



The County of San Diego

Planning Commission Hearing Report

Date:	November 22, 2019	Case/File No.:	Las Palmas Wireless Telecommunication Facility Major Use Permit Modification; PDS2018-MUP-91-026W3, PDS2019-ER-91-18-06C
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	2563 Grove Street, National City
Agenda Item:	#1	General Plan:	Village Residential (VR-4.3)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Urban Residential (RU)
Applicant/Owner:	SAC Wireless on behalf of Crown Castle	Community:	County Islands (Lincoln Acres)
Environmental:	CEQA § 15164 Addendum	APN:	563-063-30 & 31

A. EXECUTIVE SUMMARY

1. Requested Actions

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

- a. Find the MUP Modification in conformance with the California Environmental Quality Act (CEQA) and adopt the Environmental Findings included in Attachment D, which includes a finding that the previously adopted Mitigated Negative Declaration (MND) is adequate with an Addendum.
- b. Grant MUP Modification PDS2018-MUP-91-026W3, 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. Is the proposed project consistent with the County's Zoning Ordinance?
- c. Is the project consistent with the County's Wireless Ordinance?

- d. Does the project comply with CEQA? ~

B. BACKGROUND

On March 26, 1992, the County of San Diego Planning and Environmental Review Board (PERB) approved a MUP (Record ID: 3300-91-026) for a wireless telecommunication facility that included an approximately 22-foot tall monopole and a 726 square foot equipment building designed as a faux residence with an attached Concrete Masonry Unit (CMU) wall.

On August 5, 1994, the County of San Diego Planning Commission approved a MUP Modification to authorize an increase in height of the previously approved monopole to a total height of 58 feet. The MUP Modification also authorized the planting of two Canary Island pine trees and three Aleppo pine trees east of the monopole for landscape screening purposes.

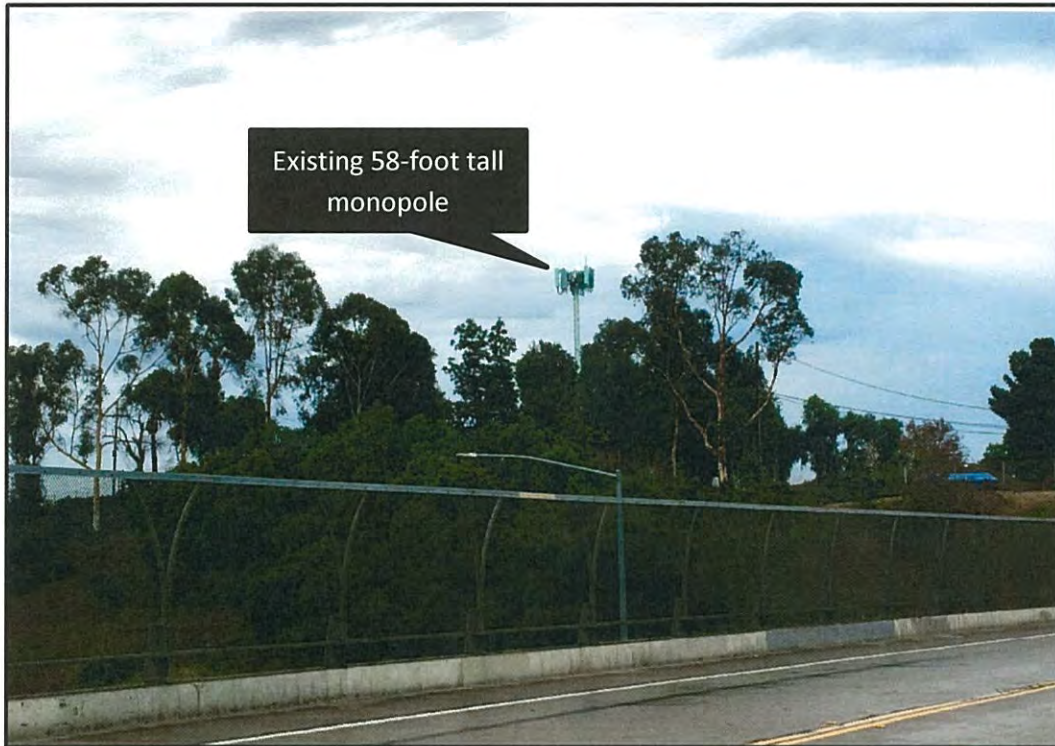
On December 22, 2000, a second MUP Modification was submitted for the installation of a new 162 square foot equipment enclosure and four new antennas to the wireless telecommunication facility. The second MUP Modification was withdrawn on July 30, 2001. The project site currently contains the previously approved monopole as well as the faux residence equipment building and attached CMU wall.

C. DEVELOPMENT PROPOSAL

1. Project Description

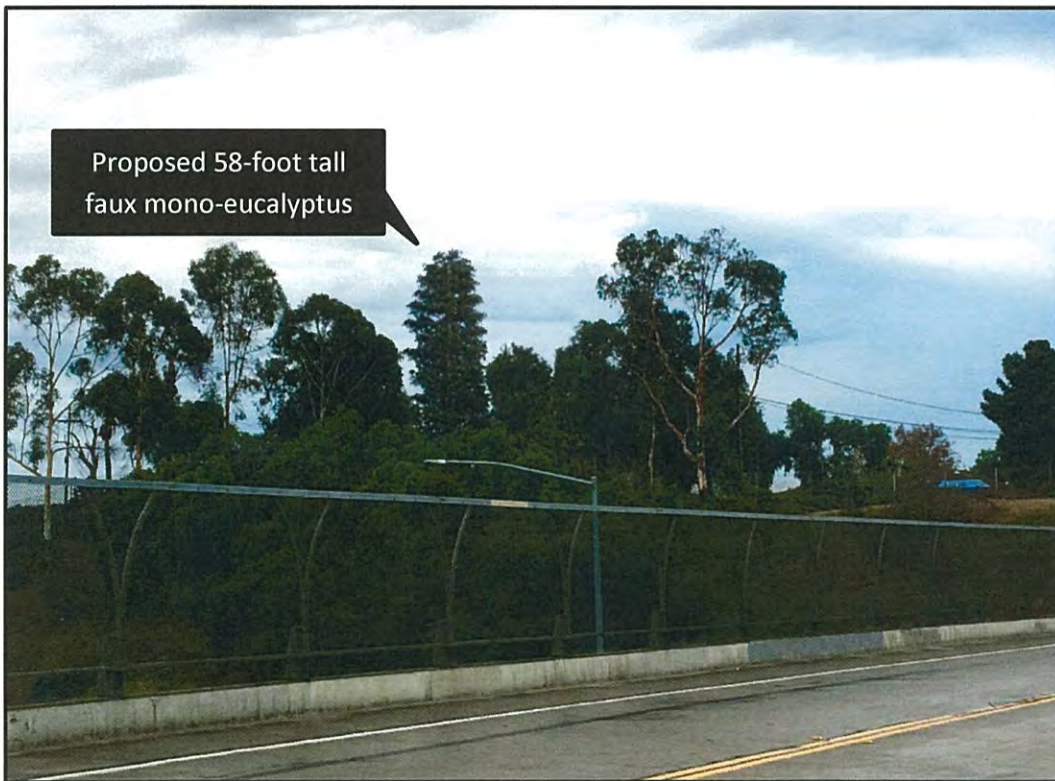
The applicant requests a MUP Modification to remove the existing 58-foot tall monopole, and construct, operate, and maintain a 58-foot tall faux mono-eucalyptus tree wireless telecommunication facility designed to accommodate three wireless carriers on the subject property within the unincorporated community of Lincoln Acres.

The MUP Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. All existing antennas and equipment for existing carriers will be relocated from the 58-foot tall monopole to the 58-foot tall faux mono-eucalyptus tree (Figures 1 and 2). Supporting equipment for the site includes a generator, authorized by the originally approved MUP, located in the adjacent equipment shelter which was designed as a faux residence with a tile roof. The new 58-foot tall faux mono-eucalyptus tree will be located approximately 30-feet east of the existing monopole within a new extension of the CMU wall attached to the faux residence equipment shelter. Two ornamental trees planted as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree. Access to the wireless telecommunication facility is provided by a driveway which connects to Grove Street, a County-maintained road.



Existing 58-foot tall
monopole

Figure 1: Existing 58-foot tall monopole looking toward project site.



Proposed 58-foot tall
faux mono-eucalyptus

Figure 2: Proposed 58-foot tall faux mono-eucalyptus tree looking toward project site.

2. Subject Property and Surrounding Land Uses

The project is located on an approximately 0.4 acre site west of Interstate (I-805) on a property within the unincorporated community of the Lincoln Acres County island (Figure 3). The limits of National City are located approximately 200 feet north of the project site and the limits of the City of Chula Vista are located less than a mile south of the project site. The State Route 54 (SR-54) and I-805 interchange is located approximately half a mile south of the project site and the La Vista Cemetery is located over a quarter of a mile east of the project site. Surrounding land uses can primarily be categorized as highway and single-family residential uses (Figure 4).

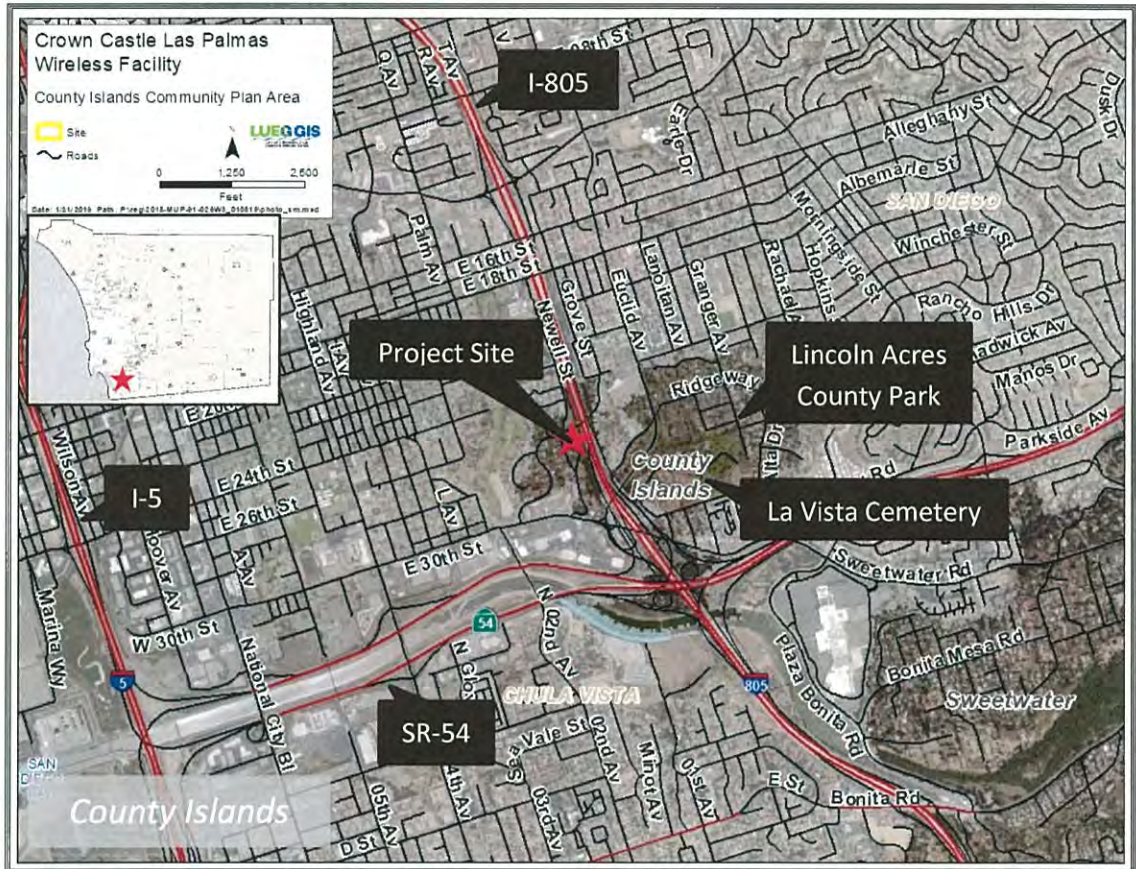


Figure 3: Aerial photograph showing proposed project site and project vicinity



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

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Public/Semi-Public Facilities (P/SP), Village Residential (VR-4.3)	Urban Residential (RU)	Grove Street	Highway, Residential
East	Public/Semi-Public Facilities (P/SP)	Transportation/Utility Corridor (S94)	I-805	Highway
South	Village Residential (VR-4.3)	Urban Residential (RU)	N/A	Residential
West	Village Residential (VR-4.3)	Urban Residential (RU)	Vista Way	Residential

D. ANALYSIS AND DISCUSSION

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

1. Analysis

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

Amortization

The existing wireless telecommunication facility is located in a residential zone and is defined as "high visibility" pursuant to Sections 6985 and 6991 of the Zoning Ordinance. MUP findings have been made to support the continued operation of the facility and for the proposed 58-foot tall faux mono-eucalyptus tree. The proposed project will bring the wireless telecommunication facility into conformance with the amortization requirements in the Zoning Ordinance through the removal and replacement of a monopole with a 58-foot tall faux mono-eucalyptus tree.

Site Planning Analysis

The proposed wireless telecommunication facility is designed to be compatible with the surrounding land uses, vegetation, and topography. The proposed 58-foot tall, faux mono-eucalyptus tree will appear as a mature tree which matches the existing vegetation within the project vicinity and adjacent to the I-805 freeway. The new faux tree will not be located closer to residences than the existing monopole. The equipment enclosure will continue to be screened from public views by existing vegetation and the hill directly adjacent to I-805. The facility will be of comparable height to existing vertical elements on the subject property and within the project vicinity such as utility poles and mature trees.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas and natural features. The proposed wireless telecommunication facility is not located near a Scenic Highway as identified by the County of San Diego General Plan. However, the facility is visible from I-805 which is a well-traveled public viewshed. The faux mono-eucalyptus tree will be in harmony with the existing trees and utility poles within the project vicinity. Views of the facility from I-805 and adjacent public viewsheds will partially be screened by existing vegetation and eucalyptus trees located on a knoll directly between I-805 and the project site. The design of the facility as a faux mono-eucalyptus tree will appear as an expected visual feature within the community from views of the project site. The existing equipment shelter has been designed as a faux residence with a tile roof and will continue to be screened from public views by existing vegetation (Figure 2). For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity, be compatible with the existing community character, and will not result in impacts to the natural environment.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide continued cellular service coverage to motorists traveling along I-805 and to residents in the surrounding area. The site is zoned RU (Urban Residential), which is a non-preferred zone, and therefore requires an ASA. The applicant reviewed other potential sites within the area order to demonstrate that the coverage objective could not be met in a preferred zone.

All preferred locations and preferred zones located within the project vicinity were reviewed during the processing of the MUP Modification application. Additional co-location opportunities onto existing wireless telecommunication facilities were analyzed. However, all other wireless telecommunication facilities are located outside the target coverage area of the facility including the Shelby Drive Wireless Telecommunication Facility which consists of an approximately 75-foot tall monopole. Additionally, this facility is also subject to amortization and is in the process of being brought into conformance with the amortization requirements within the Zoning Ordinance. Due to limited co-location opportunities, coverage objectives, and visual compatibility, all other preferred locations and preferred zones were eliminated from consideration. Further information detailing the ASA analysis can be found in Attachment E.

The Geographic Service Area (GSA) maps illustrate coverage in the area, with and without the wireless telecommunication facility. The GSA maps demonstrate that the proposed location is necessary for the carrier to maintain coverage in the surrounding area and provide adequate service to motorists and residents in the area (Figure 5). The height of the facility is necessary to allow the antennas to provide coverage and adequate co-location opportunities on the faux mono-eucalyptus tree. The GSA maps can also be found in Attachment E.

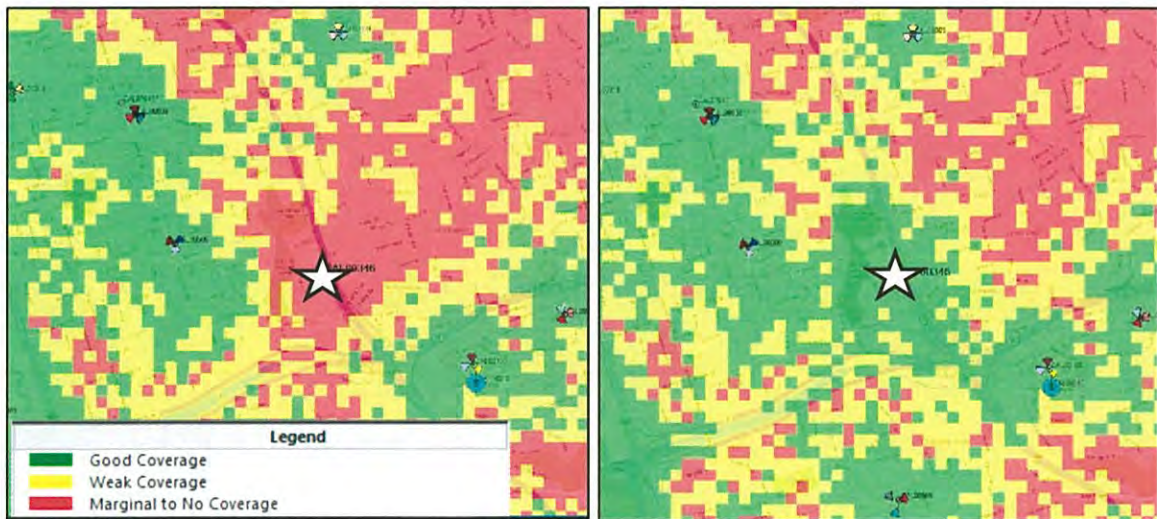


Figure 5: Coverage without proposed project (left) and coverage with the proposed project (right).

2. General Plan Consistency

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

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.</p> <p>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.</p>	<p>The proposed changes to the wireless telecommunication facility will allow for continued coverage throughout the area, which is essential in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by continuing coverage in the area that will allow the facility to provide service to the surrounding area. The existing project site contains an existing generator and standby batteries that will allow the proposed wireless telecommunication facility to operate in the event of a power outage or other emergency situation.</p>
<p>POLICY COS 11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p> <p>POLICY COS 11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p> <p>POLICY LU 15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The wireless telecommunication facility is not visible from a Scenic Highway as identified in the County of San Diego General Plan. However, the facility is visible from I-805 which is a well-traveled public viewshed. The faux mono-eucalyptus tree will be in harmony with the existing trees and utility poles within the project vicinity. Views of the facility from I-805 and adjacent public viewsheds will be partially screened by existing vegetation and eucalyptus trees located on a knoll directly between I-805 and the project site. The design of the facility as a faux mono-eucalyptus tree will appear as an expected visual feature within the community from views of the project site. The existing equipment shelter has been designed as a faux residence with a tile roof and will continue to be screened from public views by existing vegetation. For these reasons, the faux mono-eucalyptus tree with a faux residence equipment shelter will blend with the visual setting in the vicinity, will be sited and designed to be compatible with the existing community character, and will not result in impacts to the natural environment or a scenic resource.</p>

General Plan Policy	Explanation of Project Conformance
POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.	The proposed faux mono-eucalyptus tree will continue to provide three co-location opportunities for three carriers, thereby satisfying this policy.

3. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Urban Residential (RU) zone with the incorporation of conditions of approval (See Table D-2).

Table D-2: Zoning Ordinance Development Regulations

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

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The proposal is for a 58-foot tall faux mono-eucalyptus tree. The design and height of the project will be in conformance with the height requirement upon approval of the MUP Modification.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "D" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed faux mono-eucalyptus tree and existing equipment enclosure will be located out of all required setbacks including front, rear, and side yard setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Ordinance Consistency

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

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

Table D-3: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The existing equipment shelter has been designed as a faux residence for architectural integration and the attached CMU wall is less than 10 feet in height. The project site and adjacent property contain vegetation that help screen the facility from public views.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The original wireless facility was approved prior to the adoption of the Wireless Ordinance. The current modification has been submitted in accordance with the amortization schedule of the Zoning Ordinance and will not result in furthering any setback nonconformity.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed faux mono-eucalyptus tree and existing equipment enclosure will be compliant with all required setbacks including front, rear, and side yard setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The project site is zoned RU and is subject to the most restrictive one-hour average sound level limit of 45 dBA at the property lines pursuant to Section 36.404 of the County Noise Ordinance. The current project does not propose additional noise generating equipment. Existing noise generating equipment consists of supporting equipment within an existing faux residence equipment structure and will not produce noise levels which would exceed the 45 dBA requirement at the property line. Therefore, the project will comply with the County Noise Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.	The proposed project is considered a "high visibility" facility because the facility is a faux mono-eucalyptus tree within a residential zone. Since the proposed project has a valuation greater than \$500,000, the MUP Modification has been conditioned to have a maximum term of 15 years.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The proposed project consists of the removal of a monopole in order to construct a 58-foot tall faux mono-eucalyptus that is designed to avoid adverse visual impacts.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

4. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed in compliance with the CEQA. An Addendum dated November 22, 2019 to the previously adopted MND (Log No. 91-18-06) dated July 5, 1994 was prepared and is on file with Planning & Development Services. It has been determined that the project, as designed, would not cause any significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted MND.

E. COMMUNITY PLANNING GROUP AND/OR DESIGN REVIEW BOARD

The project site is located within a community that is not represented by a formally recognized Community Planning or Sponsor Group.

F. PUBLIC INPUT

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

G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find the project in conformance with CEQA and adopt the Environmental Findings included in Attachment D which include a finding that the previously adopted MND is adequate with an Addendum.
2. Grant MUP Modification PDS2018-MUP-91-026W3 make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

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Report Approved By:

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AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

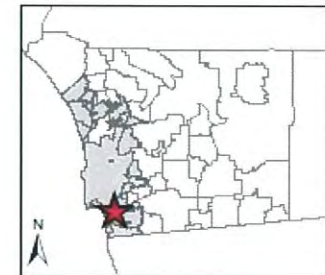
ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2018-MUP-91-026W3
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis
- Attachment F – Ownership Disclosure

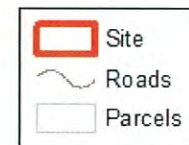
Attachment A – Planning Documentation

Crown Castle Las Palmas Wireless Facility Vicinity Map

County Islands
Community Plan Area

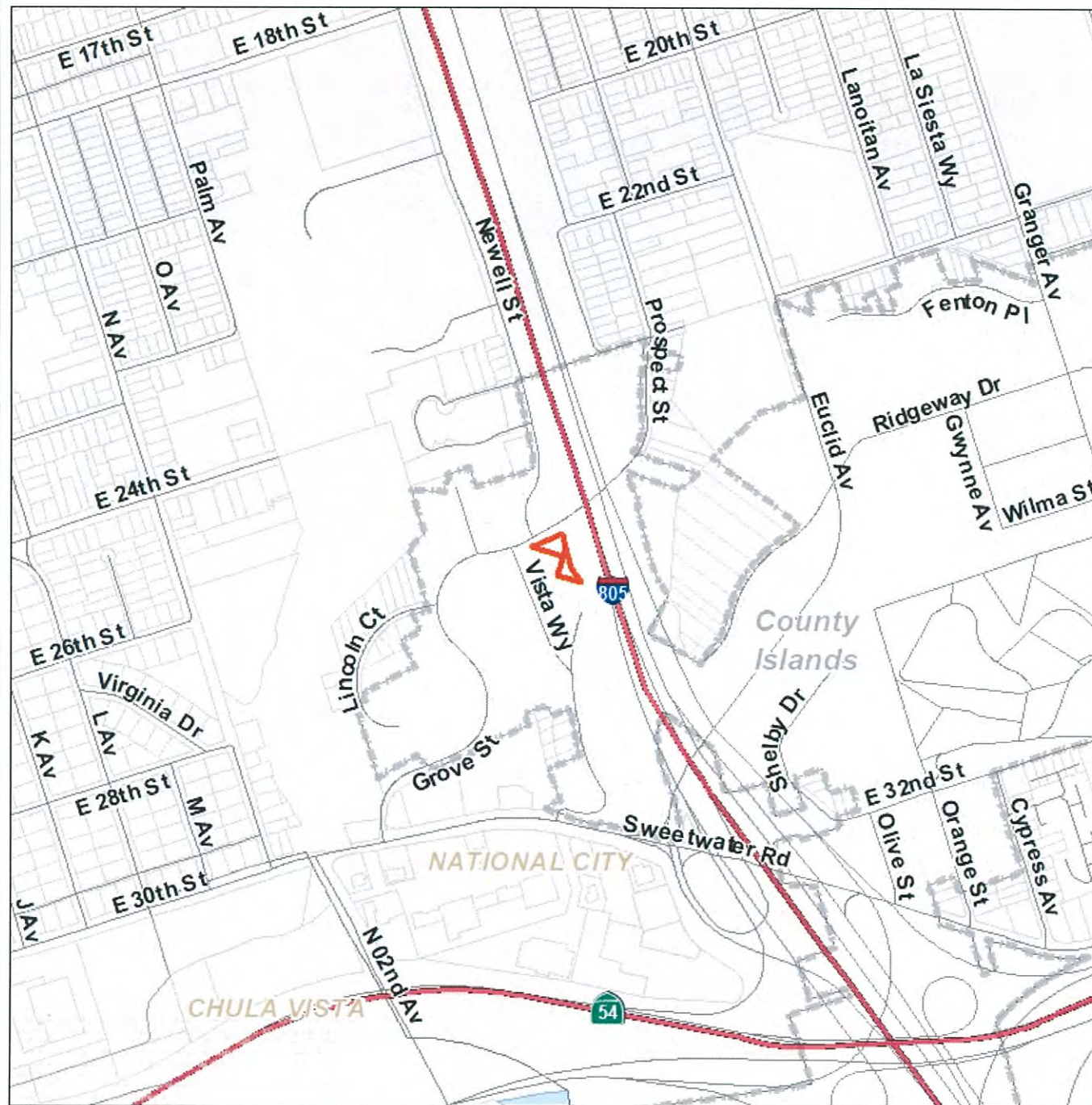


1:3,500,000



LUEGGIS
LAND USE ENGINEERING & GIS

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Crown Castle Las Palmas Wireless Facility General Plan

County Islands
Community Plan Area

- (2) Village Residential (VR-24)
- (3) Village Residential (VR-15)
- (6) Village Residential (VR-4.3)
- (25) General Commercial
- (32) Public/Semi-Public Facilities



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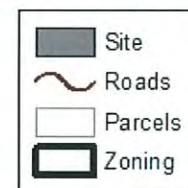
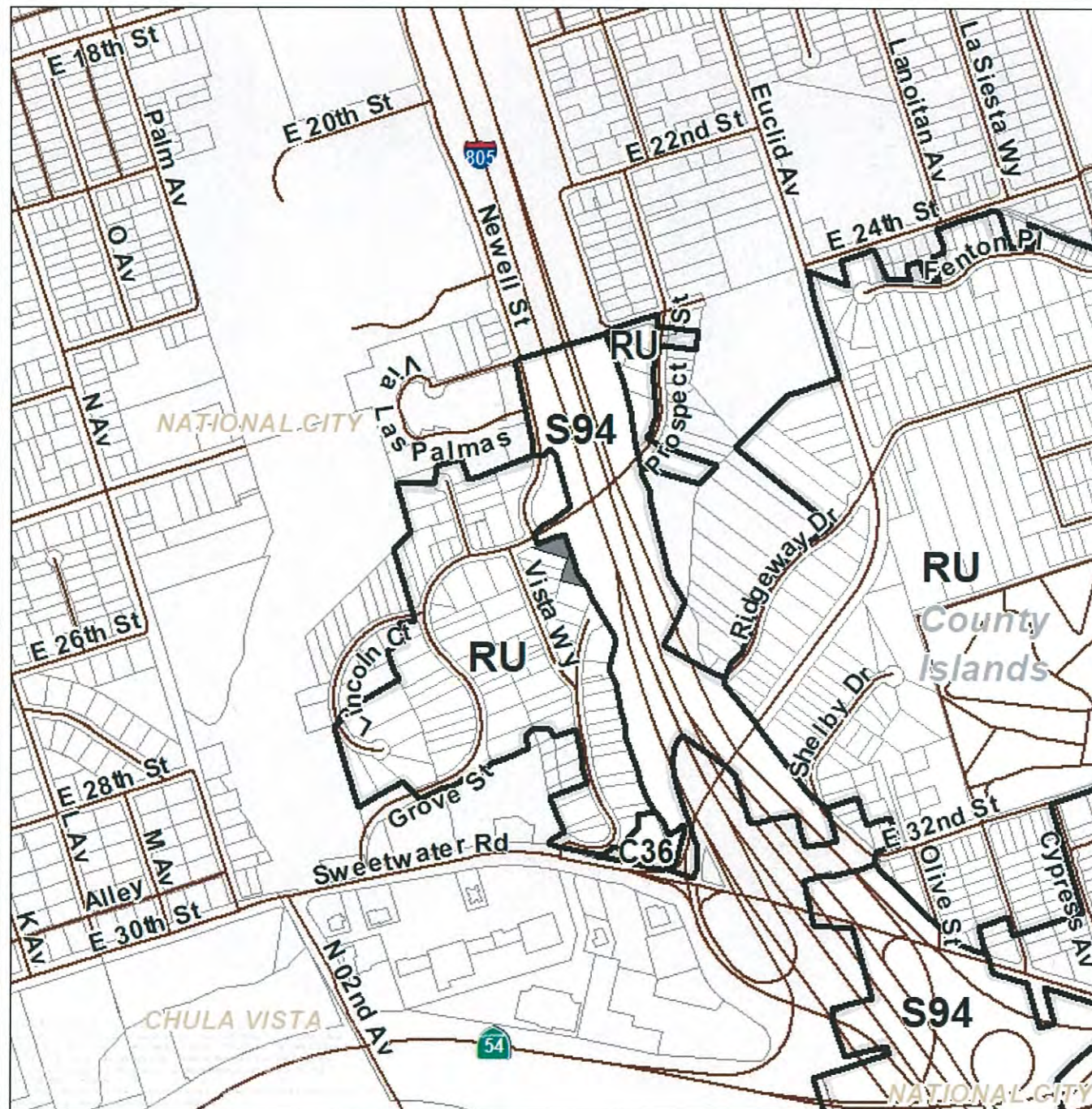
Crown Castle Las Palmas Wireless Facility Zoning

County Islands
Community Plan Area

C36 - General Commercial

RU - Urban Residential

S94 - Transportation/Utility Corridor



Date: 1/31/2019
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Crown Castle Las Palmas Wireless Facility

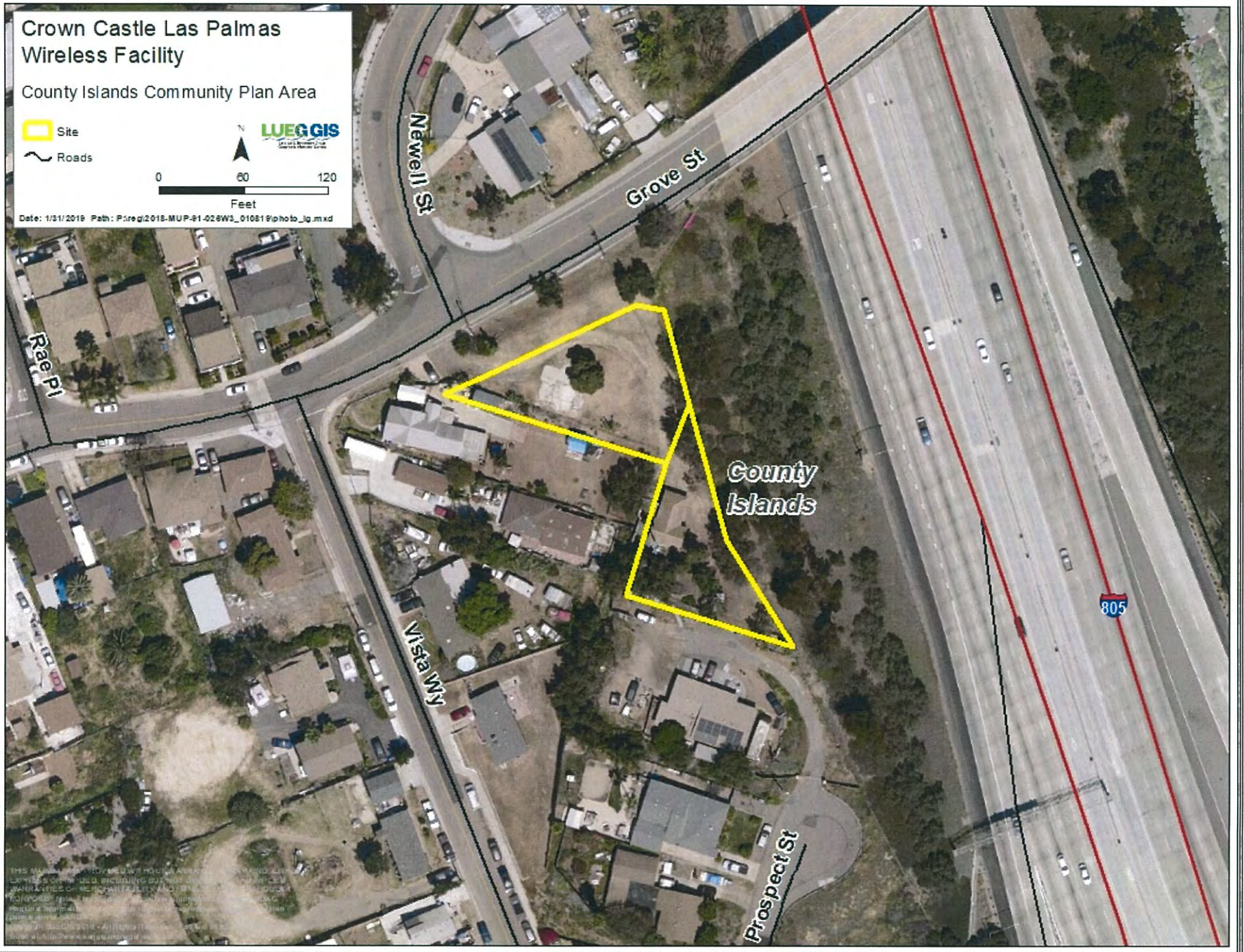
County Islands Community Plan Area

- Site
- Roads



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Landscape & Urban Environmental Group, Inc.

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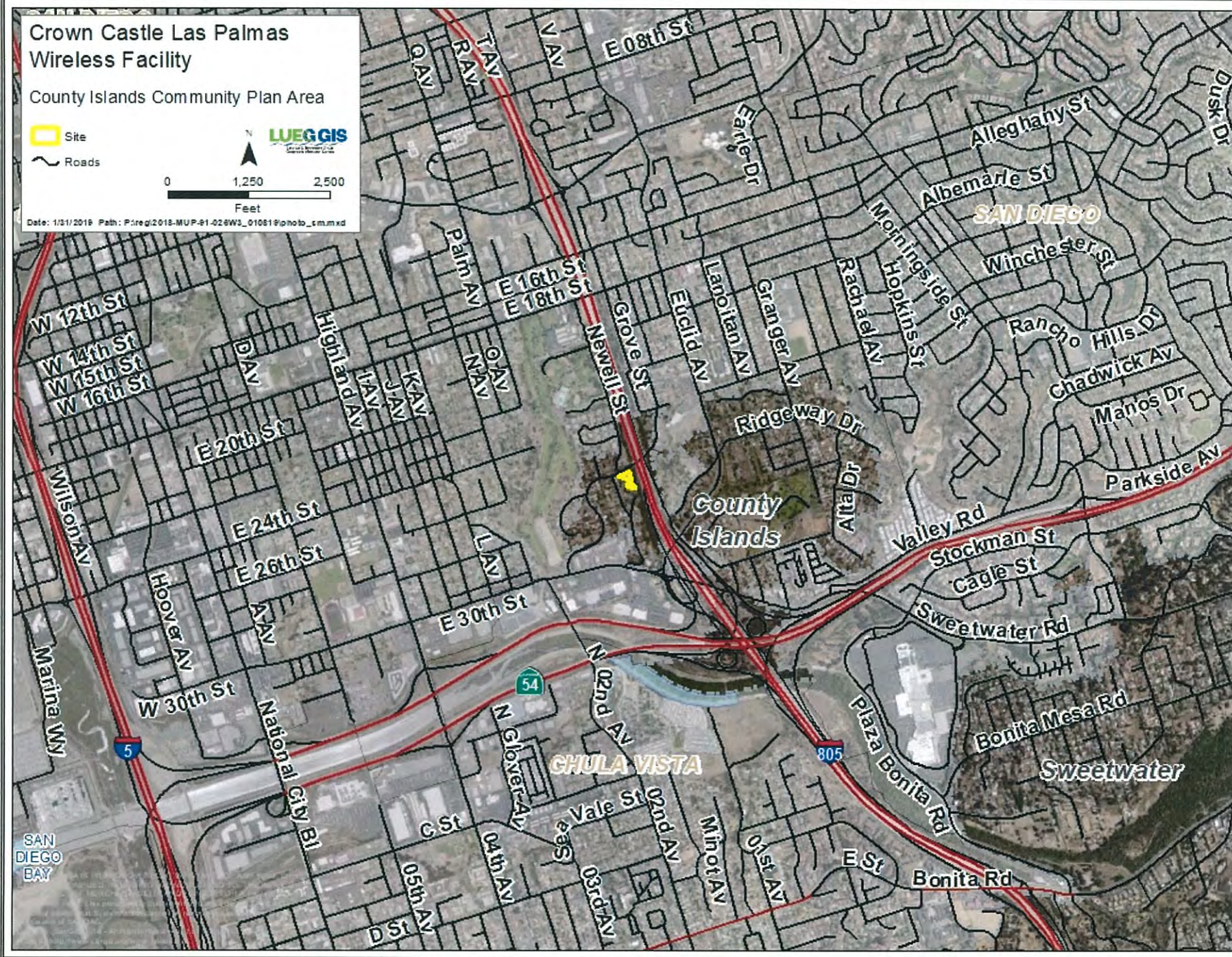


**Crown Castle Las Palmas
Wireless Facility**

County Islands Community Plan Area



Date: 1/31/2019 Path: P:\reg\2018-MUP-81-026W3_010819\photo_cm.mxd







SITE #: BU 815220
SITE NAME: LAS PALMAS
CITY: SAN DIEGO
STATE: CA
COUNTY: SAN DIEGO COUNTY
DESIGN TYPE: EXISTING WIRELESS COMMUNICATION FACILITY

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

PLAN PREPARED FOR:

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

PROJECT INFORMATION:
LAS PALMAS
BU 815220
2563 GROVE STREET
SAN DIEGO, CA 91950
SAN DIEGO COUNTY

CURRENT ISSUE DATE:
06/28/2019

ISSUED FOR:
PLANNER COMMENTS

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	03/06/2018	50% ZONING	MD
1	03/27/2018	REVISED 50% ZONING	MD
2	04/02/2018	REVISED 50% ZONING	MD
3	04/25/2018	100% ZONING	CM
4	04/29/2018	PLOT PLAN	CM
10/15/2018		PLANNER COMMENTS	JE
05/28/2019		PLANNER COMMENTS	CM

PLANS PREPARED BY:

SDC WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
959.349.7600
619.738.3766

LICENSE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

PROJECT INFORMATION

ADDRESS
2563 GROVE STREET
SAN DIEGO, CA 91950

PROPERTY OWNER
PAULA FINANCIAL SERVICES INC.
124 E. 30TH ST., #C
NATIONAL CITY, CA 91950

JURISDICTION
SAN DIEGO COUNTY

LAND DESCRIPTION OF SUBJECT PARCEL
ZONING DISTRICT: RU

A.P.N.: 563-063-30

OCCUPANCY GROUP: S-1

CONSTRUCTION TYPE: V-B

CURRENT USE: UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY

PROJECT OWNER
CROWN CASTLE
2055 S. STEARMAN DR
CHANDLER, AZ 85286

PROJECT DESCRIPTION
SCOPE OF WORK:

- REMOVE EXISTING 51.0' TALL MONOPOLE
- INSTALL PROPOSED 58.0' TALL MONOEUCALYPTUS
- RELOCATE EXISTING MONOPOLE EQUIPMENT TO PROPOSED MONOEUCALYPTUS
- INSTALL PROPOSED 6'-0" TALL CMU WALL EQUIPMENT ENCLOSURE
- INSTALL PROPOSED ICE BRIDGE
- INSTALL PROPOSED 10'-0" WIDE CHAIN-LINK ACCESS GATES

CONSULTING TEAM

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

CROWN CASTLE PROJECT MANAGER
CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286
CONTACT: JOEL TAUBMAN
TELEPHONE: (480) 734-2414

PROJECT PLANNING & PERMITTING
SAC WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
CONTACT: DAIL RICHARDS
TELEPHONE: (619) 736-3766

CODE COMPLIANCE

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

INDEX OF DRAWINGS

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

VICINITY MAP



DRIVING DIRECTIONS

- DIRECTIONS TO: 2563 GROVE STREET FROM: SAN DIEGO AIRPORT
- HEAD NORTHWEST ON AIRPORT TERMINAL RD
 - TURN LEFT ONTO N HARBOR DR
 - TURN LEFT ONTO W GRAPE ST
 - TAKE THE INTERSTATE 5 S RAMP / MERGE ONTO I-5 S
 - TAKE EXIT 15B FOR CA-94 E / CONTINUE ONTO CA-94 E
 - TAKE EXIT 3 TO MERGE ONTO I-805 S
 - TAKE THE SWEETWATER RD EXIT
 - TURN LEFT ONTO SWEETWATER RD (SIGNS FOR EUCLID AVE)
 - TURN RIGHT ONTO PROSPECT ST
 - CONTINUE ONTO VISTA WAY
 - TURN RIGHT ONTO GROVE ST

NOTES:

OWNER(S): PAULA FINANCIAL SERVICES INC.

APN: 563-063-29

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: XXXXXXXX TITLE COMPANY, ORDER NO. XXXXX-XXXXXXX-XX, DATED XXXXXXXX XX, XXXX. WITHIN SAID TITLE REPORT THERE ARE XXXX (XX) EXCEPTIONS LISTED, XXXX (XX) OF WHICH ARE EASEMENTS AND XXXX (XX) OF WHICH CAN NOT BE PLOTTED.

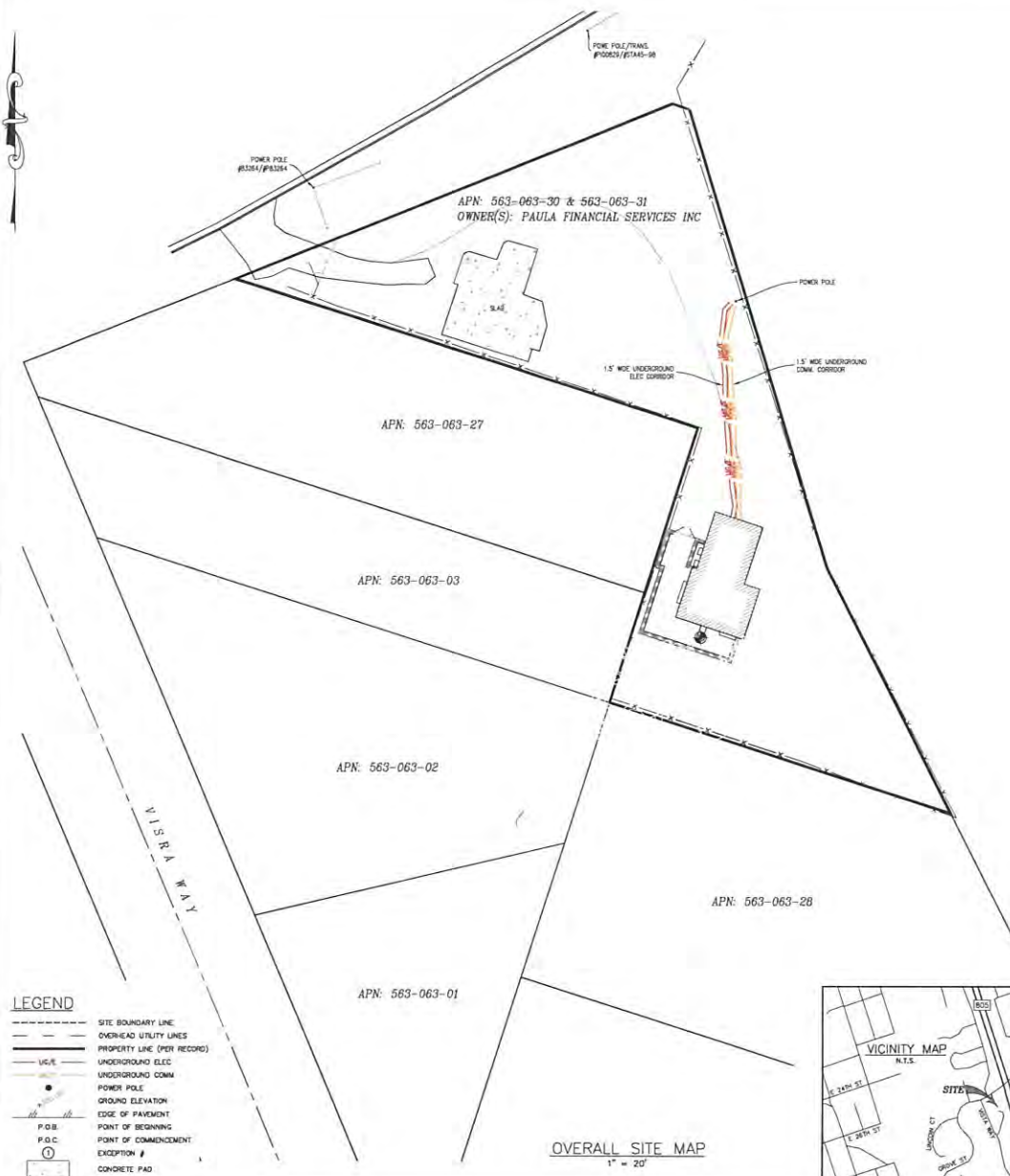
THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060284, PANEL NO. 1912C, DATED MAY 16, 2012 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 32° 30' 54.30" N NAD 83
LONG. 118° 04' 49.50" W NAD 83
ELEV. 124.9' NAVD 83 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.150 for 1-A accuracy ($\pm 20'$ horizontally and $\pm 3'$ vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.



LEGEND

- SITE BOUNDARY LINE
- OVERHEAD UTILITY LINES
- PROPERTY LINE (FOR RECORD)
- UG/E UNDERGROUND ELEC
- UG/C UNDERGROUND COMM
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- EXCEPTION #
- CONCRETE PAD

OVERALL SITE MAP
1" = 20'



1551 SADDLEBACK PL, SUITE 100
SAN DIEGO, CA 92108
408.426.1277
408.734.7476

PREPARED BY:

SMITHCO
SURVEYING/ENGINEERING

P.O. BOX 6028 BAKERSFIELD, CA 93309
PHONE 805.336.1227 FAX 805.336.1204

ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

PROFESSIONAL SEAL:

FOR
EXAMINATION
ONLY

REVISION

#	DATE	DESCRIPTION	BY
1	01-23-17	PRELIMINARY ISSUE	
2	04-03-18	REVISION	
3	04-04-18	ADD LOC LOCATOR	
4	03-30-19	REVISE APNs	
5			
6			
7			
8			
9			
10			

SMITHCO JOB NO. 82-1020

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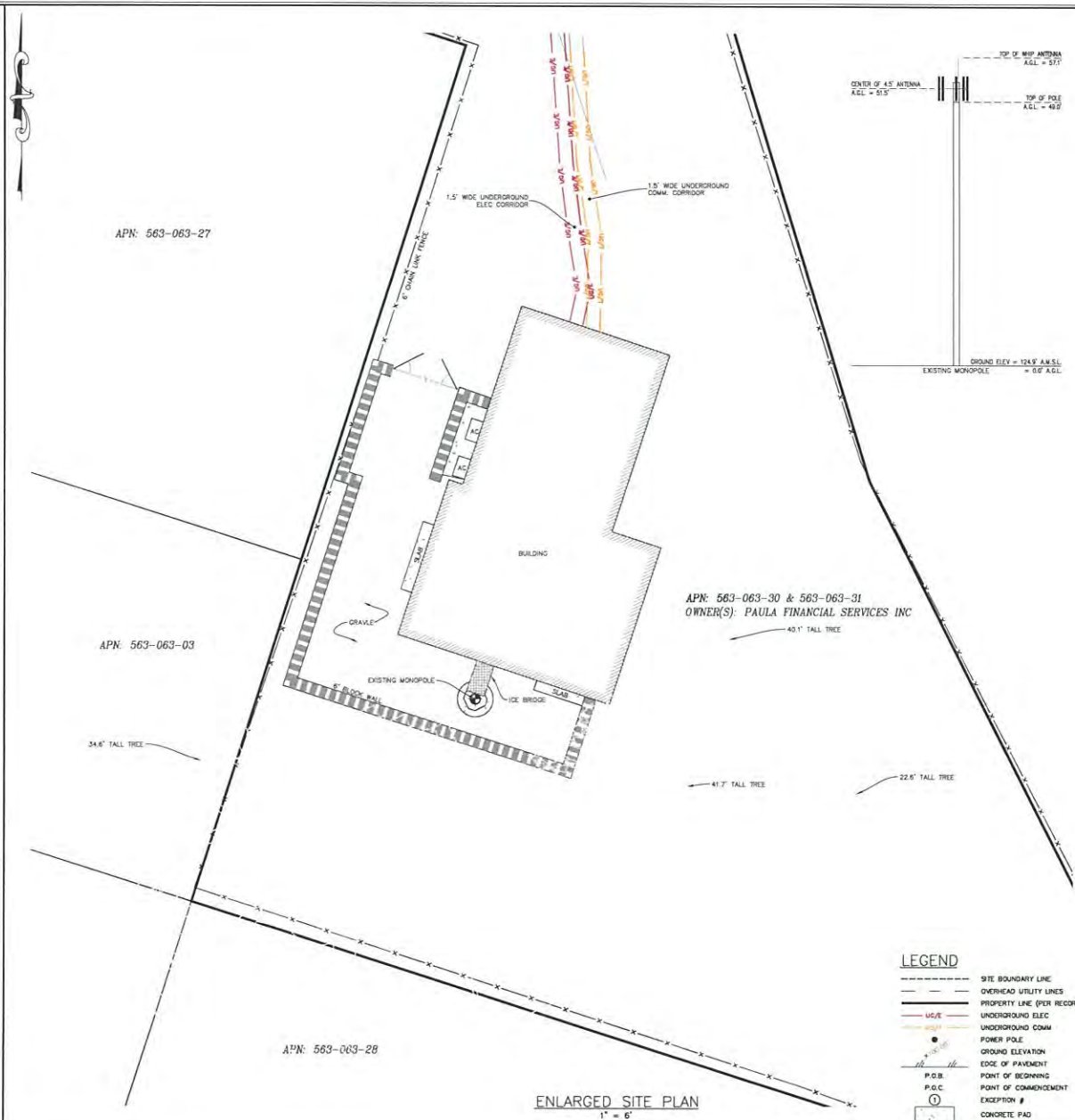
- SURVEYOR'S NOTES**
1. BASIS OF BEARING: BEARINGS SHOWN HEREON ARE GEODETIC DETERMINED BY GPS OBSERVATION.
 2. NO SURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE FOR OBSERVED EVIDENCE ONLY.
 3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
 4. ALL MOBILE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

815220
LAS PALMAS
2563 GROVE STREET,
SAN DIEGO, CA 91950
SAN DIEGO COUNTY

C - 1

NOTES:

XXXX



PREPARED BY:
SMITHCO
SURVEYING ENGINEERING

1011 SHOREHAM PL, SUITE 100
SAN DIEGO, CA 92108
WWW.SMITHCO-SD.COM
619.734.1700

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PROFESSIONAL SEAL:

FOR
EXAMINATION
ONLY

#	DATE	DESCRIPTION	BY
1	01-25-17	PRELIMINARY ISSUE	EL
2	04-03-18	REVISION	SM
3	04-06-18	ADD UC LOCATOR	SM
4	03-30-19	REVISE APNs	SM
5			
6			
7			
8			
9			
10			

SMITHCO JOB NO. E2-1030

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SURVEYOR'S NOTES:

1. BASIS OF BEARING: BEARINGS SHOWN HEREON ARE GEODESIC, DETERMINED BY GPS OBSERVATION.
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE FOR OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARCEL FRONTS.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

815220
LAS PALMAS
2563 GROVE STREET,
SAN DIEGO, CA 91950
SAN DIEGO COUNTY

C - 2

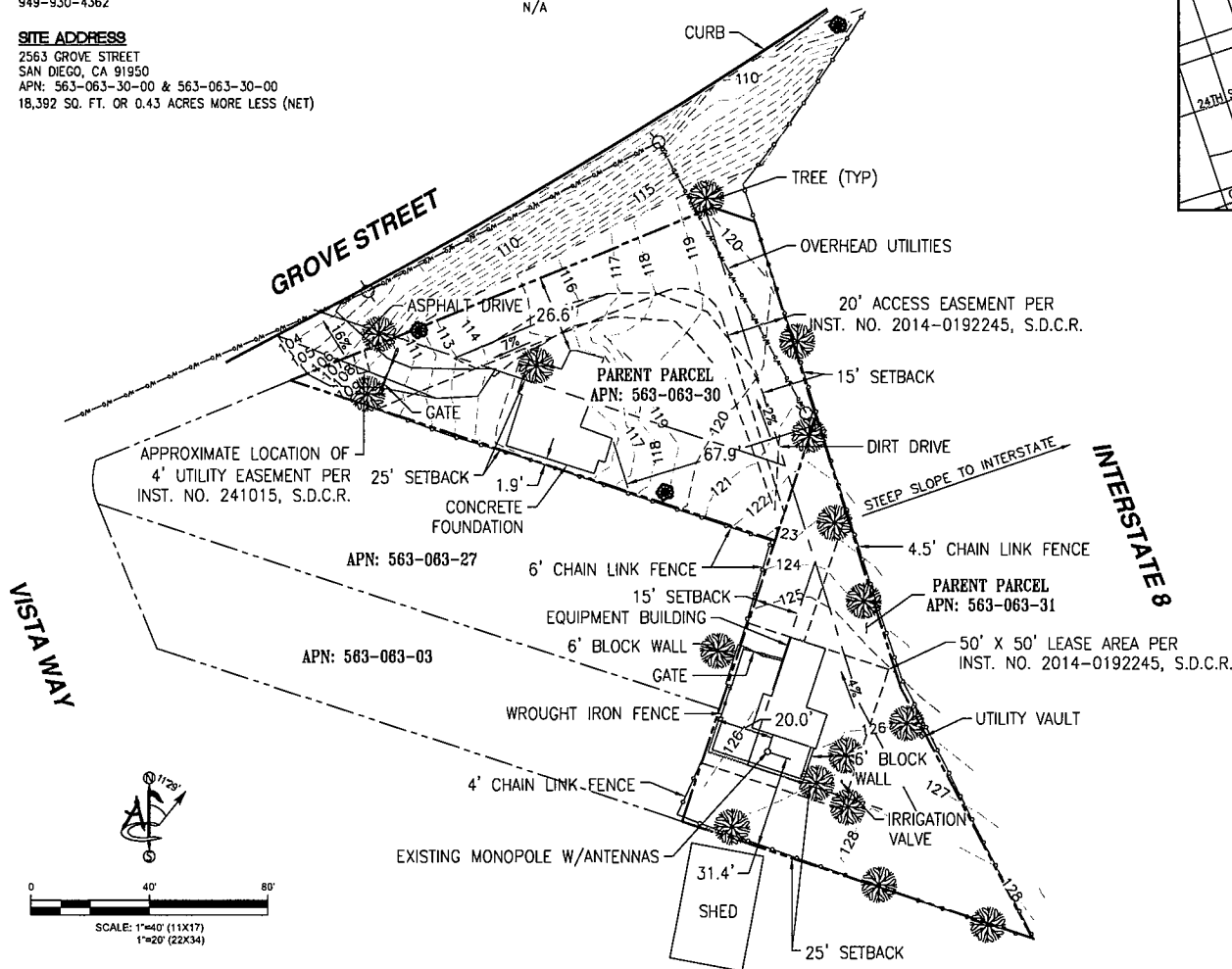
OWNER
PAULA FINANCIAL SERVICES, INC.
4455 MURPHY CANYON ROAD
SUITE #100
SAN DIEGO, CA 92123

CONTACT
LAURA WHITTEN
949-930-4362

SITE ADDRESS
2563 GROVE STREET
SAN DIEGO, CA 91950
APN: 563-063-30-00 & 563-063-30-00
18,392 SQ. FT. OR 0.43 ACRES MORE LESS (NET)

SUMMARY
EXISTING
N/A

SUMMARY
PROPOSED
N/A



VICINITY MAP
N.T.S.



PROPRIETARY INFORMATION

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

SITE NAME
LAS PALMAS

B.U.N.
815220

SITE ADDRESS
2563 GROVE STREET
NATIONAL CITY, CA 91950
SAN DIEGO COUNTY



ambit consulting
410 E. SOUTHERN AVE. 10TH FL. AZ 85282
PH. (480) 659-4072

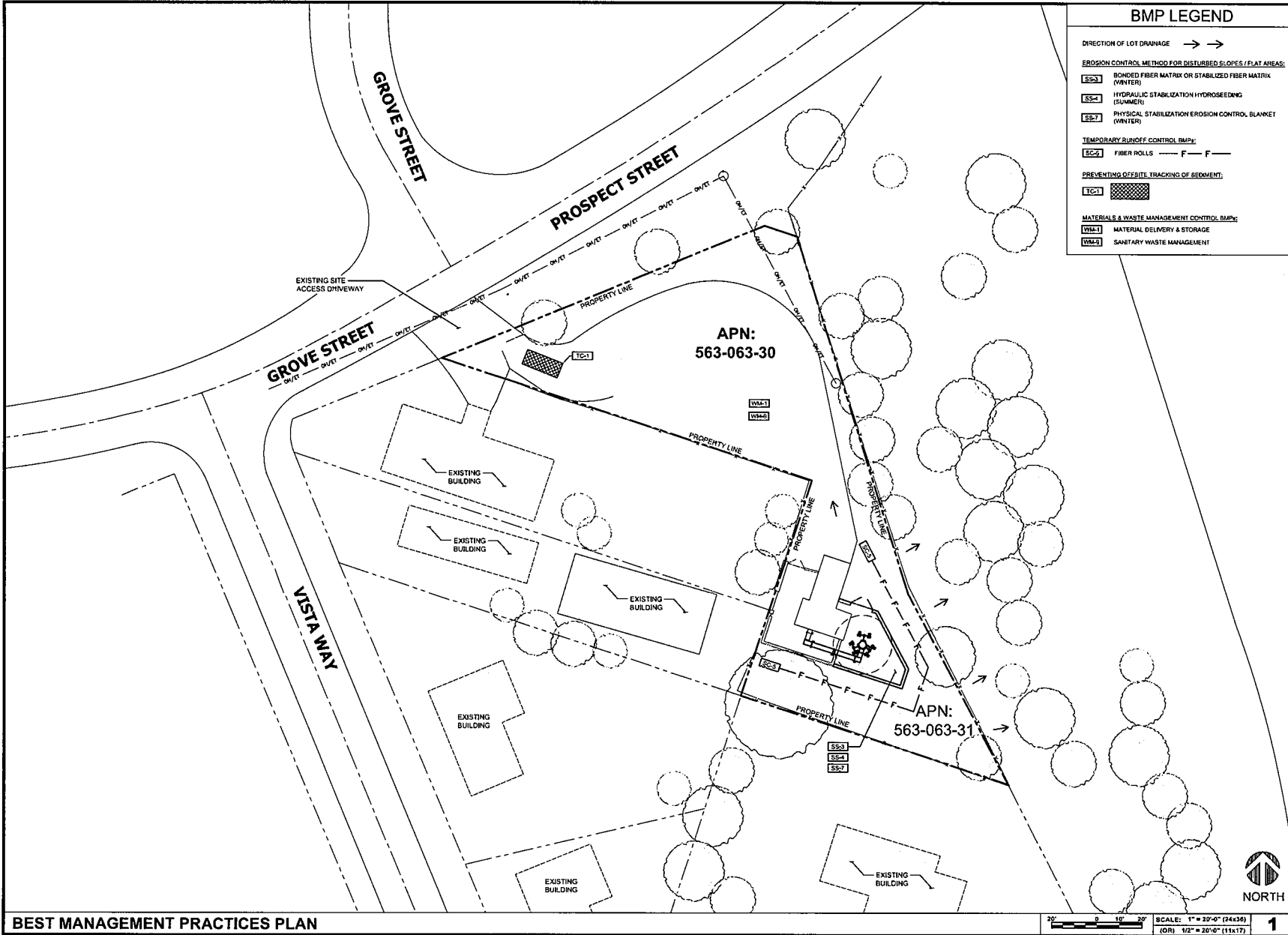
REV.	DATE	DESCRIPTION	BY
0	04/12/18	SUBMITTAL	DRH
1	03/26/18	COMMENTS (C)	MW
2	06/26/19	NEW TITLE REVIEW (C)	SS

SHEET TITLE
TOPOGRAPHIC
SURVEY

SHEET NO.
TOPO-1

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

1-25



PLAN PREPARED FOR:

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

PROJECT INFORMATION:

LAS PALMAS
BU 815220
2943 GROVE STREET
SAN DIEGO, CA 91850
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

08/28/2019

ISSUED FOR:

PLANNER COMMENTS

REVISIONS

REV	DATE	DESCRIPTION	BY
0	03/05/2018	90% ZONING	MD
1	03/27/2018	REVISED 90% ZONING	MD
2	04/03/2018	REVISED 90% ZONING	MD
3	04/20/2018	100% ZONING	CM
4	04/20/2018	PLOT PLAN	CM
5	10/18/2018	PLANNER COMMENTS	JE
6	08/28/2019	PLANNER COMMENTS	CM

PLANS PREPARED BY:

SAC
WIRELESS
SAC AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.SACD.COM
619.758.3768

LICENSURE:

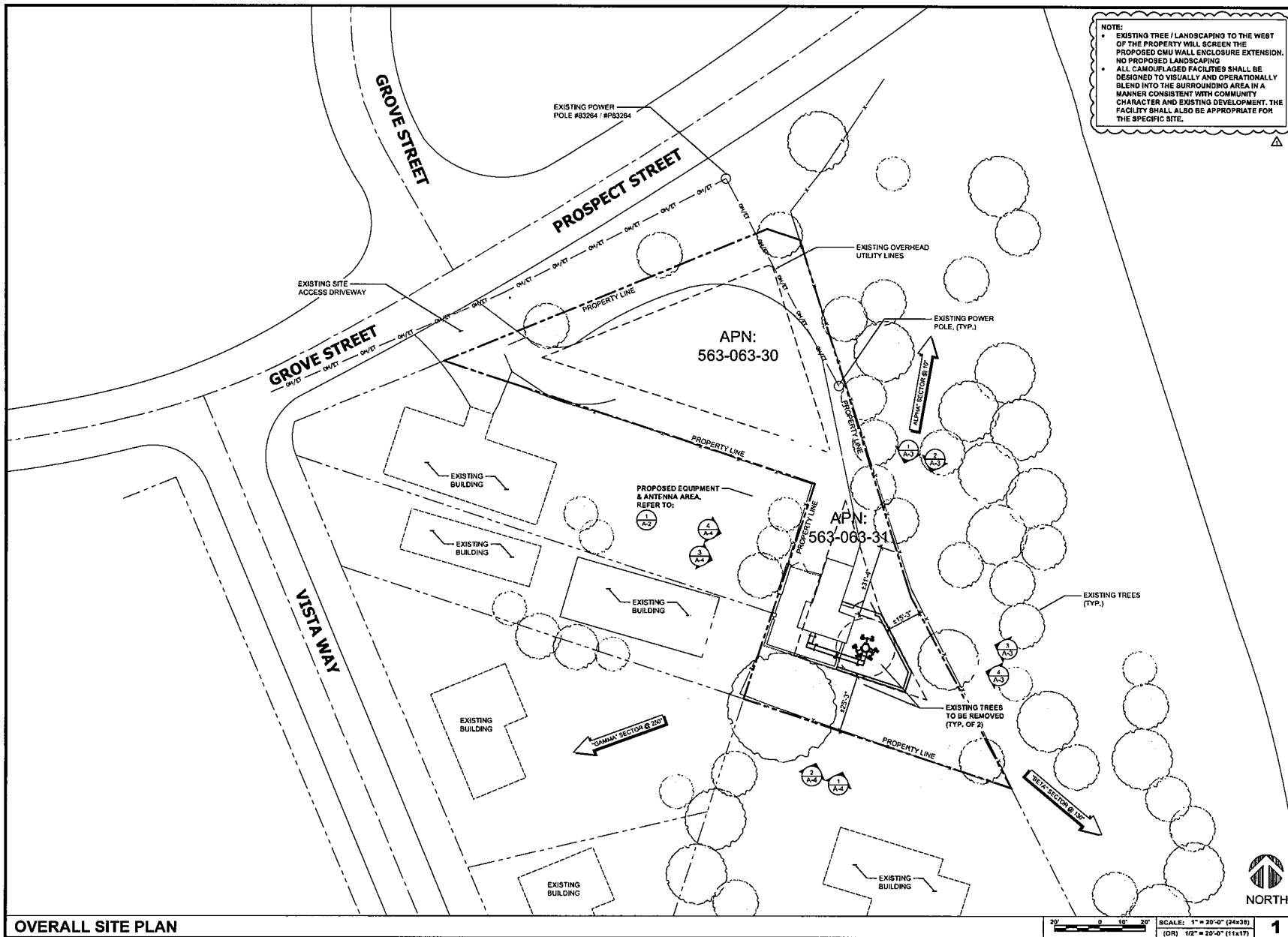
SHEET TITLE:

BEST MANAGEMENT PRACTICES

SHEET NUMBER:

BMP-1

1-26



PLAN PREPARED FOR:

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

PROJECT INFORMATION:

LAS PALMAS
BU 815220
2583 GROVE STREET
SAN DIEGO, CA 92108
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

06/28/2019

ISSUED FOR:

PLANNER COMMENTS

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	03/08/2018	100% ZONING	MD
1	03/27/2018	REVISED 90% ZONING	MD
2	04/03/2018	REVISED 90% ZONING	MD
3	04/20/2018	100% ZONING	CM
4	04/20/2018	PLOT PLAN	CM
5	10/19/2018	PLANNER COMMENTS	JE
6	06/28/2019	PLANNER COMMENTS	CM

PLANS PREPARED BY:

SAC
WIRELESS
SAC AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.sacae.com
619.736.3766

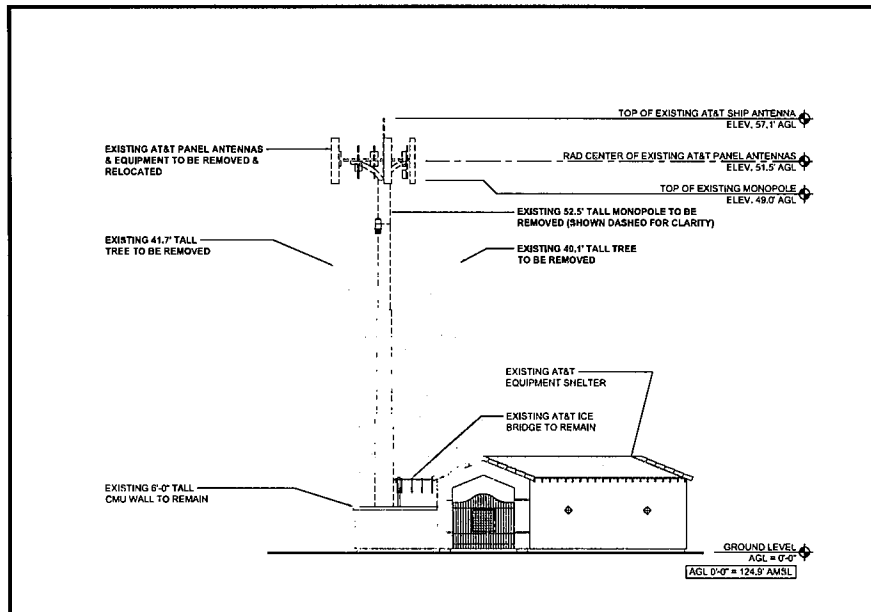
LICENSURE:

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

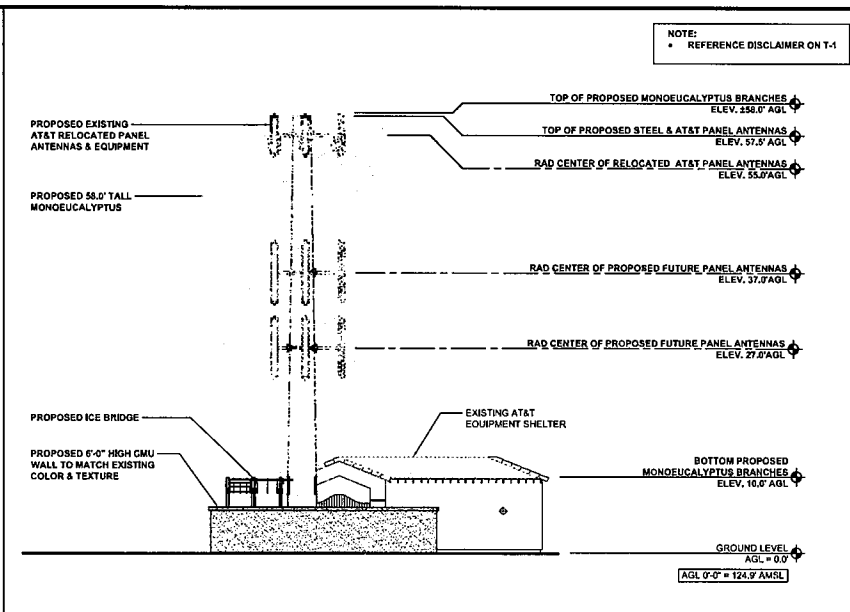
A-1



EXISTING EAST ELEVATION

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

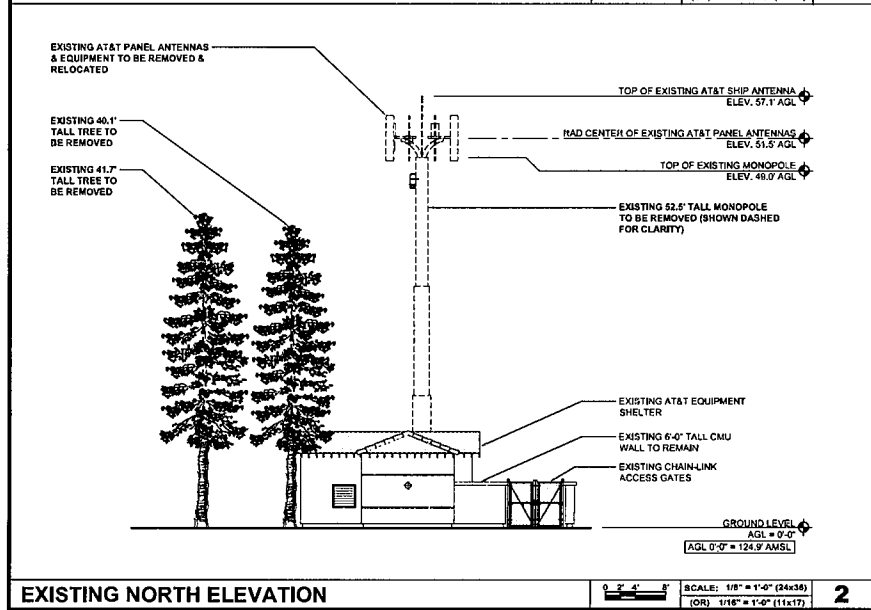
4



PROPOSED EAST ELEVATION

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

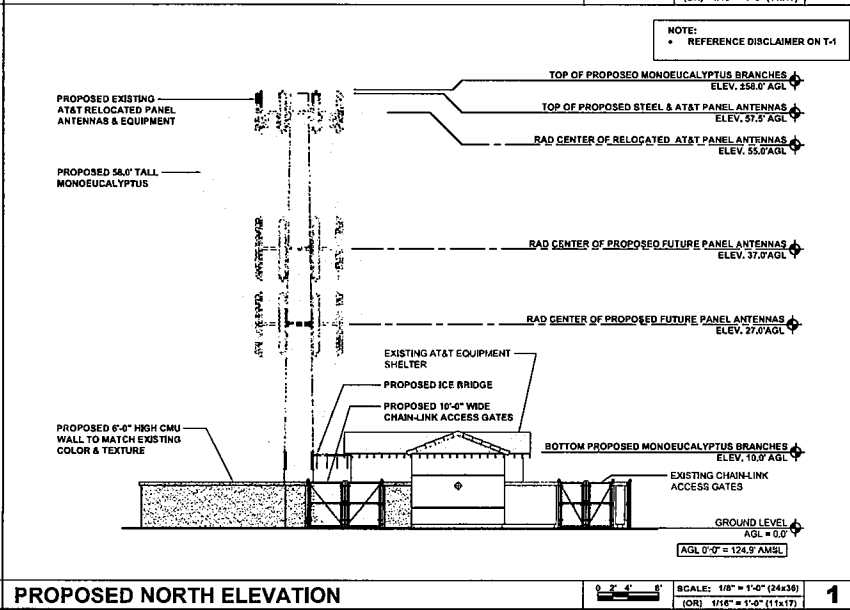
3



EXISTING NORTH ELEVATION

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

2



PROPOSED NORTH ELEVATION

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

1

NOTE:
• REFERENCE DISCLAIMER ON T-1

PLAN PREPARED FOR:

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

PROJECT INFORMATION:

LAS PALMAS
BU 815220
2540 GROVE STREET
SAN DIEGO, CA 91906
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

06/28/2019

ISSUED FOR:

PLANNER COMMENTS

REVISIONS

REV	DATE	DESCRIPTION	BY
0	02/09/2018	90% ZONING	MD
1	03/27/2018	REVISED 90% ZONING	MD
2	04/03/2018	REVISED 90% ZONING	MD
3	04/20/2018	100% ZONING	CM
4	04/20/2018	PLOT PLAN	CM
5	10/16/2018	PLANNER COMMENTS	JE
6	06/28/2019	PLANNER COMMENTS	CM

PLANS PREPARED BY:

SOC WIRELESS
SAG AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.socw.com
619.736.3769

LICENSURE:

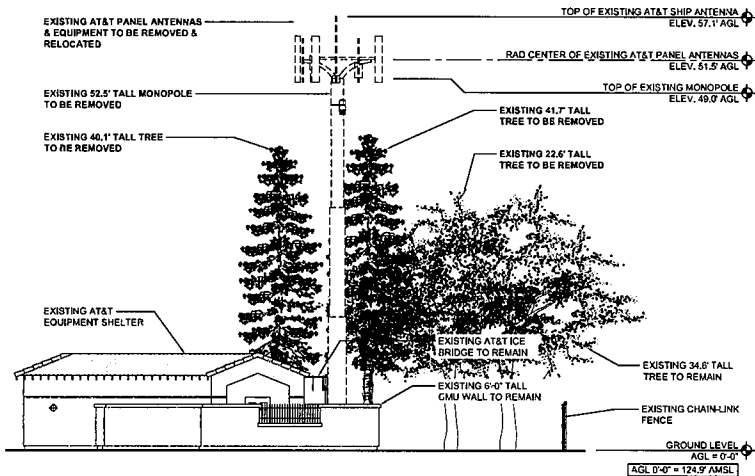
SHEET TITLE:

PROPOSED & EXISTING
NORTH & EAST ELEVATIONS

SHEET NUMBER:

A-3

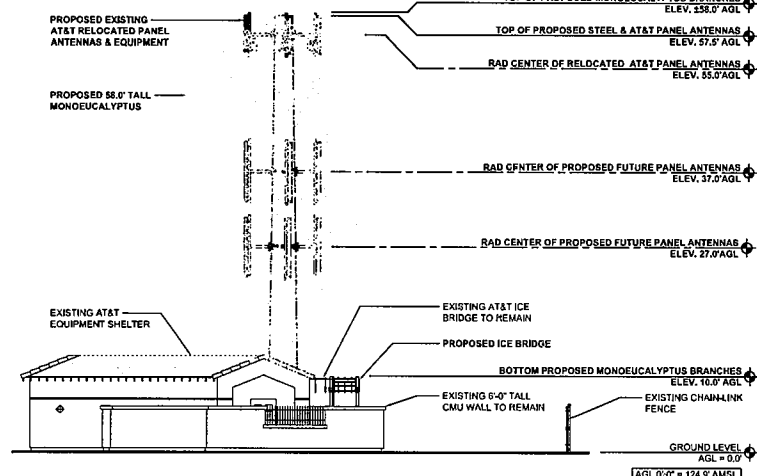
1-29



EXISTING WEST ELEVATION

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

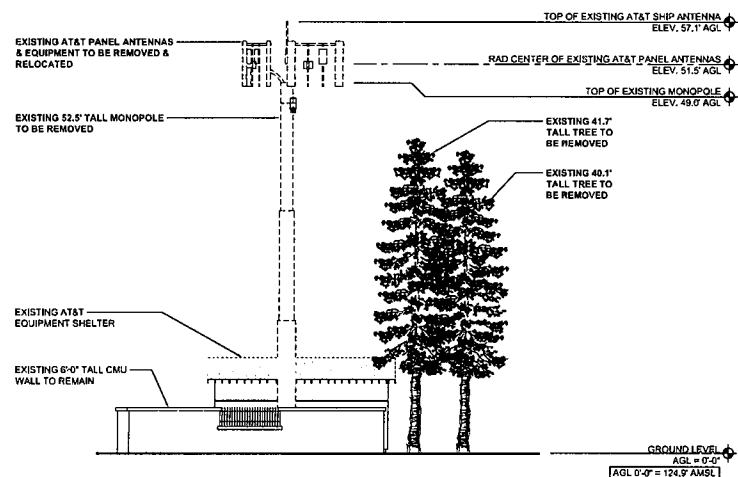
4



PROPOSED WEST ELEVATION

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

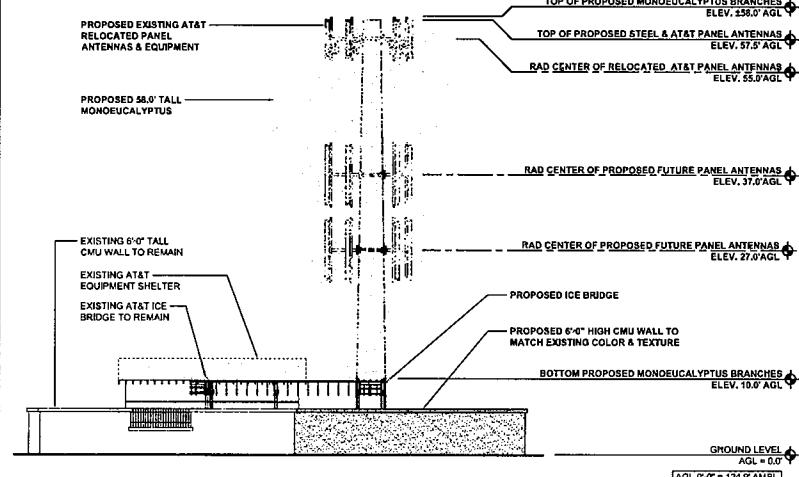
3



EXISTING SOUTH ELEVATION

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

2



PROPOSED SOUTH ELEVATION

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

1

NOTE:
• REFERENCE DISCLAIMER ON T-1

PLAN PREPARED FOR:

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

PROJECT INFORMATION:

LAS PALMAS
BU 815220
2343 GROVE STREET
SAN DIEGO, CA 91950
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

06/28/2019

ISSUED FOR:

PLANNER COMMENTS

REVISIONS

REV	DATE	DESCRIPTION	BY
0	03/05/2018	10% ZONING	MD
1	03/27/2018	REVISED 90% ZONING	MD
2	04/03/2018	REVISED 90% ZONING	MD
3	04/23/2018	100% ZONING	CM
4	04/23/2018	PLOT PLAN	CM
10/15/2018		PLANNER COMMENTS	JE
06/28/2019		PLANNER COMMENTS	CM

PLANS PREPARED BY:

SAC WIRELESS
RAY, A.E. DESIGN GROUP, INC.
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
WWW.SACWIRELESS.COM
619.736.3706

LICENSURE:

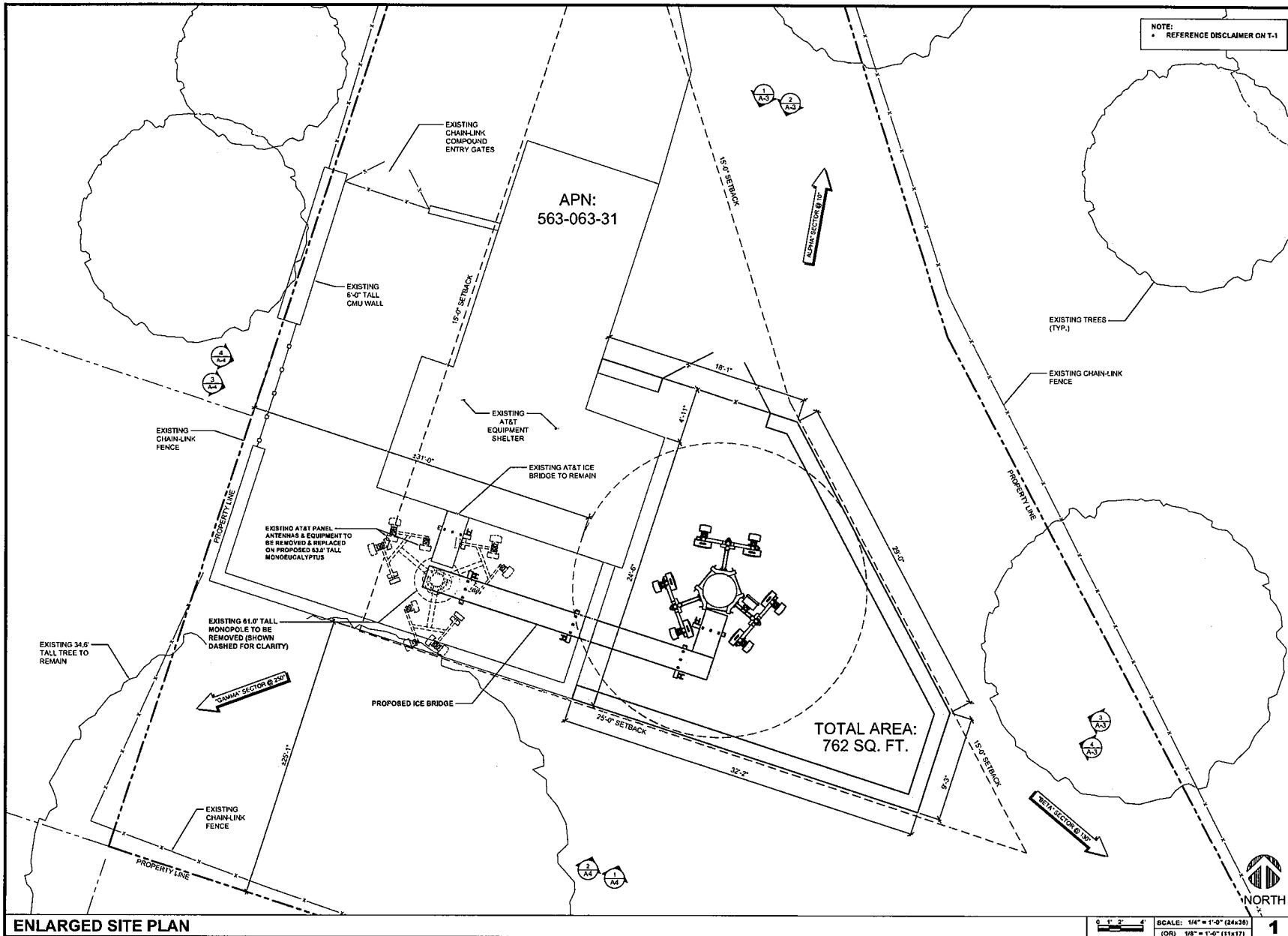
SHEET TITLE:

PROPOSED & EXISTING
SOUTH & WEST ELEVATIONS


SHEET NUMBER:

A-4

1-30



NOTE:
 * REFERENCE DISCLAIMER ON T-1

PLAN PREPARED FOR:

CROWN CASTLE
 2055 S. STEARMAN DRIVE
 CHANDLER, AZ 85286


PROJECT INFORMATION:
LAS PALMAS
 BU 815220
 2953 GROVE STREET
 SAN DIEGO, CA 92109
 SAN DIEGO COUNTY

CURRENT ISSUE DATE:
 06/28/2019

ISSUED FOR:
 PLANNER COMMENTS

REVISIONS

REV	DATE	DESCRIPTION	BY
0	03/05/2018	90% ZONING	MD
1	03/27/2018	REVISED 90% ZONING	MD
2	04/03/2018	REVISED 90% ZONING	MD
3	04/20/2018	100% ZONING	CM
4	04/20/2018	PLOT PLAN	CM
10/16/2018		PLANNER COMMENTS	JE
06/28/2019		PLANNER COMMENTS	CM

PLANS PREPARED BY:

SAC AE DESIGN GROUP, INC.
 5015 SHOREHAM PLACE, SUITE 150
 SAN DIEGO, CA 92122
 www.sacw.com
 619.736.3706

LICENSURE:

SHEET TITLE:
 ENLARGED SITE PLAN

SHEET NUMBER:
A-2.1

1-31



SCALE: 1/4" = 1'-0" (24x36)
 (OR) 1/8" = 1'-0" (11x17)

1

**Attachment B – Form of Decision
Approving PDS2018-MUP-91-026W3**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

MARK WARDLAW
Director
KATHLEEN FLANNERY
Assistant Director

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

COMMISSIONERS

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

November 22, 2019

PERMITTEE: CROWN CASTLE (ATTN: DAIL RICHARD)
MAJOR USE PERMIT: PDS2018-MUP-91-026W3
E.R. NUMBER: PDS2019-ER-91-18-06C
PROPERTY: 2563 GROVE STREET WITHIN THE UNINCORPORATED COMMUNITY OF LINCOLN ACRES WITHIN THE COUNTY OF SAN DIEGO
APNS: 563-063-30-00 & 563-063-31-00

DECISION OF THE PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION (3300-91-026)

GRANT, as per plot plan dated October 3, 1991, consisting of 4 sheets, as amended and approved concurrently herewith, a Major Use Permit, pursuant to Section 2875 of The Zoning Ordinance, for a cellular communications facility with an approximately 22 foot monopole antenna, an approximately 12 foot by 33 foot equipment building and a 6 foot high masonry wall.

MODIFICATION TO MAJOR USE PERMIT DECISION (3301-91-026-01)

FURTHER GRANT, as per plot plan dated April 11, 1993, consisting of 4 pages and approved concurrently herewith, a Major Use Permit Modification, pursuant to Section 2875 of The Zoning Ordinance, an increase in the monopole tower height for a total height of 58 feet to the top of the antennas.

MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-91-026W3)

This Major Use Permit Modification for MUP-91-026W3 consists of 11 sheets including plot plan, equipment layout, and elevations dated June 28, 2019. This permit authorizes the modification of an existing wireless telecommunication facility through the construction and installation of a 58-foot tall faux mono-eucalyptus tree with an associated ice bridge and the removal of the existing 58-foot tall monopole as well as the construction of an extension of an existing CMU enclosure. The 58-foot tall monopole shall be removed upon the completion of the construction of the 58-foot tall faux mono-eucalyptus tree and the relocation of antennas and additional equipment from the 58-foot tall monopole to the 58-foot tall faux mono-eucalyptus tree.

Wireless telecommunication facilities subject to this Major Use Permit are considered "high visibility" facilities, therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 15 years (ending November 22, 2034, at 4:00 p.m.). This may be extended for an additional period of time through modification of this permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time. All monopoles and wireless telecommunication facilities subject to this Major Use Permit shall be reviewed for conformance with the amortization requirements outlined in Sections 6985 and 6991 of the Zoning Ordinance through the modification of this permit.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **November 22, 2021** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

.....

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

CONDITIONS FOR MAJOR USE PERMIT MODIFICATION (3301-91-026-01):

NOTE: The following conditions are in ~~strikeout~~-underline format of the original Major Use Permit (3301-91-026) Decision.

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

- A. Prior to obtaining any building or other permit pursuant to this Major Use Permit Modification, and prior to commencement of construction or use of the property in reliance on this Major Use Permit Modification, the applicant shall:
 - 1. Payoff all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works.
 - 2. Submit for the approval of the Director of Planning and Land Use a Landscape Plan in substantial conformance with the preliminary Landscape Plan on file with the Department of Planning and Land Use dated January 21, 1992. The landscaping plan shall show shrubbery and

groundcover that screens the structures, fences and other non-residential uses and structures. (N.D.)

3. Submit for the approval of the Director of Planning and Land Use a Minor Deviation to the approved Landscape Plan for P91-026. This Minor Deviation shall show 2, approximately 28 foot tall. 48 inch box Canary Island pine trees approximately 20 feet east of the tower. It shall also show three (3) 15 gallon Allepo pine trees approximately 28 to 30 feet east of the tower. All necessary hardware/procedures required to ensure accelerated growth for these trees shall be specified. The purpose of these trees is to provide visual relief from the tower up to approximately 50 feet of height.

B. Prior to any occupancy or use of the premises pursuant to this Major Use Permit Modification, the applicant shall:

1. Agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.
2. Install all landscaping and improvements shown on the approved landscaping plan and Minor Deviation to said plans. (N.D.)
3. Submit to the Director of Planning and Land Use a statement from the licensed landscape architect that all landscaping has been installed as shown on the approved landscape planting and irrigation plans and Minor Deviation to said plans. (N.D.)
4. Construct the equipment building consistent with the color and material board submitted to the Department of Planning and Land Use on December 17, 1991. (N.D.)
5. Provide evidence that the noise from the generator will not exceed the ambient noise level of the neighborhood. (N.D.)

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

- C. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6324 of The Zoning Ordinance.
- D. No loudspeaker or sound amplification system shall be used.
- E. The parking areas and driveways shall be well maintained.
- F. All landscaping shall be adequately watered and well maintained at all times. Any procedures specified in the Minor Deviation to the Landscape Plan regarding accelerated growth of the Canary Island and Aleppo pine trees shall be maintained. (N.D.)
- G. The site will not be operated in such a manner as to cause the radio frequency emissions to exceed the American National Standards Institute (ANSI) standard for human health, or other standards for safe exposure as adopted by the County. (N.D.)
- H. All rubbish, debris, dried grass, weeds, and other vegetation that may present a fire hazard shall be removed from the property and the surrounding area (minimum ten feet) shall remain clear and unobstructed of debris and vegetation.
- I. The access roadway shall remain clear and unobstructed at all times.
- ~~H.J.~~ This Major Use Permit Modification shall expire on ~~March 26, 1995~~ August 5, 1997 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.
- ~~I.K.~~ **NOTIFICATION TO APPLICANTS:** The County of San Diego hereby notifies the applicant that State law (AB 3158) effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. In order to comply with State law, the applicant should remit to the County Department of Planning and Land Use, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to "County Clerk" in the amount of \$1,275.00 for a project with a Negative Declaration, or \$875.00 for a project with an Environmental Impact Report. These fees include an authorized County administrative fee of \$25.00. The fees may be waived for projects which

are found by the Department of Planning and Land Use and the California Department of Fish and Game to have a de minimis impact on fish and wildlife resources. Failure to remit the required fee in full within the time specified above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation Code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code, provide that no project shall be operative, vested, or final until the required filing fee is paid.

J.L. DEFENSE OF LAWSUITS AND INDEMNITY: The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees, from any claim, action or proceeding against the County, its agents, officers or employees to attack, set aside, void or annul this approval or any of the proceedings, acts of determination taken, done or made prior to this approval, if the action is brought within the time period specified in Government Code Section 66499.37; and (2) reimburse the County, its agents, officers and employees for any court costs and attorney's fees which the County, its agents or officers or employees may be required to pay as a result of this approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

SPECIFIC CONDITIONS FOR MAJOR USE PERMIT MODIFICATION MUP-94-019W3: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Please note that all applicable ongoing conditions associated with the original Major Use Permit and subsequent Modification approval shall apply. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

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

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

which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

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

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

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

3. GEN#3–INSPECTION FEE

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

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

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated 11/30/2018 to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided

photos for compliance with this condition and compliance with the photo-simulations.

5. PLN#2–SITE CONFORMANCE (WIRELESS)

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans. **DESCRIPTION OF REQUIREMENT:**

The site shall be built to substantially comply with the approved plot plans.

DOCUMENTATION: The applicant shall build the site to comply with the approved plans.

Upon completion, the applicant shall provide the photographic evidence to the [PDS,

PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the

premises in reliance of this permit, the site shall be built to match the approval.

MONITORING: The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the approved plot plans.

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

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the

approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:**

The applicant shall ensure that the site conforms to the approved plot plan and building

plans. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be

seen by an adjacent residence, parcel or roadway, shall not require Modification or

Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise

generating equipment would require either Modification or Deviation of the permit). **TIMING:**

Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS,

Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the

approved Building Plans.

7. HAZ#1–HEALTH AND SAFETY PLAN

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health

and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the

facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous

Materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section contact is Joan Swanson, (858) 505-6880 or by email at

joan.swanson@sdcounty.ca.gov. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials

Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

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

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

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

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

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

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations dated 11/30/2018. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.

- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

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

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

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

11. ROADS#1-PRIVATE ROAD MAINTENANCE

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

MAJOR USE PERMIT MODIFICATION FINDINGS FOR PDS2018-MUP-91-026W3

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

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

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

Harmony:

The proposed Major Use Permit Modification consists of the construction and installation of a 58-foot tall faux mono-eucalyptus tree with an associated ice bridge and the removal of the existing 58-foot tall monopole as well as the construction of an extension of an existing CMU enclosure. The 58-foot tall monopole will be removed upon the completion of the construction of the 58-foot tall faux mono-eucalyptus tree and the relocation of antennas and additional equipment from the 58-foot tall monopole to the 58-foot tall faux mono-eucalyptus tree. The equipment necessary for the facility is currently located within a faux residence equipment shelter and a Concrete Masonry Unit (CMU) enclosure. The wireless telecommunication facility would be converted to a stealth design of a faux tree in order to be in harmony of the visual landscape of the project vicinity.

The subject property is approximately 0.4 acres and is developed with an existing 58-foot tall monopole, faux residence equipment shelter, and a CMU enclosure. Structures and objects surrounding the project site consist of mature trees and utility poles along roadways. The project is compatible with the surrounding area which is comprised primarily of motor transport highways and residential uses. In

addition, the facility is separated from residences to the east of the facility by Interstate 805 (I-805). Therefore, the project, as designed, is camouflaged and will be in harmony with the community character.

Scale and Bulk:

The project area can primarily be characterized as motor transport uses and residential uses. Mature trees and utility poles are located within the project vicinity. The 58-foot tall faux mono-eucalyptus tree would be of comparable height to utility poles, eucalyptus trees, and other vertical elements within the project vicinity.

Photo simulations on file with this Major Use Permit Modification illustrate that the proposed 58-foot faux mono-eucalyptus tree with antennas and an associated CMU equipment enclosure would be in harmony with the scale and bulk of the surrounding area and therefore would be unobtrusive to the surrounding viewshed. The wireless telecommunication facility is not visible from a Scenic Highway as identified in the County of San Diego General Plan. However, the facility is visible from I-805 which is a well-traveled public viewshed. The faux mono-eucalyptus tree will be in harmony with the existing trees and utility poles within the project vicinity. Views of the facility from I-805 and adjacent public viewsheds will be partially screened by existing vegetation and eucalyptus trees located on a knoll directly between I-805 and the project site. The design of the facility as a faux mono-eucalyptus tree will appear as an expected visual feature within the community from views of the project site. The existing equipment shelter has been designed as a faux residence with a tile roof and will continue to be screened from public views by existing vegetation. The wireless telecommunication facility has been sited further away from the nearest residence and closer to the adjacent highway.

Coverage:

The subject parcel is approximately 0.4 acres in size and all construction associated with the facility will be directly adjacent to the existing equipment shelter and CMU enclosure. Due to the small scale of the facility, the project will not contribute significantly to the existing site coverage, nor will it substantially increase the scale and bulk of the subject property. Additionally, the equipment shelter is designed as a faux residence which will be comparable to the lot coverage by other residences in the area. As such, the modifications of the existing telecommunications facility will maintain similar coverage with surrounding parcels. Considering the size of the subject lot compared with the size and location of the proposed structure, and the coverage characteristics of surrounding properties, the modification of the telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

Density:

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

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

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

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

The project is a Major Use Permit Modification for the authorization of modifications to an existing wireless telecommunication facility. The Major Use Permit modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in sections 6985 and 6991. The subject project will result in the removal of an existing monopole and the construction of a faux tree design. Photo-simulations on file with the Major Use Permit Modification demonstrate that the faux mono-eucalyptus tree and associated equipment enclosure will be in harmony with the existing neighborhood character. The facility designed as a faux tree would appear as an expected visual feature within the project vicinity as the visual landscape within the project vicinity contains mature trees located on rolling hills. The wireless facility has been sited on the easternmost portion of the project site closer to I-805 and away from residences. The line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area, such as the existing vegetation onsite.

The project has been reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The current proposed project does not contain additional noise generating equipment. The existing wireless telecommunication facility contains supporting equipment within a CMU enclosure and a faux residence equipment enclosure that were authorized by a previously Major Use Permit Modification. The project, as designed, would not cause any substantial negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to result in approximately one trip per month and will utilize Grove Street, a County-Maintained Road, as access. The use associated with this Major Use Permit is compatible with the existing rural nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and will be compatible with adjacent uses.

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

The applicant proposes a Major Use Permit Modification for the authorization of alterations to an existing unmanned wireless telecommunication facility. The subject property is approximately 0.4 acres in size and has access and utility services adequate to serve the proposed use. The removal of the existing 58-foot tall monopole and construction of the 58-foot tall faux mono-eucalyptus tree will be located on the same property directly adjacent to the existing facility. The project, as designed, would be camouflaged, would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

None identified.

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

The project is within the Village Residential General Plan Land Use Designation, and it is within the unincorporated County Island of Lincoln Acres. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

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

An Addendum dated November 22, 2019 to the previously adopted ND (Log No. 91-18-06) dated July 5, 1994 was prepared and is on file with Planning & Development Services. It has been determined that the project, as designed, would not cause any significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted ND.

WIRELESS TELECOMMUNICATION FINDINGS

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

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

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

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

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

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

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

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

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

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit

issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

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

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

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

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

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

NOTICE: The subject property contains mature trees 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, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

NOTICE: This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation and management of preserved areas as outlined in Section 17.1 (A) of the County's Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform "incidental take" under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County's Implementing Agreement.

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

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

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

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

email cc:

Dail Richard, Dail.Richard@sacw.com
Ashley Smith, Planning Manager, Planning & Development Services
Ed Sinsay, Land Development, Team Leader, Planning & Development Services
Tona Avalos, Land Development, Planning & Development Services
Sean Oberbauer, Project Planning, Planning & Development Services

Attachment C – Environmental Documentation



County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

AN ADDENDUM TO THE PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION FOR PURPOSES OF CONSIDERATION OF PDS2018-MUP-91-026W3

November 22, 2019

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

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

1. To the Project Name add: Las Palmas Wireless Telecommunications Facility Major Use Permit Modification
2. To the Project Number(s) add: PDS2018-MUP-91-026W3; PDS2019-ER-91-18-06C
3. To the first paragraph add as indicated: The Mitigated Negative Declaration for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated November 22, 2019, which includes the following forms attached.
 - A. An Addendum to the previously approved Mitigated Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated November 22, 2019.
 - B. An Ordinance Compliance Checklist



County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

November 22, 2019

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

FOR PURPOSES OF CONSIDERATION OF Las Palmas Wireless Telecommunication Facility Major Use Permit Modification PDS2018-MUP-91-026W3

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

1. Background on the previously adopted MND:

A MND for a Major Use Permit Modification for the Las Palmas Wireless Facility project (P91-026W1), Log No. 91-18-06 was adopted by the Planning Commission on August 5, 1994. The Major Use Permit Modification consisted of extending an existing 22-foot tall monopole to a maximum height of 58 feet. The adopted MND found the project would not have any potentially significant effects as the project was conditioned to install landscaping consisting of two Canary Island pine trees and three Aleppo pine trees adjacent to the new 58-foot tall monopole in order to mitigate for potential visual impacts caused by the increase in height of the monopole.

2. Lead agency name and address:

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

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

3. Project applicant's name and address:

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

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

Major Use Permit (P91-026) authorized the installation and operation of a 22-foot tall monopole with an equipment enclosure designed as a faux residence to support the facility. Major Use Permit Modification (P91-026W1) authorized an extension in height for the existing 22-foot tall monopole to a maximum height of 58 feet. A second Major Use Permit Modification (P91-026W2) was submitted but eventually withdrawn. Since the approval of the original Major Use Permit and subsequent Major Use Permit modification, three minor deviations were approved consisting of the removal and replacement of antennas and ancillary supporting equipment for the facility to the existing monopole.

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

YES



NO



The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 58-foot tall monopole and the installation of a 58-foot tall faux mono-eucalyptus tree as well as an extension of a CMU wall attached to an existing faux residence equipment shelter. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. Two ornamental trees installed as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree.

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

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

DETERMINATION:

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

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

November 22, 2019

Signature

Date

Sean Oberbauer

Printed Name

Project Manager

Title

INTRODUCTION

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

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

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

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

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

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

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 58-foot tall monopole and the installation of a 58-foot tall faux mono-eucalyptus tree as well as an extension of a CMU wall attached to an existing faux residence equipment shelter. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. Two ornamental trees installed as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree. The wireless telecommunication facility is not visible from a Scenic Highway as identified in the County of San Diego General Plan. However, the facility is visible from Interstate (I-805) which is a well-traveled public viewshed. The faux mono-eucalyptus tree will be in harmony with the existing trees and utility poles within the project vicinity. Views of the facility from I-805 and adjacent public viewsheds will be screened by existing vegetation and eucalyptus trees located on a knoll directly between I-805 and the project site. The design of the facility as a faux mono-eucalyptus tree will appear as an expected visual feature within the community from views of the project site. The intent of the Major Use Permit Modification is to visually improve the wireless facility. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to aesthetics.

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

YES

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NO

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accommodate the new 58-foot tall faux mono-eucalyptus tree. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to agriculture and forestry resources.

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

YES
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NO
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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 58-foot tall monopole and the installation of a 58-foot tall faux mono-eucalyptus tree as well as an extension of a CMU wall attached to an existing faux residence equipment shelter. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. Two ornamental trees installed as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree. The amount and duration of construction and grading activities would be lower than screening thresholds for air quality impacts. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to air quality.

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

YES
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NO
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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 58-foot tall monopole and the installation of a 58-foot tall faux mono-eucalyptus tree as well as an extension of a CMU wall attached to an existing faux residence equipment shelter. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance

pursuant to the amortization requirements outlined in Sections 6985 and 6991. Two ornamental trees installed as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to biological resources.

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

YES
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NO
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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 58-foot tall monopole and the installation of a 58-foot tall faux mono-eucalyptus tree as well as an extension of a CMU wall attached to an existing faux residence equipment shelter. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. Two ornamental trees installed as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree. The development footprint of the project will be located within a previously disturbed area directly adjacent to the existing wireless facility. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to cultural resources.

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

YES
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NO
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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 58-foot tall monopole and the installation of a 58-foot tall faux mono-eucalyptus tree as well as an extension of a CMU wall attached to an existing faux residence equipment shelter. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance

pursuant to the amortization requirements outlined in Sections 6985 and 6991. Two ornamental trees installed as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to geology and soils.

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

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

The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 58-foot tall monopole and the installation of a 58-foot tall faux mono-eucalyptus tree as well as an extension of a CMU wall attached to an existing faux residence equipment shelter. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. Two ornamental trees installed as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree. The project will not result in additional trips as the majority of trips associated with the operation of the facility consist of

approximately monthly maintenance trips. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in effects associated with greenhouse gas emissions of compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 58-foot tall monopole and the installation of a 58-foot tall faux mono-eucalyptus tree as well as an extension of a CMU wall attached to an existing faux residence equipment shelter. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. Two ornamental trees installed as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree. No additional hazardous materials will be stored on-site for the construction of the facility. The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular facilities. Potential health effects from EMR associated with the project is available from the cellular providers upon request as it is also required from the Federal Communication Commission. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to hazards and hazardous materials.

IX. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater

supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 58-foot tall monopole and the installation of a 58-foot tall faux mono-eucalyptus tree as well as an extension of a CMU wall attached to an existing faux residence equipment shelter. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. Two ornamental trees installed as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree. An updated stormwater intake form and Standard Stormwater Quality Management Plan has been submitted and reviewed for compliance with current standards. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to hydrology and water quality.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 58-foot tall monopole and the installation of a 58-foot tall faux mono-eucalyptus tree as well as an extension of a CMU wall attached to an existing faux residence equipment shelter. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. Two ornamental trees installed as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to land use and planning.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 58-foot tall monopole and the installation of a 58-foot tall faux mono-eucalyptus tree as well as an extension of a CMU wall attached to an existing faux residence equipment shelter. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. Two ornamental trees installed as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to mineral resources.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 58-foot tall monopole and the installation of a 58-foot tall faux mono-eucalyptus tree as well as an extension of a CMU wall attached to an existing faux residence equipment shelter. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. Two ornamental trees installed as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree. The current proposal does not include additional noise generating equipment. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects associated with noise.

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

YES
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NO
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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 58-foot tall monopole and the installation of a 58-foot tall faux mono-eucalyptus tree as well as an extension of a CMU wall attached to an existing faux residence equipment shelter. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. Two ornamental trees installed as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree. The project does not propose the removal of any residences. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to population and housing.

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

YES
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NO
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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 58-foot tall monopole and the installation of a 58-foot tall faux mono-eucalyptus tree as well as an extension of a CMU wall attached to an existing faux residence equipment shelter. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. Two ornamental trees installed as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree. Although wireless telecommunication facilities are not necessarily public services, the facility will still be operational during the construction of the faux tree and will continue to provide coverage and facilitate communication in the event of an emergency. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to public services.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 58-foot tall monopole and the installation of a 58-foot tall faux mono-eucalyptus tree as well as an extension of a CMU wall attached to an existing faux residence equipment shelter. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. Two ornamental trees installed as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to recreation.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 58-foot tall monopole and the installation of a 58-foot tall faux mono-eucalyptus tree as well as an extension of a CMU wall attached to an existing faux residence equipment shelter. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. Two ornamental trees installed as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree. The project will not result in additional trips as the majority of trips associated with the operation of the facility consist of approximately monthly maintenance trips. Therefore, the proposed Major Use Permit Modification

would not result in a substantial increase in the severity of previously identified and analyzed effects to transportation and traffic.

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

YES

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NO

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Since the MND was adopted for the original Major Use Permit, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. The proposed project was evaluated for tribal cultural resources as follows; however, AB-52 consultation does not apply since the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report. The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 58-foot tall monopole and the installation of a 58-foot tall faux mono-eucalyptus tree as well as an extension of a CMU wall attached to an existing faux residence equipment shelter. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. Two ornamental trees installed as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree. The development footprint of the project will be located within a previously disturbed area directly adjacent to the existing wireless facility.

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

YES

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NO

☒

The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 58-foot tall monopole and the installation of a 58-foot tall faux mono-eucalyptus tree as well as an extension of a CMU wall attached to an existing faux residence equipment shelter. The project has been submitted in order to bring the existing wireless

telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. Two ornamental trees installed as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree. The development footprint of the project will be located within a previously disturbed area directly adjacent to the existing wireless facility. The facility will still be operational during the construction of the faux tree and will continue to provide coverage and facilitate communication to motorists traveling along I-805 and to residences in the surrounding area. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to utilities and service systems.

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

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

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

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

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

The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 58-foot tall monopole and the installation of a 58-foot tall faux mono-eucalyptus tree as well as an extension of a CMU wall attached to an existing faux residence equipment shelter. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. Two ornamental trees installed as landscaping during the first MUP Modification will be removed in order to accommodate the new 58-foot tall faux mono-eucalyptus tree. The intent of the project overall is to bring the wireless telecommunication facility into conformance with current standards.

Attachments

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

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

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

California Environmental Quality Act, CEQA Guidelines

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

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

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

California Public Resources Code, CPRC, Sections 40000-41956

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

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

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

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

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

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

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

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

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

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

Public Resources Code Sections 4290 and 4291

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

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

The Resource Conservation and Recovery Act (RCRA), 1976

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

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

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF

**Las Palmas Wireless Telecommunication Facility
Major Use Permit Modification,
PDS2018-MUP-91-026W3; PDS2019-ER-91-18-06C**

November 22, 2019

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

YES
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NO
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NOT APPLICABLE/EXEMPT
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The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

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

YES
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NO
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NOT APPLICABLE/EXEMPT
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The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Conformance Statement Dated October 31, 2019.

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

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

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

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

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

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

Steep Slopes:

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

Sensitive Habitats:

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

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

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the development footprint of the project does not contain any archaeological resources. The scope of the proposed project will construct a 58-foot tall faux mono-eucalyptus tree directly adjacent to an existing wireless facility in a development footprint where previous earth disturbing activities have occurred including the installation of landscaping associated with the original project. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES

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NO

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NOT APPLICABLE

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

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

YES

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NO

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NOT APPLICABLE

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

The project is zoned Urban Residential (RU) and is subject to a restrictive sound level requirement of a one-hour average 45 dBA limit at the project property line. The current project does not propose any additional noise generating equipment. Primary noise sources from the existing site consist of supporting equipment within an existing equipment shelter designed as a faux residence. The project also consists of the extension of a Concrete Masonry Unit (CMU) wall which will also assist in attenuating noise. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required.



LAUREN M. WASSERMAN
DIRECTOR
(619) 694-2862

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

MAIN OFFICE
5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (619) 694-2860

FIELD OFFICE
334 VIA VERA CRUZ
SUITE 150
SAN MARCOS
CALIFORNIA 92069-2638
(619) 591-9092

July 5, 1994

NOTICE OF NEGATIVE DECLARATION

P91-026W¹, Log No. 91-18-06

U.S. West Cellular

FINDING:

The Planning Commission examined the Initial Study below on August 5, 1994, and found, in exercise of its independent judgment, that the proposed project will not have a significant effect on the environment, and that an Environmental Impact Report need not be prepared pursuant to the San Diego County Procedures for Environmental Impact Review revised August, 1992.

INITIAL STUDY SUMMARY

PROJECT DESCRIPTION AND LOCATION:

Requested modification to existing permit P91-026. The site presently contains as allowed by permit, an equipment building approximately 35 feet by 20 feet and a monopole tower supporting cellular antennas with a total height of 22 feet. These structures are contained within a leased area of 2,500 square feet. The requested modification would increase the monopole tower height for a total height of 58 feet to the top of the antennas. No other changes are proposed. The site is located at 2613 Grove Street, National City, in the Lincoln Acres area of San Diego County.

THOMAS BROS. COORDINATES: 69/D1 FIELD CHECKED: Yes ANALYST: M. Sloop

Lincoln Acres, County Islands County Plan
S87 Use Regulation

(5) Residential; 4.3 du/acre
1 du/2.5 acres

ENVIRONMENTAL SETTING:

This gently sloping .4 acre site is fully developed with an existing residence, garage, and accessory building and the existing cellular telecommunications equipment on a 2,500 square foot leased portion. The site is located on a small knoll immediately west of Interstate 805 in an area of small single-family houses. The nearest residences are 67, 91 and 110 feet from the monopole tower. Mature landscaping exists on and around the site. No native resources exist on-site.

P91-026W¹, Log No. 91-18-06

-2-

POTENTIALLY SIGNIFICANT EFFECTS:

1. Increasing the total height of the tower/antenna structure to 58 feet will increase the height 36 feet above the existing structure. This will result in the structure being visible to additional areas.
2. The site's purpose is to transmit radio frequency radiation to the surrounding area. This radiation has been shown, in sufficient doses to be harmful to human health. The initial study for the existing facility demonstrated that the maximum radio frequency radiation at ground level would be 5% of the American National Standards Institute (ANSI) standards for human health next to the tower, and 2½% at the fence line. Elevating the radiating antennas an additional 36 feet will lower the radiation to an even lower percentage of the standard. Thus the radiation is not expected to pose a significant health risk.

MITIGATING MEASURES PROPOSED BY APPLICANT:

Prior to obtaining any building permit or other permit pursuant to this Major Use Permit, and prior to commencement of construction, the applicant shall:

1. Obtain a Minor Deviation to the existing landscape plan for P91-026 to include:
 - a. Two, 28-foot tall, 48 inch box, Canary Island pine trees to be planted approximately 20 feet east of the monopole; and
 - b. Three, 15-gallon allepo pine trees to be planted 28 to 30 feet east of the monopole.

REASONS TO SUPPORT FINDINGS (MITIGATED) OF NEGATIVE DECLARATION:

The potentially significant visual impact will be mitigated by the additional landscaping and no other adverse environmental impacts have been identified.

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

P91-026W¹, Log No. 91-18-06

-3-

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



GERALD M. HERMANSON
Chairman
Planning and Environmental Review Board

GMH:MS:jcr

cc: Mike Sloop, Project Manager
Sierra Club
Audubon Society
California Native Plant Society
Project Processing (0650)
Planning/Sponsor Group
US West Cellular of CA, Inc., 3785 Sixth Avenue, San Diego, CA 92103
Lettieri-McIntyre and Associates, 1551 Fourth Avenue, Suite 430, San Diego, CA 92101

ND0694\911806.694-jb

Attachment D – Environmental Findings

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**LAS PALMAS WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2018-MUP-91-026W3
ENVIRONMENTAL LOG: PDS2019-ER-91-18-06C**

ENVIRONMENTAL FINDINGS

November 22, 2019

1. Find that the Addendum on file with Planning & Development Services as Environmental Review Number PDS2019-ER-91-18-06C was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein prior to approving the project; and

Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted Mitigated Negative Declaration dated July 5, 1994 and adopted on August 5, 1994, that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the Mitigated Negative Declaration was adopted as explained in the Environmental Review Update Checklist dated June 21, 2019.

2. Find that the proposed project is exempt from the Resource Protection Ordinance (RPO) per Section 86.603(a) of the RPO (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management and Discharge Control Ordinance (County Code, section 67.801 et seq.).
4. Find that the project is consistent with the Multiple Species Conservation Plan (MSCP) and the County Subarea Plan and that the project is in conformance with the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Conformance Statement dated October 31, 2019 on file with Planning & Development Services (Environmental Review Number PDS2019-ER-91-18-06C).

**MULTIPLE SPECIES CONSERVATION PROGRAM
CONFORMANCE STATEMENT
PDS2018-MUP-91-026W3;
Las Palmas Wireless Telecommunication
Facility Major Use Permit Modification
APN: 563-063-30-00, 563-063-31-00**

October 31, 2019

Summary

The project proposes a Major Use Permit Modification to an existing wireless telecommunication facility. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

Statement of Fact

Staff has determined that the project can demonstrate conformance with the California Environmental Quality Act (CEQA) through the processing of an Addendum in accordance with Sections 15162 through 15164 of the CEQA Guidelines to the previously adopted Mitigated Negative Declaration dated July 5, 1994. The project consists of the construction of a 58-foot tall faux mono-eucalyptus tree adjacent to an existing equipment shelter and 58-foot tall monopole. All equipment and antennas on the 58-foot tall monopole will be relocated to the new 58-foot tall faux mono-eucalyptus tree. The project site is zoned for single family residences and previously had an existing single family until approximately 2008. The new 58-foot tall faux mono-eucalyptus tree will be constructed on a previously disturbed portion of the project site adjacent to existing facilities. Therefore, the project demonstrates conformance with the Biological Mitigation Ordinance.

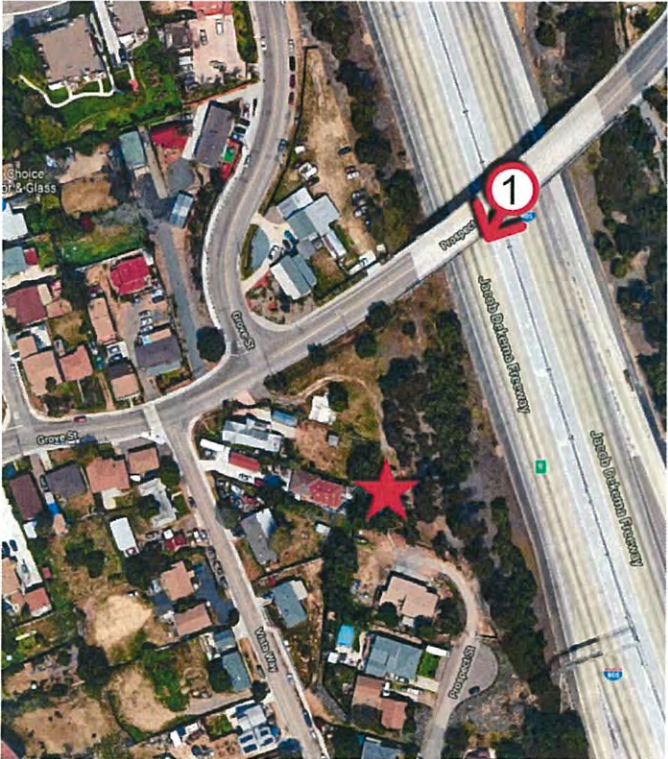
There are no sensitive habitats or species within the proposed project area. The project site consists portions of remaining lots that previously had a residence on the property until 2008. The footprint of the proposed wireless telecommunication facility will be located on disturbed/urban developed portion of the property and adjacent to the existing equipment enclosure of the wireless telecommunication facility. As a Tier IV habitat, no on-site preservation is required and impacts to urban/developed habitat do not require mitigation under the Biological Mitigation Ordinance. No impacts to wildlife corridors or linkages will occur as the project site does not support geological, topographic or habitat features that would function in a corridor capacity. Furthermore, the site is not classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value and does not support sensitive species. Given the current site conditions, the proposed project footprint, and the surrounding land uses, development of this project will not hinder the formation of a future preserve system.

Conclusion

After consideration of the above facts, the proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance. No take authorization for incidental or deliberate impacts to state or federally listed species is granted with this determination. While no impacts to listed species are anticipated based on staff's review of the project, the applicant is responsible for ensuring that none occur and/or appropriate authorization has been obtained.

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

PHOTOSIMULATION VIEWPOINT 1



LAS PALMAS
BU 815220
2563 GROVE STREET
SAN DIEGO, CA 91950



EXISTING



1-81

NEW



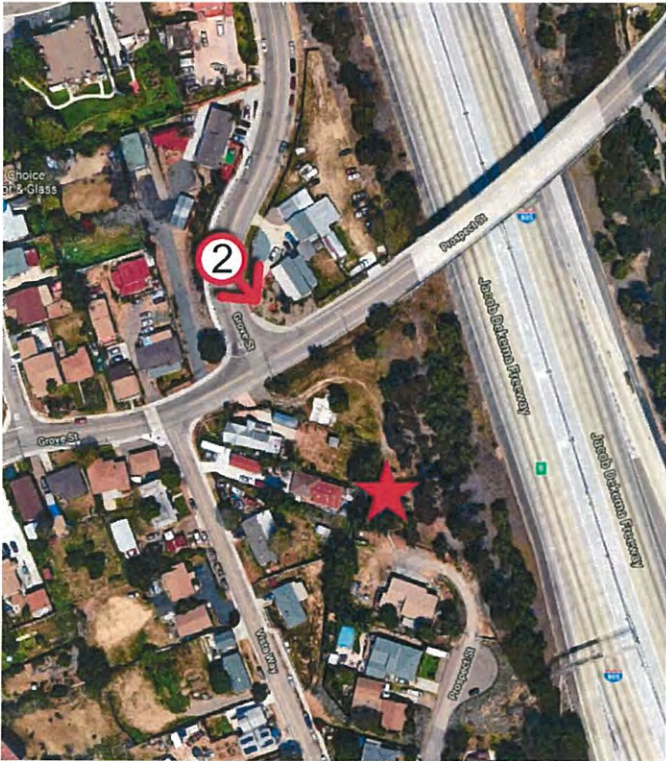
NOTE:
EXISTING MONOPOLE TO BE REMOVED AND
REPLACED WITH NEW MONOEUCALYPTUS
IN NEW LOCATION

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

PHOTOSIMULATION VIEWPOINT 2

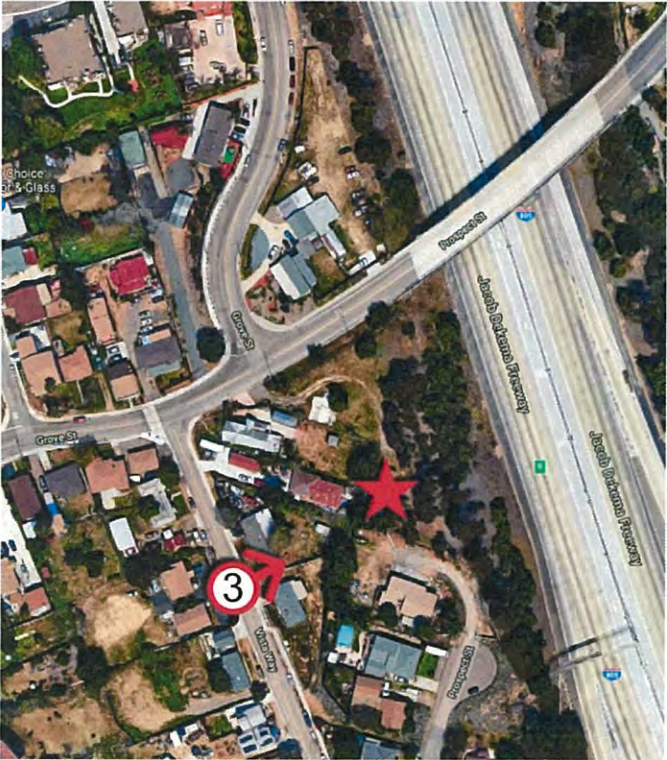


LAS PALMAS
BU 815220
2563 GROVE STREET
SAN DIEGO, CA 91950



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PHOTOSIMULATION VIEWPOINT 3



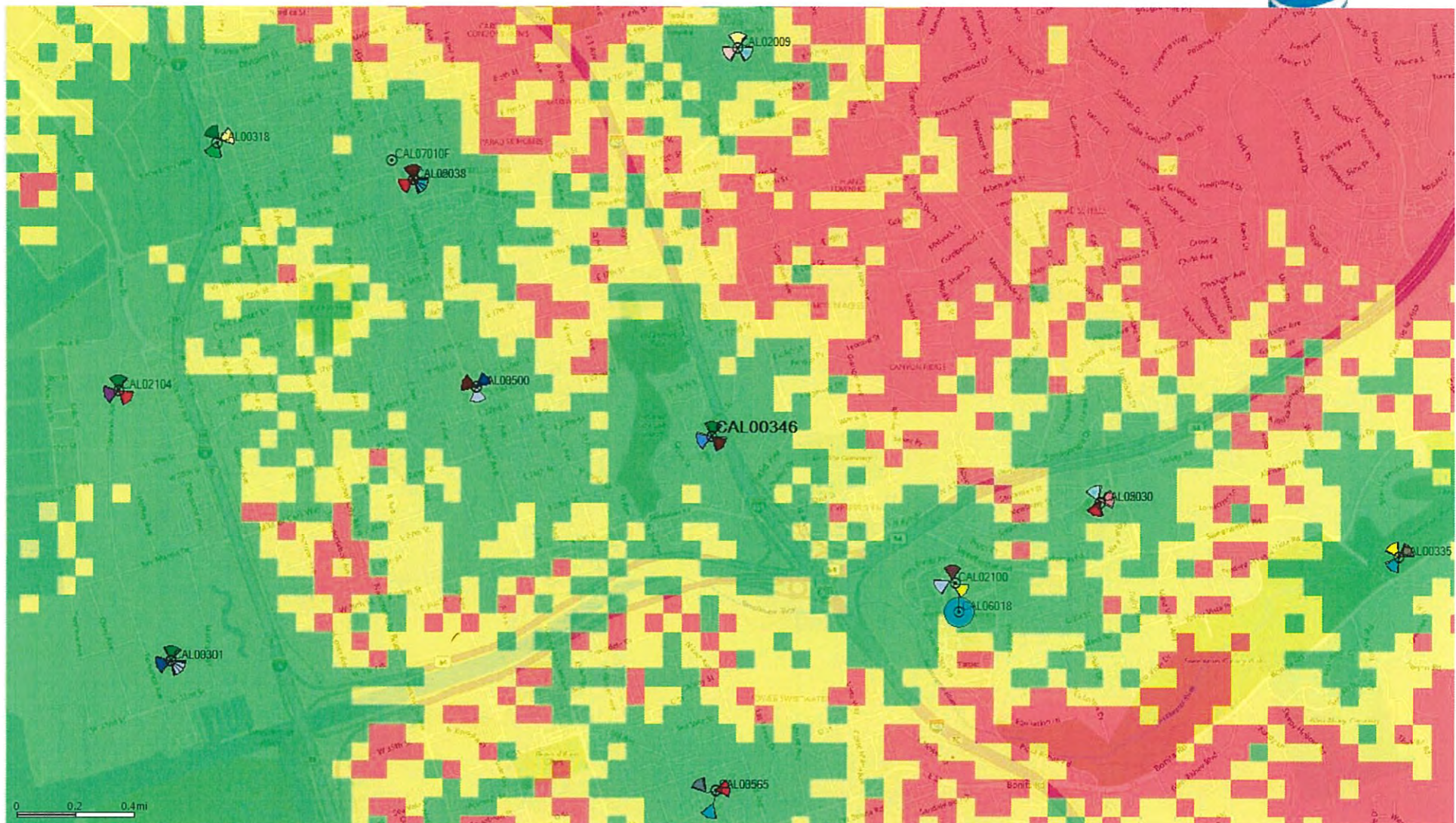
LAS PALMAS
BU 815220
2563 GROVE STREET
SAN DIEGO, CA 91950



NOTE:
EXISTING MONOPOLE TO BE REMOVED AND
REPLACED WITH NEW MONOECALYPTUS
IN NEW LOCATION

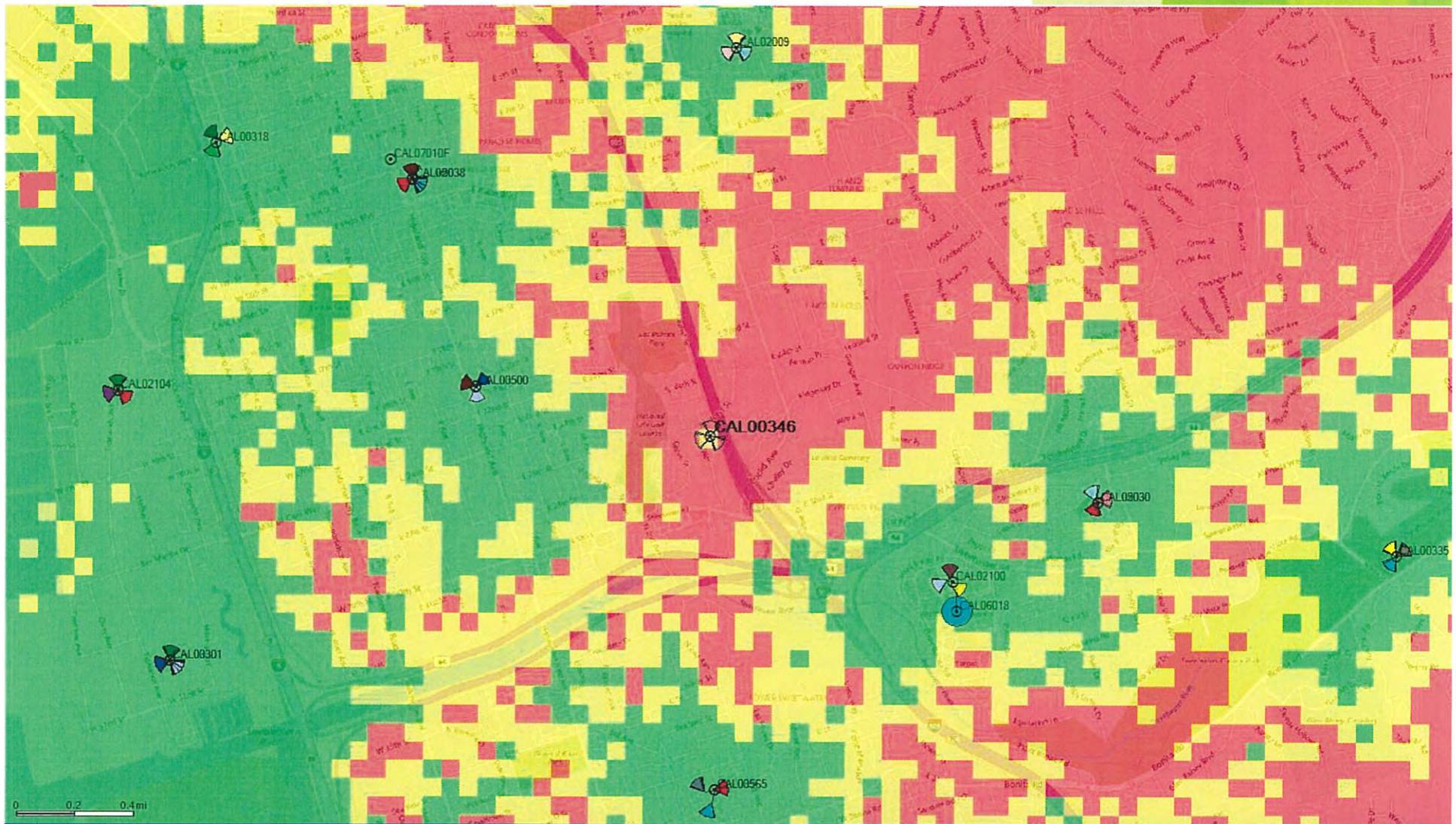
DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

Coverage with CAL00346.



	Min	Max	Legend
Green			Good Coverage
Yellow			Weak Coverage
Red			Marginal to No Coverage

Coverage without CAL00346



	Min	Max	Legend
Green			Good Coverage
Yellow			Weak Coverage
Red			Marginal to No Coverage



Crown Castle Project: Las Palmas

Existing Site Location Description

Record ID: PDS2018-MUP-91-026W3

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

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

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

In response to the County's request for information regarding co-location potential, Crown Castle has attempted to identify other wireless telecommunications facilities located within a one-quarter (1/4) mile radius of the site. No other such facilities were found. The next closest facilities are approximately 1/3 miles away, which is too far for them to be viable alternatives. Those site locations are listed below.

Alternate Site #1 (Existing monopole)

Address: 2909 Shelby Drive, National City, CA 91950

- Located approx. 0.3 miles from existing site. Too far away to be a suitable alternative to existing site.

Alternate Site #2 (Existing monotree)

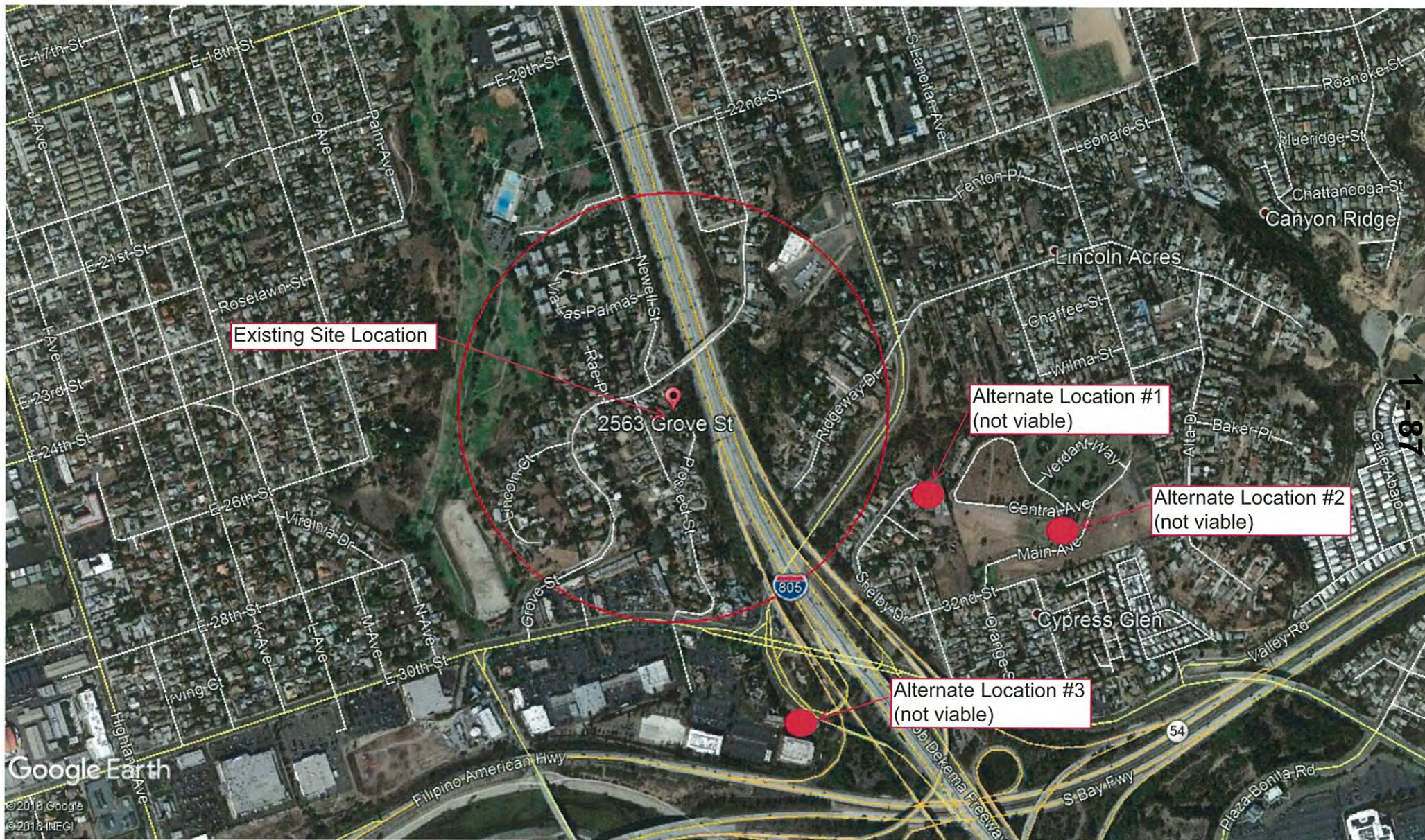
Address: 3191 Orange Street, National City, CA 91950

- Located approx. 0.3 miles from existing site. Too far away to be a suitable alternative to existing site.

Alternate Site #3 (Existing commercial sign)

Address: Corner of Sweetwater Road & Euclid Avenue , National City, CA 91950

- Located approx. 0.3 miles from existing site. Too far away to be a suitable alternative to existing site.



Attachment F – Ownership Disclosure

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