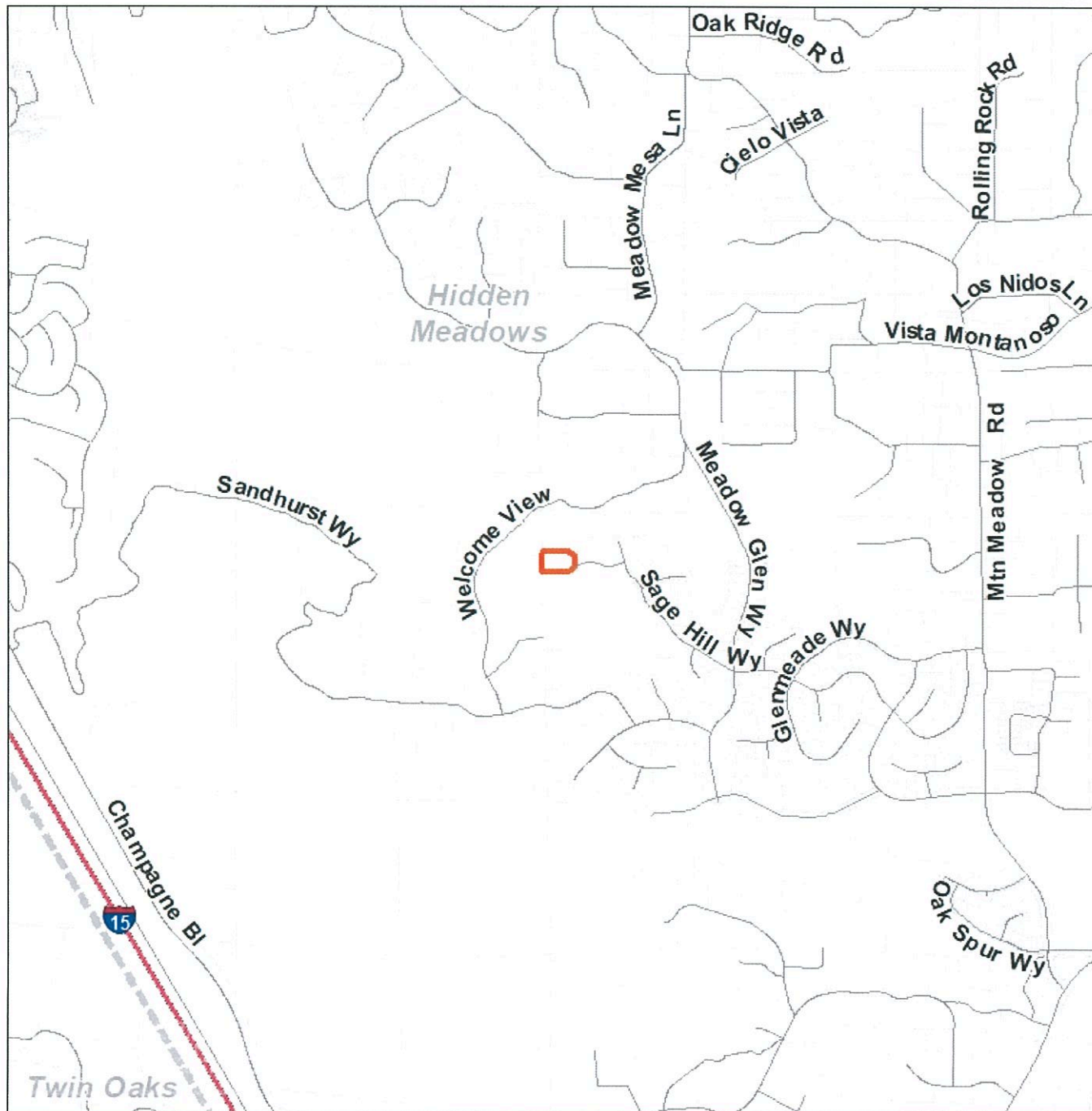


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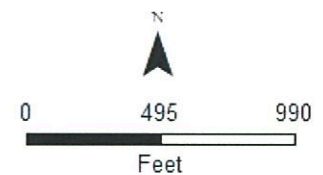
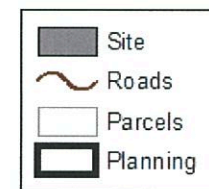


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LAND USE & ENVIRONMENTAL CONSULTANTS

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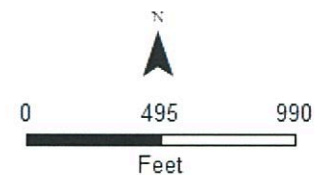
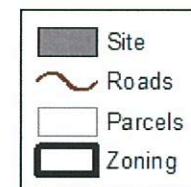


- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (18) Rural Lands (RL-20)
- (22) Specific Plan Area
- (32) Public/Semi-Public Facilities



Date: 1/8/2019
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A70 - Limited Agricultural
RR - Rural Residential
RS - Single Family Residential
S80 - Open Space
S88 - Specific Planning Area
S90 - Holding Area



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Sage Hill Wireless Facility

Hidden Meadows Community Plan Area

~ Roads
□ Site



LUERGIS
Land Use & Planning
Consultants & Engineers

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*Hidden
Meadows*



This map was prepared for the purpose of illustrating the location of the proposed project. It is not intended to be used for any other purpose. The map is not a warranty, representation, or guarantee of accuracy. The map is provided as a reference only. The map is not to be used for any other purpose. The map is not a warranty, representation, or guarantee of accuracy. The map is provided as a reference only.

**Sage Hill
Wireless Facility**

Hidden Meadows Community Plan Area

~ Roads



Site

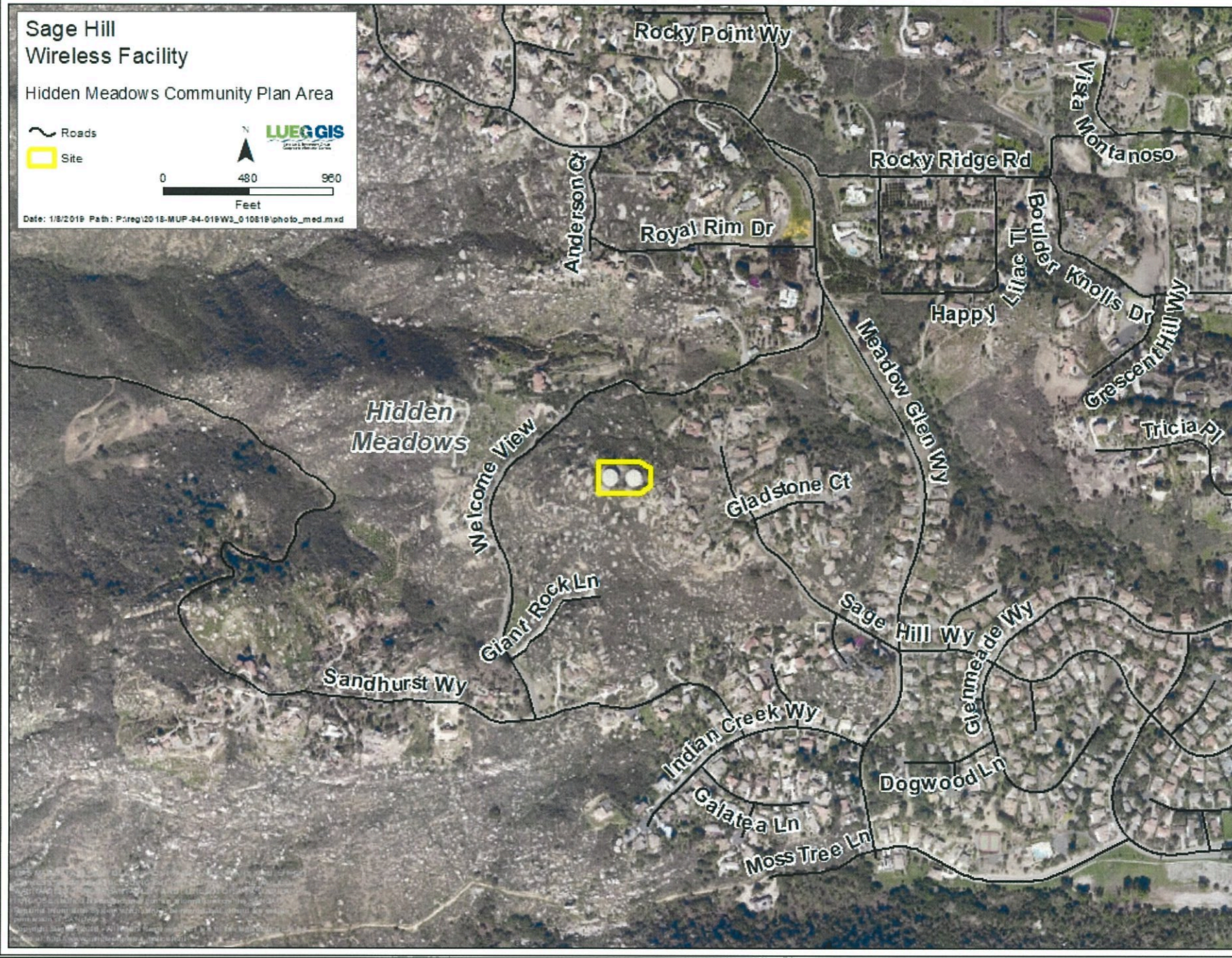
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Feet

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Landscape User Engagement GIS

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Sage Hill Wireless Facility

Hidden Meadows Community Plan Area

~ Roads

Site



LUEGGIS
Land Use & Planning
Consultants & Engineers

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Valley Center

Hidden
Meadows

Sage Hill Wy

Glen Wy

Meadow

Pinion Tr

Hidden Meadows Rd

Mtn Meadow Rd

Twin Oaks

Champagne Bl

15

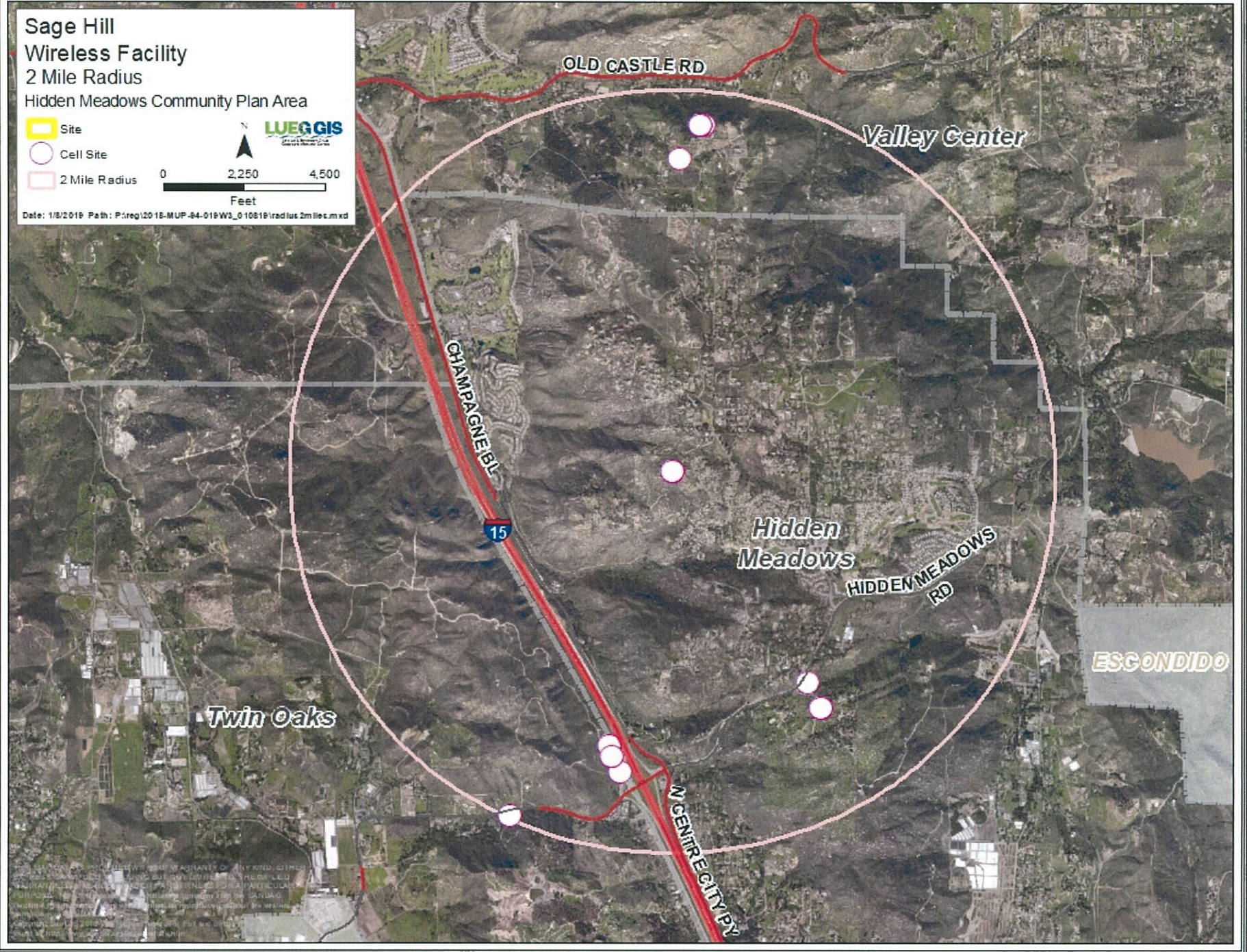
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**Sage Hill
Wireless Facility
2 Mile Radius**

Hidden Meadows Community Plan Area



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CC BUN: 839523
SITE NAME: VALLEY CENTER
9537 SAGE HILL WAY
HIDDEN MEADOWS, CA 92026
COUNTY OF SAN DIEGO

CROWN CASTLE
200 SPECTRUM CENTER DRIVE
SUITE 1800
IRVINE, CA 92618

CC BUN: 839523

CC SITE NAME:
VALLEY CENTER

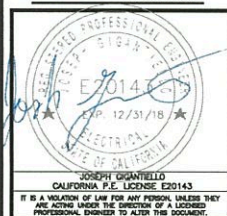
LATITUDE: N 33°13'15.66"
LONGITUDE: W -117°07'25.12"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	01/25/18	REVIEW
0	04/06/18	SUBMITTAL
1	04/12/18	SUBMITTAL
2	09/10/18	SUBMITTAL
3	09/24/18	SUBMITTAL

Dewberry

Dewberry Engineers Inc.
1215 BRIGGS ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 856.786.9079



DRAWN BY: JSR

REVIEWED BY: MSM

CHECKED BY: JG

PROJECT NUMBER: 50092941

SITE ADDRESS:

9537 SAGE HILL WAY
HIDDEN MEADOWS, CA
92026

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

PROJECT TEAM ENGINEER: DEWBERRY ENGINEERS INC. 1015 BRIGGS ROAD, SUITE 210 MOUNT LAUREL, NJ 08054 PHONE: 856.786.9079 CONTACT: MICHAEL MOORE PROJECT MANAGER: CROWN CASTLE 2055 S STEARMAN DR CHANDLER, AZ 85286 PHONE: (480) 735-6917 CONTACT: NICOLE KITZKE CONSTRUCTION MANAGER: CROWN CASTLE 200 SPECTRUM CENTER DRIVE, SUITE 1800 IRVINE, CA 92618 PHONE: (951) 795-6795 CONTACT: JESSE CASTANEDA EMAIL: Jesse.Castaneda@crownccastle.com	VICINITY MAP 	PROJECT DESCRIPTION APPLICANT: CROWN CASTLE GT COMPANY LLC APPLICANT ADDRESS: 2055 S STEARMAN DR CHANDLER, AZ 85286 LATITUDE: N 33° 13' 15.66" LONGITUDE: W -117° 07' 25.12" ASSESSOR'S PARCEL NO.: 186-021-15 PROJECT ADDRESS: 9537 SAGE HILL WAY HIDDEN MEADOWS, CA 92026 JURISDICTION: COUNTY OF SAN DIEGO CURRENT USE: UNMANNED TELECOMMUNICATIONS FACILITY PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY PROPERTY OWNER: VALLEY CENTER MUNICIPAL WATER DISTRICT PO BOX 67 VALLEY CENTER, CA 92082	DRAWING INDEX <table><tr><td>T-1</td><td>TITLE SHEET</td></tr><tr><td>Z-1</td><td>SITE PLAN</td></tr><tr><td>Z-2</td><td>EQUIPMENT LAYOUT</td></tr><tr><td>Z-3</td><td>ANTENNA LAYOUT</td></tr><tr><td>Z-4</td><td>ELEVATIONS SHEET 1</td></tr><tr><td>Z-5</td><td>ELEVATIONS SHEET 2</td></tr><tr><td>Z-6</td><td>TOPOGRAPHIC SURVEY</td></tr><tr><td>Z-7</td><td>PLOT PLAN</td></tr></table>	T-1	TITLE SHEET	Z-1	SITE PLAN	Z-2	EQUIPMENT LAYOUT	Z-3	ANTENNA LAYOUT	Z-4	ELEVATIONS SHEET 1	Z-5	ELEVATIONS SHEET 2	Z-6	TOPOGRAPHIC SURVEY	Z-7	PLOT PLAN
T-1	TITLE SHEET																		
Z-1	SITE PLAN																		
Z-2	EQUIPMENT LAYOUT																		
Z-3	ANTENNA LAYOUT																		
Z-4	ELEVATIONS SHEET 1																		
Z-5	ELEVATIONS SHEET 2																		
Z-6	TOPOGRAPHIC SURVEY																		
Z-7	PLOT PLAN																		
DRIVING DIRECTIONS TRAVELING NORTH ON I-15: TAKE EXIT 37 FOR DEER SPRINGS RD./MOUNTAIN MEADOW RD. TURN RIGHT ONTO DEER SPRINGS RD. CONTINUE ONTO MOUNTAIN MEADOW RD. TURN LEFT TO STAY ON MOUNTAIN MEADOW RD. TURN LEFT ONTO MEADOW GLEN WAY E. TURN LEFT ONTO MEADOW GLEN WAY W. TURN RIGHT TO STAY ON MEADOW GLEN WAY W. TURN LEFT ONTO SAGE HILL WAY. JUST BEFORE ENTERING CULL-DE-SAC, TURN LEFT TO HEAD TOWARD WATER TANK. SITE IS BEHIND WATER TANK.	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 DESCRIPTION THE PROJECT IS FOR THE CONTINUED OPERATION OF A CELLULAR COMMUNICATIONS NETWORK. S.O.W.: <ul style="list-style-type: none">COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA.REPLACE (4) EXISTING ANTENNASINSTALL (8) RRH'S 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: _____ LEADING/ SITE ACQUISITION: _____ DATE: _____ RF ENGINEER: _____ DATE: _____ LANDLORD/ TOWER OWNER: _____ DATE: _____ OPERATIONS: _____ DATE: _____ SDC PDS RCVD 09-28-18 MUP94-019W3																

2 - 23

- SCOPE OF WORK:**
- COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA
 - REPLACE (4) EXISTING ANTENNAS
 - INSTALL (6) RRFS

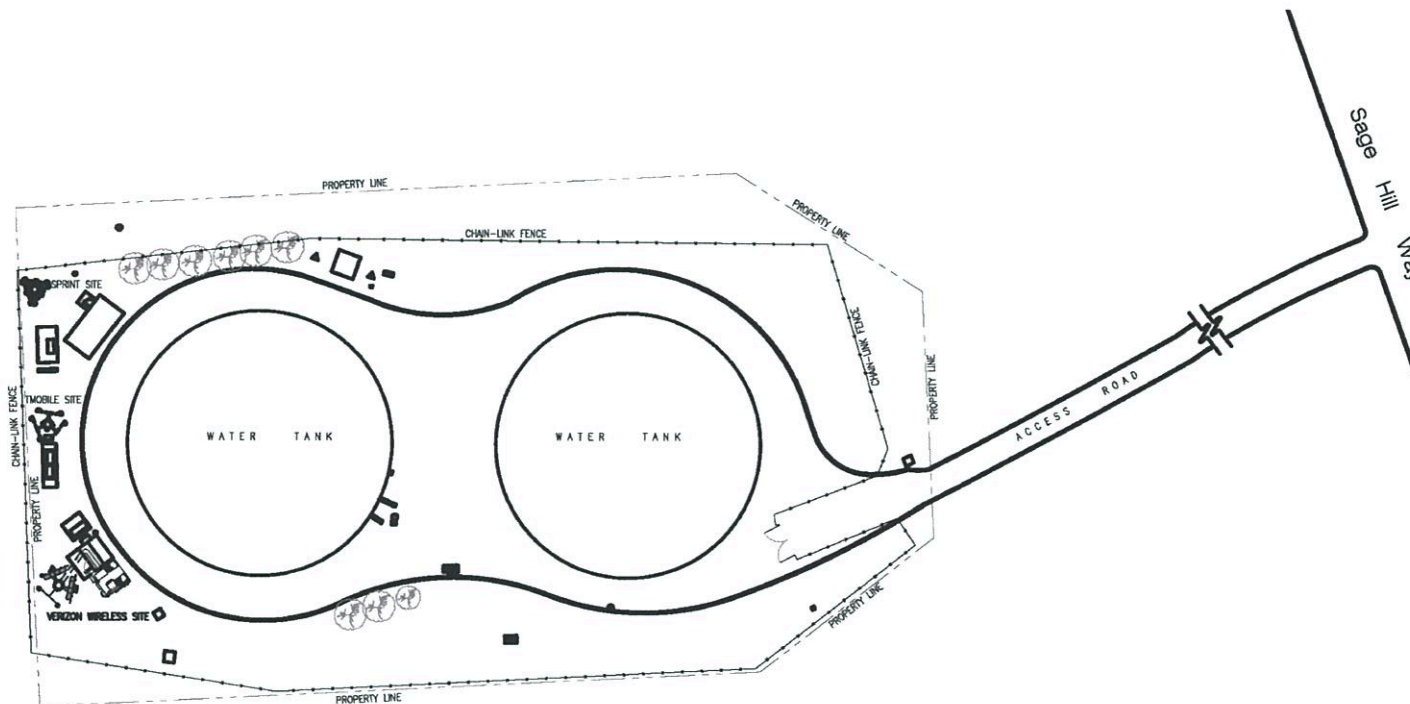


DISCLAIMER:

THIS SET OF DRAWINGS WAS PREPARED UTILIZING INFORMATION OBTAINED FROM PUBLIC DOCUMENTS MADE AVAILABLE ON JURISDICTION WEBSITE. DOWBERRY 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. THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.
4. NO LANDSCAPING PROPOSED ON THIS PROJECT.



SITE PLAN

SCALE: 1"=500' FOR 11"x17"
1"=250' FOR 22"x34"

0' 250' 500'

1



200 SPECTRUM CENTER DRIVE
SUITE 1000
IRVINE, CA 92618

CC BUN: 839523

CC SITE NAME:
VALLEY CENTER

LATITUDE: N 33°13'15.66"
LONGITUDE: W -117°07'25.12"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	01/25/18	REVIEW
0	04/06/18	SUBMITTAL
1	04/12/18	SUBMITTAL
2	09/10/18	SUBMITTAL
3	09/24/18	SUBMITTAL



Dewberry Engineers Inc.
1015 BRIGGS ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 856.760.3076



DRAWN BY: JSR

REVIEWED BY: MSM

CHECKED BY: JG

PROJECT NUMBER: 50092941

SITE ADDRESS:

9537 SAGE HILL WAY
HIDDEN MEADOWS, CA
92026

SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-1

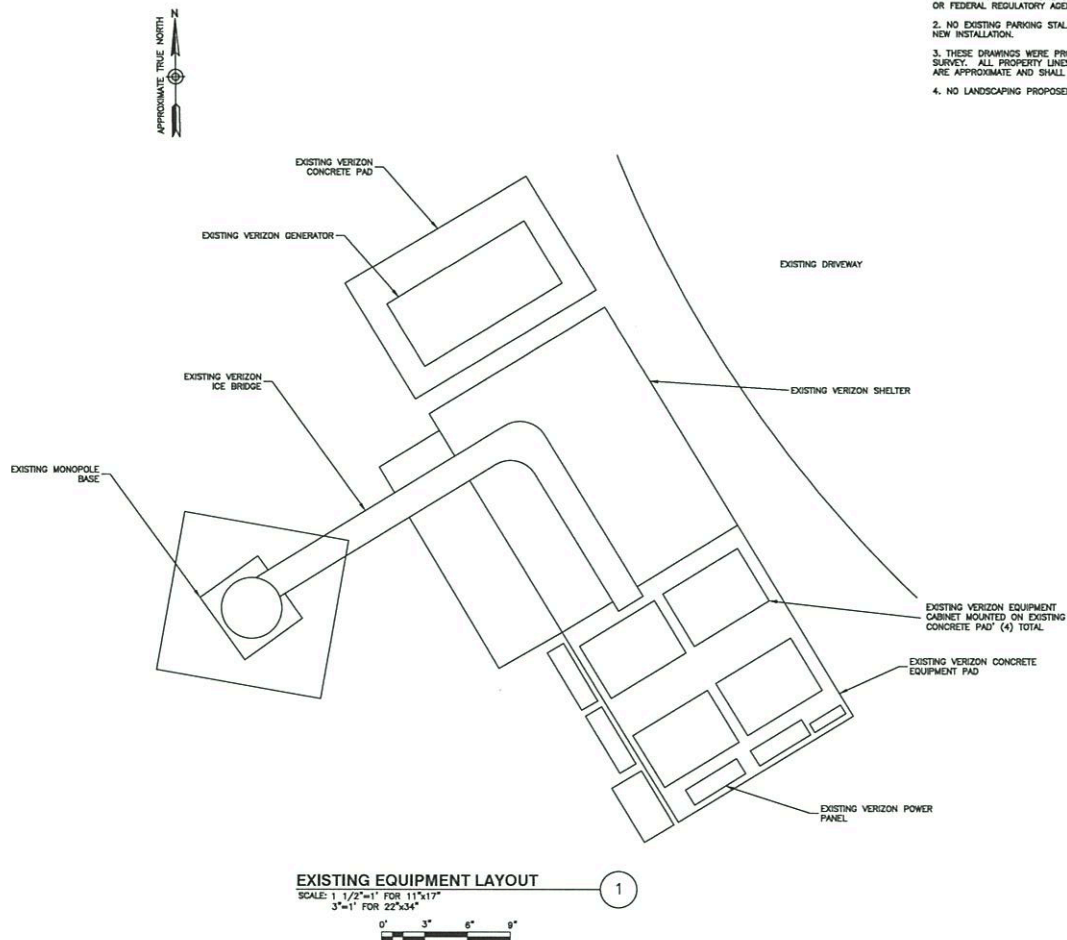
2 - 24

SCOPE OF WORK:

- COVER EXISTING STRUCTURE AND APPLIANCE WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA
- REPLACE (4) EXISTING ANTENNAS
- INSTALL (6) RISERS

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.
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4. NO LANDSCAPING PROPOSED ON THIS PROJECT.



CC BUN: 839523

CC SITE NAME:
VALLEY CENTER

LATITUDE: N 33°13'15.66"
LONGITUDE: W -117°07'25.12"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	01/25/18	REVIEW
0	04/06/18	SUBMITTAL
1	04/12/18	SUBMITTAL
2	09/10/18	SUBMITTAL
3	09/24/18	SUBMITTAL



Dewberry Engineers Inc.
1015 BRIGGS ROAD
SUITE 210
MT LAMAR, NJ 08054
PHONE: 856.760.3076



DRAWN BY: JSR

REVIEWED BY: MSM

CHECKED BY: JG

PROJECT NUMBER: 50092941

SITE ADDRESS:

9537 SAGE HILL WAY
HIDDEN MEADOWS, CA
92026

SHEET TITLE:

EQUIPMENT LAYOUT

SHEET NUMBER

Z-2

2 - 25

SCOPE OF WORK:

- COVER EXISTING STRUCTURE AND APPLIANCE WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA
- REPLACE (4) EXISTING ANTENNAS
- INSTALL (6) RRH'S

NOTES:

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200 SPECTRUM CENTER DRIVE
SUITE 1800
IRVINE, CA 92618

CC BUN: 839523

CC SITE NAME:
VALLEY CENTER

LATITUDE: N 33°13'15.66"
LONGITUDE: W -117°07'25.12"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	01/25/18	REVIEW
0	04/06/18	SUBMITTAL
1	04/12/18	SUBMITTAL
2	09/10/18	SUBMITTAL
3	09/24/18	SUBMITTAL



Dewberry Engineers Inc.
1215 BRIGGS ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 856.786.9876



DRAWN BY: JSR

REVIEWED BY: MSM

CHECKED BY: JG

PROJECT NUMBER: 50092941

SITE ADDRESS:

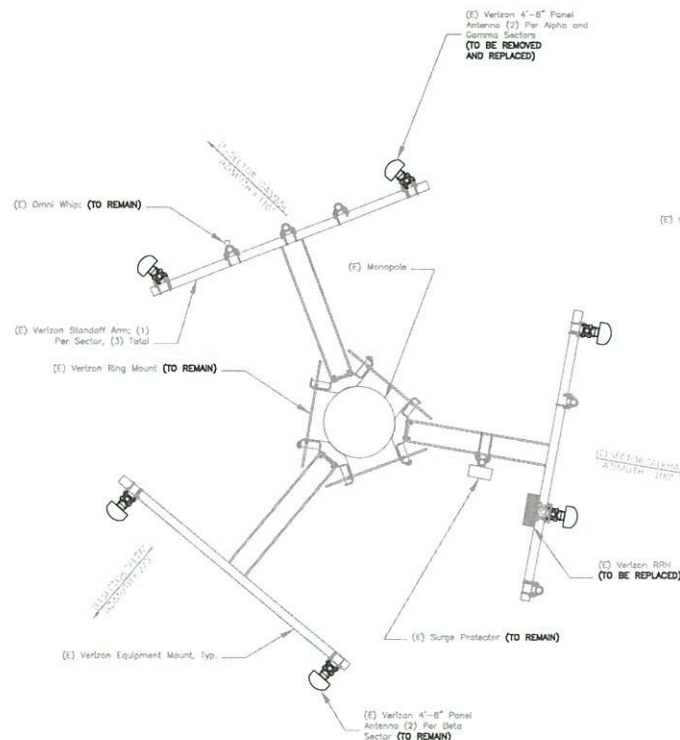
9537 SAGE HILL WAY
HIDDEN MEADOWS, CA
92026

SHEET TITLE

ANTENNA LAYOUT

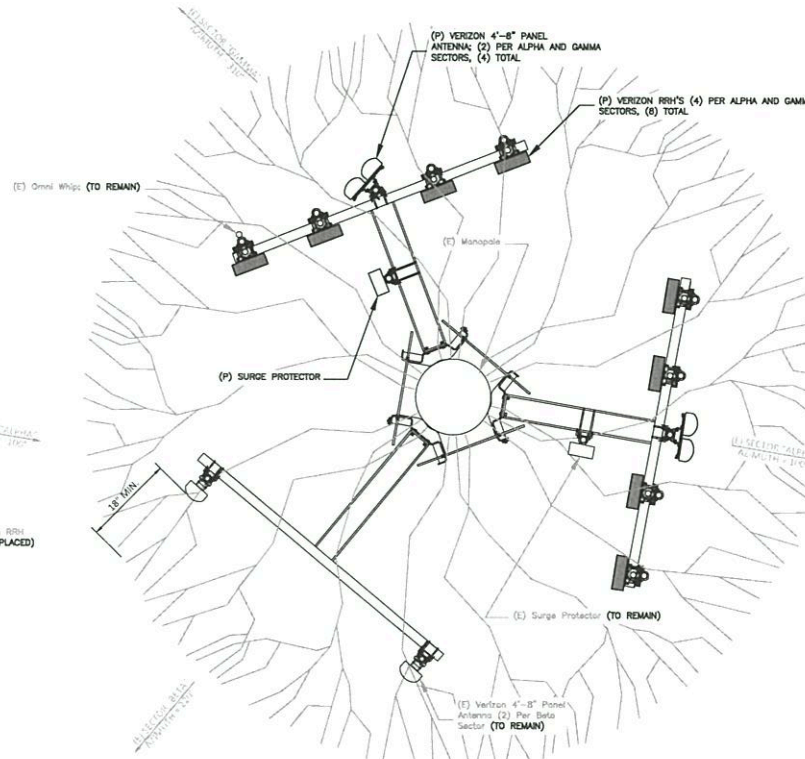
SHEET NUMBER

Z-3



EXISTING ANTENNA PLAN
SCALE: N.T.S.

1



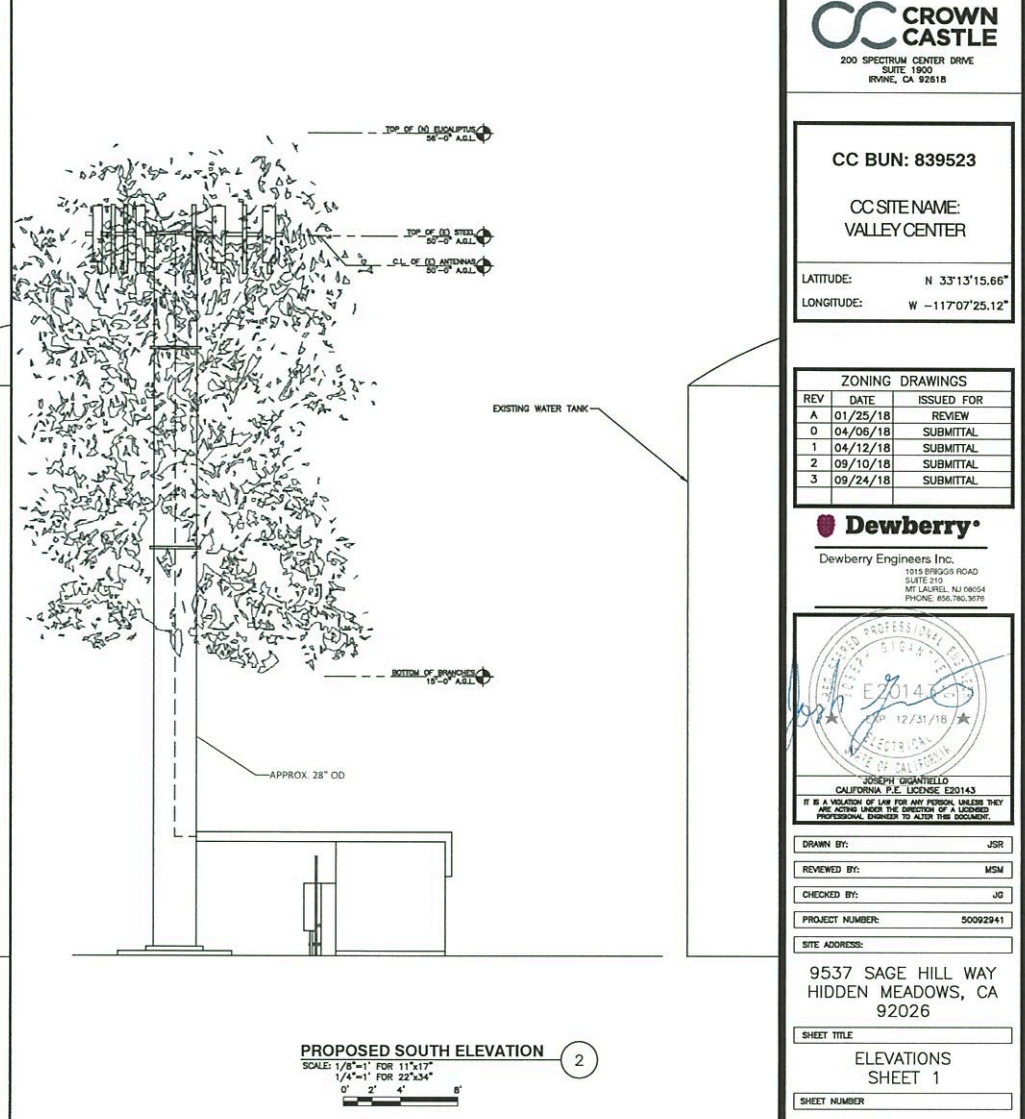
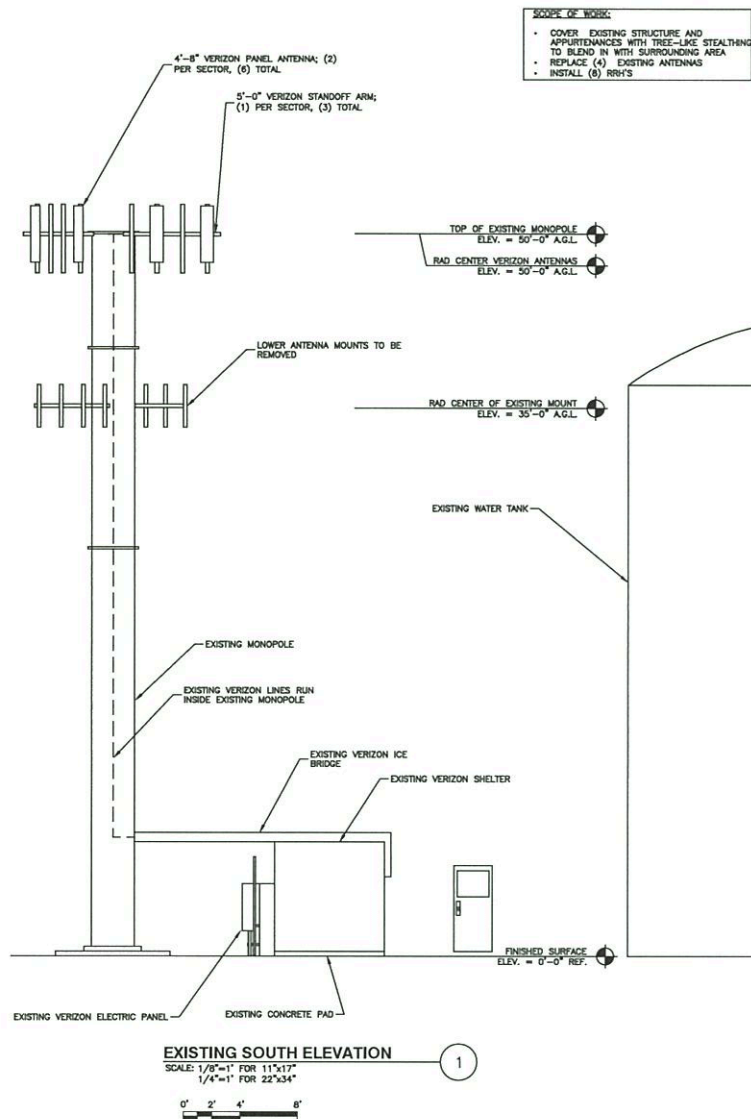
PROPOSED ANTENNA PLAN
SCALE: N.T.S.

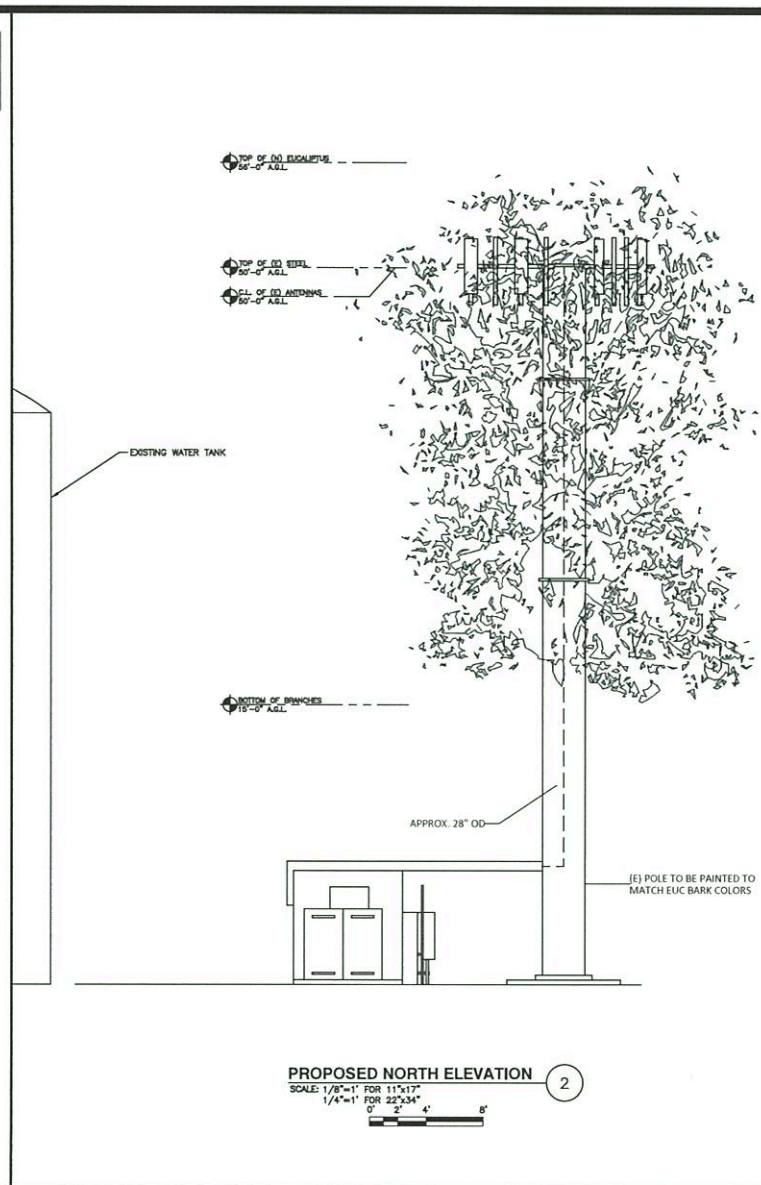
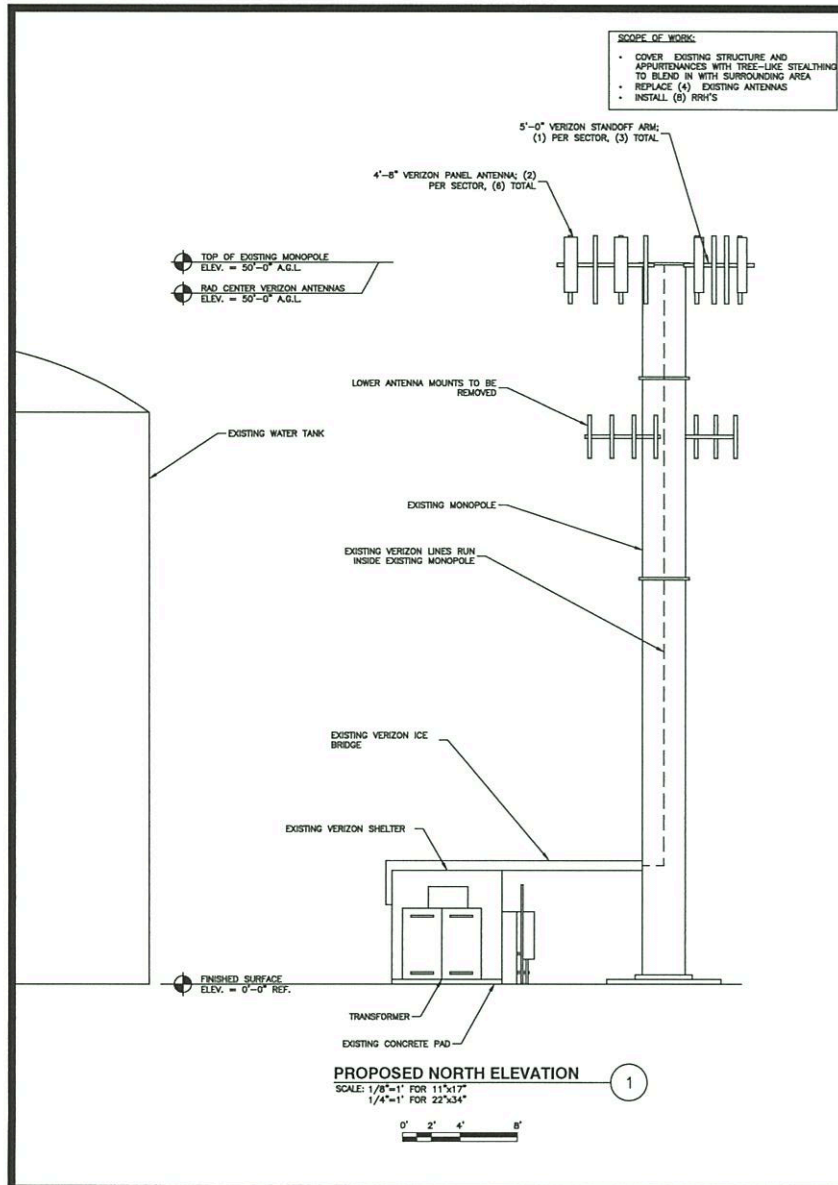
2

NOTE:

- MINIMUM 18" OF COVER TO OUTSIDE OF PANEL ANTENNA

2 - 26





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

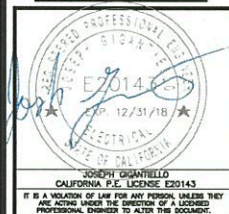
CC BUN: 839523

CC SITE NAME:
 VALLEY CENTER

LATITUDE: N 33°13'15.66"
 LONGITUDE: W -117°07'25.12"

ZONING DRAWINGS		
REV	DATE	ISSUED FOR
A	01/25/18	REVIEW
0	04/06/18	SUBMITTAL
1	04/12/18	SUBMITTAL
2	09/10/18	SUBMITTAL
3	09/24/18	SUBMITTAL

Dewberry
 Dewberry Engineers Inc.
 1015 BRIGGS ROAD
 SUITE 210
 MT LAUREL, NJ 08054
 PHONE: 856.762.3070



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

9537 SAGE HILL WAY
 HIDDEN MEADOWS, CA 92026

SHEET TITLE
 ELEVATIONS
 SHEET 2
 SHEET NUMBER

Z-5

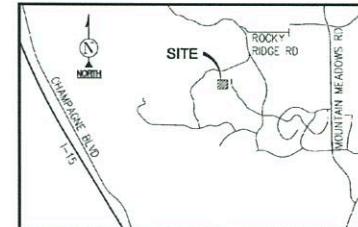
OWNER
VALLEY CENTER MUNICIPAL WATER DISTRICT
29360 VALLEY CENTER RD
VALLEY CENTER, CA 92082

CONTACT
LAURA WHITTEN
949-930-4362

SITE ADDRESS
9537 SAGE HILL WAY
HIDDEN HILLS, CA 92028
APN: 186-021-15-00
55,544 SQ. FT. OR 1.28 ACRES MORE LESS (NET)

SUMMARY EXISTING
N/A

SUMMARY PROPOSED
N/A



VICINITY MAP
N.T.S.



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
VALLEY CENTER

B.U.N.
839523

SITE ADDRESS
9537 SAGE HILL WAY
HIDDEN MEADOWS, CA 92026
SAN DIEGO COUNTY

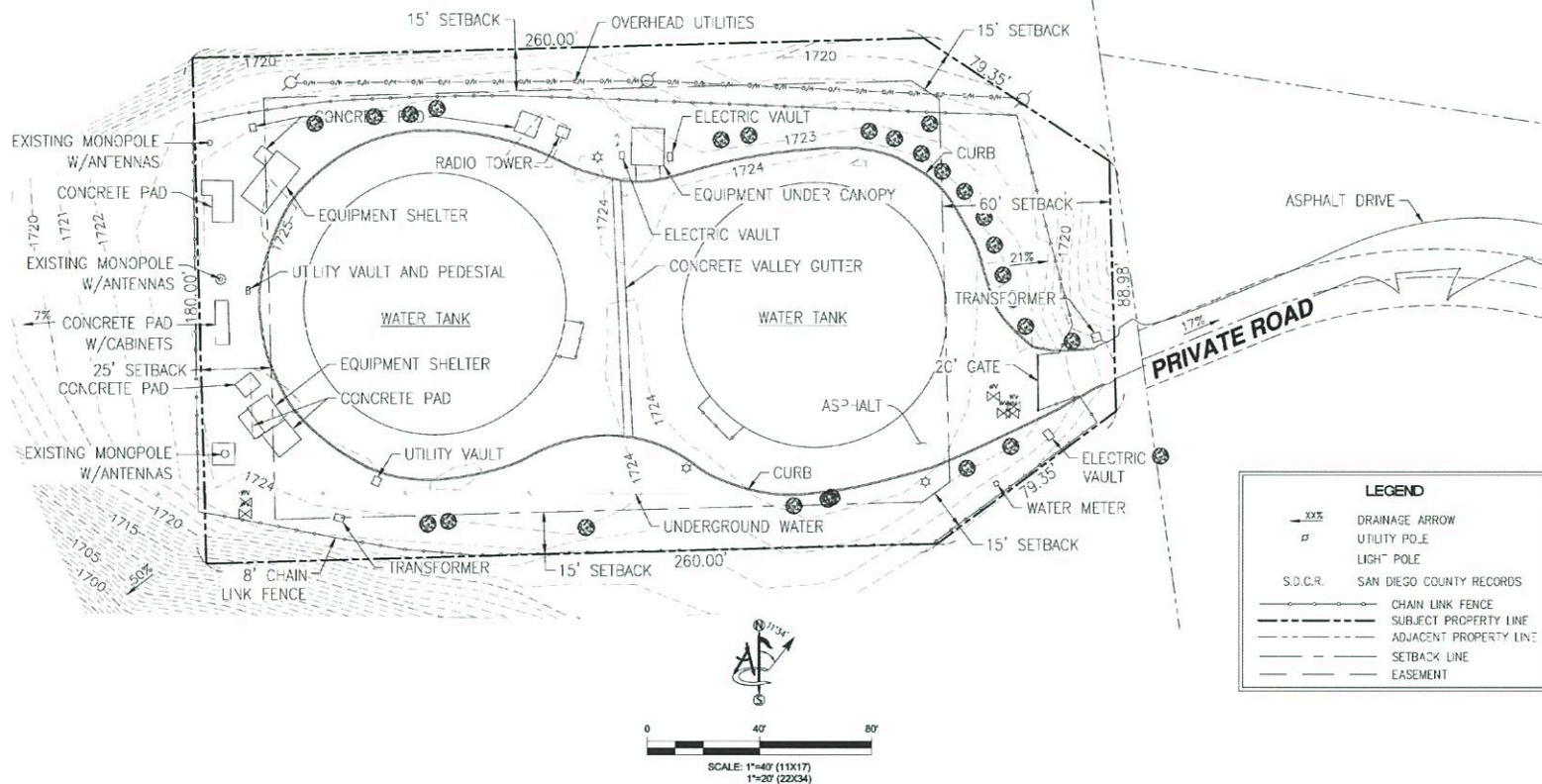


ambit consulting
428 MAIN STREET, SUITE 205
HUNTINGTON BEACH, CALIFORNIA 92648
PH: (408) 656-4072

REV.	DATE	DESCRIPTION	BY
0	06/03/18	SUBMITTAL	DRH

SHEET TITLE
TOPOGRAPHIC
SURVEY

SHEET NO.
TOPO-1



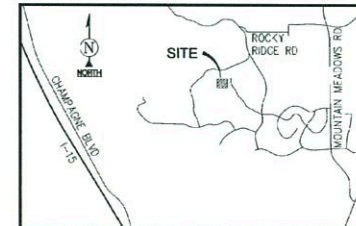
OWNER
VALLEY CENTER MUNICIPAL WATER DISTRICT
29300 VALLEY CENTER RD
VALLEY CENTER, CA 92082

CONTACT
LAURA WHITTEN
949-930-4362

SITE ADDRESS
9537 SAGE HILL WAY
HIDDEN MILLS, CA 92026
APN: 196-021-15-00
55,544 SQ. FT. OR 1.28 ACRES MORE LESS (NET)

**SUMMARY
EXISTING**
N/A

**SUMMARY
PROPOSED**
N/A



VICINITY MAP
N.T.S.



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

SITE NAME
VALLEY CENTER

B.U.N.
839523

SITE ADDRESS
9537 SAGE HILL WAY
HIDDEN MEADOWS, CA 92026
SAN DIEGO COUNTY

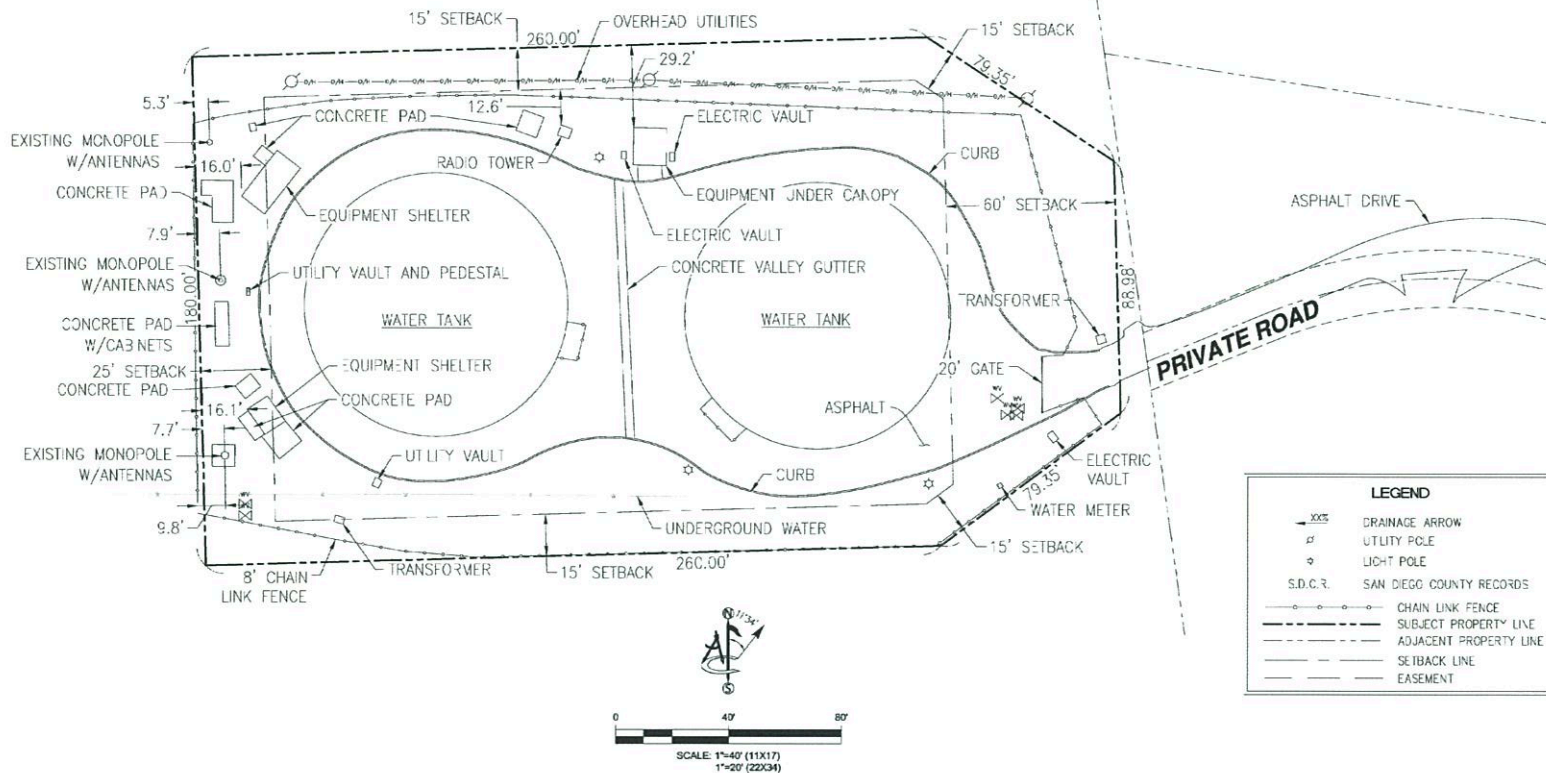


ambit consulting
428 MAIN STREET, SUITE 206
HUNTINGTON BEACH, CALIFORNIA 92648
PH: (480) 659-4272

REV.	DATE	DESCRIPTION	BY
0	04/10/18	SUBMITTAL	DRH

SHEET TITLE
PLOT
PLAN

SHEET NO.
LS-1



LEGEND	
---	DRAINAGE ARROW
+	UTILITY POLE
o	LIGHT POLE
S.D.C.R.	SAN DIEGO COUNTY RECORDS
---	CHAIN LINK FENCE
---	SUBJECT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	SETBACK LINE
---	EASEMENT

**Attachment B – Form of Decision
Approving PDS2018-MUP-94-019W3**



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 Chair)
Michael Beck
Yolanda Calvo
Michael Edwards
David Pallinger
Bryan Woods

July 19, 2019

PERMITTEE: CROWN CASTLE (ATTN: TOM HANNA)
MAJOR USE PERMIT: PDS2018-MUP-94-019W3
E.R. NUMBER: PDS2018-ER-94-08-025C
PROPERTY: 9537 SAGE HILL WAY WITHIN THE NORTH COUNTY METROPOLITAN
SUBREGIONAL PLANNING AREA (HIDDEN MEADOWS COMMUNITY)
APN: 186-021-15-00

DECISION OF THE PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION (3300-94-019)

GRANT, as per plot plan dated September 2, 1994, consisting of 4 sheets, as amended and approved concurrently herewith, a Major Use Permit, pursuant to Section 2705(b) of the Zoning Ordinance, for the installation and operation of four unmanned telecommunications antenna facilities consisting of four 50 foot high single poles each with up to three 13 foot Omni whip antennas mounted on top of each pole together with four 10 foot by 20 foot by 10 foot equipment buildings. Future alteration will include replacement of the three 13-foot Omni whip antennas with up to 12 directional panel antennas, approximately four foot high, with a corresponding reduction in overall height. Also approved are the three existing antennas systems, all on the same utility site.

Also granted is a specific exemption pursuant to Section 4813 of the Zoning Ordinance to allow setbacks of two feet at the rear and side yard setbacks, and an exemption pursuant to Section 4620 of the Zoning Ordinance to allow for a height of 63 feet for each single pole antenna unit.

MODIFICATION TO MAJOR USE PERMIT DECISION (3301-94-019-03)

This Major Use Permit for an emergency generator at an existing unmanned wireless telecommunication facility consists of five sheets including plot plan, floor plans and elevations dated July 20, 2010. This permit authorizes the installation and operation of a 30 kw emergency generator enclosed within a 12 foot high noise enclosure pursuant to Sections 6985, 6986, and 7358 of the Zoning Ordinance.

MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-94-019W3)

This Major Use Permit Modification for MUP-94-019W3 consists of 8 sheets including plot plan, equipment layout, and elevations dated July 19, 2019. This permit authorizes the modification of an existing wireless telecommunication facility through the conversion of an existing 50-foot tall monopole located on the southwestern portion of the property into a 56-foot tall faux mono-eucalyptus tree pursuant to Sections 6985, 6986 and 7358 of the Zoning Ordinance.

Wireless telecommunication facilities subject to this Major Use Permit are considered "high visibility" facilities, therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 15 years (ending July 19, 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. All monopoles and wireless telecommunication facilities subject to this Major Use Permit shall be reviewed for conformance with the amortization requirements outlined in Sections 6985 and 6991 of the Zoning Ordinance through the modification of this permit.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **July 19, 2021** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

.....

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

CONDITIONS FOR MAJOR USE PERMIT MODIFICATION (3301-94-019-03):

NOTE: The following conditions are in **strikeout-underline** format of the original Major Use Permit (3300-94-019) Decision.

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit Modification. 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:

Building permit plans must conform in detail to this approved design. Failure to conform can cause delay 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 Modification, and prior to commencement of construction or use of the property in reliance on this Major Use Permit Modification P94-019W², the applicant shall:

1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works. (P94-019W²)
2. The equipment building shall be constructed of non-combustible materials and painted with earth tone colors so that it blends with the other improvements on the site. (P94-019 Condition Satisfied)
3. Grading and improvements shall be in substantial conformance with that shown on the approved Major Use Permit, Sheet 2-4, dated September 2, 1994. (P94-019 Condition Satisfied)
4. Have a registered civil engineer, a registered traffic engineer, or a licensed land surveyor provide a certified signed statement that physically, there is a minimum unobstructed sight distance in both directions along Sage Hill Way from the private easement road the project, per Section 6.1.E of the County Public Road Standards. The engineer or surveyor shall further certify that the sight distance of adjacent driveways and street openings will not be adversely affected by this project, to the satisfaction of the Department of Public Works. (P94-019W²)
5. Furnish the Director of Planning and Land Use a letter from the Director of the Department of Public Works stating Conditions A.1 and A.4 have been complied with to that Department's satisfaction. (P94-019W²)
6. The following noise design elements as required within the Noise Impact Analysis prepared by Helix Environmental Planning dated July 15, 2010, shall be indicated on the building plans and made conditions of its issuance:
 - a. The 30 kW Kohler generator unit shall be located within a twelve-inch (12") wide noise control CMU wall enclosure.
 - b. Three foot inline air outlet silencer
 - c. Three foot inline air inlet silencer
 - d. Forced air blower
 - e. Super-Critical Grade exhaust silencer
 - f. New roof with ½ -inch plywood or thicker shear panel below the fire resistant roof
 - g. Hard lid constructed of double layer of 5/8-inch Type "X" gypsum board
 - h. New exterior steel clad solid core door to the CMU noise control wall

The applicant shall incorporate all design measures therein identified into the applicable building plans. The applicant shall submit the building plans to [DPLU, Plan Pre-review (BPPR)] for review and approval. (P94-019W²)
7. Submit evidence to the satisfaction of the Director of Planning and Land Use (Building Division) that all "Prior to Use or Occupancy" conditions A1, and A.4 through A.6 of this Major Use Permit Modification P94-019W² have been printed on a separate sheet of all building plans associated with this Major Use Permit: Modification P94-019W² [DPLU, FEE] (P94-019W²)

- a. The conditions shall be printed on a separate sheet of the building plans.
 - b. The Directors of Public Works or Planning and Land Use may waive this condition to allow the issuance of a grading permit. The requirement shall be met before the issuance of any building permit.
- B. Prior to any occupancy or use of the premises pursuant to this Major Use Permit Modification P94-019W², the applicant shall:
- ~~1. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.~~
 - ~~2.1. Each of the four (4) 10 foot by 20 foot by 10 foot equipment buildings shall be constructed of non-combustible materials as shown on the approved plot plan and painted in an avocado green or earth tone brown color. (P94-019 Condition Satisfied)~~
 2. Authorize Special Districts to process the project into Zone "A" of the San Diego County Street Lighting District without notice or hearing. The applicant shall cover the processing costs by making a minimum payment at the Land Development Counter Services. (P94-019W²)
 3. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating that Condition B.2 has been completed to that Department's satisfaction. (P94-019W²)
 4. The permittee shall pay the Major Use Permit Compliance Inspection Fee as specified in the DPLU Fee Ordinance at Section 362 of the San Diego County Administrative Code. The fee shall be paid at the DPLU Zoning Counter. The permittee shall also schedule an appointment for an initial inspection with the County Permit Compliance Coordinator to review the on-going conditions associated with this permit. The inspection should be scheduled for a date approximately six months subsequent to establishing occupancy or use of the premises. (P94-019W²)
 5. Demonstrate that the Director of the Planning and Land Use (Building Inspector) has verified that the proposed 30 kW Kohler generator unit is located within the twelve inch (12") thick noise control CMU wall enclosure pursuant to the approved building plans and Major Use Permit Modification P94-019W². (P94-019W²)
 6. Submit to the satisfaction of the Director of Planning and Land Use an Acoustical Certification Test to ensure the enclosed generator unit complies with the County of San Diego Noise Ordinance 36.404. An Acoustical Certification Test shall be prepared by a County-Approved Acoustical Consultant evaluating noise compliance with County property line noise limits. (P94-019W²)

~~Upon certification by the Director of DPLU for occupancy or establishment of use allowed by this Major Use Permit Modification, the following conditions shall apply:~~

C. The following conditions shall apply during the term of the Major Use Permit Modification, P94-019W²:

1. The 10 foot by 20 foot by 10 foot equipment buildings shall be installed as shown on the plot plan, and painted in an avocado green or earthtone brown color.
2. The applicant shall allow the County to inspect the property for which the Major Use Permit Modification has been granted, at least once every twelve months, to determine if the applicant is complying with all terms and conditions of the Major Use Permit Modification. 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.
3. 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.
4. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to Section 6324 of The Zoning Ordinance.
5. The parking areas and driveways shall be well maintained.
6. All landscaping shall be adequately watered and well maintained at all times.
7. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.
8. The applicant shall maintain the appearance of the facility and associated equipment shelter, as depicted in photo simulations on file with Major Use Permit Modification P94-019W², for the duration of the facility's operation.
9. 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.
10. All wireless telecommunications sites shall be kept clean and free of litter.
11. All equipment cabinets shall display a legible operator's contact number for reporting maintenance problems.
12. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days prior to the final day of use.

13. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use.
14. 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.
15. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner.
16. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
17. Noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.
18. Equipment cabinets and antenna structures shall be secured to prohibit unauthorized access.
19. The project shall conform to the approved plot plan(s). Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703.
20. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9926 and Appendix A) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than one (1) acre require that the property owner keep additional and updated information onsite concerning stormwater runoff. This shall be to the satisfaction of the Department of Public Works.
21. Low Impact Development (LID) requirements apply to all priority projects, starting March 24, 2008. These requirements are found on page 19 (Section D.1.d. (4) a & b) of the Municipal Storm water Permit: <http://www.swrcb.ca.gov/rwqcb9/programs/stormwater/sd%20permit/r9-2007-0001/Final%20Order%20R9-2007-0001.pdf>

The LID Handbook is a great source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. Access the Handbook at the following DPLU web address: http://www.sdcounty.ca.gov/dplu/LID_PR.html

The handbook gives an overview of LID. Section 2.2 reviews County DPW planning strategies as they relate to requirements from the Municipal Permit. The Fact Sheets in the Appendix may be the most useful for information on all of the engineered techniques. Additional information can be found in the extensive

Literature Index. A LID presentation is to be posted on the Project Clean Water Website. For more information contact Watershed Protection Division / MSCP.

- ~~D. This Major Use Permit shall expire on December 16, 1995 at 4:00 p.m. (or such longer period as may be approved by the Planning and Environmental Review Board of the County of San Diego prior to said expiration date unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.~~

SPECIFIC CONDITIONS FOR MAJOR USE PERMIT MODIFICATION MUP-94-019W3:

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

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

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

2. **GEN#2-RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**
INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

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

3. GEN#3–INSPECTION FEE

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

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

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated received 9/28/2018 to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

5. PLN#2–SITE CONFORMANCE (WIRELESS)

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

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

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

7. **HAZ#1–HEALTH AND SAFETY PLAN**

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

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

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

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans, and plot plan(s). This includes, but is not limited to maintaining the following: painting all necessary aesthetics design features, and all lighting wall/fencing. Failure to conform to the approved plot plan(s) is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of

the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

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

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

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations dated received 9/28/2018. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

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

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

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 ([County of San Diego Noise Ordinance](#)), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

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

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

MAJOR USE PERMIT MODIFICATION FINDINGS FOR PDS2018-MUP-94-019W3

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

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

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

Harmony:

The proposed wireless telecommunication facility consists of the conversion of an existing 50-foot tall monopole into a 56-foot tall faux mono-eucalyptus tree. The original Major Use Permit required a height exception to authorize the construction of four wireless telecommunication facilities up to a maximum height of 63-feet pursuant to Section 4620 of the Zoning Ordinance. The subject project will be in conformance with the previously authorized height exception as the faux mono-eucalyptus tree will be a maximum height of 56 feet. The additional six feet is

required to add faux branching to the top of the facility which will result in the faux mono-eucalyptus tree to appear more natural. The equipment necessary for the facility is currently located within a Concrete Masonry Unit (CMU) enclosure. The wireless telecommunication facility would be converted to a stealth design of a faux tree in order to be in harmony of the rural character of the project vicinity.

The subject property is approximately 1.28 acres and is developed with two 40-foot tall water tanks and several unmanned wireless telecommunication facilities. Structures and objects surrounding the project site consist of utility poles and mature trees. The project is compatible with the surrounding area which is comprised primarily of open space and residential uses. Therefore, the project, as designed, is camouflaged and will blend into the project site with reduced adverse visual impacts to the surrounding project area.

Scale and Bulk:

The project area can primarily be characterized as rural and open space. Mature trees and utility poles are located within the project vicinity. The 56-foot tall faux mono-eucalyptus tree would be of comparable height to utility poles, eucalyptus trees, and other vertical elements within the project vicinity.

Photo simulations on file with this Major Use Permit Modification illustrate that the proposed 56-foot faux mono-eucalyptus tree with antennas and an associated CMU equipment enclosure would be in harmony with the scale and bulk of the surrounding area and therefore would be unobtrusive to the surrounding viewshed. The wireless telecommunication facility has been sited away from nearby residences in the area. The existing CMU equipment enclosure is screened from I-15 by intervening hills and mature vegetation. The wireless telecommunication facility is approximately a mile away from I-15. Motorists traveling along the highway will have limited views of the facility due to intervening slopes located between I-15 and the project site. The facility designed as a faux tree would appear as an expected visual feature within the project vicinity as the visual landscape within the project vicinity contains mature trees located on rolling hills including eucalyptus trees.

Coverage:

The subject parcel is approximately 1.28 acres in size. Surrounding land uses consist of open space, residential and agricultural land uses with parcel sizes ranging in size from 2 acres to over 15 acres. The project is located on a parcel that is developed with two 40-foot tall water tanks and three unmanned wireless telecommunication facilities. All construction associated with the project will be within the same footprint of the existing wireless telecommunication facility. Due to the small scale of the facility, the project will not contribute significantly to the existing site coverage, nor will it substantially increase the scale and bulk of the subject property. As such, the modifications of the existing telecommunications facility will maintain similar coverage with surrounding parcels. Considering the size of the subject lot compared with the size and location of the proposed structure, and the coverage characteristics of surrounding properties, the modification of the telecommunications facility will be consistent in terms of

coverage of the surrounding area and will not substantially increase the lot area coverage.

Density:

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

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

The project is located within the jurisdiction of the San Diego County Fire Authority. The project has been reviewed and found to be FP-2 compliant. The project would not require water or sewer services. Electrical and telephone services are available on-site. The proposed project involves construction to an existing wireless telecommunication facility with existing access to adequate utilities. All required utilities are therefore available for the project.

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

The project is a Major Use Permit Modification for the authorization of Modifications to an existing wireless telecommunication facility. The Major Use Permit modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in sections 6985 and 6991. The subject project will result in converting an existing monopole into a faux tree design. Photo-simulations on file with the Major Use Permit Modification demonstrate that the faux mono-eucalyptus tree and associated equipment enclosure will be in harmony with the existing neighborhood character. No trenching or grading is proposed or required for the project as all construction will occur within the same footprint of the existing lease area and equipment enclosure.

While the wireless telecommunications facility and faux mono-eucalyptus tree are visible from I-15, motorists traveling along the highway will have limited views of the facility for short durations due to intervening slopes and hills located along the eastern portion of I-15. The facility designed as a faux tree would be appear as an expected visual feature within the project vicinity as the visual landscape within the project vicinity contains mature trees located on rolling hills. The wireless facility has been sited on the westernmost portion of the subject property which is away from residences located east of the project site. The line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area, such as the existing utility poles and vegetation onsite.

The project has been reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The current proposed project does not contain additional noise generating equipment. The existing wireless telecommunication facility contains a standby generator that is located within a CMU enclosure that was authorized by a previously Major Use Permit Modification. The project, as designed, would not cause any substantial, demonstrable negative aesthetic effect

to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to result in approximately one trip per month and will utilize a private road connecting to Sage Hill Way for access. Existing parking is available on the property. The use associated with this Major Use Permit is compatible with the existing rural nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and will be compatible with adjacent uses. Therefore, the number of maintenance trips will not substantially increase or alter the physical character of Sage Hill Way or I-15.

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

The applicant proposes a Major Use Permit Modification for the authorization of alterations to an existing unmanned wireless telecommunication facility. The subject property is approximately 1.28 acres in size and has access and utility services adequate to serve the proposed use. The conversion of the existing monopole into a 56-foot tall faux mono-eucalyptus tree will be within the same development footprint of an existing wireless telecommunication facility and would not result in significant alterations to the landform or grading. The project, as designed, would be camouflaged, would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

None identified.

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

The project is within the Public/Semi-Public Facilities General Plan Land Use Designation, and it is within the North County Metropolitan Subregional Planning Area within the Hidden Meadows Community. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location. Lastly, the project would result in the

removal of an existing monopole and the construction of a faux tree design that is visible from a Scenic Highway identified in the County of San Diego General Plan. Pursuant to Section 6987(D) of the Zoning Ordinance, monopoles or other similar structures are not permitted when visible from Scenic Highways identified in the County of San Diego General Plan and the project would result in the facility to be in conformance with the Zoning Ordinance and General Plan. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

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

An Addendum dated July 19, 2019 to the previously adopted ND (Log No. 94-08-025) dated September 27, 1994 was prepared and is on file with Planning & Development Services. It has been determined that the project, as designed, would not cause any significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted ND.

WIRELESS TELECOMMUNICATION FINDINGS

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

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

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

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

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

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

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

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

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below. <http://www.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 the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

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

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

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

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

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

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

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

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

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

cc: Crown Castle, South Stearman Drive, Chandler AZ 85286
Tom Hanna, 9655 Granite Ridge Drive, San Diego, CA 92123
FILE

email cc:

Ed Sinsay, Team Leader, Land Development/Engineering, PDS
Ashley Smith, Planning Manager, PDS
Sean Oberbauer, Project Manager, PDS
Tom Hanna, tom.hanna@cmhcg.com

Attachment C – Environmental Documentation



County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

AN ADDENDUM TO THE PREVIOUSLY APPROVED NEGATIVE DECLARATION FOR PURPOSES OF CONSIDERATION OF PDS2018-MUP-94-019W3

July 19, 2019

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

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

1. To the Project Name add: Sage Hill Wireless Telecommunications Facility Major Use Permit Modification
2. To the Project Number(s) add: PDS2018-MUP-94-019W3; PDS2018-ER-94-08-025C
3. To the first paragraph add as indicated: The Negative Declaration for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated July 19, 2019, which includes the following forms attached.
 - A. An Addendum to the previously approved Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated July 19, 2019.
 - B. An Ordinance Compliance Checklist



County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

July 19, 2019

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

FOR PURPOSES OF CONSIDERATION OF Sage Hill Wireless Telecommunication Facility Major Use Permit Modification PDS2018-MUP-94-019W3

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

1. Background on the previously adopted MND:

A ND for the original Sage Hill Wireless Telecommunication Facility (3300-94-019), Log No. 94-08-025 was adopted by the Planning Commission on December 16, 1994. The adopted ND found the project would not have any potentially significant effects and no mitigation was required for any potentially significant effects.

2. Lead agency name and address:

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

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

3. Project applicant's name and address:

Tom Hanna on behalf of Crown Castle
5015 Shoreham Place Suite 150, San Diego, CA 92122

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

Major Use Permit MUP-94-019 authorized the installation and operation of four 50-foot tall monopoles with four 13-foot tall whip antennas for a maximum height of four 63-foot tall monopoles with antennas and ancillary equipment within four equipment enclosures to support the wireless facility. A Major Use Permit Modification (3301-94-019-03) authorized the construction and installation of a 30 kw emergency generator and a concrete masonry unit (CMU) enclosure which supports the southwestern monopole on the property. Since the approval of the original Major Use Permit and subsequent modification, several minor deviations have been approved for antennas and ancillary equipment upgrades resulting in the property containing three wireless telecommunication facilities.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the conversion of an existing southwestern 50-foot tall monopole into a 56-foot tall faux tree design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance.

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

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

DETERMINATION:

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

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

July 19, 2019

Signature

Date

Sean Oberbauer

Printed Name

Project Manager

Title

INTRODUCTION

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

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

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

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

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

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

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the conversion of an existing southwestern 50-foot tall monopole into a 56-foot tall faux tree design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is visible from I-15 which is a Scenic Highway identified in the County of San Diego General Plan. Section 6987 of the Zoning Ordinance does not permit the installation of monopoles that are visible from a Scenic Highway. The conversion of the existing monopole into a 56-foot tall faux tree would bring the wireless telecommunication facility into conformance with the Zoning Ordinance and will reduce adverse impacts to views from a Scenic Highway. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to aesthetics.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the conversion of an existing southwestern 50-foot tall monopole into a 56-foot tall faux tree design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to agriculture and forestry resources.

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

YES
☐NO
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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the conversion of an existing southwestern 50-foot tall monopole into a 56-foot tall faux tree design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The amount and duration of construction and grading activities would be lower than screening thresholds for air quality impacts. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to air quality.

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

YES
☐NO
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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the conversion of an existing southwestern 50-foot tall monopole into a 56-foot tall faux tree design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to biological resources.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the conversion of an existing southwestern 50-foot tall monopole into a 56-foot tall faux tree design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to cultural resources.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the conversion of an existing southwestern 50-foot tall monopole into a 56-foot tall faux tree design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to geology and soils.

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

YES

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NO

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In 2006, the State of California passed the Global Warming Solutions Act of 2006, commonly referred to as Assembly Bill (AB 32), which set a GHG emissions reduction goal for the state into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions. Senate Bill (SB) 375, passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing GHG emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing, and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain new requirements under CEQA. The San Diego Association of Governments (SANDAG) has prepared the region's Sustainable Communities Strategy (SCS) and the 2050 Regional Transportation Plan (RTP) which are elements of the San Diego Forward: The Regional Plan. The strategy identifies how regional GHG reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible. To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego's General Plan, adopted in 2011, incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions. The County adopted a Climate Action Plan (CAP) in February 2018. The original project was approved prior to CAP approval and the CAP included the project in its baseline emissions as the original project was approved prior to the General Plan Update as well as the adoption of the Climate Action Plan.

The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the conversion of an existing southwestern 50-foot tall monopole into a 56-foot tall faux tree design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The project will not result in additional trips as the majority of trips associated with the operation of the facility consist of approximately monthly maintenance trips. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in effects associated with greenhouse gas emissions of compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the conversion of an existing southwestern 50-foot tall monopole into a 56-foot tall faux tree design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. No additional hazardous materials will be stored on-site for the construction of the facility. The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular facilities. Potential health effects from EMR associated with the project is available from the cellular providers upon request as it is also required from the Federal Communication Commission. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to hazards and hazardous materials.

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

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existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

☐

NO

☒

The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the conversion of an existing southwestern 50-foot tall monopole into a 56-foot tall faux tree design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. An updated stormwater intake form and Standard Stormwater Quality Management Plan has been submitted and reviewed for compliance with current standards. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to hydrology and water quality.

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

YES

☐

NO

☒

The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the conversion of an existing southwestern 50-foot tall monopole into a 56-foot tall faux tree design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is visible from I-15 which is a Scenic Highway identified in the County of San Diego General Plan. Section 6987 of the Zoning Ordinance does not permit the installation of monopoles that are visible from a Scenic Highway. The conversion of the existing monopole into a 56-foot tall faux tree design would bring the wireless telecommunication facility into conformance with the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to land use and planning.

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

YES

☐

NO

☒

The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the conversion of an existing southwestern 50-foot tall monopole into a 56-foot tall faux tree design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to mineral resources.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the conversion of an existing southwestern 50-foot tall monopole into a 56-foot tall faux tree design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The current proposal does not include additional noise generating equipment. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects associated with noise.

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

YES

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NO

☒

The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the conversion of an existing southwestern 50-foot tall monopole into a 56-foot tall faux tree design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to population and housing.

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

YES

☐

NO

☒

The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the conversion of an existing southwestern 50-foot tall monopole into a 56-foot tall faux tree design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to public services.

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

YES
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NO
☒

The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the conversion of an existing southwestern 50-foot tall monopole into a 56-foot tall faux tree design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to recreation.

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

YES
☐

NO
☒

The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the conversion of an existing southwestern 50-foot tall monopole into a 56-foot tall faux tree design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The project will not result in additional trips as the majority of trips associated with the operation of the facility consist of approximately monthly maintenance trips. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to transportation and traffic.

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

YES

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NO

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Since the ND was adopted for the original Major Use Permit, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. The proposed project was evaluated for tribal cultural resources as follows; however, AB-52 consultation does not apply since the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility.

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

YES

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NO

☒

The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the conversion of an existing southwestern 50-foot tall monopole into a 56-foot tall faux tree design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to utilities and service systems.

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

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

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

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

YES

☐

NO

☒

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

The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the conversion of an existing southwestern 50-foot tall monopole into a 56-foot tall faux tree design facility within the development footprint of an existing wireless facility and an associated equipment enclosure. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is visible from I-15 which is a Scenic Highway identified in the County of San Diego General Plan. Section 6987 of the Zoning Ordinance does not permit the installation of monopoles that are visible from a Scenic Highway. The conversion of the existing monopole into a 56-foot tall faux tree would bring the wireless telecommunication facility into conformance with the Zoning Ordinance. The intent of the project overall is to bring the wireless telecommunication facility into conformance with current standards.

Attachments

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

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

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

California Environmental Quality Act, CEQA Guidelines

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

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

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

California Public Resources Code, CPRC, Sections 40000-41956

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

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

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

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

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

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

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

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

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

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

Public Resources Code Sections 4290 and 4291

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

Sage Hill

- 17 -

July 19, 2019

PDS2018-MUP-94-019W3

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

The Resource Conservation and Recovery Act (RCRA), 1976

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

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

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF

**Sage Hill Wireless Telecommunication Facility
Major Use Permit Modification,
PDS2018-MUP-94-019W3; PDS2018-ER-94-08-025C**

July 19, 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 involves modifications to an existing unmanned wireless telecommunication facility and does not propose the addition of any landscaping or use of groundwater.

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

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

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

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

Steep Slopes:

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

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the proposed wireless facility. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the Resource Protection Ordinance.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project site does not contain any archaeological resources. The current project application will be located within the same developed footprint of the original approval. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES
☒

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 Single Family Residential (RS) and is subject to a restrictive sound level requirement of a one-hour average 45 dBA limit at the project property line. The current project does not propose any additional noise generating equipment. Primary noise sources from the existing site consist of a generator which was authorized by a previous Major Use Permit Modification and was analyzed by a noise study. The generator is located within a 12-foot high concrete masonry unit (CMU) enclosure which attenuates noise to a level below the 45 dBA limit at the project property lines. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required.



County of San Diego

ROBERT R. COPPER
DIRECTOR (Acting)
(619) 694-2962

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (619) 694-2960

September 27, 1994

NOTICE OF NEGATIVE DECLARATION

P94-019, Log No. 94-8-25

Valley Center Municipal Water District

FINDING:

The Planning and Environmental Review Board examined the Initial Study below on December 16, 1994, and found, in exercise of its independent judgment, that the proposed project will not have a significant effect on the environment, and that an Environmental Impact Report need not be prepared pursuant to the San Diego County Procedures for Environmental Impact Review revised August, 1992.

INITIAL STUDY SUMMARY

PROJECT DESCRIPTION AND LOCATION:

P94-019 is an application for a Major Use Permit which proposes a cellular telephone system antenna, a major impact service and facility use type. The project proposes an unmanned telecommunications facility consisting of a 50-foot high antenna support structure with three (3) 13-foot omni-whip type antennas for a total height of 63 feet, together with the installation of a 10-foot by 20-foot by 10-foot (200 square feet) prefabricated equipment shelter. Future expansion will replace the 3 aforementioned whip antennas with 12 directional panel antennas. Additionally, this application will authorize four existing antenna facilities and three future antennas. The site is a portion of the water tank facility owned by the Valley Center Municipal Water District. The project site is located at 9539 Sage Hill Way at Meadows Reservoir in Escondido, San Diego County.

THOMAS BROS. COORDINATES: 12L/A3 FIELD CHECKED: Yes ANALYST: R. Herrmann

North County Metro Subregional Plan
(21) General Plan
RS4 Use Regulation

1.38 du/1 acre
4.35 du/1 acre

P94-019, Log No. 94-8-25

-2-

September 27, 1994

ENVIRONMENTAL SETTING:

The proposed project site is located on the top of a hill overlooking the Mountain Meadow area. The immediate area around the water tank is disturbed. Beyond this area is mostly large boulders and chaparral vegetation. Surrounding land use is mostly single-family residential and undeveloped. No new facilities will be extended for project implementation.

POTENTIALLY SIGNIFICANT EFFECTS:

None have been identified and none are expected.

MITIGATING MEASURES PROPOSED BY APPLICANT:

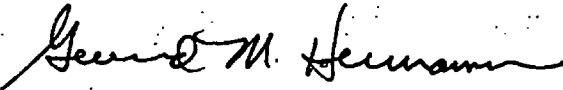
None are proposed and none are being required.

REASONS TO SUPPORT FINDINGS (MITIGATED) OF NEGATIVE DECLARATION:

No significant impacts to the environment would occur from project implementation. No sensitive resources occur on the project site.

NOTE: This action becomes final upon approval by the appropriate decision-making body.

Additional copies of this Negative Declaration may be obtained at the Community Planning Section, Department of Planning and Land Use (DPLU), 5201 Ruffin Road, San Diego, California 92123.



GERALD M. HERMANSON
Chairman
Planning and Environmental Review Board

GMH:RH:jcr

cc: Mike Fagan, Project Manager
Sierra Club
Audubon Society
California Native Plant Society
Desert Protective Council, 3750 El Canto Drive, Spring Valley, CA 91977
Project Processing (0650)
Valley Center Municipal Water District, 29300 Valley Center Road,
Valley Center, CA 92082
Phil Millenbah, 8755 Aero Drive, Suite 230, San Diego, CA 92123

ND0994\94825.994



County of San Diego

ROBERT R. COPPER
DIRECTOR (Acting)
(619) 694-2962

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (619) 694-2960

CERTIFICATE OF FEE EXEMPTION CALIFORNIA DEPARTMENT OF FISH AND GAME

(De Minimis Impact Finding)

Project Title: P94-019, Log No. 94-8-25; Meadows Communications Facility
Location: 9539 Sage Hill Way at Meadows Reservoir in Escondido.
Description: Major Use Permit for an unmanned telecommunications facility.

Exemption Findings:

1. The San Diego County Department of Planning and Land Use has completed an Environmental Initial Study for the above referenced property, including evaluation of the proposed project's potential for adverse environmental impacts on fish and wildlife resources.
2. Based on the completed Environmental Initial Study, the Department of Planning and Land Use finds that the proposed project will not encroach upon wildlife habitat area, will have no potential adverse individual or cumulative effects on wildlife resources, and requires no mitigation measures to be incorporated into the proposed project which would affect fish or wildlife.

Certification:

I hereby certify that the public agency has made the above findings and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

James C. Chagala

(Chief Planning Official)

Title: Director of Planning
Lead Agency: County of San Diego
Date: 1/3/95

ND0994\94825.FEE;jcr

NOTICE OF DETERMINATION

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: County of San Diego
Dept. of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123

9500091

X Recorder/County Clerk
County of San Diego
M.S. A33

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: P94-019, Log No. 94-8-25, Meadows Communications Facility

State Clearinghouse Number (If submitted to Clearinghouse):

Contact Person: Richard Herrmann Area Code/Telephone No.: (619) 694-3703

Project Location (include County): 9539 Sage Hill Way at Meadows Reservoir in Escondido, San Diego County.

Project Description: Application for a Major Use Permit for an unmanned telecommunications facility, including a prefabricated shelter to hold radios and a 50 foot steel monopole.

This is to advise that the County of San Diego has approved the above described project on 12/16/94 and has made the following determinations regarding the above described project:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
4. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
5. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

Project Status under AB3158 (Department of Fish and Game Fees):

- ☒ Certificate of Fee Exemption (Attached)
☐ Proof of Payment of Fees (Attached)
☐ Required Fees Paid (date) _____
☐ Required Fees have not been paid

This is to certify that the Negative Declaration/Final EIR with comments and responses and record of project approval is available to the General Public at the Dept. of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, California 92123.

Date received for filing and posting at OPR:

Signature (Public Agency)

Date

Title

FOR USE OF THE CLERK OF THE BOARD OF SUPERVISORS ONLY

On _____, Board Order No. _____ the Board of Supervisors of the County of San Diego approved and made the above environmental determinations regarding the above described project.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By _____ Deputy

Revised February 1992

FILED IN THE OFFICE OF THE COUNTY CLERK,
SAN DIEGO COUNTY ON JAN 10 1995
POSTED JAN 10 1995 REMOVED FEB 09 1995
RETURNED TO AGENCY ON 2/10/95
cc: Department of Planning and Land Use (0650)
DEPUTY Department of _____

Attachment D – Environmental Findings

**SAGE HILL WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2018-MUP-94-019W3
ENVIRONMENTAL LOG: PDS2018-ER-94-08-025C**

ENVIRONMENTAL FINDINGS

July 19, 2019

1. Find that the Addendum on file with Planning & Development Services as Environmental Review Number PDS2018-ER-94-08-025C was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein prior to approving the project; and

Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted Negative Declaration dated September 27, 1994 and adopted on December 16, 1994 that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the Negative Declaration was adopted as explained in the Environmental Review Update Checklist dated July 19, 2019.

2. Find that the proposed project is exempt from the Resource Protection Ordinance (RPO) per Section 86.603(a) of the RPO (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation

Hidden Meadows Community Sponsor Group

Covering the area bordered by Escondido, I-15, Valley Center, & Circle R

Meeting location: The Hidden Meadows Community Center 28208 Meadow Glen Way West

Thursday, April 26, 2018 at 7:00 p.m.

MINUTES

Assistance for those with disabilities: If you need accommodation to participate in this meeting, please call Wayne Dauber at 760-809-6898 so necessary arrangements can be made.

(Please note that persons desiring to speak on any action or information item are required to fill out a speaker slip, available from the Secretary.)

- 1) CALL TO ORDER: Wayne Dauber, Chair at 7:00
- 2) ROLL CALL: Dauber, Sealey, Birch, Coultas, and Caster (Chagala arrived at 7:27 pm). Cook excused absence, Gutierrez absent..
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES
 - a) Approval of minutes of March 22, 2018. Motion to approve by Sealey, seconded by Birch. So ordered by the Chair.
- 5) OPEN FORUM: No Speakers
- 6) ADMINISTRATIVE ITEMS/CORRESPONDENCE:
 - a) Interview of candidates to fill vacancy at seat #6-No action since no candidates were in attendance.
- 7) SUB-COMMITTEE REPORTS
 - a) Mobility – Coultas-No report
 - b) Trails & Parks – Coultas-No report
 - c) Boulder Oaks Golf Club – Dauber-No report
- 8) PUBLIC REVIEW / ACTION ITEMS:
 - a) PDS2018-MUP-94-019W3

Applicant desires to replace existing cellular Antenna structures with new structures resembling eucalyptus trees. After discussion, Caster motioned to approve request, Birch seconded the motion. Motion passed unanimously.

- b) GPA-15-001, SP-15-001, REZ 15-001, TM 5597, ER 15-08-001 Newland Sierra D-EIR

Rita Brandin representing Newland Sierra gave a summary presentation of the project area comparing the development potential based on the current General Plan guidelines versus the proposed project. Residential development would increase from 99 units to 2,135 and commercial/industrial development would decrease from potentially 1.87 million square feet to 87,000 square feet. The project would include a school site and approximately 1,450 acres of open space and fuel modification zones. Water usage would actually decrease from that anticipated in the General Plan.

Scott Malloy reported on proposed infrastructure improvements for the project. He discussed the plan

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to improve the I15 interchange and the plans to widen Deer Springs/Twin Oaks Valley Road westerly to 4 lanes to Cassou Road. Approximately \$58 million in road improvements and traffic fees are projected for the project. Cal Trans is just in the planning stage for developing the plan for the I15 interchange improvements. This effort is not anticipated to be completed prior to submittal of the proposed project to the County Board of Supervisors for approval. The fire protection plan has purportedly been approved by the Deer Springs Fire District.

Cliff Williams of Latham Watkins spoke on behalf of the Golden Door. He expressed his opinion that this project would pose a significant fire risk, that the project should be denied in a similar manner as the Merriam Mountains project, and that this proposal undermines San Diego County's Smart Growth Plans.

Newland Sierra representatives indicated that the formal response to the EIR is still in process, that the proposal still includes an alternative of keeping Deer Springs Road as a 2 lane road and that there had been no significant changes to the proposed development plan since the last presentation to the HMCSSG. Discussion ensued regarding the effect on the project of a proposal by San Marcos for its water agencies to reduce water usage by 36 per cent in the future. Birch inquired as to the adequacy of electric service to the project. Newland replied that all homes would be solar powered.

Chagala referencing the General Plan as the guiding principle for development expressed his thoughts that that development should be compatible with surrounding development. Ashley Smith of the County stated that staff is currently working on an analysis of whether the proposal is consistent with the GP. Chairman Dauber read a letter from Frank Landis on behalf of the California Native Plant Society discussing his concerns with respect to the impacts of this proposal to plant life, people and the planet. Development would restrict wild life movement. A letter from Dennis Calvalary stated his concerns that the noise and traffic impacts would be unacceptable.

Andrew Yancey noted his issue with water usage and the supposed projections by water agencies of 20 to 25 per cent deficits over the next 20 years. He noted that the Golden Door (represented by numerous employees at the meeting) had been an economic piece of the community for 60 years and that this development could impact their ability to continue future operations.

Mark Jackson-In his opinion there was no mitigation planned on I15.

Margaret Liles-There is currently a pent up demand for additional road use on Deer Springs. New road improvements may just attract additional traffic from nonresidents.

Michael Hunsaker- In his opinion, the road improvements should be completed before the rest of the project. Also, he indicated that water agency usage forecasts in the past have proved inaccurate.

There being no further comments from the public, Chairman Dauber closed the public forum for this item.

Caster felt that the current GP should be adhered to and that this proposal was not compatible with surrounding development and proposed future GP development. Chagala concurred and thought the current GP should be respected. Chairman Dauber thought development should be consistent with the GP which would help keep the area pristine. Coultas felt the problems (water, traffic, energy, fire risk, etc.) associated with this project were the same as the Merriam Mountains proposal which had been denied. Sealey indicated that expansion of current traffic facilities would attract more current users, not

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just new inhabitants to the area, therefore the congestion would be worse than projected. Birch expressed the desire to maintain the rural nature of the area as projected in the GP.

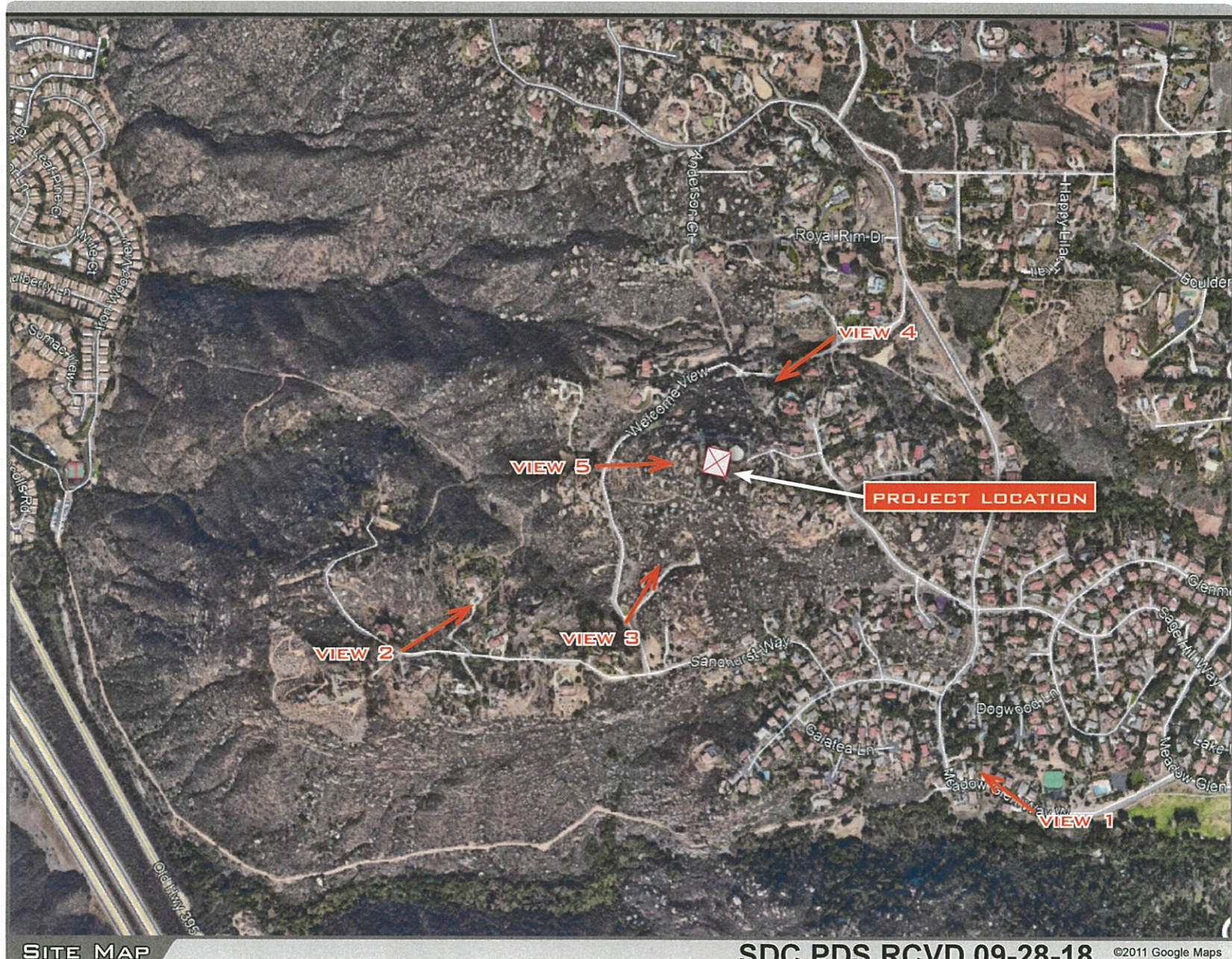
Motion was made by Birch to deny the project, seconded by Chagala. Motion passed unanimously.

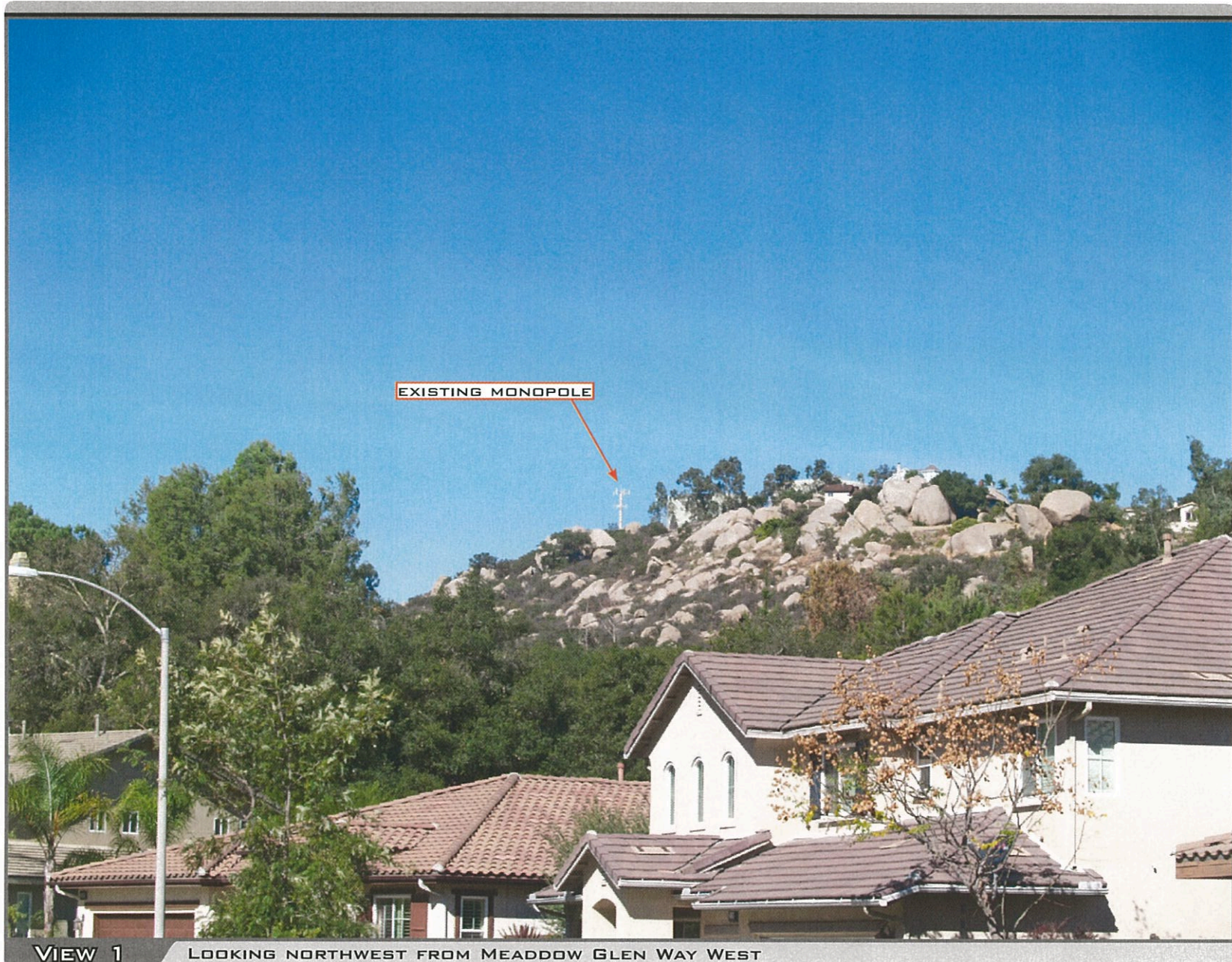
9) INFORMATION ITEMS-None

10) MEMBER' COMMENTS-None

11) AJOURNMENT 9:30

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



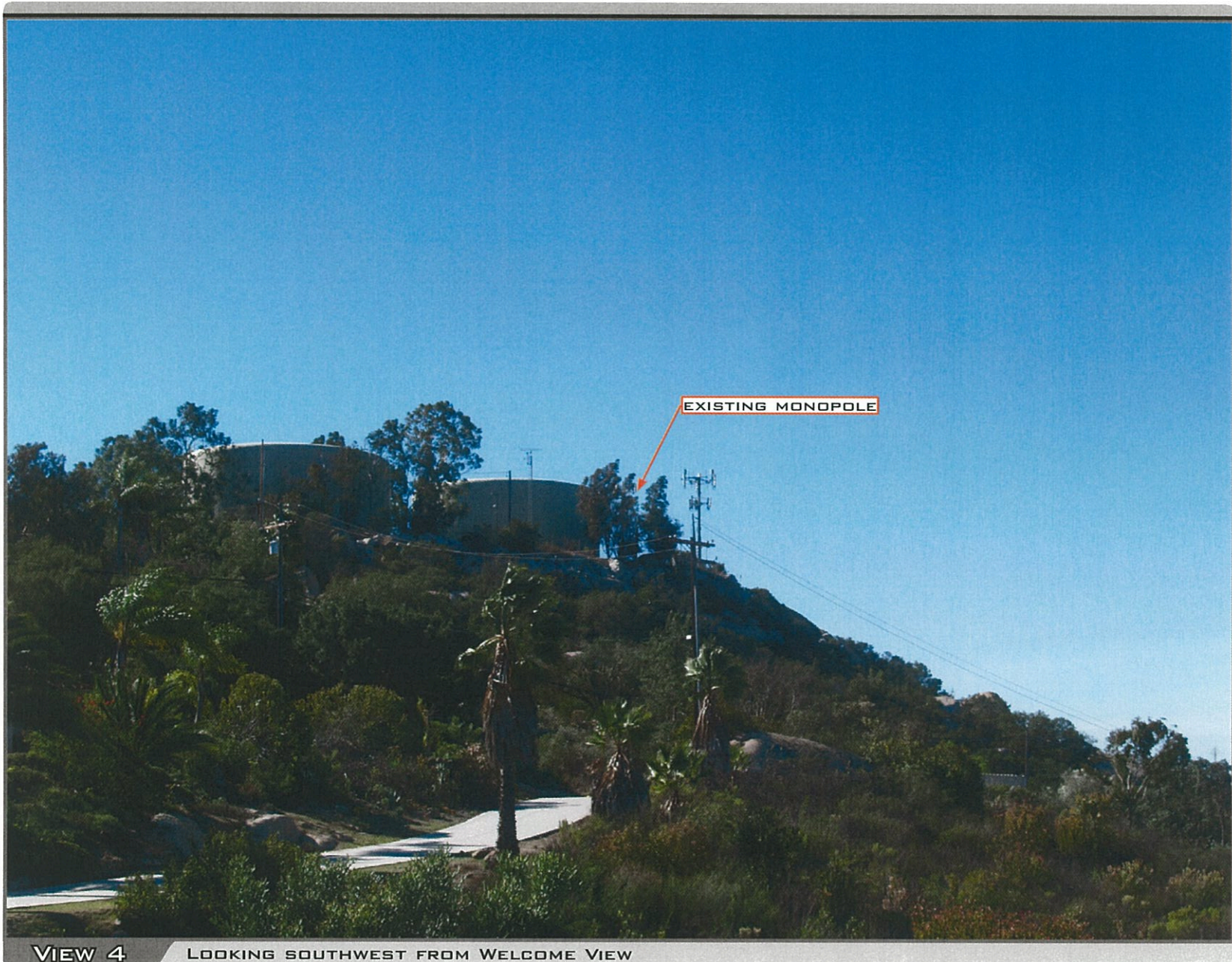


VIEW 1

LOOKING NORTHWEST FROM MEADOW GLEN WAY WEST





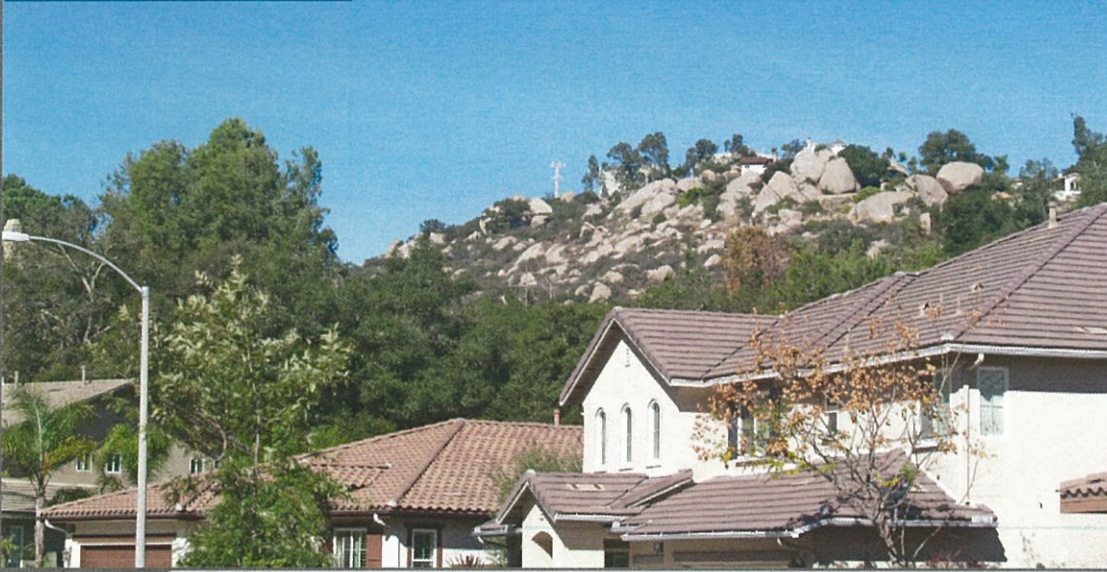


VIEW 4

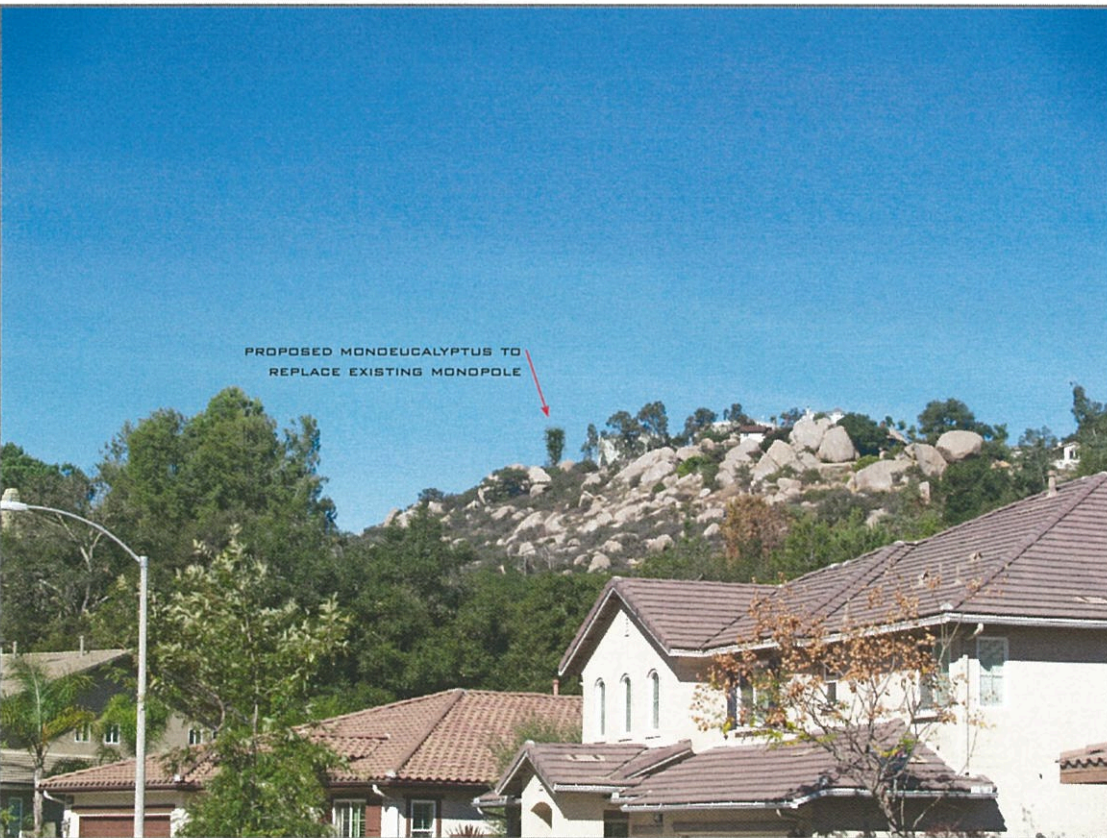
LOOKING SOUTHWEST FROM WELCOME VIEW



VIEW 1



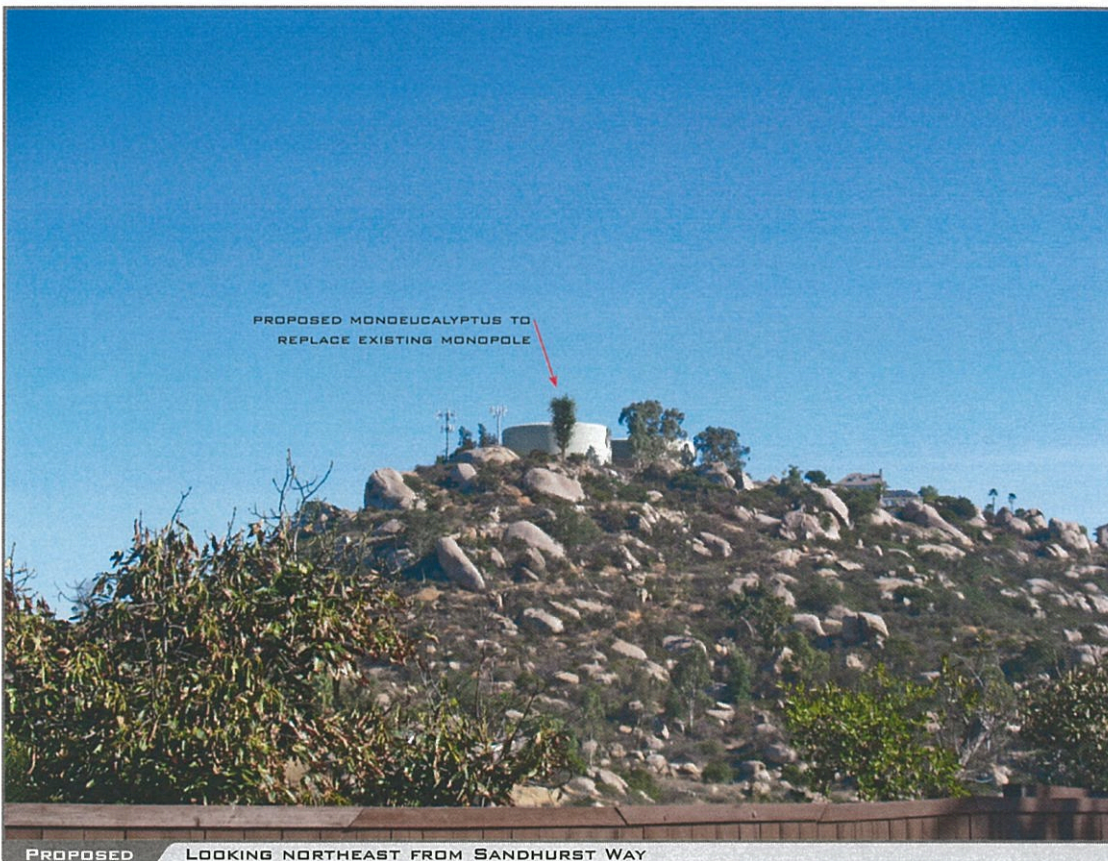
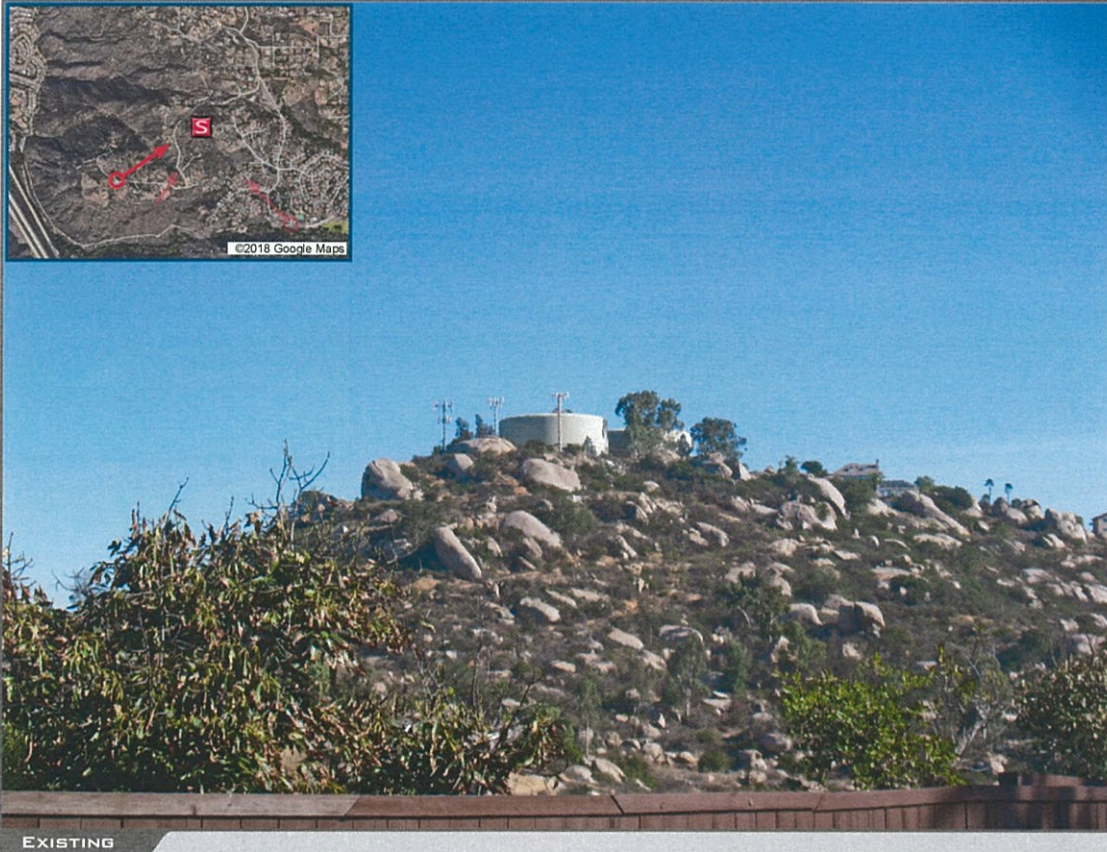
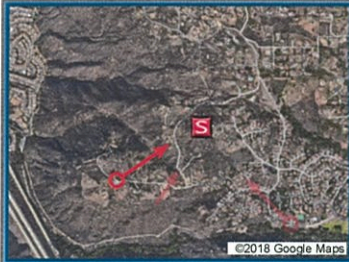
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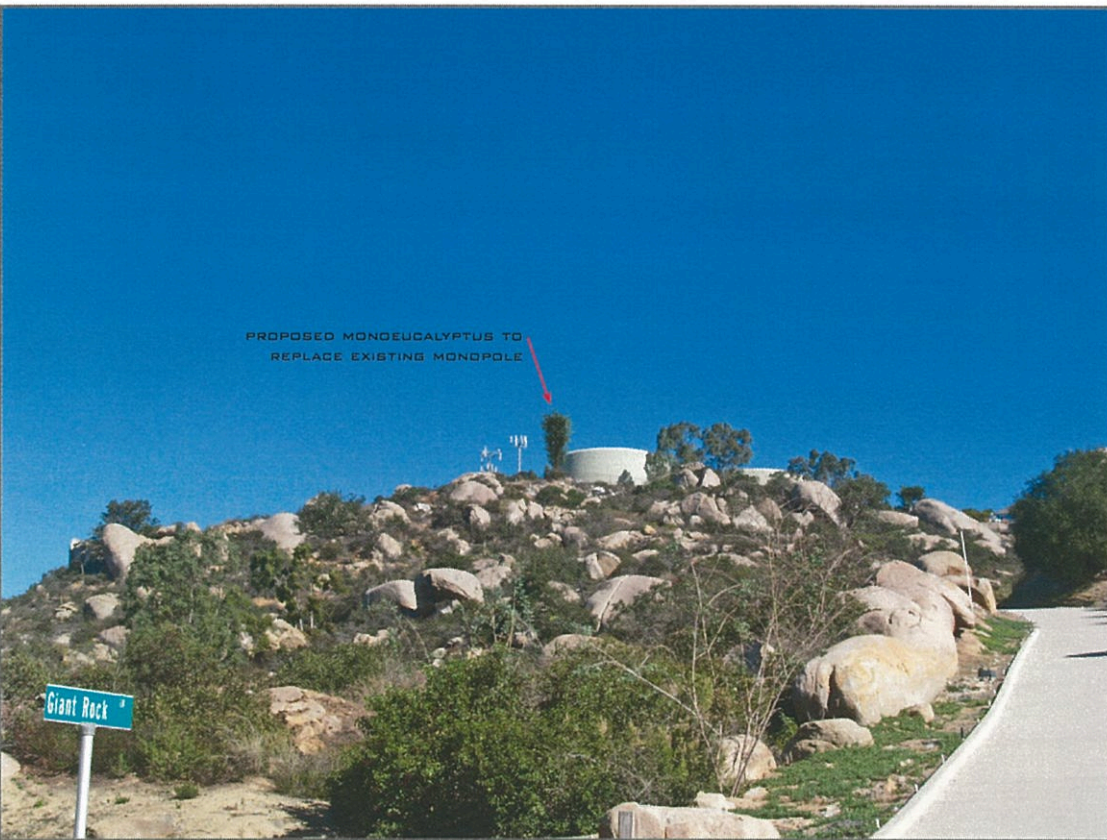
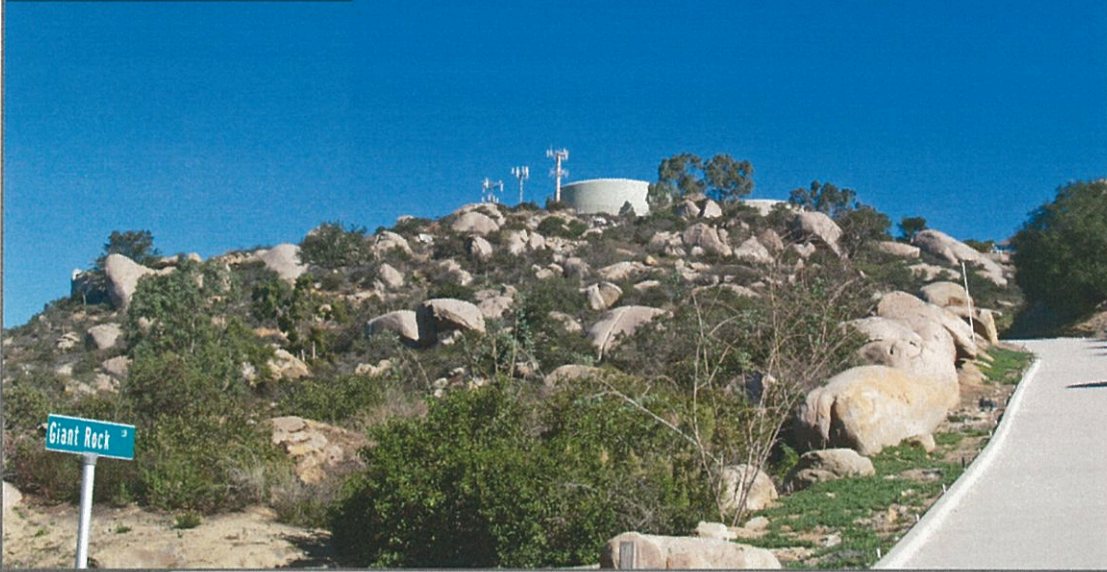
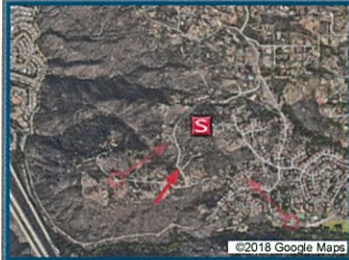
PROPOSED

LOOKING NORTHWEST FROM MEADOW GLEN WAY WEST

VIEW 2



VIEW 3



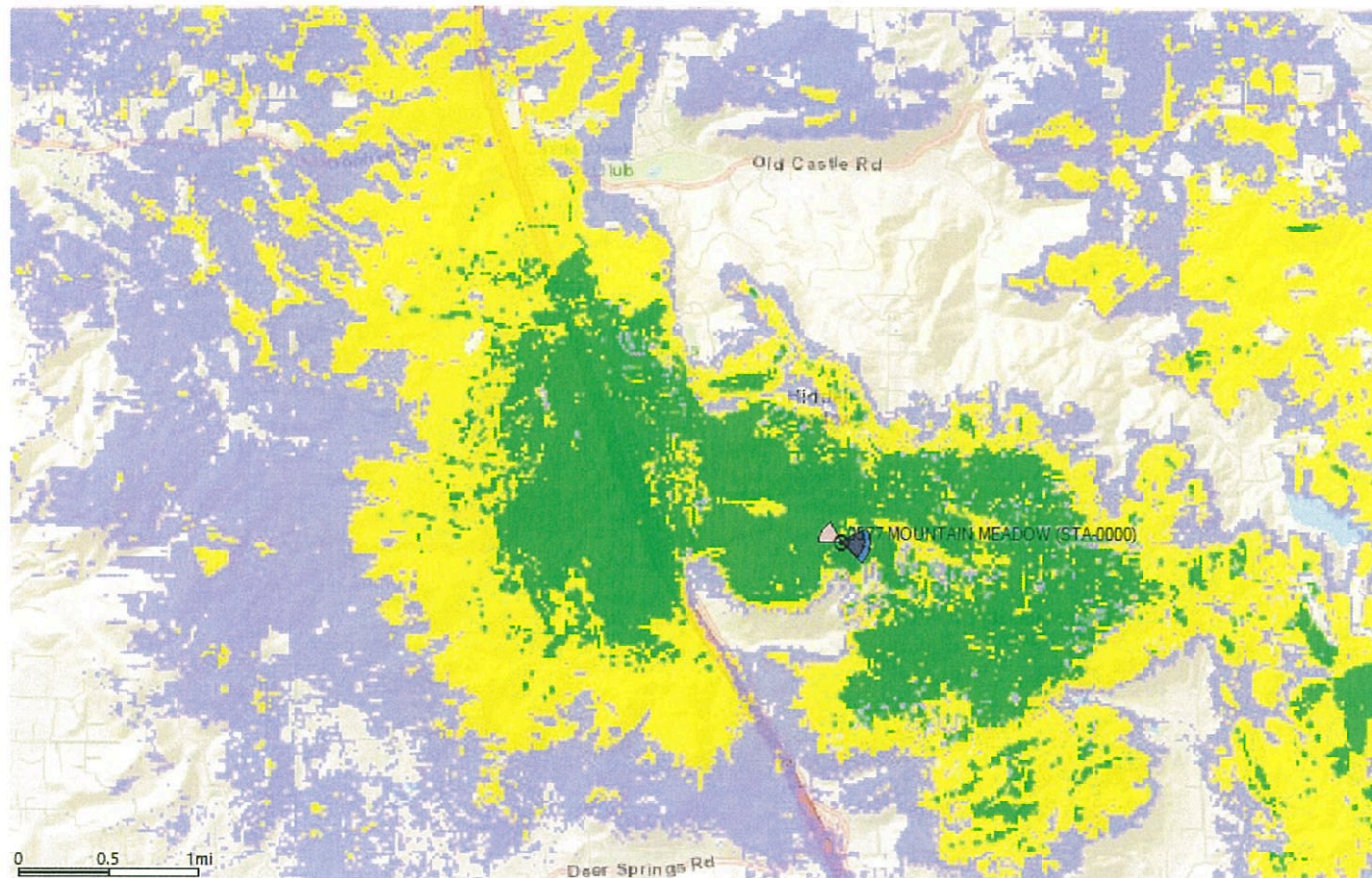
PROPOSED LOOKING NORTHEAST FROM WELCOME VIEW

LTE: RSRP – Current Coverage Mountain Meadow RC @ 50 ft

Coverage

- GOOD
- FAIR
- POOR

	Min	Max	Legend
	-85		RSRP Level (DL) (dBm) ≥ -85
	-95		RSRP Level (DL) (dBm) ≥ -95
	-105		RSRP Level (DL) (dBm) ≥ -105

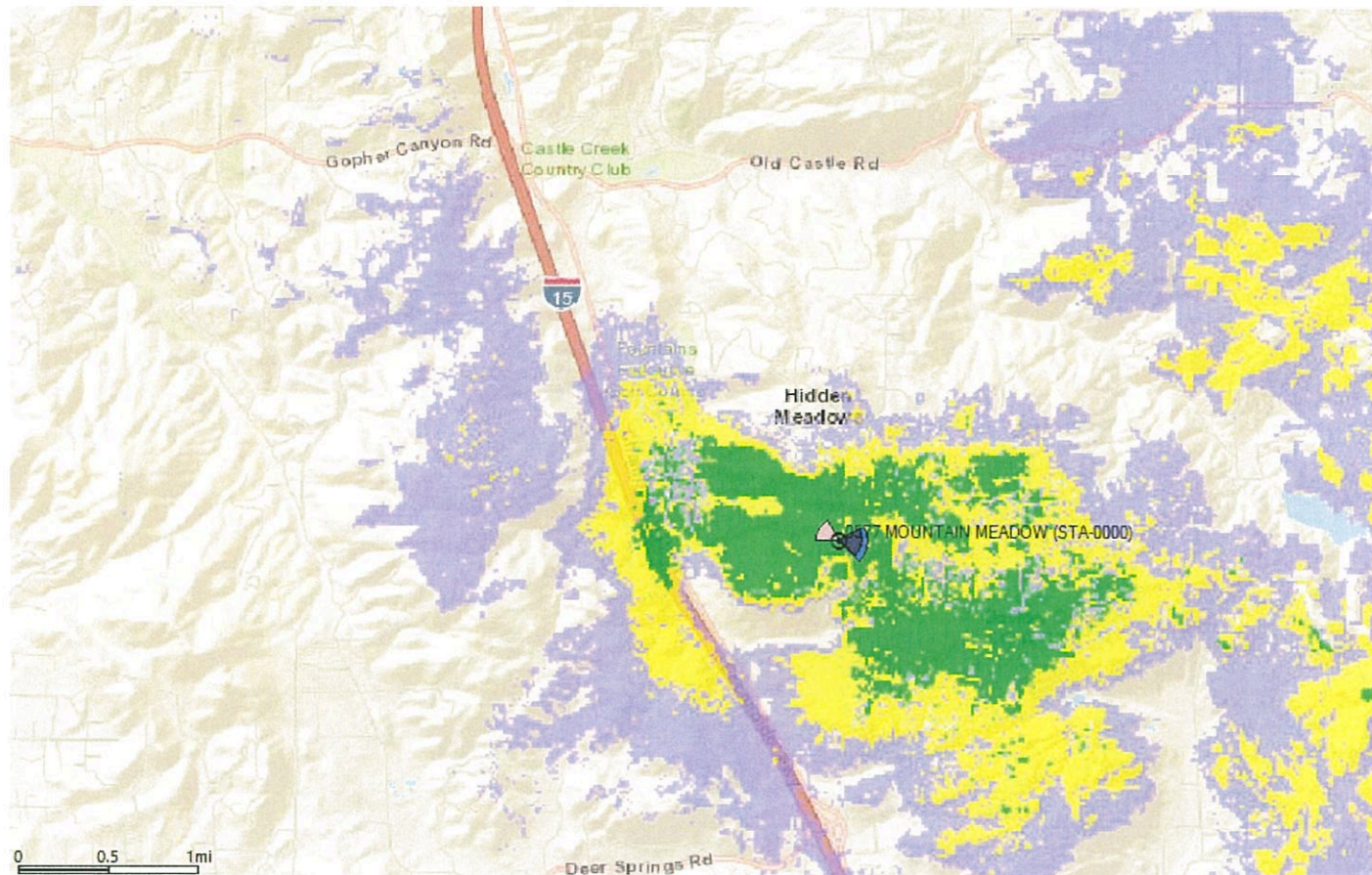


LTE: RSRP – Proposed Coverage Mountain Meadow RC @ 35 ft

Coverage

- GOOD
- FAIR
- POOR

	Min	Max	Legend
	-85		RSRP Level (DL) (dBm) ≥ -85
	-95		RSRP Level (DL) (dBm) ≥ -95
	-105		RSRP Level (DL) (dBm) ≥ -105



Project Name: Sage Hill (Valley Center) Major Use Permit Modification
Record ID: PDS2018-MUP-94-019W3

Alternative Site Analysis

(Zoning): The subject property is zoned RS, Single Family Residential.

(Nearby Facilities): following are the closest sites to the subject site, and the reason why they are non-viable for a collocation for AT&T; Figure 1 on the next page illustrates the approximate location of these nearest sites.

In general, carrier signals propagate via line-of-site radio signals, which inherently have a limited send/receive range. In the most optimal environment for RF propagation (flat terrain with no physical barriers such as two-story buildings, sparse foliage, no other radio signals interfering, low barometric pressure and low humidity, and low call/data traffic), an average site can cover upwards of one mile. With each mitigating factor, the signal strength diminishes.

1. **Sprint Tower**—too far away at 3.25 miles, the signal wouldn't reach the coverage objective (surrounding residents of the Hidden Meadows community), and would experience physical interference from topography and other radio signals.
2. **AT&T Tower**—too far away at 3+ miles, would experience interference as noted above; in addition, the tower height of 25' would give an approximate centerline of 10', which is far too low to propagate a signal.
3. **AT&T Tower**—too far away at 1.05 miles, given the hilly terrain/topography, given the topography from this site to the subject/target area.
4. **Crown Tower**—too far away at over 1 mile, given the topography from this site to the subject/target area (Hidden Meadows).
5. **Adjacent Towers on Subject Parcel**—there are two other towers located on the subject parcel in addition to this Crown site. Collocations on these towers are not feasible, as any lower antenna height would cause the existing water tanks to block one of the sectors which TMO is propagating (q.v., Figure 2).



Figure 1

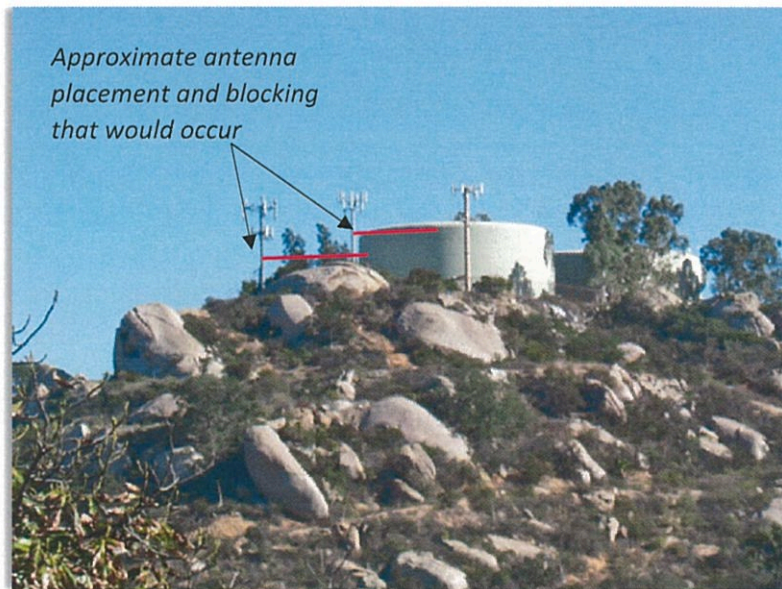


Figure 2

(Adjacent Facilities): as noted above and referenced in Figure 2, collocation on the adjacent facilities would cause blocking of the signal, as it would not have sufficient height to propagate across the existing water tanks.

Attachment G – 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 # MUP-94-019

Assessor's Parcel Number(s) 186-021-15-00

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

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

Valley Center Municipal Water 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.

Gary T. Arant (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

MUP94-019W3

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