



The County of San Diego

Planning Commission Hearing Report

Date:	July 31, 2020	Case/File No.:	CA-50 Shelter Valley Wireless Telecommunication Facility Major Use Permit; PDS2019-MUP-19-009, PDS2019-ER-19-11-002
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:	7217 Great Overland Stage Route, Julian
Agenda Item:	#3	General Plan:	Semi-Rural (SR-1)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	General Rural (S92)
Applicant/Owner:	Intellisites on behalf of Shelter Valley Citizen's Corporation	Community:	Desert Community Plan Area
Environmental:	CEQA §15303 Exemption	APNs:	295-210-35-00

A. OVERVIEW

The purpose of this 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). Staff recommends approval of the MUP, with the conditions noted in the attached MUP decision (Attachment B).

The CA-50 Shelter Valley Wireless Telecommunication Facility MUP (Project) is a new wireless telecommunication facility consisting of an 80-foot tall faux water tank with up to 24 panel antennas mounted inside, one microwave dish and four GPS antennas mounted outside, and a six-foot Very High Frequency (VHF) antenna for use by Cal Fire's emergency services network to be mounted atop the faux water tank. The Project also includes a nine-foot tall concrete masonry unit (CMU) block wall equipment enclosure. The 1.1-acre site is located at 7217 Great Overland Stage Route in Shelter Valley, within the Desert Community Plan area. The existing site is owned by the Shelter Valley Citizen's Corporation and is vacant. County Zoning Ordinance Section 6985A allows wireless telecommunication facilities within residential zones upon approval of a Major Use Permit. An exception to the 35-foot height requirement in Section 4610 of the County Zoning Ordinance is requested as part of the MUP.

This report describes the staff recommendation, the Project itself, analysis and discussion, and public input.

B. REQUESTED ACTIONS

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

- a. Adopt the Environmental Findings included in Attachment D, which concludes that the project is exempt from the California Environmental Quality Act (CEQA).
- b. Approve MUP PDS2019-MUP-19-009, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. BACKGROUND

In 2010, a MUP (PDS2010-3300-10-021) was submitted by Mobilitie LLC for the construction, operation, and maintenance of a wireless telecommunications facility on the same parcel at 7217 Great Overland Stage Route in Shelter Valley. That project consisted of a 45-foot tall faux water tank with antennas mounted within the tank, and up to two equipment buildings and one back-up generator surrounded by a block wall. On November 4, 2011, the Planning Commission reviewed and approved the project by a vote of 6-0 with one Commissioner absent. The project was then appealed to the Board of Supervisors due to concerns regarding potential impacts on community character, wildlife, the Anza Borrego Desert State Park, and property values. A significant number of comments were received in opposition to the project from residents of Shelter Valley sharing similar concerns. The concerns were analyzed and a response to the appeal and associated comments were provided to the Board of Supervisors, who, on January 25, 2012, reviewed and denied the appeal and approved the project. The approved 45-foot tall faux water tank was never constructed and the MUP has since expired.

D. DEVELOPMENT PROPOSAL

1. Project Description

Intellisites (Applicant) requests a MUP to construct, operate, and maintain a wireless telecommunication facility on a vacant lot located at 7217 Great Overland Stage Route in Shelter Valley, within the Desert Community Plan area. An exception to the 35-foot height requirement to comply with Section 4610 of the County Zoning Ordinance is requested as part of the proposed MUP. The proposed wireless telecommunication facility consists of an 80-foot tall faux water tank with up to 24 panel antennas mounted inside, and one microwave dish and four GPS antennas mounted on the outside of the faux water tank. In addition, a six-foot VHF antenna is proposed atop the faux water tank for use by Cal Fire's emergency services network. The Project will fill a significant coverage gap in the area and provide adequate service to motorists and residents, as well as further connectivity for Cal Fire emergency services. The height of the facility is necessary to allow the antennas to provide adequate coverage along Great Southern Overland Stage Route, and to allow adequate co-location opportunities. The facility is proposed to house up to three carriers, two within the faux water tank, and one mounted to the legs of the tower and screened behind a shroud. A subsequent Modification to the Major Use Permit will be required for the carrier who proposes to mount antenna to the legs of the tower. The Applicant has secured AT&T Mobility as one of the carriers and is working to secure two others. Residents in the Shelter Valley community have

provided comments in support of the Project indicating the need for service and support for emergency service. Supporting equipment including cables, batteries, electrical panels, and a stand-by generator, will be located within a 60-foot by 60-foot area and enclosed within a 9-foot-tall CMU block wall (Figures 1 and 2).



Figure 1a: View of the existing site looking south from Great Southern Overland Stage Route.

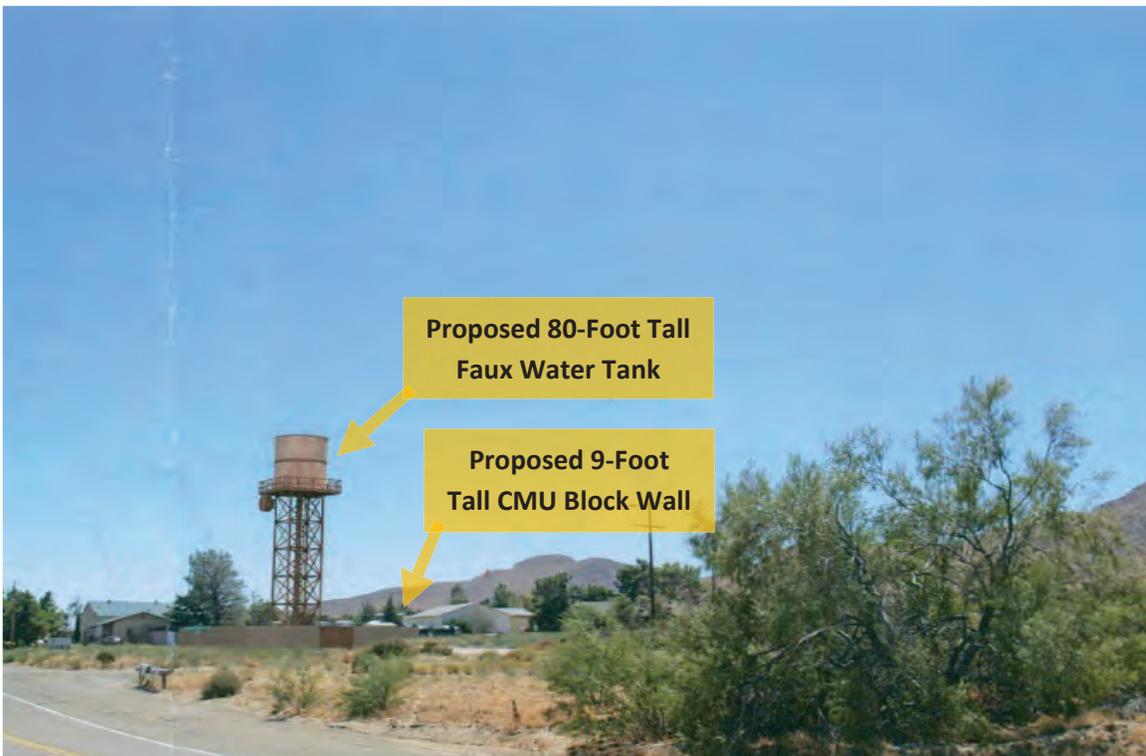


Figure 1b: View of the Project looking south from Great Southern Overland Stage Route.



Figure 2a: View of the existing site looking southwest from Buckboard Trail

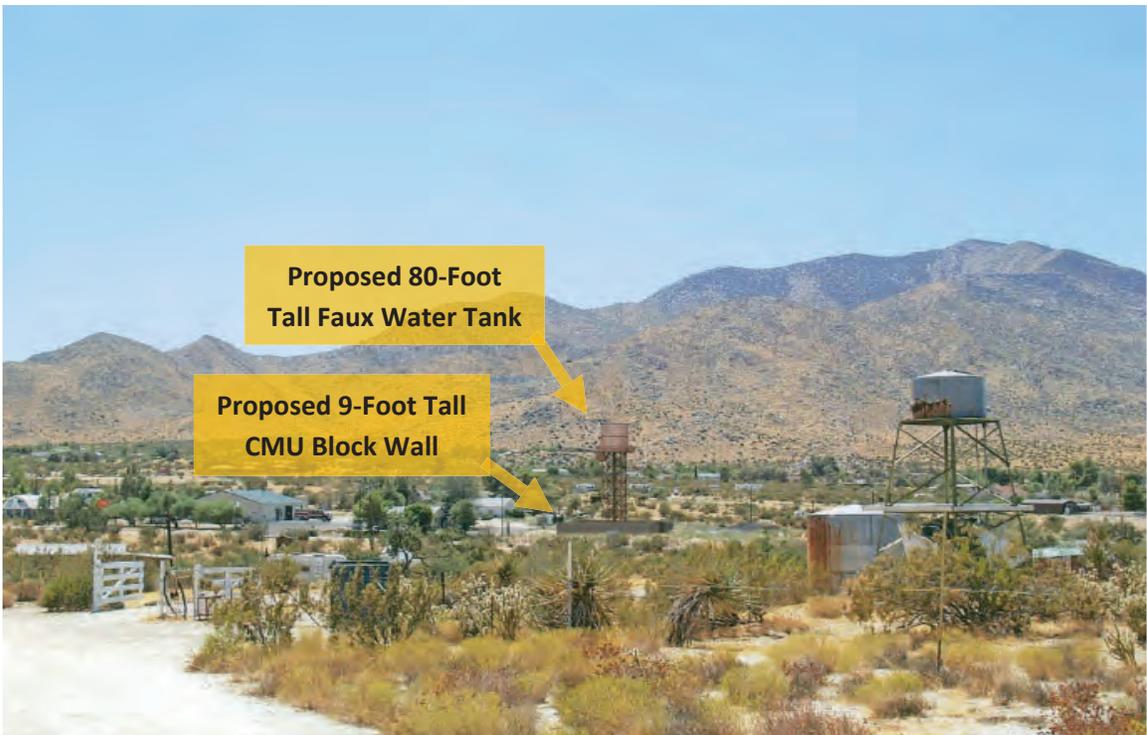


Figure 2b: View of Project looking southwest from Buckboard Trail

2. Subject Property and Surrounding Land Uses

The Project is located at 7217 Great Overland Stage Route at the corner of Great Southern Overland Stage Route and Shooting Iron Trail in the Desert Community Plan area (see Figure 3). The project site is vacant. State Route 78 is located two and a half miles north of the project site and the Shelter Valley Volunteer Fire Department is located 150 feet south. Access to the project site will be from Shooting Iron Trail, a public road, connecting to Great Southern Overland Stage Route, a public road.

The surrounding land uses to the north, east and west can primarily be categorized as residential uses and to the south, civic uses, including the Shelter Valley Citizen's Corporation Assembly Hall and the Shelter Valley Volunteer Fire Department. The proposed wireless telecommunication facility is located 114 feet from the nearest residential property line, meeting the required setback regulations. The nearest neighboring residential structure is located approximately 300 feet south from the southwest most part of the faux water tank (see Figure 4).

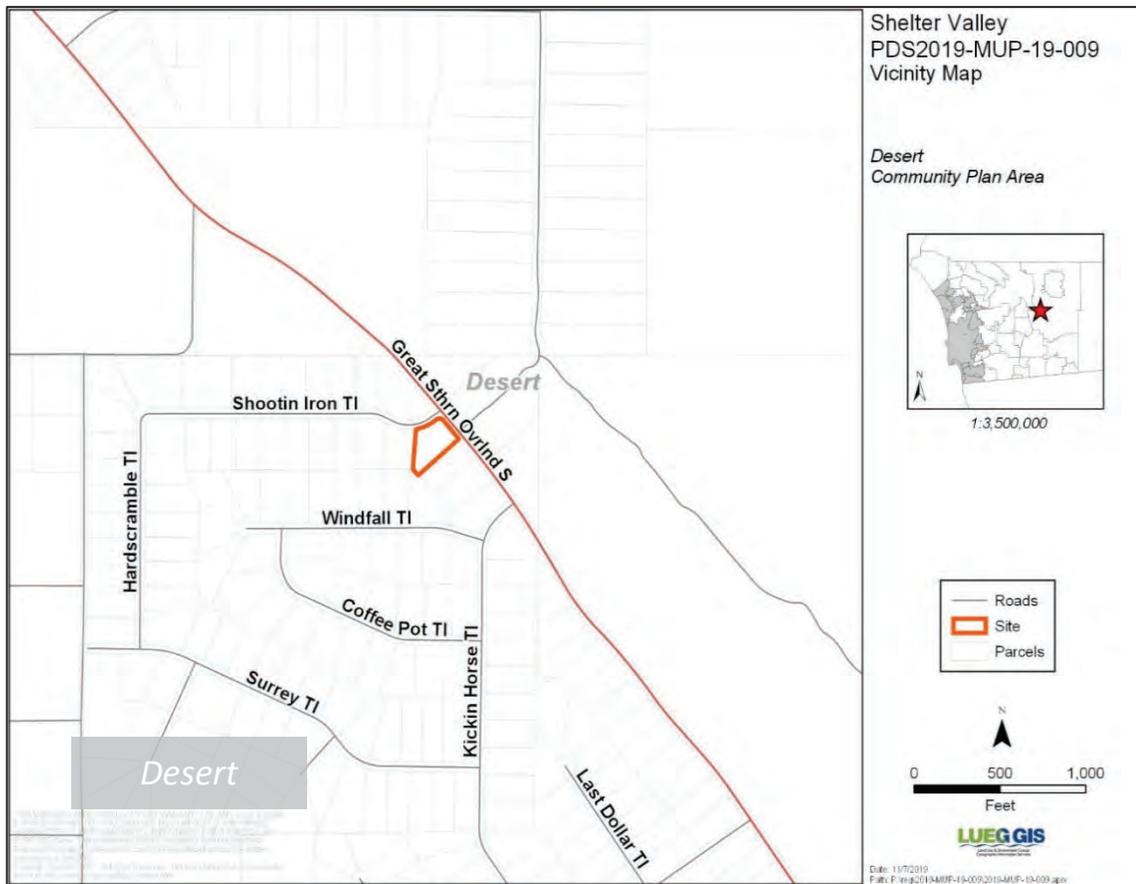


Figure 3: Vicinity Map

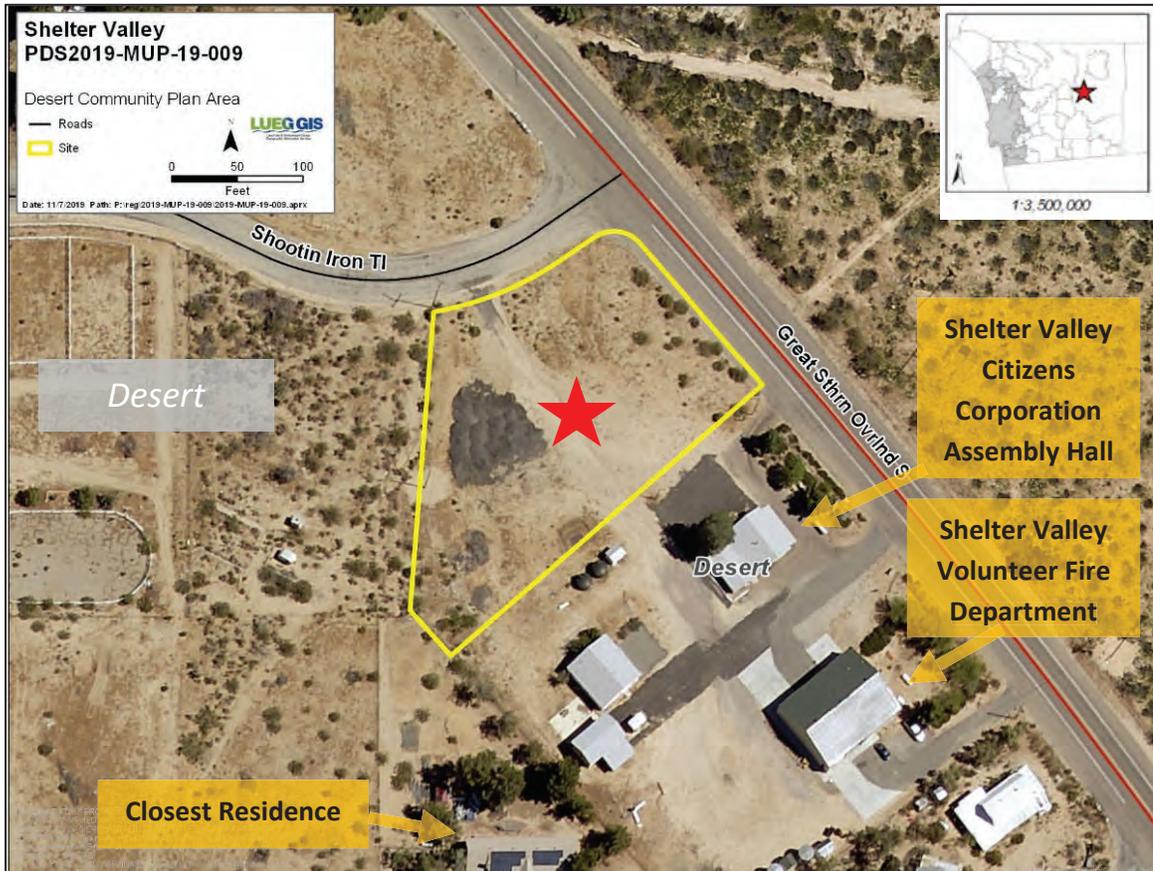


Figure 4: Aerial photograph showing location of the proposed facility (red star), surrounding civil uses and closest residence.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-4)	General Rural (S92)	Shooting Iron Trail	Single Family Residences
East	Semi-Rural Residential (SR-4)	General Rural (S92)	Great Southern Overland Stage Route	Single Family Residences
South	Semi-Rural Residential (SR-4)	General Rural (S92)	N/A	Community Assembly
West	Semi-Rural Residential (SR-4)	General Rural (S92)	N/A	Single Family Residences

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: 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. Is the proposed project consistent with the County's Zoning Ordinance?
- c. Is the project consistent with other applicable County regulations?
- d. 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. An exception to the 35-foot height requirement is requested as part of the proposed MUP for the 80-foot tall faux water tank to comply with Section 4610 of the County Zoning Ordinance.

Amortization

The proposed wireless telecommunication facility is in a residential zone but is defined as "low visibility" in Section 6983 of the Zoning Ordinance because it will be camouflaged as a faux water tank which is consistent with existing development and community character. The Project complies with Section 4620 of the Zoning Ordinance which allows for wireless facilities to request height exemptions through issuance of a MUP. For the reasons stated above, the Project is not considered high visibility and therefore not subject to the amortization requirements in the Zoning Ordinance.

Site Planning Analysis

The Project has been designed to be compatible with the surrounding land uses, vegetation and topography, and will appear as a rustic 80-foot tall water tank to blend with the existing visual character of the surrounding rural community. The surrounding residences rely on well water making water tanks a common feature seen in the area. There is one 25-foot tall raised water tank located within 800 feet of the Project. While the faux water tank is taller than nearby vertical elements, it will be largely consistent with the existing rural setting which includes utility poles, water tanks, windmills, and mature trees. The 9-foot tall CMU block wall will be painted earth-tone colors and will be slightly visible to neighbors based on existing intervening vegetation and structures. The land is relatively flat with little natural vegetation more than 40 feet tall. The facility has been positioned in the least obtrusive section of the project site. The facility will be located 114 feet from the nearest residentially occupied property line and 300 feet from the nearest single-story residential structure. In addition, the facility will be located 115 feet from the Shelter Valley Citizens Corporation meeting hall and 240 feet from the Shelter Valley Volunteer Fire Department. Based on the proximity to the Shelter Valley Volunteer Fire Department, the Applicant has coordinated with Cal Fire and is incorporating a six-foot VHF

antenna to be used for emergency services. The proposed use is consistent with the General Plan and Zoning designations, and all necessary public facilities and services are available to the site.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas and natural features. The Project is located along Great Southern Overland Stage which is a County General Plan Designated Scenic Corridor. Although the proposed facility is visible from the scenic corridor, the facility will not detract from the visual setting as it will be set back approximately 85 feet from the center line of the road, and will blend with other elements that make up the visual setting of the area. Other vertical elements exist nearby, as demonstrated in the photo simulations in Figures 1 and 2, including the fire station building, community center, single family residences, utility poles, flag poles, water tanks, windmills, and mature trees. In addition, the faux water tank will be painted to have a rustic appearance to match existing water tanks in the vicinity and blend with the surrounding area. Therefore, due to the camouflaged design, the proposed wireless telecommunication facility and equipment enclosures will not adversely affect a scenic resource.

The Project will be compatible with the surrounding land uses and topography because the facility will be camouflaged as a faux water tank. Water tanks are common features seen throughout the area because surrounding residences use well water. Most water tanks in the surrounding area range from 10-25 feet tall. The Project used a nearby 25-foot tall raised water tank as inspiration for the proposed facility's design (see Figure 4). The design reflects the shape and the rustic color scheme to match existing water tanks in the vicinity and blend with the surrounding area. Photo simulations illustrate that the line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area, such as utility poles, water tanks, windmills, and mature trees. The proposed faux water tank will be used to conceal the antennas and will be designed to blend in with the surrounding community.

The supporting equipment will be screened from public views by a nine-foot tall CMU block wall which will be painted earth-tone colors similar to the surroundings. Nearby residents will have views of the faux water tank; the closest neighboring residence is approximately 300 feet south of the southernmost portion of the facility. The CMU block wall will be slightly visible to neighboring property owners and motorists on public roads due to existing intervening vegetation and structures.

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. Photosimulations are available in Attachment F.

Alternative Sites Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide increased cellular service to area residents and civic services and to provide broader coverage to motorists along Great Southern Overland Stage Route and SR-78. The site is zoned S92 (General Rural), which is a non-preferred zone pursuant to Section 6986 of the County Zoning Ordinance, and therefore requires an ASA. The closest preferred zone is approximately 8.75 miles away, which is well outside of the intended coverage objective. The Applicant reviewed other potential sites within the area before deciding to pursue this location and submitted an ASA to demonstrate that coverage objectives could not be met in another location.

There was a previous application submitted for a MUP within two miles of the project site, which proposed constructing a 60-foot tall faux mono-pine tree wireless communication facility. The MUP was withdrawn in August 2019 due to community opposition and constructability issues. There are no existing wireless facilities within a two-mile radius of the project site on which the Applicant could propose a co-located facility. The Project is designed to co-locate up to three carriers on the facility, two within the faux water tank, and one mounted to the legs of the tower and screened behind a shroud. The Applicant has secured AT&T Mobility as one of the carriers and is working to secure the others, which will prevent the need for multiple wireless facilities in the Shelter Valley area. Due to the lack of preferred zones and lack of existing facilities for co-location, the proposed location is preferable because of its ability to meet the intended coverage objectives. The Project will provide significant improvement of network coverage and capacity for carriers co-locating on the project site. Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps illustrate coverage in the area, with and without the wireless telecommunication facility. The GSA maps shown in Figure 5 demonstrate that the proposed location will fill a significant coverage gap in the Shelter Valley area and provide adequate service to motorists and residents, as well as further connectivity for Cal Fire emergency services. The height of the facility is necessary to allow the antennas to provide adequate coverage along Great Southern Overland Stage Route, and to allow adequate co-location opportunities for AT&T and two other carriers. The GSA maps can also be found in Attachment F.

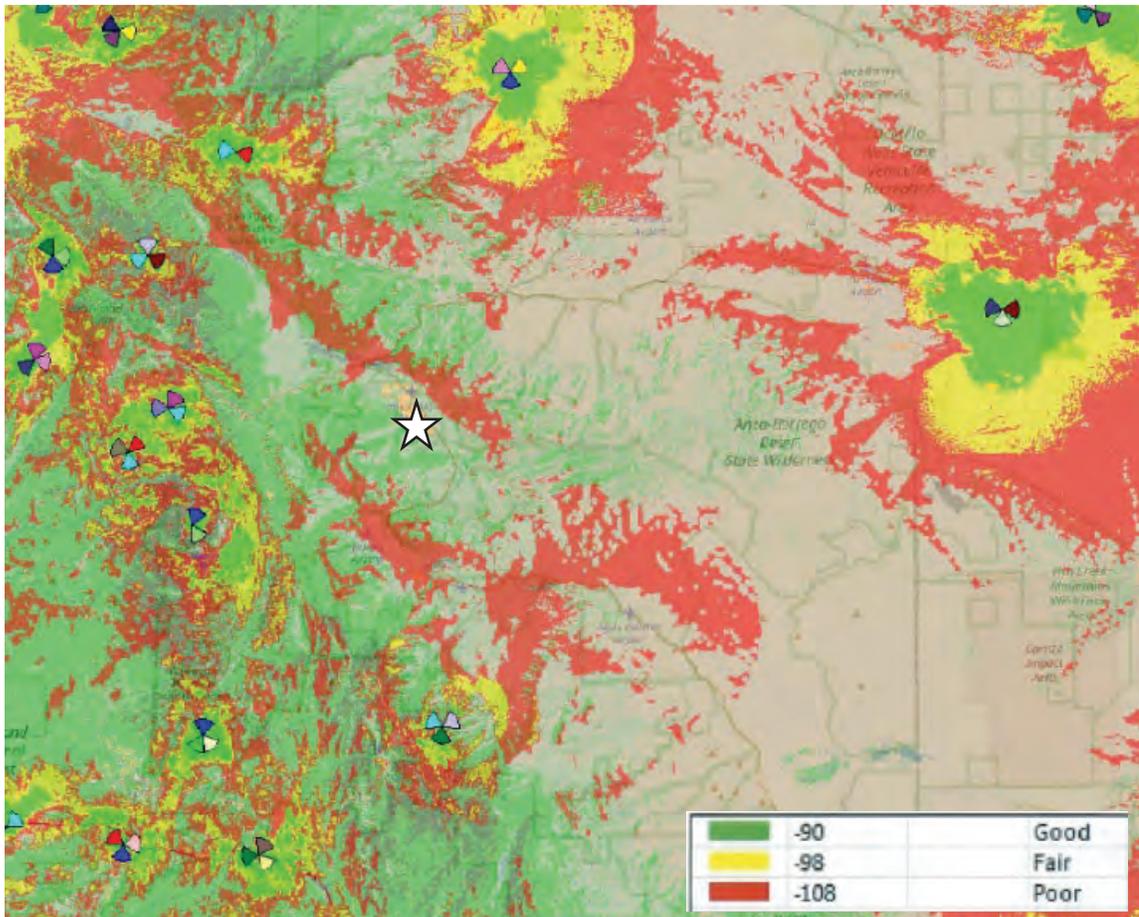


Figure 5a: Existing AT&T coverage without Project. Light green color demonstrates topography.

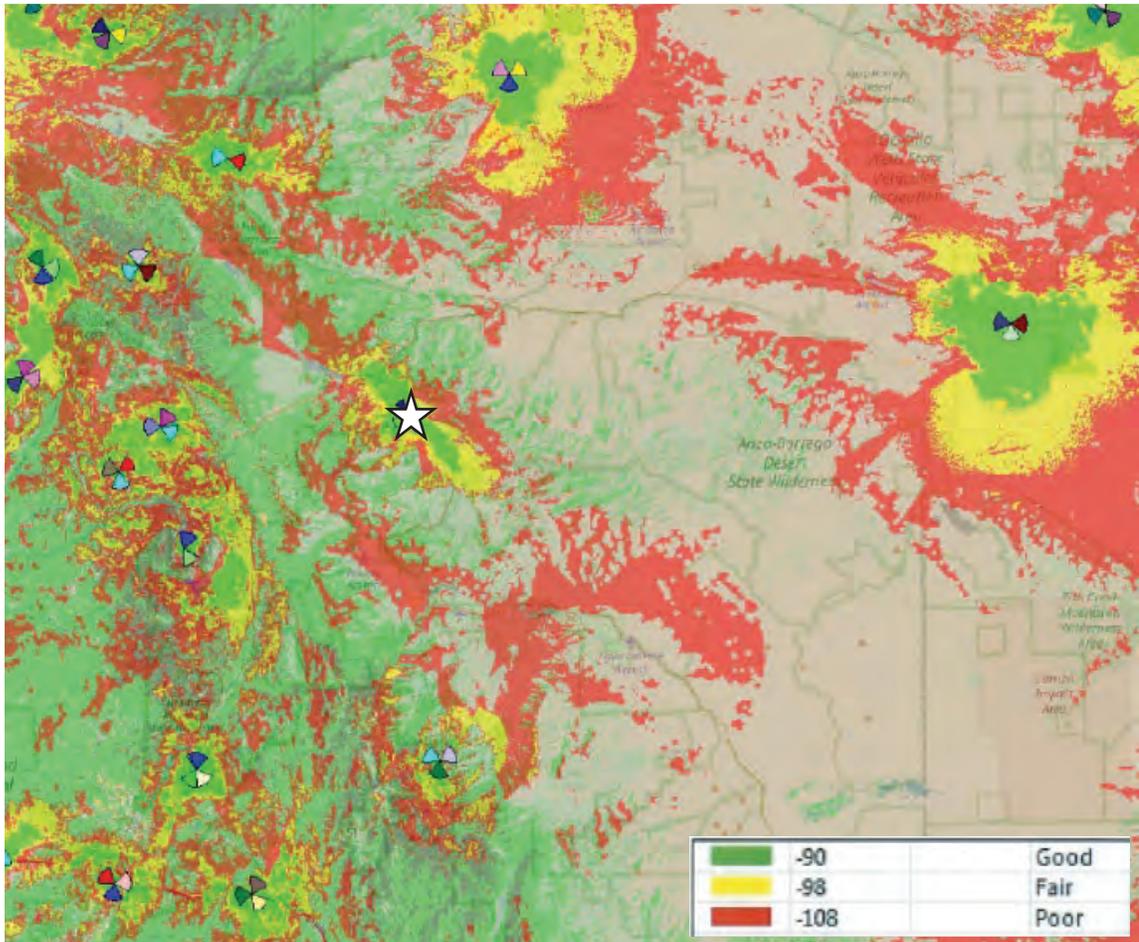


Figure 5b: Proposed AT&T coverage with Project. Light green color demonstrates topography.

3. General Plan Consistency

The Project is consistent with the 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 Project will minimize telecommunication interruptions by improving coverage in the area which is essential in the event of an 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 services during and following a disaster.</p>	<p>In addition, the Project includes a six-foot tall VHF antenna, to be mounted atop the faux water tank specifically for CALFIRE emergency services.</p>

General Plan Policy	Explanation of Project Conformance
POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.	Pursuant to Section 6984 of the County Zoning Ordinance, the Project has been designed to accommodate up to three carriers to co-locate on the site. The proposed facility has secured AT&T Mobility as one of the carriers and is working to secure two others.

4. Zoning Ordinance Consistency

a. Development Regulations

The Project complies with all applicable zoning requirements of the General Rural (S92) 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:	S92	Yes, upon issuance of MUP
Animal Regulation:	W	N/A
Density:	-	N/A
Lot Size:	1AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon issuance of MUP
Lot Coverage:	-	N/A
Setback:	D	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35-feet in height.	The Applicant is proposing an 80-foot tall faux water tank with a six-foot tall VHF antenna mounted on top for CalFire emergency services. The Applicant requests an exception to the maximum height requirement of 35 feet.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP
Section 4800 of the Zoning Ordinance requires that the project meet the "D" setback requirements for a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed wireless telecommunication facility and equipment enclosures will be placed outside the required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Ordinance Consistency

By federal law, the County is prohibited from regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of Radio Frequency (RF) emissions if the facilities comply with the Federal Communications Commission (FCC) 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 such 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 FCC.

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

Table E-3: Wireless Ordinance Development Regulations

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The proposed supporting equipment for the facility is less than 10 feet in height and will be screened with a CMU block wall enclosure that has a maximum height of 9-feet tall.	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 proposed wireless telecommunications facility and supporting equipment is setback more than 50-feet from the closest residential property line.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed antennas and equipment enclosures will be placed outside all required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
<p>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.</p>	<p>Based on noise attenuation by distance and screening from the nine-foot tall CMU block wall design, noise levels generated by the proposed facility will be less than the 45-dBA decibel requirement at the property line. Therefore, the Project as designed will comply with County noise standards.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>Section 6987.D of the Wireless Telecommunication Ordinance states that in cases where the facility site is visible from a Scenic Highway, as identified in the General Plan, the facility shall be designed and located in such a manner as to avoid adverse visual impacts using design methods such as type of facility, camouflaging, screening and landscaping.</p>	<p>The wireless telecommunication facility is located along Great Southern Overland Stage which is a County General Plan Designated Scenic Corridor. Although the proposed facility is visible from the scenic corridor, the facility will not detract from the visual setting as it will be setback approximately 85 feet from the center line of the road, and will blend with other elements that make up the visual setting of the area. Other vertical elements exist nearby, as demonstrated in the photo simulations, including the fire station building, community center, single family residences, utility poles, flag poles, water tanks, windmills, and mature trees. In addition, the faux water tank will be painted to have a rustic appearance in order to match existing water tanks in the vicinity and blend with the surrounding area. Therefore, due to the camouflaged design, the proposed wireless telecommunication facility and equipment enclosures will not adversely affect a scenic resource.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

5. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA and qualifies for a categorical exemption under CEQA Section 15303. Section 15303 exempts the installation of small new equipment and facilities in small structures. It has been determined that the Project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste

site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

F. COMMUNITY PLANNING GROUP

The project site is located within the boundary of the Desert Subregional Area which does not have an adopted Community Plan or an associated Community Planning Group. However, the Shelter Valley Citizens Corporation, whose gathering space is located adjacent to the project site, held a meeting on March 6, 2020 to discuss the Project with the community of Shelter Valley. This meeting resulted in a petition signed by 20 residents to recommend approval of the proposed facility. The petition is included in Attachment E.

G. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 300 feet of the project site until at least 20 different property owners were noticed. Along with the petition in support mentioned above, four written letters were received in support and one anonymous written letter was received in opposition to the Project as a result of the noticing. The opposition letter noted concerns regarding impacts to the rural visual setting and the proximity to both residences and the Shelter Valley Volunteer Fire Department Helipad. For the reasons described earlier, staff has determined that the Project 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. The Shelter Valley Volunteer Fire Department and Cal Fire reviewed the Project and had no concerns regarding the Project and its proximity to the nearby emergency helipad.

H. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP PDS2019-MUP-19-009, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:
 Rachael Lindebrekke, Project Manager
 858-495-5427
rachael.lindebrekke@sdcounty.ca.gov

Report Approved By:
 Mark Wardlaw, Director
 858-694-2962
mark.wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: 

MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2019-MUP-19-009

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

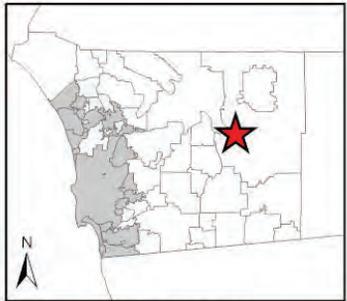
Attachment F – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis

Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

Shelter Valley
PDS2019-MUP-19-009
Vicinity Map

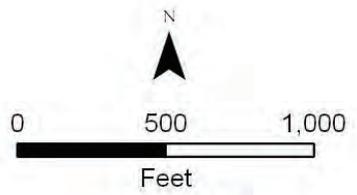
Desert
Community Plan Area



1:3,500,000



	Roads
	Site
	Parcels



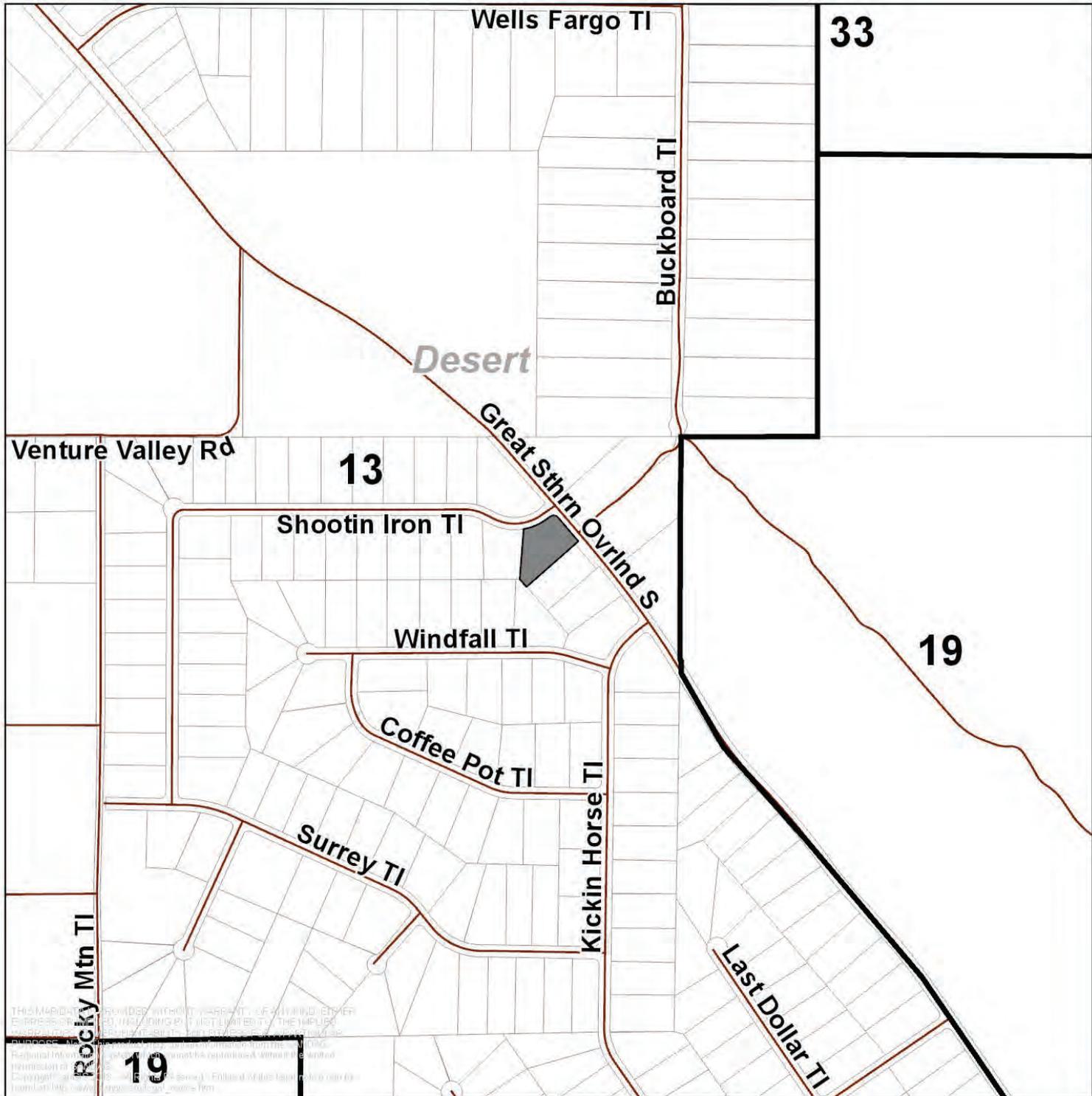
Date: 11/7/2019
Path: F:\veg\2019-MUP-19-009\2019-MUP-19-009.aprx

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product may contain information from the 2010 Census. Request for information system which cannot be reproduced without the written permission of ESRI INC. Copyright © 2019. All Rights Reserved. File Path: D:\shelter_valley\veg\2019-MUP-19-009.aprx

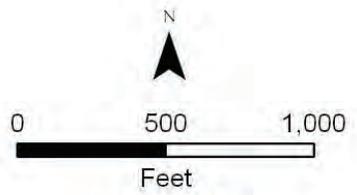
Shelter Valley
PDS2019-MUP-19-009
General Plan

Desert
Community Plan Area

- (13) Semi-Rural Residential (SR-4)
- (19) Rural Lands (RL-40)
- (33) Public Agency Lands



	Roads
	Site
	Parcels
	Planning

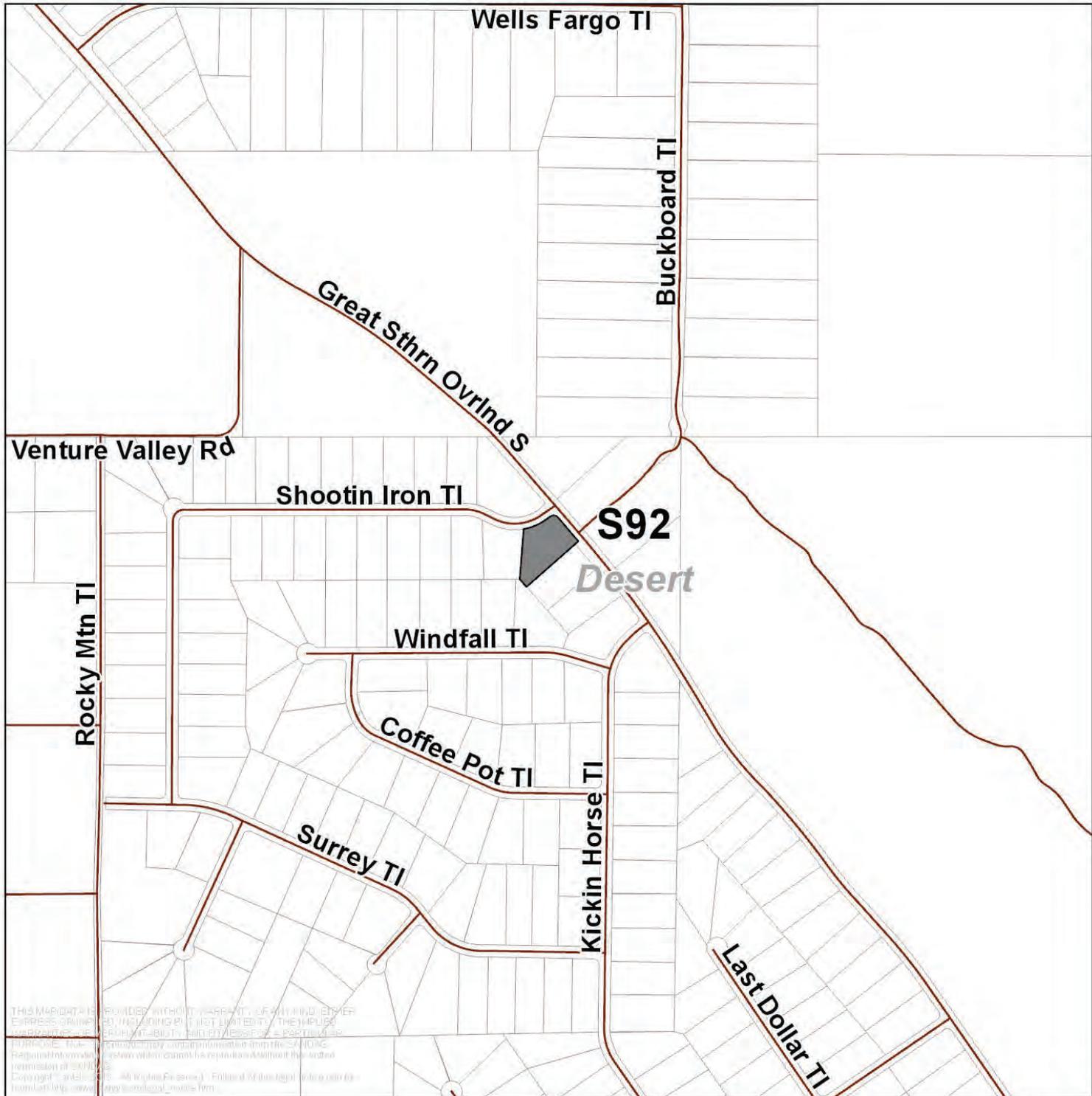


THIS MAP/DATA PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. No liability shall be assumed for any errors or omissions. All rights reserved. © 2019 LUEGGIS. All other rights reserved.

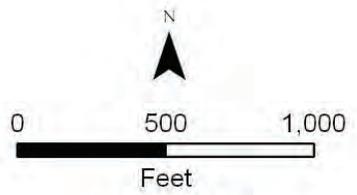
Shelter Valley
 PDS2019-MUP-19-009
 Zoning

Desert
 Community Plan Area

S92 - General Rural



	Roads
	Site
	Parcels
	Zoning



THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES AND FOR VERIFYING THE ACCURACY OF THE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES AND FOR VERIFYING THE ACCURACY OF THE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES AND FOR VERIFYING THE ACCURACY OF THE INFORMATION.

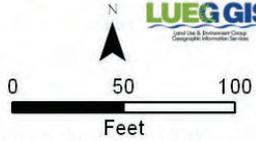


Shelter Valley PDS2019-MUP-19-009

Desert Community Plan Area

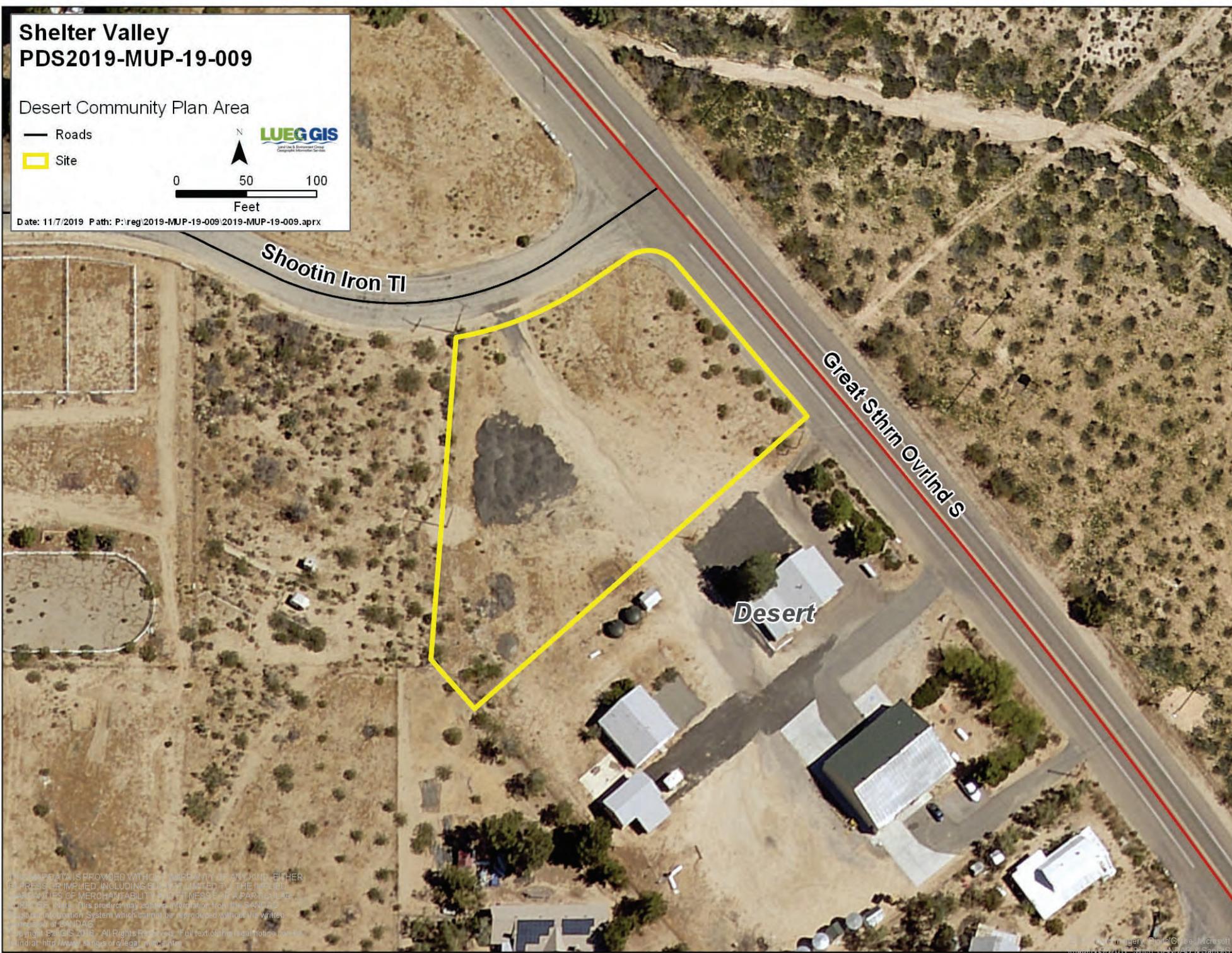
— Roads

□ Site



LUEGGIS
LAND USE & DEVELOPMENT GROUP

Date: 11/7/2019 Path: P:\reg\2019-MUP-19-009\2019-MUP-19-009.aprx



3 - 20

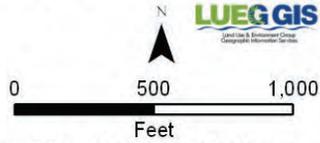
THIS MAP DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. IN USE, THIS PRODUCT MAY CONTAIN INFORMATION FROM THE SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG.
Copyright SandGIS 2018. All Rights Reserved. Full text of this legal notice can be found at <http://www.sandag.org/legal-notice.htm>

Shelter Valley PDS2019-MUP-19-009

Desert Community Plan Area

— Roads

□ Site



LUEG GIS
Landscape & Environment Group

Date: 11/7/2019 Path: P:\reg\2019-MUP-19-009\2019-MUP-19-009.aprx

Wells Fargo TI

Buckboard TI

Venture Valley Rd

Cactus Branch TI

Great Sthm Ovrhd S

Shootin Iron TI

Desert

Windfall TI

Rocky Mtn TI

Hardscrabble TI

Coffee Pot TI

Jackal TI

Hidden Ln

Surrey TI

Kickin Horse TI

Jackass TI

Panhandle TI

Last Dollar TI

Saddle Sore TI

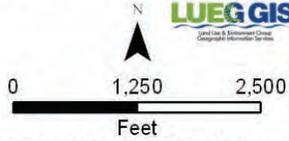
THIS MAP AND ALL INFORMATION CONTAINED HEREIN ARE UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. THIS INFORMATION IS PROVIDED AS IS WITHOUT WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. This product may contain information from the National Geospatial Information System (NGIS) and other sources. All rights reserved. Copyright © SANDAG 2019. All rights reserved. Full text of this legal notice can be found at: <http://www.sandag.org/legal/notice.htm>

Shelter Valley PDS2019-MUP-19-009

Desert Community Plan Area

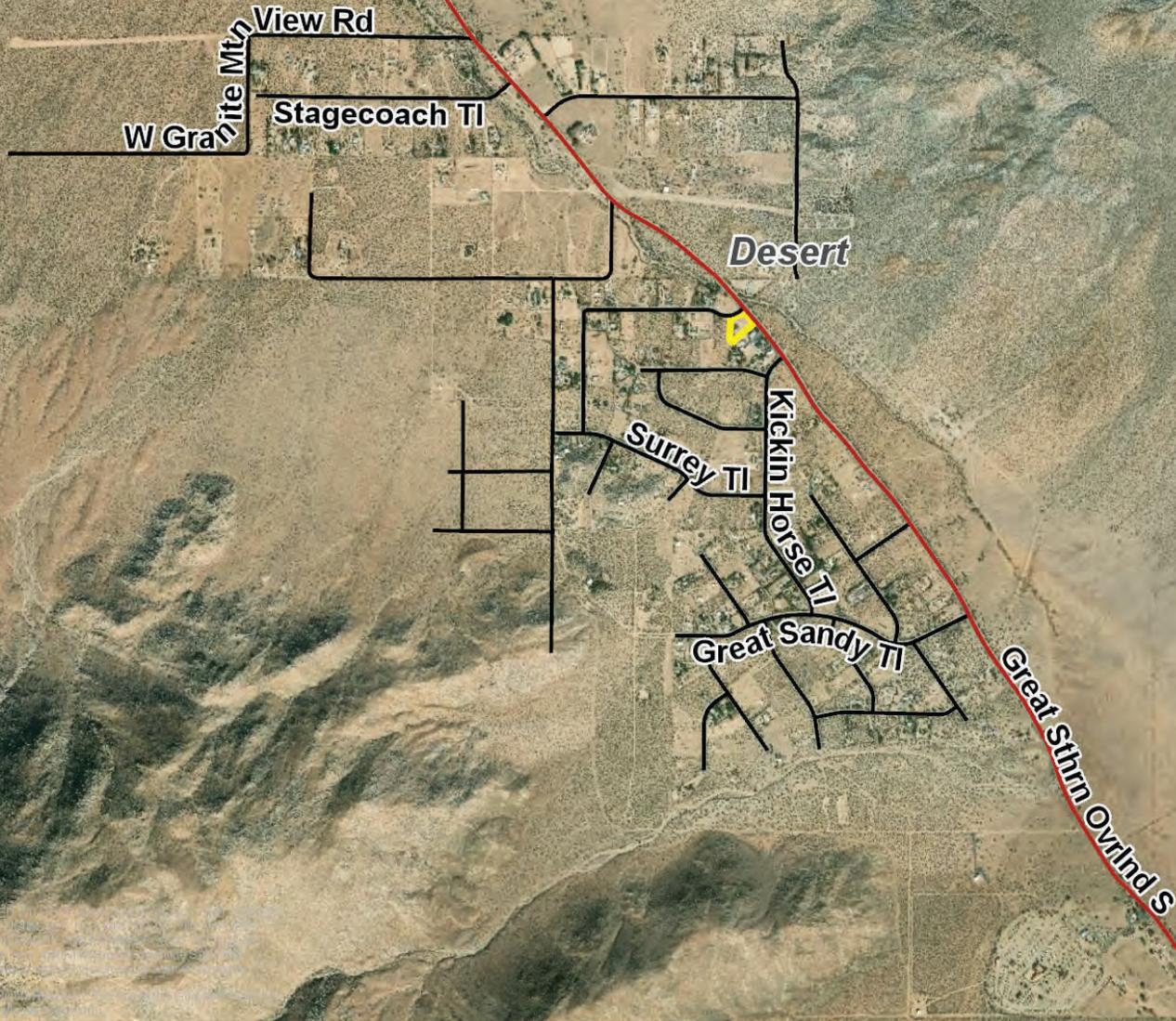
— Roads

□ Site



LUEGGIS
LAND USE & ENVIRONMENTAL GROUP

Date: 11/7/2019 Path: P:\reg\2019-MUP-19-009\2019-MUP-19-009.aprx



THIS MAP DATA IS PROVIDED AS IS. LUEGGIS MAKES NO REPRESENTATION OR WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS. Regional Information Systems, Inc. is the provider of the map data.

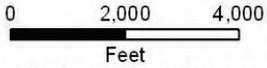
Shelter Valley
PDS2019-MUP-19-009
2 Mile Radius
Desert Community Plan Area

○ Cell Site

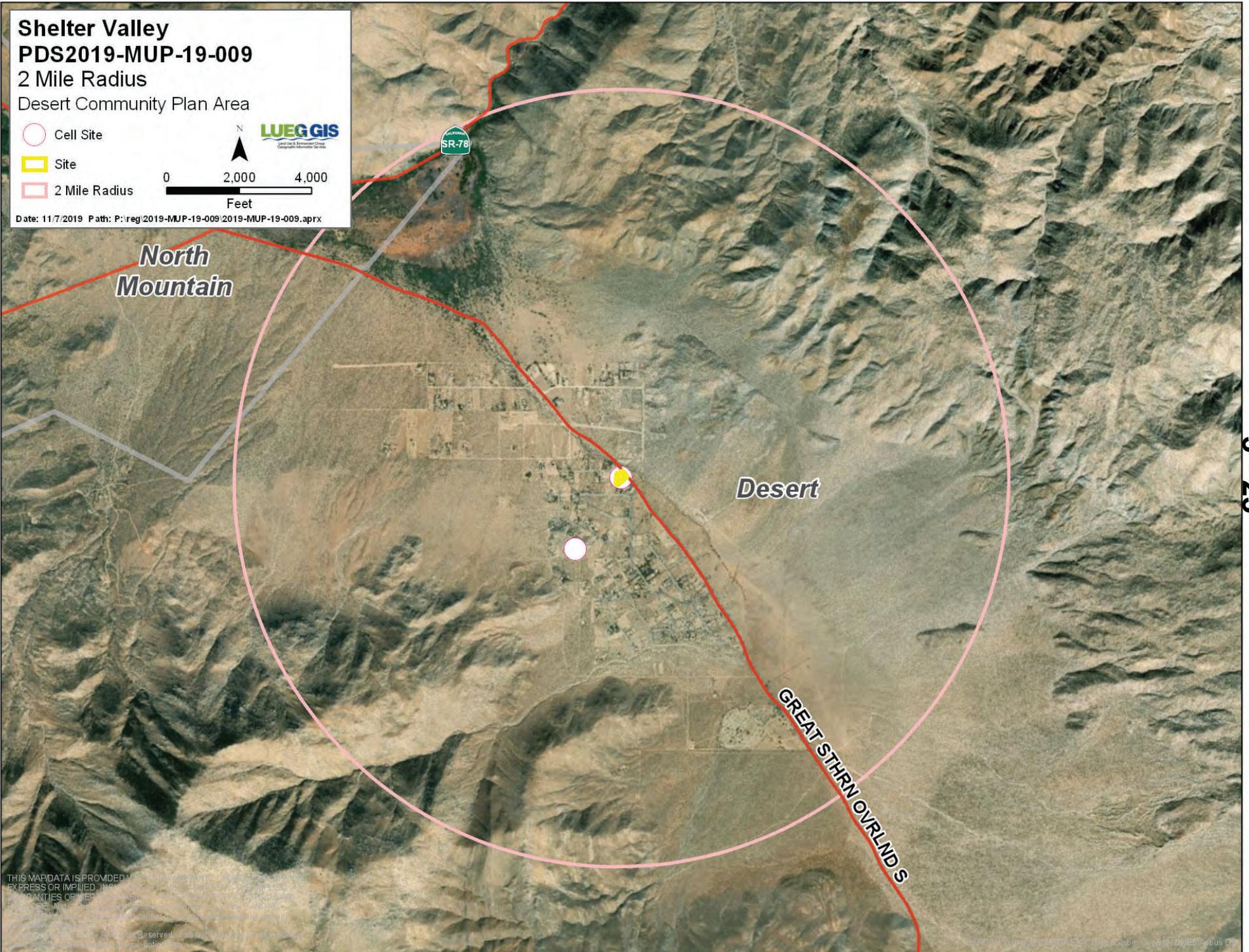
■ Site

○ 2 Mile Radius

LUEGGIS
LAND USE & ENVIRONMENTAL GROUP



Date: 11/7/2019 Path: P:\reg\2019-MUP-19-009\2019-MUP-19-009.aprx



3 - 23

THIS MAP/DATA IS PROVIDED WITH NO WARRANTY, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL THE PROVIDER BE LIABLE FOR ANY DAMAGES, INCLUDING DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS MAP/DATA. © 2019 LUEGGIS. All Rights Reserved. Full text of the disclaimer is available at <http://www.lueggis.com/legal/notice.htm>.

ESRI, ArcGIS, and the ArcGIS logo are trademarks of Esri Inc. All other marks are the property of their respective owners.



SHELTER VALLEY CA050

7217 GREAT SOUTHERN OVERLAND STAGE ROUTE
JULIAN, CA 92036

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

NO GRADING OR CLEARING SHALL OCCUR DURING THE MIGRATORY BIRD OR RAPTOR BREEDING SEASON (JANUARY 15TH AND AUGUST 31ST)

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND VERIFY CORRECTNESS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO THESE DRAWINGS SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFELD CORPORATION. WHETHER MORRISON HERSHFELD OR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

CLIENT:



IMPLEMENTATION TEAM:

IntelliSites, LLC
8822 ARROYO AZUL STREET - LAS VEGAS, NV 89131
PHONE: 702.208.0809

ARE TEAM:

MH MORRISON HERSHFELD
600 Stewart St, Suite 200
Seattle, WA 98101
Tel: (206) 268-7370
www.morrisonherstfeld.com

COLOR CODES

- SW-6093 FAMILIAR BEIGE (BASE)
- SW-6341 RED CENT

PROJECT INFORMATION

PROJECT DESCRIPTION:

INSITE TOWERS, LLC PROPOSES TO CONSTRUCT A MULTI-CARRIER, UNSTAFFED RADIO TELECOMMUNICATION FACILITY CONSISTING OF A 80' FAUX WATER TANK WITHIN A 60'x60' FENCED COMPOUND.

APPLICANT:

INSITE TOWERS, LLC
1199 N FARFAX STREET, SUITE 700
ALEXANDRIA, VA 22314
PH: (703) 837-3666

PROPERTY OWNER:

SHELTER VALLEY CITIZENS CORPORATION
7217 GREAT OVERLAND STAGE ROUTE
JULIAN, CA 92036

SITE INFORMATION:

JURISDICTION: SAN DIEGO COUNTY
ZONING CLASSIFICATION: S92
CONSTRUCTION TYPE: V-N
OCCUPANCY: U (UTILITY)
CURRENT USE: VACANT LAND
PROPOSED USE: TELECOMMUNICATIONS FACILITY
PARCEL SIZE: 1.10 ACRES
LEASE AREA: 3,600 SF

TOWER OWNER:

INSITE TOWERS, LLC
1199 N FARFAX STREET, SUITE 700
ALEXANDRIA, VA 22314
PH: (703) 837-3666

BUILDING CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- CALIFORNIA STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODES:
- 2015 INTERNATIONAL BUILDING CODE (IBC)
 - 2015 INTERNATIONAL MECHANICAL CODE (IMC)
 - 2014 NATIONAL ELECTRIC CODE (NFPA 70)

PARCEL NUMBER(S):

295-210-35-00

GENERAL INFORMATION:

1. PARKING REQUIREMENTS ARE UNCHANGED.
2. TRAFFIC IS UNAFFECTED.

SITE LOCATION: (BASED ON NAD 83):

LATITUDE: 33° 04' 40.58250" N
LONGITUDE: 116° 26' 19.81706" W
ELEVATION: 2310.0' AMSL

PROJECT TEAM

SITE ACQUISITION

INTELLISITES, LLC
8822 ARROYO AZUL ST
LAS VEGAS, NV 89131
CONTACT: DEBBIE DEPOMPEI
PH: (702) 430-8369

A&E CONTACT

MORRISON HERSHFELD CORPORATION
600 STEWART ST, SUITE 200
SEATTLE, WA 98101
CONTACT: ROY LORETE
PH: (206) 268-7370
rlorate@morrisonherstfeld.com

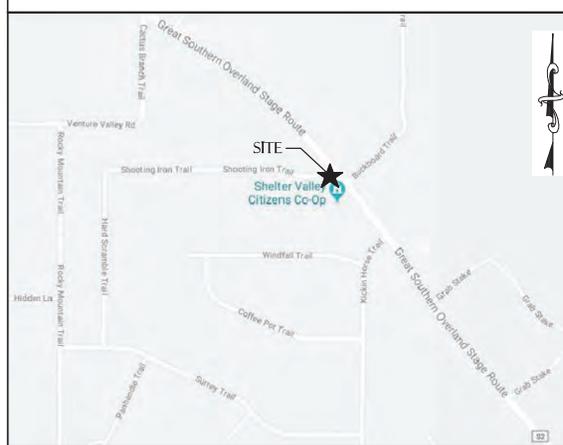
PERMITTING

INTELLISITES, LLC
8822 ARROYO AZUL STREET
LAS VEGAS, NV 89131
CONTACT: ROBERT MCCORMICK
PH: (310) 547-7413

PROFESSIONAL OF RECORD:

MORRISON HERSHFELD CORPORATION
CLARA LARA
PH: (945) 577-4668
rlara@morrisonherstfeld.com

VICINITY MAP



DRIVING DIRECTIONS

FROM SAN DIEGO INTERNATIONAL AIRPORT, SAN DIEGO, CA:
FOLLOW SIGNS FOR I-5 SOUTH. AT EXIT 15B, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR CA-94. KEEP LEFT TOWARD CA-125 N. KEEP STRAIGHT ONTO CA-125 N. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-8 EAST. AT EXIT 40, TAKE RAMP RIGHT FOR CA-79 TOWARD DESCANSO. TURN LEFT ONTO CA-79 / JAPATUL VALLEY RD. TURN LEFT TO STAY ON CA-79. TURN RIGHT ONTO CA-78 / BANNER RD. BEAR RIGHT ONTO GREAT SOUTHERN OVERLAND RTE OF 1849 / CR-52. TURN RIGHT ONTO SHOOTING IRON TRAIL.

APPROVAL	DATE	SIGNATURE	APPROVAL	DATE	SIGNATURE
RF ENGINEER:			LANDLORD:		
RF MANAGER:			SITE ACQUISITION:		
OPPS MANAGER:			ZONING AGENT:		
CONSTR MANAGER:			PROJECT MANAGER:		
NSB MANAGER:			CONSTR MANAGER:		
TRANSPORT:					
EQUIP ENGINEER:					
COMPLIANCE:					

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
LS1	SITE SURVEY
LS2	SITE SURVEY
A-1	SITE PLAN
A-2	ENLARGED PLAN
A-3	NORTH ELEVATION
A-4	SOUTH ELEVATION

LEGAL DESCRIPTION

SEE SURVEY

ABBREVIATIONS

A/C	AIR CONDITIONING	HORZ	HORIZONTAL	PLYWOOD	PLYWOOD
AGL	Above GROUND LEVEL	HR	HOUR	PROP	PROPERTY
APPROX	APPROXIMATELY	HT	HEIGHT	PT	PRESSURE TREATED
BLDG	BUILDING	HVAC	HEATING VENTILATION AIR CONDITIONING	REQ	REQUIRED
BLK	BLOCKING	ID	INSIDE DIAMETER	RM	ROOM
CLG	CEILING	IN	INCH	SHT	SHEET
CLR	CLEAR	INF	INFORMATION	SIM	SIMILAR
CONC	CONCRETE	INSUL	INSULATION	SP	SQUARE FOOT
CONST	CONSTRUCTION	INT	INTERIOR	SS	STAINLESS STEEL
CONT	CONTINUOUS	IBC	INTERNATIONAL BUILDING CODE	STL	STEEL
DBL	DOUBLE	INT	INTERNATIONAL BUILDING CODE	STD	STRUCTURAL
DIA	DIAMETER	ISB	INSIDE DIAMETER	SUSP	SUSPENDED
DIAG	DIAGONAL	LSB	LEAST SQUARE	THRU	THROUGH
DN	DOWN	MAX	MAXIMUM	TINN	TINNED
DET	DETAIL	MECH	MECHANICAL	TYP	TYPICAL
DWG	DRAWING	MFL	METAL	UNO	UNLESS NOTED OTHERWISE
EA	EACH	MFR	MANUFACTURE	VERT	VERTICAL
ELEV	ELEVATION	MGR	MANAGER	VIF	VERIFY IN FIELD
ELEC	ELECTRICAL	MIN	MINIMUM	W/O	WITHOUT
EQU	EQUAL	MISC	MISCELLANEOUS	WP	WATER PROOF
EQT	EQUIPMENT	NA	NOT APPLICABLE		
EXIP	EXTERIOR	NIC	NOT IN CONTRACT		
FIN	FINISH	NTS	NOT TO SCALE		
FLUOR	FLUORESCENT	OC	ON CENTER		
FLR	FLOOR	OD	OUTSIDE DIAMETER		
FT	FOOT				
GA	GAUGE				
GALV	GALVANIZED				
GC	GENERAL CONTRACTOR				
GRND	GROUND				
GYP BD	GYP-SUM WALL BOARD				

PROFESSIONAL CERTIFICATION:

3 - 24

PROJECT:

**SHELTER VALLEY
CA050**

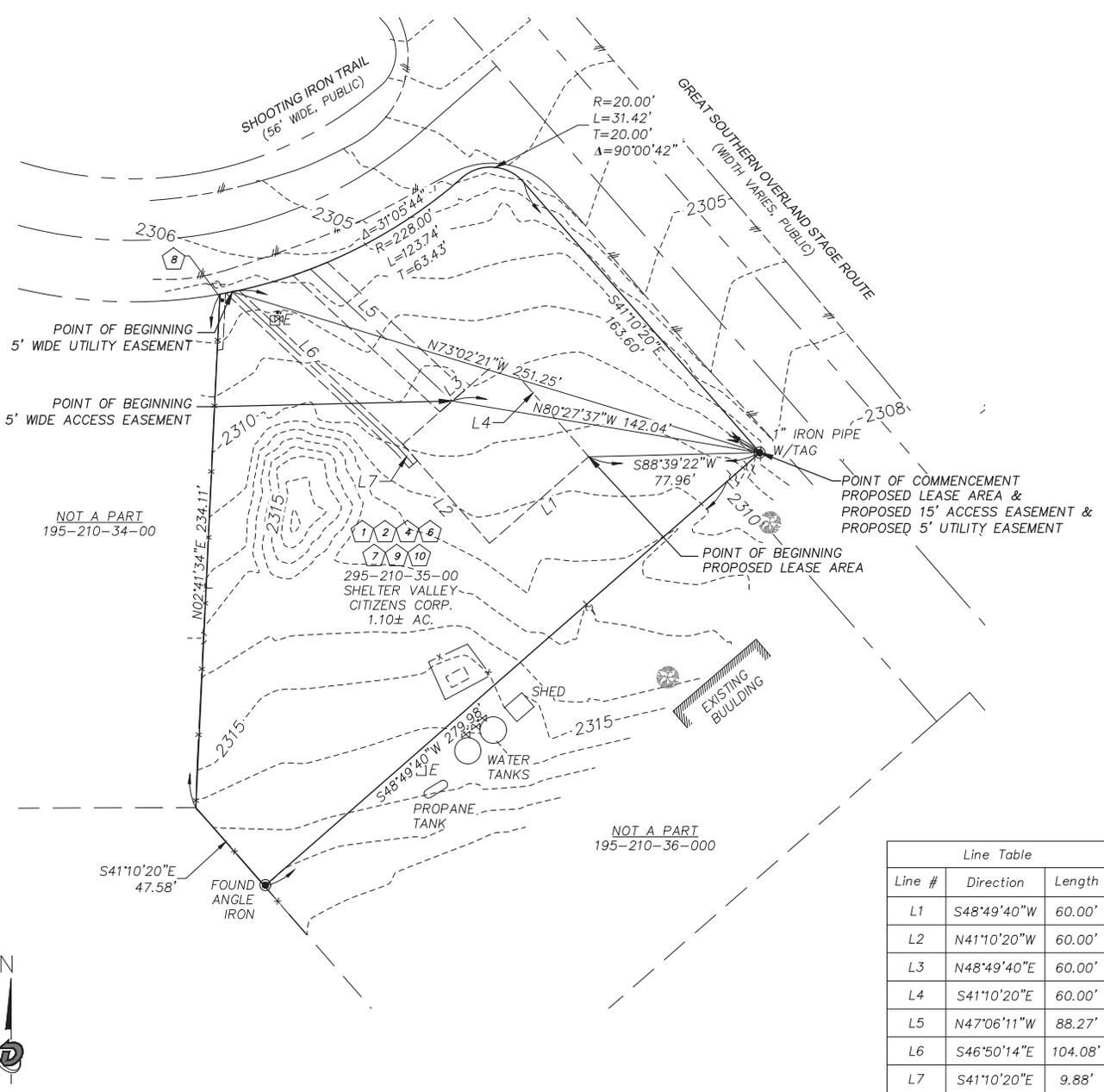
7217 GREAT SOUTHERN OVERLAND STAGE ROUTE
JULIAN, CA 92036

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
C	11/25/19	90% 2D REVIEW	JA
1	12/11/19	100% 2D FINAL	JA
D	01/16/20	30% COMMENT REVIEW	JA
2	01/16/20	30% COMMENTS	JA
3	01/28/20	COLOR SAMPLE	JA
4	02/10/20	COLOR SAMPLE	JA
E	05/11/20	30% COMMENT REVIEW	JA
5	06/16/20	30% COMMENTS	JA
A/E PROJECT NO.: 200040400			
DRAWN BY: JA		RL	
REVIEWED BY:			

SHEET TITLE
TITLE SHEET

SHEET NUMBER

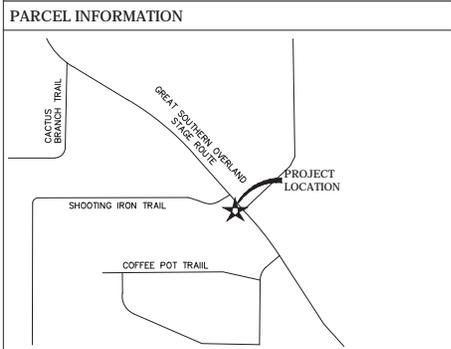
T-1



Line Table		
Line #	Direction	Length
L1	S48°49'40"W	60.00'
L2	N41°10'20"W	60.00'
L3	N48°49'40"E	60.00'
L4	S41°10'20"E	60.00'
L5	N47°06'11"W	88.27'
L6	S46°50'14"E	104.08'
L7	S41°10'20"E	9.88'

SITE NAME/ NUMBER: CA050 SHELTER VALLEY TOWER
 SITE ADDRESS: 7217 GREAT OVERLAND STAGE ROUTE JULIAN, CA 92036 SAN DIEGO COUNTY
 OWNER'S NAME/ ADDRESS: SHELTER VALLEY CITIZENS CORPORATION 7217 GREAT OVERLAND STAGE ROUTE JULIAN, CA 92036
 PRESENT USE: VACANT LAND
 ASSESSOR PARCEL NO.(S): 295-210-35-00
 NET AREA OF PARCEL(S): 1.10 ACRES (CALCULATED)
 NOTE: A FIELD SURVEY WAS PERFORMED ON 9/19/17.
 BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATES, ZONE 6 (NAD88 - GRID - U.S. SURVEY FEET)
 BENCHMARK: NATIONAL GEODESIC SURVEY BENCHMARK DESIGNATION: 26 JRH PID A14537
 BEING A BENCHMARK DISK SET IN TOP OF A ROCK OUTCROP STAMPED "26 JRH 1957 2304"
 ELEVATION: 2306.56 (US SURVEY FEET) 703.042 (METERS)
 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 FLOOD NOTE: AS SHOWN BY FLOOD INSURANCE RATE MAP NO. 06073C1225F, DATED MAY 15, 2012, LOCATED IN ZONE D - UNPRINTED FIRM PANEL.

LEGAL DESCRIPTION:
 SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA:
 PARENT PARCEL: LOT 153 OF SHELTER VALLEY RANCHOS UNIT NO. 2 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 0077, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 8, 1968.
 TAX I.D. NUMBER: 295-210-35-00
 BEING THE SAME PROPERTY CONVEYED TO SHELTER VALLEY CITIZENS CORPORATION, GRANTEE, FROM SE VENDE CORPORATION, GRANTOR, BY DEED RECORDED 09/26/2000, AS DOCUMENT NO. 2000-0513923 OF THE SAN DIEGO COUNTY RECORDS.



VICINITY MAP

- CENTERLINE
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- ADJOINER LINE
- TIELINE
- FOUND MONUMENT AS NOTED

LEGEND

I CERTIFY TO: INSITE TOWERS, LLC, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 2016 AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7, 8, 10, 11A, AND 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THIS SURVEY WAS COMPLETED ON 10/02/17.

LEGEND

I CERTIFY TO: INSITE TOWERS, LLC, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 2016 AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7, 8, 10, 11A, AND 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THIS SURVEY WAS COMPLETED ON 10/02/17.

SCALE: 1" = 20'

1 SURVEYOR'S CERTIFICATE

InSite TOWERS, LLC
 1199 N. FAIRFAX STREET #700 ALEXANDRIA, VA 22314

PROJECT INFORMATION:
 CA050 SHELTER VALLEY TOWER
 APN: 295-210-35-00
 7217 GREAT OVERLAND STAGE ROUTE JULIAN, CA 92036 SAN DIEGO COUNTY

CURRENT ISSUE DATE: 10/2/17

ISSUED FOR: SURVEY

REV.: -DATE: -DESCRIPTION: -BY: -

PLANS PREPARED BY: **25** Diamondback Land Surveying

6140 BRENT THURMAN WAY, SUITE 200 LAS VEGAS, NEVADA 89148 (702) 424-2085 (702) 933-9030 ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

DRAWN BY: _____ CHK.: _____ APV.: _____
 RJM - - - - -

LICENSURE: _____

TRENT J. KEENAN
 Exp. 3/31/2018
 8396
 STATE OF CALIFORNIA

SHEET TITLE: SURVEY ANALYSIS & PARCEL INFORMATION

SHEET NUMBER: **LS1** 1 REVISION: CA050

ONLY THOSE EXCEPTION(S) LISTED IN TITLE REPORT FILE NO. 01-16047964-011, DATED 8/3/2016 AT 7:00 AM, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEMS NUMBERS IN SAID TITLE REPORT.

- 1 FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.
(AFFECTS PARCEL - BLANKET IN NATURE)
- 2 RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OR RIGHTS OF TENANTS IN POSSESSION AS TENANTS ONLY UNDER UNRECORDED LEASES.
(AFFECTS PARCEL - BLANKET IN NATURE)
- 4 ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENT AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY.
(AFFECTS PARCEL - BLANKET IN NATURE)
- 6 DELETING FROM ANY INSTRUMENT IN THE PUBLIC RECORDS REFLECTED HEREIN, ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTERS VIOLATE 42 USC 3604(-).
(AFFECTS PARCEL - BLANKET IN NATURE)
- 7 SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE PLAT OF SHELTER VALLEY RANCHOS UNIT NO. 2, AS RECORDED IN MAP NO. 6077 OF SAN DIEGO COUNTY RECORDS.
(AFFECTS PARCEL - BLANKET IN NATURE)
- 8 GRANT OF RIGHT OF WAY IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED 04/09/1968 IN DOCUMENT NO. 059142 OF SAN DIEGO COUNTY RECORDS.
(AFFECTS PARCEL - PLOTTED HEREON)
- 9 MEMORANDUM OF SITE LEASE WITH OPTIONS, BY AND BETWEEN SHELTER VALLEY CITIZENS CORPORATION, LANDLORD, AND MOBILITE INVESTMENTS II, LLC, TENANT, RECORDED 05/20/2010 AS DOCUMENT NO. 2010-0254479 OF THE SAN DIEGO COUNTY RECORDS.
(AFFECTS PARCEL - BLANKET IN NATURE)
- 10 TERMS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE MAJOR USE PERMIT ISSUED BY COUNTY OF SAN DIEGO, RECORDED 02/29/2012 AS DOCUMENT NO. 2012-0116234 OF THE SAN DIEGO COUNTY RECORDS.
(AFFECTS PARCEL - BLANKET IN NATURE)

PROPOSED LEASE AREA LEGAL DESCRIPTION

COMMENCING AT A 1" IRON PIPE W/TAG FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF GREAT SOUTHERN OVERLAND STAGE ROUTE AND THE EASTERLY PROPERTY LINE OF THE SUBJECT PARCEL AS SHOWN, THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 88°59'22" WEST, A DISTANCE OF 77.96 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 48°49'40" WEST, A DISTANCE OF 60.00 FEET;
THENCE NORTH 41°10'20" WEST, A DISTANCE OF 60.00 FEET;
THENCE NORTH 48°49'40" EAST, A DISTANCE OF 60.00 FEET;
THENCE SOUTH 41°10'20" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,600.0 SQUARE FEET, MORE OR LESS.

PROPOSED 15' WIDE ACCESS EASEMENT LEGAL DESCRIPTION

COMMENCING AT A 1" IRON PIPE W/TAG FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF GREAT SOUTHERN OVERLAND STAGE ROUTE AND THE EASTERLY PROPERTY LINE OF THE SUBJECT PARCEL AS SHOWN, THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 80°27'37" WEST, A DISTANCE OF 251.25 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE NORTHERLY LINE OF ABOVE DESCRIBED LEASE AREA;

BEING A STRIP OF LAND 15 FEET WIDE, 7.5 FEET TO EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

THENCE NORTH 47°06'11" WEST, A DISTANCE OF 88.27 FEET TO THE POINT OF TERMINATION, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SHOOTING IRON TRAIL.

CONTAINING 1,324.9 SQUARE FEET, MORE OR LESS.

PROPOSED 5' WIDE UTILITY EASEMENT LEGAL DESCRIPTION

COMMENCING AT A 1" IRON PIPE W/TAG FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF GREAT SOUTHERN OVERLAND STAGE ROUTE AND THE EASTERLY PROPERTY LINE OF THE SUBJECT PARCEL AS SHOWN, THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 73°02'21" WEST, A DISTANCE OF 251.25 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SHOOTING IRON TRAIL;

BEING A STRIP OF LAND 5 FEET WIDE, 2.5 FEET TO EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

THENCE SOUTH 46°50'14" EAST, A DISTANCE OF 104.08 FEET;
THENCE SOUTH 41°10'20" EAST, A DISTANCE OF 9.88 FEET TO THE POINT OF TERMINATION.

CONTAINING 569.8 SQUARE FEET, MORE OR LESS.

TITLE REPORT EXCEPTIONS

LEGAL DESCRIPTIONS

SCALE: NONE 1



TOWERS, LLC
1199 N. FAIRFAX STREET #700
ALEXANDRIA, VA 22314

PROJECT INFORMATION:

CA050
SHELTER VALLEY TOWER
APN: 295-210-35-00
7217 GREAT SOUTHERN OVERLAND
STAGE ROUTE
JULIAN, CA 92036
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

10/2/17

ISSUED FOR:

SURVEY

REV.: DATE: DESCRIPTION: BY:

2	12/10/19	LEASE AREA REVISIONS	RJM	
1	10/7/19	LEASE AREA REVISIONS	RJM	

PLANS PREPARED BY:



DRAWN BY: CHK.: APV.:

RJM - -

LICENSURE:



SHEET TITLE:

SURVEY ANALYSIS & PARCEL INFORMATION

SHEET NUMBER: REVISION:

LS2 1
CA050

GRADING NOTES

PRE-CONSTRUCTION MEETING: (PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES.)

BIO#GR-1-RESOURCE AVOIDANCE [PDS, FEE X2]
 INTENT: IN ORDER TO AVOID IMPACTS TO MIGRATORY BIRDS AND RAPTORS, WHICH ARE A SENSITIVE BIOLOGICAL RESOURCE PURSUANT TO THE MIGRATORY BIRD TREATY ACT (MBA), A RESOURCE AVOIDANCE AREA (RAA), SHALL BE IMPLEMENTED ON ALL PLANS. DESCRIPTION OF REQUIREMENT: NO GRADING OR CLEARING SHALL OCCUR DURING THE MIGRATORY BIRD OR RAPTOR BREEDING SEASON (JANUARY 15TH AND AUGUST 31ST). ALL GRADING PERMITS, IMPROVEMENT PLANS, AND THE SITE PLAN SHALL STATE THE SAME. IF CLEARING OR GRADING WOULD OCCUR DURING THE BREEDING SEASON, A PRE-CONSTRUCTION SURVEY SHALL BE CONDUCTED WITHIN SEVEN DAYS PRIOR TO STARTING WORK TO DETERMINE WHETHER BREEDING BIRDS OCCUR IN OR WITHIN 500 FEET OF THE IMPACT AREA(S). IF THERE ARE NO NESTING BIRDS (INCLUDES NEST BUILDING OR OTHER BREEDING/NESTING BEHAVIOR) WITHIN THIS AREA, CLEARING, GRUBBING, AND GRADING SHALL BE ALLOWED TO PROCEED. IF ACTIVE NESTS OR NESTING BIRDS ARE OBSERVED WITHIN THE AREA, THE BIOLOGIST SHALL FLAG THE ACTIVE NESTS AND CONSTRUCTION ACTIVITIES SHALL AVOID ACTIVE NESTS UNTIL NESTING BEHAVIOR HAS CEASED, NESTS HAVE FAILED, OR YOUNG HAVE FLEDGED. CONSTRUCTION NEAR AN ACTIVE NEST (WITHIN 300 FEET FOR PASSERINES, 500 FEET FOR RAPTORS, OR AS OTHERWISE DETERMINED BY A QUALIFIED BIOLOGIST) SHALL EITHER: (1) BE POSTPONED UNTIL A QUALIFIED BIOLOGIST DETERMINES THE NEST(S) IS NO LONGER ACTIVE OR UNTIL AFTER THE RESPECTIVE BREEDING SEASON; OR (2) NOT OCCUR UNTIL A TEMPORARY NOISE BARRIER OR BERM IS CONSTRUCTED AT THE EDGE OF THE DEVELOPMENT FOOTPRINT AND/OR AROUND THE PIECE OF EQUIPMENT TO ENSURE THE NOISE LEVELS ARE REDUCED TO BELOW 60 DBA OR AMBIENT, AS CONFIRMED BY A COUNTY-APPROVED NOISE SPECIALIST. INTERMITTENT MONITORING BY A QUALIFIED BIOLOGIST WOULD BE REQUIRED FOR CONSTRUCTION NEAR AN ACTIVE NEST. THE DIRECTOR OF PDS [PDS, PDI] MAY WAIVE THIS CONDITION, THROUGH WRITTEN CONCURRENCE FROM THE US FISH AND WILDLIFE SERVICE AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE, PROVIDED THAT NO NESTING BIRDS ARE PRESENT IN THE VICINITY OF THE BRUSHING, CLEARING OR GRADING. DOCUMENTATION: THE APPLICANT SHALL PROVIDE A LETTER OF AGREEMENT WITH THIS CONDITION; ALTERNATIVELY, THE APPLICANT MAY SUBMIT A WRITTEN REQUEST FOR WAIVER OF THIS CONDITION. ALTHOUGH, NO GRADING SHALL OCCUR WITHIN THE RAA UNTIL CONCURRENCE IS RECEIVED FROM THE COUNTY AND THE WILDLIFE AGENCIES. TIMING: PRIOR TO PRECONSTRUCTION CONFERENCE AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES AND THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION. COMPLIANCE WITH THIS CONDITION IS MANDATORY UNLESS THE REQUIREMENT IS WAIVED BY THE COUNTY UPON RECEIPT OF CONCURRENCE FROM THE WILDLIFE AGENCIES. MONITORING: THE [DPW, PDCI] SHALL NOT ALLOW ANY GRADING IN THE RAA DURING THE SPECIFIED DATES, UNLESS A CONCURRENCE FROM THE [PDS, PDI] IS RECEIVED. THE [PDS, PDI] SHALL REVIEW THE CONCURRENCE LETTER.

DURING CONSTRUCTION: (THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION).

PALEO#GR-1 PALEONTOLOGICAL MONITORING

INTENT: IN ORDER TO COMPLY WITH MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO _____ A PALEONTOLOGICAL MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THIS PROJECT HAS MARGINAL LEVELS OF SENSITIVE PALEONTOLOGICAL RESOURCES. ALL GRADING ACTIVITIES ARE SUBJECT TO THE COUNTY OF SAN DIEGO GRADING ORDINANCE SECTION 87.430, IF ANY SIGNIFICANT RESOURCES (FOSSILS) ARE ENCOUNTERED DURING GRADING ACTIVITIES.

a. THE GRADING CONTRACTOR IS RESPONSIBLE TO MONITOR FOR PALEONTOLOGICAL RESOURCES DURING ALL GRADING ACTIVITIES. IF ANY FOSSILS ARE FOUND GREATER THAN 12 INCHES IN ANY DIMENSION, STOP ALL GRADING ACTIVITIES AND CONTACT PDS BEFORE CONTINUING GRADING OPERATIONS.

b. IF ANY PALEONTOLOGICAL RESOURCES ARE DISCOVERED AND SALVAGED, THE MONITORING, RECOVERY, AND SUBSEQUENT WORK DETERMINED NECESSARY SHALL BE COMPLETED BY OR UNDER THE SUPERVISION OF A QUALIFIED PALEONTOLOGIST PURSUANT TO THE SAN DIEGO COUNTY GUIDELINES FOR DETERMINING SIGNIFICANCE FOR PALEONTOLOGICAL RESOURCES.

TIMING: THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION. MONITORING: THE [DPW, PDCI] SHALL MAKE SURE THAT THE GRADING CONTRACTOR IS ON-SITE PERFORMING THE MONITORING DUTIES OF THIS CONDITION. THE [DPW, PDCI] SHALL CONTACT PDS IF THE GRADING CONTRACTOR OR APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

ROUGH GRADING: (PRIOR TO ROUGH GRADING APPROVAL AND ISSUANCE OF ANY BUILDING PERMIT).

PALEO#GR-2 PALEONTOLOGICAL MONITORING

INTENT: IN ORDER TO COMPLY WITH THE ADOPTED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) PURSUANT TO _____ AND THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR PALEONTOLOGICAL RESOURCES, A PALEONTOLOGICAL MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: ONE OF THE FOLLOWING LETTERS SHALL BE PERFORMED UPON COMPLETION OF THE GRADING ACTIVITIES THAT REQUIRE MONITORING:

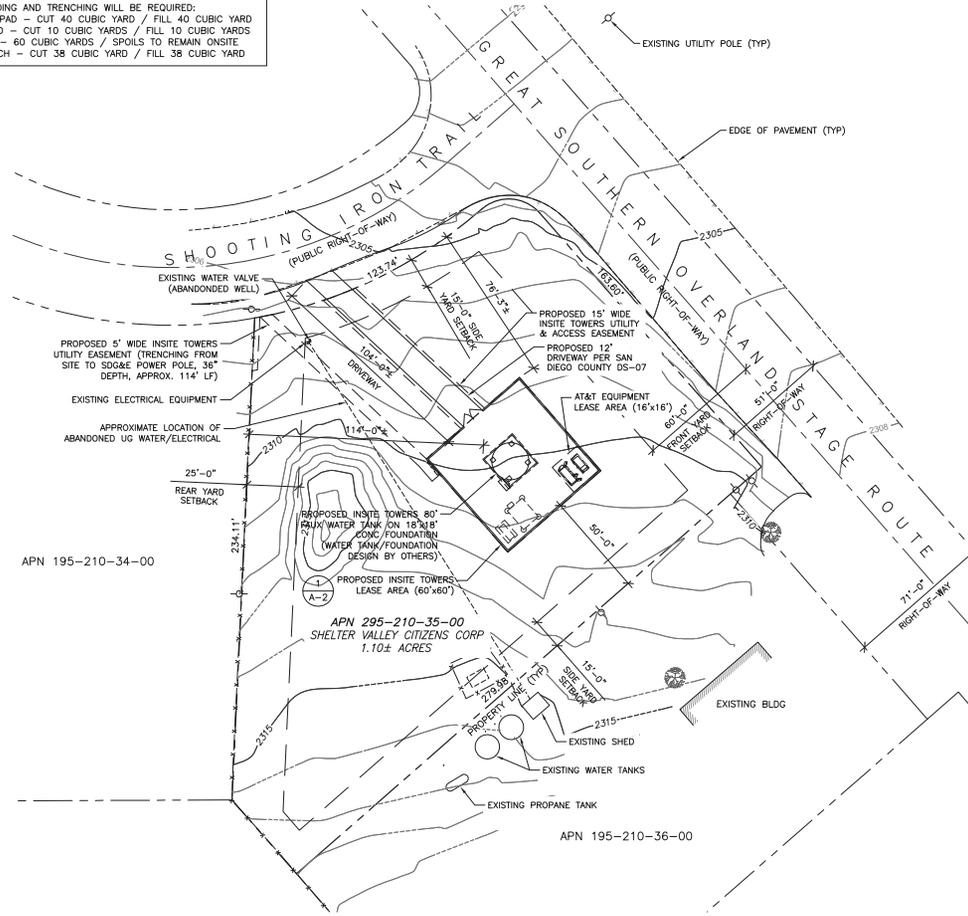
a. IF NO PALEONTOLOGICAL RESOURCES WERE DISCOVERED, SUBMIT A 'NO FOSSILS FOUND' LETTER FROM THE GRADING CONTRACTOR TO PDS STATING THAT THE MONITORING HAS BEEN COMPLETED AND THAT NO FOSSILS WERE DISCOVERED, AND INCLUDING THE NAMES AND SIGNATURES FROM THE FOSSIL MONITORS. THE LETTER SHALL BE IN THE FORMAT OF ATTACHMENT E OF THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE FOR PALEONTOLOGICAL RESOURCES.

b. IF PALEONTOLOGICAL RESOURCES WERE ENCOUNTERED DURING GRADING, A LETTER SHALL BE PREPARED STATING THAT THE FIELD GRADING MONITORING ACTIVITIES HAVE BEEN COMPLETED, AND THAT RESOURCES HAVE BEEN ENCOUNTERED. THE LETTER SHALL DETAIL THE ANTICIPATED TIME SCHEDULE FOR COMPLETION OF THE CURATION PHASE OF THE MONITORING.

DOCUMENTATION: THE APPLICANT SHALL SUBMIT THE LETTER REPORT TO PDS FOR REVIEW AND APPROVAL. TIMING: UPON COMPLETION OF ALL GRADING ACTIVITIES, AND PRIOR TO ROUGH GRADING FINAL INSPECTION (GRADING ORDINANCE SEC 87.421.A.2), THE LETTER REPORT SHALL BE COMPLETED. MONITORING: PDS SHALL REVIEW THE FINAL NEGATIVE LETTER REPORT OR FIELD MONITORING MEMO FOR COMPLIANCE WITH THE PROJECT MMRP, AND INFORM [DPW, PDCI] THAT THE REQUIREMENT IS COMPLETED.

MODERATE GRADING AND TRENCHING WILL BE REQUIRED:
 • LEASE AREA PAD - CUT 40 CUBIC YARD / FILL 40 CUBIC YARD
 • ACCESS ROAD - CUT 10 CUBIC YARDS / FILL 10 CUBIC YARDS
 • FOUNDATION - 60 CUBIC YARDS / SPOILS TO REMAIN ONSITE
 • UTILITY TRENCH - CUT 38 CUBIC YARD / FILL 38 CUBIC YARD

NOTES:
 1. THIS IS NOT A SURVEY. SITE PLAN IS A DIAGRAMMATIC REPRESENTATION ONLY. VERIFY ALL DIMENSIONS.
 2. VERIFY ALL PROPERTY LINE INFORMATION WITH EXISTING SURVEY DATA.



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO THIS DRAWING SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFELD CORPORATION. NEITHER MORRISON HERSHFELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



CLIENT:
InSite Towers, LLC
 8822 ARROYO AZUL STREET - LAS VEGAS, NV 89131
 PHONE: 702.288.8889

IMPLEMENTATION TEAM:
IntelliSites, LLC
 8822 ARROYO AZUL STREET - LAS VEGAS, NV 89131
 PHONE: 702.288.8889

ARE TEAM:

MORRISON HERSHFELD
 600 Stewart St, Suite 200
 Seattle, WA 98101
 Tel: (206) 268-7370
 www.morrisonhersthd.com

PROFESSIONAL CERTIFICATION:

3 - 27

PROJECT:
SHELTER VALLEY
 CA050
 7217 GREAT SOUTHERN OVERLAND STAGE ROUTE
 JULIAN, CA 92036

REVISIONS		
NO.	DATE	DESCRIPTION
C	11/25/19	90% ZD REVIEW
1	12/11/19	100% ZD FINAL
D	01/10/20	JDX COMMENT REVIEW
2	01/10/20	JDX COMMENTS
3	01/28/20	COLOR SAMPLE
4	02/10/20	COLOR SAMPLE
E	05/11/20	JDX COMMENT REVIEW
5	06/16/20	JDX COMMENTS

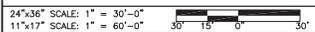
A/E PROJECT NO.: 200040400
 DRAWN BY: JA
 REVIEWED BY: RL

SHEET TITLE
 SITE PLAN

SHEET NUMBER
A-1

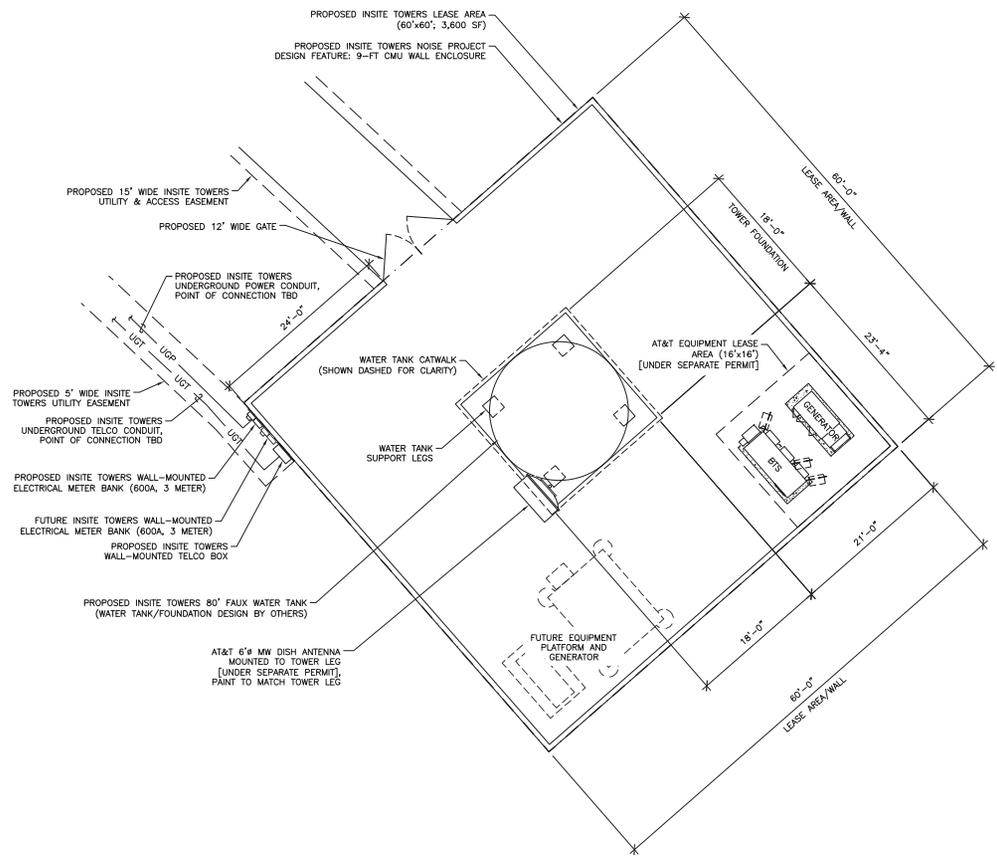


Know what's below.
 Call before you dig.



THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

SITE PLAN | 1



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANT OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO THIS DRAWING SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST VERSION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION, WHETHER MORRISON HERSHFIELD OR THE ARCHITECT. THIS WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

CLIENT:
InSite Towers, LLC

IMPLEMENTATION TEAM:
IntelliSites, LLC
 8822 ARROYO AZUL STREET - LAS VEGAS, NV 89131
 PHONE: 702.289.8889

AREA TEAM:
MORRISON HERSHFIELD
 600 Stewart SL Suite 200
 Seattle, WA 98101
 Tel: (206) 268-7370
 www.morrisonhersthfield.com

PROFESSIONAL CERTIFICATION:
3 - 28

PROJECT:
SHELTER VALLEY
 CA050
 7217 GREAT SOUTHERN
 OVERLAND STAGE ROUTE
 JULIAN, CA 92036

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
C	11/25/19	90% 2D REVIEW	JA
1	12/11/19	100% 2D FINAL	JA
D	01/10/20	JDX COMMENT REVIEW	JA
2	01/16/20	JDX COMMENTS	JA
3	01/28/20	COLOR SAMPLE	JA
4	02/10/20	COLOR SAMPLE	JA
E	05/11/20	JDX COMMENT REVIEW	JA
5	06/18/20	JDX COMMENTS	JA

A/E PROJECT NO.: 200040400
 DRAWN BY: JA
 REVIEWED BY: RL



Know what's below.
 Call before you dig.

SHEET TITLE
 ENLARGED PLAN

SHEET NUMBER
A-2

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

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

ENLARGED PLAN | 1

- NOTES:**
- NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER. ANTENNA MOUNT DESIGN BY MANUFACTURER.
 - REFER TO ENGINEERED DRAWINGS FOR DESIGN/ENGINEERING OF WATER TANK AND ITS FOUNDATION (BY TOWER MANUFACTURER).
 - TOWER PAINTING BY MANUFACTURER.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANT OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO THIS DRAWING SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST VERSION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFELD CORPORATION. NEITHER MORRISON HERSHFELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



IMPLEMENTATION TEAM:

IntelliSites, LLC
 8822 ARROYO AZUL STREET - LAS VEGAS, NV 89131
 PHONE: 702.289.8689

AREE TEAM:

MORRISON HERSHFELD
 600 Stewart St. Suite 200
 Seattle, WA 98101
 Tel: (206) 268-7370
 www.morrisonhersthd.com

PROFESSIONAL CERTIFICATION:

3 - 29

PROJECT:

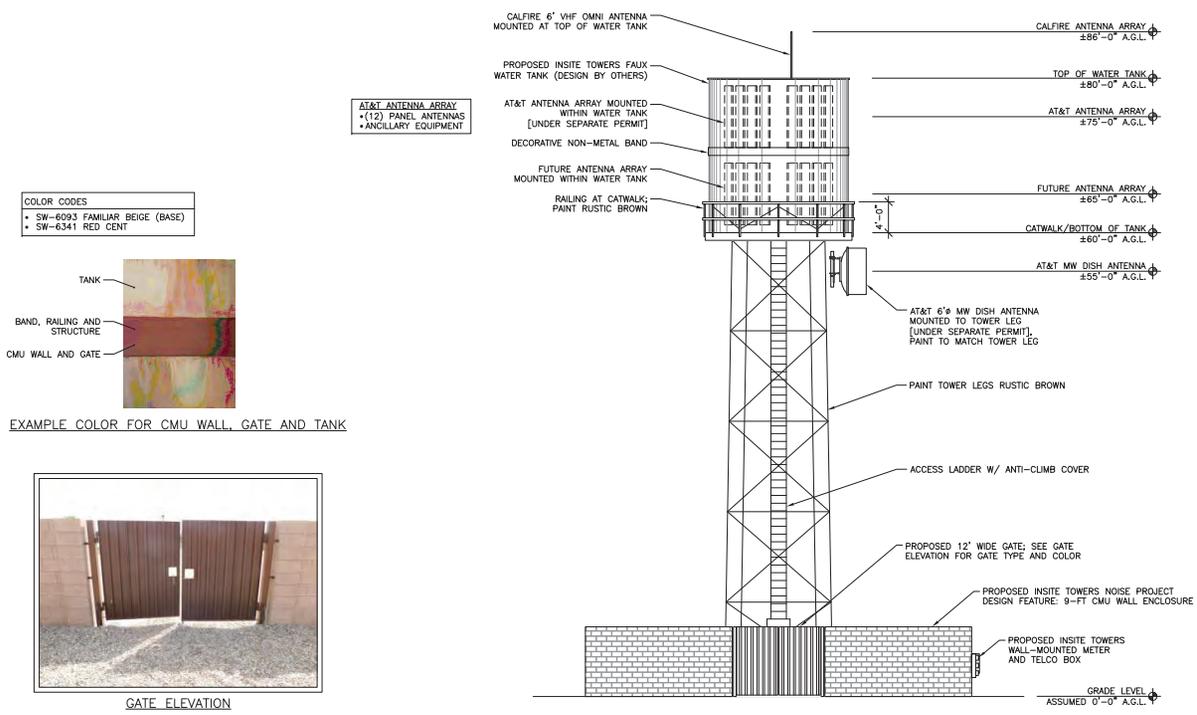
SHELTER VALLEY
 CA050
 7217 GREAT SOUTHERN
 OVERLAND STAGE ROUTE
 JULIAN, CA 92036

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
C	11/25/19	90% 2D REVIEW	JA
1	12/11/19	100% 2D FINAL	JA
D	01/10/20	JDX COMMENT REVIEW	JA
2	01/10/20	JDX COMMENTS	JA
3	01/28/20	COLOR SAMPLE	JA
4	02/10/20	COLOR SAMPLE	JA
E	05/11/20	JDX COMMENT REVIEW	JA
5	06/18/20	JDX COMMENTS	JA

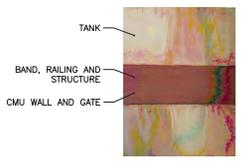
A/E PROJECT NO.: 200040400
 DRAWN BY: JA
 REVIEWED BY: RL

SHEET TITLE
 NORTH ELEVATION

SHEET NUMBER
A-3



- COLOR CODES**
- SW-6093 FAMILIAR BEIGE (BASE)
 - SW-6341 RED CENT



EXAMPLE COLOR FOR CMU WALL, GATE AND TANK



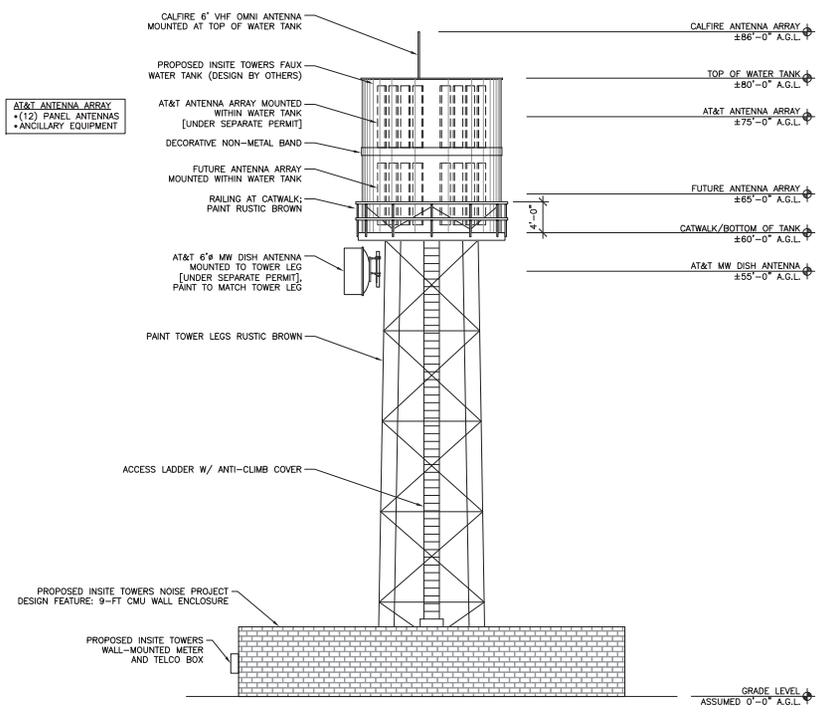
GATE ELEVATION



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

NORTH ELEVATION | 1

- NOTES:**
- NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER. ANTENNA MOUNT DESIGN BY MANUFACTURER.
 - REFER TO ENGINEERED DRAWINGS FOR DESIGN/ENGINEERING OF WATER TANK AND ITS FOUNDATION (BY TOWER MANUFACTURER).
 - TOWER PAINTING BY MANUFACTURER.



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANT OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO THIS DRAWING SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST VERSION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT SHALL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



IMPLEMENTATION TEAM:
IntelliSites, LLC
 8822 ARROYO AZUL STREET - LAS VEGAS, NV 89131
 PHONE: 702.209.0609

AREE TEAM:
MORRISON HERSHFIELD
 600 Stewart St. Suite 200
 Seattle, WA 98101
 Tel: (206) 268-7370
 www.morrisonhershelf.com

PROFESSIONAL CERTIFICATION:

3 - 30

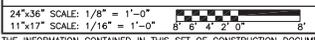
PROJECT:
SHELTER VALLEY
 CA050
 7217 GREAT SOUTHERN
 OVERLAND STAGE ROUTE
 JULIAN, CA 92036

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
C	11/25/19	90% 2D REVIEW	JA
1	12/11/19	100% 2D FINAL	JA
D	01/10/20	JDX COMMENT REVIEW	JA
2	01/16/20	JDX COMMENTS	JA
3	01/28/20	COLOR SAMPLE	JA
4	02/10/20	COLOR SAMPLE	JA
E	05/11/20	JDX COMMENT REVIEW	JA
5	06/18/20	JDX COMMENTS	JA

A/E PROJECT NO.: 200040400
 DRAWN BY: JA
 REVIEWED BY: RL

SHEET TITLE
 SOUTH ELEVATION

SHEET NUMBER
A-4



THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

SOUTH ELEVATION | 1

**Attachment B – Form of Decision
Approving PDS2019-MUP-19-009**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

COMMISSIONERS

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

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

July 31, 2020

PERMITEE: CA-50/Shelter Valley
MAJOR USE PERMIT: PDS2019-MUP-19-009
E.R. NUMBER: PDS2019-ER-19-11-002
PROPERTY: 7217 Great Southern Overland Stage Route, Julian, CA 92036
APN(S): 295-210-35-00

DECISION OF THE PLANNING COMMISSION

This Major Use Permit for CA-50 Shelter Valley Wireless Telecommunication Facility consists of 7 sheets including plot plan and elevations dated February 10, 2020. This permit authorizes the construction, operation and maintenance of a multi-carrier wireless telecommunication facility consisting of an 80-foot tall faux water tank with up to 24 panel antennas mounted inside, and one microwave dish and four GPS antennas mounted on the outside of the faux water tank. In addition, a six-foot very high frequency (VHF) antenna is to be mounted atop the faux water tank for use by CalFire’s emergency services network. The facility includes installation of associated equipment including cables, batteries, electrical panels, and an emergency generator receptacle, which will be located within the 60-foot by 60-foot lease area and enclosed within a 9-foot-tall concrete masonry unit (CMU) wall, all pursuant to Sections 6985, 6986, and 7358 of the Zoning Ordinance.

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.

WAIVER(S) AND EXCEPTION(S): This Major Use Permit is hereby approved pursuant to the provisions of the San Diego County Zoning Ordinance, the County Public Road Standards and Private Road Standards, and all other required ordinances of the County of San Diego. The sole exceptions to the aforementioned are:

- Allow the use of the minimum stopping sight distance of 150 feet in accordance with the American Association of State Highway and Transportation Officials (AASHTO) criteria in lieu of the County criteria noted in Section 6.1.E., Table 5 for the intersection of the proposed private driveway and Shooting Iron Trail (Non-Mobility Element Rural

Residential Road) pursuant to the Design Exception Request that was approved on April 14, 2020.

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 Site Plan. Where specifically indicated, actions are required prior to the approval of any grading, improvement, or building plan, and the 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. **CULT#1 ARCHAEOLOGICAL MONITORING**
INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the “Project Archaeologist,” shall be contracted to perform cultural resource monitoring and a potential data recovery program during all earth-disturbing activities. The archaeological monitoring program shall include but is not limited to the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction as identified below. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archaeologist shall provide evidence that a Cahuilla Native American has been contracted to perform Native American Monitoring for the project.
- c. The Project Archaeologist and Cahuilla Native American monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program.
- d. The Project Archaeologist and Cahuilla Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Cahuilla Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Cahuilla Native American Monitor.
- e. In the event that previously unidentified potentially significant cultural resources are discovered:
 1. The Project Archaeologist or the Cahuilla Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
 2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
 3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Cahuilla Native American Monitor, shall determine the significance of the discovered resources.
 4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
 5. Isolates and clearly non-significant deposits shall be minimally documented in the field.
 6. Should the cultural materials for isolates and non-significant deposits not be collected by the Project Archaeologist, then the Cahuilla Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
 7. A Research Design and Data Recovery Program to mitigate impacts to significant cultural resources shall be prepared by the Project Archaeologist in coordination with the Cahuilla Native American Monitor. The Research Design and Data Recovery Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of

- development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources.
8. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods.
- f. If any human remains are discovered:
1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
 3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
 4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
 6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- g. Upon conclusion of field work, if archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation phase of the monitoring.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PDS, PPD]. Alternatively, provide signed documentation from the State Historic Preservation Officer SHPO - Section 106 consultation) that monitoring is not required which will satisfy this condition. **TIMING:** Prior to approval of any building permits or issuance of any other permit. **MONITORING:** The [PDS, PPD] shall review the contract or letter of acceptance and MOU for compliance with this condition.

4. **BIO#1-RESOURCE AVOIDANCE [PDS, FEE X2]**

INTENT: In order to avoid impacts to migratory birds and raptors, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** No grading or clearing shall occur during the migratory bird or raptor breeding season (January 15th and August 31st). All grading permits, improvement plans, and the Site Plan shall state the same. If clearing or grading would occur during the breeding season, a pre-construction survey shall be conducted within seven days

prior to starting work to determine whether breeding birds occur in or within 500 feet of the impact area(s). If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, clearing, grubbing, and grading shall be allowed to proceed. If active nests or nesting birds are observed within the area, the biologist shall flag the active nests and construction activities shall avoid active nests until nesting behavior has ceased, nests have failed, or young have fledged. Construction near an active nest (within 300 feet for passerines, 500 feet for raptors, or as otherwise determined by a qualified biologist) shall either: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure the noise levels are reduced to below 60 dBA or ambient, as confirmed by a County-approved noise specialist. Intermittent monitoring by a qualified biologist would be required for construction near an active nest. The Director of PDS [PDS, PPD] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no nesting birds are present in the vicinity of the brushing, clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

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

5. **NOI#1. NOISE REQUIREMENT :** [DPLU, BPPR] [BP] [DPLU, FEE X1]. **INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

- a. The 15 Kw units and equipment shelter shall be located within the 9-foot CMU block wall enclosure.

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

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

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

6. GEN#3–INSPECTION FEE

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

7. 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 March 20, 2020 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.

8. 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.

9. 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.

10. ROADS#1–ACCESS IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Policy I-18 and the County Consolidated Fire Code Sec. 503 et al., a project access shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve for:

- a. The project driveway, which shall be designed and constructed per standard drawing G14A or DS7 to the satisfaction of the Director of Planning & Development Services.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards. **Documentation:** The applicant shall complete the following:

- a. Obtain a Construction Permit for any work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3284. Also, 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.

Timing: Prior to occupancy or use of the premises in reliance of this permit.

Monitoring: The [PDS, LDR] shall review the plans for consistency with the condition and County Standards.

11. NOI#2. NOISE CONTROL DESIGN MEASURES: [PDS, BPPR] [PDS, PCC [BP]

[PDS FEE X1] **INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans: The equipment shelter and 15 kW generator unit shall be located within a nine foot (9') high CMU block wall enclosure. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational. **MONITORING:** The [PDS, BI] shall verify that the noise

control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

12. 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.

13. CULT#2 CULTURAL RESOURCES REPORT

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that the disposition of all cultural materials has been completed which may include but is not limited to the following:
 - (1) Prehistoric archaeological materials collected during the archaeological monitoring program shall be submitted and curated at a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to

whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- (2) Historic materials shall be curated at a San Diego curation facility, as identified above, and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC), the San Luis Rey Band of Mission Indians, the Pechanga Band of Temecula Luiseno Indians, and any culturally affiliated Tribe who requests a copy. Alternatively, provide signed documentation from the State Historic Preservation Officer SHPO - Section 106 consultation) that monitoring is not required which will satisfy this condition. **TIMING:** Prior to any occupancy or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance this condition and the report format guidelines.

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

14. PLN#4-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 and associated equipment shelter, as depicted in the approved photo simulations dated March 20, 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.

15. **ROADS#2–PRIVATE ACCESS MAINTENANCE**

INTENT: In order to ensure that the on- and off-site private easement access is 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 any on- and off-site private easement access that serves the Project. During the term of the permit, the owner(s) of the private access 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.

16. **ROADS#3–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 of 300 feet in the westerly direction and 150 feet in the easterly direction along **Shooting Iron Trail** from the project access easement, 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.

17. **NOI#3. NOISE REQUIREMENT : [DPLU, BPPR] [BP] [DPLU, FEE X1]. INTENT:** In order to reduce the impacts of the installation of any generator or any external noise-generating device and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following requirements shall be continued for the life of this permit. **DESCRIPTION OF REQUIREMENT:** Prior to the installation of any generator or any external noise-generating device, the permittee shall obtain approval of a minor deviation or modification:

- a. The minor deviation shall comply with Zoning Ordinance Sections 7609 and 6985.b as defined by 6983.I for Invisible – Facilities. Upon the approval of the minor deviation, the proposed generator shall comply with the County Noise Ordinance Section 36.404.
- b. Failure to comply with the invisibility standards of Zoning Ordinance Section 6983.I, and compliance with the County Noise Ordinance Section 36.404, will require an application and subsequent approval of a Modification to this Use Permit before any generator can added or used on the site.

DOCUMENTATION: The property owner and permittee shall comply with the requirements of the County Noise Ordinance, Section 36.404 and this condition. If the permittee or property owner chooses to install a generator unit associated with the cellular facility, they must apply for a Deviation or Modification of this permit pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Prior to the installation of any generator or any external noise-generating device, the permittee shall obtain approval of a minor deviation or modification to the approved plot plan dated June 19, 2020 and provide proof that the device complies with the County Noise Ordinance. **MONITORING:** The County Noise Specialist shall review all proposed generator unit installation and ensure that the project complies with on-going noise ordinance standards. The [DPLU, Code Enforcement Division] is responsible for enforcement 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 proposed multicarrier wireless telecommunication facility consists of an 80-foot tall faux water tank with an additional 6-foot tall antenna on the top for CalFire services. The equipment necessary for the facility will be located at the base of the faux water tank and enclosed by an approximately 3,600 square-foot Concrete Masonry Unit (CMU) equipment enclosure, measuring approximately 9-feet tall. Associated equipment within the enclosure will include prefabricated equipment shelters for each carrier and a back-up generator. The equipment enclosure is designed to blend in with the surrounding landscape by utilizing earth-tone colors similar to the surroundings. The enclosure will be visible to motorists on Great Southern Overland Stage Route and Shooting Iron Trail, both public roads, but will blend with the surrounding residential accessory structures that can be seen scattered throughout the area. The faux water tank will be visible to the community due to its height, however the design of the facility as a faux water tank will contribute to the harmony in scale, bulk, and coverage.

Scale and Bulk

The proposed faux water tank will include installation of up to 24 panel antennas, four Global Positioning System (GPS) antennas, and one microwave dish to accommodate a maximum of three wireless carriers. The applicant has secured AT&T as a tenant of the proposed facility. AT&T will process a minor deviation at a later date to provide a layout and install 12 of the 24 panel antennas, one microwave dish antenna, and two of the four Global Positioning System (GPS) antennas. Associated equipment for AT&T will include a back-up generator and a prefabricated equipment shelter located inside a nine-foot tall CMU block wall enclosure at the base of the faux water tank. The second and third carriers will also be required to process minor deviations to add their equipment to the proposed facility. In addition, the faux water tank will include a 6' tall very high frequency (VHF) antenna on behalf of Cal Fire for the federally mandated *First-Net* emergency services network.

The project area is characterized as rural residential, and the surrounding area consists of residential and civic use types and vacant land. The proposed faux water tank will be located approximately 300 feet from the nearest neighboring residential structure.

The photo simulations illustrate that the proposed 80-foot tall faux water tank would be visible to the surrounding community, however views of the telecommunications equipment would be minimized because the panel antennas would be placed inside the faux water tank. In addition, the associated prefabricated equipment shelters, and the back-up generator would be screened by a new 9' CMU wall, which would be painted earth-tone colors similar to the surroundings. The CMU wall would be only slightly visible to neighboring property owners due to the existing vegetation and nearby buildings located on the neighboring properties. The faux water tank will also be painted to have a rustic appearance in order to match existing water tanks in the vicinity and blend with the surrounding area. Other vertical elements exist nearby, as demonstrated in the photo simulations, including the fire station building, community center,

single family residences, utility poles, flag poles, water tanks, windmills, and mature trees. Water tanks are common features seen throughout the area as the surrounding residences are dependent on well water. A specific raised water tower, shown within the photo simulations, located northeast of the project site, was used to influence the project's design and rustic color scheme. The project utilized the design to ensure the faux water tank imitated the surrounding structures and therefore blended with the community character. While the proposed faux water tank is almost 35 feet higher than existing structures in the community, 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 water tank 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 80 feet is necessary for the carrier to provide the highest level and distance of service along Great Southern Overland and the surrounding community. Lowering the facility would eliminate the ability to house multiple carriers within the faux water tank and would not allow the signal from the antennas to reach past Highway 78, which is their primary coverage objective.

Coverage

The project site consists of 1.1 acres of vacant land with the wireless lease area encompassing .08 acres or 7.5% of the site. Parcels surrounding the proposed project are comprised of low-density rural residential uses on primarily one acre lots. These neighboring uses are improved with single-family homes along with associated accessory structures creating parcels with lot coverages similar to 7.5%. The zoning for the project site does not contain a maximum floor area ratio. Given the coverage characteristics of the surrounding lots, and the small footprint of the facility, the installation of the telecommunication facility would maintain similar coverage with surrounding parcels that are improved with single family residences and civic uses and will therefore be compatible.

Density

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

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

The project proposes an unmanned telecommunications facility that will require maintenance service approximately once a month by each of the carriers. The proposed project will have access from Shooting Iron Trail, an existing public road. The project is located within the jurisdiction of the San Diego County Fire Authority, and the nearest responding department is Cal Fire Julian Fire Station #50. The proposed facility will house a 6' VHF antenna

on behalf of Cal Fire for the First-Net emergency services network. In addition, the San Diego County Fire Authority reviewed the proposed project and determined that it complies with policy FP-2. The project will not require any sewer or water services and electrical and telephone services are currently available on-site. Therefore, all required public services and utilities are available for the project.

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

The proposed multicarrier wireless telecommunication facility consists of an 80-foot tall faux water tank with an additional 6-foot tall antenna on the top for CalFire services. The equipment necessary for the facility will be located at the base of the faux water tank and enclosed by an approximately 3,600 square-foot Concrete Masonry Unit (CMU) equipment enclosure, measuring approximately 9-foot tall.

Pursuant to the General Plan Conservation Element, Great Southern Overland is part of the County Scenic Highway System. The proposed facility would not detract from the visual setting of Great Southern Overland as it would be setback approximately 85 feet from the center line of the road, and it would blend in because water tanks are commonly found in the area. In addition, the project would not adversely affect the desirable neighborhood character because the project is designed to be stealth. The faux water tank will be painted to have a rustic appearance in order to match existing water tanks in the vicinity and blend with the surrounding area. Photo simulations illustrate that the line, form, and color of the facility would be largely consistent with other elements that make up the visual setting of the area, such as the utility poles, water tanks, windmills, and mature trees. As a result, the proposed project, as designed, would not cause any substantial negative aesthetic effect to views from the surrounding area and roads.

In addition, the project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance, per Focused Noise Analysis prepared by Eiler Associates, dated January 9, 2020. The height of the CMU wall was increased from 7 feet tall to 9 feet tall in order to meet Noise requirements. The project site is located within the boundary of the Desert Sub regional Area which does not have an adopted Community Plan and or an associated Community Planning Group. However, the Shelter Valley Citizens Corporation, whose gathering space is located adjacent to the project site, held a meeting on March 6, 2020 to discuss the project with the community of Shelter Valley. This meeting resulted in a petition of twenty residents signing to recommend approval of the proposed facility. Staff also received numerous letters from community members in support of the proposed project. Therefore, for the reasons stated above, 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 to two maintenance trips per month and would utilize the Great Southern Overland and Shooting Iron Trail, both public roads, for access. Existing parking is available on the property. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of the Great Southern Overland, Shooting Iron Trail, and other roadways in the vicinity.

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

The applicant proposes a Major Use Permit for the authorization of an unmanned wireless telecommunication facility. The subject property is 1.1 acres in size and although currently vacant, is developed with utility services to serve the proposed use. Access would be provided via Shooting Iron Trail, an existing public road. The installation of the telecommunication facility would not require significant alteration to the landform or drainage patterns. The vehicles that will visit the site each month will be able to park onsite while maintenance duties are performed. An alternative site analysis was conducted indicating the lack of both preferred zones and preferred locations for wireless telecommunication facilities within the surrounding area. Based on the camouflaged design and lack of preferred zones in the surrounding area, it has been determined that the location of the proposed project is preferable and will not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

No relevant impacts were identified.

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

The project site is subject to the Semi-Rural Regional Category, Semi-Rural Residential Land Use Designation (SR-4) and is located within the boundary of the Desert Sub regional Area Land Use Map that is without an adopted Community Plan. The project complies with the General Plan because civic uses are allowed if they support the local population. The installation of the Cal Fire antenna further enhances Public Safety and *First-Net* Emergency Response network. This 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 disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. In addition, the project would be consistent with the General Plan Land Use (LU) 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 LU Element Goal 15.2 because it is designed as a co-locatable facility. Lastly, the project also complies with the General Plan Policy COS-11.1 and - 11.3 because the project would not negatively impact a scenic highway and detract from a scenic vista.

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

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

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 alternative 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 an architectural feature. 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 and compatible with the character of the community.

.....

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

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

NOISE ORDINANCE COMPLIANCE: In order to comply with the County Noise Ordinance 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-

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

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

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

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

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

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

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

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

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

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

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

Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

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

COUNTY OF SAN DIEGO PLANNING COMMISSION
 MARK WARDLAW, SECRETARY

BY:
 Mark Slovick, Deputy Director
 Project Planning Division
 Planning & Development Services

cc: Shelter Valley Citizen’s Corporation; 7217 Great Overland Stage Route, Julian, CA, 92036
 Robert McCormick; 6945 ½ Kittyhawk Ave, Los Angeles, CA 90045

email cc:
 Shelter Valley Citizens Corp. <briggsjames@gmail.com>
 Robert McCormick <mccormickco@earthlink.net>
 Morrison Hershfield Corporation <rlorete@morrisonhershfield.com>
 Ed Sinsay, Land Development, Team Leader, Planning & Development Services
 Denise Russell, Project Planning, Planning Manager, Planning & Development Services

Attachment C – Environmental Documentation

3 - 52
NOTICE OF EXEMPTION

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

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

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

Project Name: CA-50 Shelter Valley Wireless Telecommunication Facility Major Use Permit; PDS2019-MUP-19-009, PDS2019-ER-19-11-002.

Project Location: The project is located at 7217 Great Southern Overland Stage Route within the Desert Community in the unincorporated area of San Diego County. APN: 295-210-35-00.

Project Applicant: Robert McCormick for Intellisites LLC; 6945 1/2 Kittyhawk Avenue, Los Angeles, CA 90045; p. 310-547-7413

Project Description: The project proposes the construction, operation and maintenance of a wireless telecommunication facility consisting of an 80-foot tall faux water tank with up to 24 panel antennas mounted inside, and one microwave dish and four GPS antennas mounted on the outside of the faux water tank. In addition, a six-foot very high frequency (VHF) antenna is to be mounted atop the faux water tank for use by CalFire's emergency services network. The facility includes installation of associated equipment including cables, batteries, electrical panels, and an emergency generator receptacle, which will be located within the 60-foot by 60-foot lease area and enclosed within a 9-foot-tall concrete masonry unit (CMU) wall, all pursuant to Sections 6985, 6986, and 7358 of the Zoning Ordinance.

Agency Approving Project: County of San Diego

County Contact Person: Rachael Lindebrekke Phone Number: 858-495-5427

Date Form Completed: July 31, 2020

This is to advise that the County of San Diego Planning Commission has approved the above described project on July 31, 2020 and found the project to be exempt from the CEQA under the following criteria:

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

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

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

Signature: _____ Telephone: (858) 495-5427

Name (Print): Rachael Lindebrekke Title: Land Use/Environmental Planner

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

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

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF
CA-50 Shelter Valley Wireless Telecommunications Facility Major Use Permit,
PDS2019-MUP-19-009; PDS2019-ER-19-11-002**

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

Discussion:

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 exempt from the requirements of the San Diego County Groundwater Ordinance Section 67.720. The project will not have a significant adverse impact on groundwater quantity because the project is an unmanned wireless telecommunication facility and does not propose the addition of any landscaping. Therefore, the project complies with the San Diego County Groundwater Ordinance.

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

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

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes:

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

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife

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

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project site does not contain any archaeological resources. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES NO NOT APPLICABLE

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

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

YES NO NOT APPLICABLE

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

The project consists of an installation of an unmanned wireless telecommunications facility with a 15-kw backup generator and equipment shelter on an existing concrete pad. The project site and adjacent surrounding parcels are zoned General Rural (S92), which is subject to the one-hour average noise limit of 50 dBA daytime and 45 dBA nighttime. Based on the report, the generator produces 65 dBA at 23 feet. The nearest property line is located at approximately 50 feet from the western property line (worst-case). All equipment cabinets would be located in a fully enclosed structure and noise produced by these units are considered less than significant. The ground-level equipment also comprises of the generator unit that would also be located within the 9-foot high concrete masonry unit (CMU) block wall enclosure. Based on noise attenuation by distance and screening from the CMU block wall design, noise levels generated by the proposed facility would be less than the 45-dBA requirement at the property line. Therefore, the project as designed would comply with County noise standards.

Attachment D – Environmental Findings

**CA-50 SHELTER VALLEY WIRELESS TELECOMMUNICATIONS FACILITY
MAJOR USE PERMIT
PDS2019-MUP-19-009,
ENVIRONMENTAL LOG NO. PDS2019-ER-19-11-002**

ENVIRONMENTAL FINDINGS

July 31, 2020

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

Attachment E – Public Documentation

Request to stop MUP19-009 Proposed 80' cell tower in Shelter Valley, Julian

12/17/19

Dear Ms. Lindebrekke,

This document requests the denial of Insite cellular development company to build an 80-foot, multi-carrier cell tower in the middle of the tiny town of Shelter Valley, Julian.

Reasons:

1. Shelter Valley is a small desert town with, at most, 275 full-time residents. The tower proposed by Insite would be built in the center of this town which is roughly a mile square and located next to residences with small children. As we understand County cell tower approval guidelines, cell towers should be located away from residential areas when at all possible. Verizon now has its cellular antennas located on the hills surrounding our community and provides service to our community. Although many residents here want cell service, they also would like to keep high-powered microwave transmitting towers well away from their homes and children.
2. An 80-foot multi-carrier tower is overkill for a tiny community of 275 people and totally out of character for a community with nothing taller than a broken 20-foot windmill. Indeed, many residents have invested in homes here specifically to escape the dense technology found in the city so they can live in a community with dark skies, rural character and unaltered viewsheds. (See p. 2 attached photo and caption)
3. This proposed 80' cell tower would be located roughly 130 feet from the adjacent helicopter landing area at the Fire Station used for medical emergency transport. Given the strong winds in the area this seems to be an extremely dangerous situation. By necessity, the cell tower would have lights on it at night, ruining the dark skies we have come to love out here.
4. Not only is this a tiny town, but road traffic through town all but stops during the summer months when high temperatures discourage visitors. During his brief evening visit from Los Angeles, the Insite spokesperson pointed out that cell towers often go out of commission in rural areas, and that it is a good idea for residents to keep their land lines in use. Most people who live out here are extremely low income and can't afford both a land line and a cell phone.
5. It appears that this proposed tower is designed to serve more as a high-power relay station for broader services throughout the desert region than a local facility. In that case, it would be advantageous to place it on a mountainside, well away from residences.

(Cont. page 2)

PAGE TWO Request to stop MUP19-009 Proposed 80' cell tower

If indeed we are forced to sell our homes because of this proposed decision or have our property devalued due to viewshed blockage, etc., we will be asking why a high-power cell transmission tower was not erected well away from our residences, and we will be seeking recompense. We are retired seniors who have invested our life savings into our homes here and this proposal would needlessly impact our lives in many negative ways.

We request that you uphold County planning policy and preserve the rural character of the town of Shelter Valley and relocate this potentially dangerous cell tower away from residences and the Fire Station to the surrounding mountainside or even along highway 78. Thank you for your consideration.

Visual evidence of impact on viewshed:

Photograph taken from the living room sliding glass doors of a nearby Shelter Valley residence, showing a photoshopped depiction of the actual location of the proposed 80' cell tower blocking their viewshed of the mountains. This no doubt will significantly lower the value of their home and make it harder to sell.)



March 5, 2020

Rachael Lindebrekke
Land Use & Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Ave.
San Diego, CA 92123

Re: Project Name: CA-50 Shelter Valley
Record ID: PDS2019-MUP-19-009
Project Address: 7217 Great Overland Stage Route – Julian, CA 92036
APN#: 295-210-35-00

Dear Rachael:

The purpose of this correspondence is to express our support of InSite Tower's application for a Major Use Permit to install a multi-carrier Wireless Communications Facility consisting of an 80-foot tall faux water tank to be located at the above referenced property owned by the Shelter Valley Citizens Corporation.

The members of the board of the Shelter Valley Citizens Corporation entered into a lease agreement with InSite Towers on August 31, 2016 to lease a portion of the property specifically for the proposed use in order to bring much needed and improved communications to the Shelter Valley / Julian, CA area. Please find enclosed a petition the board circulated during its March 6, 2020 Board Meeting, which has been signed by members and community residents who are in full support of this project.

We thank San Diego County for its diligence in reviewing InSite's application for a Major Use Permit at our property and look forward to your approval of the project.

Sincerely,



Surely Gold Hardnack
President, Shelter Valley Citizens Corporation

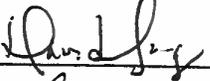
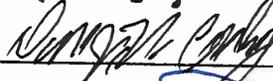
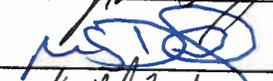
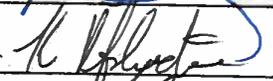
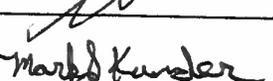
**PETITION TO THE COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

Petition Summary & Background:	The project is a Major Use Permit (PDS2019-MUP-19-009) to install a multi-carrier, unstaffed Wireless Communications Facility consisting of an 80-foot tall faux water tank within a 2,500 sq. ft. lease area enclosed by a 9-foot tall CMU block wall. The project site is located at the SVCC Community Center property located at 7217 Great Overland Stage Route – Julian, CA 92036.
Action Petitioned For:	We, the undersigned residents of Shelter Valley/Julian, CA, respectfully request the County of San Diego to approve InSite Towers Application for a Major Use Permit (PDS2019-MUP-19-009), which will bring much needed and improved communications to the Shelter Valley / Julian, CA community!

Printed Name:	Signature:	Address:	Comment	Date
LouAnn Jett	LouAnn Jett	7273 Hardscramble Trl <small>Julian CA 92036</small>	Needed	3-7-20
Paula Poole Holbaum	Paula Poole-Holbaum	1016 Stage Coach Trail Julian, CA 92036		3/6/20
James Briggs	James Briggs	7235 HARDSCRAMBLE TR JULIAN CA 92036	much needed!	3/6/20
RAYMOND W. SCHMITZ	Raymond W. Schmitz	1075 Stagecoach Julian		
Lisa Binder	Lisa Binder	7405 LAST DOLLAR TRAIL 92036	needed	3/6/20
Deborah Ramey	Deborah Ramey	7429 Last Dollar Trl.	needed here	3/6/20
Diane Schmitz	Diane Schmitz	1075 Stage Coach Trail Julian 92036		3/6/20
SHEILA DILLEY	Sheila Dilley	1055 STAGECOACH TR.		3/6/20
Lester Turner	Lester Turner	4047 Buckhorn Tr	Towers Needed!	3/6/20
Brett Owen Stralbaum	Brett Owen Stralbaum	1016 Stage Coach Trail	Public Safety Demands it	3/6/20
Jolanda DeLuca	J. DeLuca	1063 STAGECOACH TR.	safety needs	3/6/20
Carol Sauer	Carol Sauer	7522 Goodwin		3/6/20

Shad Moore THAD MOORE 646 Lucky Devil Trail Exposure concerns 3-5-20
 Dave Pickers Dave Pickers 809 Siskiyew Trail Could use tower 2/11/20

**PETITION TO THE COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

Petition Summary & Background:	The project is a Major Use Permit (PDS2019-MUP-19-009) to install a multi-carrier, unstaffed Wireless Communications Facility consisting of an 80-foot tall faux water tank within a 2,500 sq. ft. lease area enclosed by a 9-foot tall CMU block wall. The project site is located at the SVCC Community Center property located at 7217 Great Overland Stage Route - Julian, CA 92036.			
Action Petitioned For:	We, the undersigned residents of Shelter Valley/Julian, CA, respectfully request the County of San Diego to approve InSite Towers Application for a Major Use Permit (PDS2019-MUP-19-009), which will bring much needed and improved communications to the Shelter Valley / Julian, CA community!			
Printed Name:	Signature:	Address:	Comment	Date
David Long		809 1/2 Surrey Trl ^{Julian CA}	Want	3-7-20
DANIAL J.N. COOLEY		7474 FORTY ROD TRAIL	WANT!	
MICHAEL S. DILLON		1055 STAGE COACH TRAIL	Want, need!	3/6/20
Kim Reifschneider		634 Lucky Devil Trail	Want, need	3/7/20
SCOTT HASSON		1052 Venture Valley Rd	Want, people are dying.	3-8-2021
MARK KUNDER		672 Wells Fargo Dr	Need Better Cell Service	3/8/20

To Whom it May Concern,

This is concerning the potential for approval or denial of a cell tower to be installed in the community of Shelter Valley. There are MANY arguments in favor of placing a good (hopefully multi-carrier) cell tower in the community, and -seemingly- only a few arguments against it. I was a Shelter Valley resident and CERT team member 9 years ago when this first went before officials. I still am. I was passionate about it then, and am passionate about it now. I came to the first hearing where the room was FULL of Shelter Valley residents from all walks of life who were in FAVOR of the tower, and only ONE resident attendee who was against it. That ratio is not too different to this day, and I implore those with any or all influence... to PLEASE hear the core of my, and our, hearts. We not only WANT this tower. Moreover, we NEED it. This issue goes beyond a simple and casual desire to be able to make calls or play on the Internet without having to drive to Scissors Crossing (AKA the Shelter Valley "phone booth"), or pay relatively exorbitant amounts for satellite Internet and bundled IP phone service. PLUS, the undeniable experience and testimonies of local residents have shown that reliable cell tower access during an emergency has proven more consistent than traditional landlines. Landline service also runs on generator power during an outage, and that service runs out too... oftentimes quicker than cell tower generators. With all that said, the combo of good cell service coupled with working landline service during an emergency could ONLY be of immense, and potentially life-saving, help.

In regards to the strong arguments in support of the idea that 5G (and even 3 or 4G) signals are dangerous to life and limb, I'd like to attempt to convey some critical thinking. We're NOT fighting for the best of the best signal providing the newest technology possible at whatever cost. By and large the community of Shelter Valley simply wants -and needs- to feel like they are not only heard, but safe and protected. This would require nothing more than a reliable cell tower using 4G (and 3G or 1X as a backup) signals which can be used on a daily basis, and above all else, be a strong and life-saving presence when nothing else is working. An elderly or disabled resident, who cannot leave their home, is stranded with NO help or way to call for it. They have a cell phone or maybe a Medic-Alert bracelet, but it's useless with no connection to the outside world. Their home is burning. There is a major propane leak. Someone has broken in, and they're home. These things have happened. Minutes matter. They cannot get a call out. They cannot leave. Yes, some residents may think of them and try to check up on them. But, they can't. Depending on the emergency, they may be stuck too. Yeah, they have a landline (maybe), but they use a cordless phone and can't get to it, or it won't work without power. They DO carry their cell phone at all times for emergencies such as these. But, no signal. They are helpless. These are not far-fetched notions. They have happened in one form or another to the overwhelmingly large population in Shelter Valley who are not ambulatory and home-bound. Also, those of us who CAN be of help need to be able to call those who are or may be in need, as a phone call or text is instant, and may be the only option if those in need are in a "minutes matter" situation. The argument of cell towers being congested and hard to use during an emergency holds no water. It CAN still be a option where there is none at this point. It seems that we have made incredible progress to this end, those few who are opposed stall or halt the whole process, then we're back to square one. ALL of the scientific research and personal concern, carefully curated and presented by the truckload by those opposed seem to only address pre-conceived extremes. Again, critical and locally-connected thinking is... well... critical here. We're talking basic needs and protection for our citizens which will certainly pay dividends in lives (and well-beings) saved in VERY short order. The alarmingly extreme levels of deep-rooted worry amassed by those who have radiation concerns, albeit legitimate, will only pose an anecdotal and hypothetical risk. In other words, REAL people will be protected en-masse, while the same REAL people may... or may not... be exposed to potentially harmful radiation... maybe. That's IF everything ends up using 5G. And then... it's still a big MAYBE. Meanwhile, people are protected and even saved.

I hope this letter has been carefully read and will be digested with the utmost care and concern. It has been written by someone who has the collective safety and well-being of each resident as his pinnacle concern. I have seen what happens when there's no protection. This is NOT the city. This is a very remote community. We're surrounded by desert and mountains. We live in a bowl. Signals from hilltops usually can't make it here. We're even so blocked from atmospheric flow that whenever there's a planned outage due dangerous 70 MPH Santa Ana winds, we are stuck for DAYS on end with no signals and no power... and NO wind because the gusts don't get to us. Imagine that kind of remote existence where the possibility is HUGE that your little cell phone is your ONLY lifeline. Or, you get hurt... or die.

Thank you. Please contact me anytime. I'm available to explain myself to anyone. I don;t get heated this easily unless there's a good reason.

Sincerely,

- Michael L. Rue, Shelter Valley resident
mlrue@yahoo.com
619-888-1202



12-13-19

**You're on
Santa's "nice" list
again this year!**



**Wishing you
a Christmas
that's totally cool —
just like you!**

*Please approve a
cell tower for the
Shelter Valley com-
munity of Julian. We
have been waiting 10 years*

Donna Beers

614 Great Sandy Trail
Shelter Valley, CA 92036

Phone: 858 759 7021
Email: donna@beers.nu

December 12, 2119

Zoning Division,
5510 Overland Ave.
San Diego, CA 92123

Attn: Rachel Lindebrekke

Dear Ms. Lindebrekke,

I live in Shelter Valley, and have medical need for my cell phone, as well as the same general need that most people have for a cell phone. I would very much appreciate the county approving our tower at the Shelter Valley Community Center so we can have cell service.

We live in a very remote area. People traveling through our area, and the people who live here, have emergencies and no way to call anyone. Our community center helps travelers many times because there is no one else. This is one reason why it is a good idea to have a cell tower that benefits the community center and the entire community and county.

A cell tower is not only wanted but is essential for emergencies when the power goes out. We have frequent power outages. The phone company puts generators on the poles to assist calling, but until they get them hooked up to poles, there are no phones. They have to physically travel to shelter valley streets to hook them up. As you know a trip over to the other side of the mountain is a long haul, and we are not the first priority.

Many of the residents are on limited incomes and cannot afford land lines, internet, and cell phones. Most only have cell service, because the cell phones also can access the internet; of course to use the cell phone/internet you need to travel miles away to where there is coverage.

We have been waiting for cell service for so very many years. Not only cell phone service, but this tower will help us get the internet for a more reasonable price. Our children are under serviced because most families here cannot afford the high price of satellite internet.

Please do what you can to expedite our project.

Thank you in advance for your help.

Donna Beers



December 6, 2019

Donald & Janice Lindsley
7184 Buckboard Trail
Julian, CA. 92036

Ms. Rachel Lindebrekke
5510 Overland Ave
San Diego, CA 92123

Subject: Cell Tower requested for Shelter Valley, CA 92036

Dear Ms. Lindebrekke,

My husband and I are sending this letter in support of the proposed Cell Tower for our Shelter Valley Community in Zip 92086.

We were required to have a land-line for many years as our Sprint Cell Phone would not work on our property. When driving to and from our Community Cell Service is extremely spotting if it exists at all.

This proposed Cell Tower would not only benefit our Community, but would also benefit ALL of those traveling through our Community on their way to other locations. It would also absolutely benefit ANYONE, whether in our Community or traveling through in the event of an EMERGENCY. Current residents have learned of various spots they can go to be able to use their Cell Phones, but that means leaving their homes and driving to whatever spot their particular phone can find service. Great on a nice day, but not so nice in bad weather.

We sincerely ask you to support the construction of a Cell Tower on our Community Center land. It will not only allow our Community to stay in touch with family, but would also allow residents to more quickly notify our Fire Department and/or Paramedics by providing timely information to them when Emergencies are known, including ALL FOLKS traveling though our Community as well being able to notify them as well.

Thank you for reading! We sincerely hope you will support our LONG-AWAITED and LONG-REQUESTED Cell Tower construction.



Janice & Donald Lindsley, Jr (Property Owners in Shelter Valley since 1993)

Phone: 760-440-6098 // Email: JWLindsley@aol.com

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



LOCATION

©2019 Google Maps



EXISTING



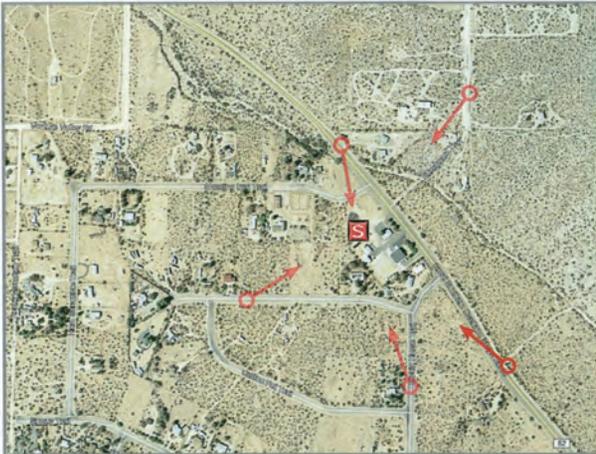
PROPOSED

LOOKING SOUTH FROM GREAT SOUTHERN OVERLAND STAGE ROUTE

SDC PDS RCVD 3-20-20

MUP19-009

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



LOCATION

©2019 Google Maps



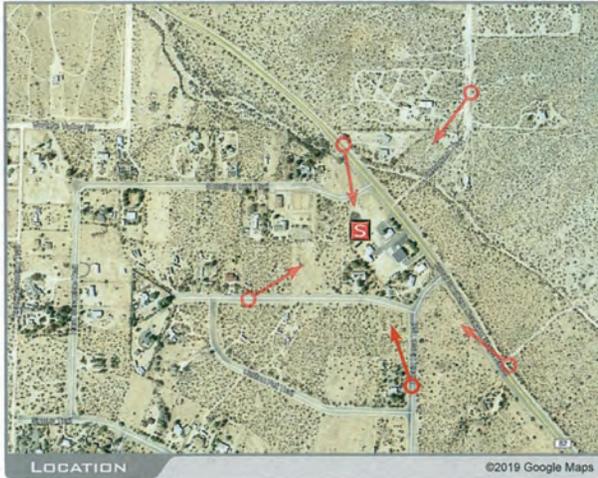
EXISTING



PROPOSED

LOOKING NORTHWEST FROM GREAT SOUTHERN OVERLAND STAGE ROUTE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.





LOCATION

©2019 Google Maps



EXISTING



PROPOSED

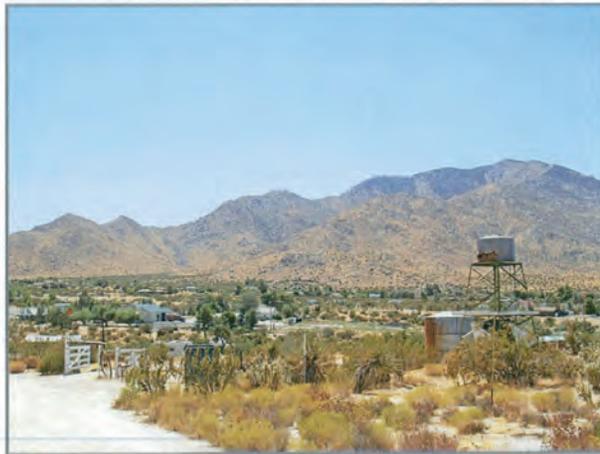
LOOKING NORTHEAST FROM WINDFALL TRAIL

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



LOCATION

©2019 Google Maps



EXISTING

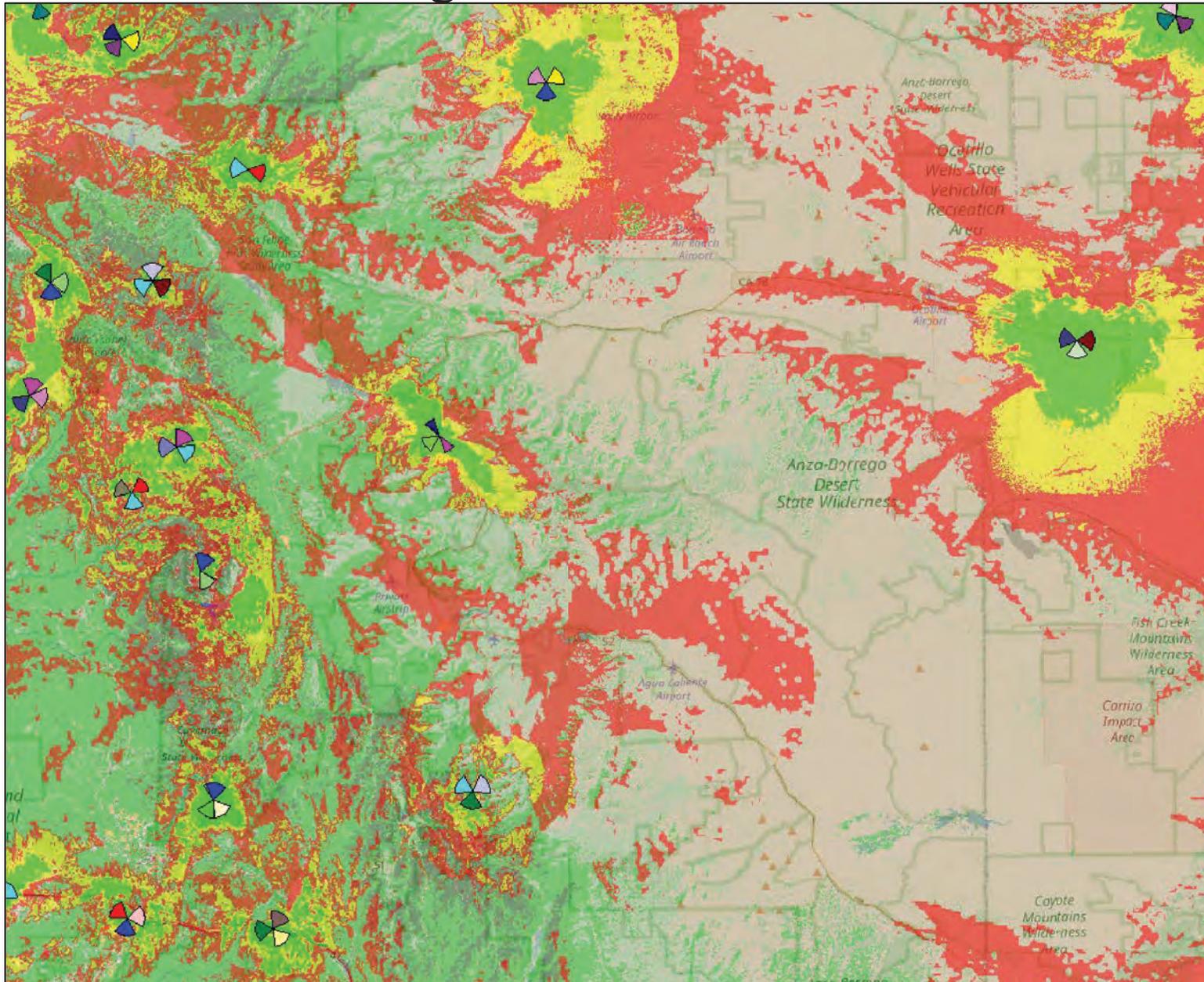


PROPOSED

LOOKING SOUTHWEST FROM BUCKBOARD TRAIL

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

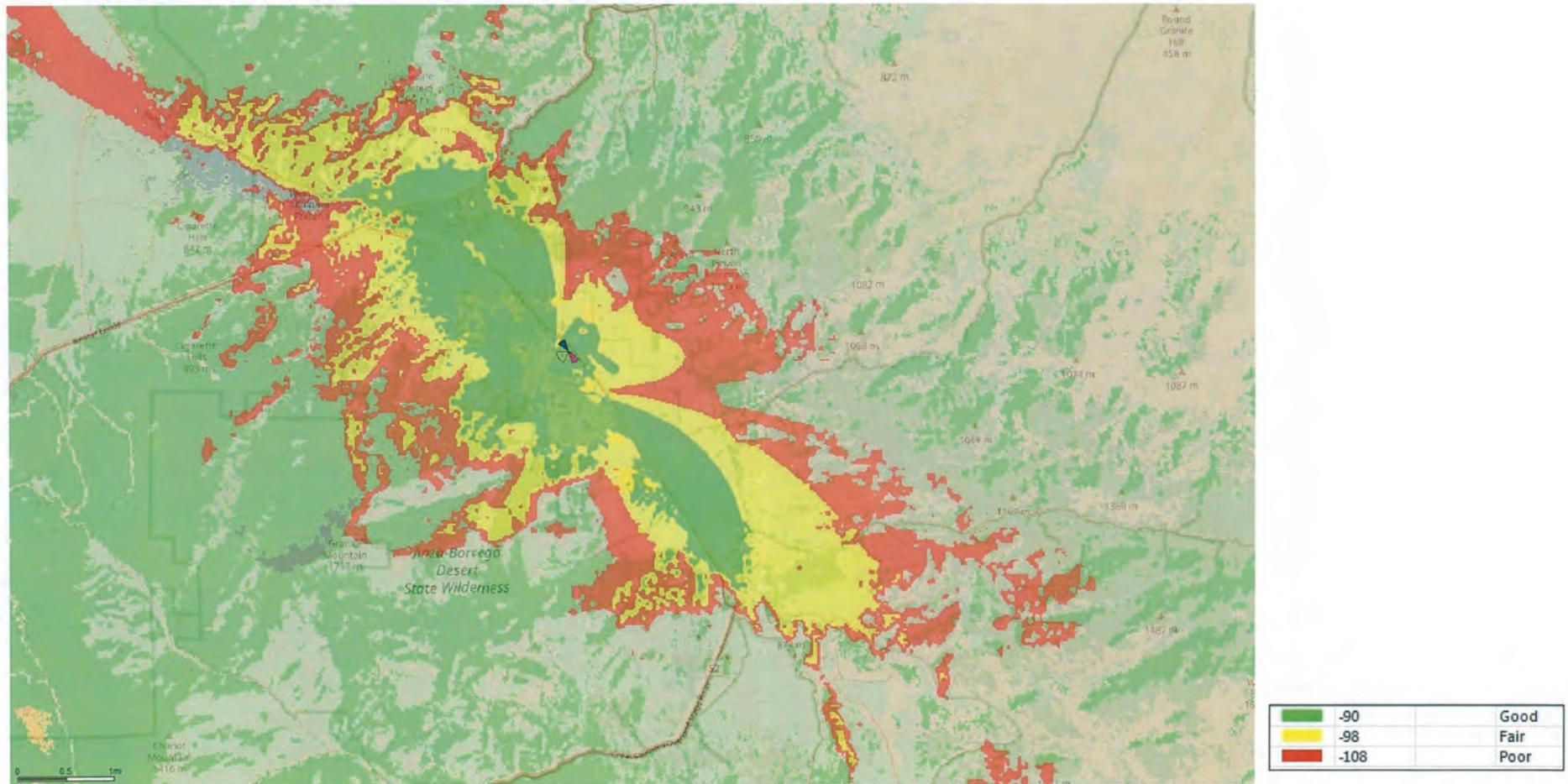
CAL00866 Coverage With New Site



-	-90	Good
-	-98	Fair
-	-108	Poor

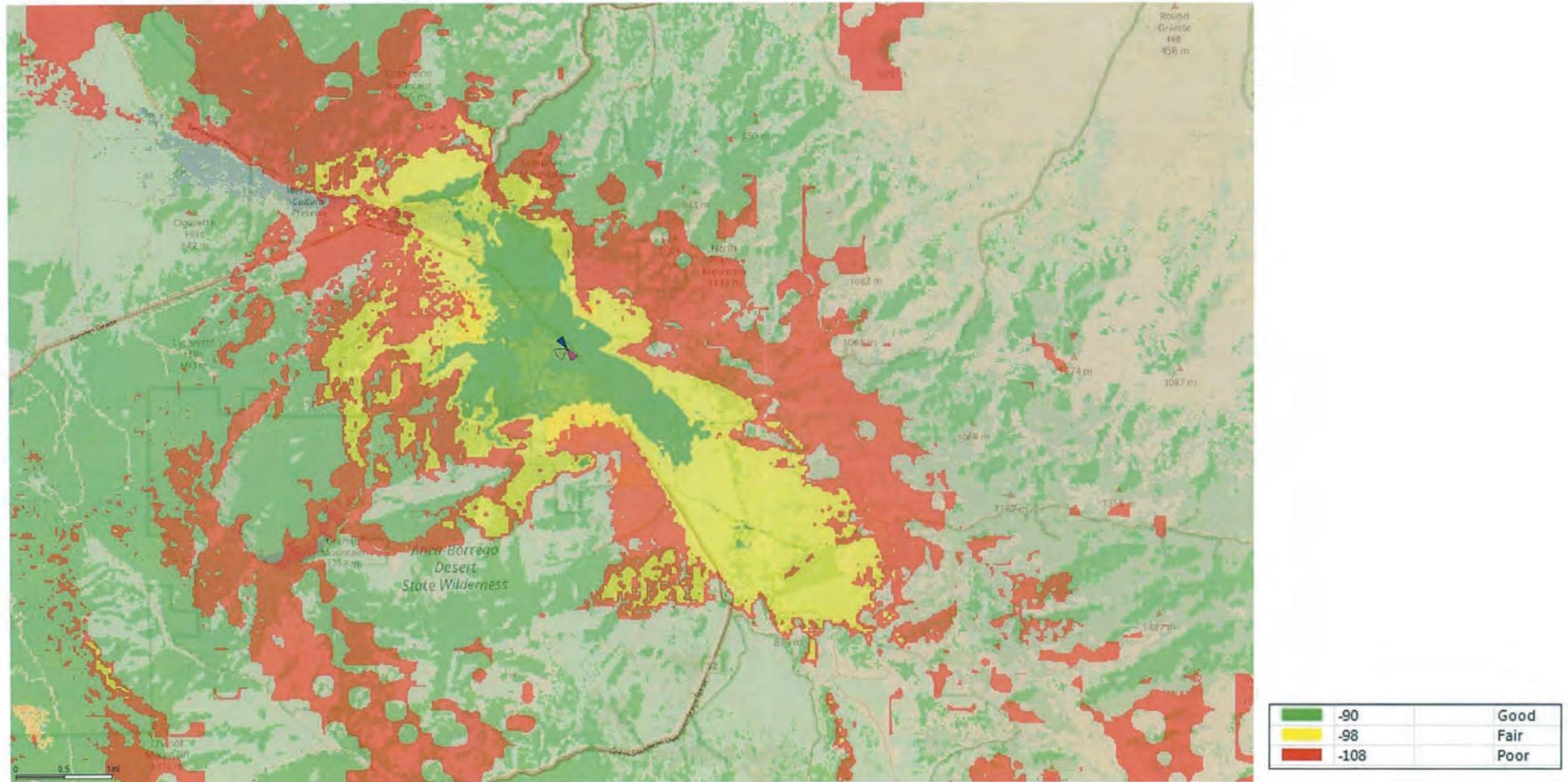
3 - 76

CAL00866 Coverage With New Site @ 80'

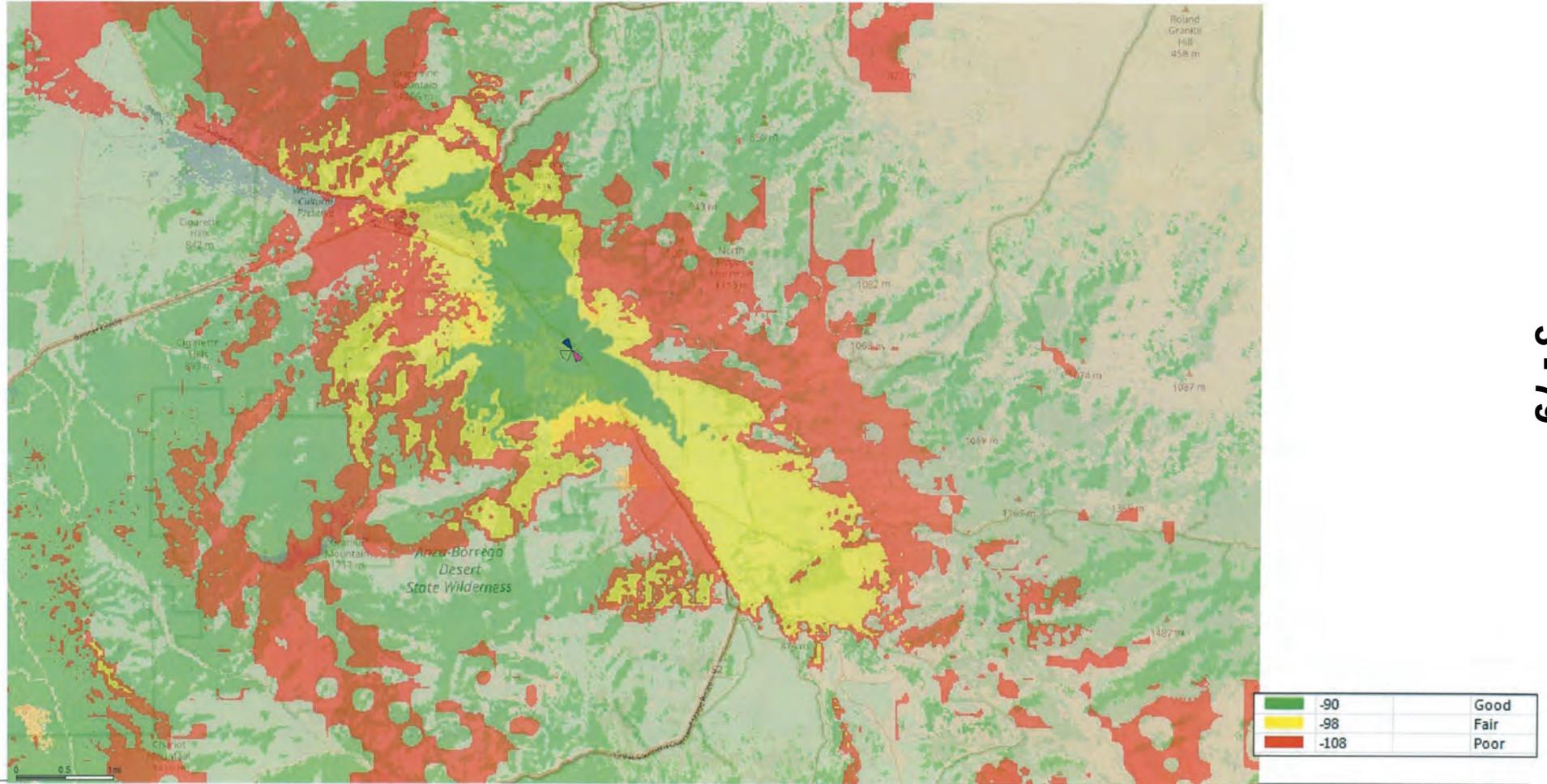


3-77

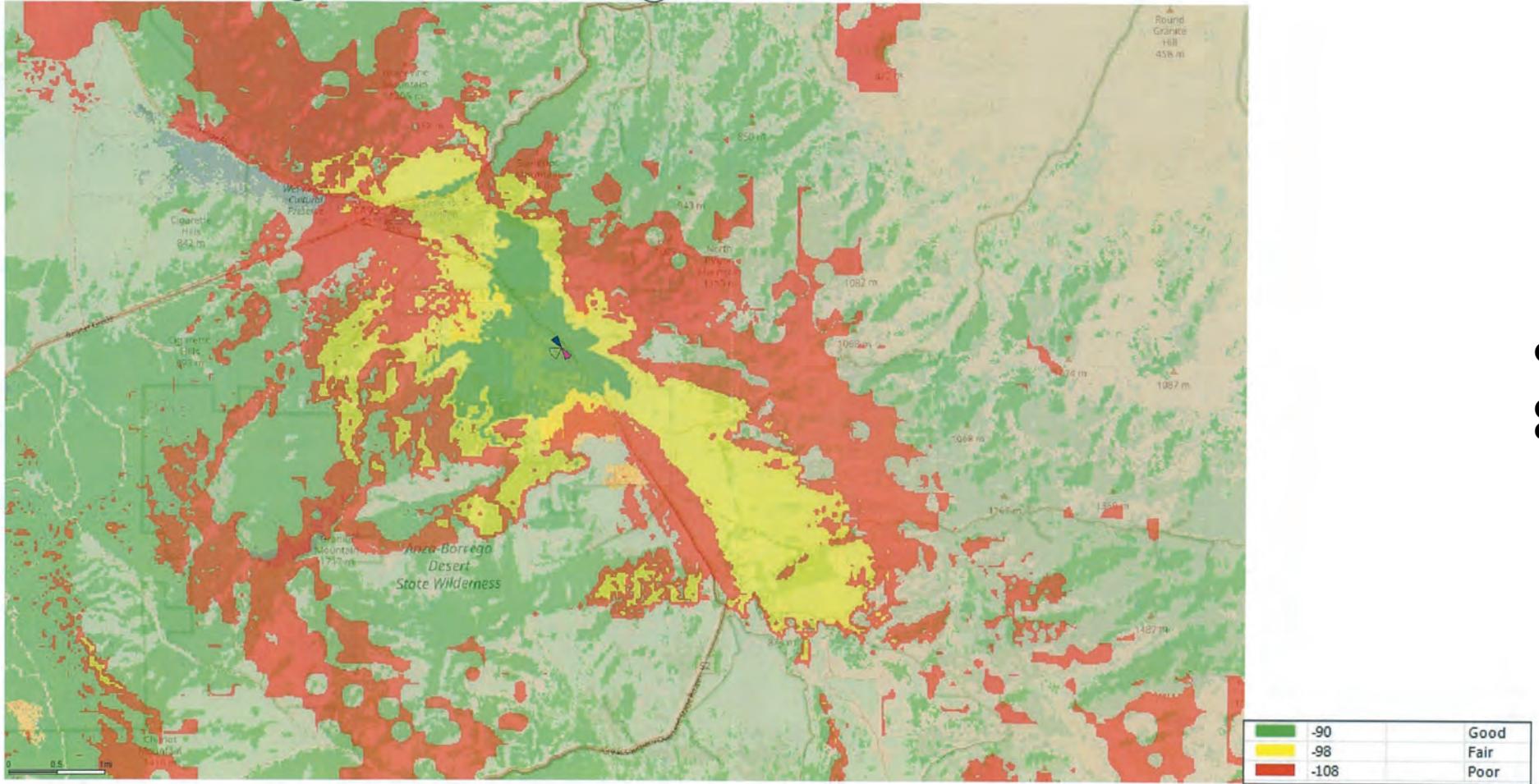
CAL00866 Coverage With New Site @ 60'



CAL00866 Coverage With New Site @ 45'



CAL00866 Coverage With New Site @ 35'



3 - 80

3 - 81

Alternate Site Analysis

The desired coverage and capacity objective is the Shelter Valley area and Highway S2, north of Hwy 78 along San Felipe Road, and south to Little Blair Valley Road. A shift in the proposed tower location to the South will significantly reduce the amount of area coverage to the north along San Felipe Road, with no significant increase in highway coverage to the south due to the existing topography along Hwy S2 and Little Blair Valley Road. By contrast, a shift in the proposed tower location to the North will significantly reduce the amount of area coverage to Little Blair Valley Road and hand-off capabilities to any sites further South along Hwy S2, with no significant increase in coverage to the North along San Felipe Road due to the existing topography. The overall Good Coverage Area will reduce 38.1% with a Tower location shift to the South and a 50.9% reduction in Good Coverage Area with a Tower shift to the North.

CA-50 / Shelter Valley Water Tank Alternate Site Location Data (80' height)					
Shift location (1/2 mile)	Area of Good Coverage (square miles)	Loss in coverage (% from original location)	Area of Fair Coverage (square miles)	Loss in coverage (% from original location)	Hwy 2 Coverage Distance (miles)
South	3.39	38.1	8.57	30.5	3.22
North	2.69	50.9	6.40	48.1	2.14

Figure 5: 80' Propagation Map Exhibit - Ring Shift South

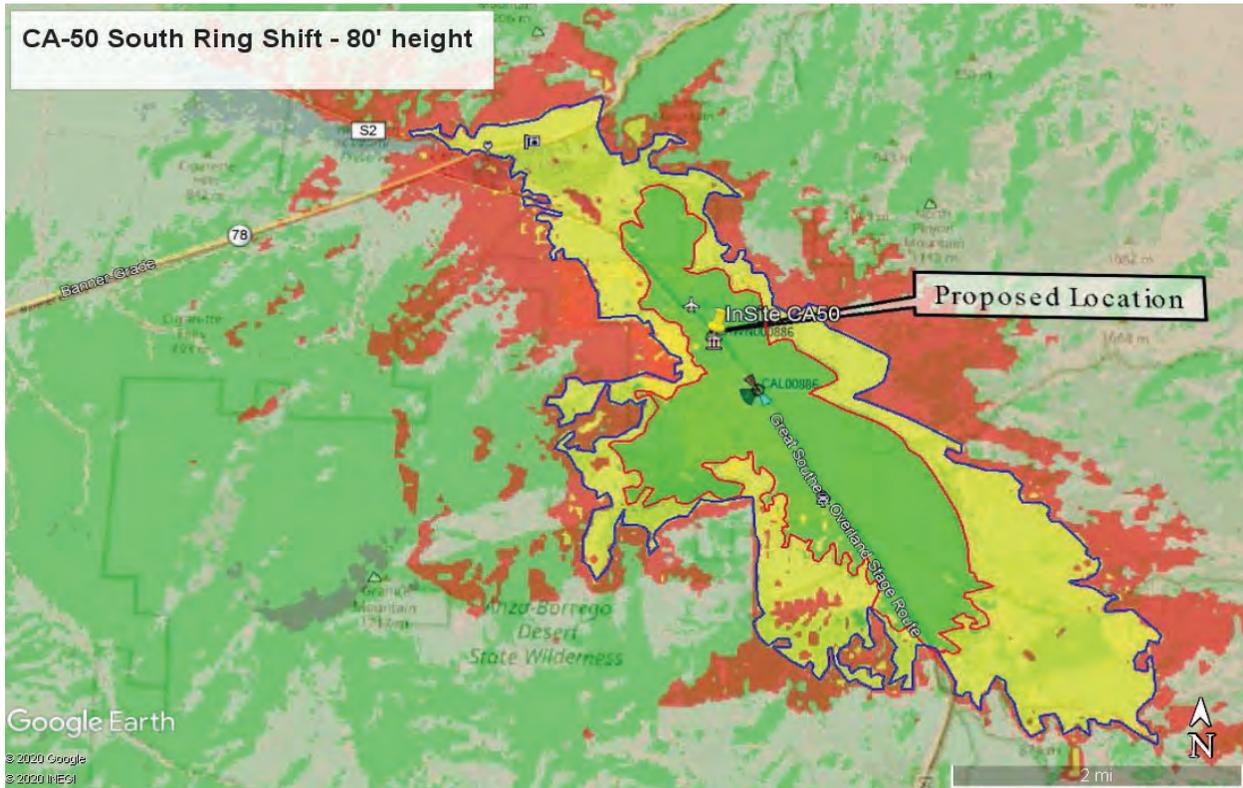
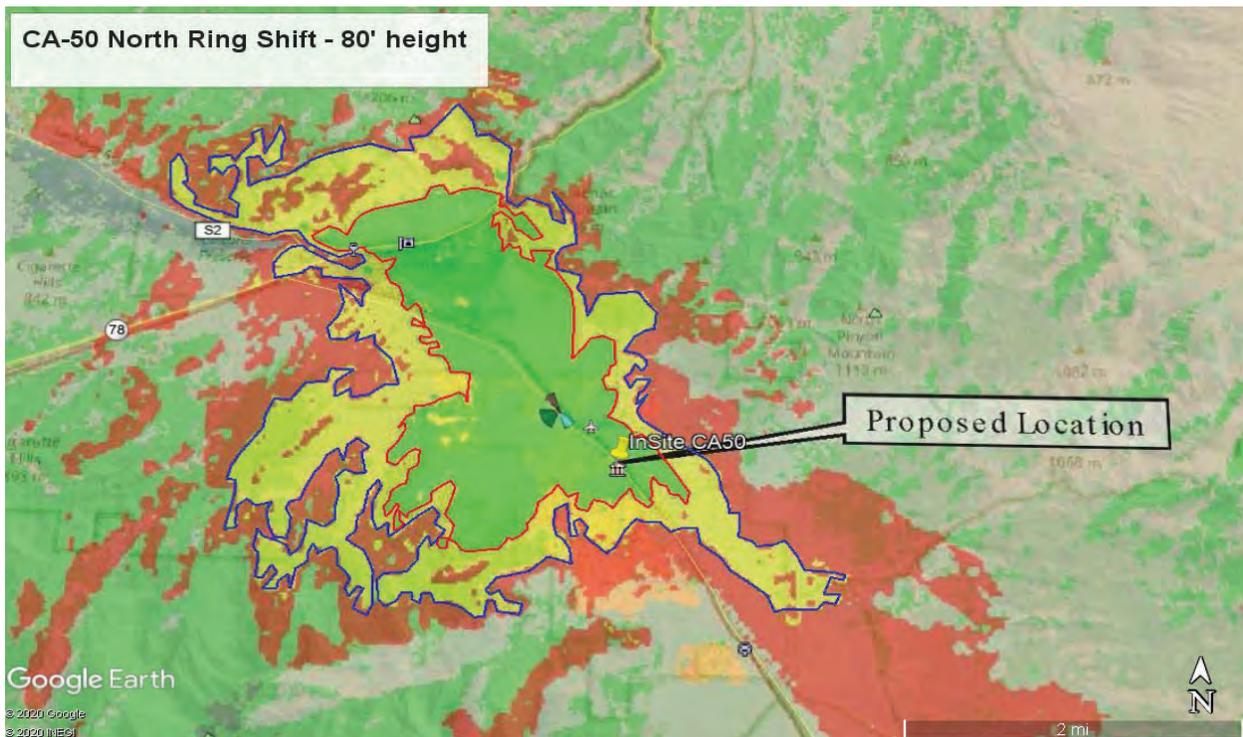


Figure 6: 80' Propagation Map Exhibit - Ring Shift North



There are no existing facilities available that will meet the desired coverage and capacity objectives for the primary wireless carriers in the area.



There was a previous application submitted for MUP within 2 miles of this proposed site location, Record ID: PDS2018-MUP-18-012, located at 7430 Tanglefoot Trail, Julian, CA 92036, approx. .45 miles SW of the proposed location. It proposed constructing a wireless communication facility consisting of a 60' 0" tall monopine tree with twelve (12) panel antennas, WCF shelter, and a 17'-4" X 13'4" X10' tall split face block enclosure. The project was withdrawn by the applicant in August 2019. This location is deemed to not be a viable alternate candidate due to the existing topography and the desired coverage objective of Highway S2, in addition to the transportation corridors north of Hwy 78 along San Felipe Road, and south to Little Blair Valley Road.

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) MUP- 19-009

Assessor's Parcel Number(s) 295-210-35-00

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

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

Shelter Valley Citizen's Corporation
[Blank lines for additional names]

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.

N/A
[Blank lines for additional names]

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

N/A
[Blank lines for additional names]

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] - Agent
Signature of Applicant

Robert McCormick III - Agent
Print Name

11/04/2019
Date

OFFICIAL USE ONLY
SDC PDS RCVD 11-15-19
MUP19-009

