



The County of San Diego

Planning Commission Hearing Report

Date:	July 31, 2020	Case/File No.:	Julian Wireless Telecommunication Facility Major Use Permit; PDS2019- MUP-19-007; PDS2019-ER-19- 10-002
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:	2241 State Route 78, Julian, CA 92036
Agenda Item:	#2	General Plan:	Rural Lands 40 (RL-40)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Limited Agriculture (A70)
Applicant/Owner:	Debra Gardner on behalf of Crown Castle	Community:	Julian Community Plan Area
Environmental:	CEQA § 15164 Addendum	APN:	291-041-05-00

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) and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Planning & Development Services (PDS) staff recommends approval of the MUP, with the conditions noted in the attached MUP decision (Attachment B).

The Julian Wireless Telecommunication Facility project (Project), submitted in 2019, is a request to modify, operate, and maintain an existing wireless telecommunication facility for Crown Castle on behalf of AT&T Wireless and T-Mobile consisting of two sets of panel antennas mounted on a 60-foot faux mono-pine tree and a 288 square-foot, 10-foot high equipment building in the Julian Community Plan area. The ten-acre parcel, located at 2241 State Route 78, is zoned Limited Agricultural and has a single-family residence that will remain. The existing wireless telecommunication facility was approved in 2001 with a Minor Use Permit, which was required based on the County Zoning Ordinance at that time. Approval of the currently proposed MUP will bring the existing facility into conformance with the current County Zoning Ordinance.

This report describes the staff recommendation, the Project itself, analysis and discussion, and the Julian Community Planning Group recommendation.

B. REQUESTED ACTIONS

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

- a. Adopt the Environmental Findings included in Attachment D, which concludes that the previously adopted Negative Declaration (ND) is adequate with an Addendum.
- b. Approve the MUP PDS2019-MUP-19-007, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. BACKGROUND

On February 8, 2001, the County of San Diego Zoning Administrator (ZA) approved a Minor Use Permit (ZAP) (Record ID: ZAP-00-090) for a 60-foot tall faux mono-pine wireless telecommunication facility with an associated 288 square foot, 10 foot high equipment building and 32 square foot equipment cabinet within a 3,300 square foot fenced lease area.

On June 30, 2009, the County of San Diego ZA approved a ZAP Modification (ZAP-00-090W2) for the previously approved facility to operate for a period of 10 years with an expiration date of June 30, 2019, at which time the applicant would be required to obtain a MUP. Based on the County's Wireless Ordinance, a MUP is required because the Project is subject to the Rural Lands General Plan Land Use Designation (RL-40) and is zoned Limited Agriculture (A70), which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit as required by Section 6985A of the Zoning Ordinance.

D. DEVELOPMENT PROPOSAL

1. Project Description

Crown Castle (Applicant) requests a MUP to operate and maintain the existing unmanned wireless telecommunication facility previously authorized by a Minor Use Permit (ZAP) (Record ID: ZAP-00-090) located at 2241 State Route 78 within the Julian Community Plan Area.

The MUP is required to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance's amortization requirements outlined in Sections 6985 and 6991. The project site is developed with an existing 60-foot tall wireless telecommunication facility, two sets of panel antennas, a 288 square-foot, 10-foot high equipment building, a 32 square foot equipment cabinet with a 3,300 square foot fenced lease area currently containing equipment for AT&T and T-Mobile (Figure 1). The Applicant proposes to re-branch the existing 60-ft tall faux mono-pine tree (Figure 2), there are no other changes to height or configuration. The Project includes an existing generator within the equipment area. Access to the wireless telecommunication facility is provided by an existing private driveway which connects to a private access easement road to the property from SR-78. An exception to the 35-foot height requirement as stated in Section 4610 of the County Zoning Ordinance is requested as part of the proposed MUP.



Figure 1: Existing 60-foot tall mono-pine view looking southwest from onsite.



Figure 2: Proposed re-branching of mono-pine tree looking southwest from onsite.

2. Subject Property and Surrounding Land Uses

The Project is located on approximately 10.18-acres at 2241 State Route 78, in the Julian Community Plan Area (Figure 3). The project site is developed with a single-family residence and an existing wireless telecommunication facility. The single-family residence is located approximately 630 feet west of the existing telecommunication facility (Figure 4). SR-78, a Scenic Highway identified in the County of San Diego General Plan, is located approximately one quarter of a mile northeast of the project site. Surrounding land uses can primarily be categorized as agriculture and residential uses.

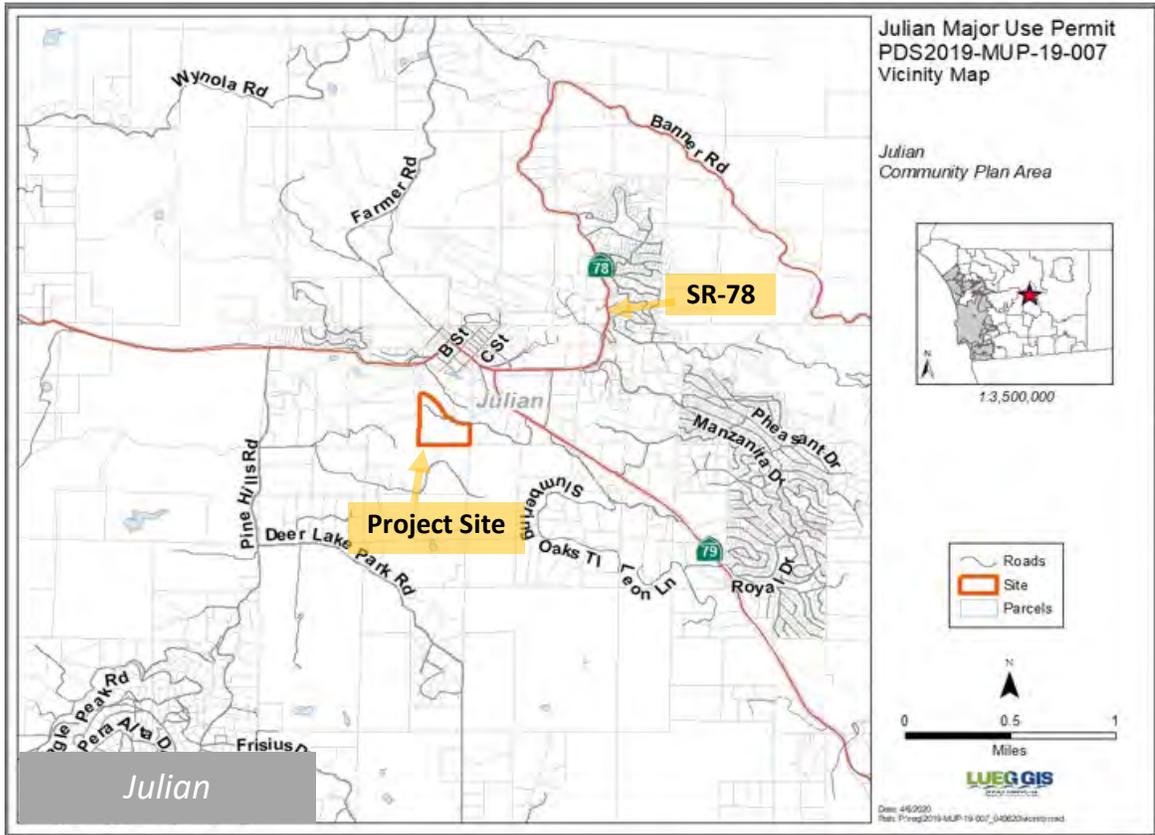


Figure 3: Vicinity map



Figure 4: Aerial view of project site. Proposed facility identified with red star.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-10), Rural Commercial, Public/Semi-Public Facilities (P/SP)	Rural Commercial (C40), General Commercial/ Residential (C34)	NA	Commercial, Residential
East	Semi-Rural Residential (SR-10)	Limited Agriculture (A70)	NA	Residential
South	Rural Lands (RL-40)	Limited Agriculture (A70)	NA	Residential
West	Rural Lands (RL-40)	Limited Agriculture (A70)	NA	Residential

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 Julian 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 requires approval of a MUP and amortization of the wireless facility for a 15-year period. The proposed facility redesign has an estimated valuation cost of \$550,000 based on the newer technology used as well as ongoing maintenance of the facility. With the increased valuation, the Project qualifies for a 15-year amortization schedule instead of the previous 10-year schedule.

Amortization

The existing wireless telecommunication facility is in a rural 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. The Project will bring the existing wireless telecommunication facility, which was approved as a Minor Use Permit prior to the adoption of the County's current Wireless Ordinance, into conformance with the current amortization requirements through the processing of a MUP based on Tier 4 requirements in Section 6985. The Applicant is required to modify the facility in 15 years with the most up-to-date technology available at that time.

Site Planning Analysis

The proposed changes to the existing wireless telecommunication facility are designed to be compatible with the surrounding land uses, vegetation, and topography. The Project site sits at an elevation of 4,486 feet and is characterized by sloping topography that is heavily vegetated with native oaks and pines. The proposed re-branching of the existing 60-foot tall mono-pine tree will improve the appearance of the mono-pine and will match the existing vegetation on the project site. The facility is comparable in height to existing mature trees as well as existing vegetation on the subject property and in the surrounding area (see Figure 2).

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 approximately a quarter mile south of SR-79, a Scenic Highway identified in the County of San Diego General Plan. The existing facility is not

visible from SR-79, and is only minimally visible from the existing private access road it is located on a hilltop surrounded by existing vegetation including pine trees and oak woodland (Figure 5). The re-branching of an existing mono-pine tree will appear as an expected visual feature within the community as the project site contains numerous mature trees. The existing pines and oak trees screen the first 30 to 50 feet of the existing 60-foot tall faux mono-pine tree. The existing faux mono-pine tree, mature trees, and landscaping will not disturb the visual character for nearby residences. For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity, be compatible with the existing community character, and will not result in impacts to the natural environment.



Figure 5: View looking southwest from State Route 79.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide continued cellular service coverage to residences within the Julian Community Plan area. The site is zoned A70 (Limited Agriculture), which is a non-preferred zone, and therefore requires an ASA. The Applicant reviewed other potential sites within the area to demonstrate that the coverage objective could not be met in a preferred zone.

Properties surrounding the target coverage area are primarily residential zones which are not preferred zones. Due to limited preferred zones, the Applicant reviewed existing facilities in the Project vicinity to identify an existing wireless telecommunication facility that could serve a similar

coverage area. No other wireless telecommunication facilities within the surrounding area could serve a similar coverage area compared to the 60-foot tall mono-pine tree. In addition, the facility is designed to accommodate multiple carriers including AT&T and T-Mobile, which reduces the need to construct multiple wireless telecommunication facilities. 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 7). The height of the facility is necessary to allow the antennas to provide coverage to the north, east, and west from the site and to accommodate additional carriers. The GSA maps for both carriers can also be found in Attachment F.

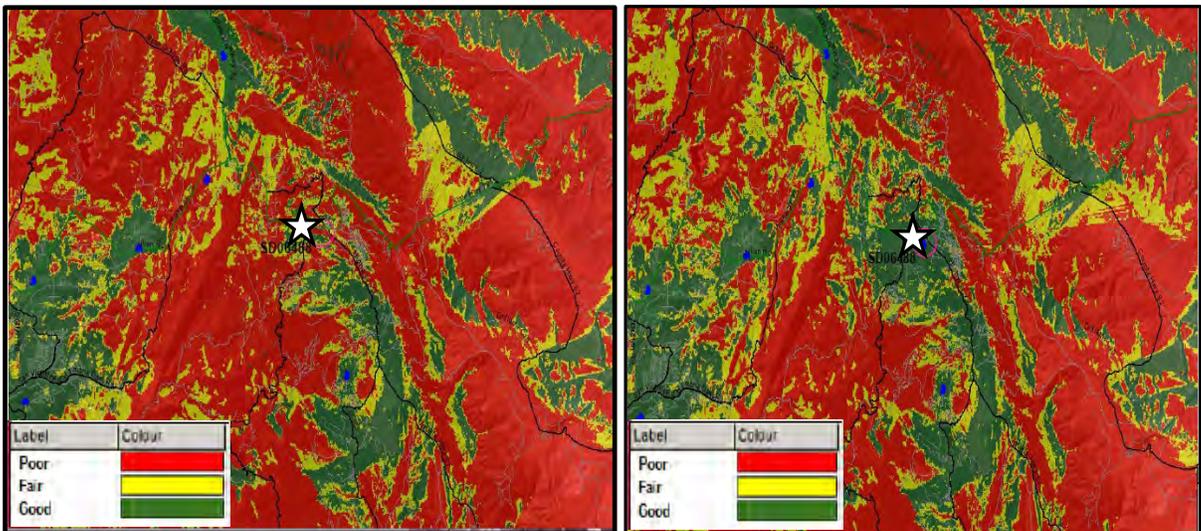


Figure 7: Coverage without Project (left) and coverage with the Project (right).

3. General Plan Consistency

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

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.</p>	<p>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 existing project site contains a standby generator that will allow the proposed wireless telecommunication facility to operate in the event of a power outage or other emergency.</p>
<p>GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private</p>	<p>The proposed changes to the wireless telecommunication facility will allow for continued coverage throughout the area, which is essential in the event of an emergency. The existing project site contains a standby generator that will allow the proposed wireless telecommunication facility to operate in the event of a power outage or other emergency.</p>

General Plan Policy	Explanation of Project Conformance
services during and following a disaster.	
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 re-branching of the existing faux mono-pine tree will continue to provide co-location opportunities for multiple carriers, including for AT&T and T-Mobile equipment that will be renewed with the existing site, thereby satisfying this policy.

4. Zoning Ordinance Consistency

a. Development Regulations

The Project complies with all applicable zoning requirements of the Limited Agriculture (A70) 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:	A70	Yes, upon approval of a MUP
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
Lot Coverage:	-	N/A
Setback:	C	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 existing mono-pine is 60-feet tall. The Project includes a request to exceed the 35-foot height limit by 25 feet, which is necessary to meet the intended coverage objective.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements for a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a	The existing location of the mono-pine tree is located out all required setbacks including front, rear, and side yard setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
25-foot rear yard setback.		

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 required by 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 fence, equipment shelters and enclosures containing AT&T and T-Mobile equipment for the site are less than 10 feet in height.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The existing 60-foot tall mono-pine tree is located approximately 630 feet from nearest residential property line and complies with the required setback.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The existing mono-pine tree and equipment enclosure are located outside of all required setbacks including front, rear, and side yard setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The project site is zoned A70 and is subject to the most restrictive one-hour average sound limit of 45-dBA at the property lines as required in Section 36.404 of the County Noise Ordinance. The Project does not propose additional noise generating equipment. Existing noise generating equipment consists of supporting equipment within an existing equipment shelter 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 <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.	The Project is considered a "high visibility" facility because it is a faux mono-pine tree within a rural zone. Since the Project has a valuation greater than \$500,000, the MUP has been conditioned to have a maximum term of 15 years.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The project site is located approximately ¼ mile away from the nearest scenic highway and is not visible. The re-branching of the existing mono-pine is designed to avoid adverse visual impacts and is located within an area of existing vegetation that provides an adequate buffer.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with the CEQA. An Addendum dated July 31, 2020 to the previously adopted ND (Log No. 10-003) dated June 26, 2001 has been prepared and is on file with PDS. 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

On October 14, 2019, the Julian Community Planning Group (CPG) recommended approval of the MUP without conditions by a vote of 11-0-0-0 (11-Yes, 0-No, 0-Abstain, 0-Vacant/Absent). The Julian CPG Meeting Minutes are found in Attachment E, Public Documentation.

G. PUBLIC INPUT

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. No formal comments were received by County staff as a result of the public notices sent at the time of the MUP application submittal or during processing of the permit.

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 Negative Declaration (ND) is adequate with an Addendum.
2. Approve the MUP PDS2019-MUP-19-007 make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

<p><i>Report Prepared By:</i> Tabina Tonekaboni, Project Manager 858-495-5418 tabina.tonekaboni@sdcounty.ca.gov</p>	<p><i>Report Approved By:</i> Mark Wardlaw, Director 858-694-2962 mark.wardlaw@sdcounty.ca.gov</p>
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AUTHORIZED REPRESENTATIVE: _____

MARK WARDLAW, DIRECTOR

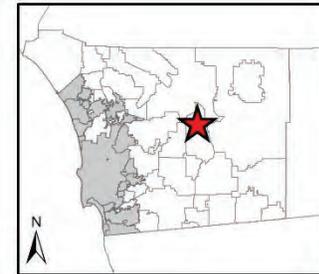
ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2019-MUP-19-007
- 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

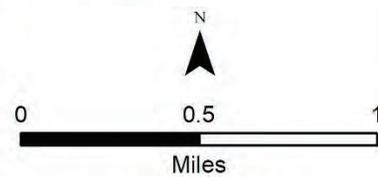
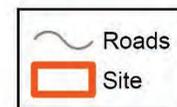
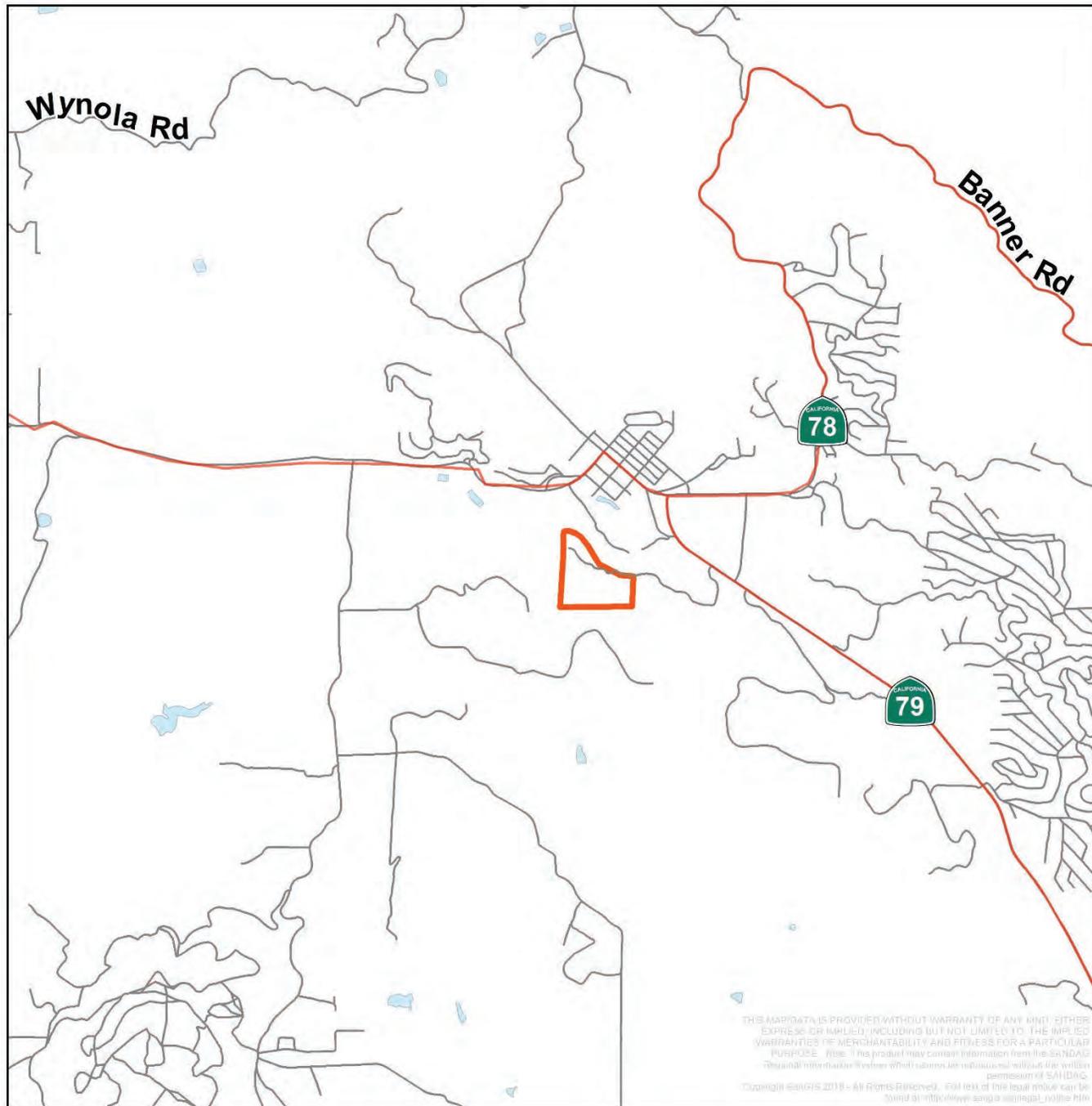
Attachment A – Planning Documentation

Julian Major Use Permit
PDS2019-MUP-19-007
Vicinity Map

Julian
Community Plan Area



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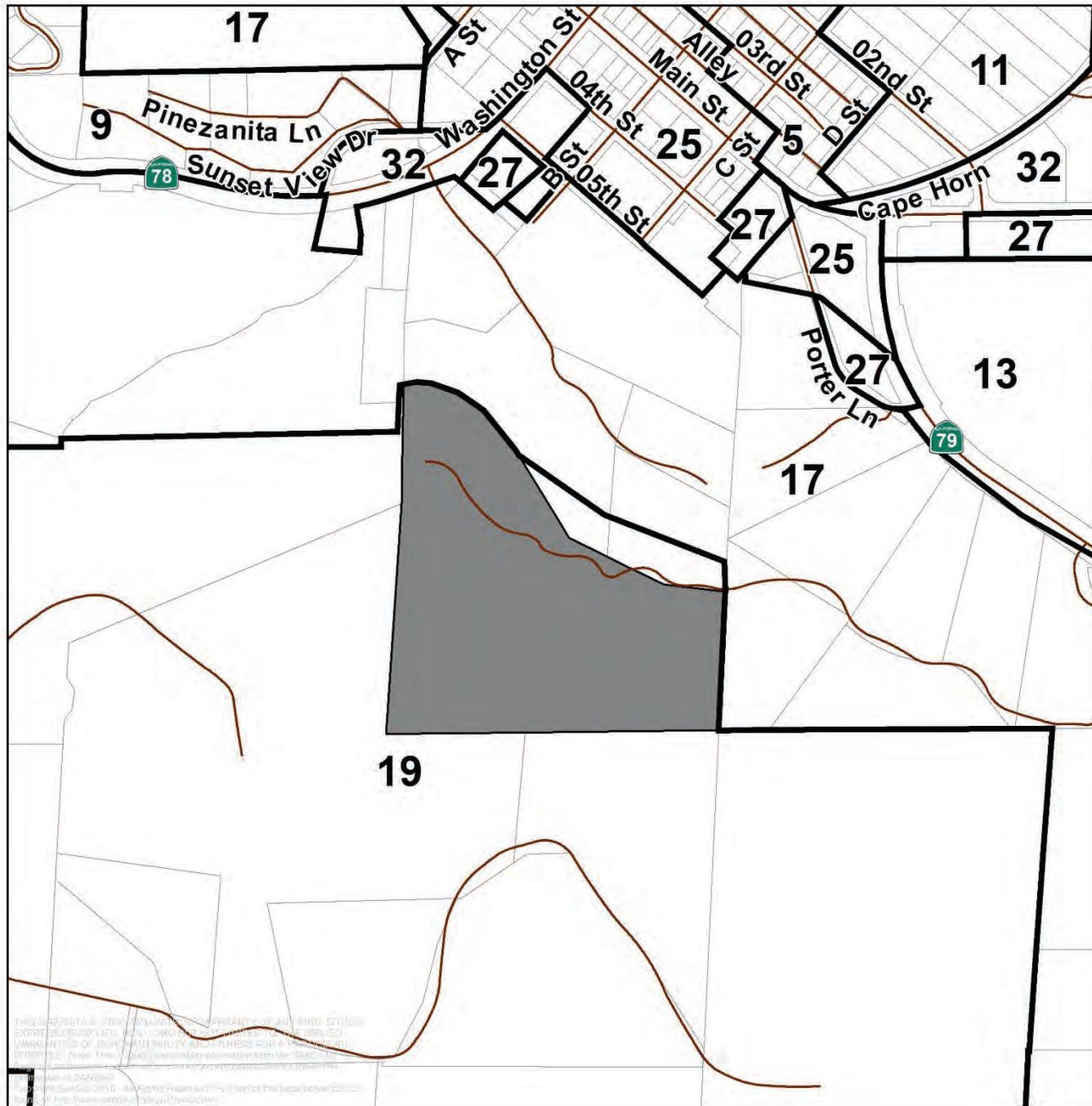
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Julian Major Use Permit
PDS2019-MUP-19-007
General Plan

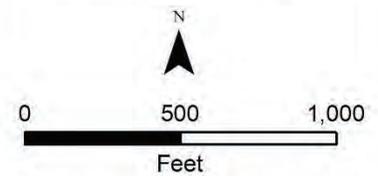
Julian
Community Plan Area

- (5) Village Residential (VR-7.3)
- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (13) Semi-Rural Residential (SR-4)
- (17) Semi-Rural Residential (SR-10)
- (19) Rural Lands (RL-40)
- (25) General Commercial
- (27) Rural Commercial
- (32) Public/Semi-Public Facilities



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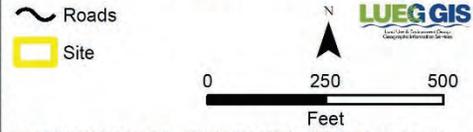
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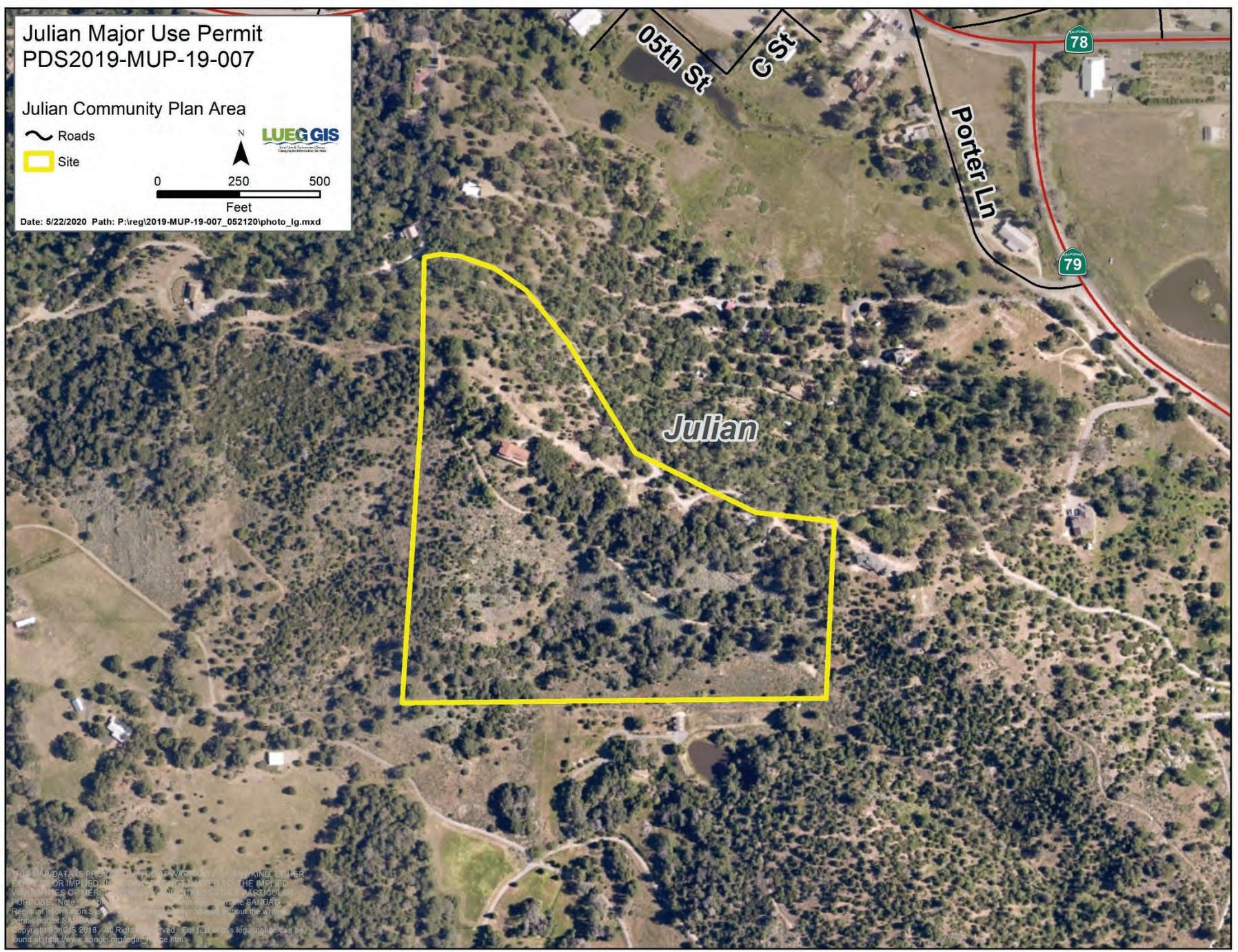
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Julian Major Use Permit
PDS2019-MUP-19-007

Julian Community Plan Area



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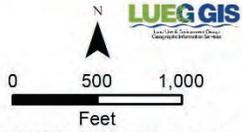


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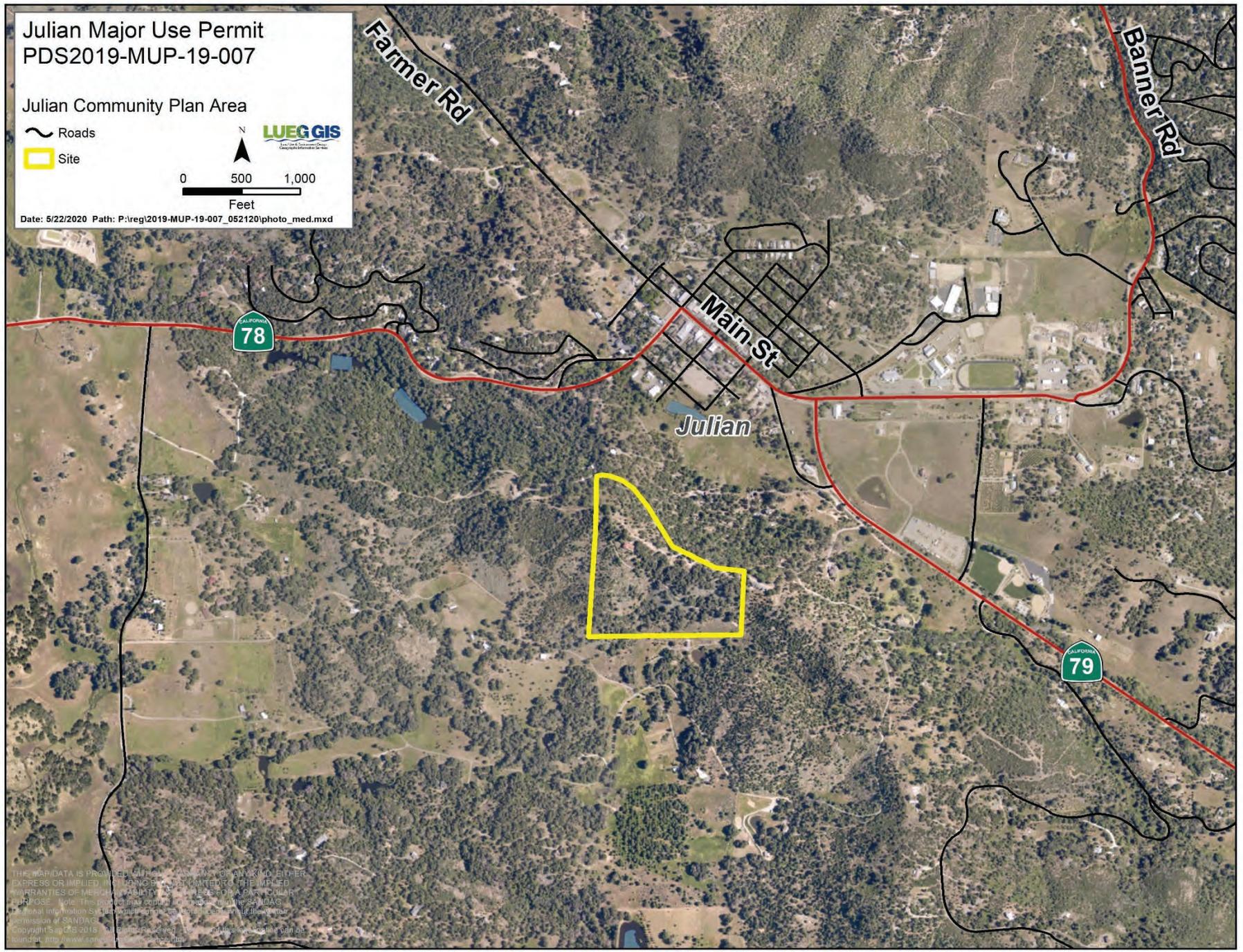
Julian Major Use Permit
PDS2019-MUP-19-007

Julian Community Plan Area

- ~ Roads
- Site



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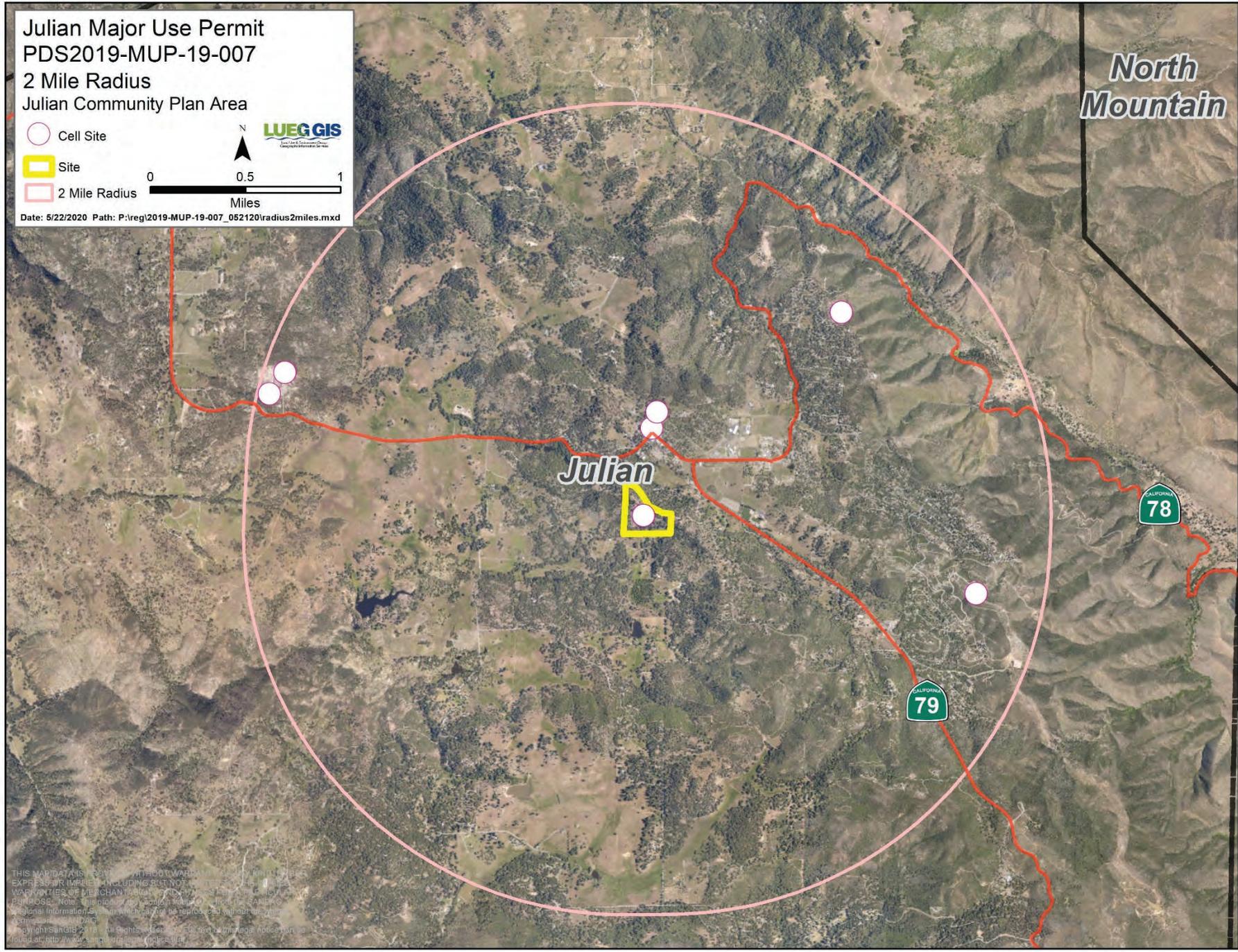
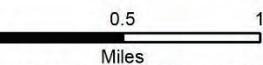
North
Mountain

Julian Major Use Permit
PDS2019-MUP-19-007
2 Mile Radius
Julian Community Plan Area

- Cell Site
- Site
- 2 Mile Radius

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Miles

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Julian

78

79

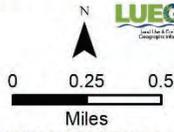
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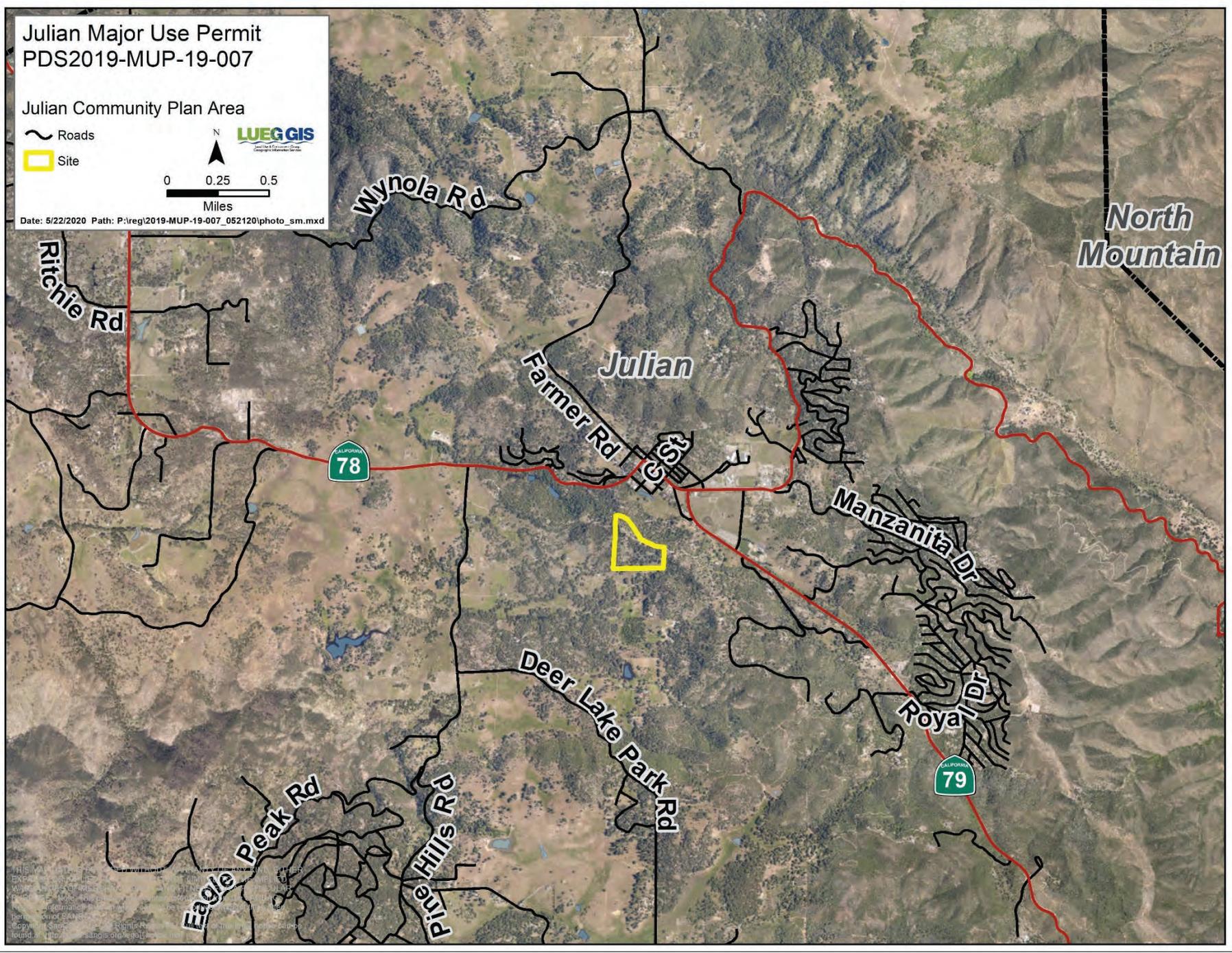
Julian Major Use Permit
PDS2019-MUP-19-007

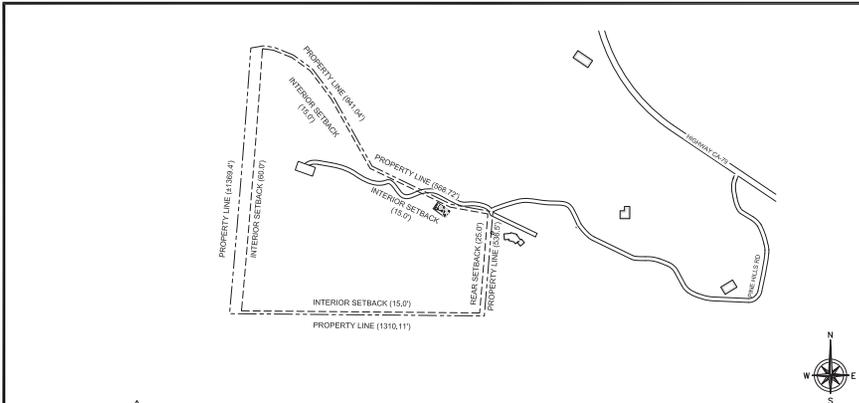
Julian Community Plan Area

- Roads
- Site

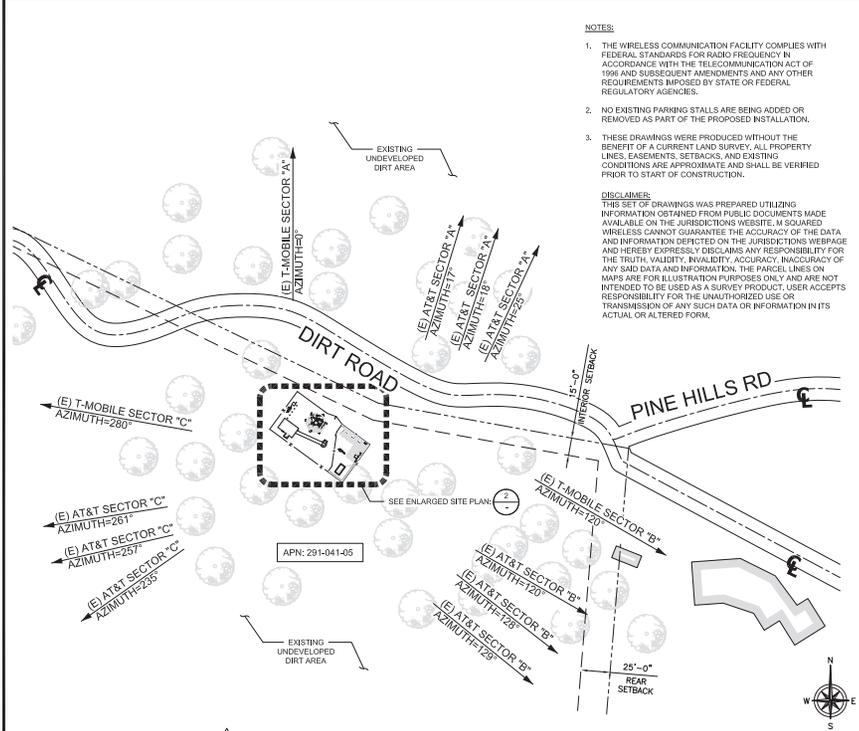


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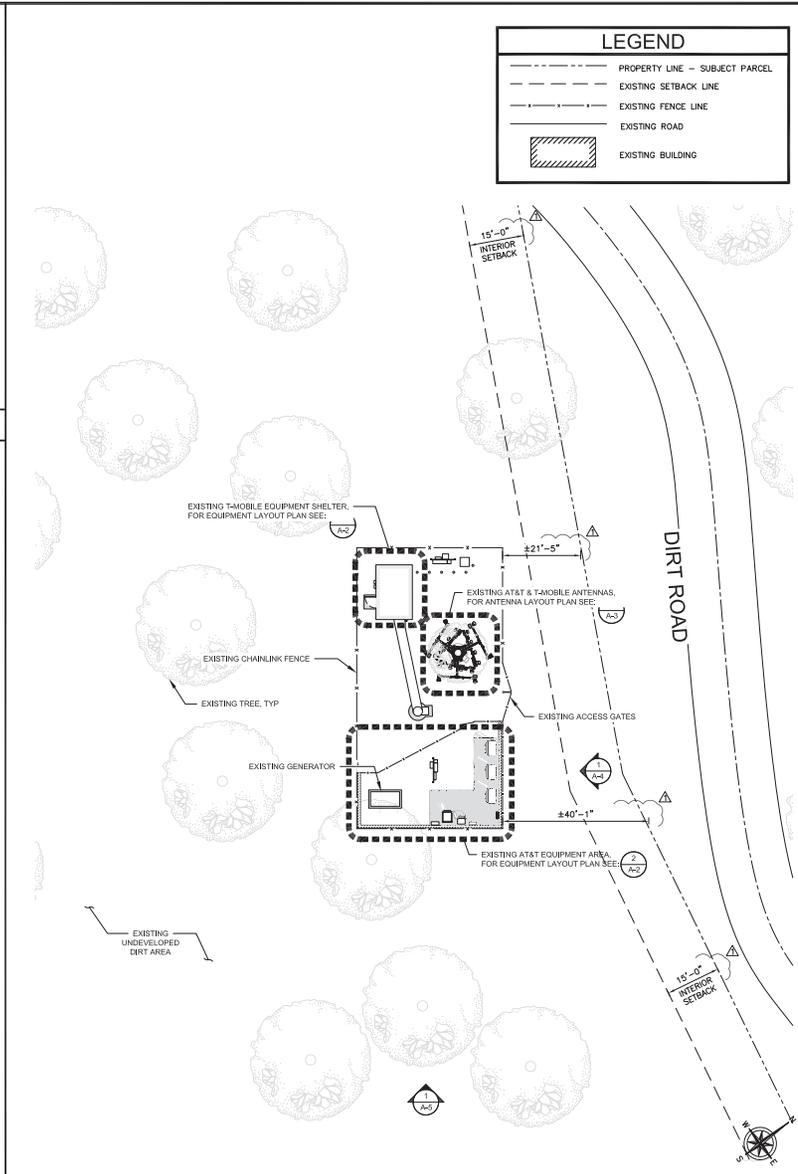




PLOT PLAN 24"x36" SCALE: 1" = 300'-0"
11"x17" SCALE: 1" = 600'-0" 3



OVERALL SITE PLAN 24"x36" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0" 1



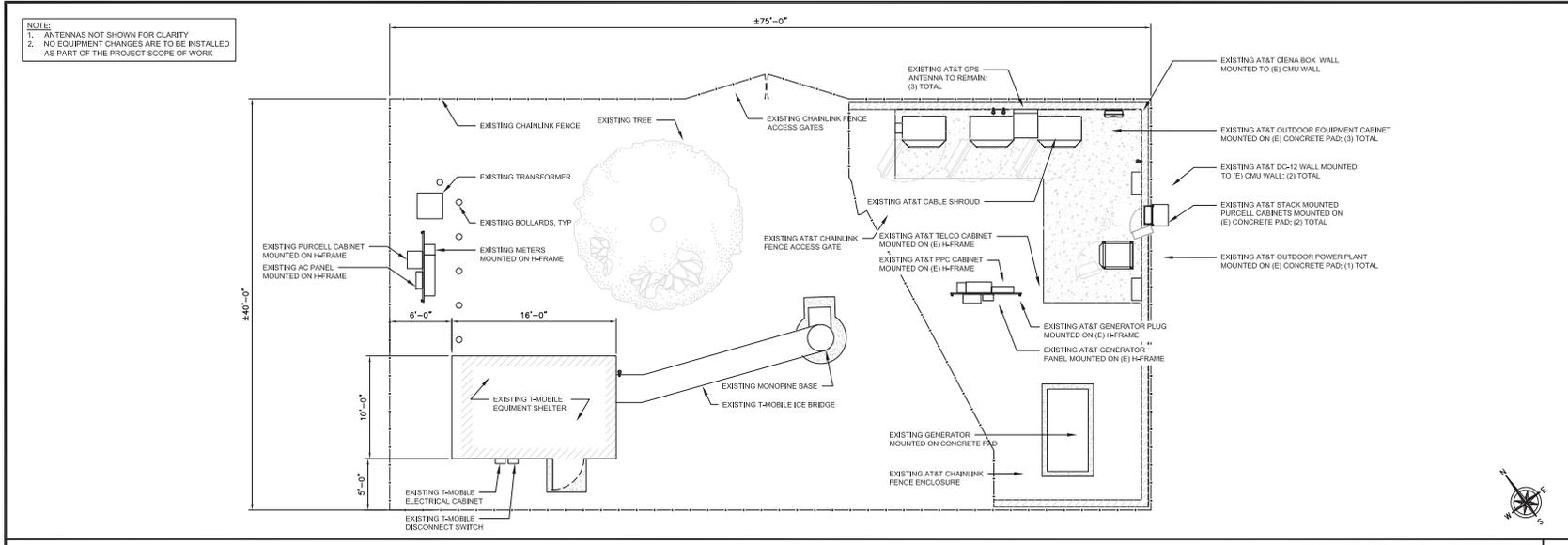
ENLARGED SITE PLAN 24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0" 2

LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- EXISTING SETBACK LINE
- EXISTING FENCE LINE
- EXISTING ROAD
- ▭ EXISTING BUILDING

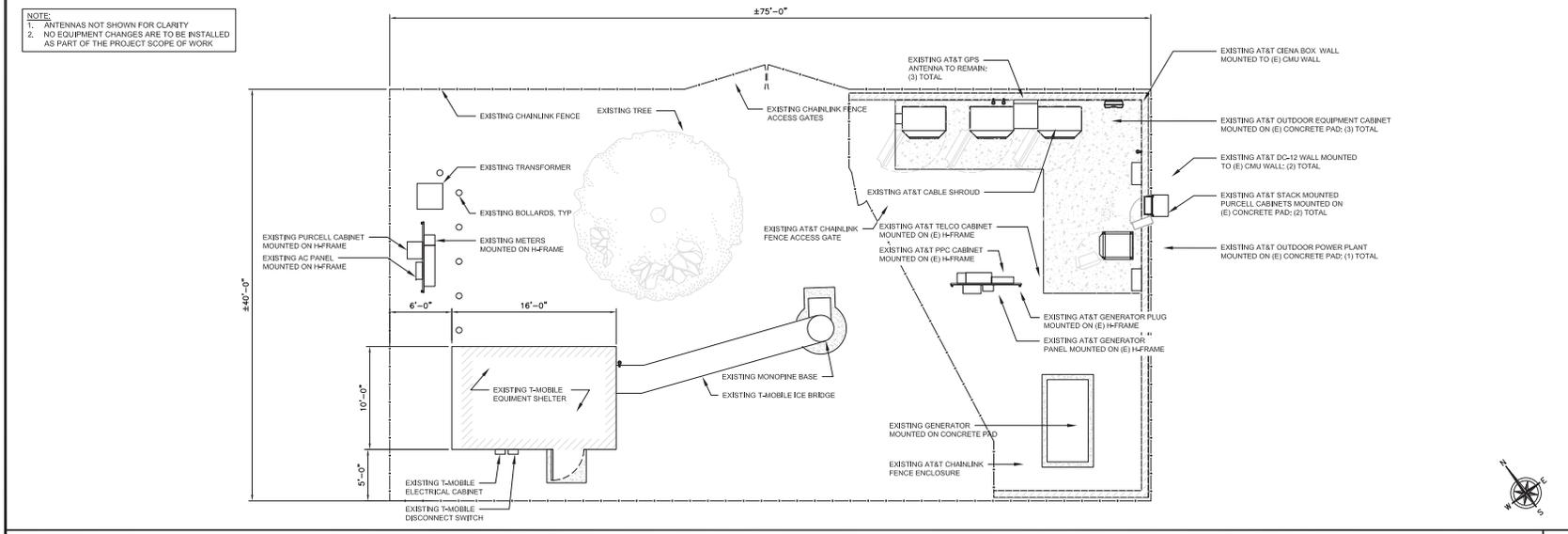
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ENGINEER	 1387 CALLE AVARZADO SAV CLAYMONT CA 90771 (848) 391-8824																												
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SHEET TITLE	OVERALL SITE PLAN, ENLARGED SITE PLAN, AND PLOT PLAN																												
SHEET NUMBER	A-1																												

2-22



EXISTING EQUIPMENT LAYOUT

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



PROPOSED EQUIPMENT LAYOUT

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

CARRIER

CARRIER

12520 SE 38TH ST
BELLEVUE, WA 98006

APPLICANT

200 SPECTRUM CENTER DR, SUITE 1700
IRVINE, CA 92618

ENGINEER

1387 CALLE AVARZADO
SAN CLEMENTE CA 92673 (949) 391-8824

SITE INFORMATION

SITE NUMBER:
SS0709/SD06488A
FA NUMBER: 824937
JULIAN/MONOPINE/BOWMAN
2241 STATE HWY
JULIAN, CA 92036
COUNTY OF SAN DIEGO
MONOPINE

DESIGN RECORD

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A	04/04/2019	80% 20% FOR REVIEW	BM

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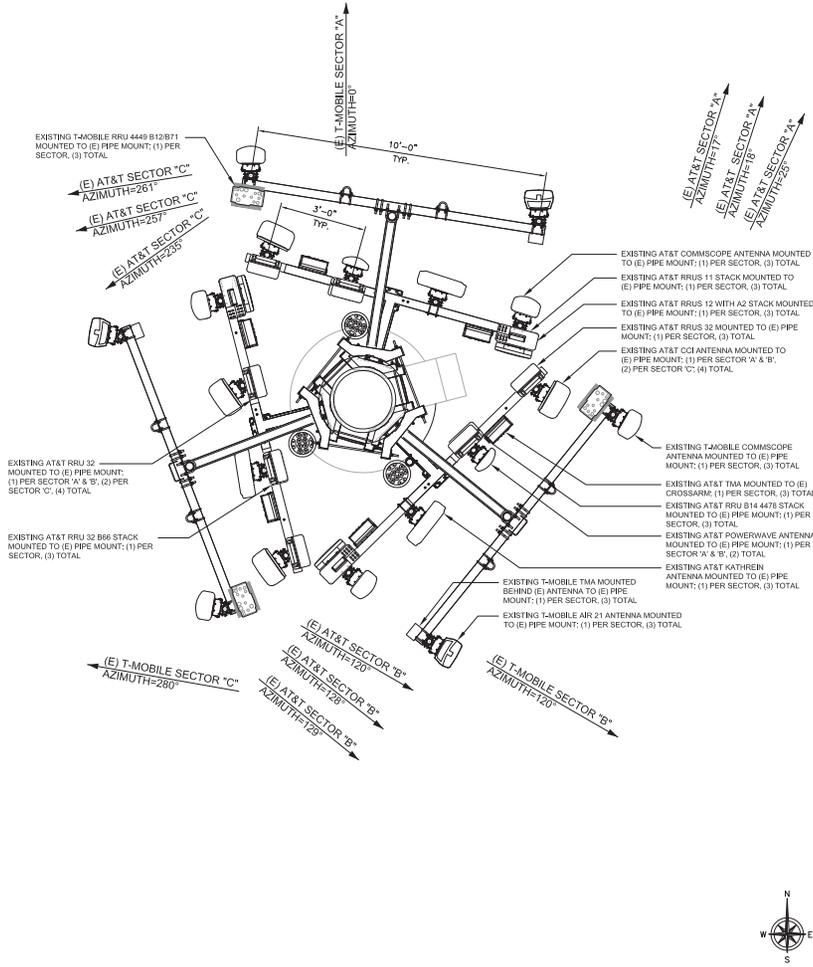
EQUIPMENT LAYOUT PLAN

SHEET NUMBER

A-2

2-23

NOTE:
 1. GROUND EQUIPMENT NOT SHOWN FOR CLARITY
 2. NO CHANGES ARE TO BE APART OF THE PROJECT SCOPE OF WORK
 3. T-MOBILE'S ANTENNAS ARE LOCATED AT A HIGHER RAD CENTER THAN AT&T'S ANTENNAS



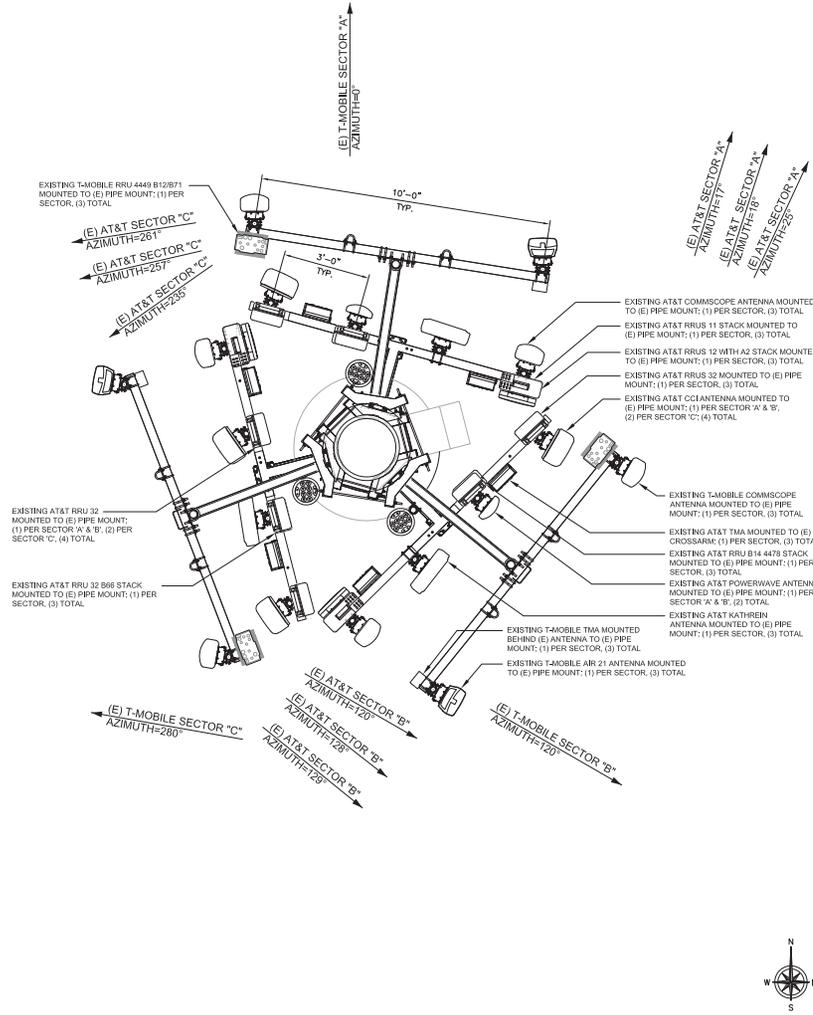
EXISTING ANTENNA LAYOUT

24"x36" SCALE: 1/2" = 1'-0"
 11"x17" SCALE: 1/4" = 1'-0"



1

NOTE:
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PROPOSED ANTENNA LAYOUT

24"x36" SCALE: 1/2" = 1'-0"
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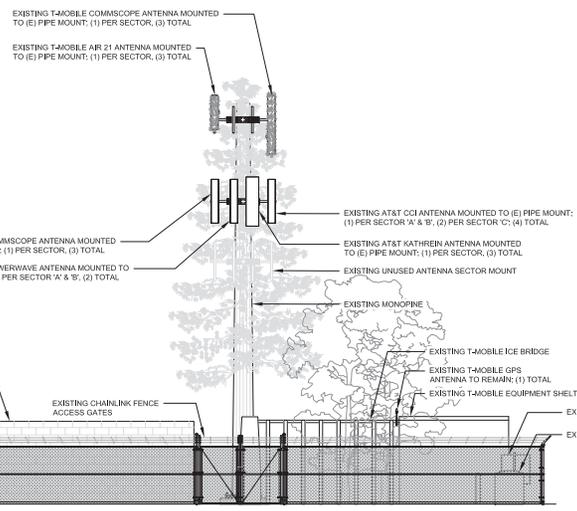


2

CARRIER																													
CARRIER	 12820 SE 38TH ST BELLEVUE, WA 98006																												
APPLICANT	 200 SPECTRUM CENTER DR, SUITE 1700 IRVINE, CA 92618																												
ENGINEER	 1397 CALLE AVANZADO SAN CLEMENTE CA 92673 (949) 391-8824																												
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SHEET TITLE	ANTENNA LAYOUT																												
SHEET NUMBER	A-3																												

2-24

- TOP OF EXISTING MONOPINE BRANCHES
100'-0" A.G.L.
- TOP OF EXISTING MONOPINE TOWER/STEEL
130'-0" A.G.L.
- TOP OF EXISTING T-MOBILE PANEL ANTENNAS
160'-0" A.G.L.
- RAD CENTER OF EXISTING T-MOBILE PANEL ANTENNAS
153'-4" A.G.L.
- RAD CENTER OF EXISTING T-MOBILE PANEL ANTENNAS
132'-0" A.G.L.
- TOP OF EXISTING AT&T PANEL ANTENNAS
144'-0" A.G.L.
- TOP OF EXISTING AT&T PANEL ANTENNAS
144'-0" A.G.L.
- RAD CENTER OF EXISTING AT&T PANEL ANTENNAS
141'-0" A.G.L.



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GROUND LEVEL
0'-0" A.G.L.

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

CARRIER

CARRIER

12820 SE 38TH ST
BELLEVUE, WA 98006

APPLICANT

200 SPECTRUM CENTER DR, SUITE 1700
IRVINE, CA 92618

ENGINEER

1387 CALLE AVARZADO
SAN CLEMENTE, CA 92673 (949) 391-8824

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SHEET TITLE

ELEVATIONS

SHEET NUMBER

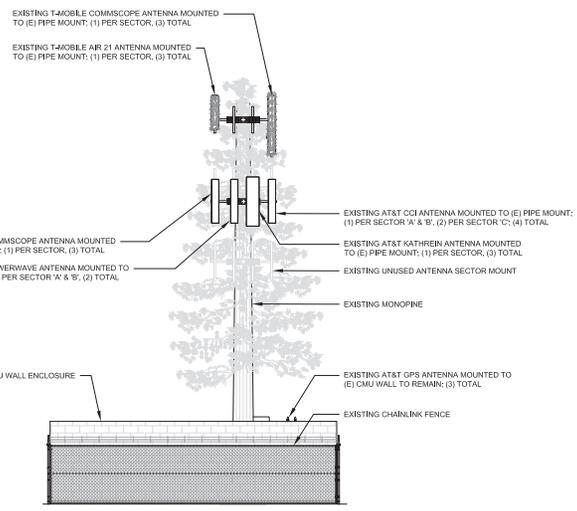
A-4

EXISTING NORTHEAST ELEVATION

PROPOSED NORTHEAST ELEVATION

2-25

- TOP OF EXISTING MONOPINE BRANCHES
100'-0" A.G.L.
- TOP OF EXISTING MONOPINE TOWER/STEEL
136'-0" A.G.L.
- TOP OF EXISTING T-MOBILE PANEL ANTENNAS
160'-0" A.G.L.
- RAD CENTER OF EXISTING T-MOBILE PANEL ANTENNAS
153'-4" A.G.L.
- RAD CENTER OF EXISTING T-MOBILE PANEL ANTENNAS
122'-0" A.G.L.
- TOP OF EXISTING AT&T PANEL ANTENNAS
144'-9" A.G.L.
- TOP OF EXISTING AT&T PANEL ANTENNAS
144'-9" A.G.L.
- RAD CENTER OF EXISTING AT&T PANEL ANTENNAS
141'-9" A.G.L.

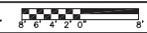


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GROUND LEVEL
0'-0" A.G.L.

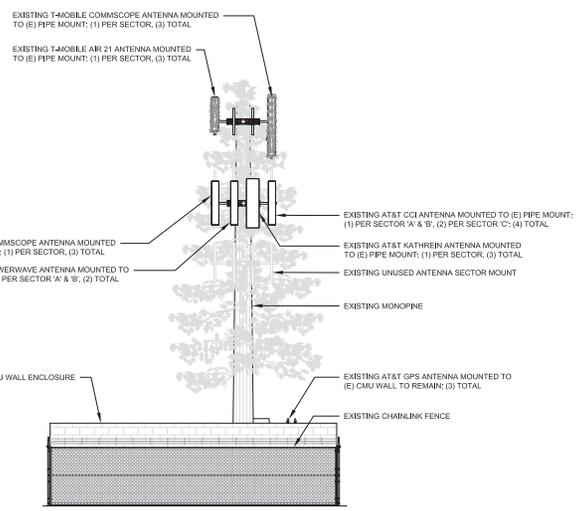
EXISTING SOUTHEAST ELEVATION

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



1

- TOP OF EXISTING MONOPINE BRANCHES
100'-0" A.G.L.
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1

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SHEET TITLE	ELEVATIONS																												
SHEET NUMBER	A-5																												

2-26

**Attachment B – Form of Decision
Approving PDS2019-MUP-19-007**



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

July 31, 2020

PERMITTEE: CROWN CASTLE
MAJOR USE PERMIT: PDS2019-MUP-19-007
E.R. NUMBER: PDS2019-ER-19-10-002
PROPERTY: 2241 STATE HIGHWAY 78 WITHIN THE JULIAN COMMUNITY PLAN AREA
WITHIN UNINCORPORATED SAN DIEGO COUNTY
APN: 291-041-05-00

DECISION OF THE PLANNING COMMISSION

This Major Use Permit for MUP-19-007 consists of 6 sheets including plot plan, equipment layout, and elevations dated February 26, 2020. This permit authorizes the operation and maintenance of an existing 60-foot tall wireless telecommunication facility, two sets of panel antennas, 288 square feet and 10-foot high equipment building, 32 square foot equipment cabinet with a 3,300 square foot fenced lease area, and an existing backup generator. The applicant will re-branch the existing 60-ft tall mono-pine tree to bring it into compliance with the County's Zoning Ordinance.

Grant an exception to Section 4622(b) of the Zoning Ordinance to allow an increase in the maximum height from 35 to 60 feet.

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 10 years (ending July 31, 2030, 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 application of this permit.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **July 31, 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:

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

1. **GEN#1–COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.
2. **GEN#2–RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**
INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an ‘all-purpose acknowledgement’ and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder’s Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.
3. **GEN#3-FILING OF NOD:**
INTENT: In order to comply with CEQA and State law, the permit NOD shall be filed at the County Recorder’s Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOD and required fees to the San Diego County Recorder’s Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOD form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOD form and required filing fees to the San Diego County Recorder’s Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOD was filed and that a copy of the document is on file at PDS.

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

4. GEN#4–INSPECTION FEE

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

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

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

5. PLN#2–SITE CONFORMANCE (WIRELESS)

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

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

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any interior changes to approved telecommunications equipment that are located

entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

7. HAZ#1–HEALTH AND SAFETY PLAN

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

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

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

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

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

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

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations dated 2/25/2020. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

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

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

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise

Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person’s right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

11. ROADS#1–PRIVATE ROAD MAINTENANCE

INTENT: In order to ensure that the on- and off-site private easement roads are maintained and repaired if 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- and off-site private easement roads that serve the Project. During the term of the permit, the owner(s) of the private road easement(s) shall share proportionately to the use made of the easement(s) that serve the Project, pursuant to California Civil Code Section 845. **DOCUMENTATION:** The 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.

12. ROADS#2–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance per County Standards in both directions along **State Route 79** from the private road easement, **Unnamed Road**, for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [*PDS, Code Compliance Division*] is responsible for compliance of this permit.

.....

MAJOR USE PERMIT FINDINGS

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

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

The project is a Major Use Permit to allow the operation and maintenance of an existing telecommunication facility. The proposed telecommunication facility consists of re-branching an existing 60-foot tall faux mono-pine tree. The project site contains two sets of panel antennas, a 288 square-foot, 10-foot high equipment building, a 32 square foot equipment cabinet with a 3,300 square foot fenced lease area. The project includes an existing 15-kilowatt (kW) generator within the equipment area. The project site is developed with a single-family residence located west of the project site. Due to topography, height of the enclosure, and existing vegetation, the enclosure is not visible to nearby residents or motorists. The faux mono-pine tree will not be visible to the community due to the facility location, however the existing vegetation on the property and in the surrounding area, and distance from public roads help buffer views of the facility and contribute to the harmony in scale, bulk, and coverage.

Scale and Bulk:

The project area is characterized by rural agriculture. The area surrounding the project site consists of agricultural, and rural residential use types. The proposed telecommunication facility is located approximately 630 feet from the nearest neighboring residence.

The photo simulations illustrate that the proposed 60-foot tall faux mono-pine tree would not be visible to the surrounding community. The current appearance of the mono-pine is substandard, and the proposed re-branch will improve the appearance of the mono-pine and it will blend with the environment. The mono-pine is located in an area surrounded by dense native pine tree and oak woodland forest which are of similar, scale, bulk and proportion to the proposed mono-pine. The project would be perceived by observers as a pine tree surrounded by other similar trees. The design and coloration of the communications facility would allow the project to blend into the natural environment, reducing the visual contrast of the project. The mono-pine's design complements the native terrain therefore the project would be harmonious with the rural and agricultural community character of the area. While the proposed faux mono-pine tree is almost 25 feet higher than the allowed height it is camouflaged as a pine tree and is an expected visual feature of the community. Therefore, the proposed facility is an expected element of the rural community and would not be incompatible with the bulk and scale of structures in the surrounding area.

A height exception for the faux mono-pine tree is required for the additional height above 35 feet, per Section 4620(9) of the Zoning Ordinance. The Geographic Service Area maps provided by the applicant indicate that a height of 60-feet is necessary for the carrier to provide the highest level and distance of service over the adjacent water tank and to the surrounding community. Lowering the facility would eliminate the ability to house multiple carriers and would not allow the signal from the antennas to reach past State Route 79, which is their primary coverage objective.

Coverage:

The subject parcel is approximately 10 acres in size. Surrounding land uses consist of commercial, residential, and agricultural land uses with parcel sizes ranging from approximately 2.5 acres to over 25 acres in size. The project is located on a parcel that is developed with a single-family residence. The lease area for this unmanned wireless telecommunication facility is 400 square feet and is located within 3,300 square-foot fenced lease area, less than 1% lot coverage. Due to the small scale of the facility, the project would maintain similar coverage with surrounding parcels. Considering the size of the subject lot, the size of the existing structures on the property, the size of the surrounding properties and the coverage characteristics of proposed use, the addition of the communication facility will not substantially increase the lot area and will help maintain the rural character of the surrounding community.

Density:

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

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

The site has existing facilities for access and utility services. The project site must comply with all applicable conditions of the San Diego County Fire Protection Authority. The site is developed with an existing single-family dwelling located approximately 630 feet west of the facility site consequently electric power is available to the facility. 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. Therefore, the proposed project will not have an adverse impact on public facilities, services or utilities and will be compatible with adjacent uses.

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

The project is a Major Use Permit for the authorization of an existing 60-foot wireless telecommunication facility. The subject project will result in the re-branching of the 60-foot-mono-pine tree. The equipment necessary for the facility will be located inside of a 10-foot high equipment building and a 32 square foot equipment cabinet with a 3,300 square foot fenced lease area.

The photo-simulations on file illustrate that the line, form and color of the proposed facility will be largely consistent with other elements that make up the visual setting of the parcel, such as existing trees and vegetation in the surrounding area. The facility designed as a mono-pine 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 facility site is located atop a forested ridge

overlooking State Highway 78 (SR78) and portions of the Julian town site. From the project site, the topography of the area slopes down toward SR78 and the Julian town site which is approximately ¼ mile to the north. Considering the facility is designed to blend in with the surrounding area, and it is located away from other residences, the siting of the facility, as designed, would not cause an adverse aesthetic effect to the surrounding land uses or roadways. For the reasons stated above, the project would not have a harmful effect on the desirable neighborhood character. Additional views of the site would be obscured due to the intervening topography and existing vegetation of the area. The existing equipment building because of its limited height (10 feet) would not be readily visible. As such the proposed project will not have an adverse effect to the surrounding neighborhood character.

In addition, 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 be one maintenance trip per month. Existing parking is available on the property. The proposed MUP is compatible with the existing residential uses in the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and will be compatible with adjacent uses. Therefore, the traffic generated would not substantially increase or alter the physical character of surrounding streets.

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

The applicant proposes a MUP for the operation of a wireless telecommunication facility. The subject property is developed with access and utility services adequate to serve the proposed use. The re-branching of the existing 60-foot tall faux mono-pine telecommunication facility would not require alteration to the landform. 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 Rural Residential Land Use Designation, and it is within the Julian Community Plan Area. The project complies with the General Plan because civic uses are allowed if they support the local population. 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 Julian Community Plan and obtained a recommendation of approval by the Julian Community Planning Group by a vote of 7-0-0-6 (7-Yes, 0-No, 0-Abstain, 6-Vacant/Absent) at the October 14, 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 July 31, 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.

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

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. 10096](#) 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 the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: On January 24, 2007, 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 January 25, 2008. *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 on Page 19, Section D.1.d (4), subsections (a) and (b):

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf.

<http://www.sdcounty.ca.gov/PDS/docs/LID-Handbook.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 above.

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

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		
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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:

Darin Neufeld, Chief
 Project Planning Division
 Planning & Development Services

cc: Debra Gardner, 13948 Calle Bueno Ganar, San Diego CA 91935
 Crown Castle, 200 Spectrum Center Drive Suite 200
 James McLamb, 20981 Avenida Amapola, Lake Forest, CA 92630

email cc:

Debra Gardner, Authorized Agent, ddgardner@deprattinc.com
 Crown Castle, Applicant, jimlee@crowncastle.com
 Ed Sinsay, Team Leader, Land Development/Engineering, PDS
 Denise Russell, Project Planning, Planning Manager, 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-19-007

July 31, 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: Julian Wireless Telecommunication Facility Major Use Permit
2. To the Project Number(s) add: PDS2019-MUP-19-007; PDS2019-ER-19-10-002
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 July 31, 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 July 31, 2020.
 - B. An Ordinance Compliance Checklist



County of San Diego

MARK WARDLAW
DIRECTOR

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www.sdcounty.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

July 31, 2020

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

FOR PURPOSES OF CONSIDERATION OF Julian Wireless Telecommunication Facility Major Use Permit PDS2019-MUP-19-007

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 Minor Use Permit for the original Julian SBA Wireless Facility project (ZAP-00-90), Log No. 10-003 was adopted by the Zoning Administrator on June 26, 2001. The adopted ND found the project would not have any potentially significant effects. Minor Use Permit ZAP00-090 authorized the installation of a 60-foot mono-pole with a maximum of two panel antenna arrays and a 288 square-foot equipment shelter located within the 3,300-lease area. A Minor Use Permit Modification (ZAP-00-090W2) was approved and authorized the replacement of the 60-foot mono-pole, two panel antenna arrays that would be operated by the new wireless carrier. Furthermore, one new equipment enclosure and additional landscaping were added to the fenced compound.

2. Lead agency name and address:

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

- a. Contact Tabina Tonekaboni, Project Manager
- b. Phone number: (858) 495-5747
- c. E-mail: Tabina.tonekaboni@sdcounty.ca.gov

3. Project applicant's name and address:

Debra Gardner of Depratti Inc. on behalf of Crown Castle
13948 Calle Bueno Ganar, Jamul, CA 91935

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

The proposed project is for a Major Use Permit to operate and maintain the existing unmanned wireless facility. The applicant proposes to re-branch the existing 60-foot tall mono-pine tree. 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.

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

YES

NO

No new structures or ground disturbing activities are proposed. The applicant will re-branch the existing faux mono-pine tree.

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

NONE

Aesthetics

Agriculture and Forest Resources

Air Quality

Biological Resources

Cultural Resources

Geology & Soils

Greenhouse Gas Emissions

Hazards & Haz Materials

Hydrology & Water Quality

Land Use & Planning

Mineral Resources

Noise

Population & Housing

Public Services

Recreation

Transportation/Traffic

Utilities & Service Systems

Mandatory Findings of Significance

DETERMINATION:

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

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous 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	July 31, 2020 Date
Tabina Tonekaboni Printed Name	Project Manager Title

INTRODUCTION

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

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

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

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

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

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

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

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

YES

NO

The proposed project is for a Major Use Permit to an existing wireless facility authorized by a Minor Use Permit (Record ID: ZAP-00-90) consisting of the re-branching of an existing 60-foot tall mono-pine and associated 3300 square foot lease area. 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 visible from a Scenic Highway as identified in the County of San Diego General Plan. The re-branching of the mono-pine will result in no new significant impact to aesthetics and will improve the appearance of the mono-pine to blend in with the environment. The intent of the Major Use Permit is to visually improve the wireless facility. Therefore, the proposed Major Use Permit 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

NO

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

YES

NO

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

YES

NO

A previous Negative Declaration for the project site was adopted on April 12, 2001. The Negative Declaration found impacts to biological resources to be less than significant with the incorporation of mitigation. No impacts will occur to sensitive resources and no mitigation will be required. Therefore, since the previous Negative Declaration was certified there are no 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.

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

NO

The proposed project is for a Major Use Permit to an existing wireless facility authorized by a previous Minor Use Permit (Record ID: ZAP-00-90) consisting of the re-branching of an existing 60-foot tall mono-pine and associated 3300 square foot lease area. 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. Since the previous ND (PDS2003-3400-00-090) was certified there has been no changes in the project. The current discretionary action is to renew the permit and no earth-disturbing activities are proposed. The proposed permit would not impact cultural resources; as such, revisions to the Final ND would not be required.

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

NO

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

NO

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 will not result in additional trips as the majority of trips associated with the operation of the facility consist of 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

NO

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

NO

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

YES

NO

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

YES

NO

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

NO

The proposed project is for a Major Use Permit consisting of the re-branching of an existing 60-foot tall mono-pine and associated 3300 square foot lease area. 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 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

NO

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

YES

NO

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

NO

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

YES

NO

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

NO

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 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 to an existing wireless facility authorized by a Minor Use Permit (Record ID: ZAP-00-90) consisting of the re-branching of an existing 60-foot tall mono-pine and associated 3300 square foot lease area. No new ground disturbing activities are proposed.

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

NO

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

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

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable

when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

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

YES

NO

As discussed within this document and the attached addendum, there are no changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in any of the mandatory findings of significance.

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
Julian Wireless Telecommunication Facility Major Use Permit
PDS2019-MUP-19-007; PDS2019-ER-19-10-002**

July 31, 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 NO NOT APPLICABLE/EXEMPT

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

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

YES NO NOT APPLICABLE/EXEMPT

The project is for an unmanned telecommunications facility and will not use any groundwater for any purpose, including irrigation or domestic supply.

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

The wetland and wetland buffer regulations YES NO NOT APPLICABLE/EXEMPT

(Sections 86.604(a) and (b)) of the Resource Protection Ordinance?

The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance? YES NO NOT APPLICABLE/EXEMPT

The Steep Slope section (Section 86.604(e))? YES NO NOT APPLICABLE/EXEMPT

The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance? YES NO NOT APPLICABLE/EXEMPT

The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance? YES NO NOT APPLICABLE/EXEMPT

Wetland and Wetland Buffers:

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

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

Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes:

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 on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitat Lands:

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

Significant Prehistoric and Historic Sites:

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

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

YES

NO

NOT APPLICABLE

The project Storm Water Management Plan has been reviewed and is found to be complete and in compliance with the WPO. The project has been found to be exempt from Hydromodification requirements for the following reasons: it is a standard project and hydromodification management requirements do not apply.

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 existing noise generating sources for the facility were evaluated under the original Minor Use Permit (3400-00-090) and have found to be in compliance with the Noise Ordinance. The proposed project does not consist of any modifications or new equipment for the existing facility. No new noise-producing equipment or operational uses are proposed as part of the project. In addition, no changes to ground-level equipment are proposed, and no new generator or changes to an existing generator are proposed. 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 would not create a change in the existing noise environment and is therefore in compliance with the County of San Diego Noise Ordinance Section(s) 36.404.

Attachment D – Environmental Findings

**ATC LA OLIVENHAIN WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2019-MUP-19-007
ENVIRONMENTAL LOG: PDS2019-ER-10-002**

ENVIRONMENTAL FINDINGS

July 31, 2020

1. Find that the Addendum on file with Planning & Development Services as Environmental Review Number PDS2019-ER-19-10-002 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 12, 2001 and adopted on June 26, 2001 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 July 31, 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

JULIAN COMMUNITY PLANNING GROUP

FINAL MEETING AGENDA

Monday, October 14th at 7:00 p.m. Julian Town Hall, Washington and Main Streets, Julian, CA 92036

Roll Call

Present: Pat Brown, Chair; Kiki Skagen Munshi, Secretary; Woody Barnes, Herb Dackermann, Eric Jones, Keith Krawiec, Rebecca Morales, Katherine Moretti, Rudy Rikansrud
Absent: (Excused) Mushet, Redding

A. Approval of the minutes for the meeting of September 9th, 2019

As the Minutes distributed were the blank form used by the Secretary, this was postponed until the next meeting.

B. Approval of the agenda

Moved: Moretti
Seconded: Barnes
Approved: Unanimous

C. Public Communication: Opportunity for members of the public to speak to the Group on any subject matter within the Group’s jurisdiction and items on the posted agenda.

Tom Silva and Julie Weaver (Principal) from Spencer Valley reported on the “Annex”—three classrooms, two for pre-school, room for community use, upgraded water service, will have fire sprinkler which will use two tanks put on back of building. Expanding existing parking lot. Planning group had asked to see some idea of what they are looking at. Silva said that the plans now being presented have not been given to the Board and will change a bit, and that they are looking at two different sizes for this addition. The first one that was presented, or perhaps a bit larger because it will be a modular building. A plan of the possible building was presented. Phase I is now with State Architect for handicap access approval, etc. They expect plans will be ready for them to start pricing within next month. The set back will be closer to 95 feet from the road. The building will be same color, same trim style as other buildings. It will be metal or concrete but it will look the same. They haven’t fully fleshed out the septic yet but are looking at about 44,000 gallon twin tanks, stand alone, and will use the existing well on new site for fire suppression and any irrigation needed. The existing well at the school will be used for regular water at the school.

Lynn Jarman provided an update about the Dark Sky network. PDS has added some staff and has a project manager for the Dark Sky Project. That individual says it’s moving forward. Now they believe it will be before the PC in March and BOS the following month. The contact there is Rouya Rasoulzadah .

E. Action Items

1. Agricultural – Clearing; Suggestions, comments

**SDC PDS RCVD 02-06-20
MUP19-007**

Moretti said they have to increase the five acre clearing on our parcels of land. Barnes said they need to consider the vegetation type when they are clearing. Grasslands are grazed and provide minimal fire danger. Well managed forest is probably second in vulnerability. Chaparral sort of like kindling. Agricultural clearing needs to be considered at same time as fire danger. Five acres is too small and there isn’t enough water to irrigate a lot of five acre parcels here as five acres almost has to be intensive

agriculture. You can't run cattle or sheep on such an area. Clearing chaparral can have a beneficial effect on fires but won't have much effect for agriculture. Trees also need to have brush around them removed. Also, clearing is an ongoing enterprise.

Munshi moved that we collate information that we could send to County and Munshi will also put it together to reflect the sense of the Board.

Rikansrud seconded.

Approved: Unanimous

2. Cell Tower; APN 291-041-05-00; Julian / Monopine / Bowman (Debra DePratti Gardner, DePratti Incorporated)

Deborah DePratti Gardner presented plans to renew an existing COP for Pine cell tower. She is the company and ATT and TMobile are the tenants. Tree located at 2241 State Highway 78, on the hill to the south of Julian town. Right now it looks terrible. The use permit for ten years, expired in June, Crown Castle owns it—they are an asset acquisition company. Crown Castle is making an application for permit renewal, a ten year major use permit. It's a Tier 4 MUP—they are proposing to relimb the tree. All the limbs will be pulled off and replaced. The carrier will be required to maintain it. No increase in equipment.

Brown noted that the access as shown on the map was incorrect, that there was no legal access through that road and that the map has to be redone. He added that the Architectural Review Board had approved it.

Moretti moved we approve the renewal of the cell tower

Barnes seconded.

Approved: Unanimous

F. Group Business

1. Announcements and correspondence received

General plan clean up—nothing affects Julian. Nearest thing is in Santa Ysabel, across the street from Mesa Grande road. It's added to the Open Space Conservation.

Open meeting on County Budget October 21.

Chair meeting is Saturday after our next meeting

2. Discussion items

a. Caltrans – Julian to Ramona

Moretti said there was a new sign announcing a turnout.

b. 2nd Street

Morales reported that have been surveyors looking at 2nd Street.

c. Julian Septic Plant

Nothing to report

3. Subcommittee reports

None

4. Meeting updates

a. BOS and PC Hearings

b. Future Group Meeting Dates (November 11th, 2019)

G. Adjournment

Moved: Rikansrud

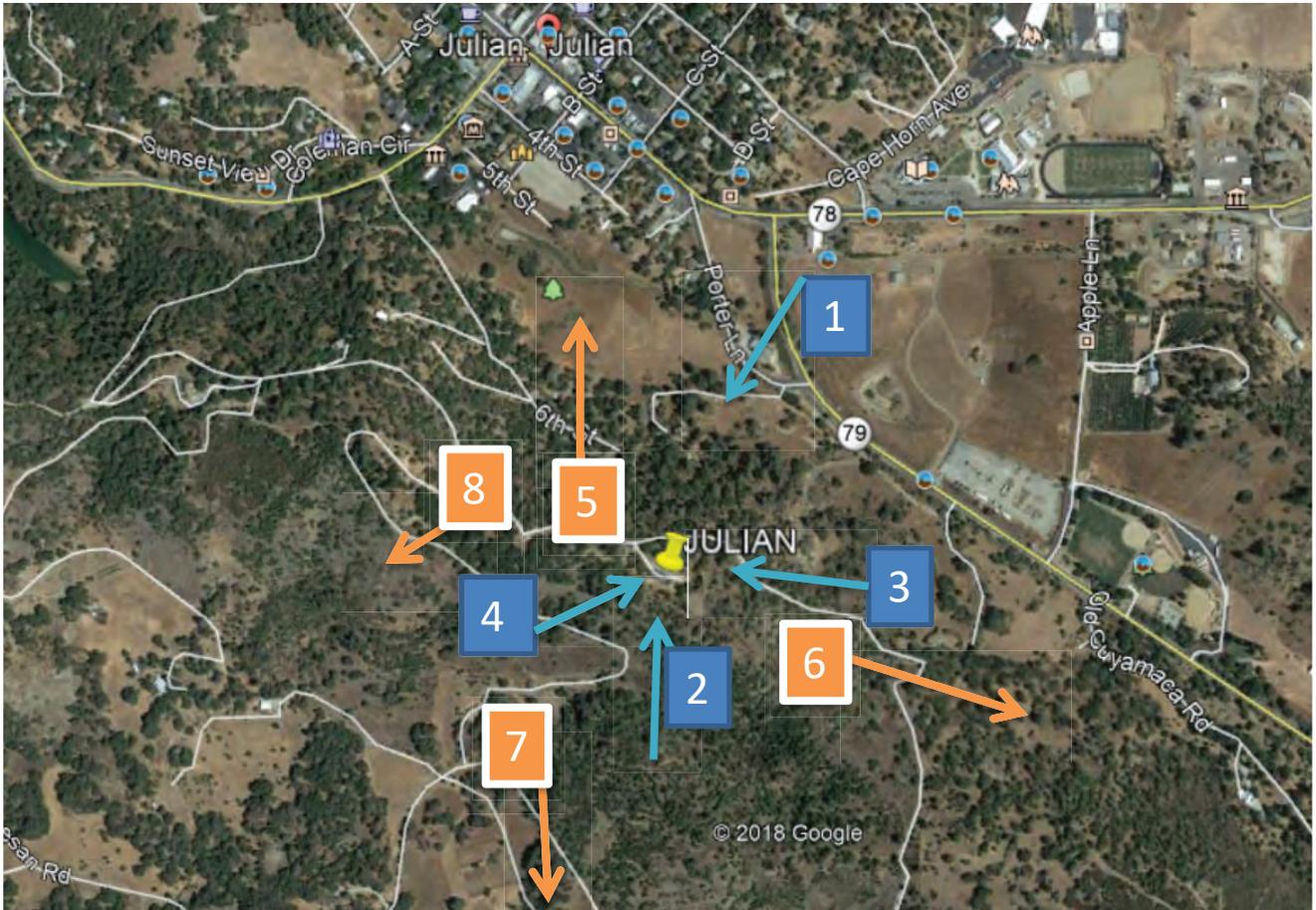
Seconded: Morales

Approved: Unanimous

Members: Pat Brown, Chair; Bob Redding, Vice Chair; Kiki Skagen Munshi, Secretary; Woody Barnes, Herb Dackermann, Eric Jones, Keith Krawiec, Rebecca Morales, Katherine Moretti, Kenny Mushet, Rudy Rikansrud

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

Crown Castle
BU 824937 AT&T SS0709, T-Mobile 6488
Photo Survey
Key Map





1. View of North Elevation of site.
2. View of South Elevation of site.





- 3. View of East Elevation of site.
- 4. View of West Elevation of site.





5. View looking North from site.

6. View looking East from site.





7. View looking South from site.

8. View looking West from site.









SD06488A Coverage Map

San Diego Market - RF Team
01/10/2020

SDC PDS RCVD 02-06-20
MUP19-007



T Mobile

Contents:

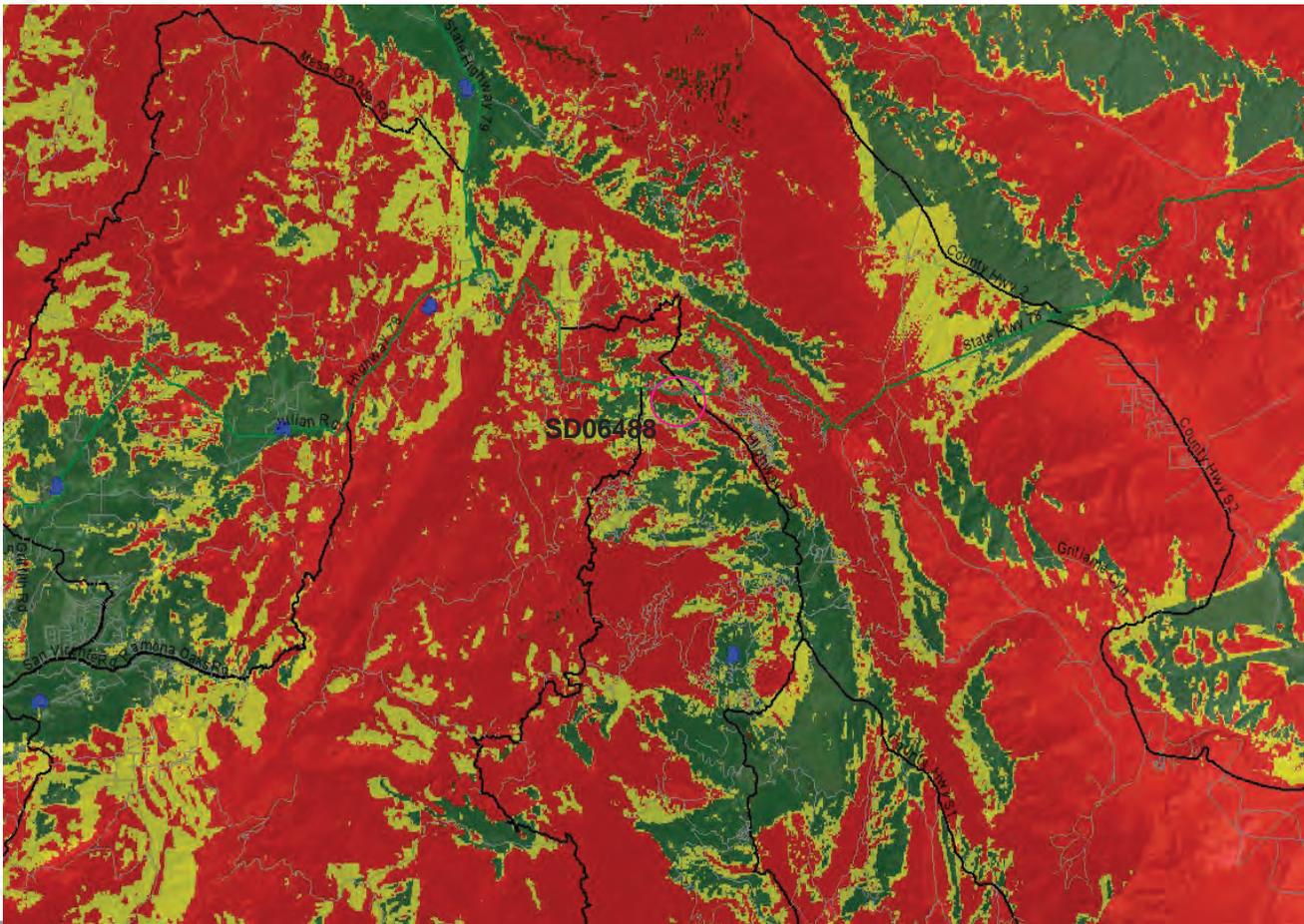
Plots:

- Existing Coverage with SD06488A
- Coverage without SD06488A





Coverage without SD06488A



• • **T** • • Mobile •

Thank you



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) PDS2019-MUP-19-007

Assessor's Parcel Number(s) 291-041-05

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

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

James M McLamb

Blank lines for listing names of persons with ownership interest.

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.

Blank lines for listing names of individuals owning more than 10% of shares.

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.

Blank lines for listing names of persons serving as director, trustee, or beneficiary.

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."

Handwritten signature of Debra De Gardner

Signature of Applicant

Debra De Gardner, agent for Crown

Print Name

9-4-19

Date

OFFICIAL USE ONLY
SDC PDS RCVD 09-09-19
MUP19-007

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