



Planning Commission Hearing Report

Date:	May 15, 2020	Case/File No.:	ATC Olivenhain Wireless Telecommunication Facility Major Use Permit Modification; PDS2019-MUP-95-012W2; PDS2019-ER-95-8-12B
Place:	No in Person Attendance Allowed – Teleconference Only - County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	1790 Rancho Summit Drive
Agenda Item:	#1	General Plan:	Public/Semi-Public Facilities (P/SP)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Rural Residential (RR)
Applicant/Owner:	PlanCom Inc. on behalf of California Tower, Inc.	Community:	San Dieguito Community Plan Area
Environmental:	CEQA § 15164 Addendum	APN:	264-591-13-00

A. OVERVIEW

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed Major Use Permit (MUP) Modification and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Based on staff's analysis, it is the position of Planning & Development Services (PDS) that the required findings can be made, and staff recommends approval of the MUP Modification, with the conditions noted in the attached MUP Modification decision (Attachment B).

The proposed MUP Modification will remove an existing 60-foot tall wireless telecommunication facility monopole and authorize the planting of landscaping, installation of equipment, and construction of a 68-foot tall faux mono-broadleaf tree.

B. REQUESTED ACTIONS

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

- a. Adopt the Environmental Findings included in Attachment D, which concludes that the previously adopted Negative Declaration (ND) is adequate with an Addendum.
- b. Approve the MUP Modification PDS2019-MUP-95-012W2, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. BACKGROUND

On September 1, 1995, the County of San Diego Planning Commission (Planning Commission) approved a MUP (Record ID: P95-012) for a wireless telecommunication facility consisting of a 60-foot tall monopole with whip antennas that reached a maximum height of approximately 75 feet, as well as a 390 square foot equipment building in a 1,000 square foot lease area.

On June 8, 2012, the Planning Commission approved a MUP Modification to authorize the installation of a standby generator within a 8-foot and 10-inch tall and approximately 110 square foot noise enclosure.

Since the original approval of the wireless telecommunication facility and subsequent MUP Modification, several minor deviations and building permits have been approved resulting in the wireless telecommunication facility containing antennas and equipment for Verizon Wireless and AT&T with antennas reaching a maximum height of 63 feet on the 60-foot monopole.

D. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a MUP Modification to remove the existing 60-foot tall monopole, and construct, operate, and maintain a 68-foot tall faux mono-broadleaf tree wireless telecommunication facility on the subject property within the San Dieguito Community Plan Area.

The MUP Modification has been submitted 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 60-foot tall monopole to the 68-foot tall faux mono-broadleaf tree (Figures 1 and 2). Supporting equipment for the site includes a standby generator, authorized by the previously approved MUP Modification, located in an adjacent equipment enclosure. The new 68-foot tall faux mono-broadleaf tree will be located approximately 70-feet southeast of the existing monopole. Ten small trees and three large trees will be planted along the northwestern property line of the project site to screen the existing wireless telecommunication facility equipment enclosures (Figure 2). The existing generator enclosure will be re-painted to match the exterior of the existing water tank on-site. Approximately 65 feet of trenching is required for the project in order to install cables that will connect the new 68-foot tall mono-broadleaf tree to the existing wireless telecommunication facility equipment shelter. Access to the wireless telecommunication facility is provided by Rancho Summit Drive, a public road within the City of Encinitas.



Figure 1: Existing 60-foot tall monopole looking toward project site.



Figure 2: Proposed 68-foot tall faux mono-broadleaf tree looking toward project site.

2. Subject Property and Surrounding Land Uses

The project is located on an approximately 5-acre site owned by the Olivenhain Municipal Water District in the San Dieguito Community Plan Area (Figure 3). The project site contains a water tank and three wireless telecommunication facilities consisting of a 60-foot monopole with two wireless carriers, a 52-foot faux tree, and antennas located on the existing water tank. The City of San Marcos is located directly north of the project site and the City of Encinitas is located directly south of the project site. The One Oak 28 single-family residence development is currently under construction in the City of Encinitas and is located south of the project site along Rancho Summit Drive. Elfin Forest Road, a Scenic Highway identified in the County of San Diego General Plan, is located approximately one-mile northeast of the project site. Surrounding land uses can primarily be categorized as open space and residential uses (Figure 4).

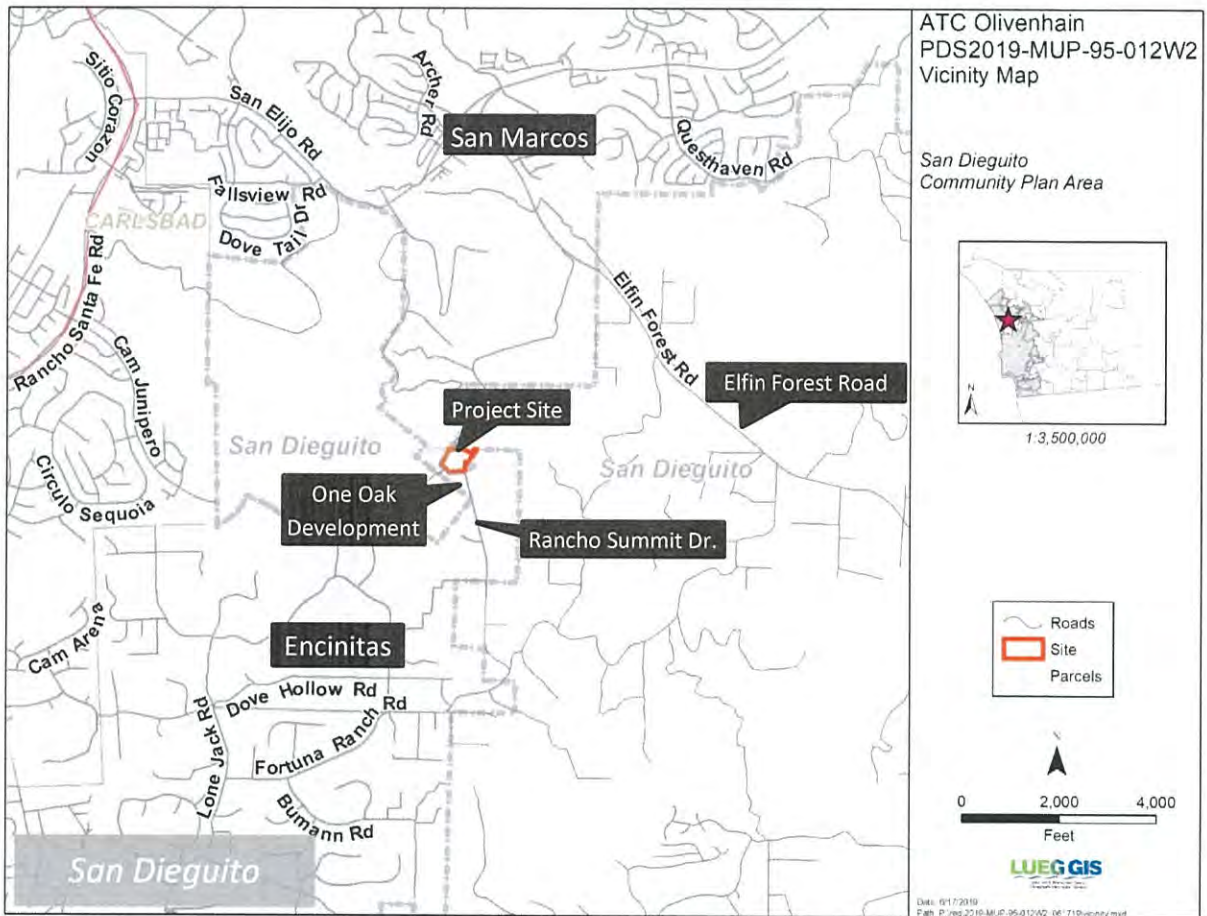


Figure 3: Aerial photograph showing proposed project site and project vicinity



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

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Public/Semi-Public Facilities (P/SP), Open Space – Conservation (OS-C), City of San Marcos	Rural Residential (RR), City of San Marcos	Hidden Canyon Road	Vacant Land, Open Space, City of San Marcos
East	Public/Semi-Public Facilities (P/SP), City of Encinitas, Semi-Rural (SR-4)	Rural Residential (RR), Open Space (S80), City of Encinitas	N/A	Vacant Land, Open Space, Residential, City of Encinitas
South	City of Encinitas, Semi-Rural (SR-10)	Rural Residential (RR), City of Encinitas	Rancho Summit Drive	Vacant Land, Open Space, Residential, City of Encinitas
West	City of Encinitas, Semi-Rural (SR-10)	Rural Residential (RR), City of Encinitas)	Rancho Summit Drive	Vacant Land, Open Space, Residential, City of San Marcos

E. ANALYSIS AND DISCUSSION

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

1. **Key Requirements for Requested Actions**

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies required under the San Dieguito Community Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with the County's Wireless Ordinance?
- e. Does the project comply with CEQA?

2. **Analysis**

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

Amortization

The existing wireless telecommunication facility is located in a residential zone and is defined as "high visibility" according to Sections 6985 and 6991 of the Zoning Ordinance. MUP findings have been made to support the continued operation of the facility and for the proposed 68-foot tall faux mono-broadleaf 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 60-foot tall monopole with a 68-foot tall faux mono-broadleaf tree.

Site Plan Analysis

The proposed changes to the existing wireless telecommunication facility are designed to be compatible with the surrounding land uses, vegetation, and topography. The proposed 68-foot tall, faux mono-broadleaf tree will appear as a mature tree which matches the existing vegetation on the project site. The new faux mono-broadleaf tree will not be located closer to residences than the existing monopole and has been positioned further away from the property line than the existing monopole. The equipment enclosures for the facility will be screened by existing on-site vegetation as well as by proposed landscaping served by an on-site irrigation system. The facility will be comparable in height to existing vertical elements on the subject property and to those within the project vicinity such as mature trees and electrical lattice towers near the northeastern corner of the project site.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas and natural features. The project site is located less than a mile southwest of Elfin Forest Road, a Scenic Highway identified in the County of San Diego General Plan. However, the faux mono-broadleaf tree will not be visible from Elfin Forest Road due to intervening topography and

mature vegetation located along Elfin Forest Road. The design of the facility as a faux mono-broadleaf tree will appear as an expected visual feature within the community as the project site contains numerous mature trees. The proposed project also includes landscape screening along the western property line to screen the existing supporting equipment enclosures from adjacent views (Figure 2). The applicant has coordinated with Shea Homes, the developer of the adjacent One Oak residential subdivision, to identify landscape screening that is compatible with the residential development. 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 residences within the Cities of San Marcos and Encinitas. The site is zoned RR (Rural 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 also analyzed. However, all other wireless telecommunication facilities are located outside the target coverage area of the facility. The nearest preferred zone is located over two miles away as the surrounding area is primarily open space or residential uses. The applicant pursued placing antennas onto the adjacent on-site water tank, however, the Olivenhain Municipal Water District is in the process of relocating antennas off existing tanks. The facility is designed to accommodate multiple carriers including Verizon Wireless and AT&T which reduces the need to construct multiple wireless telecommunication towers or faux trees. 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 over the adjacent water tank and to allow adequate co-location opportunities for Verizon Wireless and AT&T on the faux mono-broadleaf tree. The GSA maps for both carriers can also be found in Attachment E.

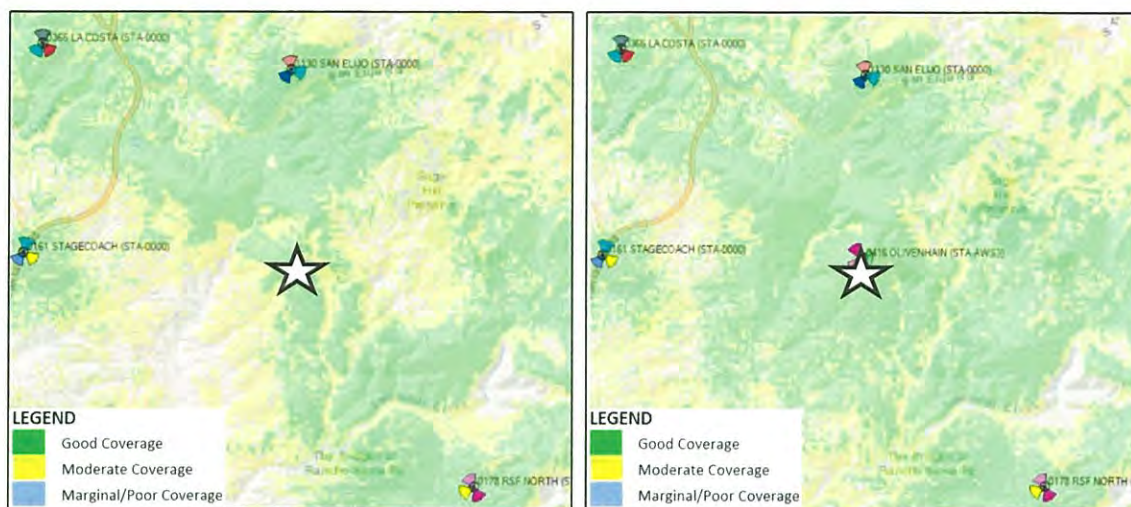


Figure 5: Coverage without proposed project (left) and coverage with the proposed project (right).

3. 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 E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property. GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.	The proposed 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 standby generator that will allow the proposed wireless telecommunication facility to operate in the event of a power outage or other emergency situation.
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-broadleaf tree will continue to provide co-location opportunities for multiple carriers, including for Verizon Wireless and AT&T equipment that will be relocated to the new faux tree, thereby satisfying this policy.

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Rural Residential (RR) zone with the incorporation of conditions of approval (See Table E-2).

Table E-2: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RR	Yes, upon approval of a MUP Modification.
Animal Regulation:	V	N/A
Density:	-	N/A
Lot Size:	4 AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a MUP Modification.
Lot Coverage:	-	N/A
Setback:	B	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 68-foot tall faux mono-broadleaf tree. The design and height of the project will be in conformance with the height requirement upon approval of the MUP Modification.	Yes ☒ No ☐
Section 4800 of the Zoning Ordinance requires that the project meet the "B" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 50-foot rear yard setback.	The proposed new location of the faux mono-broadleaf tree will be located out of all required setbacks including front, rear, and side yard setbacks.	Yes ☒ No ☐

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 cannot consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also, information is not required from the applicant concerning the effects from RF emissions associated with the project. Information regarding potential health effects is available from the cellular providers upon request as it is 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 required from the Federal Communication Commission.

Table E-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 shelters and enclosures containing Verizon Wireless and AT&T equipment for the site are less than 10 feet in height. The subject project proposes landscaping along the western property line that will screen the existing equipment shelters and enclosures. The project site also contains mature vegetation that help screen the facility from public views.	Yes ☒ No ☐
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 proposed 68-foot tall faux mono-broadleaf tree will be located over 68 feet from the nearest property line and is compliant with the required setback equal to the height of the tower in accordance with Section 6985 of the Zoning Ordinance.	Yes ☒ No ☐
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-broadleaf tree will be compliant with all required setbacks including front, rear, and side yard setbacks. The proposed faux mono-broadleaf tree will be located over 68 feet from the nearest property line.	Yes ☒ No ☐

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 RR and is subject to the most restrictive one-hour average sound level limit of 45 dBA at the property lines as required in 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 equipment structure and will not produce noise levels which will exceed the 45 dBA requirement at the property line. Therefore, the project will comply with the County Noise Ordinance.	Yes ☒ No ☐
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-broadleaf 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 ☒ No ☐
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 68-foot tall faux mono-broadleaf tree that is designed to avoid adverse visual impacts.	Yes ☒ No ☐

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with the CEQA. An Addendum dated May 15, 2020 to the previously adopted ND (Log No. 95-8-12) dated June 6, 1995 has been prepared and is on file with Planning & Development Services. It has been determined that the project, as designed, will not cause any significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted ND.

F. COMMUNITY PLANNING GROUP AND/OR DESIGN REVIEW BOARD

On July 11, 2019, the San Dieguito Community Planning Group (CPG) recommended approval of the MUP Modification with conditions by a vote of 7-0-0-6 (7-Yes, 0-No, 0-Abstain, 6-Vacant/Absent). The San Dieguito CPG conditions included repainting the generator enclosure, minimizing noise impacts during testing by the existing standby generator, utilizing appropriate branching and socks for the faux tree, maintaining any faded leaves or socks on the faux tree, and coordinating with Shea Homes as they are developing the adjacent subdivision in order to determine appropriate landscape screening for the project.

The proposed project has been conditioned to repaint the generator enclosure to match the color of the adjacent water tank. The standby generator located within a noise enclosure approved by the previous MUP modification, is designed to attenuate noise to be in conformance with the Noise Ordinance. The project is conditioned to be in conformance with the submitted plans and photo-simulations including visual maintenance of the wireless facility and has been designed as a faux tree to complement the existing on-site vegetation and trees. The applicant has coordinated with Shea Homes in order to identify specific species of landscaping for the proposed project including the planting and installation of ten small trees and three large trees along the western property line. All of the San Dieguito CPG recommendations have been included as conditions or design features of the project if approved.

The San Dieguito CPG Meeting Minutes and correspondence with Shea Homes are included in Attachment E.

G. PUBLIC INPUT

No formal comments were received by County Staff 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.

H. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D, which concludes that the previously adopted Mitigated Negative Declaration (MND) is adequate with an Addendum.
2. Approve the MUP Modification PDS2019-MUP-95-012W2 make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

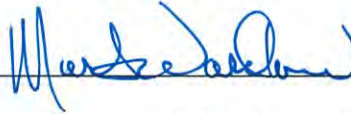
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Report Approved By:

Mark Wardlaw, Director
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AUTHORIZED REPRESENTATIVE: _____



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2019-MUP-95-012W2
Attachment C – Environmental Documentation
Attachment D – Environmental Findings
Attachment E – Public Documentation
Attachment F – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis
Attachment G – Ownership Disclosure

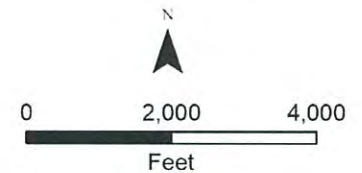
Attachment A – Planning Documentation

ATC Olivenhain
PDS2019-MUP-95-012W2
Vicinity Map

San Dieguito
Community Plan Area

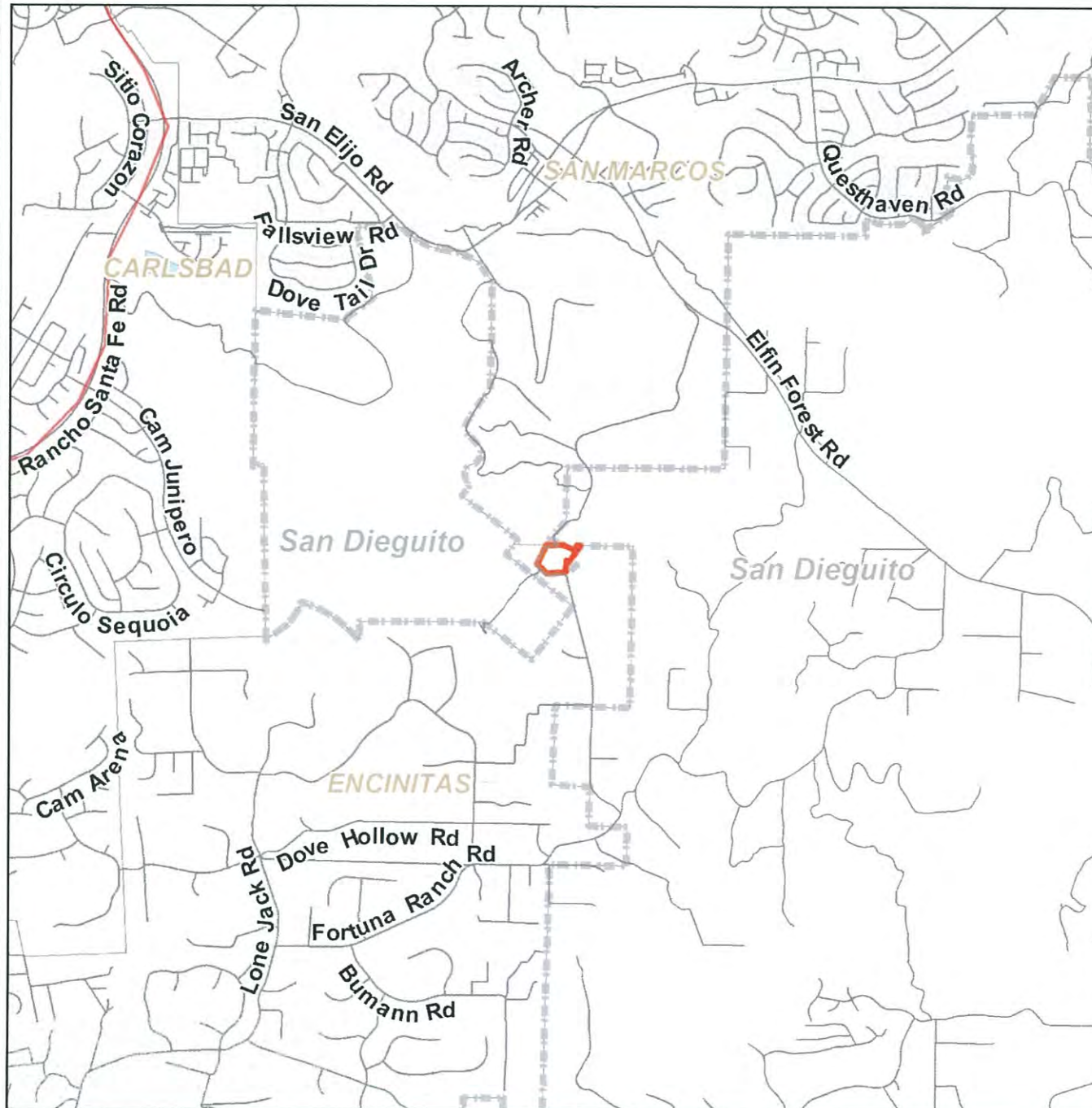


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Geographic Information Systems

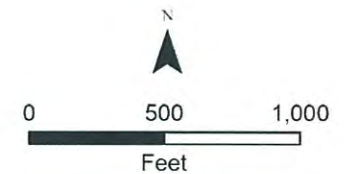
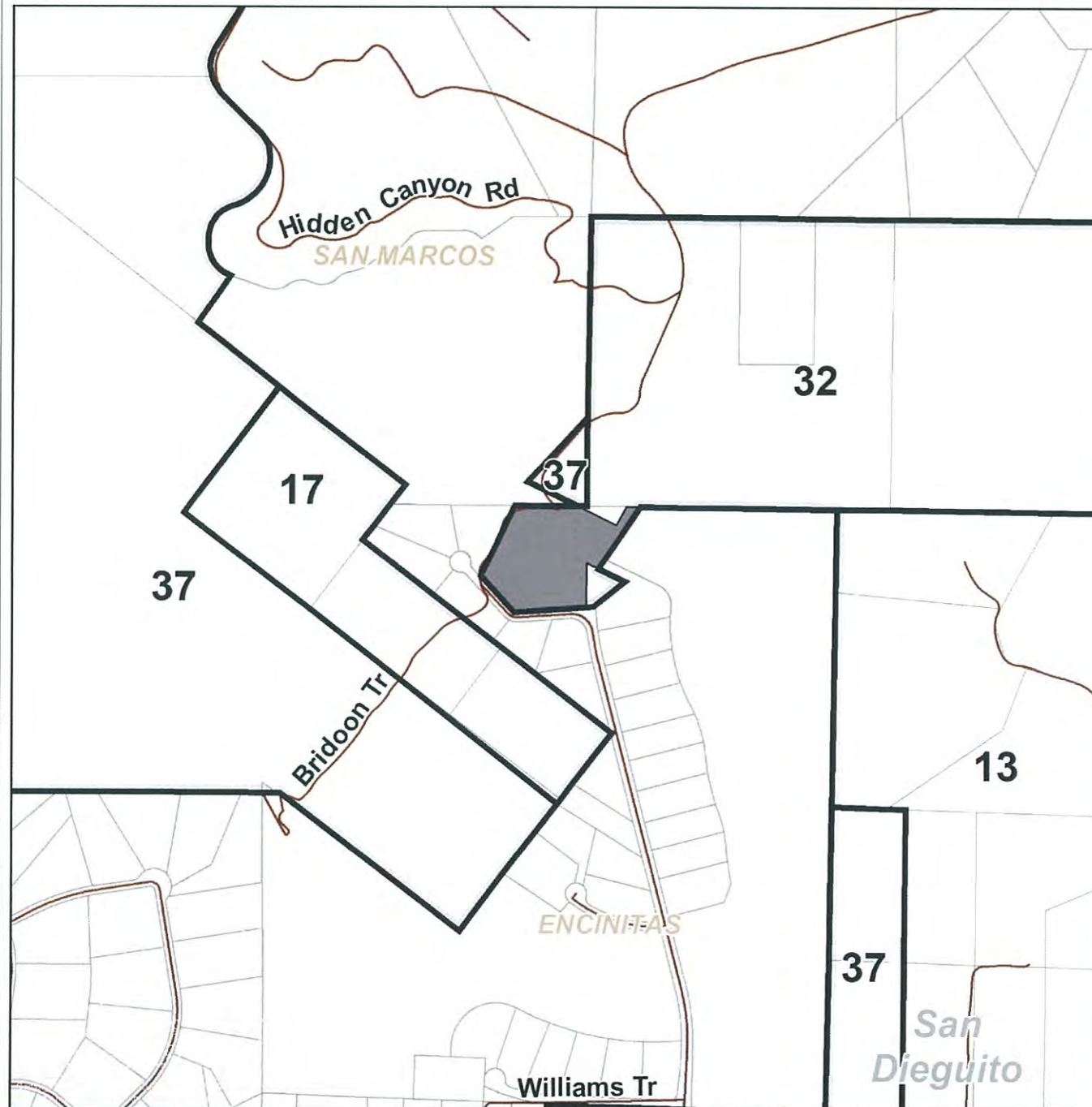
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General Plan

*San Dieguito
Community Plan Area*

- (13) Semi-Rural Residential (SR-4)
- (17) Semi-Rural Residential (SR-10)
- (32) Public/Semi-Public Facilities
- (37) Open Space (Conservation)



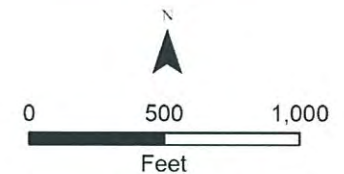
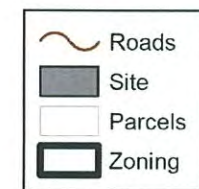
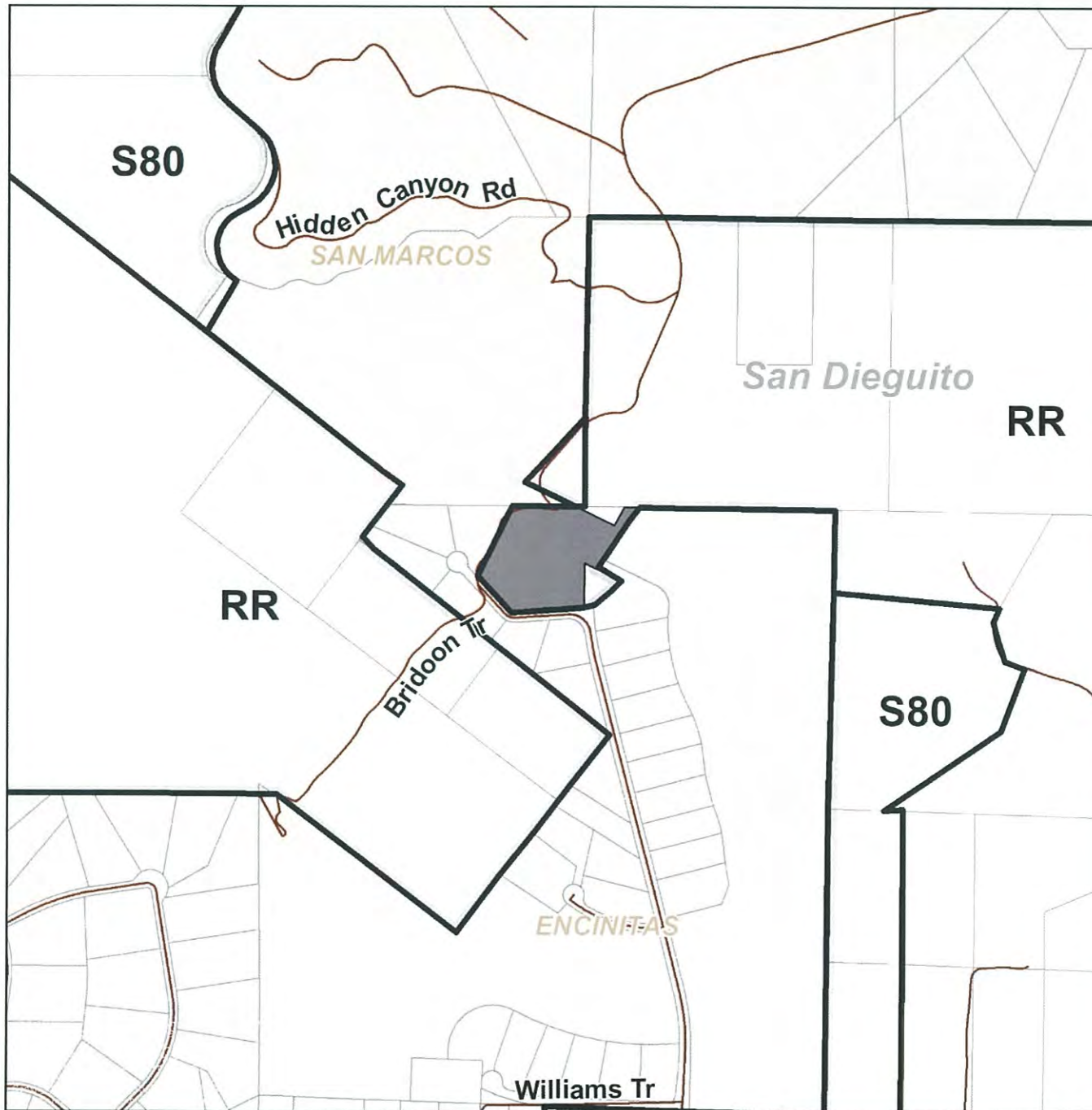
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Zoning

San Dieguito
Community Plan Area

RR - Rural Residential

S80 - Open Space



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PDS2019-MUP-95-012W2

San Dieguito Community Plan Area

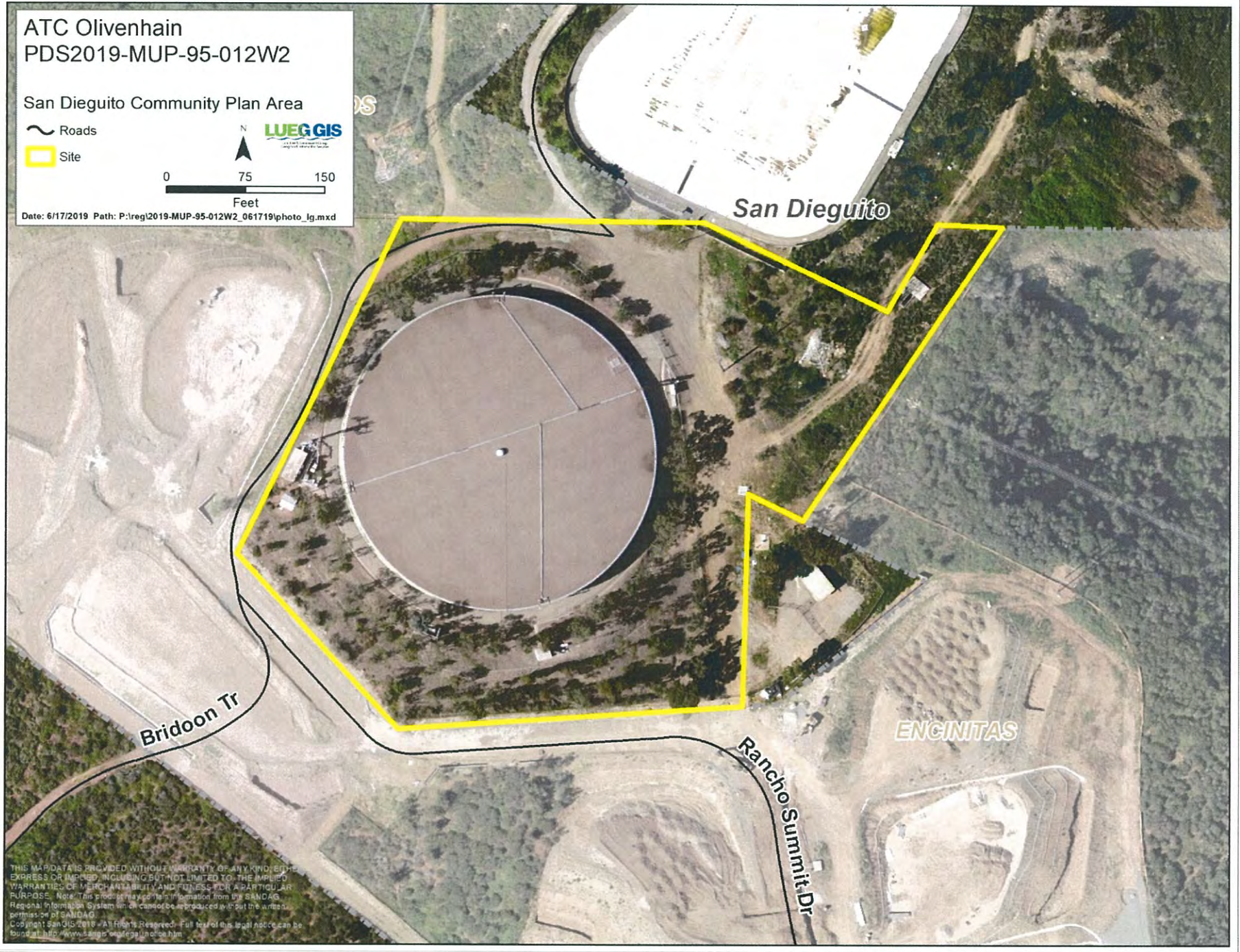
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San Dieguito Community Plan Area

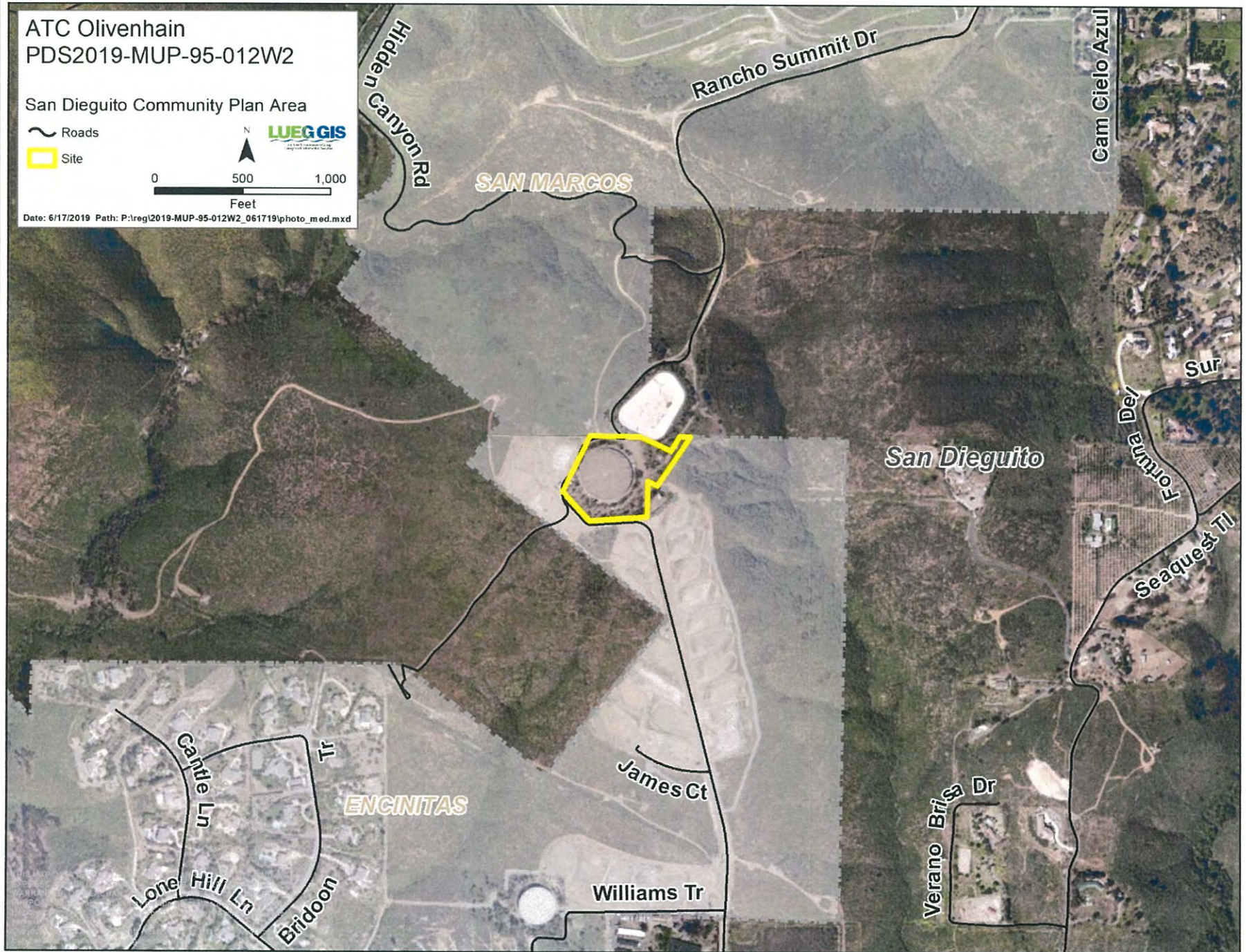
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San Dieguito Community Plan Area

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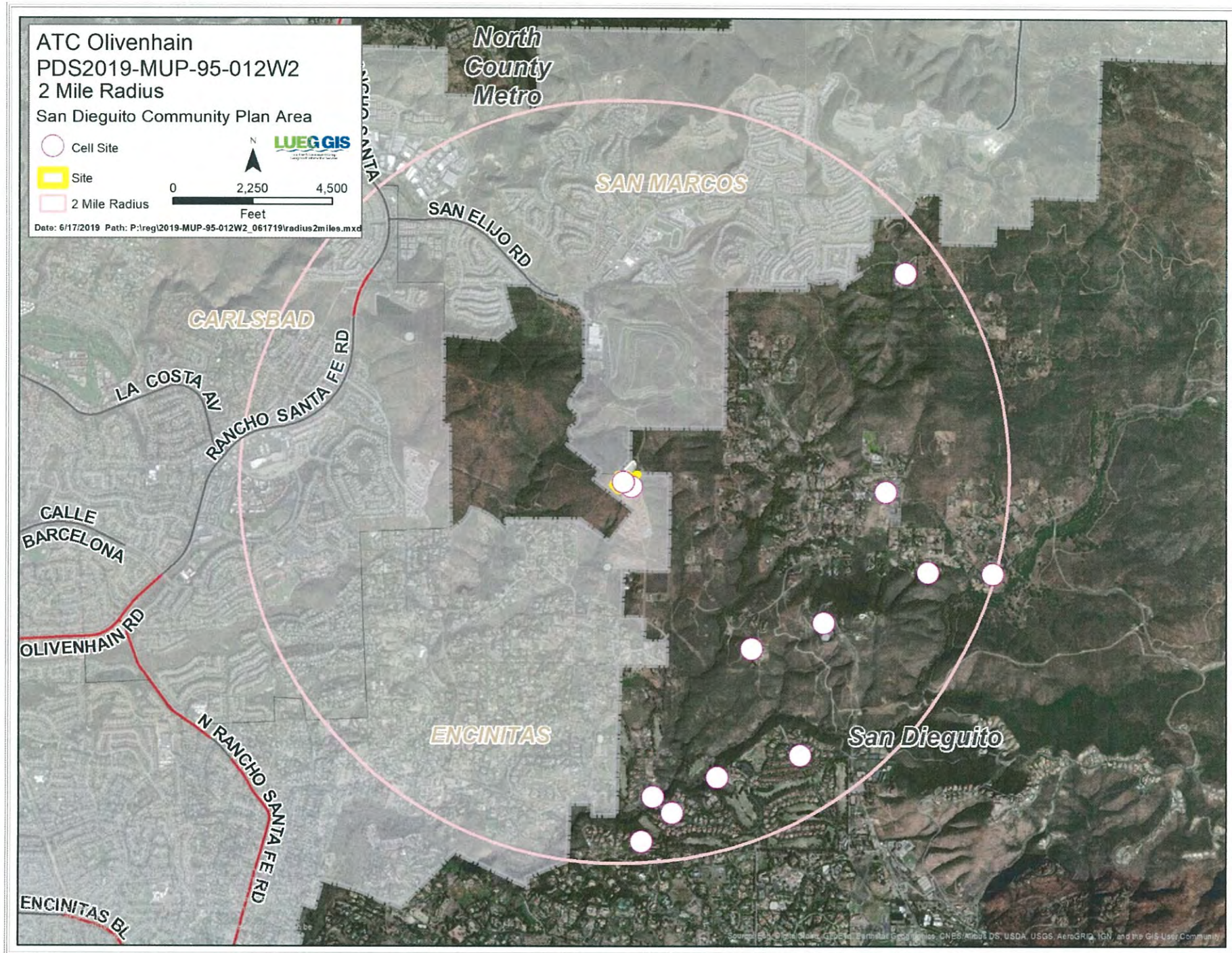
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PROJECT SUMMARY

FIELD SURVEY DATE: 09-04-18
DATE DEDICATED: 1700 RANCHO SUMMIT DRIVE ENCINITAS, CA 92024-7251
PARCEL INFORMATION:
 OWNED: OLIVEHAIN MUNICIPAL WATER DISTRICT, PUBLIC AGENCY
 TAX PARCEL NOS.: 264-031-13-00 264-031-13-01 22309-00-00 AND 22309-00-01
 PREL NO.: 106-007150
TOTAL AREA:
 APPOINT PARCEL: 4.4 ACRES
 AT/LEASE AREA: 2.50 ACRES
 15 ACCESS EASEMENT: 12.21 SQ. FT. OR 0.28 ACRES
GEOGRAPHIC COORDINATES OF CORNER:
 LATITUDE: 33.0447 64°N LONGITUDE: 117.122427°W
 VERTICAL DATUM: NAVD 83 HORIZONTAL DATUM: NAD 83
 CORNED ELEVATION: 452.79
REMARKS: ARE BASED ON CALIFORNIA STATE PLANE COORDINATES, ZONE 6.
ELEVATION:
 FOR THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X.
 COMMUNITY PANEL NO.: 0695870000 DATE: 05-16-12
BOUNDARY NOTES:
 THIS SURVEY DOES NOT CONSTITUTE A SURVEY OF THE EMBANKMENT FACILITY.
 ANY PARCEL PROPERTY LINES SHOWN HEREON ARE FROM SUPPLIED INFORMATION AND ARE NOT TO BE RELIED UPON.
LEGAL DESCRIPTION STATEMENTS:
 AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF ENCROACHMENTS AS FOLLOWS:
 A. PORTION OF ACCESS EASEMENT ENDS INTO THE 200.00' E & E TRANSMISSION LINE EASEMENT.
 B. SHELTER INTO ZONING SETBACK LINE BY 8' MAXIMUM OF 2.3'.
 AT THE TIME OF THIS SURVEY, THERE WERE NO LEGAL DESCRIPTIONS PROVIDED FOR THE AT/LEASE AREA OR ACCESS EASEMENT WHICH WOULD BE REMOVED BY THE AS-BUILT SURVEY DESCRIPTIONS SHOWN HEREON.

SURVEYOR'S NOTES

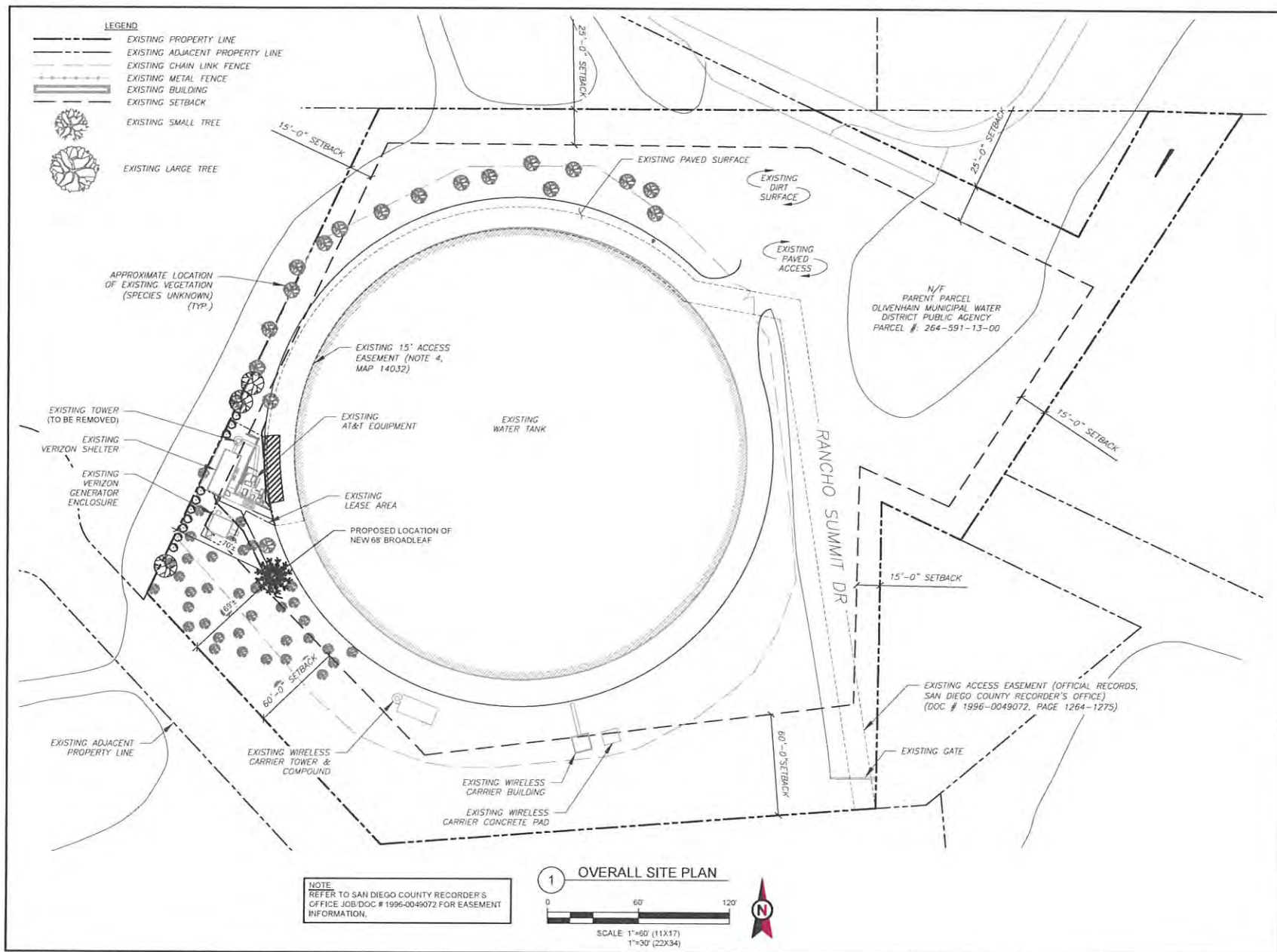
1. THERE IS ACCESS TO THE LEASE AREA BY RANCHO SUMMIT DRIVE PRIVATE RIGHT OF WAY, AS THE AS-SURVEYED ACCESS EASEMENT SHOWN HEREON HAS BEEN EASEMENT RECORDED AS DEED 1700 RANCHO SUMMIT DRIVE.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY.
3. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP (RUMP OR SANITARY AREAS).
5. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
6. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. THIS SURVEY WAS PREPARED TO SHOW THE EVIDENCE OF AMERICAN TOWER CORPORATION AND IMPROVEMENTS PROXIMAL TO SAID INTERESTS. IT DOES NOT CONSTITUTE AN AS-BUILT SURVEY OF THE ENTIRE EMBANKMENT FACILITY.
8. THERE WAS NO VISIBLE EVIDENCE OF UTILITIES SERVING THE TOWER EMBANKMENT, THEREFORE UNABLE TO PROVIDE AN AS-SURVEYED UTILITY EASEMENT DESCRIPTION.
9. UNLESS OTHERWISE SPECIFIED, UTILITY POLES DO NOT IDENTIFY OWNERSHIP.
10. ALL CALLERS ARE MEASURED UNLESS OTHERWISE NOTED.

ZONING INFORMATION

ZONE: E1
SETBACKS:
 FRONT: 150'
 SIDE: 30'
 REAR: 150'

LEGAL DESCRIPTIONS

THIS PROPERTY IS A PORTION OF LOT 1, A 4.4 ACRES SECTION 1, TOWNSHIP 13 SOUTH, RANGE 1 WEST, SAN BERNARDINO COUNTY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 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3681, 3682, 3683, 3684, 3685, 3686, 3687, 3688, 3689, 3690, 3691, 3692, 3



AMERICAN TOWER®
ATC TOWER SERVICES, LLC
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NOTWITHSTANDING THE ARCHITECT NOT THE ENGINEER WILL BE PROVIDING QUALITY CONTROL REVIEW OF THE PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR DISCREPANCY OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION OF THE DRAWING WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	CWB	04/17/19
2	ADD SILT FENCES ESMTS	ND	04/23/19
3	PER ZONING COMMENTS	NRP	05/26/19

ATC SITE NUMBER:

300655

ATC SITE NAME:

OLIVENHAIN

SITE ADDRESS:

1750 RANCHO SUMMIT DR.
ENCINITAS, CA 92024

SEAL



Authorized by "EOR"
 Feb 3 2020 5:39 PM

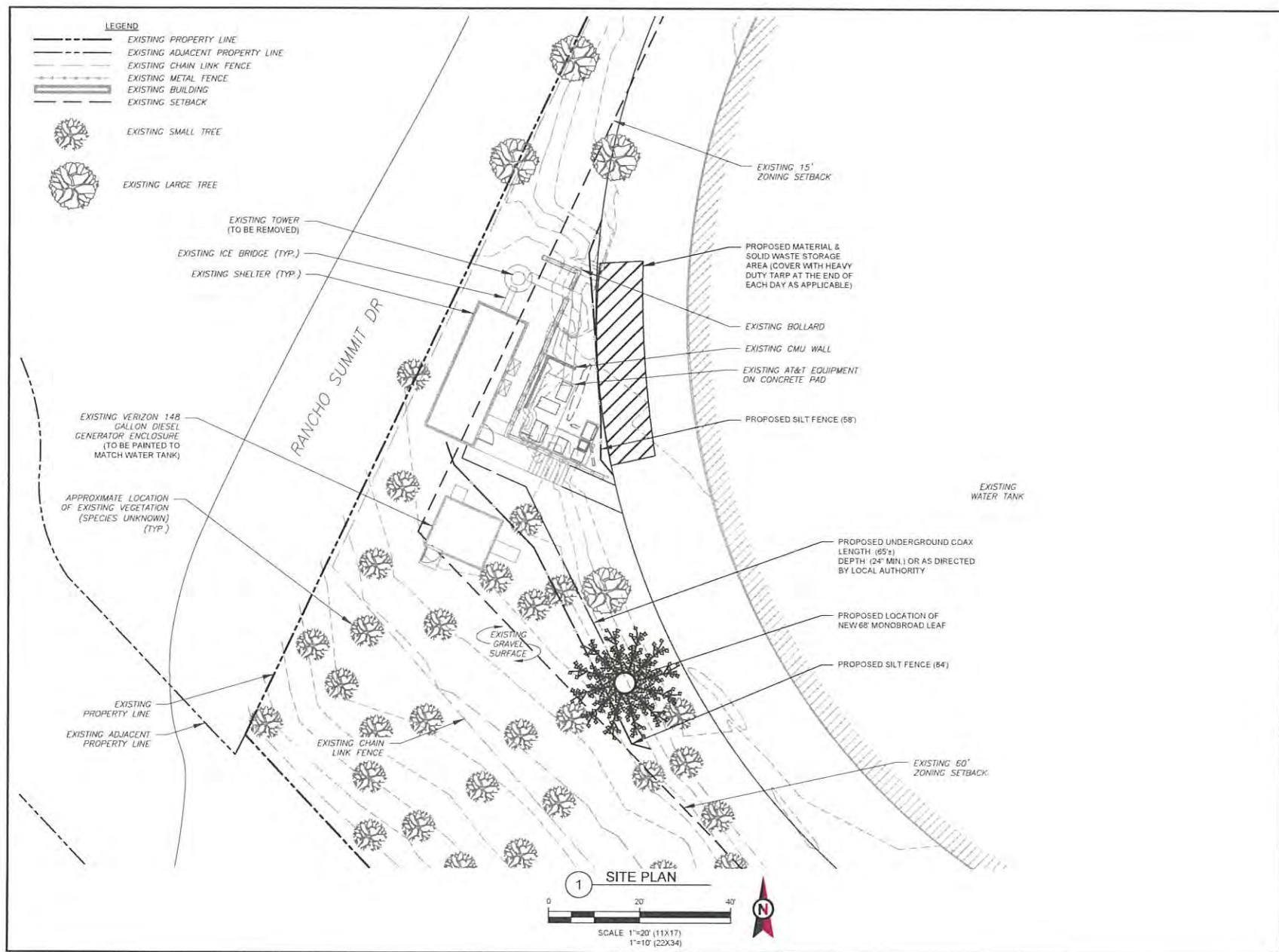
cosign

DRAWN BY	ND
APPROVED BY	WEG
DATE DRAWN	04/17/19
ATC JOB NO	12478863

OVERALL SITE PLAN

SHEET NUMBER	REVISION
C-101	3

1-25



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THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS COMPLETED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING OR STATE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES ANY PRIOR TO THE START OF CONSTRUCTION. THE DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	CWB	04/17/19
2	ADD SILT FENCES & ESMTS	ND	04/23/19
3	PER COMMENTS	NRP	07/03/19
4	PER ZONING COMMENTS	NRP	08/26/19

ATC SITE NUMBER

300655

ATC SITE NAME

OLIVENHAIN

SITE ADDRESS

1790 RANCHO SUMMIT DR,
ENCINITAS, CA 92024

SEAL



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Feb 3 2020 5:39 PM

cosign

DRAWN BY	ND
APPROVED BY	WEG
DATE DRAWN	04/17/19
ATC JOB NO.	12478863

SITE PLAN

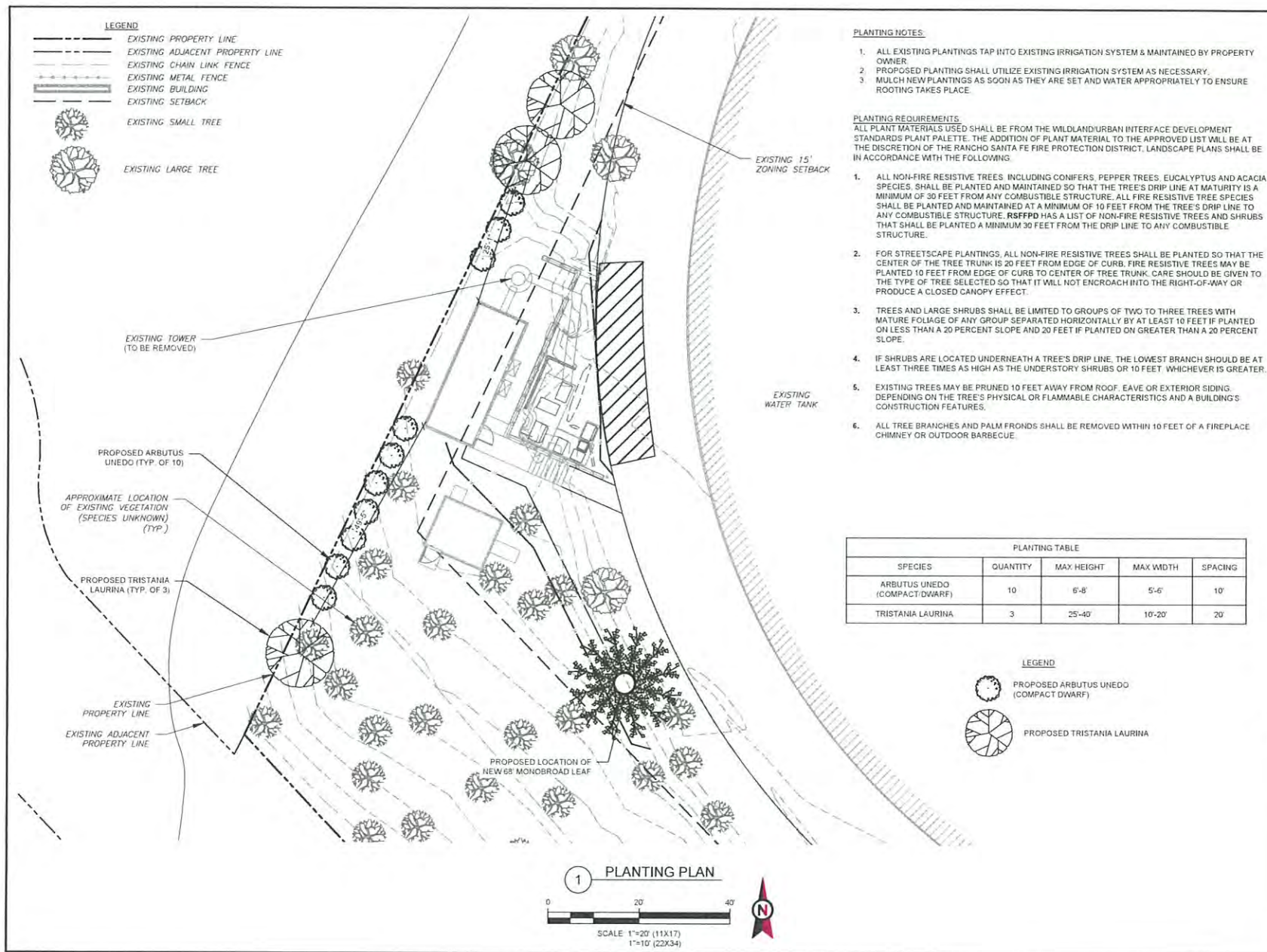
SHEET NUMBER

C-102

REVISION

3

1-26



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THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIC PROJECT IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING INSITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADJUST AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	CWB	04/17/19
1	ADD SILT FENCE & ESMTS	ND	04/23/19
2	REVISED PLANTINGS	NRP	06/25/19
4	TREE SPECIES	TC	09/27/19
5	REVISED TREE LAYOUT	NRP	01/22/20

ATC SITE NUMBER:
300655

ATC SITE NAME:
OLIVENHAIN

SITE ADDRESS:
1790 RANCHO SUMMIT DR.
ENCINITAS, CA 92024

SEAL

LICENCED PROFESSIONAL ENGINEER
SCOTT ROBERT
C 90765
EXP. 12/31/21
CIVIL
STATE OF CALIFORNIA

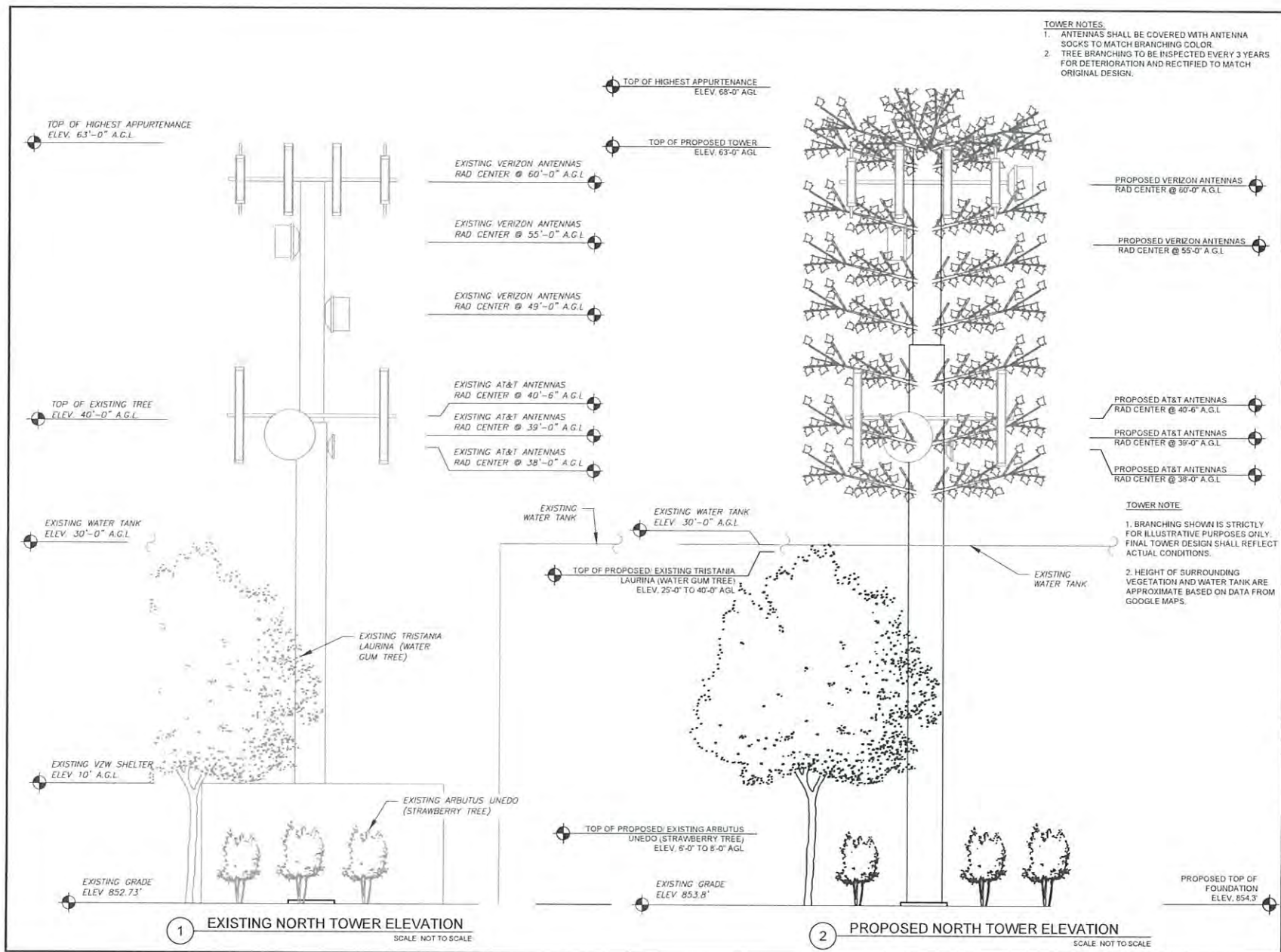
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DRAWN BY	ND
APPROVED BY	WEG
DATE DRAWN	04/17/19
ATC JOB NO.	12478863

PLANTING PLAN

SHEET NUMBER	REVISION
C-103	4

1-27



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ATC TOWER SERVICES, LLC
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CARY, NC 27518
PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIC CARRIERS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS COMPLETED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES, ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	CWB	04/17/19
1	TREE SPECIES	TC	09/26/19
2			
3			
4			

ATC SITE NUMBER:
300655
ATC SITE NAME:
OLIVENHAIN

SITE ADDRESS:
1790 RANCHO SUMMIT DR.
ENCINITAS, CA 92024



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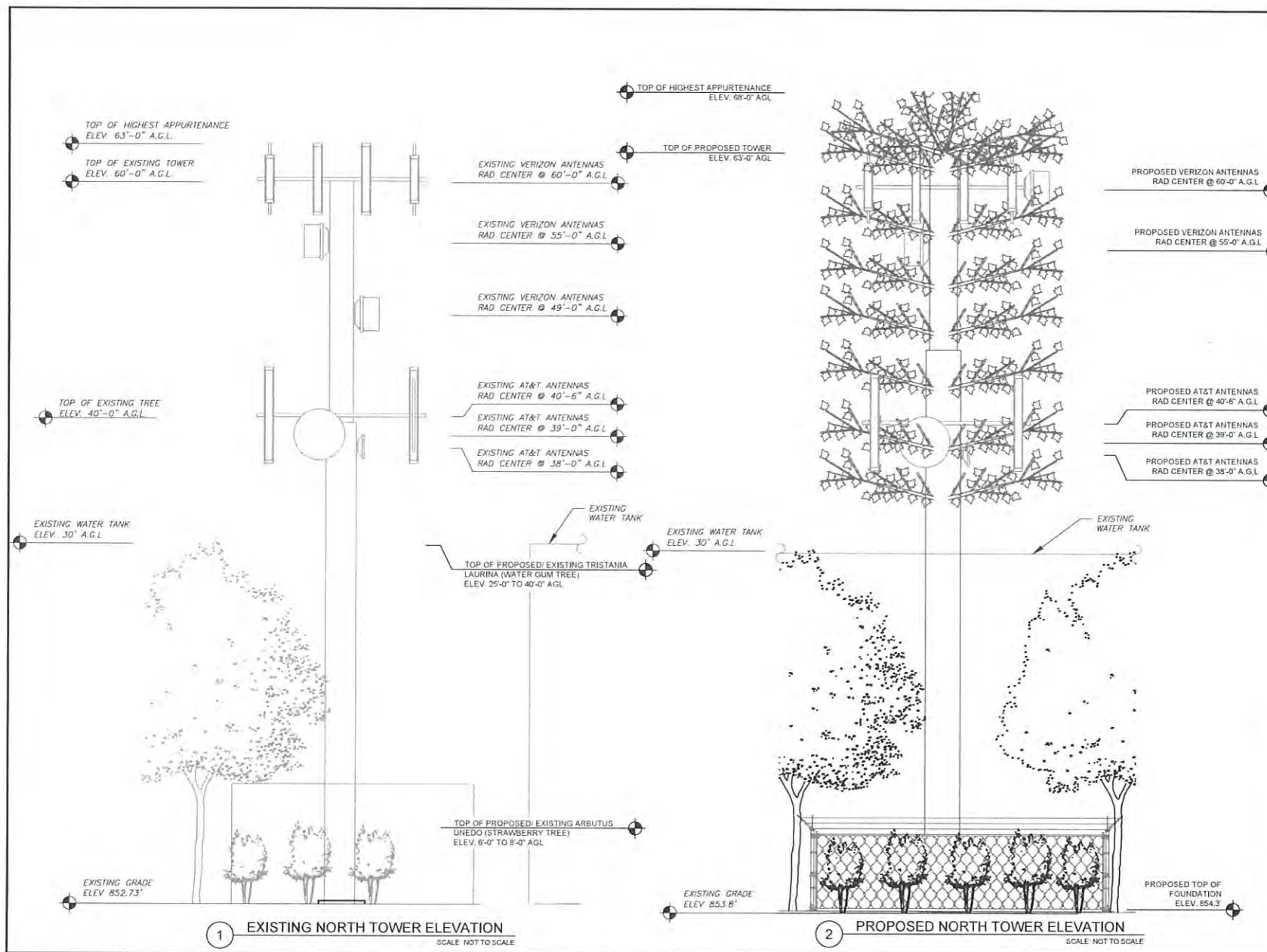
cosign

DRAWN BY:	ND
APPROVED BY:	WEG
DATE DRAWN:	04/17/19
ATC JOB NO.:	12478803

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-201	4

1-28



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ATC TOWER SERVICES, LLC
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SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
Δ	FOR CONSTRUCTION	CMB	04/17/19
Δ	TREE SPECIES	TC	09/26/19
Δ			
Δ			

ATC SITE NUMBER

300655

ATC SITE NAME

OLIVENHAIN

SITE ADDRESS
1790 RANCHO SUMMIT DR.
ENCINITAS, CA 92024

SEAL



Authorized by "EOR"
Feb 3 2020 5:39 PM

cosign

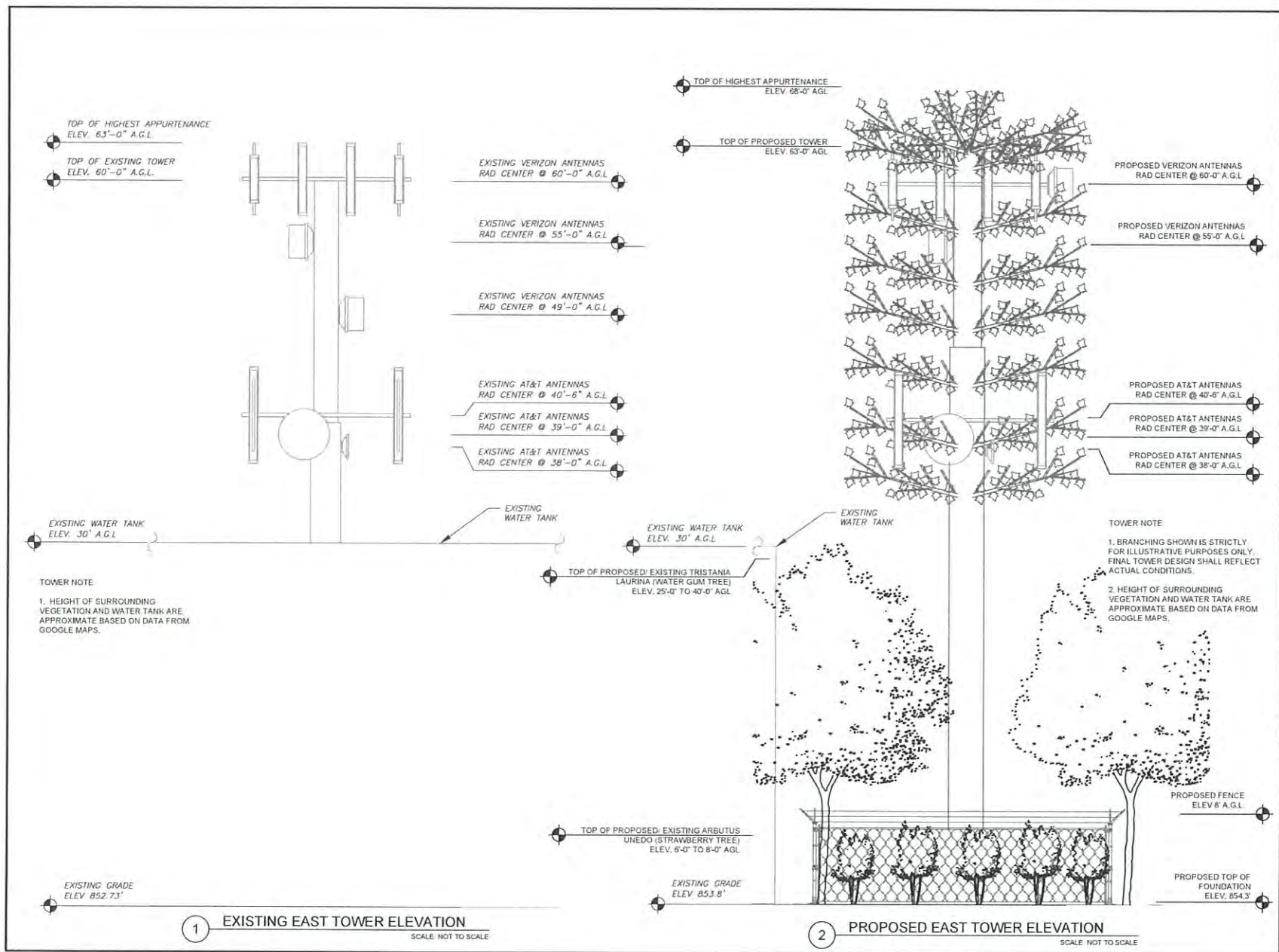
DRAWN BY	ND
APPROVED BY	WEG
DATE DRAWN	04/17/19
ATC JOB NO.	12478863

EXISTING TOWER
ELEVATIONS

SHEET NUMBER
C-202

REVISION
4

1-29

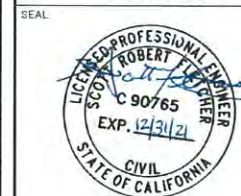


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SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	CWB	04/17/19
1	TREE SPECIES	TC	09/26/19
2			
3			
4			

ATC SITE NUMBER:
300655
ATC SITE NAME:
OLIVENHAIN
SITE ADDRESS:
1790 RANCHO SUMMIT DR.
ENCINITAS, CA 92024



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cosign

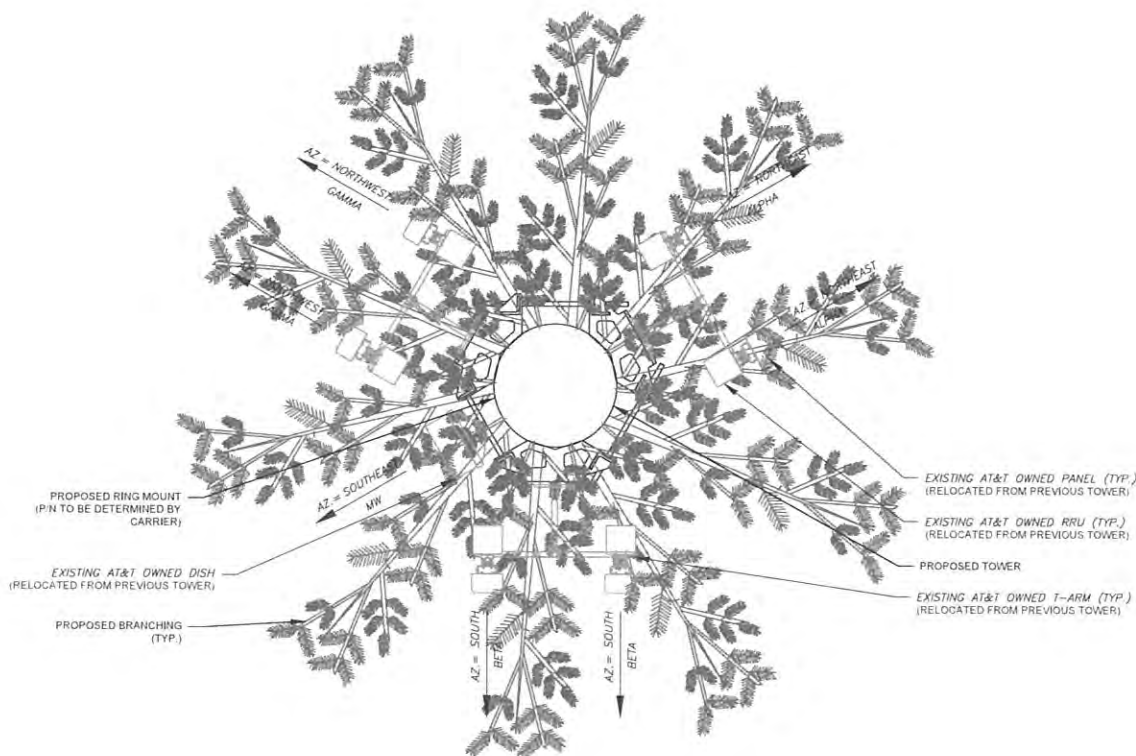
DRAWN BY:	ND
APPROVED BY:	WEG
DATE DRAWN:	04/17/19
ATC JOB NO:	12478863

PROPOSED TOWER ELEVATIONS

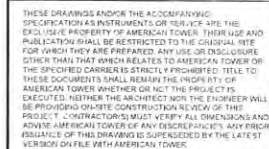
SHEET NUMBER	REVISION
C-203	4

1-30

1. PROPOSED BRANCHING SHALL EXTEND 18" PAST ANTENNAS IN ALL SECTORS.
2. BRANCHING LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFER TO THE TOWER DRAWINGS COMPLETED BY OTHERS FOR ACTUAL DESIGN METRICS.



1 PROPOSED AT&T ANTENNA LAYOUT - 40' RAD HEIGHT



REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	CWB	04/17/15

ATC SITE NUMBER
300655
ATC SITE NAME
OLIVENHAIN

SITE ADDRESS
1790 RANCHO SUMMIT DR.
ENCINITAS, CA 92024

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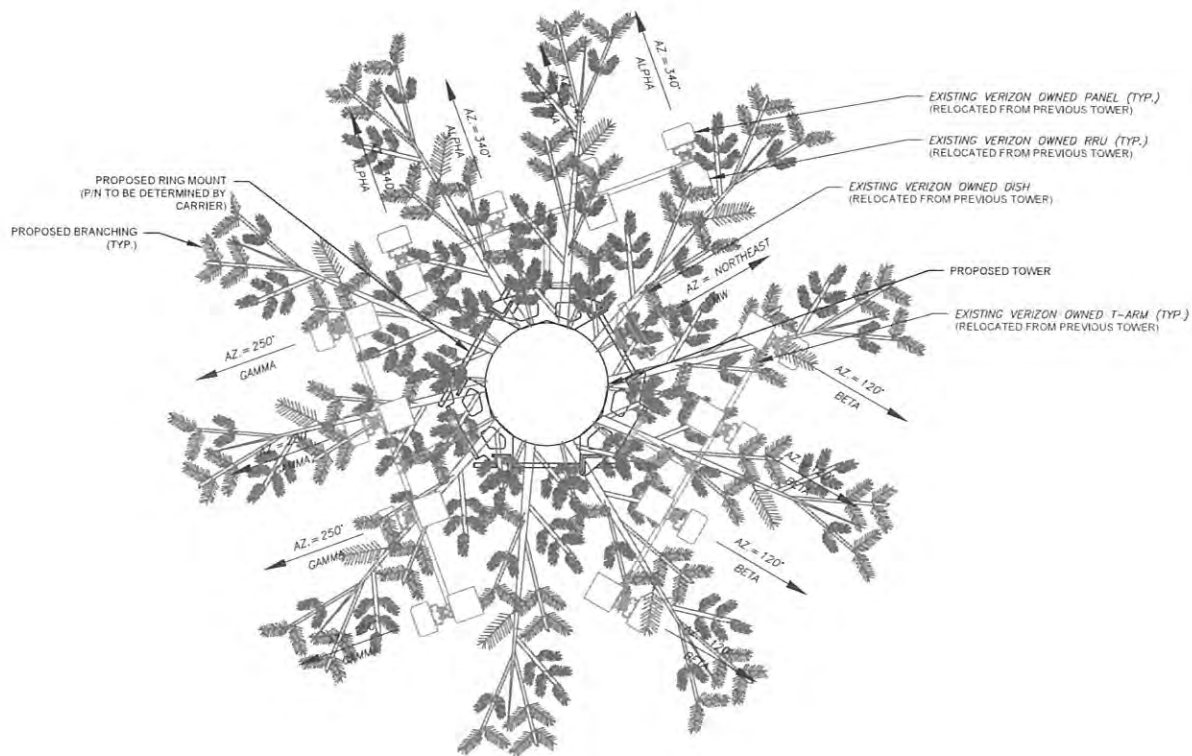
DRAWN BY:	ND
APPROVED BY:	WEG
DATE DRAWN:	04/17/19
ATC JOB NO:	12478863

PROPOSED TOWER ELEVATIONS

SHEET NUMBER	REVISION
C-204	0

TOWER NOTES

1. PROPOSED BRANCHING SHALL EXTEND 18" PAST ANTENNAS IN ALL SECTORS.
2. BRANCHING LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFER TO THE TOWER DRAWINGS COMPLETED BY OTHERS FOR ACTUAL DESIGN METRICS.



1 PROPOSED VERIZON ANTENNA LAYOUT - 60' RAD HEIGHT
SCALE: NOT TO SCALE

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 SUITE 100
 CARY, NC 27518
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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	CWB	04/17/19
1			
2			
3			

ATC SITE NUMBER:
300655
 ATC SITE NAME:
OLIVENHAIN
 SITE ADDRESS:
 1790 RANCHO SUMMIT DR
 ENCINITAS, CA 92024



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DRAWN BY:	ND
APPROVED BY:	WEG
DATE DRAWN:	04/17/19
ATC JOB NO:	12478863

**PROPOSED TOWER
 ELEVATIONS**

SHEET NUMBER	REVISION
C-205	0

1-32

CAUTION



Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.

For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(h)

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.

WARNING



Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.

For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(h)

ATC RF WARNING AND FCC NUMBER SIGN

FCC TOWER REGISTRATION #

Posting of sign required by law

ATC STAND-ALONE FCC TOWER
REGISTRATION SIGN



EXISTING SIGNAGE PHOTO

THERE MUST BE AN ATC SIGN WITH SITE
INFORMATION AND FCC REGISTRATION
NUMBER AT BOTH THE ACCESS ROAD GATE
(GATE OFF OF MAIN ROAD, IF APPLICABLE)
AND COMPOUND FENCE (IF NO COMPOUND
FENCE, THEN IN A CONSPICUOUS PLACE
UPON DRIVE UP). IN ADDITION, PLEASE LOOK
AT DIAGRAM FOR ALL ADDITIONAL SIGNS
REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER
REGISTRATION NUMBERS AT THE BASE OF
THE TOWER IF A WARNING SIGN DOES NOT
HAVE SPACE FOR THE TOWER REGISTRATION
NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES
NOT MEET THE ATC SPECIFICATION FOR
SIGNAGE (I.E. SHARPIE/PAINT PEN, WORN
LABELS, ETC.), BRING IT INTO COMPLIANCE
(RE-WRITE IF WORN) AND FLAG FOR
REPLACEMENT ASAP WITH THE APPROPRIATE
PERMANENT SIGN (YOU CAN ORDER THESE
THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL
PRINTER WILL BE ACCEPTED.



NFPA SIGN



NOTICE
GUIDELINES FOR WORKING IN
RADIOFREQUENCY ENVIRONMENTS

- ⚡ All personnel should have electromagnetic energy (EME)
awareness training.
- ⚡ All personnel entering this site must be authorized.
- ⚡ Obey all posted signs.
- ⚡ Assume all antennas are active.
- ⚡ Before working on antennas, notify owners and disable appropriate
transmitters.
- ⚡ Maintain minimum 3 feet clearance from all antennas.
- ⚡ Do not stop in front of antennas.
- ⚡ Use personal RF monitors while working near antennas.
- ⚡ Never operate transmitters without shields during normal operation.
- ⚡ Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN



AMERICAN TOWER

SITE NAME : OLIVENHAIN
SITE NUMBER : CA-300655
FCC REGISTRATION # : NOT REQUIRED

FOR LEASING INFORMATION: 877-282-7483
877-ATC-SITE
FOR EMERGENCIES CALL: 877-518-6937
877-51-TOWER

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

REPLACEMENT OF SIGNAGE

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT
SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY
ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS
UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC
SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL
FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS
REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON
NORMAL QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE
MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE
FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE
COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS
NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.



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OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OF
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REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	CWB	04/17/19
2	PER COMMENTS	NRP	07/03/19
3			
4			

ATC SITE NUMBER:

300655

ATC SITE NAME

OLIVENHAIN

SITE ADDRESS:

1790 RANCHO SUMMIT DR.
ENCINITAS, CA 92024

SEAL



Authorized by "EOR"
Feb 3 2020 5:40 PM

cosign

DRAWN BY:	ND
APPROVED BY:	WEG
DATE DRAWN:	04/17/19
ATC JOB NO:	12478863

SIGNAGE

SHEET NUMBER

C-501

REVISION

2

1-33

**Attachment B – Form of Decision
Approving PDS2019-MUP-95-012W2**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

MARK WARDLAW
Director

KATHLEEN FLANNERY
Assistant Director

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

COMMISSIONERS

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

May 15, 2020

PERMITTEE: ATC, CALIFORNIA TOWER INC. (ATTN: JILL CLEVELAND)
MAJOR USE PERMIT: PDS2019-MUP-95-012W2
E.R. NUMBER: PDS2019-ER-95-8-12B
PROPERTY: 1790 RANCHO SUMMIT DRIVE WITHIN THE SAN DIEGUITO COMMUNITY
PLAN AREA WITHIN UNINCORPORATED SAN DIEGO COUNTY
APNS: 264-591-13-00

DECISION OF THE PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION (3300-95-012)

GRANT, as per plot plan dated April 26, 1995, consisting of 2 sheets, as amended and approved concurrently herewith, a Major Use Permit, pursuant to Section 2185(b) of the Zoning Ordinance, for the construction and operation of a cellular telecommunication cell. The Major Impact Service and Utility will consist of a 2,000 square foot facility cited on an existing water storage reservoir and developed with a 390 square foot equipment building and a 60-foot tall monopole support structure. The support structure will facilitate 30 directional (panel) antennas, 6 omni-directional (whip) antennas, and 3 digital (dish) antennas.

GRANT, an exception to Section 6985C.3 of the Zoning Ordinance to allow more than one unmanned wireless telecommunications facility on a parcel in a residential zone. The exception would allow two unmanned wireless telecommunications facilities on a single parcel in a residential zone.

MODIFICATION TO MAJOR USE PERMIT DECISION (3301-95-012-01)

This Major Use Permit Modification for an emergency generator at an existing unmanned wireless telecommunication facility consists of 9 sheets including plot plan, floor plans, and elevations dated May 8, 2012 permit authorizes the installation and operation of a 30kw emergency generator enclosed within a 8',10" high noise enclosure pursuant to sections 6985, 6986, and 7358 of the Zoning Ordinance.

MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-95-012W2)

This Major Use Permit Modification for MUP-95-012W2 consists of 12 sheets including plot plan, equipment layout, and elevations dated May 15, 2020. This permit authorizes the modification of an existing wireless telecommunication facility through the construction and installation of a 68-foot tall faux mono-broadleaf tree, supporting equipment, installation of landscaping, and the removal of a 60-foot tall monopole. The 60-foot tall monopole shall be

removed upon the completion of the construction of the 68-foot tall faux mono-eucalyptus tree and the relocation of applicable antennas and equipment from the 60-foot tall monopole to the 68-foot tall faux mono-broadleaf 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 May 15, 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 **May 15, 2022** 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 (3300-95-012):

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

- A. Prior to obtaining any building or other permit pursuant to this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use permit, the applicant shall: [SATISFIED]
 - 1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works.
- B. Prior to any occupancy or use of the promises pursuant to this Major Use Permit, the applicant shall:
 - 1. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring

as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.

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

- C. 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. The parking areas and driveways shall be well maintained.
- E. This Major Use Permit shall expire on September 1, 1996 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.

CONDITIONS FOR MAJOR USE PERMIT MODIFICATION (3301-95-012-01):

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

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. COST RECOVERY: [DPLU, 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 8.5, 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 the Department of Planning and Land Use, 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 DPLU Zoning Counter shall review the receipts and verify that all DPLU, DPW, DEH, and DPR deposit accounts have been paid.

2. RECORDATION OF DECISION: [DPLU], [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 DPLU. **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 DPLU at the County Recorder's Office. **Monitoring:** The DPLU Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at DPLU.

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

3. NOISE REQUIREMENT: [DPLU, BPPR] [BP] [DPLU, FEE X1].

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

1. Specify that the proposed generator unit shall be located within a Sound House enclosure.
2. Specify that the louver shall be located on the eastern facade of the proposed Sound House Enclosure.
3. Specify that the exhaust pipe shall be located on the eastern facade of the proposed Sound House Enclosure.
4. Specify that the entry door for the Sound House shall be designed to incorporate acoustical weather tight seals and air tight threshold closure at the bottom pursuant to the Noise Impact Analysis dated February 27, 2012, Appendix C.

DOCUMENTATION: The applicant shall place the design elements, or notes on the building plans and submit the plans to [DPLU, Building Division Plan Pre- review (BPPR)] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [DPLU, BPPR] shall verify that the specific note(s), and design

elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

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

5. PHOTO SIMULATION: [DPLU, PCC] [UO, FG] [DPLU, 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 February 28, 2012 to ensure that the site was built to be screened from public view.

- a. The proposed generator shall match the existing buildings in color and materials.

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 [DPLU, 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 [DPLU, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

6. INSPECTION FEE: [DPLU, ZONING][DPLU, PCO] [UO][DPR, TC, PP].

Intent: In order to comply with Zoning Ordinance Section 7362.e the Discretionary Inspection Fee shall be paid. **Description of Requirement:** Pay the Discretionary Permit Inspection Fee at the [DPLU, Zoning Counter] and schedule an appointment for a follow up inspection with the County Permit Compliance Officer to 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. **Documentation:** The applicant shall provide a receipt showing that the inspection fee has been paid. The applicant shall also schedule the follow up inspection with the [DPLU, PCC]. **Timing:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **Monitoring:** The [DPLU, Zoning Counter] shall process an invoice and collect the fee for the Use Permit Compliance Inspection Fee. Upon collection of the fee, an inspection milestone shall be entered to schedule an inspection six months from the date that occupancy or use of the site was established. The permittee contact information shall be updated in the County permit tracking system, and the [DPLU, Permit Compliance Officer] should be notified. The [DPLU, Permit Compliance Officer] shall contact the permittee and schedule the initial inspection.

7. **SITE PLAN IMPLEMENTATION: [DPLU, 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 Major Use Permit plot plan and the building plans. This includes, but is not limited to: improving all parking areas and driveways, installing all required design features, painting all structures with the approved colors, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. **Documentation:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **Timing:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **Monitoring:** The [DPLU, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

8. **NOISE CONTROL DESIGN MEASURES: [DPLU, BPPR] [DPLU, PCC [BP] [DPLU FEE X1] INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be verified that they are constructed.

DESCRIPTION OF REQUIREMENT: The following noise control design measure(s) shall be constructed pursuant to the approved building plans:

1. The proposed generator unit shall be located within a Sound House enclosure.
2. The louver shall be located on the eastern facade of the proposed Sound House Enclosure.
3. The exhaust pipe shall be located on the eastern facade of the proposed Sound House Enclosure.
4. The entry door for the Sound House shall be designed to incorporate acoustical weather tight seals and air tight threshold closure at the bottom pursuant to the Noise Impact Analysis dated February 27, 2012, Appendix C.

TIMING: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit for the noise control measure shall be installed and operational.

MONITORING: The [DPLU, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

9. **ACOUSTICAL CERTIFICATION: [DPLU, BPPR] [DPLU, PCC] [BP] [DPLU FEE X 1].**

INTENT: In order to verify the impact of noise generated from the generator unit on the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for

Determining Significance. **DESCRIPTION OF REQUIREMENT:** A noise certification test shall be prepared by a County- Approved Acoustical Consultant that evaluates the compliance of the generator unit within the sound house enclosure. The generator sound house design shall demonstrate compliance with County property line noise limits at the project property line (or worst-case location). **DOCUMENTATION:** The applicant shall provide the noise certification test to the [DPLU, PCCJ for review and approval. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit for the generator sound house design.

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

10. SITE CONFORMANCE: [DPLU, 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 landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking and driveways areas, watering all landscaping at all times, painting all necessary aesthetics design features, and installing all lighting, walls/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **Documentation:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **Timing:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **Monitoring:** The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

11. PRIVATE ROAD MAINTENANCE: [DPLU, CODES] [BP, IP, GP, UO].

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 off-site 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 off-site 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 [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

12. SITE CONFORMANCE: [DPLU, 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, surrounding trees, landscaping, and associated equipment shelter, as depicted in the approved photo simulations.
- 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 [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

SPECIFIC CONDITIONS FOR MAJOR USE PERMIT MODIFICATION MUP-95-012W2:

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 X/XX/XXXX to ensure that the site was built to be screened from public view. The landscaping identified on the approved photo-simulations shall be installed as well. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations including the installation of landscaping. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] and Landscape Architect 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 including landscaping. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans including landscaping. 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, installing and planting landscaping, 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, landscaping 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 X/XX/XXXX. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).

- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

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

10. **NOISE#1-ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]**
INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 ([County of San Diego Noise Ordinance](#)), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

11. ROADS#1-ROAD MAINTENANCE

INTENT: In order to ensure that the on and offsite public and 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 PDS2019-MUP-95-012W2

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*

Scale and Bulk:

The project area can primarily be characterized as vacant land and residential uses. Mature trees and utility poles are located within the project vicinity a water tank is located on the project site. The 68-foot tall faux mono-broadleaf tree would be of comparable height to utility poles, mature trees, and other vertical elements within the project vicinity.

Photo simulations on file with this Major Use Permit Modification illustrate that the proposed 68-foot faux mono-eucalyptus tree with antennas and existing equipment enclosures would be in harmony with the scale and bulk of the surrounding area and therefore would be unobtrusive to the surrounding viewshed. The project site is located less than a mile southwest of Elfin Forest Road, a Scenic Highway identified in the County of San Diego General Plan. However, the faux mono-broadleaf tree will not be visible from Elfin Forest Road due to intervening topography and mature vegetation located along Elfin Forest Road. The existing

equipment shelters will be screened by proposed landscaping associated with the project.

Coverage:

The subject parcel is approximately 5 acres in size and construction associated with the modified facility consists of installation of a faux mono-broadleaf tree and the removal of an existing monopole. Due to the small scale of the facility, the project will not contribute significantly to the existing site coverage, nor will it substantially increase the scale and bulk of the subject property. As such, the modifications of the existing telecommunications facility will maintain similar coverage with surrounding parcels. Considering the size of the subject lot compared with the size and location of the proposed structure, and the coverage characteristics of surrounding properties, the modification of the telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

Density:

The project is a Major Use Permit Modification to authorize modifications to 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 Rancho Santa Fe Fire Protection District. The project has been reviewed and found to be FP-2 compliant. The project would not require sewer services. Adequate water services are located on-site on the Olivenhain Municipal Water District property. 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-broadleaf tree and associated

equipment enclosures with landscape screening will be in harmony with the existing neighborhood character. The facility designed as a faux tree would be appear as an expected visual feature within the project vicinity as the visual landscape within the project vicinity contains mature trees of comparable height. The faux tree has been designed further away from residences currently under construction adjacent to the project site. The line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area, such as the existing 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 equipment enclosures that were authorized by a previously Major Use Permit Modification and the original Major Use Permit. 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 Rancho Summit Drive, a Public 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 5 acres in size and has access and utility services adequate to serve the proposed use. The construction of the 68-foot tall faux mono-eucalyptus tree will be located on the same property approximately 70 feet away from the existing 60-foot monopole that will be removed. The project, as designed, would be camouflaged, would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

None identified.

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

The project is within the Public/Semi-Public Facilities Land Use Designation, and it is within the San Dieguito Community Plan Area. 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. The project has been reviewed for compliance with the San Dieguito Community Plan and obtained a recommendation of approval by the San Dieguito Community Planning Group by a vote of 7-0-0-6 (7-Yes, 0-No, 0-Abstain, 6-Vacant/Absent) at the July 11, 2019 Community Planning Group Meeting. 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 May 15, 2020 to the previously adopted ND (Log No. 95-8-12) dated June 6, 1995 was prepared and is on file with Planning & Development Services. It has been determined that the project, as designed, would not cause any significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted ND.

WIRELESS TELECOMMUNICATION FINDINGS

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

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

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

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

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

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

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

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

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

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

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

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

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

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

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

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

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

email cc:

Jill Cleveland, jill.cleveland@plancominc.com
Ashley Smith, Planning Manager, Planning & Development Services
Ed Sinsay, Land Development, Team Leader, 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 NEGATIVE DECLARATION FOR PURPOSES OF CONSIDERATION OF PDS2019-MUP-95-012W2

May 15, 2020

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

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

1. To the Project Name add: ATC Olivenhain Wireless Telecommunications Facility Major Use Permit Modification
2. To the Project Number(s) add: PDS2019-MUP-95-012W2; PDS2019-ER-95-8-12B
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 May 15, 2020, 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 May 15, 2020.
 - 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.sdcountry.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

May 15, 2020

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

FOR PURPOSES OF CONSIDERATION OF ATC Olivenhain Wireless Telecommunication Facility Major Use Permit Modification PDS2019-MUP-95-012W2

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 ND:

A ND for a Major Use Permit for the original Olivenhain Wireless Facility project (P95-012), Log No. 95-8-12 was adopted by the Planning Commission on September 1, 1995. The Major Use Permit authorized the construction of an approximately 2,000 square foot wireless telecommunication facility consisting of a 60-foot tall monopole with antennas and a 390 square foot equipment building. An addendum to the ND was processed and approved by the Planning Commission on June 8, 2012 for the installation of a standby generator within an equipment enclosure through a Major Use Permit Modification (3301-95-012-01).

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:

Jill Cleveland of Plancom Inc. on behalf of American Tower
302 State Place, Escondido, CA 92029

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

Major Use Permit (P95-026) authorized the construction of an approximately 2,000 square foot wireless telecommunication facility consisting of a 60-foot tall monopole with antennas and a 390 square foot equipment building. A Major Use Permit Modification (P95-012W1) was approved and authorized the installation of a standby generator within an equipment enclosure to the existing facility. Since the approval of the original Major Use Permit and subsequent Major Use Permit modification, two 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

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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 60-foot tall monopole and the installation of a 68-foot tall faux mono-broadleaf tree approximately 70 feet southeast of the existing monopole. Ten small trees and three large trees will be planted along the northwestern property line of the project site to screen the existing wireless telecommunication facility equipment enclosures. 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.

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

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

DETERMINATION:

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

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

Signature

Sean Oberbauer
Printed Name

May 15, 2020

Date

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 60-foot tall monopole and the installation of a 68-foot tall faux mono-broadleaf tree approximately 70 feet southeast of the existing monopole. Ten small trees and three large trees will be planted along the northwestern property line of the project site to screen the existing wireless telecommunication facility equipment enclosures. 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. The wireless telecommunication facility is not visible from a Scenic Highway as identified in the County of San Diego General Plan. The design of the facility as a faux mono-broadleaf 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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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 60-foot tall monopole and the installation of a 68-foot tall faux mono-broadleaf tree approximately 70 feet southeast of the existing monopole. Ten small trees and three large trees will be planted along the northwestern property line of the project site to screen the existing wireless telecommunication facility equipment enclosures. 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. 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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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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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 60-foot tall monopole and the installation of a 68-foot tall faux mono-broadleaf tree approximately 70 feet southeast of the existing monopole. Ten small trees and three large trees will be planted along the northwestern property line of the project site to screen the existing wireless telecommunication facility equipment enclosures. 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. 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 60-foot tall monopole and the installation of a 68-foot tall faux mono-broadleaf tree approximately 70 feet southeast of the existing monopole. Ten small trees and three large trees will be planted along the northwestern property line of the project site to screen the existing wireless telecommunication facility equipment enclosures. 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. 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 60-foot tall monopole and the installation of a 68-foot tall faux mono-broadleaf tree approximately 70 feet southeast of the existing monopole. Ten small trees and three large trees will be planted along the northwestern property line of the project site to screen the existing wireless telecommunication facility equipment enclosures. 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. 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 60-foot tall monopole and the installation of a 68-foot tall faux mono-broadleaf tree approximately 70 feet southeast of the existing monopole. Ten small trees and three large trees will be planted along the northwestern property line of the project site to screen the existing wireless telecommunication facility equipment enclosures. 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. 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 60-foot tall monopole and the installation of a 68-foot tall faux mono-broadleaf tree approximately 70 feet southeast of the existing monopole. Ten small trees and three large trees will be planted along the northwestern property line of the project site to screen the existing wireless telecommunication facility equipment enclosures. 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. 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 60-foot tall monopole and the installation of a 68-foot tall faux mono-broadleaf tree approximately 70 feet southeast of the existing monopole. Ten small trees and three large trees will be planted along the northwestern property line of the project site to screen the existing wireless telecommunication facility equipment enclosures. 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. 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 60-foot tall monopole and the installation of a 68-foot tall faux mono-broadleaf tree approximately 70 feet southeast of the existing monopole. Ten small trees and three large trees will be planted along the northwestern property line of the project site to screen the existing wireless telecommunication facility equipment enclosures. 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. The current proposal does not include additional noise generating equipment and existing noise generating equipment is located within enclosures. 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 60-foot tall monopole and the installation of a 68-foot tall faux mono-broadleaf tree approximately 70 feet southeast of the existing monopole. Ten small trees and three large trees will be planted along the northwestern property line of the project site to screen the existing wireless telecommunication facility equipment enclosures. 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. 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 60-foot tall monopole and the installation of a 68-foot tall faux mono-broadleaf tree approximately 70 feet southeast of the existing monopole. Ten small trees and three large trees will be planted along the northwestern property line of the project site to screen the existing wireless telecommunication facility equipment enclosures. 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. 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 60-foot tall monopole and the installation of a 68-foot tall faux mono-broadleaf tree approximately 70 feet southeast of the existing monopole. Ten small trees and three large trees will be planted along the northwestern property line of the project site to screen the existing wireless telecommunication facility equipment enclosures. 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. 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 60-foot tall monopole and the installation of a 68-foot tall faux mono-broadleaf tree approximately 70 feet southeast of the existing monopole. Ten small trees and three large trees will be planted along the northwestern property line of the project site to screen the existing wireless telecommunication facility equipment enclosures. 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. 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 60-foot tall monopole and the installation of a 68-foot tall faux mono-broadleaf tree approximately 70 feet southeast of the existing monopole. Ten small trees and three large trees will be planted along the northwestern property line of the project site to screen the existing wireless telecommunication facility equipment enclosures. 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. The development footprint of the faux tree will be minimal and will be located adjacent to an existing on-site water tank in previously disturbed areas and fill.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 60-foot tall monopole and the installation of a 68-foot tall faux mono-broadleaf tree approximately 70 feet southeast of the existing monopole. Ten small trees and three large trees will be planted along the northwestern property line of the project site to screen the existing wireless telecommunication facility equipment enclosures. 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. The facility will still be operational during the construction of the faux tree and will continue to provide coverage to 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.

The proposed project is for a Major Use Permit Modification to an existing wireless facility consisting of the removal of an existing 60-foot tall monopole and the installation of a 68-foot tall faux mono-broadleaf tree approximately 70 feet southeast of the existing monopole. Ten small trees and three large trees will be planted along the northwestern property line of the project site to screen the existing wireless telecommunication facility equipment enclosures. 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. 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 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

**ATC Olivenhain Wireless Telecommunication Facility
Major Use Permit Modification,
PDS2019-MUP-95-012W2; PDS2019-ER-95-8-12B**

May 15, 2020

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

YES

☐

NO

☐

NOT APPLICABLE/EXEMPT

☒

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

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

YES

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NO

☐

NOT APPLICABLE/EXEMPT

☒

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

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

YES

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NO

☐

NOT APPLICABLE/EXEMPT

☒

The project involves modifications to an existing unmanned wireless telecommunication facility and proposes landscaping that will be maintained by an on-site irrigation system provided by the Olivenhain Municipal Water District.

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

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

Wetland and Wetland Buffers:

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with 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 project site is developed with an existing water tank and wireless telecommunication facilities and there are no steep slopes located in all areas where the project proposes construction. 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 areas where the construction associated with the project and wireless telecommunication facility will occur. 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. 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

☐

NOT APPLICABLE

☐

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

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

YES

☒

NO

☐

NOT APPLICABLE

☐

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

The project is zoned Rural Residential (RR) 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 and a standby generator located within existing equipment and noise enclosures. The enclosures have been previously designed to attenuate noise and have been analyzed for compliance under a previous Major Use Permit and a Major Use Permit Modification. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required.



County of San Diego

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

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666

INFORMATION (619) 694-2960

Date: June 6, 1995

INITIAL STUDY FORM

1. Project Number(s)/Environmental Log Number/Name:

P95-012, Log No. 95-8-12; Olivenhain Municipal Water District - Airtouch Cellular

2. Lead Agency Name and Address:

County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123-1666

3. Analyst's Name and Phone Number:

Maxx Stalheim, Department of Planning and Land Use
(619) 694-3704

4. Project Location:

The northern terminus of Rancho Summit Drive, San Diego County,
Olivenhain Municipal Water District Water Reservoir.

Thomas Brothers Coordinates: Page 26, Grid A/2

5. Project Applicant Name and Address:

Airtouch Cellular, 5355 Mira Sorrento Place, Suite 500, San Diego, CA
92121

6. General Plan Designation

Community Plan:	San Dieguito
Land Use Designation:	(17) Estate Residential
Density:	1 du/2, 4 acres

7. Zoning

Use Regulation:	RR.25 Rural Residential
Density:	1 du/4 acres
Special Area Regulation:	N/A

8. Description of Project (describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation):

P95-012, Log No. 95-8-12,
IS/ND Form

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June 6, 1995

The proposed project is the construction and operation of a cellular telecommunications site. The self-contained facility located on 2,000 square feet of area will include a 390 square foot equipment building, and a 60 foot antenna support structure (monopole) with up to 30 directional (panel) antennas, 6 omni-directional (whip) antennas, and 3 digital (dish) antennas.

9. Surrounding Land Uses and Setting (land uses, topography, vegetation, proximity to major infrastructure and geographical features):

The project is located on a portion of the site of a large water storage tank owned by the Olivenhain Municipal Water District. The surrounding area is hilly and characterized by native vegetation and rural residential and agriculture land uses. The site has been landscaped with eucalyptus trees and shrubs. An existing access road has been improved with decomposed granite.

10. Other public agencies whose approval is requested (responsible agencies, e.g., permits, financing approval):

None identified.

11. State agencies (not included in #10) that have jurisdiction by law (trustee agencies) over natural resources affected by the project [e.g., biological habitat (Fish and Game), State highways (CalTrans)]:

None identified.

12. Names of persons who participated in the Initial Study (including consulting firm names):

Maxx Stalheim, Department of Planning and Land Use

13. Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Adverse Environmental Impact" as indicated by a "Yes" answer on the "Environmental Checklist".

- | | | |
|---|---|--|
| ☐ Land Use and Planning | ☐ Transportation/Circulation | ☐ Public Services |
| ☐ Population and Housing | ☐ Biological Resources | ☐ Utilities and Services |
| ☐ Geological Issues | ☐ Hazards | ☐ Aesthetics (inc. landform mod. and Comm. Char.) |
| ☐ Water Resources | ☐ Noise | ☐ Other Impacts |
| ☐ Air Quality | ☐ Cultural & Paleontological | ☐ Mandatory Findings of Significance |

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IS/ND Form

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June 6, 1995

14. Initial Study Determination:

On the basis of the initial evaluation:

- ☒ [X] The Department of Planning and Land Use recommends that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ [] The Department of Planning and Land Use recommends that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- ☐ [] The Department of Planning and Land Use recommends that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ [] The Department of Planning and Land Use recommends that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures, as necessary, based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ [] The Department of Planning and Land Use recommends that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier Environmental Impact Report pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier Environmental Impact Report, including revisions or mitigation measures that are imposed upon the proposed project.



Maxx Stalheim, Environmental Analyst
County of San Diego, Dept. of Planning and Land Use
Northern Community Planning Section

Date: June 6, 1995

P95-012, Log No. 95-8-12,
IS/ND Form

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June 6, 1995

NEGATIVE DECLARATION FORM
(The following are not applicable to EIR projects.)

15. Mitigation Measures: (Prepare a comprehensive listing for mitigated Negative Declarations that includes all project related environmental impact mitigation measures created during the Initial Study that are written as they will appear in the project approval documentation [to the extent reasonable].)

None proposed.

16. Mandatory California Environmental Quality Act (CEQA) Negative Declaration Finding: (CEQA Section 21080 subd. (c))

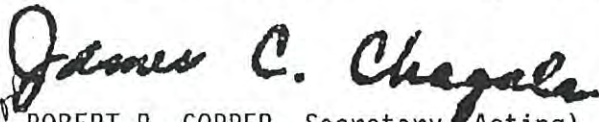
Choose one of the following:

- [X] "There is not substantial evidence that the project may have a significant effect on the environment" (for Negative Declarations without mitigation measures) or,
- [] "Revisions in the project plans or proposals agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur and there is no substantial evidence before the County that the project as revised may have a significant effect on the environment" (for mitigated Negative Declarations).

17. Mandatory CEQA Finding for Adoption of a Negative Declaration:

"This Negative Declaration reflects the independent judgment of the County of San Diego as represented by the decision-making body approving the project."

This Negative Declaration was adopted and above CEQA findings made by the Planning Commission on 9-1-95 (date).



ROBERT R. COPPER, Secretary (Acting)
San Diego County Planning Commission

RRC:MS:jcr

ND0695\95812.695

ENVIRONMENTAL ANALYSIS FORM

DATE: June 6, 1995

PROJECT NUMBERS/NAME: P95-012, Log No. 95-8-12; Olivenhain Municipal Water District - Airtouch Cellular

Instructions:

- The following questions must be answered either "Yes", "Yes, Unless Mitigated", "No", or "Not Applicable"
- A brief explanation is required for "Yes" and "Yes, Unless Mitigated" answers. Explanations may simply reference an extended initial study (e.g., Biology Report) as appropriate. A "No" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not result in any impacts to groundwater resources based on minimum lot size and well testing results).
- All answers must consider of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- "Yes" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Yes" entries when the determination is made, an EIR is required.
- "Yes, Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Adverse Environmental Impact" to a "Less Than Significant Adverse Environmental Impact". You must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (this can be done by the consultant within the "Extended Initial Study" (mitigation measures from Section XVI of this checklist, "Earlier Analyses" may be cross-referenced).
- Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (see CEQA Guidelines section 15063(c)(3)(D)). Earlier analyses are discussed in Section XVI at the end of this checklist.
- Incorporate information sources into the checklist references for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference as to where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

I. LAND USE AND PLANNING.

- a. Would the proposal potentially be in conflict with General Plan Designation or zoning (including the Community Plan and General Plan Elements)? No.
- b. Would the proposal potentially be in conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? No.
- c. Does the proposal have the potential to be incompatible with existing land uses in the vicinity? No.
- d. Would the proposal have a potentially significant adverse impact on agricultural resources or operation (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? No.
- e. Would the proposal have the potential to significantly disrupt or divide the physical arrangement of an established community? No.
- f. Would the proposal use non-renewable resources in a wasteful and inefficient manner (e.g., residential development over a mineral resource)? No.

Brief Explanation of Land Use and Planning Answers (as necessary):

The proposed telecommunications cellular site is located in the (17) Estate Residential Designation of the San Dieguito Community Plan which is consistent with the RR.25 Rural Residential Use Regulation. The proposed project is considered a Major Impact Service and Utility, and is a permitted use subject to an approved Major Use Permit. The cellular site is adjacent to an existing water storage reservoir and is located in an area characterized by agricultural activities and rural residential land uses.

II. POPULATION AND HOUSING.

- a. Would the proposal potentially induce substantial growth in an area either directly or indirectly (e.g., extension of major roads, water, and/or sewer or place urban development significantly beyond the current limits of urban development)? No.
- b. Would the proposal displace a potentially significant amount of existing housing, especially affordable housing? No.

Brief Explanation of Population and Housing Answers (as necessary):

The cellular telecommunications site will not require extension of major roads or utilities and will not displace housing. The site does not require extensive preparation and is void of housing.

III. GEOLOGIC ISSUES.

- a. Would the proposal have the potential to significantly increase the exposure of people to hazards related to fault rupture (Alquist-Priolo Zone), seismic ground shaking, seismic ground failure (liquefaction), subsidence of land (from groundwater extraction), or landslides? No.
- b. Would the proposal result in potentially significant increased erosion? No.
- c. Would the proposal result in potentially significant unstable soil conditions from excavation, grading, or fill? No.
- d. Does the proposal have soil characteristics that have the potential to substantially increase grading quantities (e.g., expansive soils)? No.
- e. Would the proposal result in a potentially significant adverse effect to unique geologic features? No.
- f. Would the proposal result in potentially significant loss of availability of a known significant mineral resource that would be of future value to the region and the residents of the State? No.

Brief Explanation of Geologic Problems Answers (as necessary):

The site does not contain a known significant mineral resource, require extensive grading, or possess unique soil characteristics which may contribute to erosion. The unoccupied site will not expose residents to fault-rupture hazards.

IV. WATER RESOURCES.

- a. Would the proposal create a potentially significant adverse environmental impact to drainage patterns or the rate and amount of surface runoff? No.
- b. Would the proposal expose people or property to flooding (e.g. development within a floodway or floodplain, that would create a potentially significant adverse impact to the configuration of a streambed, floodway, or floodplain)? No.
- c. Would the proposal result in a potentially significant increase in local imported water supply demand? No.
- d. Would the proposal have a potentially significant adverse impact on surface water quality (with emphasis on areas upstream of a public drinking water supply/reservoir)? No.

- e. If the proposal is groundwater dependent, plans to utilize groundwater for non-potable purposes, or will obtain water from a groundwater dependent water district, does the project have a potentially significant adverse impacts on groundwater quantity? No.
- f. Would the project have a potentially significant adverse impact on groundwater quality (e.g., nitrates; pesticides; herbicides; disposal, storage or use of hazardous materials)? No.

Brief Explanation of Water Resources Answers (as necessary):

The cellular telecommunications site is not dependent on groundwater, will not require imported water, and will not impact surface water quality.

V. AIR QUALITY.

- a. Would the proposal have the potential to significantly contribute to the violation of any air quality standard or significantly contribute to an existing or projected air quality violation? No.
- b. Would the proposal have the potential to significantly increase the exposure of sensitive receptors to any excessive levels of air pollutants? No.
- c. Would the proposal potentially result in the emission of objectionable odors at a significant intensity over a significant area? No.

Brief Explanation of Air Quality Answers (as necessary):

No significant air quality impacts have been identified.

VI. TRANSPORTATION/CIRCULATION.

- a. Would the proposal result in a potential increase in traffic congestion that is significant in relation to existing traffic loads and street capacities? No.
- b. Would the proposal result in potentially significant adverse traffic safety impacts related to development of, or increased exposure to, identified traffic safety issues (e.g., sharp curves, limited sight distance, or dangerous intersections) or incompatible uses (e.g., farm equipment, heavy truck use)? No.
- c. Would the proposal potentially result in inadequate emergency access? No.

- d. Would the proposal potentially result in insufficient parking capacity on-site or off-site? No.
- e. Would the proposal result in a potentially significant adverse increase in hazards or barriers for pedestrians or bicyclists? No.

Brief Explanation of Transportation/Circulation Answers (as necessary):

The proposed telecommunications cellular site will not generate traffic, result in inadequate emergency access, or create hazards or barriers for pedestrians or bicyclists. The remote site provides sufficient parking areas, access for emergency vehicles, and traffic will be limited to that associated with site equipment maintenance.

VII. BIOLOGICAL RESOURCES.

- a. Would the proposal result in potentially significant adverse impacts to an endangered, threatened or rare plant or animal species or their habitats (e.g., Gnatcatchers, Gabbro Soils)? No.
- b. Would the proposal result in potentially significant adverse impacts to wetland habitat (e.g., marsh, riparian, or vernal pool)? No.
- c. Would the proposal result in potentially significant adverse impacts to wildlife dispersal or migration corridors? No.

Brief Explanation of Biological Resources Answers (as necessary):

The telecommunications site is located on the site of an existing water storage reservoir. The hilltop site has been disturbed by grading associated with the construction of the reservoir and is landscaped with eucalyptus trees and shrubs. The project will not have a significant impact on biological resources including sensitive habitat and species.

VIII. HAZARDS.

- a. Would the proposal present a significant risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, herbicides, pesticides, chemicals or radiation)? No.
- b. Would the proposal have the potential to significantly interfere with an emergency response plan or emergency evacuation plan? No.
- c. Would the proposal have the potential to significantly increase the fire hazard in areas with flammable vegetation? No.

- d. Would the proposal expose people to any other demonstrable potentially significant health or safety hazard not listed above?
No.

Brief Explanation of Hazards Answers (as necessary):

The project uses halon as a fire retardant and is regulated by the fire department per the Uniform Building Code.

IX. NOISE.

- a. Would the proposal expose people to potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance)? No.
- b. Would the proposal generate potentially significant adverse noise levels? (i.e., in excess of the County General Plan or Noise Ordinance)? No.

Brief Explanation of Noise Answers (as necessary):

Noise sources include air-conditioning equipment and the limited use of an emergency electrical generator. No significant noise levels have been identified.

X. PUBLIC SERVICES.

- a. Would the proposal create potentially significant adverse effects on, or result in the need for new or significantly altered services or facilities including a significantly increased maintenance burden on fire or police protection, schools, parks, or other public services or facilities? No.

Brief Explanation of Public Services Answer (as necessary):

The self-contained cellular telecommunications site will not require new or altered services or facilities.

XI. UTILITIES AND SERVICES. Would the proposal result in a need for potentially significant new systems or supplies, or substantial alterations to the following utilities:

Power or natural gas;
Communications systems;
Water treatment or distribution facilities;
Sewer or septic tanks;
Storm water drainage;
Solid waste disposal;
Water supplies?

No.

Brief Explanation of Utilities and Service Systems Answers (as necessary):

The proposed cellular telecommunications facility is self contained and will not require new systems or supplies or substantial alteration to existing utilities.

XII. AESTHETICS.

- a. Would the proposal result in a demonstrable potentially significant adverse effect on a scenic vista or scenic highway? No.
- b. Would the proposal result in a demonstrable potentially significant adverse visual impact that results from landform modification, development on steep slopes, and or excessive grading (cut/fill slopes)? No.
- c. Would the project have any other demonstrable potentially significant negative aesthetic effect not included above? No.
- d. Would the project produce excessive light or glare (i.e., Does the project conform to the Dark Sky policy)? No.
- e. Would the project have a potentially significant adverse effect on the existing character of the community? No.

Brief Explanation of Aesthetics Answers (as necessary):

The proposed facility will be located adjacent to an existing water reservoir. The proposed 60 foot antenna support structure (monopole) will be screened by the 45 foot tall reservoir and existing trees. The site is not visible from a scenic highway and will not require site modification.

XIII. CULTURAL AND PALEONTOLOGICAL RESOURCES.

- a. Would the proposal grade or disturb geologic formations that may contain potentially significant paleontological resources? No.
- b. Would the proposal grade, disturb, or threaten a potentially significant archaeological, historical, or cultural artifact, object, structure, or site which:
 - 1) contains information needed to answer important scientific research questions,
 - 2) has particular quality or uniqueness (such as being the oldest of its type or the best available example of its type);
 - 3) is directly associated with a scientifically recognized important prehistoric or historic event or person;

- 4) is listed in, or determined to be eligible to be listed in, the California Register of Historical Resources, National Register of Historic Places, or a National Historic Landmark; or
 5) is a marked or ethnohistorically documented religious or sacred shrine, landmark, human burial, rock art display, geoglyph, or other important cultural site?

No.

Brief Explanation of Cultural and Paleontological Resources Answer (as necessary):

The site does not contain important cultural or paleontological resources.

XIV. OTHER IMPACTS NOT DETAILED ABOVE:

Brief Explanation of Other Impacts Answers (as necessary):

None identified.

XV. MANDATORY FINDINGS OF SIGNIFICANCE.

- a. Does the project have the potential to 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? No.
- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? No.
- c. 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) No.
- d. Does the project have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly? No.

Brief Explanation of Mandatory Findings of Significance Answers (as necessary): No significant environmental effects have been identified.

XVI. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration [see Section 15063(c)(3)(D)]. In this case a discussion should identify the following:

- a. Earlier analyses used. Identify earlier analyses and state where they are available for review. Not Applicable.
- b. Impacts adequately addressed. Identify which effects from the above checklist were within the scope of, and were adequately analyzed in, an earlier document that was prepared pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on any earlier analysis. Not Applicable.
- c. Mitigation measures. For effects that are answered "Yes, Unless Mitigated", describe the mitigation measures based on any earlier analysis. Not Applicable.

XVII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

Site analysis
Application for Environmental Initial Study

ND0695\95812.EAF;jcr

Attachment D – Environmental Findings

**ATC LA OLIVENHAIN WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2019-MUP-95-012W2
ENVIRONMENTAL LOG: PDS2019-ER-95-8-12B**

ENVIRONMENTAL FINDINGS

May 15, 2020

1. Find that the Addendum on file with Planning & Development Services as Environmental Review Number PDS2019-ER-95-8-12B was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein prior to approving the project; and

Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted Negative Declaration dated June 6, 1995 and adopted on September 1, 1995 that there is no substantial increase in the severity of previously identified impacts, and that no new information of substantial importance has become available since the Negative Declaration was adopted as explained in the Environmental Review Update Checklist dated May 15, 2020.

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

Attachment E – Public Documentation

SAN DIEGUITO PLANNING GROUP

P.O. Box 2789, Rancho Santa Fe, CA, 92067

July 11th, 2019

MEETING MINUTES

Place of Meeting: RANCHO SANTA FE FIRE STATION (meeting room), 16936 El Fuego, Rancho Santa Fe, California. (El Fuego intersects Linea del Cielo at the west end of the village).

1. CALL TO ORDER: 7:10 pm - PLEDGE OF ALLEGIANCE
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated June 13th, 2019 meeting minutes to members during meeting for initials/comments.
4. OPEN FORUM
No member or audience comments noted.
5. GENERAL PLANNING ITEMS:
 - A. **RSF Village Business District – Storefront Backlit Window Sign Regulation.** Follow-up discussion on last month's motion to study County ordinances to incorporate digital flat panel displays in store front windows. SDPG Member(s): Parillo/Lemarie.

L. Lemarie: After reviewing County sign ordinances, matrixed clusters of flat panel displays hanging at a storefront window that covers the majority of window surface area is defined as a 'Sign Wall' and requires a County sign permit. Will follow-up with RSFA Covenant Design Review Committee (CDRC) to coordinate with County as to the appropriate method to inform Village Real Estate offices requiring sign permits for their storefront windows that are covered with flat panel displays.
 - B. **Signage Along Del Dios Highway –** Discuss signage types/concerns along the Del Dios (Scenic) Highway corridor between Via Rancho Parkway and El Camino Del Norte. SDPG Member: Laurel Lemarie

L. Lemarie: No specific action at this time; will request N. Christenfeld to identify new advertising signs along the Del Dios Highway corridor that are not grandfathered into the scenic highway sign moratorium.
 - C. **County Small Cell Wireless Ordinance –** Vote on DRAFT planning group comments (addendum attached) already be submitted to the County before the end of the July 1st public comment period. SDPG Member: Beth Nelson.

B Nelson: Initiated discussion among member as to what errors, corrections, edits, and deletions are required for presenting as an approved final SDPG letter to PDS.
 7.) Replace 'that' with 'than'.
 8.) Emphasize maintaining height limits to 35 feet and discouraging allowable carrier 10% height increases per year.
 13.) Rewrite this comment to clarify that existing pedestrian/hiking/equestrian trail rights-of-way must remain clear of equipment boxes and undergrounding of equipment boxes be encouraged to improve neighborhood aesthetics and equipment noise.
 14.) Delete entire comment.

MOTION: D. Dill – recommend approval with comments incorporated noted above.

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SECOND: J. Zagara

VOTE: Yes: 7, No: 0, Abstain: 0, Absent/Vacant: 6

- D. **San Diego Surf Cup Sports Fields/former Polo Fields** – Located at 14989 Via De La Valle, Del Mar, CA 92014 (City of San Diego). Discuss facility activities that are having a negative impact on the surrounding SDPG area neighborhoods; additional traffic congestion on the already heavily impacted roads, Via De La Valle and El Camino Real, and noise pollution.

Group discussion of on-going impacts with the major impediment to successful mitigation being prevented by different governing jurisdiction. The Surf Cup facility is in the City of San Diego. The impacted residential neighborhoods are in un-incorporated County of San Diego.

D. Dill: Will request meeting with Supervisor Desmond in order to determine if the BOS has any influence over this current stalemate. Upon scheduling a meeting date, will invite representative from Fairbanks Polo Club HOA and Whispering Palms HOA to participate.

- E. **SANDAG San Diego Forward Regional Plan** – Discuss recently announced controversial plan to divert substantial amounts of general transportation funds exclusively for mass transit. Formulate (if necessary) a formal Planning Group position to submit to SANDAG during the public comment process.

MOTION: L. Lemarie to attend SANDAG meeting representing SDPG in opposing the SD Forward Plan.

SECOND: S. Williams

VOTE: Yes: 7, No: 0, Abstain: 0, Absent/Vacant: 6

- F. **DPW Special Events Ordinance Update** – Discuss changes noted in DPW email circulated and whether to request/invite a DPW representative to the next SDPG meeting to present. *Continue to August Meeting*

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2018-VAC-18-003 Vacation - Open Space**. 4.66 acre lot with an existing residence at 20445 Fortuna del Sur, Elfin Forest, CA 92029, APN: 679-090-19, closest cross street: Sequest Trail. Owner: Todd Frank, 760-822-4360; Applicant's Representative: Rob Russell (Accurate Land Survey), 619-445-0110; County PDS Planner: Nicolas Gustafson, 858-495-5351; SDPG Member: Doug Dill, 760-420-7909.

Continue to August Meeting

- B. **PDS2019-MUP95-012W2 Olivenhain Reservoir Cell Site** - 1790 Rancho Summit Drive, Encinitas APN: 264-591-13. Landlord: Olivenhain Municipal Water District; Applicant: California Tower – Tenants AT&T and Verizon; Applicant Representative: Jill Cleveland (PlanCom), 760-420-4833; PDS Planner: Denise Russell, 858-694-2019; SDPG Member: Don Willis, 858-481-6922/Doug Dill, 760-420-7909.

D. Dill – Applicant relocating the position of the carrier antenna tower at the same time as upgrading equipment within the same site. Existing tower will be deconstructed. This OMWD water tank reservoir site was geographically isolated from residential dwelling units until recently. Shea Homes is now in process of constructing their 'The Oaks' subdivision immediately to the west and south of the OMWD site. It is appropriate for Shea homes to lead on the recommended aesthetics required to minimize the impacts to the future residents in very close proximity to this existing cell site.

MOTION: Recommend approval as presented with the following comments:

- 1.) Paint carrier generator building in a camouflaged color scheme such as 'Dull Dead Grass' color in order to minimize visual impact.
- 2.) Improve muffling of carrier generator noise during routine test cycling to minimize ambient noise in this very quiet setting.
- 3.) Utilize an appropriate broadleaf cell tower tree with color coordinated 'socks' covering antenna components.
- 4.) Establish a routine cell tower maintenance programs that replaces missing or faded leaves and socks.

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5.) Coordinate with Shea Homes to determine recommended landscaping and other visual mitigation that conforms to the developers architectural palette.

SECOND: S. Thomas

VOTE: Yes: 7, No: 0, Abstain: 0, Absent/Vacant: 6

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
- D. Prospective & returning Planning Group members:
Sharon Fogg, board member on the Whispering Palms Community Council is now seated at SDPG. The Board of Supervisors' July 9th Meeting consent calendar includes her nomination as a voting member.
Still no SDPG member to fill Secretary position. Seat #13 continues to be vacant.
- E. Supply orders and reimbursement of expenses.

NOTE: The San Dieguito Planning Group currently has one vacancy, Seat #13. If you wish to become a member of the SDPG, please provide the chair with your current resume and plan to attend 2 or 3 meetings in advance of processing your application for membership.

Future Meeting Dates: 08/08/19 09/12/19 10/10/19 11/14/19 12/12/19 01/09/20

Doug Dill, Chair	760-420-7909	e-mail: theddills@att.net
Tim Parillo, Vice-Chair	415-238-6961	e-mail: tparillo@gmail.com
Secretary (OPEN)		

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Addendum – FINAL County Small Cell Wireless Ordinance Comments

July 12, 2019

San Dieguito Planning Group
P.O. Box 2789
Rancho Santa Fe, CA, 92067

Tara Lieberman
Land Use/Environmental Planner, Advance Planning
5510 Overland Avenue, Suite 310
San Diego California 92123

Re: Small Cell Wireless Facilities Ordinance

Dear Ms. Lieberman,

Below is the list of DRAFT San Dieguito Planning Group comments to the proposed zoning ordinance for Small Cell Wireless Facilities. At the next San Dieguito Planning Group meeting scheduled for 7:00pm, Thursday, July 11, 2019, we will formally vote to support this list of comments for submittal to the SD County PDS Advanced Planning.

Please note that since the new ordinance allows ministerial approval without comment by planning groups and/or homeowners' associations, and favors the right of way for installation, the community character of San Dieguito area may be adversely effected in places where the right of ways are used as trail easements for equestrian and hiking, as well as impacting the aesthetics of the San Dieguito area.

1. Make pre-application site visit a requirement.
Rationale: This will give participating parties an opportunity to ask all the appropriate questions and recommend any changes because of varying conditions.
2. Support Structure Removal and Performance Bond: Prior to the issuance of a building permit, the Applicant and the owner of record of any proposed new Tower or support structure shall, at its sole cost and expense, file with the Administrator a bond or other form of security that is acceptable to the County as to the type of security and the form and manner of execution, in an amount of at least \$75,000 for a Tower or \$20,000 for a support structure that is not a Tower, and with such sureties as are deemed adequate by the County to assure the faithful performance of the terms and conditions of this Ordinance and conditions of any Special Use Permit issued pursuant to this Ordinance. The full amount of the bond or security shall remain in full force and effect throughout the term of the Special Use Permit/ use agreement and/or until any necessary site restoration is completed to restore the site to a condition comparable to that which existed prior to the issuance of the original Special Use Permit.
3. The applicant will be limited to submitting only five (5) cell sites per application, with only one application per 48 hr. period.
Rationale: Applicant may overwhelm staff with applications, making it difficult to review within the application processing time limit.
4. The applicant will pick up building permits within 30 days of approval. Applicant will begin construction within 90 days of approval, else begin application process again or justify why extension needed.
Rationale: Prevents "warehousing" of permits by applicant, i.e., leaving many approved applications at County for pick up until convenient for applicant; this is inconvenient for staff. If construction doesn't begin within the allotted timeframe, applicant must submit new application or justify why they deserve extension.
5. The applicant will provide a letter verifying that the site/ applicant/carrier will comply with all Federal, State, County, and municipality rules and regulations. All FCC, FAA, OSHA and other federal regulations that require training, equipment, specific program development, caused by the installation of any portion of a

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Wireless facility, to include Small Cell installations, will be at the applicant's expense. The applicant will fund an Escrow account, held by the county, for the duration of the Permit/ agreement, funding for at least one half the total program's projected costs will be required as part of the application. The escrow account will be reviewed on a scheduled basis. The account will not go below a minimum of thirty-six (36) months of potential funding. The applicant/carrier will be contacted to fund the Escrow account for any and all the appropriate programs.

6. The applicant will provide one hundred (100) foot setback and Fall Zone in all areas and use Class 3 poles.
Rationale: If hit by a motorist, a lighter weight pole may fall onto road or structure, etc.
7. No site will be closer than one hundred (100) feet to any occupied residence/ structure. Additional set back rules for residential areas of a minimum of five hundred (500) feet apply.
8. Maintain height limitation of 35'.
Rationale: Discourage providers from being able to increase height by 10% per year; lower pole height will have less impact on Community Character.
9. Cell sites not to be located in "sensitive areas."
Rationale: There are areas within the County that are considered "Sensitive Areas." These areas can be quite extensive in certain locations. The "Pre-Application" meeting will mitigate/ eliminate the potential site placement in these areas.
10. Sound mitigation is required on equipment.
Rationale: Reduce the impact to Comment Character by insulating the equipment boxes. Equipment may be seen, not heard.
11. Applicants must work within County-approved Wireless Facilities Master Plans, where applicable.
Rationale: Some areas have Wireless Facilities Master Plans that specify a range of locations from Most Desirable to Least Desirable; provide aesthetic requirements, etc.
12. Where operating facilities in the County right of ways, facilities shall not impede use of public and private pedestrian/hiking/equestrian trails, including location of underground equipment.
Rationale: Facilities and equipment in trails may make the trails hazardous to use, thereby invalidating the County or local insurance on those trails.
13. When feasible, undergrounding of equipment boxes should be encouraged to improve neighborhood aesthetics and ambient equipment noise.
Rationale: Aesthetic elements are improved if equipment boxes are underground. However, vaults in pedestrian/hiking/equestrian trails make trails unsafe to use and may invalidate the County or local insurance on those trails.

Thank you for the opportunity for the San Dieguito Planning Group to comment on the proposed Small Cell Wireless Facilities Ordinance.

Sincerely,

Douglas Dill
Chair, San Dieguito Planning Group

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Jill Cleveland

Subject: RE: ATC Olivenhain - Landscape

Begin forwarded message:

From: John Vance <john.vance@sheahomes.com>
Date: September 19, 2019 at 9:45:40 AM PDT
To: Darrell Daugherty <darrell.daugherty@plancominc.com>
Cc: "Chris Fortunato (cfortunato@c2collaborative.com)" <cfortunato@c2collaborative.com>, Helen Kim <hkim@c2collaborative.com>, Paul Haden <paulhaden@c2collaborative.com>, Hannah Hawker <hhawker@frontsteps.com>
Subject: FW: ATC Olivenhain - Landscape

Hi Darrell-

Please see recommendation from our landscape architect. Her has selected material that would compliment the plantings for Lot 28. I believe you had propose Eucalyptus, which we are currently working to eradicate out of the adjacent preserve. Please let us know if you are able to accommodate this request.

Sincerely,

John Vance
VICE PRESIDENT OF COMMUNITY DEVELOPMENT
O: 858.526.6551 | M: 619.843.9536 | F: 858.320.0437



From: Chris Fortunato <cfortunato@c2collaborative.com>
Sent: Wednesday, September 11, 2019 5:32 PM
To: John Vance <john.vance@sheahomes.com>
Cc: Helen Kim <hkim@c2collaborative.com>; Paul Haden <paulhaden@c2collaborative.com>
Subject: FW: ATC Olivenhain - Landscape

Hi John,

I took a look at this planting as well as what is on the adjacent Lot 28. I would plant Tristania in lieu of Sycamore and Arbutus unedo in lieu of the oleander suggested. Hope this is helpful. Moving forward you may contact either Helen or I on this project.

Thanks!

Christopher R. Fortunato
Principal



416 N. El Camino Real
San Clemente, CA 92672
949.366.6624

C2collaborative.com

Think Green. Please print only if necessary.

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

EXISTING

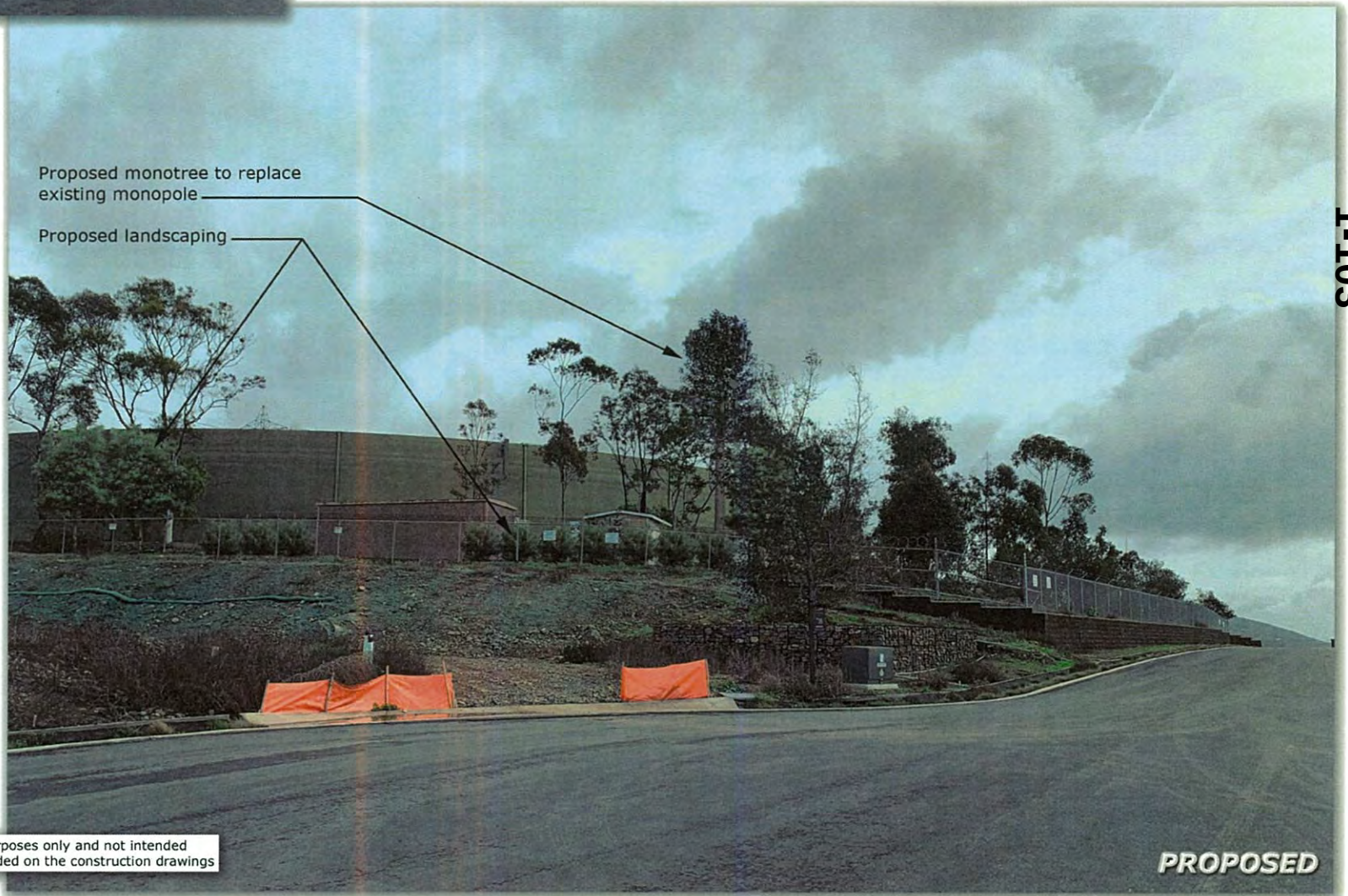


Olivenhain #300655
1790 Rancho Summit Dr.
Encinitas, CA 92024



Proposed monotree to replace
existing monopole

Proposed landscaping



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

EXISTING



Olivenhain #300655
1790 Rancho Summit Dr.
Encinitas, CA 92024



Proposed monotree to replace
existing monopole



These simulations are intended for graphical purposes only and not intended
to be part of or to replace the information provided on the construction drawings

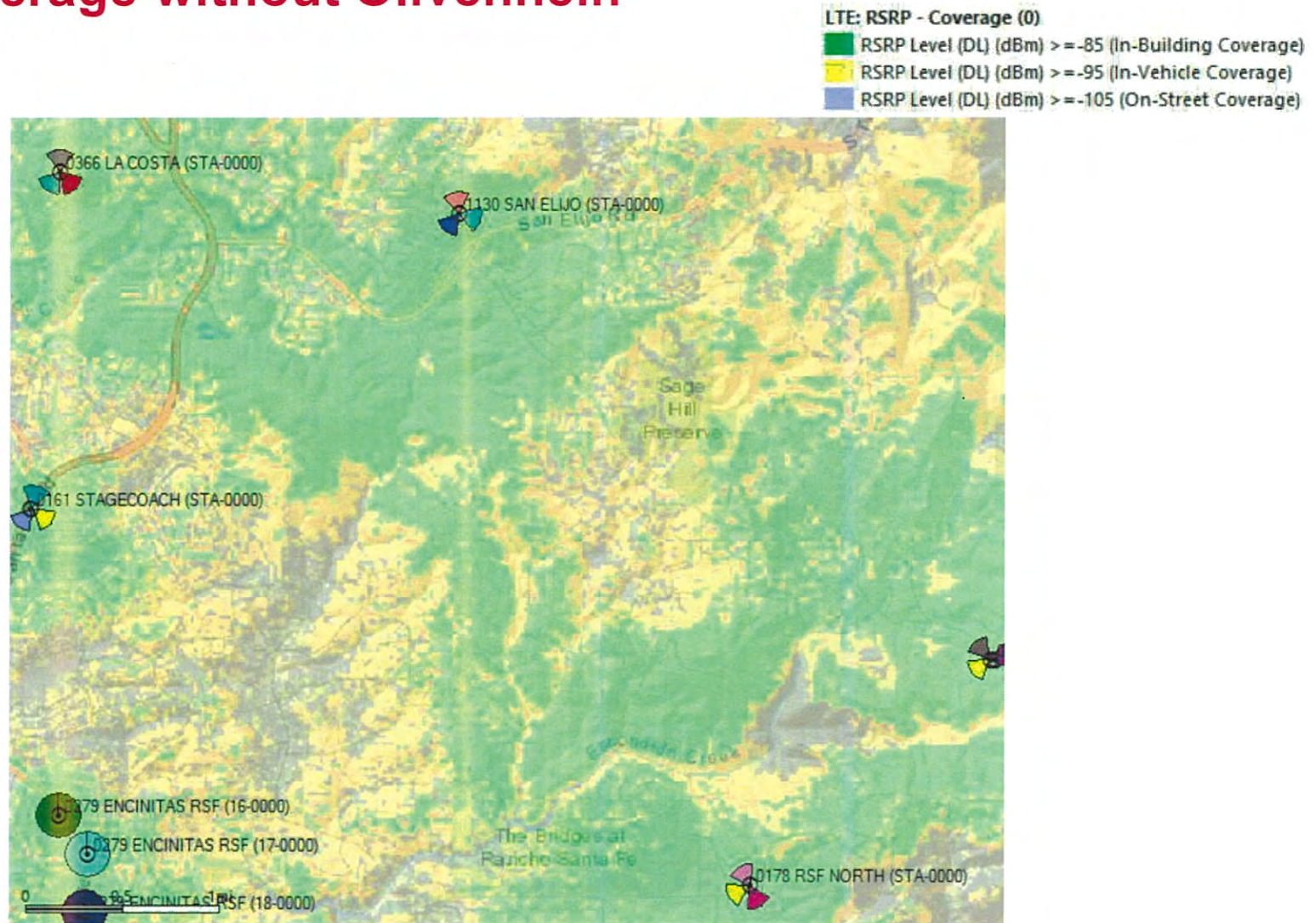
PROPOSED

4/26/2019

Photosimulation of proposed telecommunications site

1-104

Coverage without Olivenhein



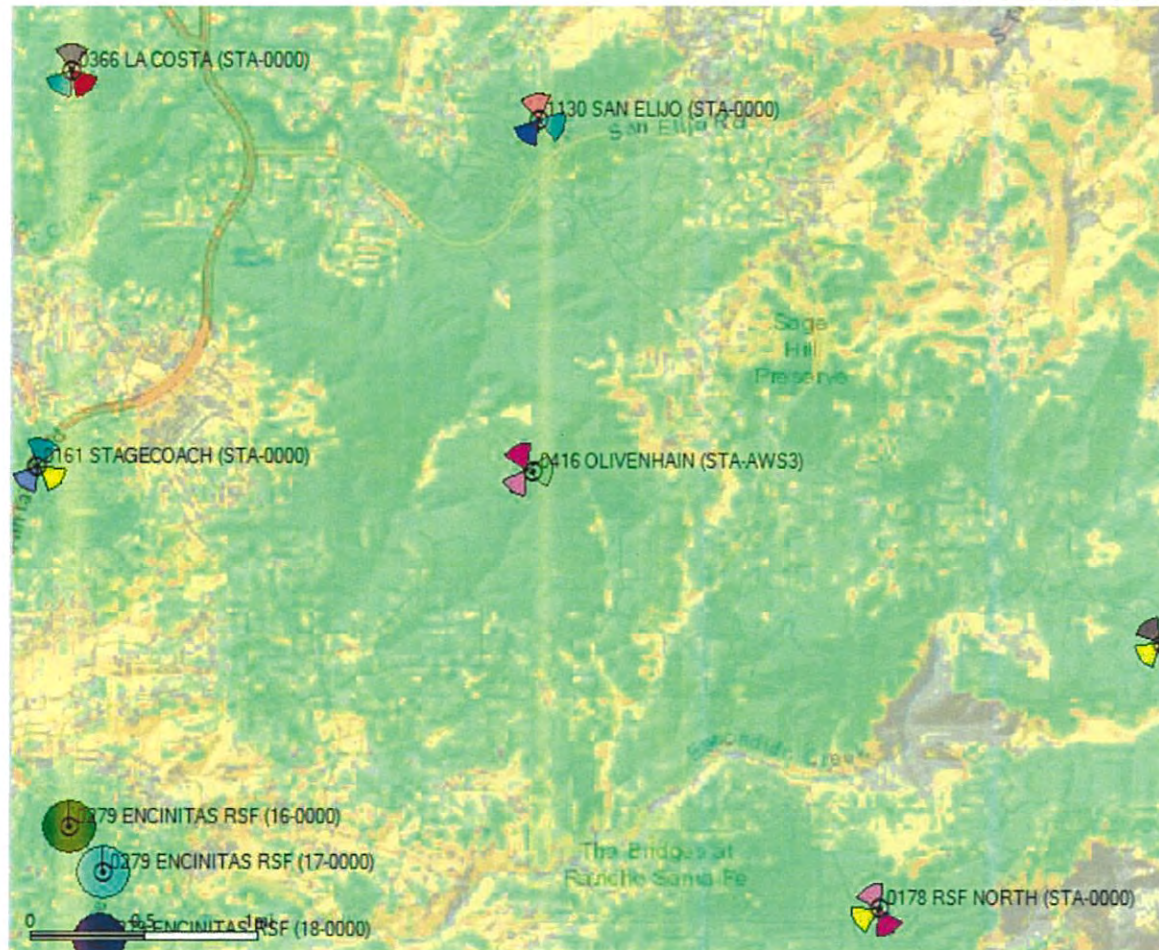
Coverage with Olivenhein

LTE: RSRP - Coverage (0)

RSRP Level (DL) (dBm) ≥ -85 (In-Building Coverage)

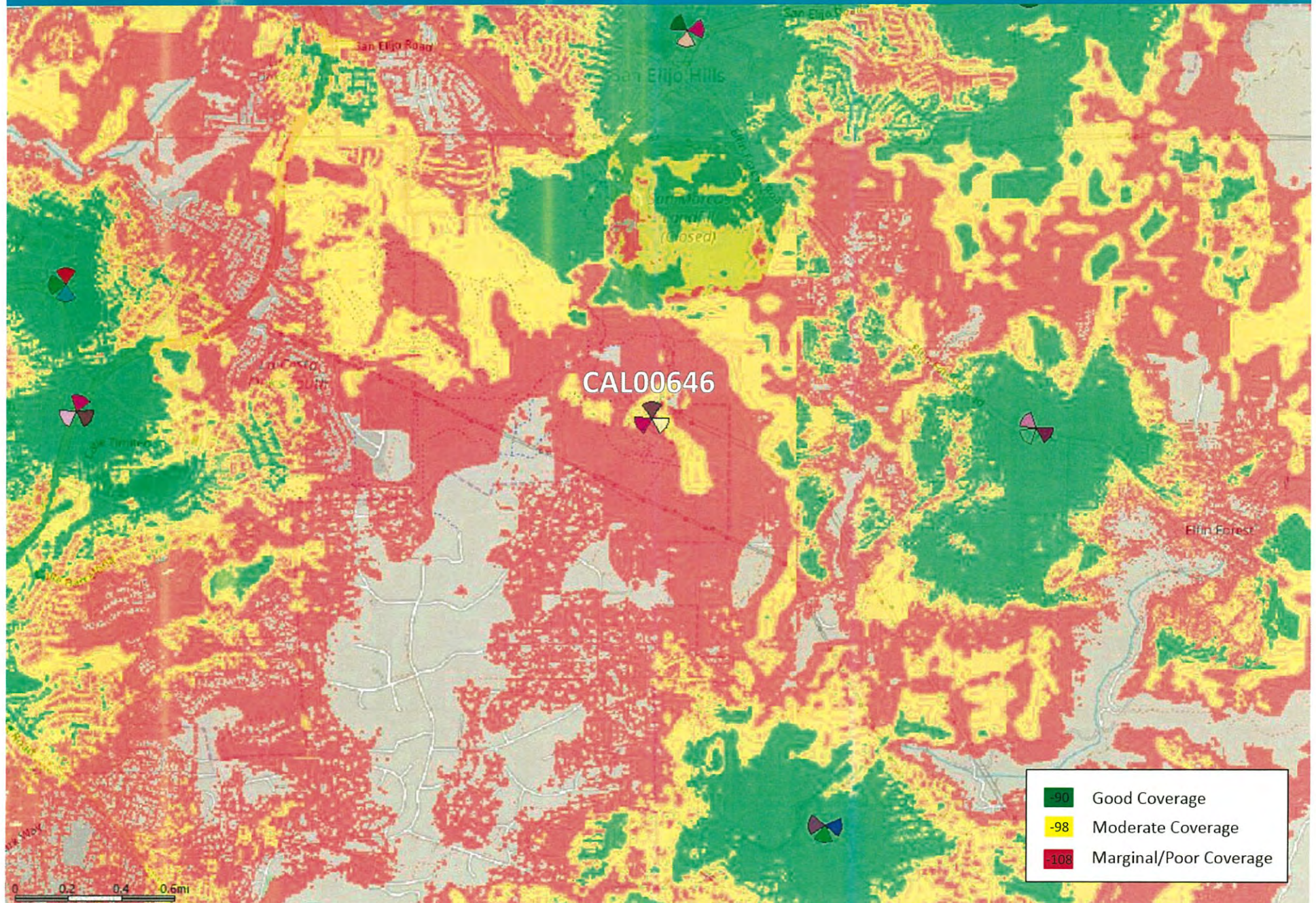
RSRP Level (DL) (dBm) ≥ -95 (In-Vehicle Coverage)

RSRP Level (DL) (dBm) ≥ -105 (On-Street Coverage)

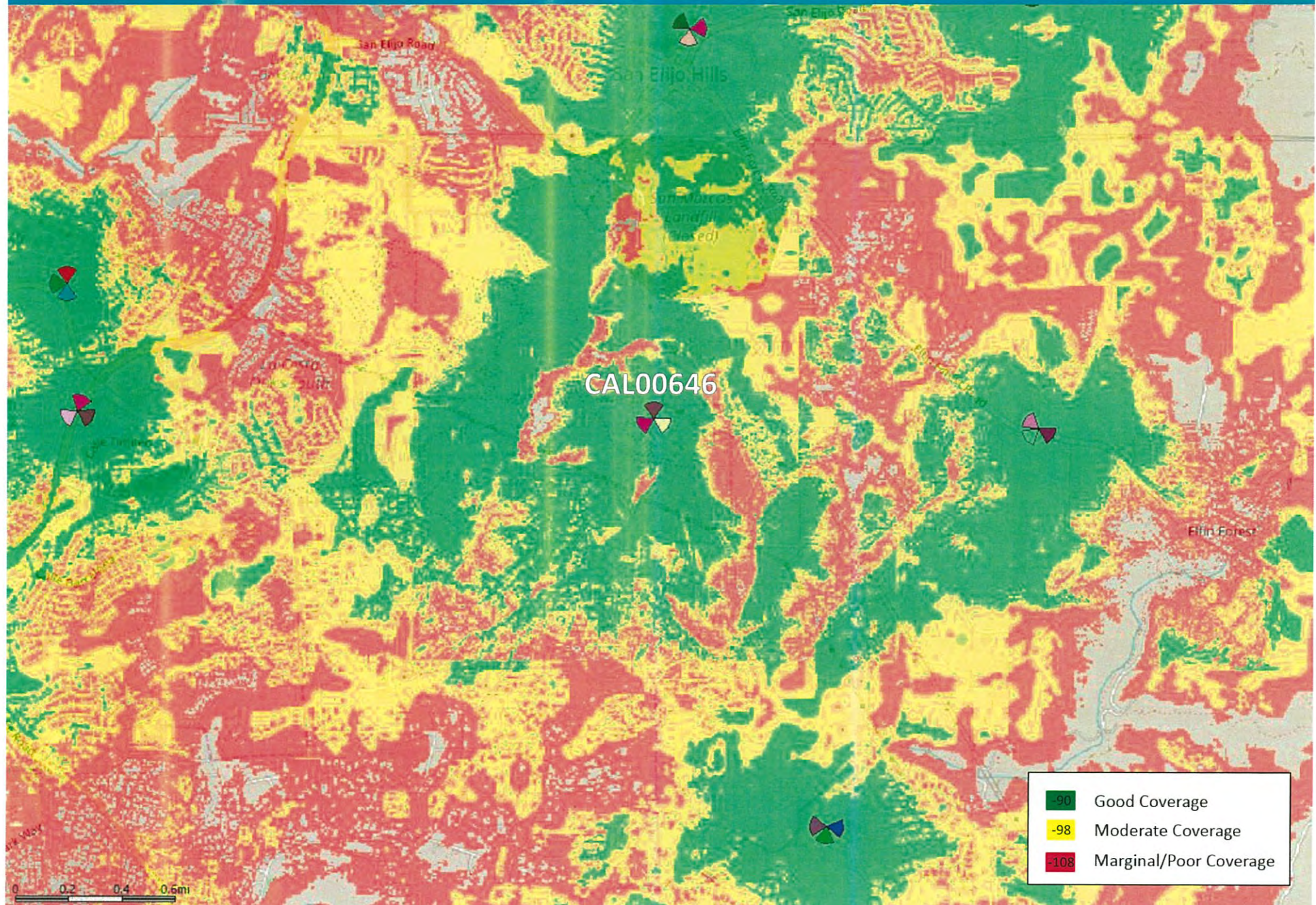


1-106

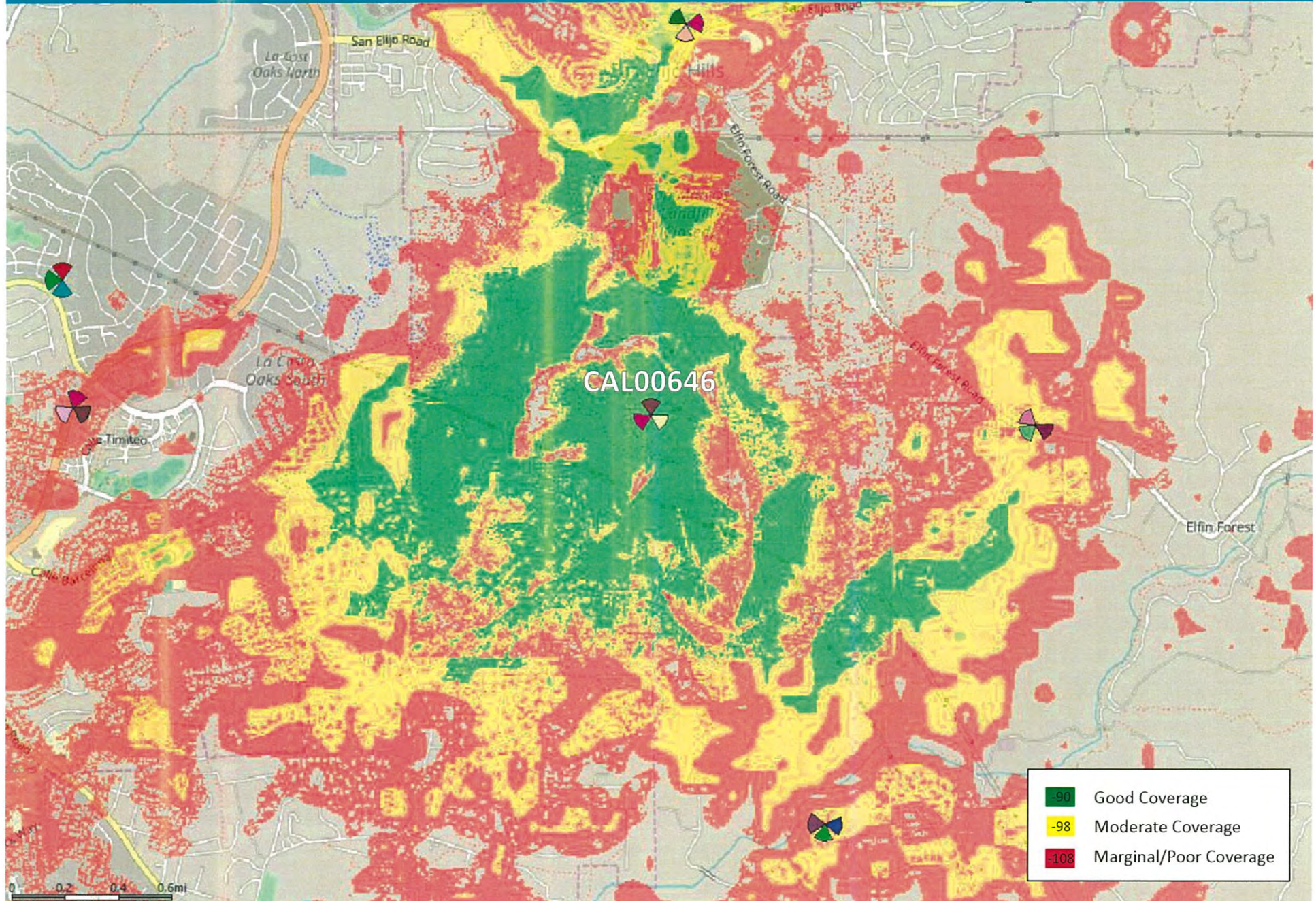
Coverage Without CAL00646



Coverage With CAL00646



Coverage of CAL00646 Only



**ATC / CALIFORNIA TOWER INC COMMUNICATION FACILITY – OLIVENHAIN
1790 RANCHO SUMMIT DRIVE, ENCINITAS
ALTERNATE SITE ANALYSIS**

SITE SELECTION/PREFERRED SITES PER SECTION 6986

The proposed modification to the existing site is zoned RR, Rural Residential the County Zoning Ordinance Section 6986A.1.(a). The proposed project includes modifying an existing wireless facility by removing the existing 63' monopole and relocating on the property as a new 68' MonoBroadleaf with ancillary antennas and radios. No changes are being proposed to the existing ground equipment and generator. Verizon has an equipment shelter and a separate enclosure for the generator. AT&T has outdoor cabinets on a concrete pad. New landscaping is proposed along the western property fence, adjacent to the equipment area and will tap into the existing irrigation system. Access will be via the existing paved road to the sites. Both existing carriers (AT&T & Verizon) will be on the new structure. The project site is at a ground elevation of 854 feet above mean sea level (AMSL) and is a water tank facility. There are 2 additional wireless carriers on the property.

Relocating the monopole approximately 90 feet from the current location allowed for stealthing of this collocated tree and for it to be placed more strategically among existing mature vegetation, back dropped by the existing 30 feet water tank. A visual study was conducted from Elfin Forest Road to the north and the proposed new tree location is not visible from any portion of this scenic corridor. This revised design of the monopole to a stealth tree brings the facility into conformance with the Zoning Ordinance.

The proposed site was chosen because of the coverage afforded by its strategic location and lack of nearby obstructions to allow a signal to reach the geographical service area. It is needed for both coverage and capacity, as limited coverage exists in the area. With the continued operation of this site, it relieves some capacity off the adjacent sites, allowing them to work more optimally. The new faux tree with antennas needs to see enough of the terrain to the north towards Elfin Forest Road along with the rural residential areas to the south, east and west of the site. The project location also provides the technical ability to control the frequencies of the site within a defined geographical area and provide connectivity to its neighboring sites in the local network.

Preferred Sites in the Geographical Service Area

There are no preferred sites in the geographical service area; most all zoning designations in the area are RR or A-70. The closest commercial zone is approximately 2 miles away, is significantly lower in elevation and does not meet the coverage objectives of covering this area.

Water Tanks

The existing site consists of a water tank, owned by the Olivenhain Municipal Water District. They have a policy on all of their tanks, to disallow collocation. In cases where there are existing antennas on tanks, they are in the process of relocating them off their tanks.

There is another above ground water tank within one-half mile of the existing site, off Rancho Summit Drive on Williams Terrace, however, it is 400 feet lower in elevation and does not meet the coverage objectives for this site.

Utility Towers, Poles, traffic lights, street lights

There is a lattice-style utility tower to the north of this site, however, it is more visible than the current proposal and can be seen from Elfin Forest Road. There are no traffic lights or street lights in the area.

Commercial and Industrial Building

There are no commercial or industrial uses in the area.

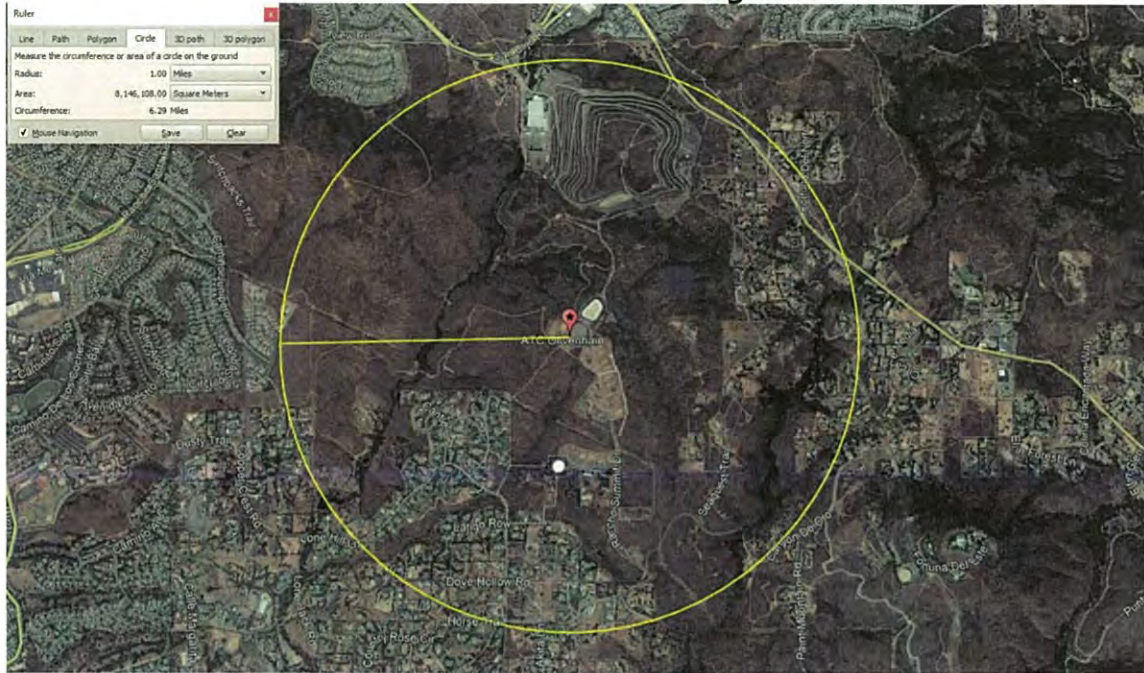
County or Other Government Facilities

There are no County or other government facilities in the area.

Aerial View of Site



Aerial View of Surrounding Area



EXISTING SITES WITHIN THE GEOGRAPHICAL SERVICE AREA

There are 2 other carriers with faux trees on this property. There are no other existing sites within a one-mile radius of this site. The terrain limits looking for any alternative site beyond one mile.

ZONING ORDINANCE

The submitted application is in accordance with the amortization requirements of the Zoning Ordinance, Section 6991, which is intended to visually improve existing wireless telecommunication facility infrastructure.

DRAFT FINDINGS

1. Harmony in scale, bulk, coverage and density. The proposed project is in harmony, scale and bulk with the surrounding area, as there are other trees of similar height on this property. By placing a 68' Mono-Broadleaf below the top of the ridgeline and adjacent to existing 10-20' trees, it blends into the hillside in scale and design. The equipment area, designed as an ancillary agricultural structure of 116 square feet, is set within an existing row of oak trees, lower in elevation and concealed from public view.
2. Available public facilities, services and utilities. The property is located within the Rancho Santa Fe Fire Protection District and meets their guidelines for available

service. Electrical and telephone services are available on-site. The subject property is connected by driveway from Rancho Summit Drive. Therefore, all public facilities, services and utilities are available and exist on the property.

3. The harmful effect, if any, upon desirable neighborhood character. The project would not adversely affect the neighborhood character because the project is designed to be camouflaged as a faux tree and blend into the existing uses on the property.
4. The generation of traffic and the capacity and physical character of surrounding streets. The traffic generated from this proposed project is expected to average one to two maintenance trips per month and would utilize an existing driveway off Rancho Summit Drive.
5. The suitability of the site for the type and intensity of use or development which is proposed. The installation of the telecommunication facility would not require significant alteration to the land form. Only the faux tree is proposed within a disturbed area of the property. The project, as designed, would be camouflaged, not change the characteristics of the area and is suitable for this site, type and intensity of uses.
6. Project findings 1 through 5 and the project location will be consistent with the San Diego County General Plan.
7. The requirements of the CEQA have been complied with.

Attachment G – Ownership Disclosure



County of San Diego, Planning & Development Services
**APPLICANT'S DISCLOSURE OF OWNERSHIP
 INTERESTS ON APPLICATION FOR ZONING
 PERMITS/ APPROVALS**
ZONING DIVISION

Record ID(s) _____

Assessor's Parcel Number(s) 264-591-13

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

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

Olivenhain Municipal Water District

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

Jill Cleveland
 Signature of Applicant

Jill Cleveland, Agent

Print Name

04/23/2019

Date

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

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 MUP95-012W2

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