



The County of San Diego

Planning Commission Hearing Report

Date:	October 25, 2019	Case/File No.:	AT&T Lawson Valley Wireless Telecommunication Facility Major Use Permit; PDS2017-MUP-17-018, PDS2017-ER-17-14-009
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	17822 Lawson Valley Road, Jamul
Agenda Item:	#2	General Plan:	Semi-Rural (SR-10)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Limited Agricultural (A70)
Applicant/Owner:	Black & Veatch on behalf of AT&T Mobility and Brian D. and Summer Jean Piper	Community:	Jamul/Dulzura Subregional Plan Area
Environmental:	CEQA §15303 Exemption	APNs:	522-050-70

A. EXECUTIVE SUMMARY

1. Requested Actions

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

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
- b. Grant MUP PDS2017-MUP-17-018, 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 Jamul/Dulzura Subregional Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?

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

B. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a MUP to construct, operate, and maintain an unmanned wireless telecommunication facility on an existing residential property in the Jamul/Dulzura community. The applicant also requests an exception to the height limit of 35 feet, and an exception to the 50-foot property line setback required by the County's Wireless Ordinance. The setback exception stemmed from communication with a concerned neighbor. The originally proposed location of the facility on the property was closer to the existing residence, however a nearby neighbor expressed concern that facility would be highly visible from his residence at that location. Based on this feedback and coordination with the Jamul/Dulzura Community Planning Group (CPG), the applicant relocated the facility to a less visible location. The neighbor and the CPG agreed on the new location and have no further issues with the proposed facility.

The proposed wireless telecommunication facility will include a 48-foot tall faux mono-broadleaf tree with seven panel antennas, one global positioning system (GPS) antenna, five fixed wireless local loop (FWLL) antennas, 24 remote radio units (RRUs), and four surge suppressors. One eight-foot tall concrete masonry unit (CMU) equipment enclosure surrounding the 48-foot tall faux mono-broadleaf tree is proposed for the necessary equipment, which includes one equipment cabinet and one 15-kilowatt (kW) diesel stand-by generator. The equipment enclosure will be an earth tone color to match the surrounding natural environment and existing structures on the property. The project will require a three-foot wide trench, approximately 500 feet in length, for cable (telco) and power lines for operation of the facility. Access is provided by an existing private driveway connecting to Lawson Valley Road, a public road.



Figure 1: View of existing site (left) and proposed facility (right) looking northeast from the public road.



Figure 2: View of the existing site (left) and proposed facility (right) looking north on the site.

2. Subject Property and Surrounding Land Uses

The subject property is 8.02 acres, located at 17822 Lawson Valley Road in the Jamul-Dulzura Community Plan area and the proposed wireless telecommunication facility will be located in the northeastern corner of the of the property (see Figures 3 and 4). The project site is north of Lawson Valley Road and northwest of the intersection of Lawson Valley Road and Rudnick Drive. The site is developed with an existing single-family residence, an accessory structure and a small water tank, and is surrounded by hilly terrain with shrubs, trees, and rock outcroppings.

Surrounding land uses can be characterized as rural residential and vacant land. The proposed wireless telecommunication facility is located approximately 37 feet from the nearest property line and approximately 540 feet southeast of the nearest neighboring residence. Neighboring residences will have limited views of the proposed facility due to the location of the facility on the property, intervening structures, and trees of similar height and type within the viewshed. See Figure 4 for the approximate location of the proposed 48-foot tall faux mono-broadleaf tree on the property.

Table B-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural (SR-10)	A70	Lawson Valley Rd	Residential
East	Semi-Rural (SR-10)	A70	Lawson Valley Rd	Residential, Undeveloped
South	Semi-Rural (SR-10)	A72	Lawson Valley Rd	Residential
West	Semi-Rural (SR-10)	A70	Lawson Valley Rd	Residential, Undeveloped

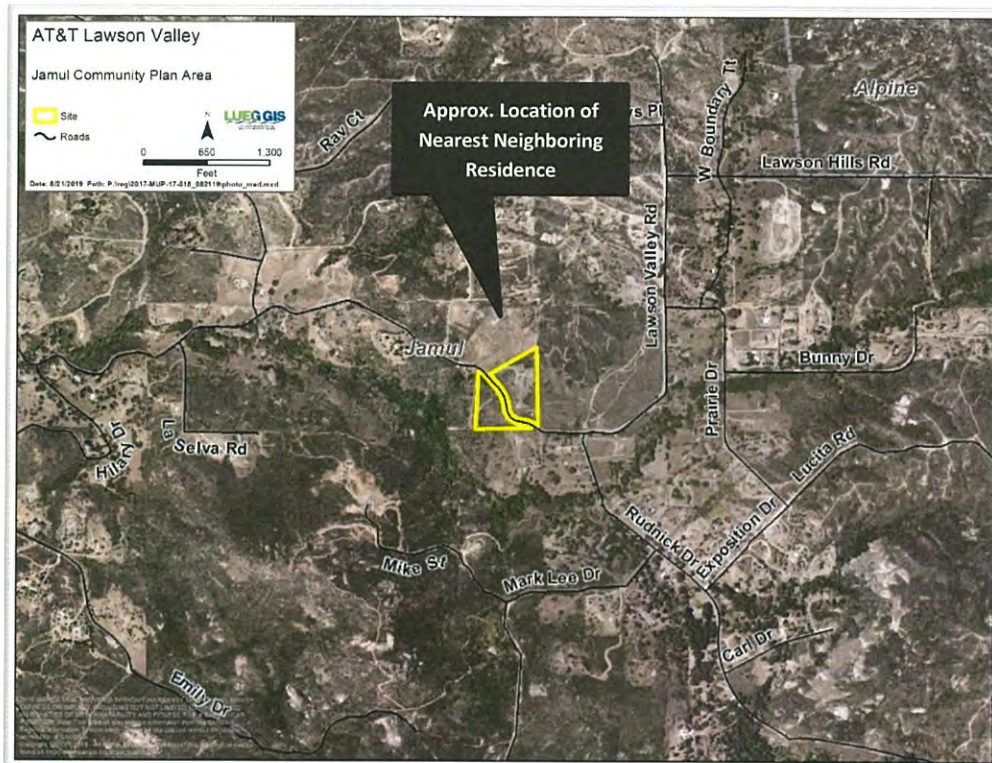


Figure 3: Aerial Photograph

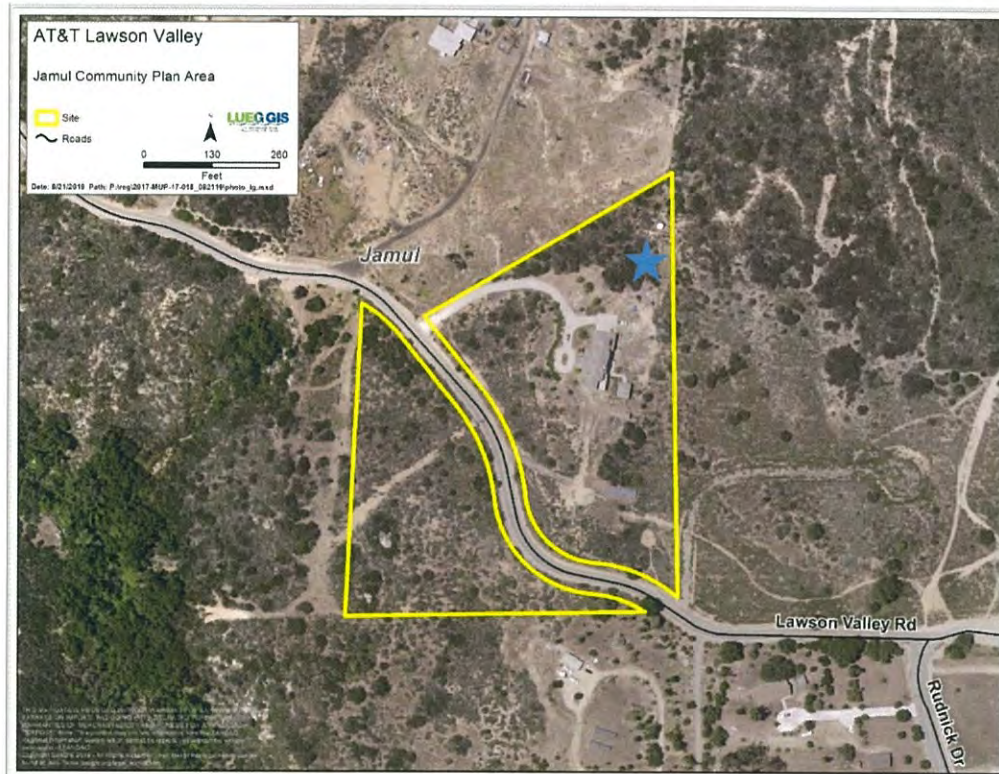


Figure 4: Aerial photograph showing the approximate location of the proposed facility (blue star).

C. ANALYSIS AND DISCUSSION

The project has been reviewed for conformance with all relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the Zoning Ordinance, and CEQA Guidelines. The following items were reviewed during the project's processing and are detailed below: Site Planning Analysis, Community Compatibility/Visual, 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 County Zoning Ordinance Section 6985, the proposed wireless telecommunication facility requires the approval of a MUP. The proposed 48-foot tall faux mono-broadleaf tree will be similar to the surrounding landscape and will provide wireless coverage to the surrounding road network and residential community.

Site Planning Analysis

The proposed wireless telecommunication facility will be located on an eight-acre lot developed with an existing single-family residence, an accessory structure, and a small water tank. Staff determined that the proposed 48-foot tall faux mono-broadleaf tree and CMU equipment enclosure will be compatible with the surrounding land uses and existing structures because the design, location, and bulk and scale of the proposed project matches surrounding elements. The proposed 48-foot tall faux mono-broadleaf tree is located in the northeast portion of the lot and will blend in with surrounding vegetation and hilly topography. The eight-foot tall equipment enclosure will have an earth tone color which will blend in with the existing natural environment, and, due to the low height, will not be visible to off-site vantage points. No additional landscaping will be required to screen the proposed facility due to existing vegetation, hilly terrain, and distance from nearby residences.

Community Compatibility/Visual

The proposed wireless telecommunication facility is located approximately 170 feet northeast of the on-site residence and approximately 550 feet southeast of the closest neighboring residence. The neighboring residences and motorists traveling on Lawson Valley Road will have limited views of the proposed facility due to intervening structures and trees of similar height and type within the viewshed (see Figures 1 and 2). The nearest County General Plan Designated Scenic Highway is Lyons Valley Road, which is approximately 2.5 miles south of the project site. Therefore, the proposed facility blends in with the rural character of the area and will not introduce a negative visual impact to the community.

Height and Setback Exceptions

The proposed MUP includes exception requests for the 35-foot maximum height requirement and the 50-foot setback from residential property lines as is required in Section 6985.C.4 of the Zoning Ordinance. The increase in height is requested to allow for sufficient RF coverage, as the surrounding area has large rolling hills that tend to block the intended signals. Increasing the height of the proposed facility to allow broader coverage eliminates the need for AT&T to construct additional macro sites in the community. The applicant provided Geographic Service Area (GSA) maps showing projected coverage of the facility at the proposed height, and if it were built at 35 feet. The projected coverage decreases at the lower height – see Attachment F for the GSA maps.

The applicant also requests an exception to the 50-foot setback requirement for wireless facilities; the facility is proposed to be set back 37 feet from the nearest residential property line. As discussed in the Project Description, a nearby neighbor was concerned about the originally proposed location of the facility, which was further south near the existing single-family residence, as it would be highly visible from his home. The applicant worked with the neighbor and the Jamul/Dulzura CPG to find an alternative location on the property with less visual impact to neighbors. The currently proposed location was chosen and agreed upon by all parties, and no other neighbors had any concerns with the change. Although the facility is within the 50-foot setback, the nearest neighboring residence is located approximately 540 feet away, providing ample space between structures and the proposed faux mono-broadleaf tree. Additionally, the chosen location avoids potential impacts to biological resources, and sites the facility further away from views from public roads and neighboring residences than the original location.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to improve cellular service to the area residents and to allow the applicant to provide coverage to motorists. The site is zoned A70 (Limited Agricultural), which is a non-preferred zone pursuant to Section 6986 of the County Zoning Ordinance, and therefore requires an ASA. The applicant reviewed other potential sites within the area before deciding to pursue this location and submitted an ASA to demonstrate that coverage objectives could not be met in a preferred zone.

The applicant explored the option of locating the facility within a preferred zone, however the nearest preferred zone, C36, is approximately 7 miles away. Properties immediately surrounding the project site are zoned for agricultural and residential uses. Co-location opportunities on existing wireless telecommunication facilities were also explored. The applicant demonstrated in the ASA that there are no known co-location opportunities as the area is highly underserved by wireless telecommunication facilities. The nearest existing wireless facilities are approximately three to five miles away. Additionally, due to the topography and distance from the desired coverage area, other existing structures and preferred zones were eliminated from consideration. Further information detailing the ASA analysis can be found in Attachment F.

The GSA maps illustrate existing coverage in the area, and the projected area coverage with the proposed wireless telecommunication facility. The GSA maps shown in Figure 5 demonstrate that the proposed location is necessary for the carrier to provide adequate service to this area of the County which currently has very little coverage. The GSA maps can also be found in Attachment F.

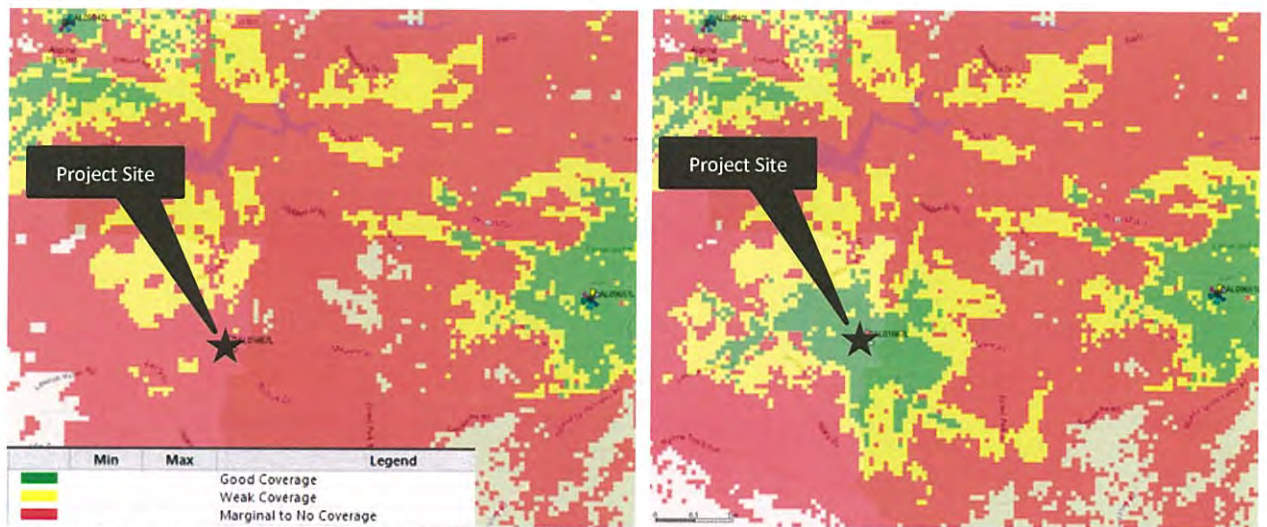


Figure 5: Existing AT&T Coverage (left) and Proposed AT&T Coverage (right).

2. General Plan Consistency

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

Table C-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.	The proposed project will allow for increased coverage throughout the area, which is essential in the event of an emergency.
GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.	The proposed wireless telecommunication facility will minimize telecommunication interruptions by improving coverage in the area, and by off-loading data traffic from other sites within the network currently at capacity.
POLICY COS 4.1 – Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.	The proposed project is a wireless telecommunication facility which will not require water for any purpose, including irrigation or domestic supply. Therefore, the project will comply with San Diego County's Water Conservation Ordinance, which includes water conservation requirements.

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>The wireless telecommunication facility is over 2 miles from the nearest County General Plan Designated Scenic Highways, Skyline Truck Trail, Lyons Valley Road, Honey Springs Road, and State Route 94. The facility is not visible from the corridors due to distance and intervening topography. Therefore, the proposed wireless telecommunication facility and CMU enclosure will not adversely affect a scenic resource.</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>The proposed project was sited and designed to minimize the view from surrounding land and roadways by locating the facility in the northeast portion of the lot out of the viewsheds of surrounding residences. The proposed design of the 48-foot tall faux mono-broadleaf tree is compatible with the character of the area because there are trees and structures of similar height, as well as sloping topography, in the surrounding neighborhood.</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 proposed project will be compatible with the existing community character because the 48-foot tall faux mono-broadleaf tree and equipment enclosures have been sited and designed to be compatible with the existing environment and landscape. The proposed equipment shelter, and CMU enclosure will have earth-tone colors to blend in with the existing natural environment. In addition, the wireless telecommunication facility is located in a rural location with few residences. For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity, be compatible with the existing community character, and will not result in impacts to the natural environment.</p>
<p>POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p>	<p>Pursuant to Section 6984 of the County Zoning Ordinance, the applicant indicated that they are willing to allow other carriers to co-locate on the proposed wireless telecommunication facility.</p>

3. Community Plan Consistency

The proposed project is consistent with the relevant Jamul/Dulzura Subregional Plan goals, policies, and actions as described in Table C-2.

Table C-2: Subregional Plan Conformance

Subregional Plan Policy	Explanation of Project Conformance
Conservation Policy 1. Require the preservation of diverse, viable natural habitats, and aesthetic resources, such as scenic rock outcroppings, ridge tops, and mountain peaks.	The proposed project would require minimal removal of existing vegetation onsite to accommodate the proposed facility. The project would not impact any rock outcroppings, ridge tops, or mountain peaks. Therefore, the proposed wireless telecommunication facility and CMU enclosure will not adversely affect natural habitats or aesthetic resources.

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Limited Agricultural (A70) zone with the incorporation of conditions of approval (See Table C-3).

Table C-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, upon issuance of MUP
Animal Regulation:	M	N/A
Density:	-	N/A
Lot Size:	8 Acres	N/A
Building Type:	C	N/A
Height:	G	Yes, with issuance of MUP
Lot Coverage:	-	N/A
Setback:	C	Yes, with issuance of MUP
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 applicant is proposing a 48-foot tall faux mono-broadleaf tree, in which 35 feet is the maximum height allowed. The increased height is requested to allow for sufficient RF line-of-sign coverage helping to eliminate the need for additional sites. The applicant has designed the wireless telecommunication facility	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon issuance of MUP

Development Standard	Proposed/Provided	Complies?
	so that it will not cause a hazard, nor will it impact a scenic viewshed.	
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed wireless telecommunication facility and equipment enclosure will be placed outside of required "C" zoning setbacks. The requested setback exception is for the 50-foot setback requirement within the Wireless Ordinance. See Table C-4 for a detailed discussion.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Ordinance Consistency

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

Table C-4: Wireless Ordinance Development Regulations

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 project includes an eight-foot tall CMU equipment enclosure, which complies with the 10-foot height limit.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 6985.C.4 of the Wireless Telecommunications Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The proposed wireless communication facility will be located 37 feet from the nearest residential property line, which is within the 50-foot setback for a telecommunication tower. The applicant has proposed the facility in this location to minimize visual impacts to the surrounding residences at the request of neighbors and the Jamul/Dulzura CPG. Although the facility is within the 50-foot setback, the nearest residence is located approximately 540 feet away. If the facility were located outside of the required setback, there would likely be impacts to biological resources, and the facility would be much more visible to surrounding residents due to the topography of the property. The proposed facility will not introduce a hazard to nearby residences. Section 4813 of the Zoning Ordinance allows exceptions to setback regulations upon approval of a Major Use Permit.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon issuance of MUP
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed antennas and equipment enclosures will be placed outside of all required zoning setbacks.	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 equipment located within the equipment enclosures will produce noise levels which will not exceed the 45 decibel (dBA) requirement at the property line and thereby comply with the County Noise Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and qualifies for a categorical exemption under CEQA Section 15303. Section 15303 exempts the installation of small new equipment and facilities in small structures. It has been determined that the project is not in an environmentally

sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

D. COMMUNITY PLANNING GROUP

The applicant attended the Jamul/Dulzura CPG on at least three different occasions during project processing. After working with the CPG and the neighbor concerned about the facility location, the project was redesigned in mid-2018. On February 26, 2019, the CPG voted to recommend approval of the project by a vote of 9-1-0 (Ayes – 9, Noes – 1, Abstain – 0). The Jamul/Dulzura CPG meeting minutes are included in Attachment E.

E. PUBLIC INPUT

No formal comments in opposition were received as a result of the public notices sent at the time of the MUP application submittal or during processing of the permit. One neighbor communicated with staff and the Jamul/Dulzura CPG, and as a result of the discussion the location of the facility was moved further away from his residence. No further concerns have been expressed. 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.

F. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP PDS2017-MUP-17-018, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

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AUTHORIZED REPRESENTATIVE: _____



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2017-MUP-17-018

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

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

Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

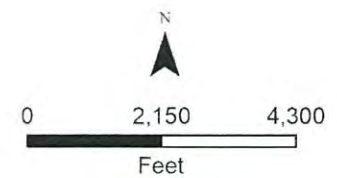
AT&T Lawson Valley

Vicinity Map

Jamul
Community Plan Area

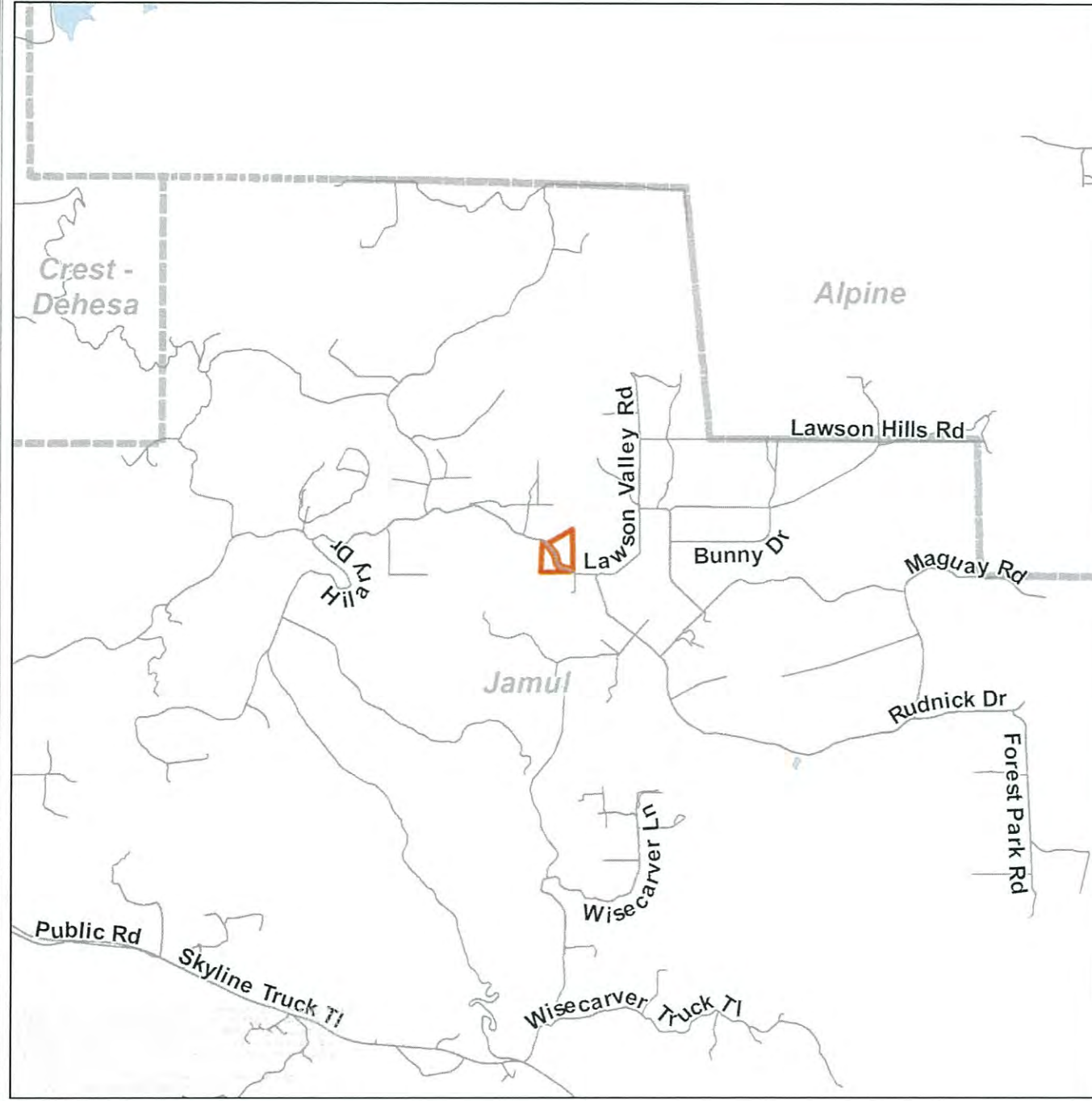


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Land Use & Environmental Geospatial Information Services

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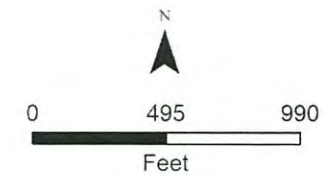
General Plan

Jamul
Community Plan Area

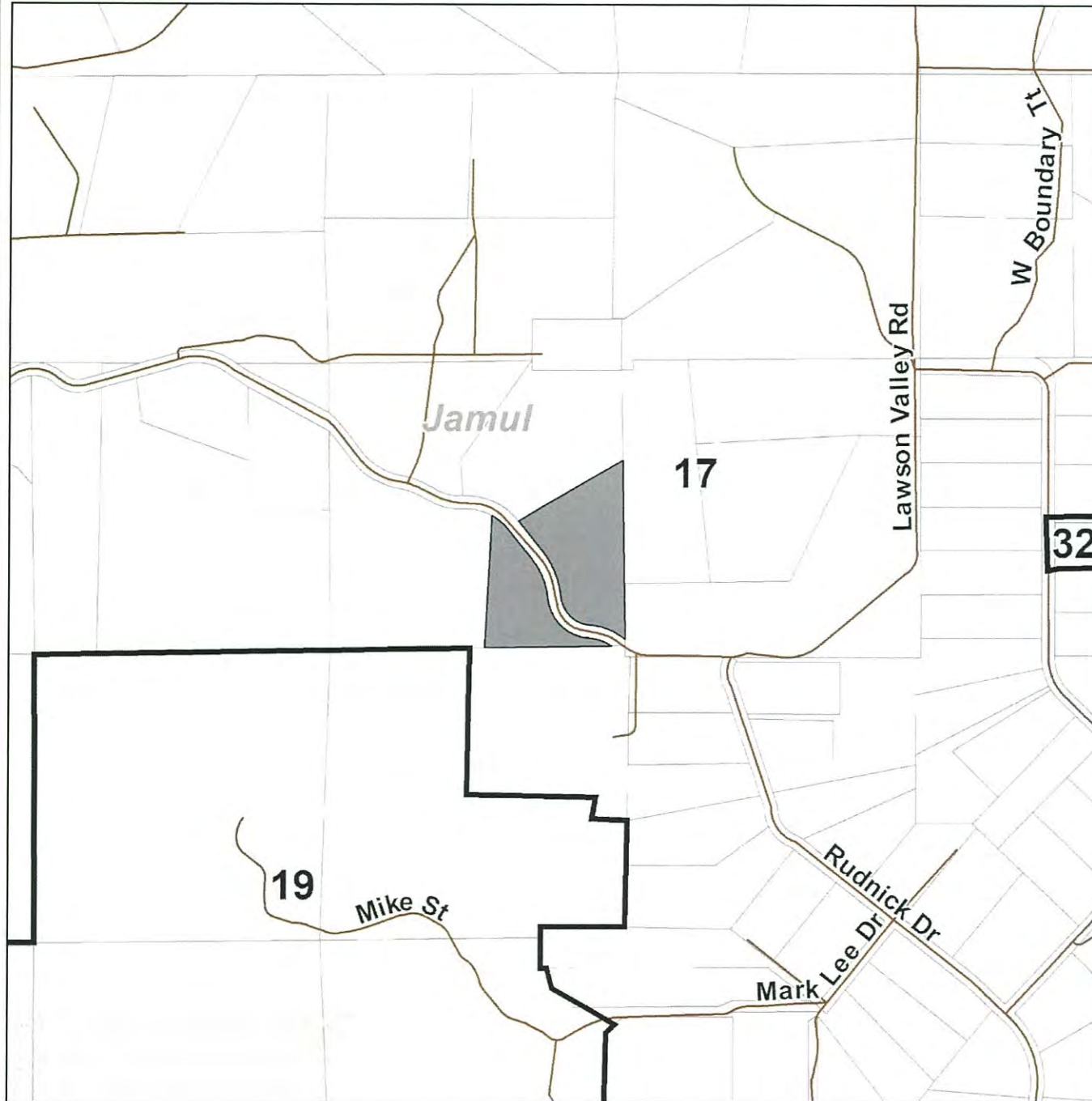
(17) Semi-Rural Residential (SR-10)

(19) Rural Lands (RL-40)

(32) Public/Semi-Public Facilities



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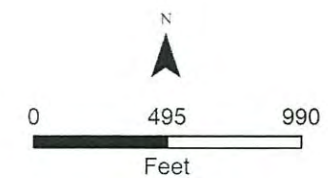
AT&T Lawson Valley

Zoning

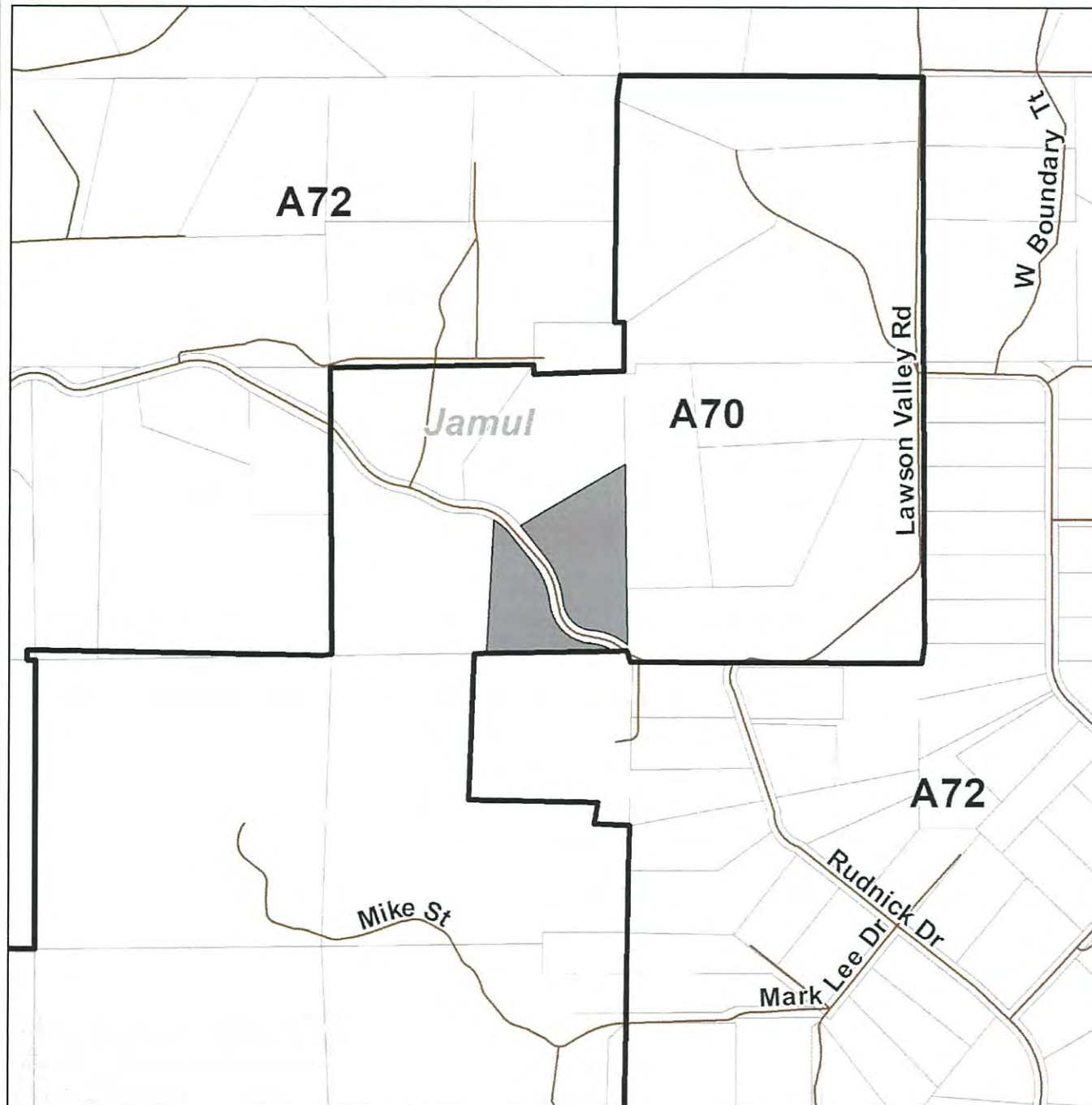
Jamul
Community Plan Area

A70 - Limited Agricultural

A72 - General Agricultural



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AT&T Lawson Valley

Jamul Community Plan Area



Site



Roads



LUEGGIS

Let's Get It Done Right

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Feet

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Jamul

Lawson Valley Rd

Rudnick Dr

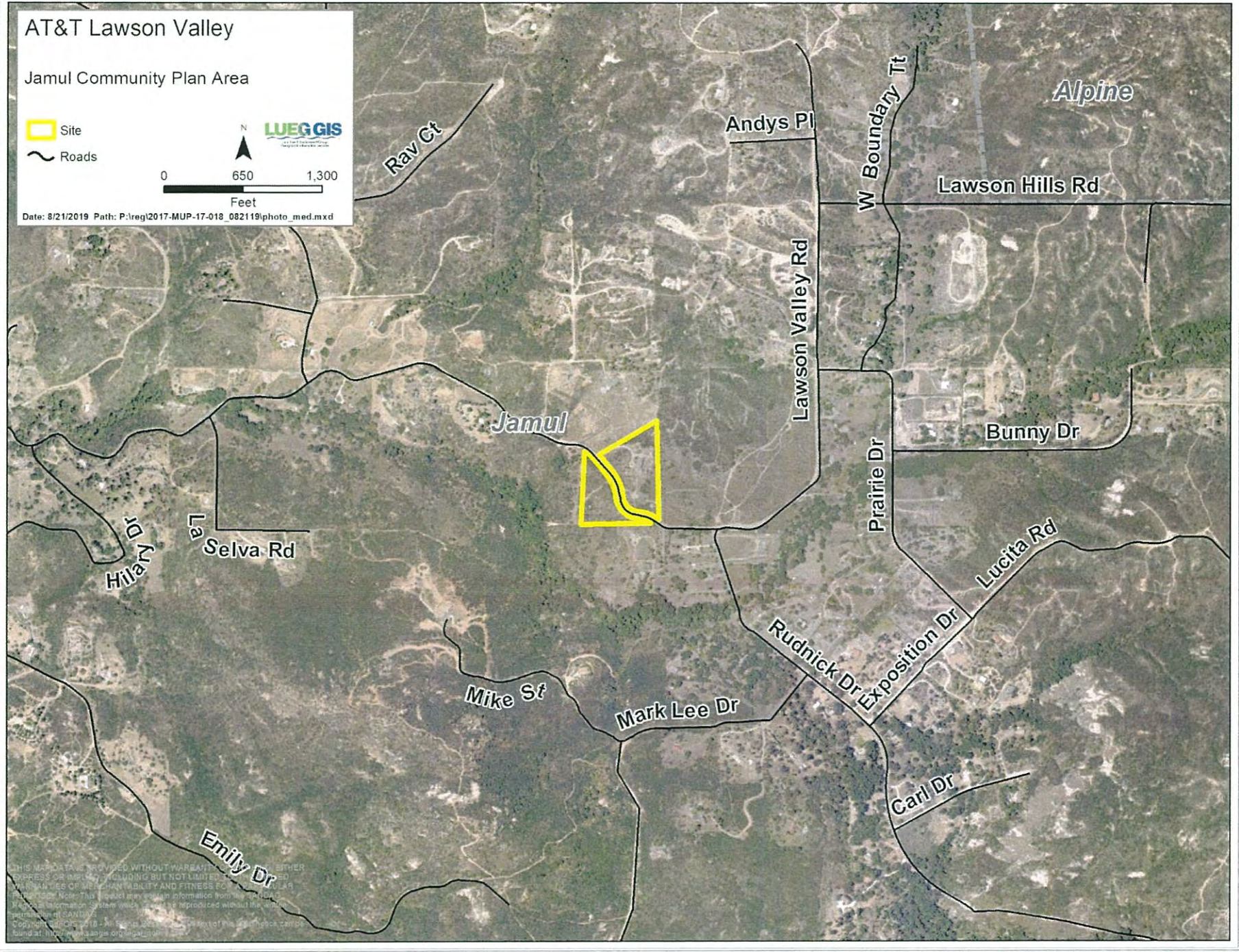
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AT&T Lawson Valley

Jamul Community Plan Area



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AT&T Lawson Valley

Jamul Community Plan Area

 Site
 Roads



LUFGIS
Landscape Use & Form GIS

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Alpine

Crest-
Dehesa

Lawson Hills Rd

Lawson Valley Rd

Bunny Dr

Jamul

Rudnick Dr

Forest Park Rd

Wise carver Ln

Skyline Truck Tr
Public Rd

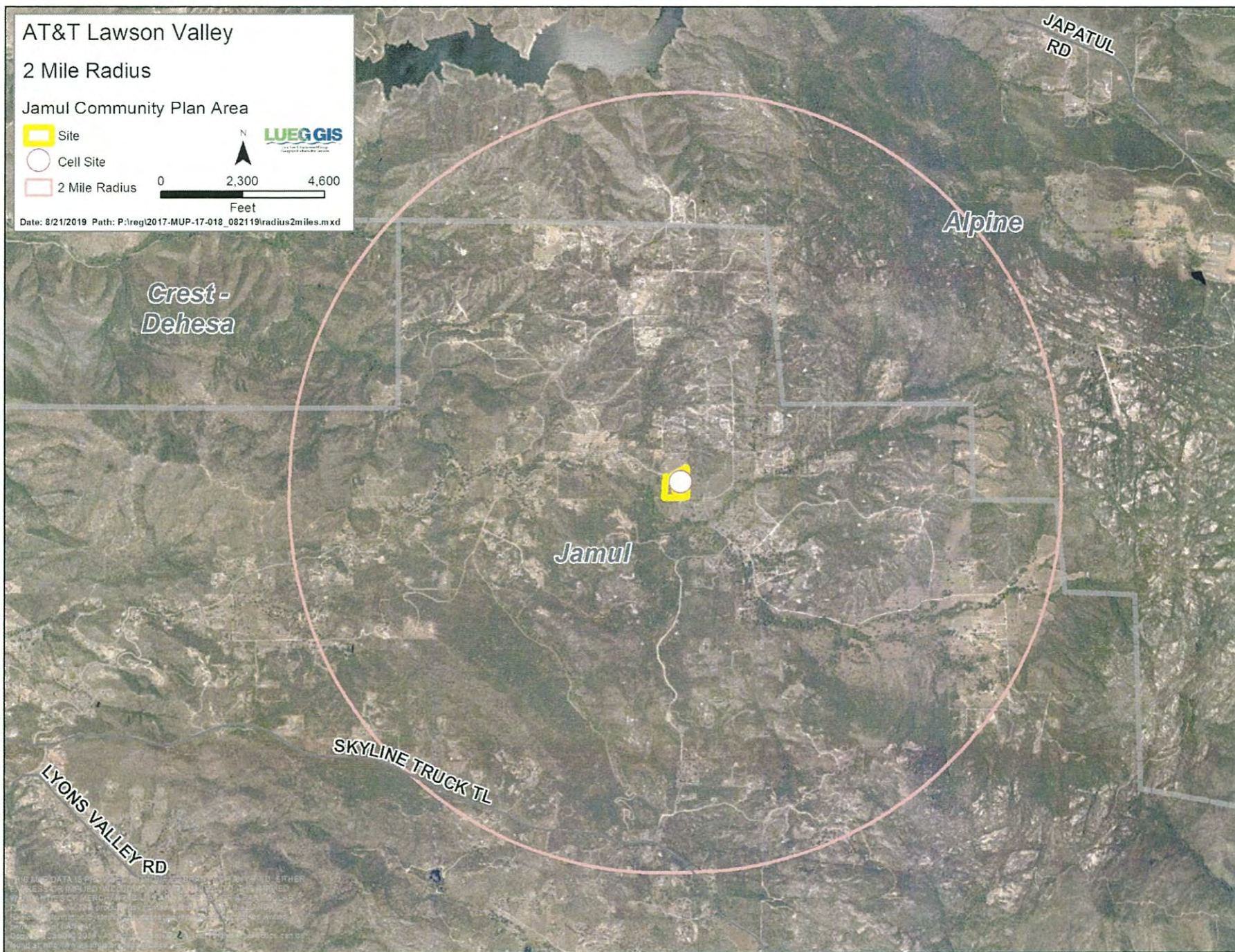
AT&T Lawson Valley


2 Mile Radius

Jamul Community Plan Area



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AT&T

NSB CAL01667/CAL01817

17822 LAWSON VALLEY ROAD, JAMUL, CA 91935

LEGAL DESCRIPTION

THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO. 0049394-110-01 PREPARED BY TIGON TITLE AND DATED SEPTEMBER 24, 2014 FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY.

ITEM #5 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. PURPOSE: RIGHTS OF THE PUBLIC TO USE FOR PUBLIC HIGHWAY. RECORDING DATE: DECEMBER 3, 1962. RECORDING NO. 1140-2494. OF OFFICIAL RECORDS. (AS SHOWN HEREON - DOES NOT CROSS PROJECT AREA).

ITEM #7 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT. PURPOSE: ROAD AND UTILITY PURPOSES, SLOPE AND DRAINAGE RIGHTS. RECORDING DATE: JANUARY 20, 1987. RECORDING NO. 1987-2551. OF OFFICIAL RECORDS. (AS SHOWN HEREON - DOES NOT CROSS PROJECT AREA).

ITEM #8 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT. GRANTED TO: COUNTY OF SAN DIEGO. PURPOSE: OPEN SPACE. RECORDING DATE: APRIL 10, 1992. RECORDING NO. 1992-00995. OF OFFICIAL RECORDS. (AS SHOWN HEREON - DOES NOT CROSS PROJECT AREA).


ITEM #9 - ALL EASEMENTS, OFFERS AND DEDICATIONS AS SHOWN ON THE OFFICIAL MAP. TRACT OF 1741. (AS SHOWN HEREON - DOES NOT CROSS PROJECT AREA).

END OF EASEMENTS

DIRECTIONS TO SITE:

1. HEAD WEST ON TRADE ST TOWARD CANYON SANTA FE
2. TURN LEFT ONTO CANYON SANTA FE
3. TURN RIGHT ONTO MARAFAIR RD
4. TURN RIGHT TO MERGE ONTO I-805 S
5. TURN LEFT TO MERGE ONTO CA-54
6. TURN RIGHT CAMPO RD
7. CONTINUE ON CAMPO RD, DRIVE TO LAWSON VALLEY RD

VICINITY MAP



NO SCALE
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CLIENT APPROVALS

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LEGAL DESCRIPTION

DIRECTIONS TO SITE

VICINITY MAP

CLIENT APPROVALS

LEGAL DESCRIPTION

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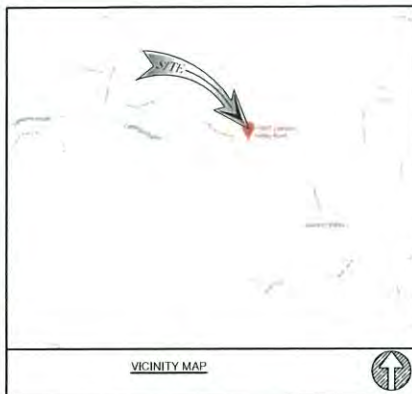
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VICINITY MAP

CLIENT APPROVALS

LEGAL DESCRIPTION

DIRECTIONS TO SITE



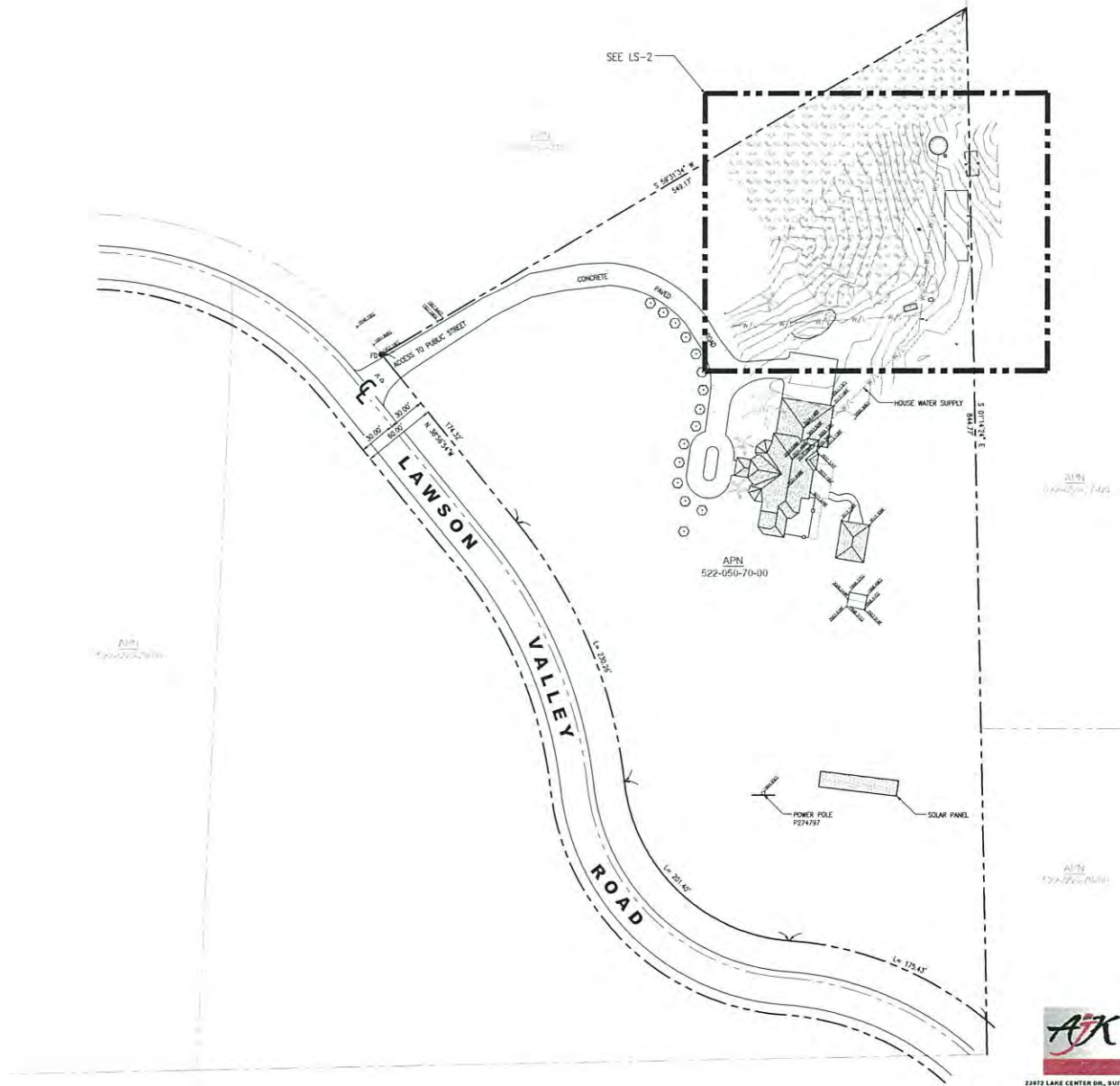
APN
522-050-70-00
RECORD OWNER
TO BE DETERMINED
TITLE REPORT
NO TITLE REPORT WAS ISSUED DURING THE TIME OF SURVEY

BASIS OF ELEVATION (NAVD88)

SITE ELEVATIONS ARE DETERMINED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12A" MODELLED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "USCA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAD83, CALIFORNIA ZONE 8.

FLOOD ZONE

SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06075C1634Z
EFFECTIVE DATE 05/16/2012



Revision / Issue	Date
1.00	07/16/18

MITCHELL J. ARCHITECTURE, INC.
17822 LAWSON VALLEY RD
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Mitchell J

AT&T

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architect Mitchell J architecture

LS1

22872 LAKE CENTER DR., SUITE 211
LAKE FOREST, CA 92630

REGISTERED PROFESSIONAL ARCHITECT & REALTOR
No. 26511
Exp. 04/27/20
CIVIL
STATE OF CALIFORNIA

22872 LAKE CENTER DR., SUITE 211
LAKE FOREST, CA 92630

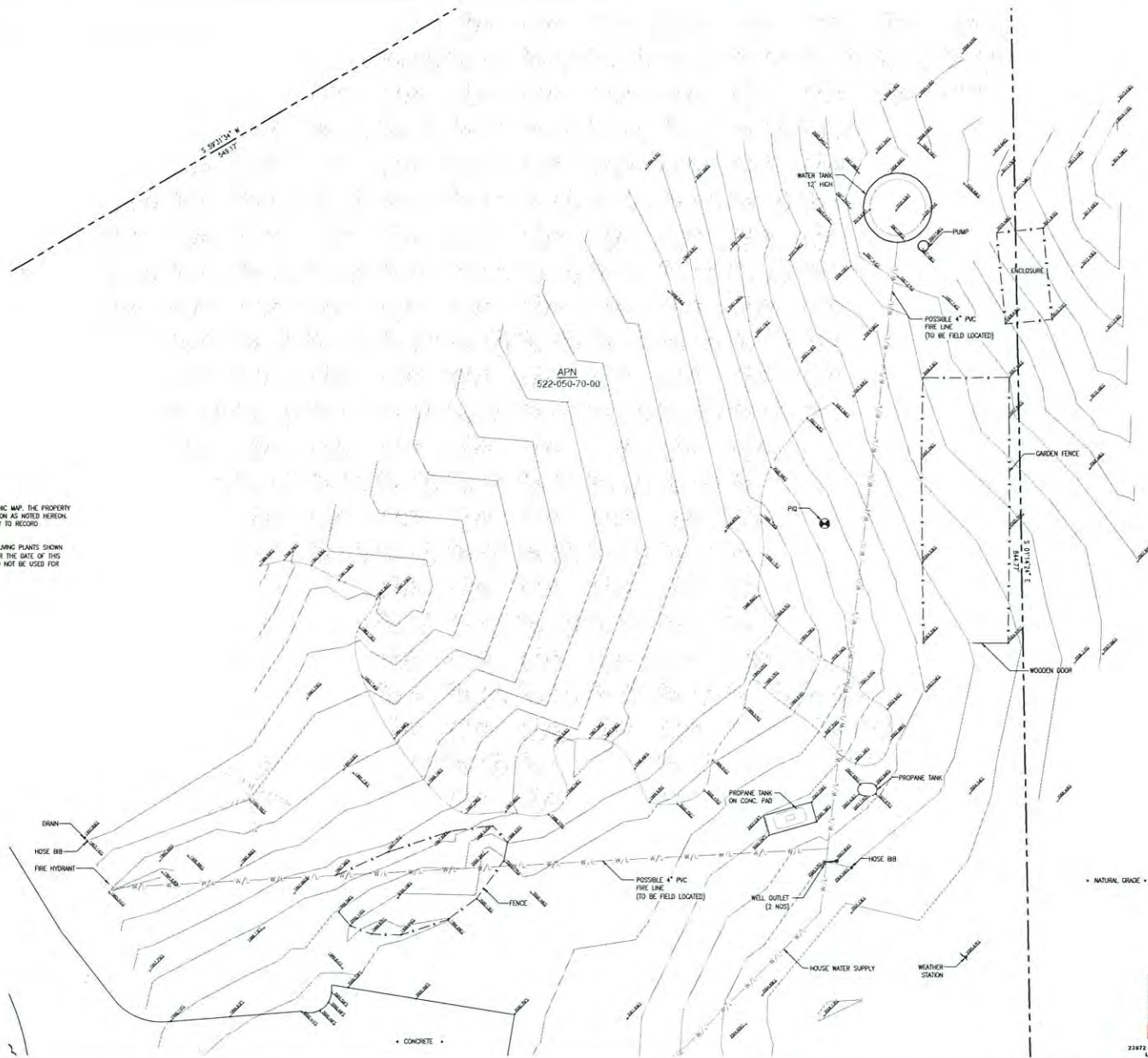
LEGEND

	CENTER LINE
	PROPERTY LINE
	FENCE
	WOOD FENCE
	EASEMENT LINE
	RETAINING WALL
	FINISH SURFACE
	TOP OF CURB
	EXISTING GRADE
	FOUND
	TOP OF WALL
	TOP OF POLE
	ROOF LEVEL
	ROOF RIDGE
	EXISTING STREET LIGHT
	EXISTING TRAFFIC SIGNAL
	EXISTING ELECTRICAL MH
	POWER POLE
	EXISTING SIGN
	CATCH BASIN
	CITY WIRE
	FIRE HYDRANT
	TREE
	PINE TREE
	BUSH
	PALM TREE
	EXISTING CONCRETE
	EXISTING GRASS/TURF
	MONUMENT
	MONUMENT FD

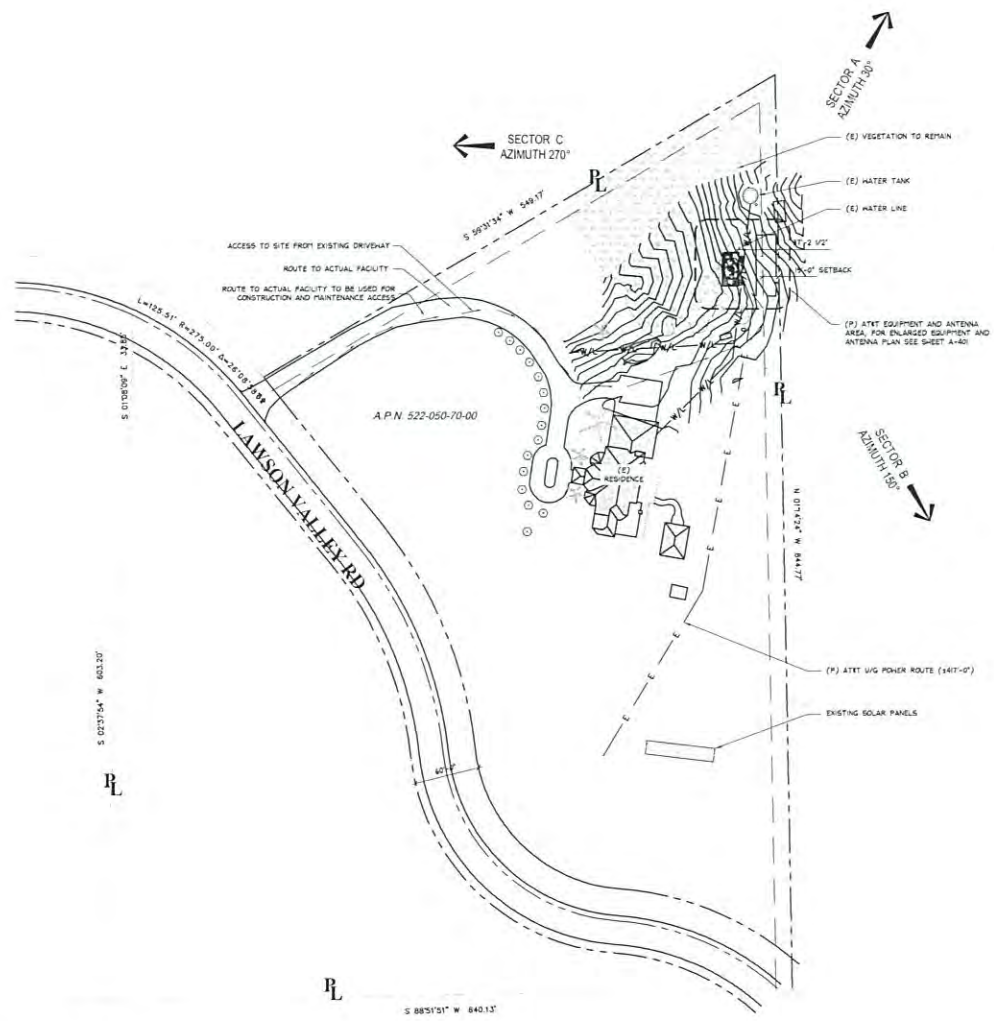
MONUMENTS

NOTES

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. A/E/C ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
2. THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE (±1'-3') AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
3. FIELD SURVEY COMPLETED ON MAY 14, 2018



Revisions / Issue		Date
PRELIMINARY SURVEY		05/16/18
<p>Mitchell J. Architecture, Inc. 17822 LAWSON VALLEY RD JAMUL, CA 91935 Tel: 619.338.0411 Fax: 619.338.0412 www.mitchellj.com</p>		
<p>AT&T</p>		
<p>LAWSON VALLEY RD 17822 LAWSON VALLEY RD JAMUL, CA 91935</p>		
<p>LS2</p>		



NOTE:
PLEASE NOTE THERE WILL BE
APPROXIMATELY 30 CUBIC YARDS OF
CUT & FILL

NOTE:
GENERATOR ENCLOSURE IS NOISE CONTROL
FEATURE

NOTE:
CONTRACTOR TO VERY LOCATION OF SEPTIC
LEACH LINES & WATER LINES IF ANY
CONFLICT WITH THE LOCATION OF NEW AT&T
SITE PLEASE CONTACT THE ARCHITECT.

Underground Service Alert

Call: TOLL FREE
1-800
422-4133

FIELD NUMBER(S) BEFORE YOU DIG
NOTIFY A DIS-HEART FOR PRIVATE LIGHTING
COMPANY PRIOR TO ANY EXCAVATING OR TRENCHING

No.	Revision/Issue	Date
1.	ISSUE 1/15/17	01-04-17
2.	ISSUE 2/15/17	02-15-17
3.	ISSUE 3/15/17	03-15-17
4.	ISSUE 4/15/17	04-15-17
5.	ISSUE 5/15/17	05-15-17
6.	ISSUE 6/15/17	06-15-17
7.	ISSUE 7/15/17	07-15-17
8.	ISSUE 8/15/17	08-15-17
9.	ISSUE 9/15/17	09-15-17
10.	ISSUE 10/15/17	10-15-17
11.	ISSUE 11/15/17	11-15-17
12.	ISSUE 12/15/17	12-15-17

BOUNDARY PLAN

AT&T

Lawson Valley Rd

17832 LAWSON VALLEY RD

JANUARY, CA 91035

architecture Mitchell J architecture

REGISTERED ARCHITECT

MICHAEL J. MITCHELL

NO. C20355

STATE OF CALIFORNIA

Project: CAL01015

Date: 01-04-17

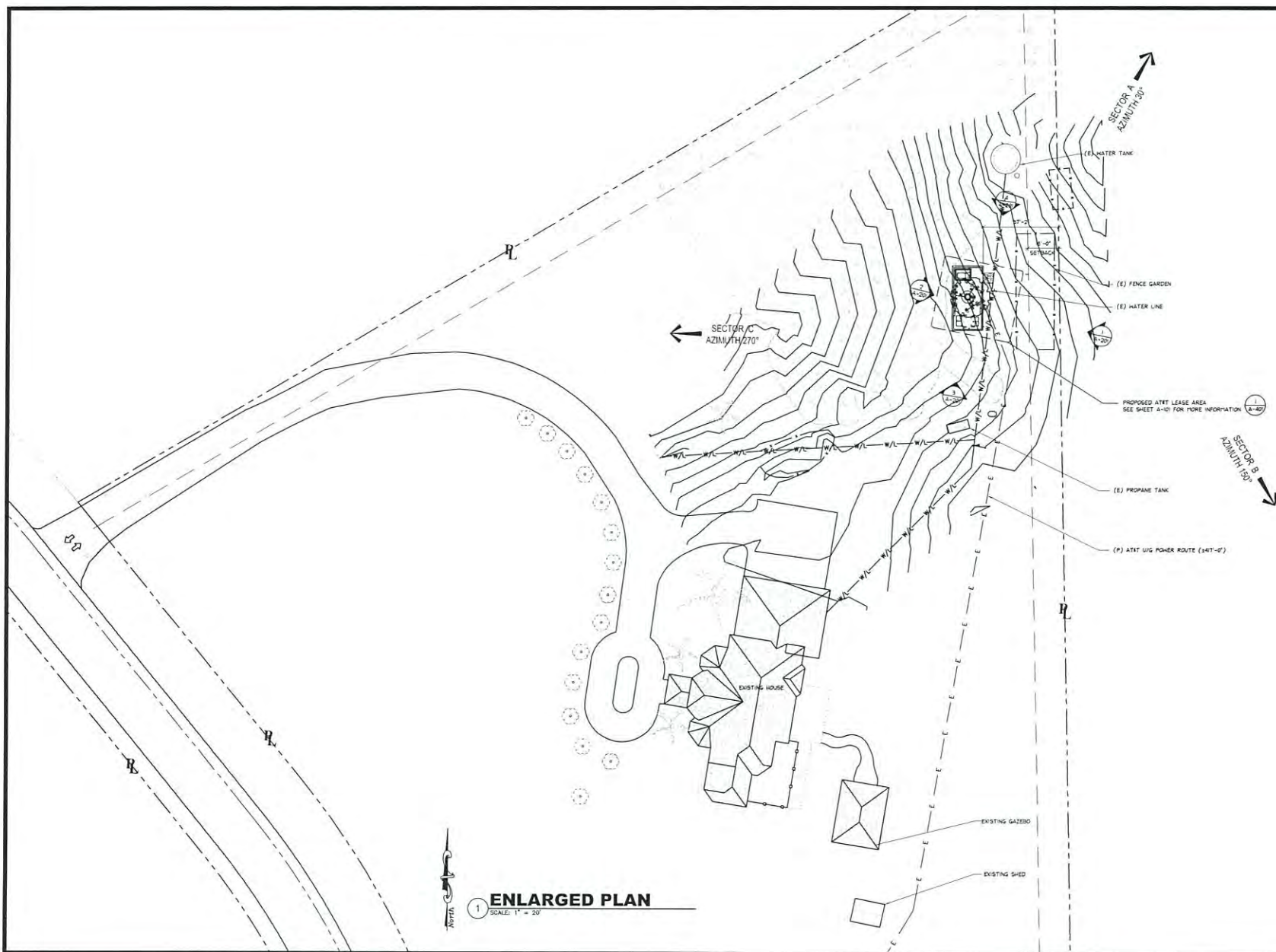
Drawn By: CR

Check By: GD

In Ch: AS SHOWN

Mitchell J. Architecture

A-101



1 ENLARGED PLAN
SCALE: 1" = 20'

No.	Revisions/Issue	Date
A	ISSUE 1/15	08/04/17
B	ISSUE 2/15	08/15/17
C	ISSUE 3/15	08/15/17
D	ISSUE 4/15	08/15/17
E	ISSUE 5/15	08/15/17

ENLARGED SITE PLAN

LAWSON VALLEY RD
17822 LAWSON VALLEY RD
JANUARY, CA 91935

AT&T

MURPHY, J. ARCHITECTURE, INC.
4444 MONTE CROCE, SAN JOSE
95128-1144 (408) 261-1144



Project No.	CAL01015
Date	03-06-17
Drawn by	CR
Checked by	GD
Scale	AS SHOWN

A-102

ANTICIPATED POLLUTANTS
TRASH AND DEBRIS
OIL AND GREASE

TEMPORARY EROSION CONTROL MEASURES
 (MPT-1) MATERIAL DELIVERY & STORAGE
 (MPT-4) SPILL PREVENTION AND CONTROL
 (MPT-8) CONCRETE WASTE MANAGEMENT
 (MPT-5) SOLID WASTE MANAGEMENT
 (MPT-9) SANITARY WASTE MANAGEMENT
 (MPT-6) HAZARDOUS WASTE MANAGEMENT

TEMPORARY DRAINAGE CONTROL MEASURES
 (SC-5) FIBER ROLLS — FR — FR —
 (SC-4) / (SC-8) GRAVEL OR SAND BAGS
 (TC-1) STABILIZED CONSTRUCTION ENTRANCE
 (SS-7) PHYSICAL STABILIZATION EROSION CONTROL BLANKET
 (SS-3, 4, 5) WILL USE EROSION CONTROL MEASURES FROM ITEM 1 & ON
 FLAT AREAS ALSO
 (SC-7) STREET SWEEPING AND VACUUMING

PERMANENT IMPROVEMENTS
 NONE
POST-CONSTRUCTION SITE DEVELOPMENT
 (4.3.1) MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
 (4.3.2) CONSERVE NATURAL AREAS, SOILS, AND VEGETATION
 (4.3.3) MINIMIZE IMPERVIOUS AREA
 (4.3.4) MINIMIZE SOIL COMPACTION
 (4.3.7) LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES

STORMWATER POLLUTION PREVENTION NOTES

1. APPROPRIATE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED AT ALL TIMES
2. ALL DISTURBED AREAS SHALL BE PROTECTED FROM STORMWATER RUN-ON AND PREVENT STORMWATER RUN-OFF
3. THE TOPS OF ALL SLOPES SHALL HAVE A DIKE OR TRENCH TO PREVENT WATER FROM FLOWING OVER THE CRESTS OF SLOPES
4. CLEAN GRAVEL ONLY WILL BE USED IN GRAVEL BAGS
5. CATCH BASINS, DISTILLING BASINS, GRAVEL BAGS, CHECK DAMS AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY. THESE FACILITIES SHALL BE CLEANED AND REPAIRED ON A REGULAR BASIS, AND KEPT FREE OF SOIL ACCUMULATION
6. GRAVEL BAG CHECK DAMS SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2% IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE CITY, AND AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOWS LEAVE THE DEVELOPMENT
7. GRAVEL BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BULUP IN THE INLETS AND PIPES
8. THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY ERODED SLOPES
9. ROADWAYS AND ENTRANCES TO AND FROM THE SITE SHALL BE SHEPT ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION
10. CONTRACTOR SHALL HAVE WATER TRUCKS AND EQUIPMENT ON-SITE TO MINIMIZE AIRBORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS. WATERING SHALL BE PERFORMED ON A CONTINUOUS BASIS ANY TIME THESE CONDITIONS ARE PRESENT AND AT ALL OTHER TIMES AS DIRECTED BY THE CITY. ADDITIONAL DUST CONTROL MEASURES SHALL BE IMPLEMENTED AS NEEDED
11. STOCKPILES SHALL BE COVERED AT THE END OF EACH WORKING DAY PRIOR TO PREDICT RAIN EVENTS. ASPHALT SHALL BE STORED ON A LAYER OF PLASTIC SHEETING, OR EQUIVALENT
12. ALL PORTABLE TOILETS SHALL HAVE A SECONDARY CONTAINMENT AND NOT BE LOCATED NEAR A STORM DRAIN OR STORMWATER CONVEYANCE SYSTEM (I.E. STREET, GUTTER, SIDEWALK, ETC.)
13. INACTIVE SLOPES SHALL BE PROTECTED AND STABILIZED WITH 10 CALIFORNIA DYES OF LAST BEING WORKED, OR ON THE DIRECTION OF THE CITY. ACTIVE SLOPES SHALL BE STABILIZED DURING RAIN
14. EROSION SHALL BE MITIGATED BY INSTALLING LANDSCAPING AS PER APPROVED LANDSCAPE PLANS AS EARLY AS FEASIBLE, AND AS REQUIRED BY THE DEVELOPMENT REVIEW CONDITIONS. TEMPORARY EROSION CONTROLS SHALL CONFORM TO THE FOLLOWING:

LAND DISTURBANCE AREA
700 SQ. FT.

NOTE:
ALL MAJOR PROPERTY LANDSCAPE DAMAGE BY THIS REMODEL TO BE PLANTED AT ANOTHER LOCATION WITHIN THE PROPERTY. LOCATION TO BE CHOSEN BY PROPERTY OWNER

SWM PLAN SCALE: 1" = 1'-0"

No.	Revision/Issue	Date
1	Issue 1/15	01-15-17
2	Issue 2/15	02-15-17
3	Issue 3/15	03-15-17
4	Issue 4/15	04-15-17
5	Issue 5/15	05-15-17

MITCHELL & ASSOCIATES, INC.
 10000 S. 100th Ave., Suite 100
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 (303) 751-1100
Mitchell & Associates, Inc.

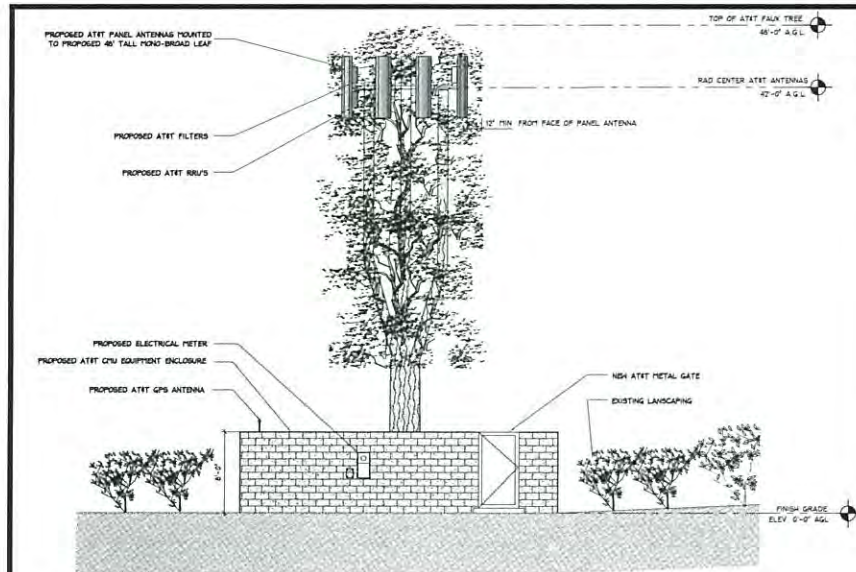


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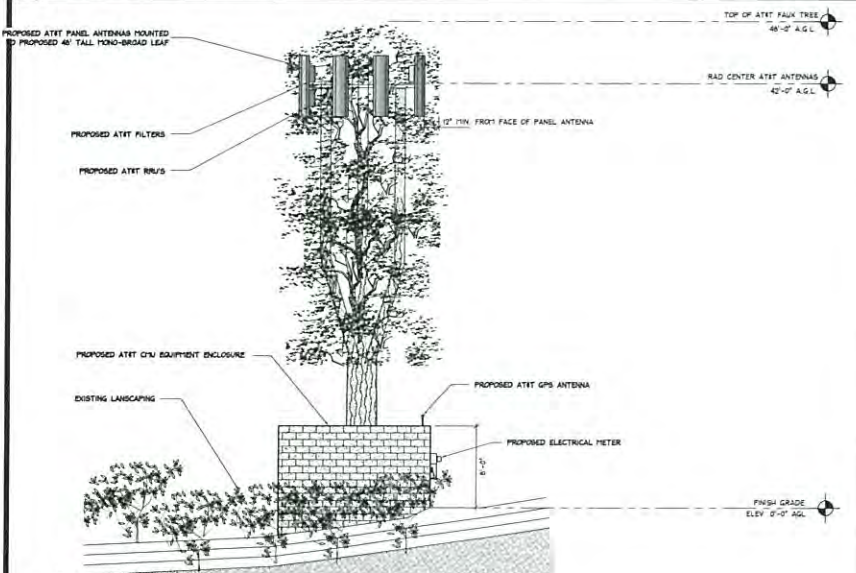
Project:	CALH0015
Date:	03-16-17
Drawn by:	CR
Check by:	GD
As Shown:	AS SHOWN

A-103



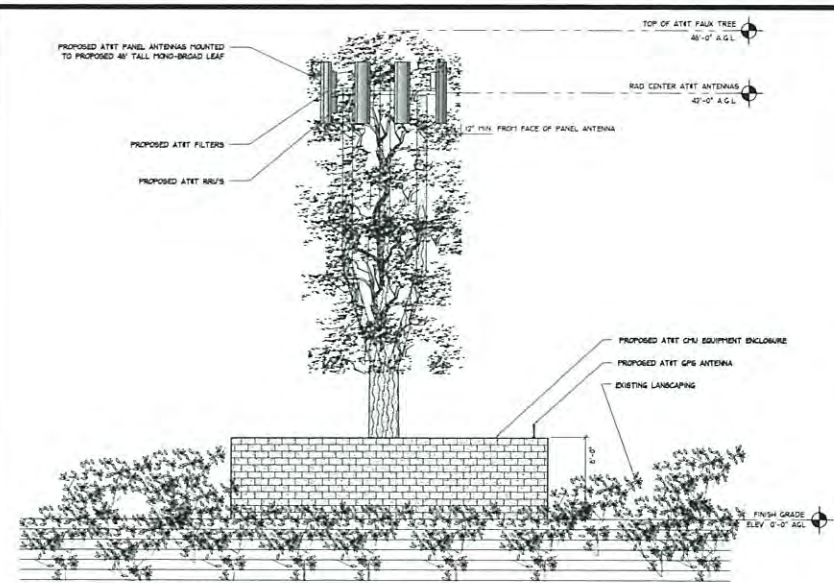
1 EAST ELEVATION

SCALE: 3/16" = 1'-0"



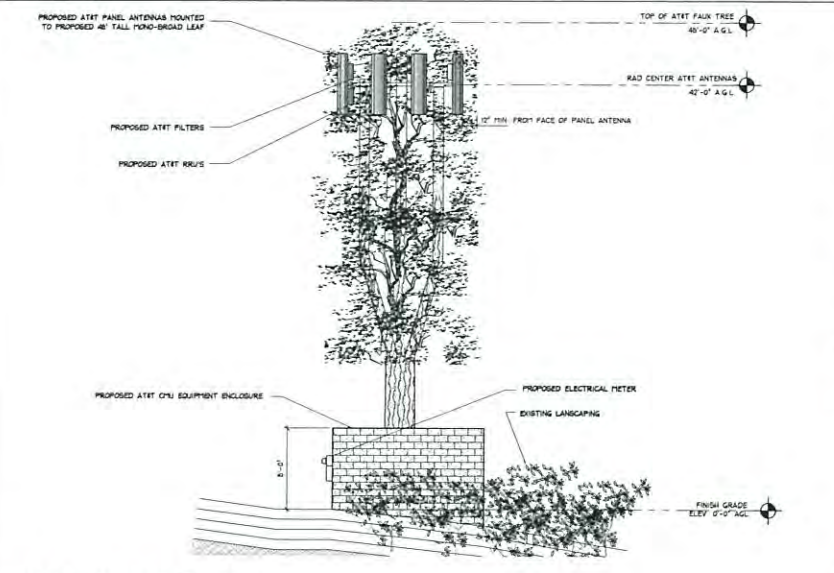
3 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



2 WEST ELEVATION

SCALE: 3/16" = 1'-0"



4 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

No.	Revision / Issue	Date
1	NOE JLS	10-04-17
2	AWG JLS	10-11-17
3	AWG JLS	11-09-17
4	CP&U Rm. mchakian	05-05-18
5	Planning / Construction	07-11-18

MITCHELL J. ARCHITECTURE, INC.
4800 N. RIVERSIDE DRIVE, SUITE 100
SAN JOSE, CA 95131 (415) 881-8233 FAX (415) 881-8234

AT&T

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17822 LAWSON VALLEY RD
JANUARY, CA 91935

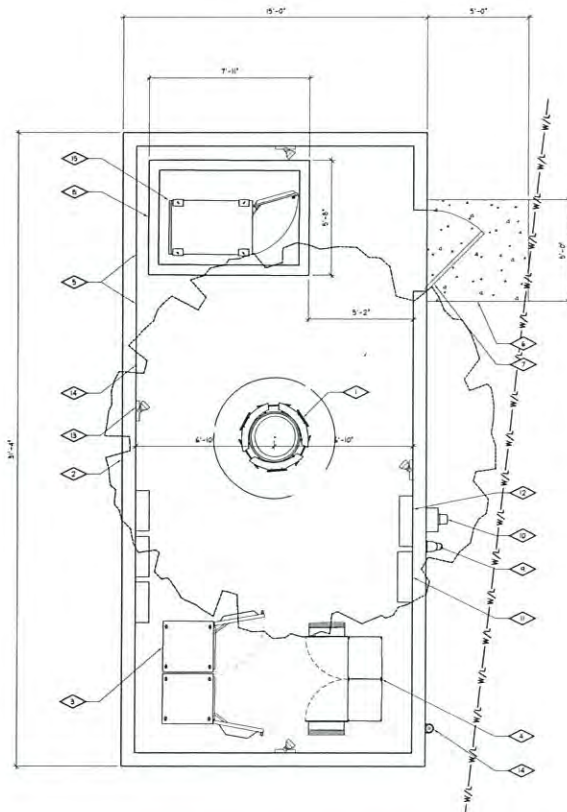
architecture **Mitchell J.** architecture

REGISTERED ARCHITECT
STATE OF CALIFORNIA
No. C20335

Project: CALORIES
Date: 03-06-17
Drawn By: CR
Checked By: GD
Scale: AS SHOWN

A-201

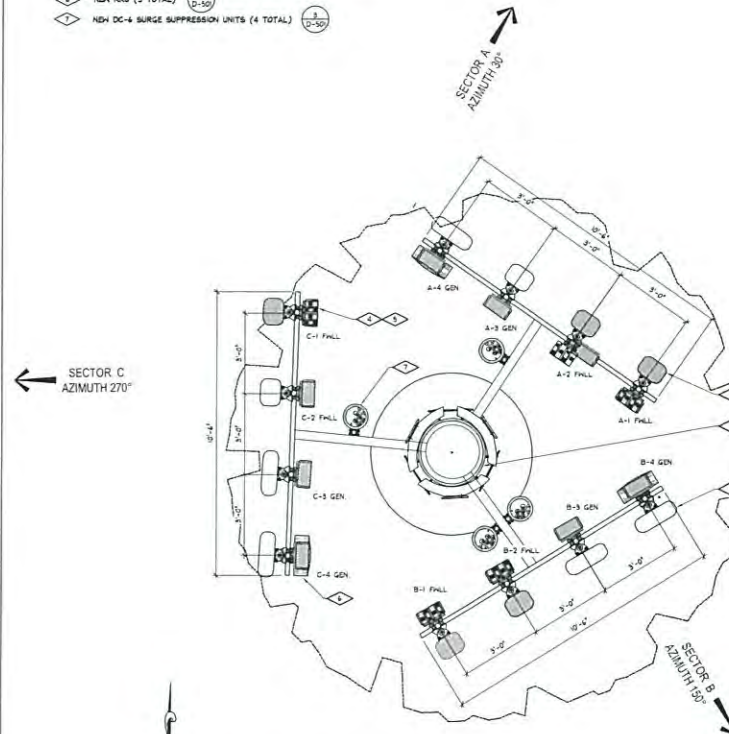
①	NEW 48" PAUX TREE BASE	⑥	NEW LUG BOX
②	NEW 21" x 32" x 4" CPU ENCLOSURE	⑦	NEW METER MOUNTED TO CPU ENCLOSURE
③	NEW EMERSON CABINET (2 TOTAL)	⑧	NEW TELCO PANEL
④	NEW (2) STACKED PURCELL CABINET (4 TOTAL)	⑨	NEW ELECTRICAL PANEL
⑤	NEW DC-12 BONES (3 TOTAL)	⑩	NEW OUTDOOR LIGHT FIXTURE
		⑪	NEW GPS ANTENNA
⑥	NEW CONCRETE STOP	⑫	NEW 1504 DIESEL GENERATOR
⑦	NEW METAL 4'-0" x 8'-0" METAL GATE		
⑧	NEW GENERATOR CONTAINMENT CURB		



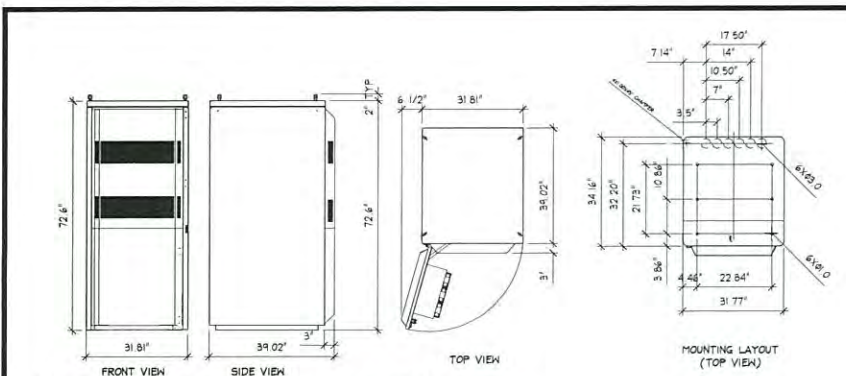
2 SCALE: 3/8" = 1'-0"

[illegible]

- 1 NEW 48' FAIR TREE
- 2 NEW FULL ANTENNAS (5 TOTAL) $\frac{3}{0-50}$ $\frac{2}{0-50}$
- 3 NEW GENERIC ANTENNAS (7 TOTAL) $\frac{10}{0-50}$ $\frac{11}{0-50}$
- 4 NEW RUSS32 MOUNTED BEHIND NEW FULL ANTENNA (2 TOTAL) $\frac{4}{0-50}$
- 5 NEW WCS FILTERS ABOVE TO RUSS32 (3 TOTAL) $\frac{6}{0-50}$
- 6 NEW RRU (3 TOTAL) $\frac{9}{0-50}$
- 7 NEW DC-6 SURGE SUPPRESSION UNITS (4 TOTAL) $\frac{3}{0-50}$

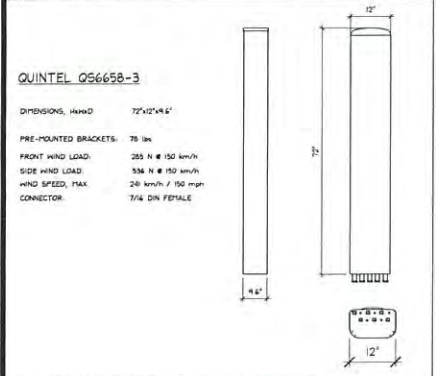


1 **NEW A**
SCALE: 3/4" = 1'-0"



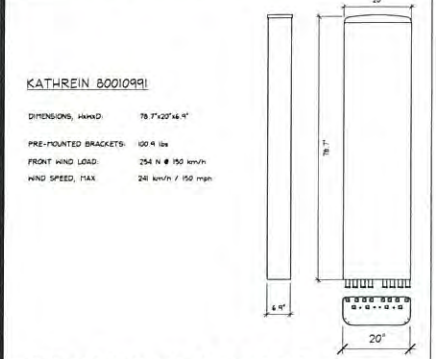
7 (N) POWER CABINET (EMERSON)

SCALE: 3/4" = 1'-0"



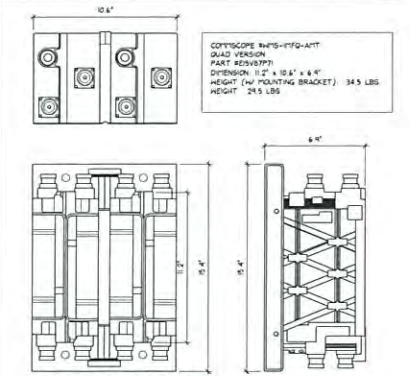
10 (N) QUINTEL QS6658-3

SCALE: 3/4" = 1'-0"



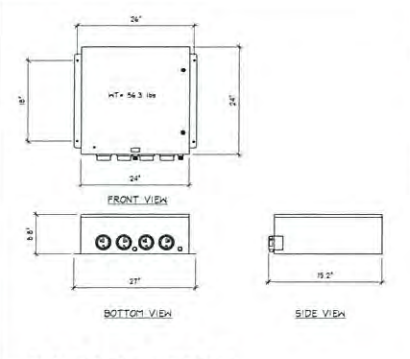
10 (N) QUINTEL QS6658-3

SCALE: 3/4" = 1'-0"



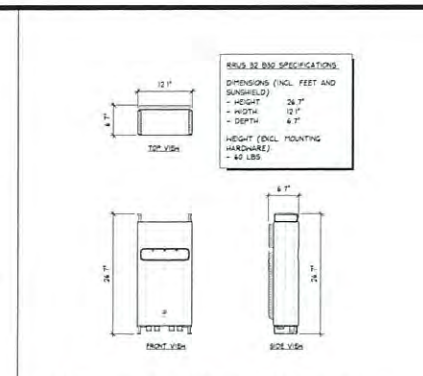
8 (N) WCS FILTER

SCALE: NTS



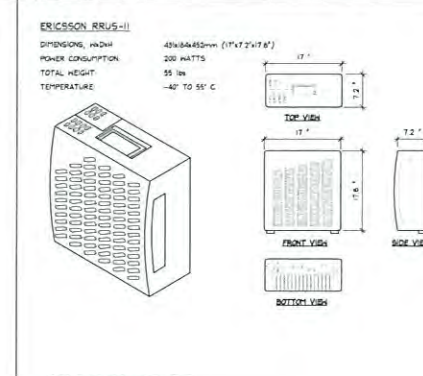
9 (N) DC-12 DETAIL

SCALE: 1" = 1'-0"



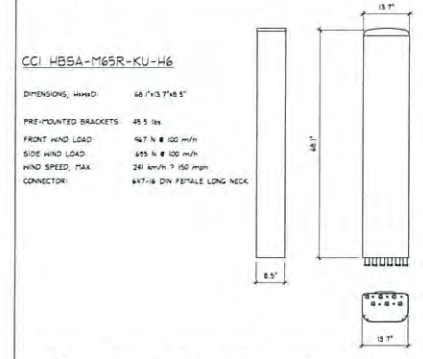
4 (N) WCS RRUS (RRUS-32)

SCALE: 3" = 1'-0"



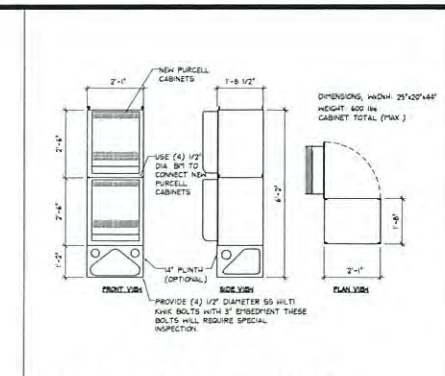
5 (N) RRUS-11

SCALE: NTS



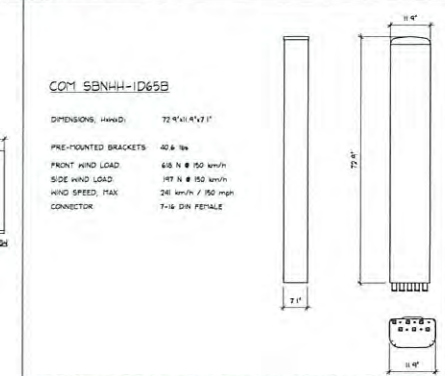
6 (N) CCI HBSA-M65R-KU-H6)

SCALE: 3/4" = 1'-0"



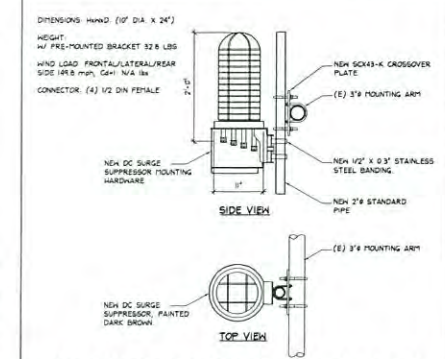
1 (N) PURCELL CABINET

SCALE: 3/4" = 1'-0"



2 (N) COMMScope SBNHH-1D65B

SCALE: 3/4" = 1'-0"



3 (N) DC-6 SURGE SUPPRESSOR

SCALE: NTS

EQUIPMENT & ANTENNA DETAILS

LAWSON VALLEY RD
17622 LAWSON VALLEY RD
JANUARY, CA 91935

AT&T

architecture **Michell J**

D-501

**Attachment B – Form of Decision
Approving PDS2017-MUP-17-018**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

MARK WARDLAW
Director

KATHLEEN FLANNERY
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
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COMMISSIONERS

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

October 25, 2019

PERMITEE:	AT&T MOBILITY
MAJOR USE PERMIT:	PDS2017-MUP-17-018
E.R. NUMBER:	PDS2017-ER-17-14-009
PROPERTY:	17822 LAWSON VALLEY ROAD, JAMUL
APN(s):	522-050-70

DECISION OF THE PLANNING COMMISSION

This Major Use Permit for MUP-17-018 consists of 10 sheets including plot plan, equipment layout and elevations dated July 31, 2018. This permit authorizes the construction, operation and maintenance of an unmanned wireless telecommunication facility consisting of a 48-foot tall faux mono-broadleaf tree with 12 panel antennas, one GPS antenna, 15 remote radio units (RRUs), and three surge suppressors. Associated equipment, including a 15 kilowatt (kW) stand-by generator, will be located within an eight-foot tall concrete masonry unit (CMU) block wall enclosure at the base of the faux tree pursuant to Sections 6985, 6986, and 7358 of the Zoning Ordinance.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **October 25, 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.

The wireless telecommunication facility is considered a "high visibility" facility; therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 15 years (October 25, 2034). This may be extended for an additional period of time by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

.....

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

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

1. **GEN#1-COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide 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.

3. **NOISE#1—NOISE CONTROL DESIGN MEASURES: [PDS, BPPR] [PDS, PCC [BP] [PDS FEE X1]**
INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans: The equipment shelter, and the single 15 kW generator unit shall be located within an eight (8') foot high CMU block wall enclosure. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational. **MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

4. **BIO#1—TEMPORARY FENCING: [PDS, PCC] [DPW, PDCI] [PC] [PDS, FEE].**
INTENT: In order to prevent inadvertent disturbance to biological resources, temporary construction fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any trenching or construction, temporary orange construction

fencing shall be placed to protect from inadvertent disturbance of biological resources adjacent to the project site. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed.

DOCUMENTATION: The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located at the edge of the project area where sensitive habitats are adjacent. The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. **TIMING:** 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 the fencing shall be installed and shall remain for the duration of the grading and clearing. **MONITORING:** The [PDS, PCC] shall review the certification and pictures provided by the applicant.

DURING CONSTRUCTION: *(The following actions shall occur throughout the duration of the trenching and construction activities).*

5. BIO#2–BIOLOGICAL MONITORING [PDS, FEE X2]

INTENT: In order to prevent inadvertent disturbance to biological resources adjacent to the project impact area, all trenching and construction shall be monitored by a biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all trenching and construction activities. **DOCUMENTATION:** The applicant provide evidence that they have contracted with a biological monitor for the duration of trenching and construction activities. **TIMING:** Biological monitoring shall occur throughout the duration of the trenching and construction activities. **MONITORING:** The [PDS, PCC] shall review the contract and confirm it includes biological monitoring during all trenching and construction activities.

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

6. PLN #1–PHOTO SIMULATION: [PDS, PCC] [UO, FG] [PDS, FEE]

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photosimulations August 20, 2019. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

7. PLN#2–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 removing all temporary construction facilities 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.

8. 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@sdcountry.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.

9. BIO#3–BIOLOGICAL MONITORING [PDS, FEE X2].

INTENT: In order to ensure that the biological monitoring occurred during all trenching and construction activities, a final biological monitoring report shall be prepared. **DESCRIPTION OF REQUIREMENT:** The biological monitor shall prepare a final biological monitoring report. The report shall substantiate the supervision of the trenching and construction activities, and state that trenching and construction activities result in significant impacts to sensitive biological resources. The report shall include the following items:

- a. Photos of the temporary fencing that was installed.
- b. Monitoring logs showing the date and time that the monitor was on site.
- c. Photos of the site after the grading and clearing activities.

DOCUMENTATION: The biological monitor shall prepare the final report and submit it to the [PDS, PCC] for review and approval. **TIMING:** Prior to any occupancy, final grading release or use of the premises in reliance of this permit, the final report shall be approved. **MONITORING:** The [PDS, PCC] shall review the final report for compliance

this condition. Upon approval of the report, [PDS, PCC] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete.

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

10. PLN#3—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 all necessary aesthetics design features, and all lighting and 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.

11. ROADS#1—SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to maintain the required sight distance approved per the Design Exception/Modification Request approved August 28, 2018 and to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed intersectional sight distance looking west at eastbound traffic along **Lawson Valley Road** from the project driveway opening in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards for the life of this permit. There shall be a minimum unobstructed stopping sight distance of 280 for westbound traffic along **Lawson Valley Road** from the project driveway opening in accordance with the Caltrans Highway Design Manual for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

12. PLN#4–SITE CONFORMANCE: [PDS, PCO] [OG].

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

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations dated 06/06/18. 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. Maintain all existing vegetation near the facility.
- c. 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.
- d. 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.
- e. 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.

13. NOISE#2—ON-GOING SOUND LEVEL COMPLIANCE: [DPLU, CODES]

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

- a. Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404.
- b. The operations of any mechanical equipment associated with this Major Use Permit shall conform to the daytime and nighttime sound level limits for uses zoned as S80 pursuant to Section 36.404.

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

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MAJOR USE PERMIT FINDINGS

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

- (a) *The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to*
 1. *Harmony in scale, bulk, coverage, and density*

The project is a Major Use Permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunication facility. The facility consists of a 48-foot tall faux mono-broadleaf tree with seven panel antennas, one GPS antenna, five fixed wireless local loop (FWLL) antennas, 24 remote radio units (RRUs), and four surge suppressors. One eight-foot tall concrete masonry unit (CMU) equipment enclosure surrounding the faux mono-broadleaf tree is proposed for the necessary equipment, which includes one equipment cabinet and one 15-kilowatt (kW) diesel stand-by generator. The equipment enclosure is designed to blend with the surrounding landscape by utilizing earth-tone colors. Due to topography, height of the enclosure, and existing vegetation, the enclosure is not visible to nearby residents or motorists. The faux tree will be somewhat visible to nearby residents and motorists, however the existing vegetation on the property and in the surrounding area, and distance from public roads help buffer views of the facility and contribute to the harmony in scale, bulk, and coverage.

Scale and Bulk:

The project area is characterized as rural agricultural. The area surrounding the project site consists of residential use types and vacant land. The proposed wireless telecommunication facility would be located approximately 540 feet southeast of the nearest neighboring residential structure.

The photo simulations illustrate that the proposed wireless telecommunication facility and equipment enclosures would be unobtrusive to the surrounding residential and roadway viewshed. The view of the wireless facility would be minimized due to the distance from surrounding residences and the camouflaged design. The equipment enclosure would be an earth-tone color to match the surrounding landscape and have a low profile as it is located behind existing vegetation. The wireless telecommunication facility is located over two miles from any scenic corridors, separated by residences, vacant land, and sloping topography. The camouflaged nature of the facility will ensure that the facility fits in with the rural and agricultural community character of the area. Hilly terrain, vegetation, and trees of similar height and type separates the proposed facility from nearby residences, helping minimize the scale and bulk of the proposed facility. Considering the distance between the proposed wireless facility and the nearest public roadways and residences, and the existing trees on the property, the design of the facility, the topography, and that the proposed facility would blend in with the surrounding area; the project would be in harmony with surrounding land uses in terms of scale and bulk and would not result in a negative impact to the surrounding area.

Coverage:

The project would not result in coverage that is out of character with the surroundings. The subject property is approximately eight acres and contains a single-family residence, accessory structure, and a small water tank. The surrounding area is characterized as rural residential and agricultural. Surrounding land uses include residential and agricultural uses on larger lots. Coverage of the surrounding properties ranges from zero percent for undeveloped lots to approximately two percent for smaller residential lots. With the addition of the new facility, specifically the CMU equipment enclosure, the coverage of the site would increase by 470 square feet, approximately 0.01 percent of the total property. This addition of coverage will be compatible with the existing coverage of the property and will help maintain the rural character of the surrounding community.

Density:

No residential structures are proposed. The project is a MUP for the authorization of a wireless telecommunication facility and does not have a residential component subject to density.

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

The project is within the jurisdiction of the San Diego County Fire Authority. The project is in compliance with all fire protection requirements including County Policy FP-2. The project does not require sewer service. Electrical and telephone services are available on-site. Therefore, all required services are available for the project.

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

The project is an unmanned wireless telecommunication facility consisting of a 48-foot tall faux mono-broadleaf tree, with one equipment enclosure which would be painted an earth tone color to help blend with the surrounding landscape. The enclosure would be hidden from view of residents and motorists in the surrounding area due to distance, vegetation, and hilly terrain. The nearest neighboring residence is approximately 540 feet north of the proposed facility.

The photosimulations illustrate that the line, form, and color of the new facility would be largely consistent with existing trees and vegetation in the surrounding area.

The facility would be located on an eight-acre parcel over two miles north of Lyons Valley Road. Considering the facility is designed to blend in with the surrounding area, and it is located away from other residences, the siting of the facility, as designed, would not cause an adverse aesthetic effect to the surrounding land uses or roadways. For the reasons stated above, the project would not have a harmful effect on the desirable 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 be one maintenance trip per month. Existing parking is available on the property. The use associated with this MUP would be compatible with the existing 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 would be compatible with adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of surrounding streets.

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

The applicant proposes a MUP for the authorization of an unmanned wireless telecommunication facility. The subject property is developed with access and utility services adequate to serve the proposed use. The installation of the telecommunication facility would not require alteration to the land form. The project, as designed, would blend into the existing landscape, and 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:*

No relevant impacts were identified.

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

The project is subject to the Regional Category Semi Rural, Land Use Designation Semi Rural (SR-10). 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 complies with General Plan Policy LU 15.1 – telecommunication facilities compatibility with setting because it would support the surrounding community, has been designed and sited to minimize visual impacts, would not result in adverse impacts to the natural environment and would be compatible with existing nearby development and community character. The project also complies with General Plan Policy LU 15.2 because the project is able to support multiple carriers if necessary. Lastly, the project complies with General Plan Policy COS 11.3 because the project has been designed to minimize visual impacts by camouflaging the facility so as not to impact the viewshed of neighboring uses or detract from the visual settings of nearby roads. Therefore, the project is consistent with the San Diego County General Plan.

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

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

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.

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.

NOTICE: The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 6010 Hidden Valley Rd, Carlsbad, CA 92011-4219, (760) 431- 9440, <http://www.fws.gov/>.

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

MUP-17-018

October 25, 2019

BY:

Darin Neufeld, Chief
Project Planning Division
Planning & Development Services

cc: Brian and Summer Piper, 17822 Lawson Valley Road, Jamul, CA 91935

email cc:

Ed Sinsay, Team Leader, Land Development/Engineering, PDS
Ashley Smith, Planning Manager, Project Planning, PDS

Attachment C – Environmental Documentation

2-48 NOTICE OF EXEMPTION

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

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

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

Project Name: AT&T Lawson Valley Wireless Telecommunication Facility Major Use Permit; PDS2017-MUP-17-018, PDS2017-ER-17-14-009

Project Location: The project is located at 17822 Lawson Valley Road within the Jamul/Dulzura community in the unincorporated area of San Diego County. APN: 522-050-70.

Project Applicant: AT&T Mobility, 7310 Miramar Road, Suite 210, San Diego, CA 92126; 510-508-9392

Project Description: The project is a proposed wireless telecommunication facility consisting of a 48-foot tall faux mono-broadleaf tree with associated equipment within one eight-foot tall concrete masonry unit (CMU) wall equipment enclosure.

Agency Approving Project: County of San Diego

County Contact Person: Denise Russell; 858-694-2019

Date Form Completed: October 25, 2019

This is to advise that the County of San Diego Planning Commission has approved the above described project on October 25, 2019 and found the project to be exempt from the CEQA under the following criteria:

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

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

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

Signature: _____ Telephone: (858) 694-2019

Name (Print): Denise Russell Title: Land Use/Environmental Planner

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

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

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

**FOR PURPOSES OF CONSIDERATION OF
AT&T Lawson Valley Wireless Telecommunication Facility Major Use Permit,
PDS2017-MUP-17-018; PDS2017-ER-17-14-009**

October 25, 2019

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

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

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

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

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

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

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

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <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 type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" 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 Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map.

Steep Slopes:

The average slope for the property is less than 25 percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). It has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

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

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project site does not contain any

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

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

YES
☒

NO
☐

NOT APPLICABLE
☐

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

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

YES
☒

NO
☐

NOT APPLICABLE
☐

The proposed project 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 consists of an equipment cabinet and a proposed 15kw Diesel generator unit. The primary noise source associated with the project would be from the generator unit which would be located within an 8-foot-high CMU block wall enclosure. The project site is zoned A70 and is subject to the most restrict one-hour average nighttime sound level limit of 45 dBA at the project property lines. The worst-case property line was identified to the east located approximately 37 feet from the project equipment lease area. Based on the project noise control design features consisting of the 8-foot-high CMU enclosure and noise attenuation by distance, the combined noise levels from the equipment cabinet and the generator would are not anticipated to exceed the 45-dBA noise level requirement at the worst-case eastern property line. Based on project design noise control features, and location, the project would comply with County noise standards, Section 36.404.

Attachment D – Environmental Findings

**AT&T LAWSON VALLEY WIRELESS TELECOMMUNICATIONS FACILITY
MAJOR USE PERMIT
PDS2017-MUP-17-018,
ENVIRONMENTAL LOG NO. PDS2017-ER-17-14-009

ENVIRONMENTAL FINDINGS**

October 25, 2019

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation

**JAMUL DULZURA COMMUNITY PLANNING GROUP
FINAL MINUTES
February 26, 2019
APPROVED: March 12, 2019
Oak Grove Middle School Library
7:30 p.m.**

1. **Dan Neirinckx, Chair, called the meeting to order at 7:30 p.m.**

2. **ROLL CALL:**

Present: Hannah Gbeh, Michael Casinelli, Janet Mulder, Dan Neirinckx, Eve Nasby, Kevin May, Richard Marzec, Darren Greenhalgh, Joe Stuyvesant, and Preston Brown.

Absent:

Excused: Steve Wragg, Streeter Parker

Vacant Seats: 6, 12 & 14.

3. **APPROVAL** of the agenda for February 26, 2019, and approval of the Final Minutes for the meeting of February 12, 2019 as presented. **Motion carried unanimously.**

4. **OPEN FORUM:**

- a. **Joe Stuyvesant** gave a quick update on the open space encroachment he is working on and reported that he still has not gotten a response from County and the **Engineering Firm** said that the County said it could be a couple of months before they heard.
- b. **Michael Casinelli** asked **Darren Greenhaugh** about the Tractor Supply and he talked with the planner Denise Russell and she said that they are wrapping up the document this week and that the developer had mitigated all the impacts.
- c. **Michael Casinelli** asked if **Mark Watton** was still with Otay, saying he will contact him regarding the length of time they are keeping the lanes blocked off for construction of the sewer. There seems to be few people working on it.
- d. **Dan Neirinckx** reported he had a call from Caltrans telling him that between Freezer Road and the fire station will be doing work 24 hours a day for 3 months and will drop Highway 94 to one lane.
- e. **Eve Nasby** created a new Facebook Page for JDCPG and will solicit feedback from the group as to its usefulness.

5. **PDS 2017-MUP-17-018, AT&T CELL TOWER at 17822 Lawson Valley Rd., Jamul - Kevin May.** **Michael Casinelli** gave a little background that this tower has been before our Group three times since October, 2017 and we asked them to consider an alternate site. The next meeting in December, no vote. The next meeting was in April, 2018, and the vote was 5-4 against recommending the site. We now have a new representative, **Jim Kennedy**, and **Kevin May** re-notified the people on the mailing list. They had a meeting on Saturday and

everyone in attendance thought the site was okay, but concern was what ATT was designing. **Jim Kennedy, of ATT**, presented their proposal is for a 48' faux broadleaf tree which they feel works with the environment. They moved the site in response to community comments, and were available to answer any questions. The owner of the property gave a description of surrounding property. **Janet Mulder** asked about whether the tower would give Internet service to the surrounding area. **Michael Casinelli** thought that everything is going 5G but this tower is 4G and **Jim Kennedy** says that it is coming in within the next 1 to 2 years and this site will be up-gradeable. **Kevin May** asked if the cell phones could be used as a hot spot and the WLL is part of this site. **Shelly Owens, resident**, asked if the broadleaf tree would withstand high winds? **Jim Kennedy** will get the information for her. **Shelly Owens** asked if it was upgradeable and the answer was yes. **Shelly Owens** asked if it had been tested for coverage and **Jim Kennedy** gave out maps to show the improvement of the signal to the Lawson Valley area. **Shelly Owens'** concern is that it may impact a very small number and may be great for them but not others. **Richard Marzec** asked about the noise coming from the diesel generator and **Jim Kennedy** pointed out that the generator only runs during an outage and that they have to meet County standards. **Michael Casinelli** reminded **Jim Kennedy** that due to the noise attenuation in our area, we are looking at having extra standards. **Joe Stuyvesant** questioned that if the generator only works when the power goes out, would it still be a problem? Discussion was held and **Preston Brown** pointed out that the sound from a generator does echo in our area and bounces making the sound travel further. **Richard Marzec** pointed out that the generator would work at a exercise cycle. The property owner, Summer Piper, stated that they had contracted for color and plantings near the equipment enclosure. **Kevin May** moved that we recommend approval of this project (PDS 2017-MUP-17-018, AT&T CELL TOWER at 17822 Lawson Valley Rd. Jamul) as presented tonight as to location and type of tower with recommended additional soundproofing and use of color that blends with the property including full branches as shown on the photo sims and diagram. Motion passed: 9, Yes; 1, No; 0 Abstentions. **Michael Casinelli** thanked **Kevin May** and the neighbors for their input.

6. **MICROCENTERPRISE HOME KITCHEN OPERATIONS (MEHKO) – Presentation by San Diego County PDS – Connor McGee** came to present this new bill which was set up to allow anyone to open a restaurant in residential kitchen. The County has not authorized and has no plans to move forward with it. It has not been presented to the BOS. It is a “home kitchen” allowing one to make 30 meals a day but a food handler’s permit is required. There may well be a community benefit for the backcountry as it would have low start-up cost and it would allow regulations to occur in what is already happening. However, the equipment would be a concern to maintain coldness and sanitary conditions. From a land-use standpoint it would be considered a “by-right” issue, and would not require notification to community. 8626 as passed keeps the County from making regulations. However, it does have to follow noise ordinance and no signage is allowed. Complaints would be registered, but the increased traffic, increased parking, cannot be questioned. Alcohol can be served with a permit, and there are no regulations re lighting, sound, etc. There would be a problem with events and possibly allow wineries to get around the regulations that exist today. The State is working on making these regulations. **Eve Nasby** asked if these kitchens pop up all over, would there be a department created to oversee them? **Connor McGee** told us that at this point there is not. **Darren Greenhaugh** asked if a group like the church group who was shut down serving food to needy people would be impacted by this. **Connor McGee** said this was not one of the allowed uses. **Preston Brown** reviewed what they

would be allowed to do and Connor McGee said, 30 meals a day or 60 meals a week are allowed and can't make over \$50,000 a year selling the meals. Michael Casinelli asked how the rules would be policed, and Connor McGee said that was the question and no County has taken advantage of this area.

7. **JAMUL INDIAN VILLAGE UPDATE – no comments**
8. **JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS – Discussion on CPG improvements –**
 - a. **Letter from Otay – they are selling excess property – on Hillside/Campo Road.**
 - b. **Historic Site Board – public hearing held yesterday – election to be held. If any member of the community would like to participate and bring information back to the Jamul Dulzura Planning Group. Kevin May will represent our group at the Historic Site Board meetings and report their findings to us as Eric Grant did for years.**

ADJOURNMENT – Dan Neirinckx, Chair, adjourned the meeting at 8:45 p.m.

**Respectfully submitted:
Janet Mulder, Secretary**

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, MARCH, 12, 2019

**JAMUL PRIMARY SCHOOL MULTI-USE ROOM
Meeting minutes and agendas can be accessed at**

<http://www.sdcounty.ca.gov/pds/CommunityGroups.html>

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists.

In the event of a conflict between this Public Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

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You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

JAMUL DULZURA COMMUNITY PLANNING GROUP

Draft MINUTES

February 13, 2018

Oak Grove Middle School Library

7:30 p.m.

1. **Michael Casinelli, Chair, called the meeting to order at 7:52 p.m. (Meeting delayed until we had a quorum...Thanks, Bill, for leaving work and coming when called!)**
2. **ROLL CALL:** Dan Neirinckx, Michael Casinelli, Janet Mulder, Randy White, Eileen Poole, Jean Strouf, Steve Wragg, and Bill Herde.

Excused: Richard Marzac, Hannah Gbeh, Joe Stuyvesant, Preston Brown, Judy Bohlen

Absent: Earl Katzer

Seat # 5 Vacant: Applications are available.

3. **APPROVAL OF AGENDA for February 13, 2018 and the Final Minutes of the JDCPG January 23, 2018, meeting as mailed: Approved unanimously.**
4. **OPEN FORUM**
 - a. **Dan Neirinckx** announced he may have to miss Feb. 27 meeting due to travel.
5. **AT&T cell tower, PDS2017- MUP 17-018 – Lawson Valley Road.** **Jean Strouf**, spoke to **Denise Russell** regarding the Scoping Letter and the County still has some issues with the project. **Lucas Turner of ATT** pointed out that the County wants cultural resources report and it takes 2-3 months to get it. Normally they give special handling as ATT is possibly moving the site and the generator would be enclosed in a building. **Lucas Turner** wants relocating site recommendation to come from the Planning Group. **Michael Casinelli** suggested Lucas speak with the neighbors and work out an agreement as to the site location. **Jean Strouf** asked him to present the new location after he hears from the neighbors. The design of the cell tower was discussed and the County likes the water tank which agrees with the JDCPG's recommendation, but the owners, who were present, want a tree. They feel it would fit in more with their contemporary house and yard and that a water tank would look out of place. **Lucas** said they are moving it 200-300 feet to the north away from the street. **Jean Strouf** relayed the comments sent to her by the neighbors who were unable to be present due to illness: They question the necessity for 45' in height and have been told it works on "line of sight" and that it will only serve four Ethernet sites at each place. **Lucas** said they can put in a switch to increase the overage. He asked **Jean** to give him the neighbors' addresses or APN number and he will check coverage. The primary use is for ATT wireless. ATT is in favor of moving the site anywhere on the property that the owners and neighbors can agree. **Jon Ingram**, neighbor, wants the cell tower to blend into the area. His concern includes resale value of his home. He feels moving the tower 200-300 feet back is better. **Steve Wragg** suggested the neighbors get together and recommend style and location and ATT to resolve the other issues with the County including 8 foot tall walls on the building to hold the generator with sound attenuating material. **Lucas** reminded the Group that the generator would not go in until it was necessary as it was only to be used

in an emergency. **Janet Mulder** pointed out that the generator needs to be permitted and installed before the cell tower is approved for if it is to be used in case of emergency, who is to say when that would occur, so it needs to be permitted and built before it is needed – right up front. **Steve Wragg** agreed with Janet and felt that ATT had to have the generator operational when the cell tower is built. **Jon Ingram** asked how many cell carriers could co-locate on the proposed cell tower and **Lucas** told him two other companies could co-locate and it would be structurally sound. He pointed out that the property values need cell phone coverage and broad and activity..

6. **Review of submitted input for County Road Improvements – Michael Casinelli and Randy White** reporting. **Michael** has been in contact with County re road improvements. **Randy** brought up Barrett Lake Road which he said was a dirt road, but **Dan Neirinckx** checked it and it is paved until the sign that says “End of County Maintained Road”. **Randy White** made the following recommendations to send to the County: Roads in Greatest Need of Repair:

1. **Skyline Truck Trail** (needs to be finished)
2. **Proctor Valley Road**
3. **Lyons Valley Road**
4. **Jamul Highlands**
5. **Barrett Lake Road.**

7. **Jamul Indian Village Update:**

Penn National has filed their report for stockholders that shows that JIV is in default of their loan and need to have a new contract. There were large quarterly impairment charges of approximately 6 million in 3rd quarter and 48.5 million in 4th quarter.

8. **JDCPG OFFICER’S ANNOUNCEMENT**

a. **Michael** met with **Dianne Jacob, Bob Spanbauer, Murali Pasumarthi, and Highway Patrol Personnel and Don Hoheimer, Steele Canyon High School Principal** they met to discuss traffic problems especially the possible Wildfire Evacuation Routes. They will meet again in March. Suggestion was made to identify the evacuation plan created in 2009. They are concerned about the ingress and egress problems at SCHS. **Michael** had written a letter to CHP and Sheriff regarding the traffic that is being generated by the casino and asked that they look at putting up flashing signs warning drivers when the traffic is congested.’

b. **Michael** announced that starting May 19, people will need to dial the area code for every call whether it is 619 or 858 or any other due to a boundary elimination.

ADJOURNMENT: Michael Casinelli, Chair adjourned the meeting at 9:03 p.m.

Respectfully submitted,

Janet Mulder, Secretary

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, February 27, 2018

OAK GROVE MIDDLE SCHOOL LIBRARY

Meeting minutes and agendas can be accessed at

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

PUBLIC NOTICE

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**JAMUL DULZURA COMMUNITY PLANNING GROUP
FINAL MINUTES**

December 12, 2017

**Approved: January 23, 2018
Oak Grove Middle School Library
7:30 p.m.**

1. **Michael Casinelli, Chair, called the meeting to order at 7:30 p.m.**
2. **ROLL CALL:** Dan Neirinckx, Michael Casinelli, Janet Mulder, Hannah Gbeh, Joe Stuyvesant, Eileen Poole, Preston Brown, Jean Strouf, and Bill Herde

Excused: Richard Marzac, George Novinger, Judy Bohlen, Steve Wragg,

Absent: Earl Katzer, Randy White
3. **APPROVAL OF AGENDA for December 12, 2017, and the Final Minutes of the JDCPG November 28, 2017 meeting as mailed: Approved unanimously.**
4. **OPEN FORUM**
 - a. **Michael Casinelli announced that George Novinger has been officially declared deceased in Hawaii. The JDCPG expresses their condolences to the family and thanks for all of his service to the community including membership on this JDCPG and Steele Canyon High School Board.**
 - b. **Michael Casinelli announced that the signs with LED solar lights have been installed on Lyons Valley Road at the blind intersection of Rocky Sage and again at Jamul Drive to alert cars of the existence of the intersection and possible cars turning.**
 - c. **Michael Casinelli checked with Bill Saminier to see what charges would be incurred by the Planning Group due to his work on the proposed community park, He was told that the only charges would be ones charged to the County, so he asked him to continue trying to find a location for a community center.**
 - d. **Jean Strouf attended the semi-annual Trails Advisory Meeting hosted by Supervisor Dianne Jacob. One of the areas discussed was Sycuan/Sloan Canyon Trail, and east McGinty Mountain. Jill Terp is working on a “back way” to get through McGinty Mountain. They also discussed Sweetwater Loop Trail and SR94 Highway Crossing underneath the concrete bridge. Meg Viss, County Parks & Recs, is working with Caltrans re the trail.**
5. **AT&T CELL TOWER PDS2017=MUP-17-018, 17822 LAWSON VALLEY ROAD**
Jean Strouf and Janet Mulder – Jean introduced Chris Ruvalcaba, of Mitchell J. Archetecture firm, to follow up regarding the scoping letter. The site is on Lawson Valley Road and they propose a faux tree. Jean Strouf pointed out that the property is on a hillside and Chris Ruvalcaba presented photo sims showing the 45-foot faux broadleaf tree. Jean asked him to give an overview of the project, including the coverage. The equipment will be enclosed 20x20 block wall that is not visible from the street located 30 feet from the house, and about 600’ from the nearest neighbor. The proposed height should cover the neighborhood with cell service. Dan Neirinckx asked why this site was

chosen as others look like they could give better coverage. **Chris Ruvalcaba** said this was not their first choice, but they have a willing landowner and the site would work and connect with Lake Morena Trailer Park. **Eileen Poole** asked if there was a “master plan” as to possible locations of future cell towers. **Jarrett Ramaiya, of the County**, who was present at the meeting, said that it was difficult because each carrier has their own coverage plans and the County has to look at prior projects to know what they are planning. **Chris Ruvalcaba** said that the County is trying to get ATT and Verizon to co-locate. This program that ATT is working on is a government program being pushed to provide cell service to rural areas. **Hannah Gbeh** asked when looking for sites it appears that cell towers are being placed next to homes, and asked if there was any reason for this. **Chris Rublcaba** said that Jamul is a tough area to get a clear signal. **Dan Neirinckx** pointed out that the faux tree looked more like a fir than a broadleaf tree, and did not seem to “fit” with the area. **Jean Strouf** asked about the square footage of the area that is being leased and **Chris** said it is about 500 square feet. **Jean Strouf** asked about the noise and **Chris** said there will not be a generator so no noise emanating from the area. The property owner pushed for the tree and did not want a water tank. **Jean Strouf** suggested a windmill and **Michael Casinelli** asked if the owner would consider something other than a faux tree. **Joan Kouns, resident**, pointed out that it was actually in the valley. **Chris** said that it will connect with other towers. **Shelly Owens, resident**, asked if the current administration was going to continue to fund this program as the prior administration committed to doing it, and further asked how they would get the “line of sight”. She asked about not using a generator and depending on SDG&E to power it. **John Ingram, closest resident**, is concerned about safety of the unit. His home is 600 feet from the proposed cell tower and he is opposed to it, concerned about property values as well as the safety concerns. **Bill Herde** asked about the links that use microwave frequency and need line of sight. They have to have a series of towers and this location would provide the link between them. **Michael Casinelli** voiced his understanding of **John Ingram’s** concerns and wondered if anything could be done to work it out to his satisfaction. **Chris** stated that there might be a generator in the future, but a new separate permit modification would be needed. **Jean Strouf** said that ATT has done some revisions on the original scoping letter, but we do not have knowledge that all of the concerns have been addressed. **Dan Neirinckx moved that the Planning Group would need more information before we could make a recommendation. Information to include alternate location on another part of the property within the parcel, consider the need for generator backup, alternative proposal other than the broadleaf faux tree, and the items in the final scoping letter must be addressed. Motion carried unanimously.**

6. **PDS2017-TPM21255, APN 596-152-04-00, Jamul Highlands, Jamul, applicant Roetzheim.** – **Dan Neirinckx** introduced **Bill Roetzheim, owner**, who explained that they are changing the location of the driveway and line up with water tanks with no additional grading. **Jarrett Ramaiya, County LD**, said that the County engineer said this was a minor change to the plans. There is no additional dirt to be moved and no change in the elevation, but rather they are realigning the grading plans at the hammerhead location (a “t” at the top of the road.) They will be pouring concrete on the driveway. **Dan Neirinckx** said he did not see a problem with moving the hammerhead 10-feet. **Jarrett Ramaiya** pointed out that the well seemed to be dug in the right of way, and the staff did not have anything to do with the bifurcation of the property. **Bill Roetzheim** said that County staff told them what to do first and there is an email trail with **Travis Clancy** to

show this recommendation from the County. **Michael Casinelli** asked **Bill Roetzheim** to get a copy of those emails to us and **Jarrett** also wants to see them. **Bill Roetzheim** stated that he gave the wrong site location for the well, and it is not in the right-of-the-way. **Michael Casinelli** pointed out that no re-vegetation has been done for the last 9 months and others have been required to re-seed immediately. **Jarrett Ramaiya** will check to see that the grading plan had reseeding requirements. **Bill Roetzheim** pointed out that they could not hydroseed until the water lines were put in, and they have been working as fast as they can. The rocks will be used to contain the soil in the planned orchard. They are not allowed to work on the second parcel until the situation is solved. **Joe Stuyvesant** asked if there is more waiting to be approved, and **Dan** said it would come up later. **Dan Neirinckx** moved **that we recommend approval of the minor location change of the hammerhead located on the proposed parcel 2 as there is no grading involved nor any other adverse effects on the TPM. Motion carried unanimously.**

Jean Strouf left the meeting at this juncture.

7. **PDS2017-AD-17-029, 0000 Skyline Truck Trl. APN 522-121-07-00 – Preston Brown reported** that owner, **Agnostia Bravo**, was present. The proposed brush clearing is for horse corrals and grazing, and the area is about 10 acres out of the 33 acres. There are two wells on the property and security items have been moved onto the property. **Agnostia Bravo** showed us a concept drawing including future housing, orchards, horse grazing, steeper area for goats and area where he will put trees. **His request is for clearing for the whole area.** **Dan Neirinckx** pointed out that the County needs to look at this property and see what they will allow him to clear and we will want to know what the County is allowing at this point and he can't vote on it until the County has given their blessing to his plans. **Bill Herde** pointed out that we are just deciding whether or not he should clear the brush. **Janet Mulder's** suggestion was made to have Mr. Bravo contact the County to have them take a closer look at his property. **Bill Herde** pointed out that this is a recommendation only and the County has the final say. **Dan Neirinckx** moved **we recommend approval of the clearing of the property voicing our serious concern that the County gave us an incomplete package upon which to make an informed decision including no evidence of an onsite inspection by the County staff. Motion carried unanimously.**
8. **JAMUL INDIAN VILLAGE UPDATE – Nothing to report.**
9. **JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS:**
 - a. **PDS2017 MUP 17021 Russ and Alison, owners 20659 Tumeric Way, Jamul - ATT Cell Tower – given to Joe Stuyvesant to work on**
 - b. **Joe Stuyvesant reminded us that we need to put the JDCPG vacancy in The Jamul Shopper for January – Michael and Janet will take care of it and we will vote at our February meeting..**

ADJOURNMENT: Michael Casinelli, Chair adjourned the meeting at 10:01 p.m.

Respectfully submitted,

Janet Mulder, Secretary

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, January 9, 2018

OAK GROVE MIDDLE SCHOOL LIBRARY

Meeting minutes and agendas can be accessed at

<http://www.sdcounty.ca.gov/pds/CommunityGroups.html>

PUBLIC NOTICE

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Public Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

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

CAL01667
LAWSON VALLEY



SITE

VIEW

LOCATION

17822 LAWSON VALLEY RD,
JAMUL, CA 91935



EXISTING



PROPOSED NEW AT&T
FAUX BROADLEAF TREE

PROPOSED

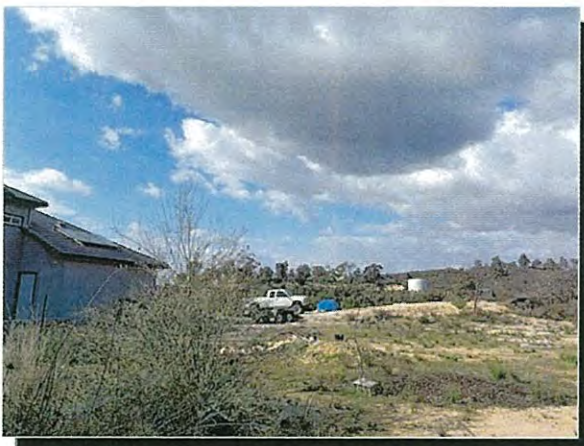
SOUTHWEST VIEW

CAL01667
LAWSON VALLEY

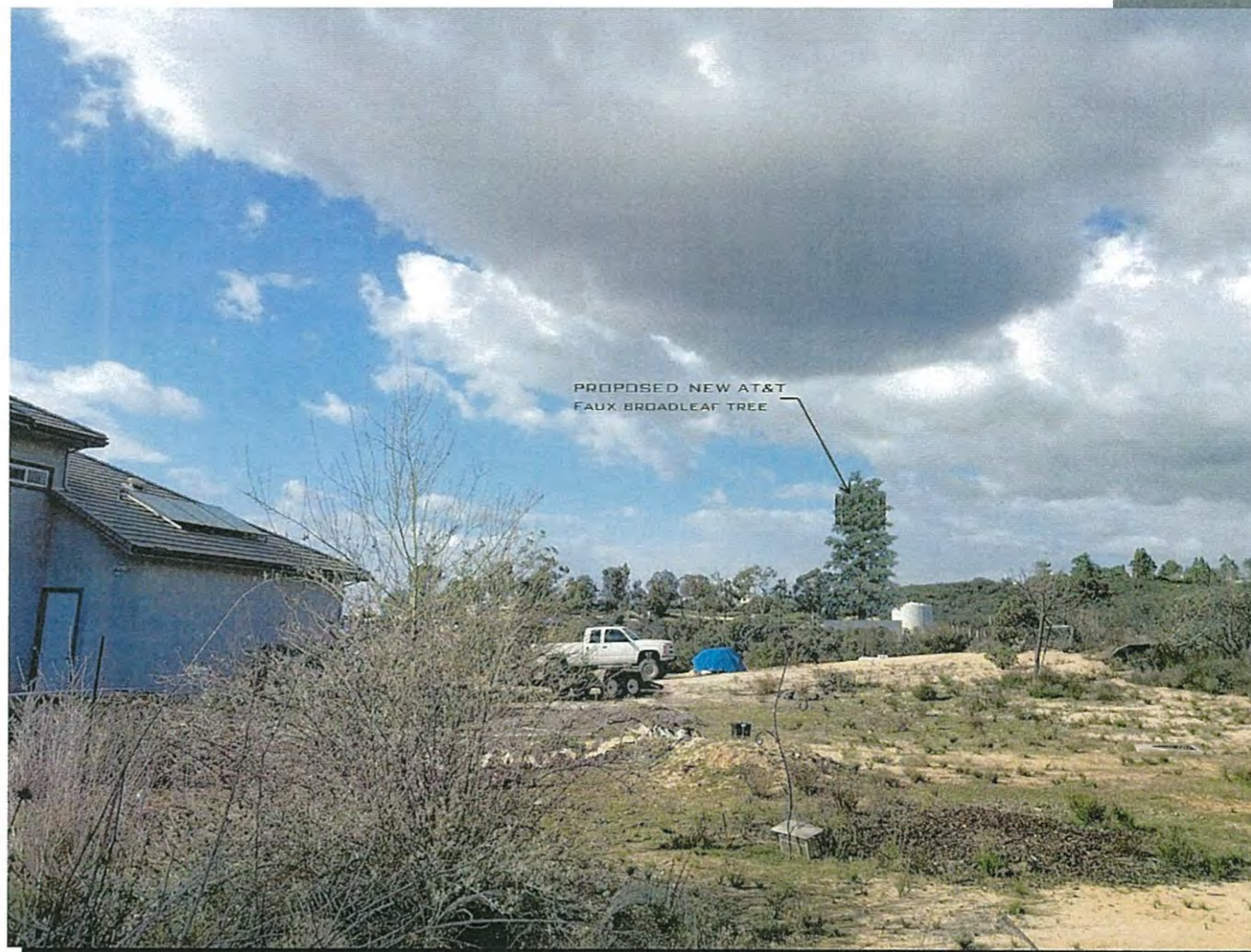


LOCATION

17822 LAWSON VALLEY RD,
JAMUL, GA 91935



EXISTING



PROPOSED

SOUTH VIEW

CAL01667
LAWSON VALLEY



at&t



LOCATION

17822 LAWSON VALLEY RD,
JAMUL, CA 91935



PROPOSED



EXISTING

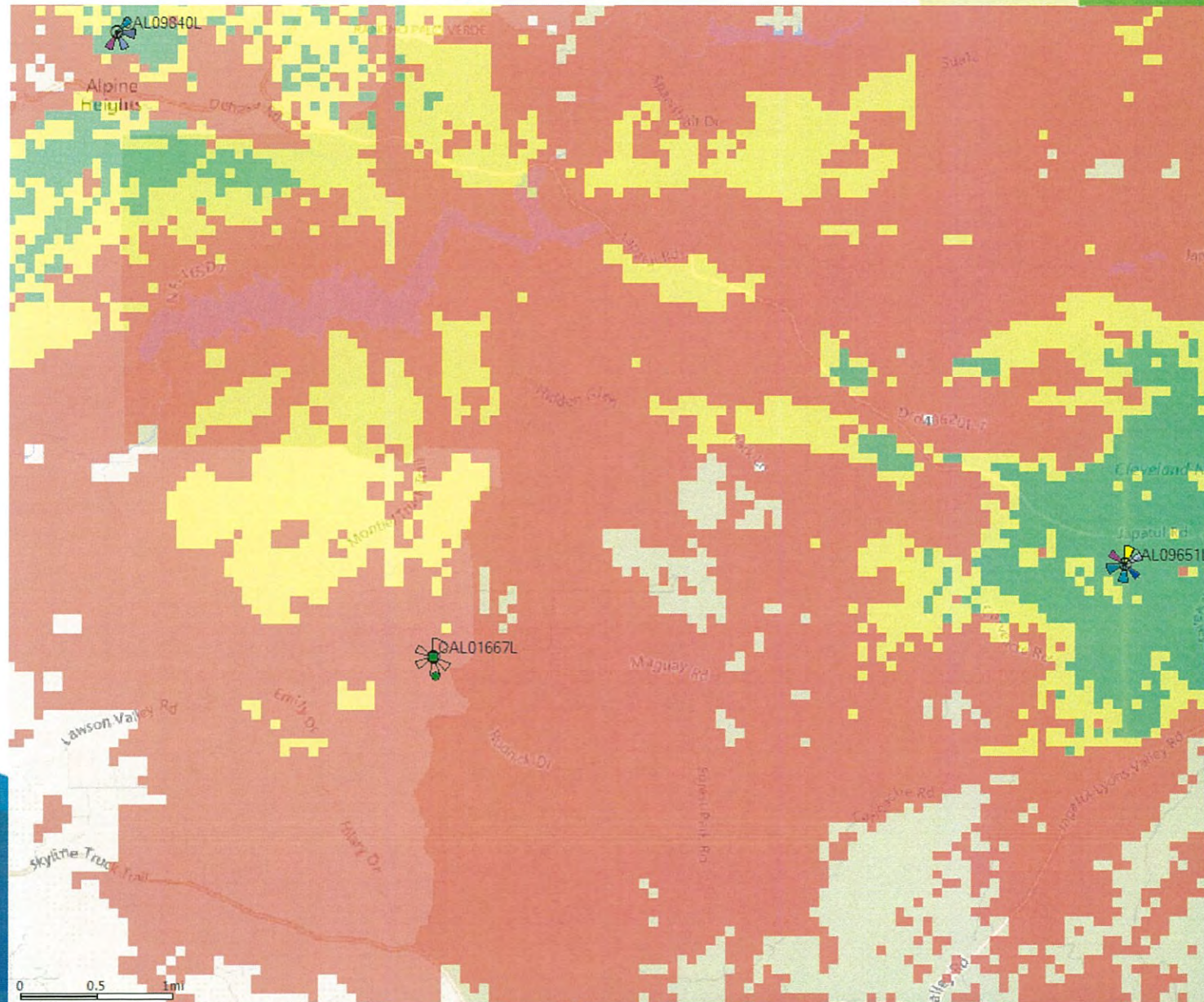
SOUTH VIEW




CAL01667

July 2018



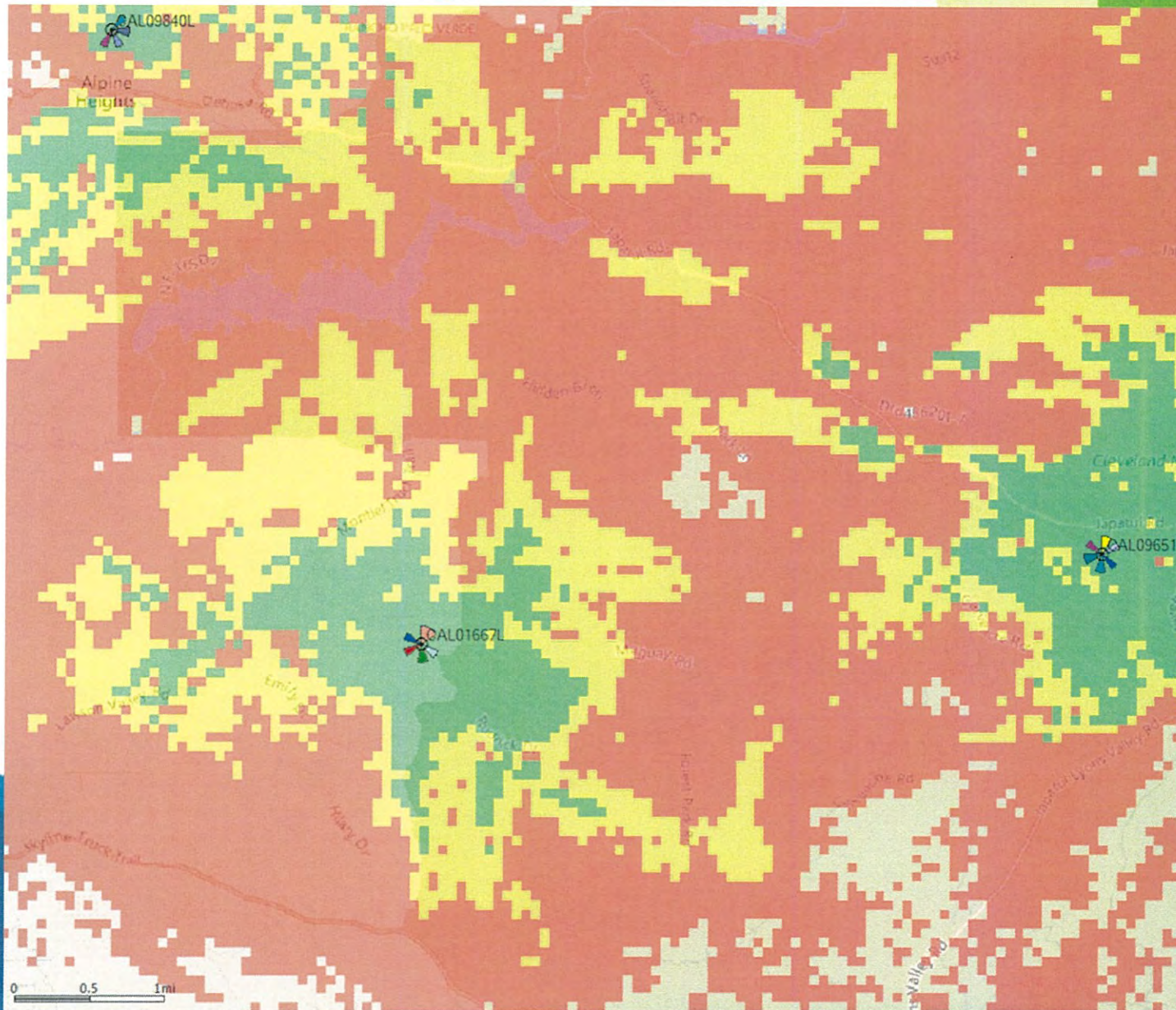
Coverage without CAL01667



	Min	Max	Legend
			Good Coverage
			Weak Coverage
			Marginal to No Coverage



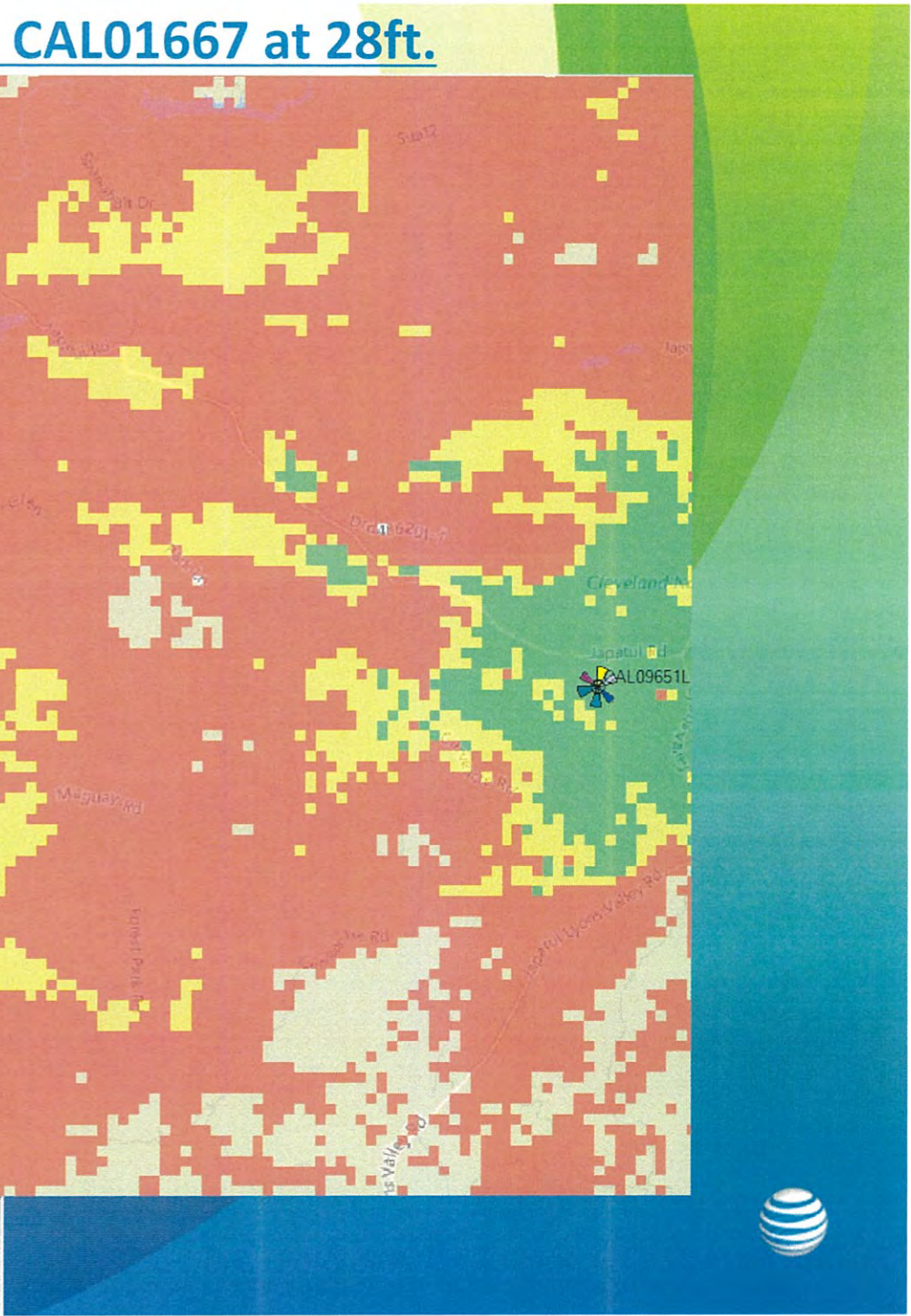
Coverage with CAL01667 at 42ft.



	Min	Max	Legend
Good Coverage			Good Coverage
Weak Coverage			Weak Coverage
Marginal to No Coverage			Marginal to No Coverage



CAL01667 at 28ft.



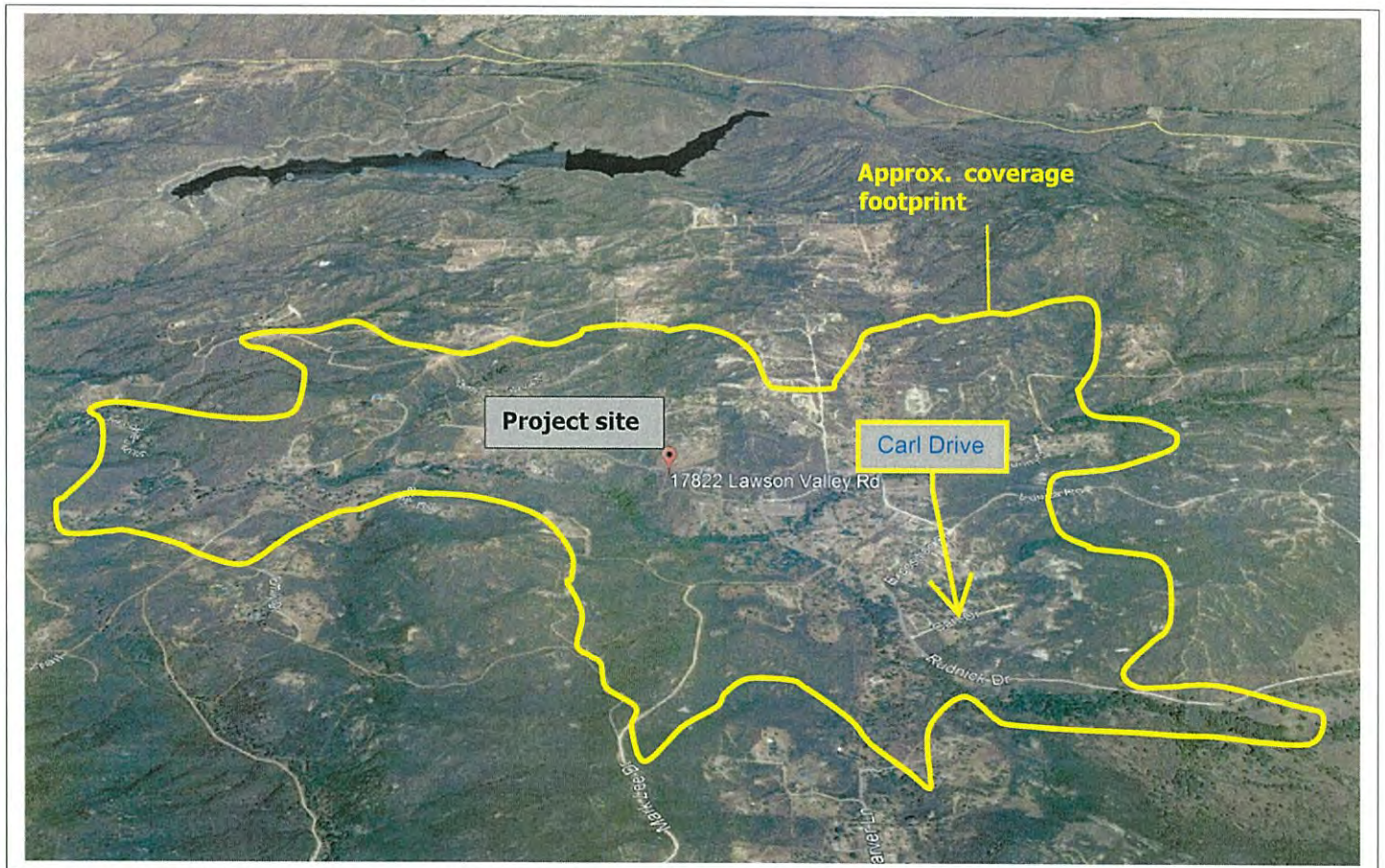
CAL01667 at 28ft.

AT&T Wireless – Lawson Valley
17822 Lawson Valley Rd. Jamul, CA 91935

ALTERNATE SITE ANALYSIS

PROJECT SITE, DESIGN, COVERAGE OBJECTIVE AND ALTERNATIVES SUMMARY

The project site is located on Lawson Valley Road in the Jamul Community Plan Area. The underlying land use designation of the proposed site is A70, residential/agricultural, and is classified as a rural use in the County's Wireless Ordinance per Section 6983. The properties surrounding the proposed site have the same land use designation. The project site is occupied with a single-family residence. The AT&T project area is at approximately 2000 ft. AMSL and provides unobstructed line-of-sight over the target coverage areas. The areas of coverage include the Lawson Valley residential community and many surrounding rural residential areas out to a distance of several miles from the project site. Given that the project site is designated A70, it is considered a non-preferred zone per Section 6986 of the Zoning Ordinance. As this analysis demonstrates, the coverage objective (and the project site) consist entirely of this zoning designation and therefore its use is necessary. Further, there are no sites with non-residential land uses that would allow coverage of the objective. The project design, utilizing a faux tree, has been proposed to blend with the site and surrounding community character, as intended in code Section 6987 B. An exception for an additional 10 feet above the standard 35 ft. zoning height is requested to allow sufficient RF line-of-sight coverage, helping to eliminate the need for additional sites.



ALTERNATIVES ANALYSIS

The applicant researched both non-residential zones and non-residential land uses for the AT&T facility, following the tiers and incentives in the zoning code. What follows is a summary of our research.

UTILITY POLES

There are numerous wood utility poles within the project area. However, utility poles are not a viable alternative for a full "macro" site as proposed by AT&T. With the 12 proposed panel antennas and associated support equipment, a utility pole could not realistically support the equipment needs.

UTILITY TOWERS

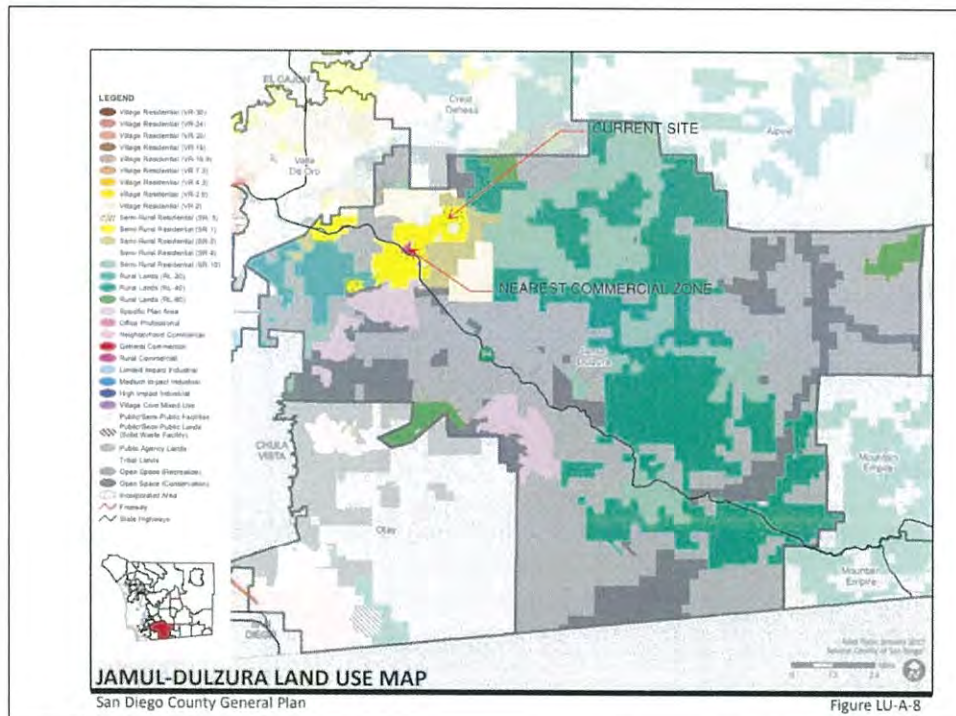
There are no lattice style or high voltage utility towers in the project area that could be used for the AT&T project. It should be noted that SDG&E policy prohibits wireless carriers from using these devices.

COUNTY OR GOVERNMENT FACILITIES

There are no identified county buildings or other government facilities in the project area that could cover the RF objective.

COMMERCIAL OR INDUSTRIAL BUILDINGS

There are no commercial/industrial zones or land uses near the project site, as indicated on the below zoning map. Note that our coverage footprint is approximately 1 – 1.5 mi. in diameter, and the distance from the project site to the nearest commercial zone is approximately 7 miles.



COBRA STYLE STREET LIGHT

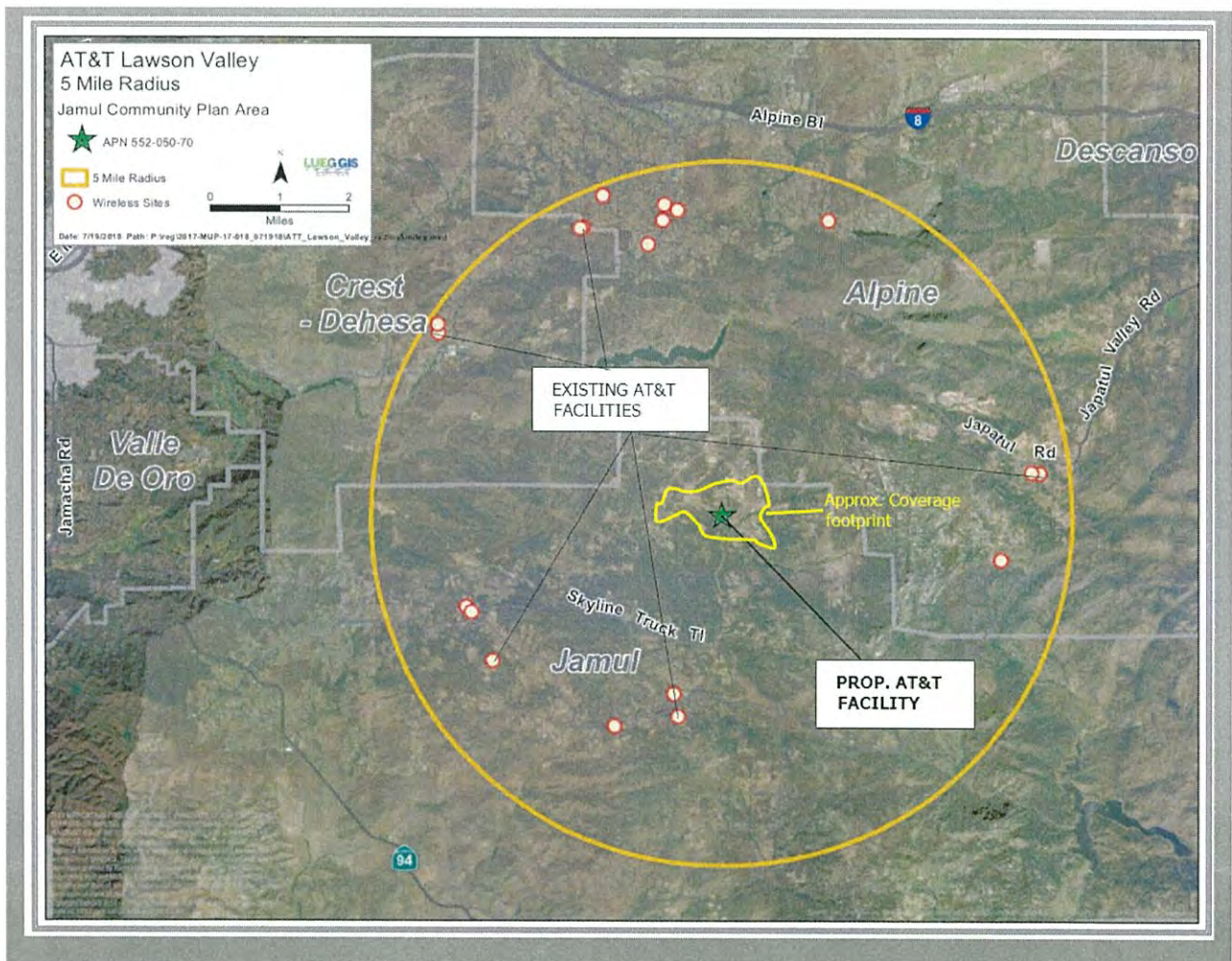
There are no Cobra Style Street Lights in the project area. The project site design requires 12 panel antennas and support equipment, which is not technically possible to be placed on a street light in any case.

TRAFFIC SIGNAL LIGHTS

There are no traffic signals in the project area. The project site design requires 12 panel antennas and support equipment, which is not technically possible to be placed on a traffic signal in any case.

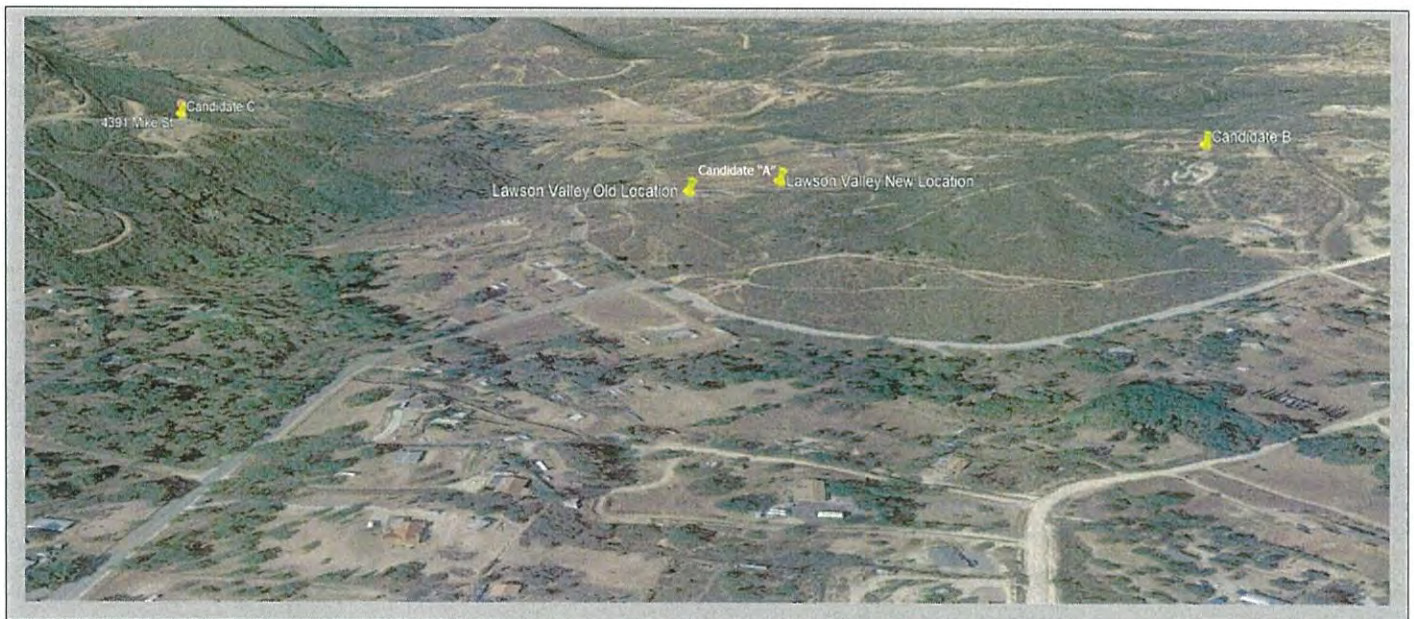
THE GEOGRAPHICAL SERVICE AREA & EXISTING SITES

The geographic service area is depicted below relative to a 5-mile radius line and existing surrounding sites. The rural areas of the San Diego back country can be difficult to cover due to limited land use opportunities and challenging topography. Our object is to identify sites that cover the largest areas possible with the fewest sites possible.



The following sites were investigated within our geographic service area:

- A. 17822 Lawson Valley Rd., Jamul, 91935** Current candidate.
- B. 18140 Lawson Valley Rd., Jamul, 91935** Although this property is well-situated within the coverage objective area, and topographically is higher than our current candidate (approximately 2,100' AMSL), no viable design solution was possible.
- C. 4391 Mike St., Jamul, 91935** Although this property is well-situated within the coverage objective area, and topographically is higher than our current candidate (approximately 2,060' AMSL), no viable design solution was possible given the lack of available utilities.



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)

PDS 2017- MUP- 17-018

Assessor's Parcel Number(s)

522-050-70-00

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.

Brian D Piper

Summer Jean Piper

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

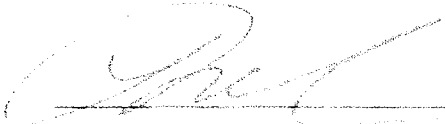
C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

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

Signature of Applicant

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

**SDC PDS RCVD 10-05-17
MUP17-018**



Lucas Turner Print Name

10/02/2017 Date

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

PDS-305 (Rev. 09/21/2012)

<http://www.sdcounty.ca.gov/pds> *PDS-PLN-305*

PAGE 1 of 1