The County of San Diego

Planning Commission Hearing Report

Date:	July 31, 2020	**Case/File No.:**	Country Estates Wireless Telecommunication Facility Major Use Permit; PDS2019-MUP-19-006; PDS2019-ER-94-002B
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:**	18303 Spring Wagon Road, Ramona, CA 92065
Agenda Item:	#4	**General Plan:**	Open Space Conservation
Appeal Status:	Appealable to the Board of Supervisors	**Zoning:**	Limited Agriculture (A70)
Applicant/Owner:	Justin Causey on behalf of AT&T Wireless	**Community:**	Ramona Community Plan Area
Environmental:	CEQA § 15164 Addendum	**APN:**	284-071-11-00

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). Planning & Development Services (PDS) staff recommends approval of the MUP, with the conditions noted in the attached MUP decision (Attachment B).

The Country Estates Wireless Telecommunication Facility project (Project), submitted in 2019, is a new wireless telecommunication facility for AT&T Wireless consisting of twelve panel antennas, twenty-four RRU's, and four surge suppressors mounted on a 60-foot tall faux mono-pine tree in the Ramona Community Plan area. Associated equipment will be located within an existing concrete masonry unit (CMU) equipment enclosure. The 13,400 square-foot parcel, located at 18303 Spring Wagon Road, is zoned Limited Agricultural and has a water tank owned and operated by the Ramona Municipal Water District (District), and one other wireless telecommunication facility for Verizon that will remain. AT&T currently operates two temporary 30-foot tall monopoles adjacent to the existing water tank, which will be removed and replaced with the proposed 60-foot tall faux mono-pine tree. The temporary monopoles operate under a separate MUP which was approved in 1994. The 1994 MUP authorized the installation of panel antennas on the water tank, however due to continual maintenance of the tank by the District, AT&T was never able to install the antennas in accordance with the approved MUP. The currently

proposed MUP is required to bring the existing temporary wireless telecommunication facilities into conformance with the County of San Diego Zoning Ordinance by constructing a faux pine tree.

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

B. REQUESTED ACTIONS

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

a. Adopt the Environmental Findings included in Attachment D, which concludes that the previously adopted Negative Declaration (ND) is adequate with an Addendum.

b. Approve MUP PDS2019-MUP-19-006, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. BACKGROUND

On April 16, 1994, the County of San Diego Planning Commission (PC) approved a MUP (PDS1994-3300-94-001) for a wireless telecommunication facility consisting of 12 antennas mounted on an existing water storage tank and a 360 square foot equipment building.

Since approval of the MUP, five Minor Deviations have been approved. On June 4, 2015, the Director of Planning & Development Services approved a Minor Deviation for the installation of two temporary wireless facilities, both 30-foot tall monopoles mounted with nine antennas, six (6) remote radio units (RRU's) and six (6) dual tower mounted amplifiers (TMAs). The two 30-foot tall monopoles were approved for temporary use while the Ramona Water District conducted maintenance on the existing water tank. The request for the temporary monopoles expired on June 4, 2016; a subsequent Minor Deviation was approved by the Director of Planning & Development Services on December 5, 2016 to extend the use of the two temporary monopoles to December 5, 2017. AT&T has continued to operate the temporary monopoles, and, with approval of the proposed MUP, will remove and replace them with a 60-foot tall mono-pine tree.

The site is also developed with an existing 80-foot tall monopole for Verizon which was approved under a separate MUP on August 9, 1990.

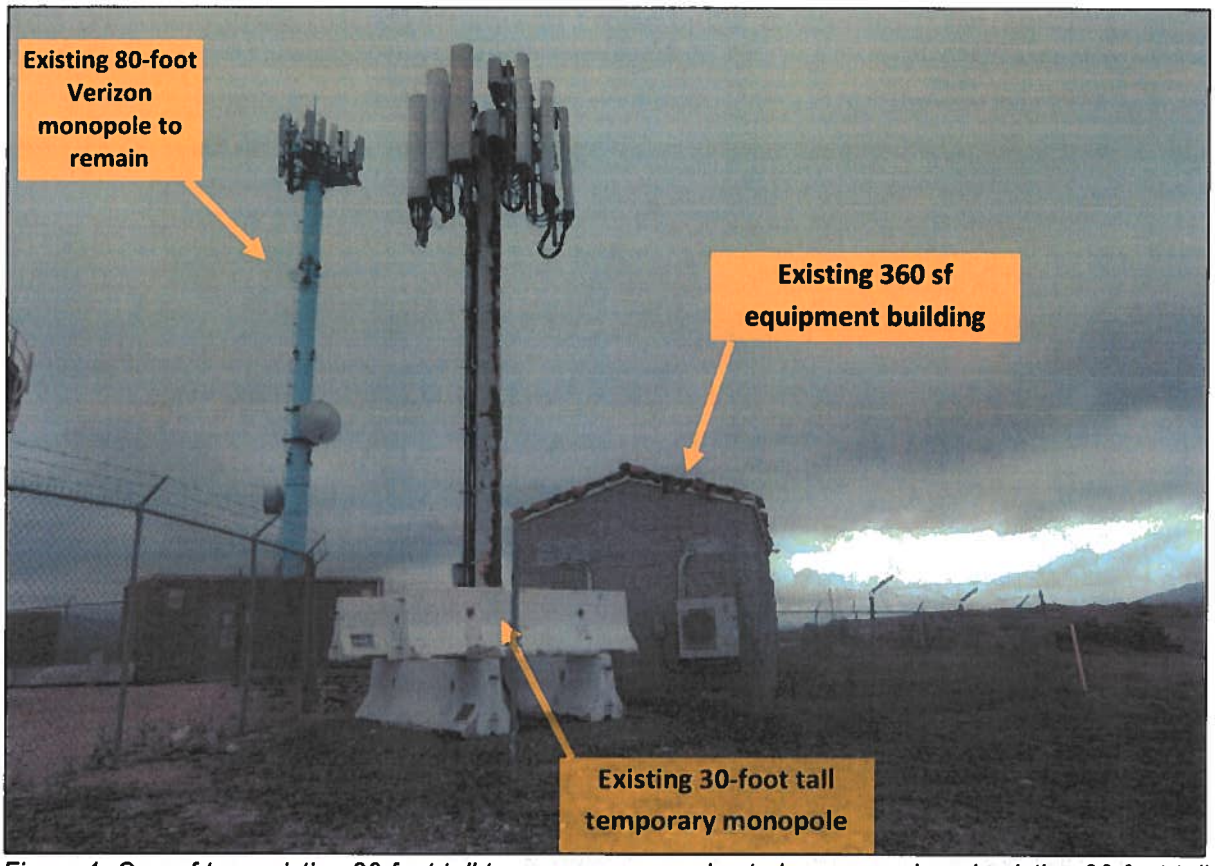

Figure 1: One of two existing 30-foot tall temporary monopoles to be removed, and existing 80-foot tall Verizon monopole to remain. Second temporary monopole is located on the opposite side of the water tank.

D. DEVELOPMENT PROPOSAL

1. Project Description

AT&T Wireless (Applicant) requests an MUP to construct, operate, and maintain a new unmanned telecommunication wireless facility. The Project consists of installing a 60-foot tall faux mono-pine tree, twelve panel antennas, twenty-four RRU's, four surge suppressors, two fiber cable trunks, eight direct current power cable trunks, and two Radio Base Station (RBS) 6630 in a telco rack adjacent to an existing water tank operated and owned by Ramona Municipal Water District. Equipment associated with the proposed wireless telecommunication facility will be located within an existing equipment building on the southwest section of the parcel (Figure 1). An exception to the 35-foot height requirement as set forth in Section 4610 of the County Zoning Ordinance is requested as part of the proposed MUP.

The MUP is required to bring the existing temporary wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. The project site is developed with an existing 80-foot tall wireless telecommunication facility for Verizon Wireless, which will remain, and an existing water tank owned and operated by the Ramona Municipal Water District. AT&T operates two temporary 30-foot tall monopoles, which will be removed and replaced in accordance with the proposed MUP (Figure 2). Access is provided to the project site via Spring Wagon Road, a private

easement, which connects to Vista Ramona Road, a public road. The Applicant has provided evidence of legal access and staff confirmed that the easement allows the property owner to convey access to AT&T.

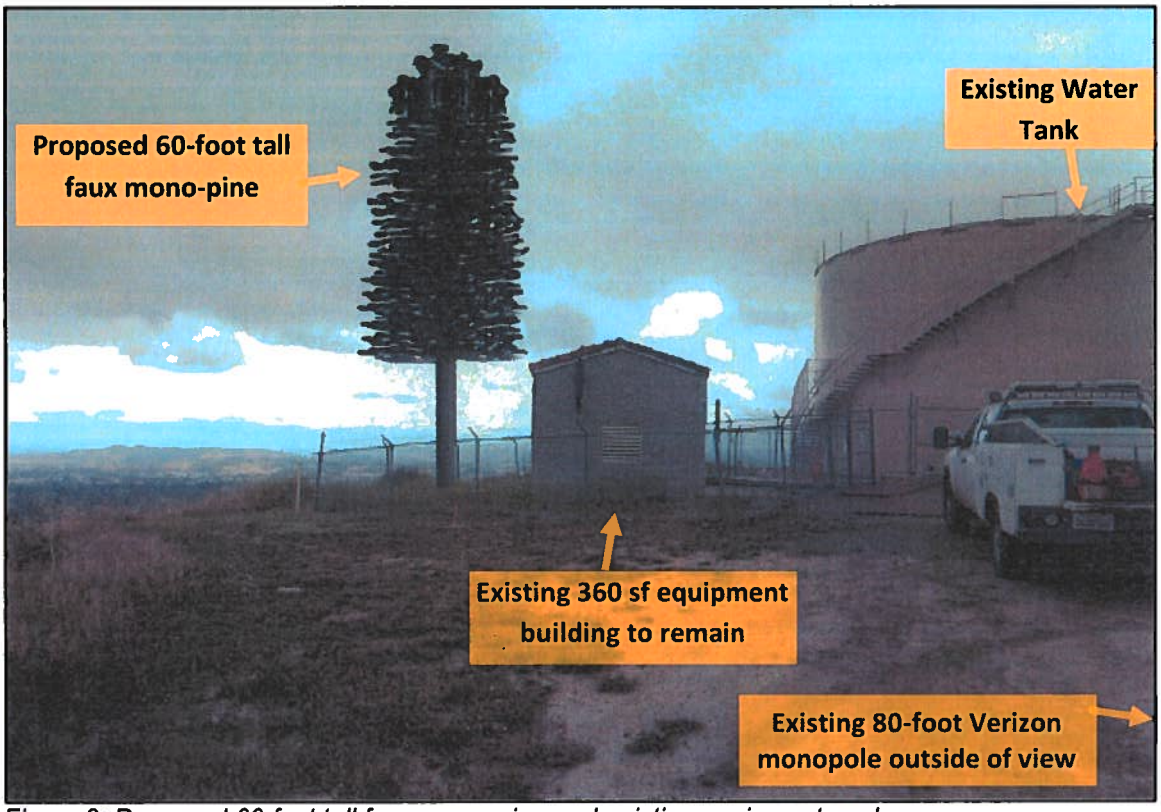

Figure 2: Proposed 60-foot tall faux mono-pine and existing equipment enclosure.

2. Subject Property and Surrounding Land Uses

The Project is located on a 13,407 square foot site owned by Ramona Municipal Water District, within the Ramona Community Plan Area (Figure 3). The project site is zoned Limited Agriculture (A70). The General Plan Regional Category is no jurisdiction and the Land Use Designation is Open Space Conservation, as the property is part of the Simon County Preserve. The existing 360 square foot equipment building with two existing 30-foot tall temporary monopoles for AT&T is located over one mile northwest of the project site (Figure 4). The second temporary monopole is located on the east side of the water tank, outside of view of the photos. Surrounding land uses are primarily residential with some agricultural uses and open space areas.

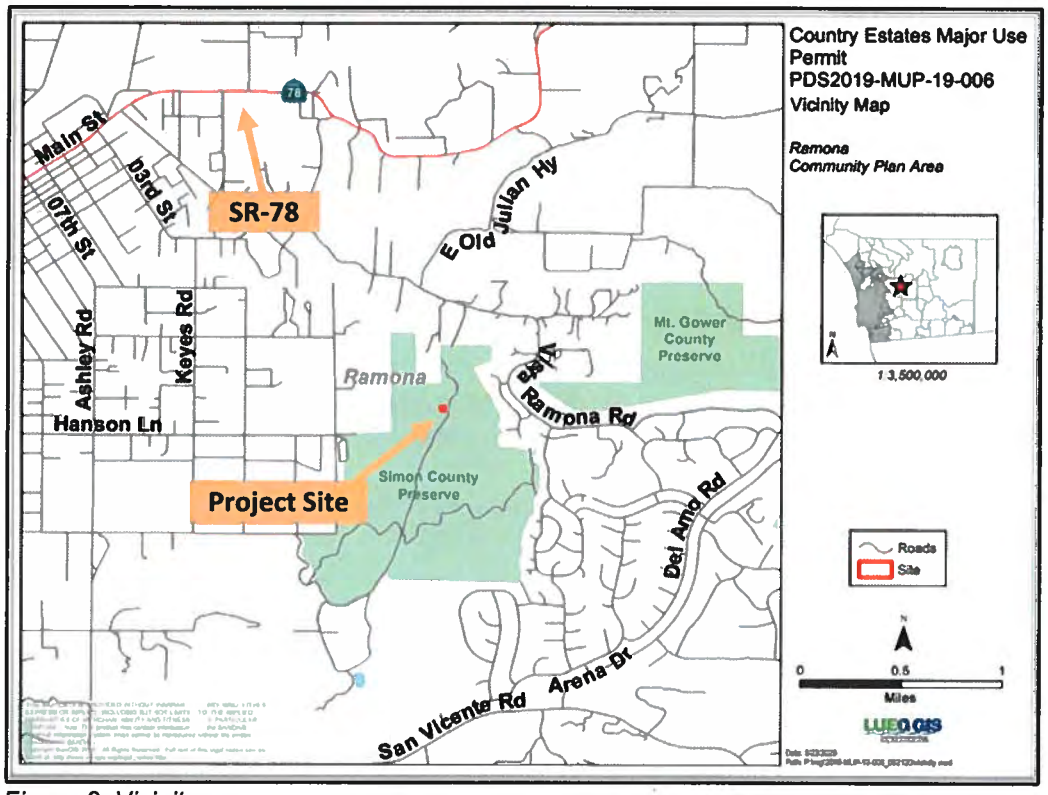

Figure 3: Vicinity map

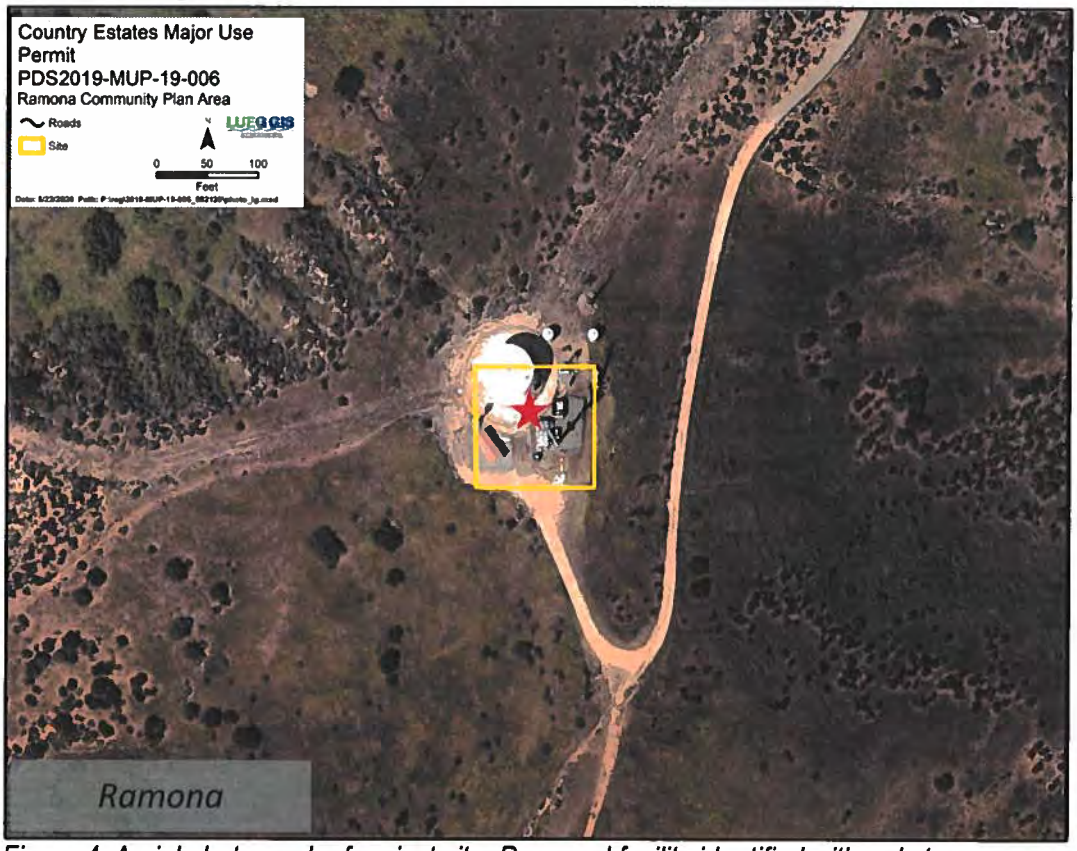

Figure 4: Aerial photograph of project site. Proposed facility identified with red star.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-10)	Limited Agricultural (A70)	Woods Hill Ln.	Residential
East	Specific Plan Area	Limited Agricultural (A70)	Rising Dale Way	Residential
South	Open Space (Conservation)	Specific Planning Area (S88)	NA	Open Space
West	Semi-Rural Residential (SR-10)	General Agricultural (A72)	NA	Open Space

E. ANALYSIS AND DISCUSSION

The Project has been reviewed to ensure it conforms to all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the Zoning Ordinance, and CEQA Guidelines. The following items were reviewed during the Project's processing and are detailed below: Amortization, Site 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 goals and policies of the Ramona Community Plan?

c. Is the proposed project consistent with the County's Zoning Ordinance?

d. Is the project consistent with the County's Wireless Ordinance?

e. Does the project comply with CEQA?

2. Analysis

The Project is located in a non-preferred location within a non-preferred zone. As stated in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a MUP and amortization of the wireless facility for a 10-year period. An exception to the 35-foot height requirement as stated in Section 4610 of the County Zoning Ordinance is requested as part of the proposed MUP.

Amortization

The proposed wireless telecommunication facility is in a rural zone and is defined as "high visibility" according to Sections 6985 and 6991 of the Zoning Ordinance. MUP findings have been made to support the installation and operation of the facility. The Project will bring the existing wireless

telecommunication facility, which was approved prior to the adoption of the County's current Wireless Ordinance, into conformance with the current amortization requirements through the processing of a MUP. The applicant is required to modify the facility in 10 years with the most up-to-date technology available at that time.

Site Planning Analysis

The proposed wireless telecommunication facility will be located on top of a hillside in Ramona next to an existing 33-foot tall water tank. The proposed 60-foot tall faux mono-pine tree is designed to be compatible with the surrounding land uses, vegetation, and topography and will appear as a mature tree which will blend in with the existing site. The new faux mono-pine tree will be located approximately 20 feet away from an existing 80-foot Verizon monopole, and over 1,400 feet from the nearest neighboring residence. The location of the facility is partially screened by the existing water tank and surrounding utility elements including an equipment shelter. The facility will be comparable in height to existing vertical elements on the subject property and to those within the Project vicinity such as the existing 80-foot monopole and mature trees.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. The wireless telecommunication facility is not visible from State Route 78, which is the nearest Scenic Highway identified by the County of San Diego General Plan and is located over one mile north of the project site. The surrounding open space, Simon County Preserve, provides a buffer for nearby residents due to the distance, existing vegetation, and hilly terrain. The mono-pine design blends into the surrounding natural environment, which includes mature trees, rock outcroppings, and other vegetation. While the Project is located on a hilltop within the open space preserve, the distance between the facility and nearby residential areas and public roads allows the facility to blend with the existing viewshed. Additionally, hilly topography adjacent to the nearest public road, Rising Dale Way, blocks views of the facility from nearby residences. The proposed mono-pine will not introduce a negative visual impact to the community because it is camouflaged as a pine tree and is an expected visual feature of the community. For these reasons, the proposed 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 existing environment.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide continued cellular service to the surrounding residents, visitors, and motorists. The site is zoned Limited Agriculture (A70), which is a non-preferred zone pursuant to Section 6985 of the County Zoning Ordinance, and therefore requires an ASA.

All preferred locations and preferred zones in the Project vicinity were reviewed during the processing of the MUP application. Co-location opportunities onto existing wireless telecommunication facilities were also analyzed. However, all other wireless telecommunication facilities are located outside the Applicant's target coverage area. Properties surrounding the target coverage area are primarily zoned for specific planning, agricultural, and rural residential uses. The nearest collocation opportunity is Verizon's 80-foot tall monopole located on the same parcel. Verizon currently has a microwave installed on the pole and was unable to support AT&T's co-location on their facility. Due

to limited co-location opportunities, coverage objectives, and visual compatibility, all other preferred locations and preferred zones were eliminated from consideration. Further information detailing the ASA analysis can be found in Attachment E.

The Geographic Service Area (GSA) maps illustrate coverage in the area, with and without the proposed wireless telecommunication facility. The GSA maps demonstrate that the proposed location is necessary for the carrier to obtain coverage and provide adequate service to motorists and residents in the area (Figure 5). The height of the facility is necessary to allow the antennas to provide coverage over the adjacent water tank and to allow adequate co-location opportunities for an additional carrier in the future. The GSA maps for both carriers can also be found in Attachment F.

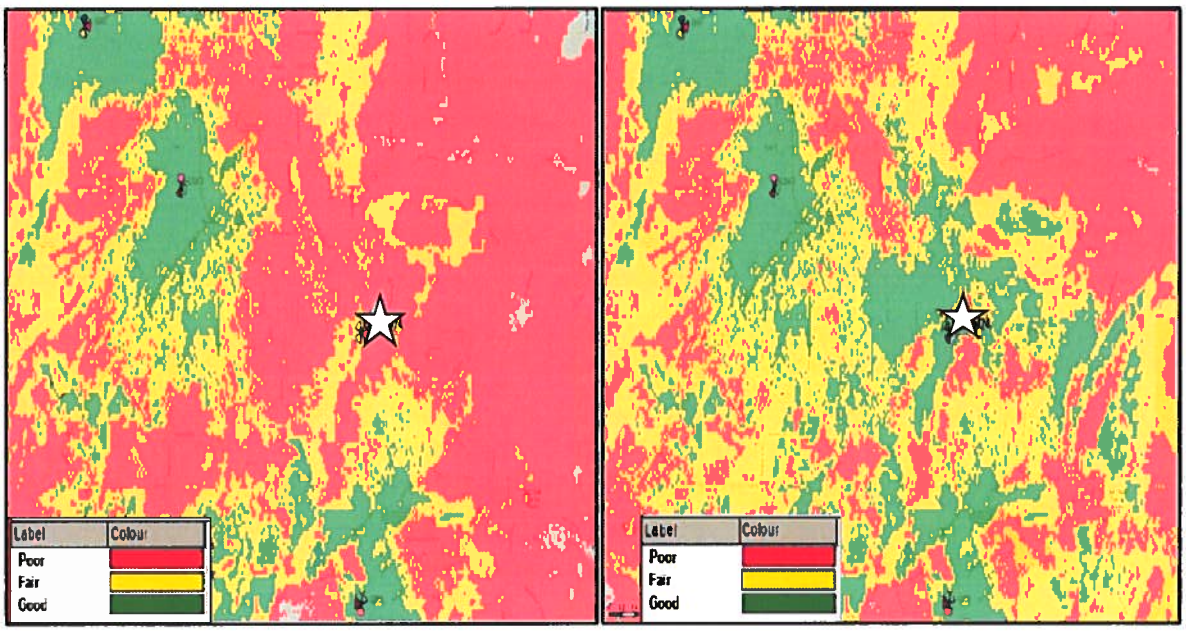

Figure 5: Coverage without Project (left) and coverage with Project (right).

3. General Plan Consistency

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

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property. **GOAL S-2 – Emergency Response.** Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.	The proposed wireless telecommunication facility will allow for coverage throughout the area, which is essential in the event of an emergency. The project site also includes an existing backup battery that will allow the proposed wireless telecommunication facility to operate in the event of a power outage or other emergency situation.

General Plan Policy	Explanation of Project Conformance
POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.	The proposed 60-foot faux mono-pine is proposed to be used by AT&T; however, an additional carrier can be accommodated in the future.

4. Zoning Ordinance Consistency

a. Development Regulations

The Project complies with all applicable zoning requirements of the Limited Agriculture (A70) zone with the incorporation of conditions of approval (See Table E-2).

Table E-2: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, upon approval of a MUP
Animal Regulation:	M	N/A
Density:	-	N/A
Lot Size:	4 AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a MUP
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The proposal is for a 60-foot tall faux mono-pine tree and associated equipment. The Project includes a request to exceed the 35-foot height limit by 25 feet, which is necessary to meet the intended coverage objective.	Yes ☒ No ☐

Development Standard	Proposed/Provided	Complies?
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements for a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed faux mono-pine tree and associated equipment will be located outside all required setbacks including front, rear, and side yard setbacks.	Yes ☒ No ☐

b. Wireless Ordinance Consistency

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

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

Table E-3: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The existing equipment shelter and enclosures containing Verizon Wireless and AT&T equipment for the site are less than 10 feet in height.	Yes ☒ No ☐
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 60-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The proposed 60-foot tall faux mono-pine tree is located over 200 feet from the nearest property line in accordance with Section 6985 of the Zoning Ordinance.	Yes ☒ No ☐

Development Standard	Proposed/Provided	Complies?
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed faux mono-pine tree and associated equipment enclosure complies with all required setbacks including front, rear, and side yard setbacks. The faux mono-pine tree is located over 200 feet from the nearest property line.	Yes ☒ No ☐
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The project site is zoned A70 and is subject to the most restrictive one-hour average sound limit of 45-dBA at the property lines as required in Section 36.404 of the County Noise Ordinance. The Project does not propose additional noise generating equipment. Existing noise generating equipment consists of supporting equipment within an existing equipment shelter and will not produce noise levels which will exceed the 45-dBA requirement at the property line. Therefore, the Project will comply with the County Noise Ordinance.	Yes ☒ No ☐
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.	The Project is considered a "high visibility" facility because the facility is a faux mono-pine tree within a rural zone. Since the Project has a valuation of less than $500,000, the MUP has been conditioned to have a maximum term of 10 years.	Yes ☒ No ☐
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The Project is over one mile away from the nearest scenic highway. The surrounding permanent open space provides an adequate buffer to the proposed mono-pine tree that is designed to avoid adverse visual impacts.	Yes ☒ No ☐

5. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA. An Addendum dated July 31, 2020 to the previously adopted Negative Declaration (Log No. 94-9-2) dated July 8, 1994 has been prepared and is on file with PDS. It has been determined that the Project, as designed, will not cause any

significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted Negative Declaration.

E. COMMUNITY PLANNING GROUP AND/OR DESIGN REVIEW BOARD

On October 3, 2019, the Ramona Community Planning Group (CPG) recommended approval of the MUP without conditions by a vote of 13-0-0-1-1 (13-Yes, 0-No, 1-Abstain, 1-Vacant/Absent). The Ramona CPG Meeting Minutes are found in Attachment E, Public Documentation.

F. PUBLIC INPUT

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

G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D, which concludes that the previously adopted Negative Declaration (ND) is adequate with an Addendum.

2. Approve the MUP PDS2019-MUP-19-006, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

Report Prepared By:	***Report Approved By:***
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858-495-5418	858-694-2962
tabina.tonekaboni@sdcount.ca.gov	mark.wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: _____

MARK WARDLAW, DIRECTOR

ATTACHMENTS:
Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2019-MUP-19-006
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

Attachment B – Form of Decision Approving PDS2019-MUP-19-006

Attachment C – Environmental Documentation

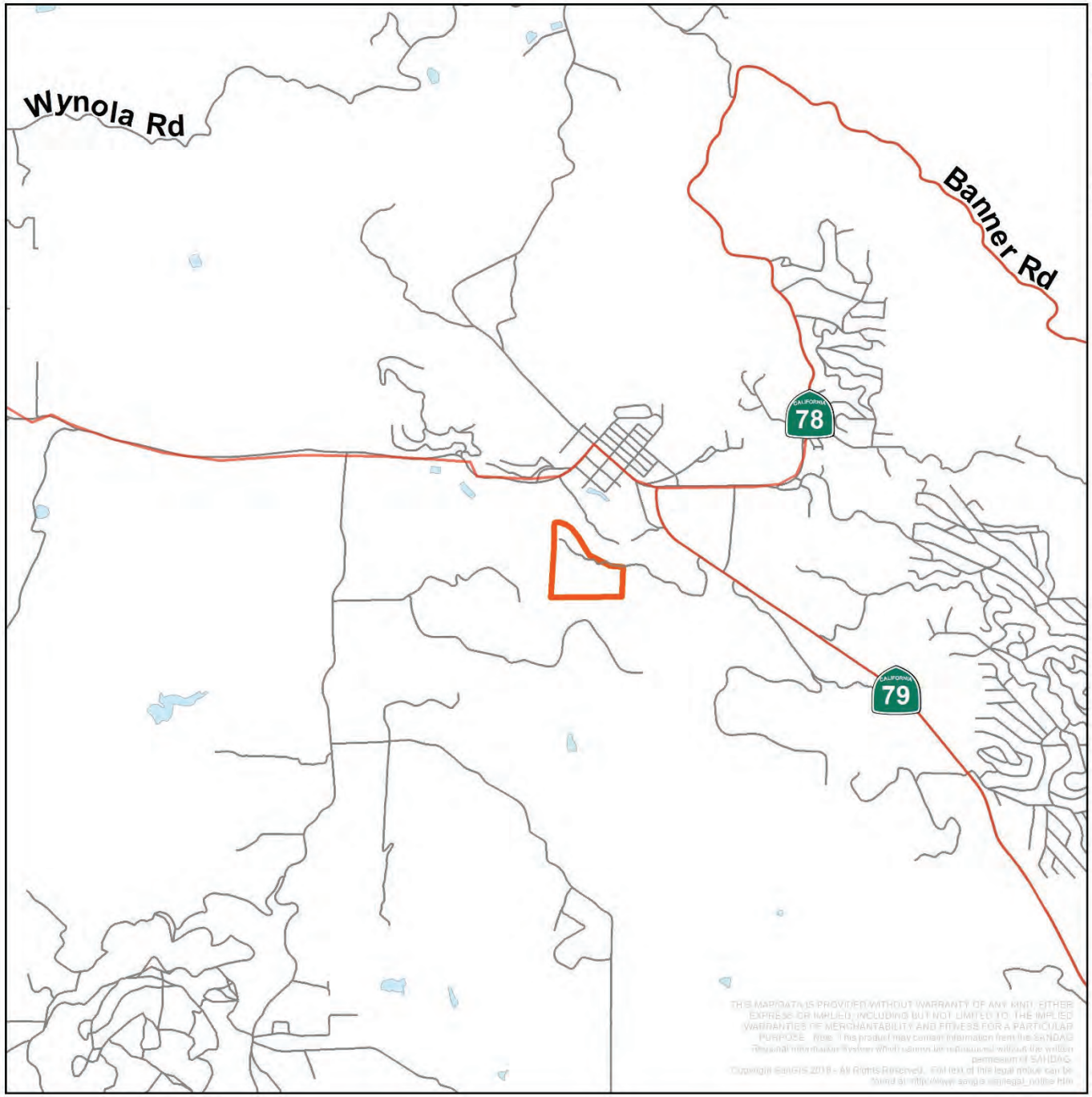
Attachment D – Environmental Findings

Attachment E – Public Documentation

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

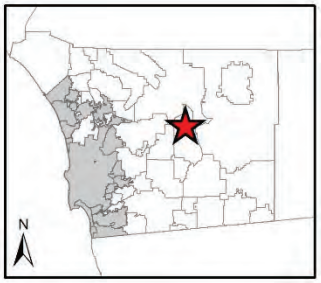
Attachment G – Ownership Disclosure

Attachment A – Planning Documentation



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

Julian
Community Plan Area



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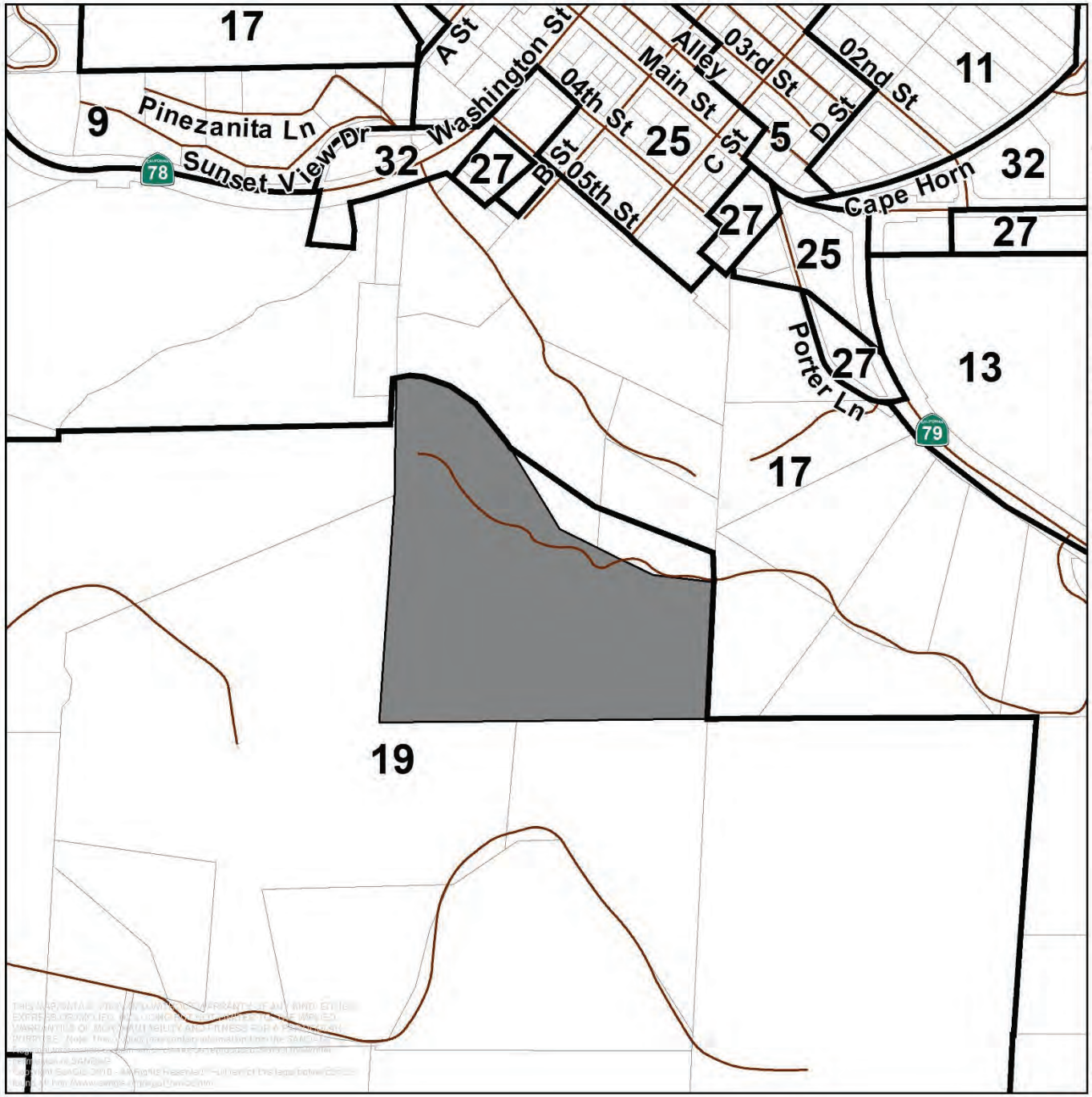

Julian Major Use Permit
PDS2019-MUP-19-007
General Plan

Julian
Community Plan Area

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

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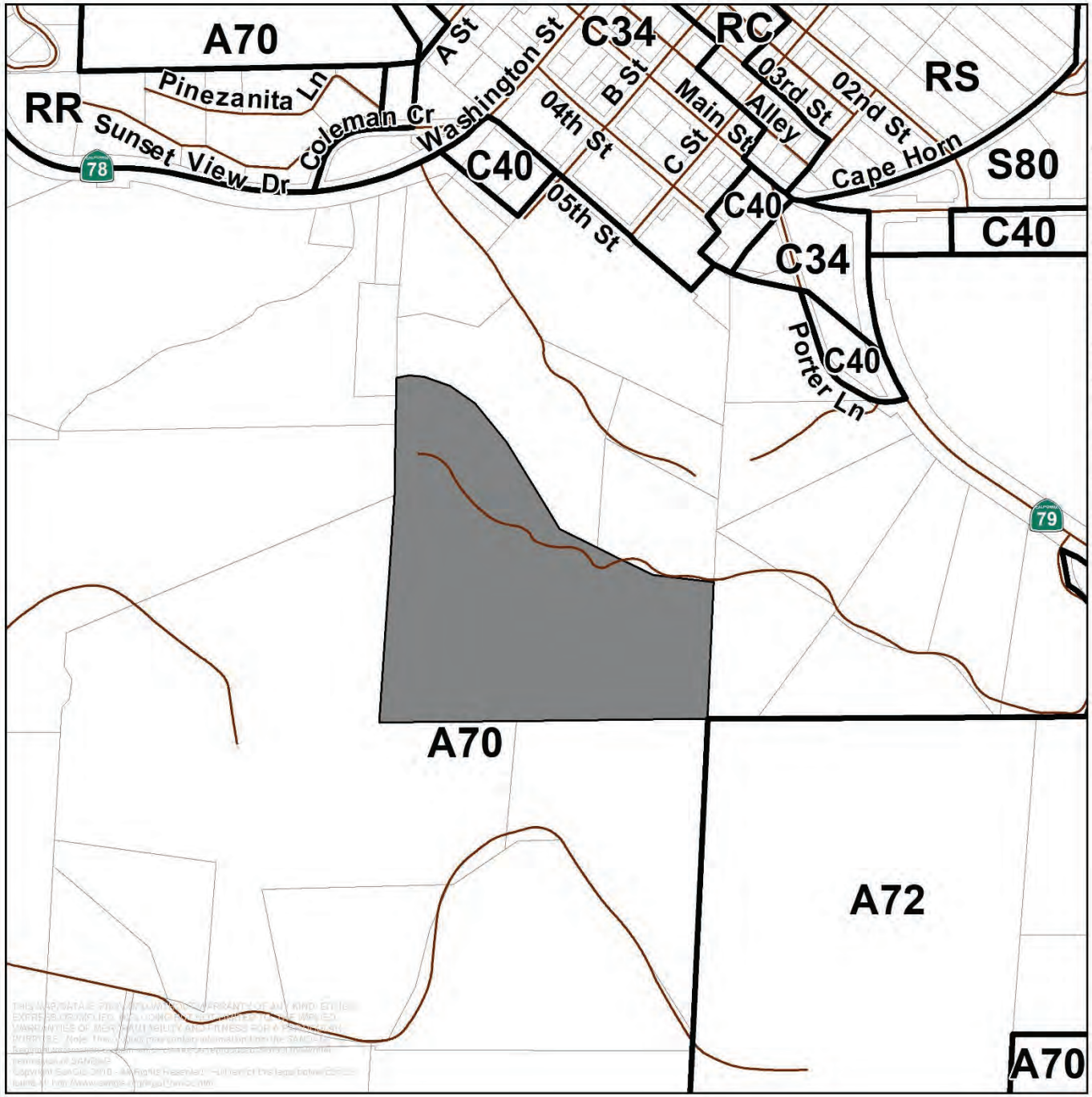

Julian Major Use Permit
PDS2019-MUP-19-007
Zoning

Julian
Community Plan Area

A70 - Limited Agricultural
A72 - General Agricultural
C34 - General Commercial/Residential
C40 - Rural Commercial
RC - Residential/Commercial
RR - Rural Residential
RS - Single Family Residential
S80 - Open Space

Roads
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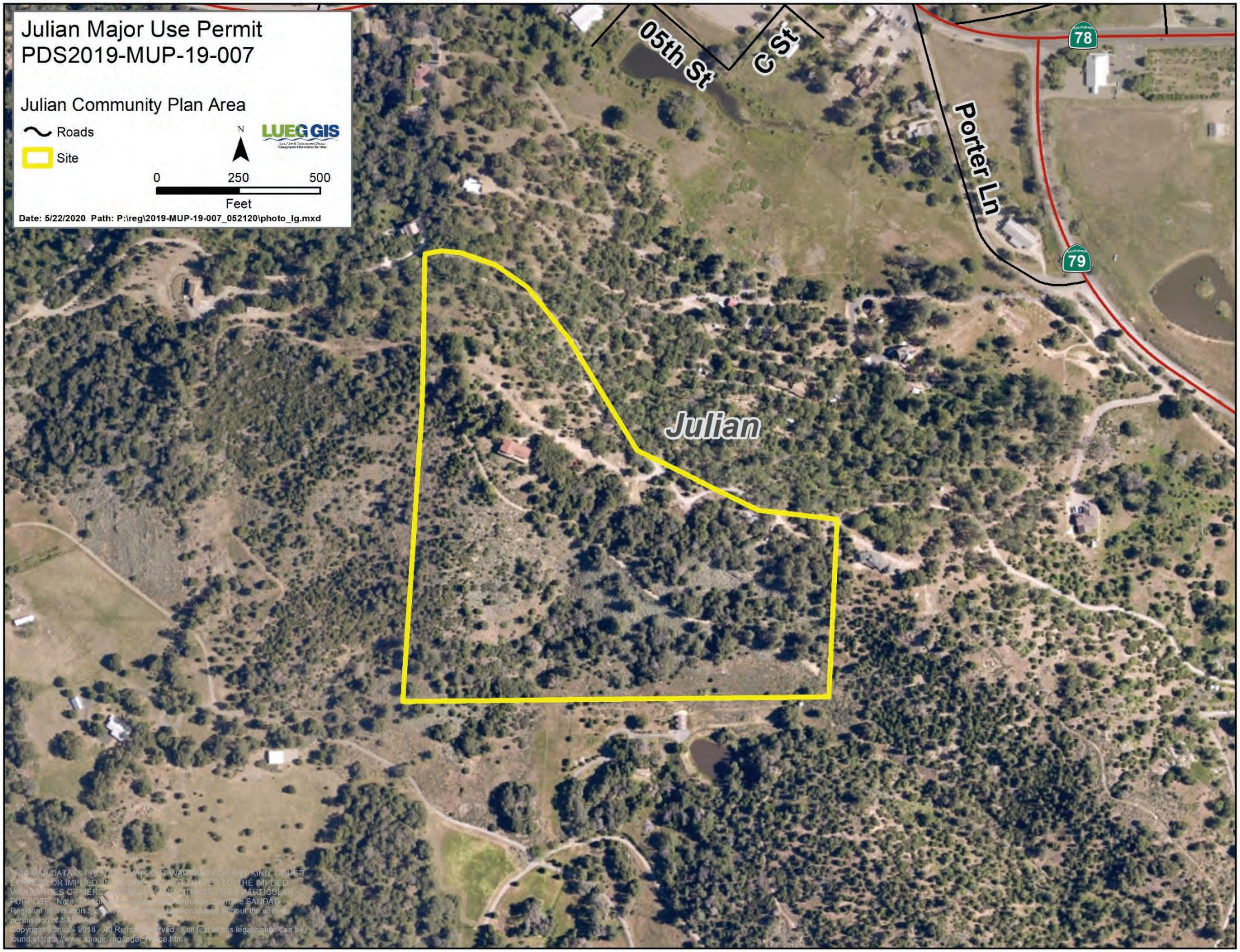
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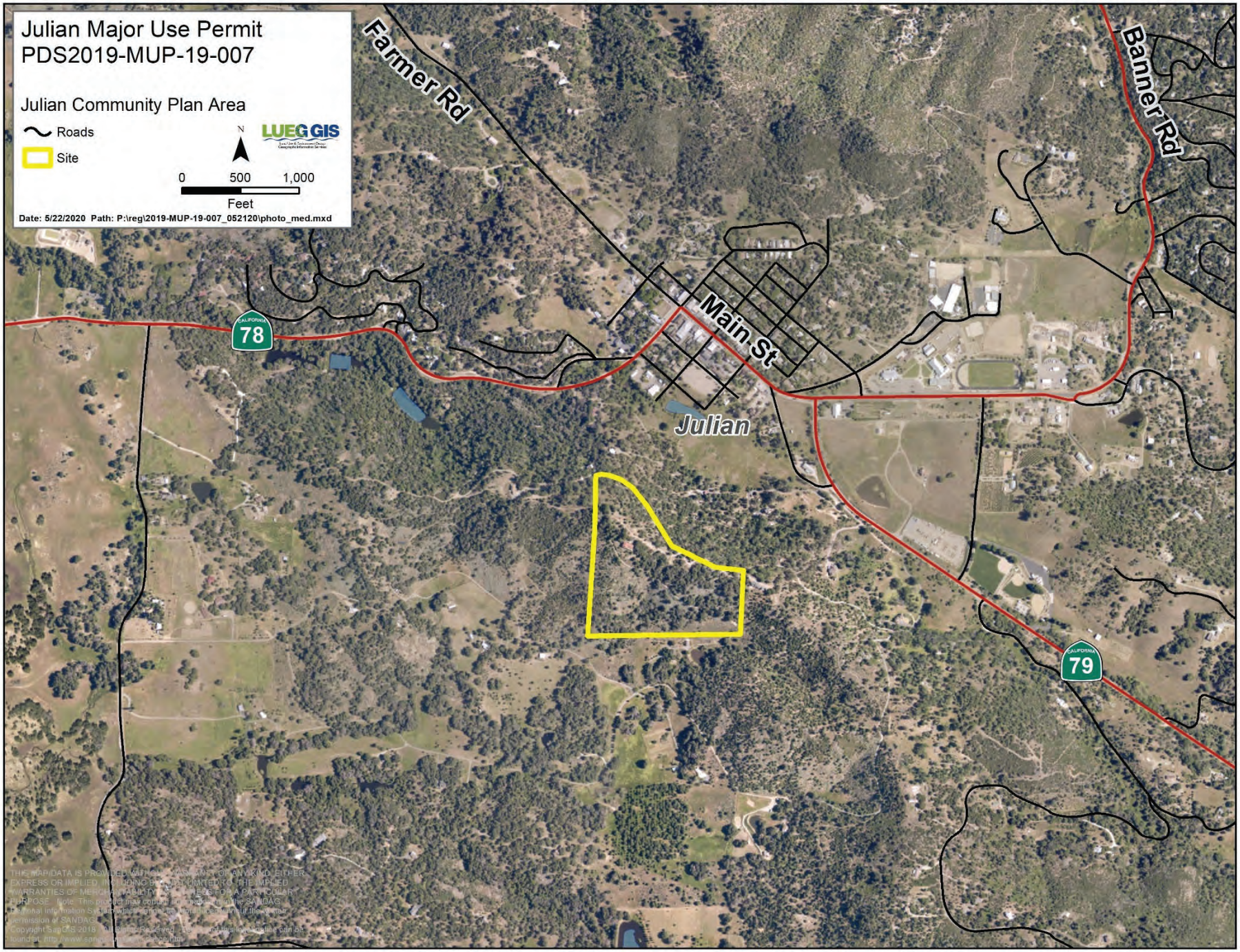
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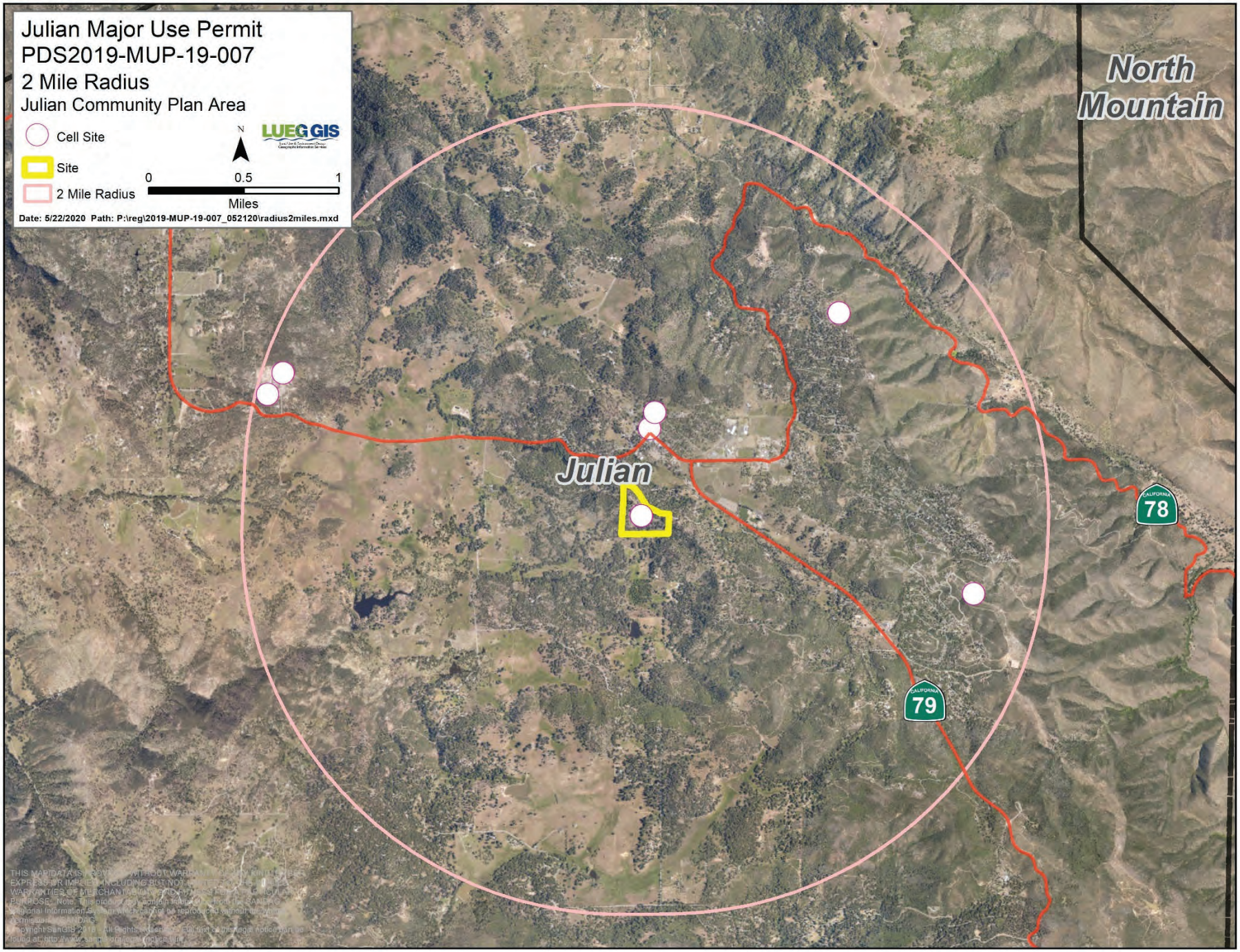
Julian Major Use Permit
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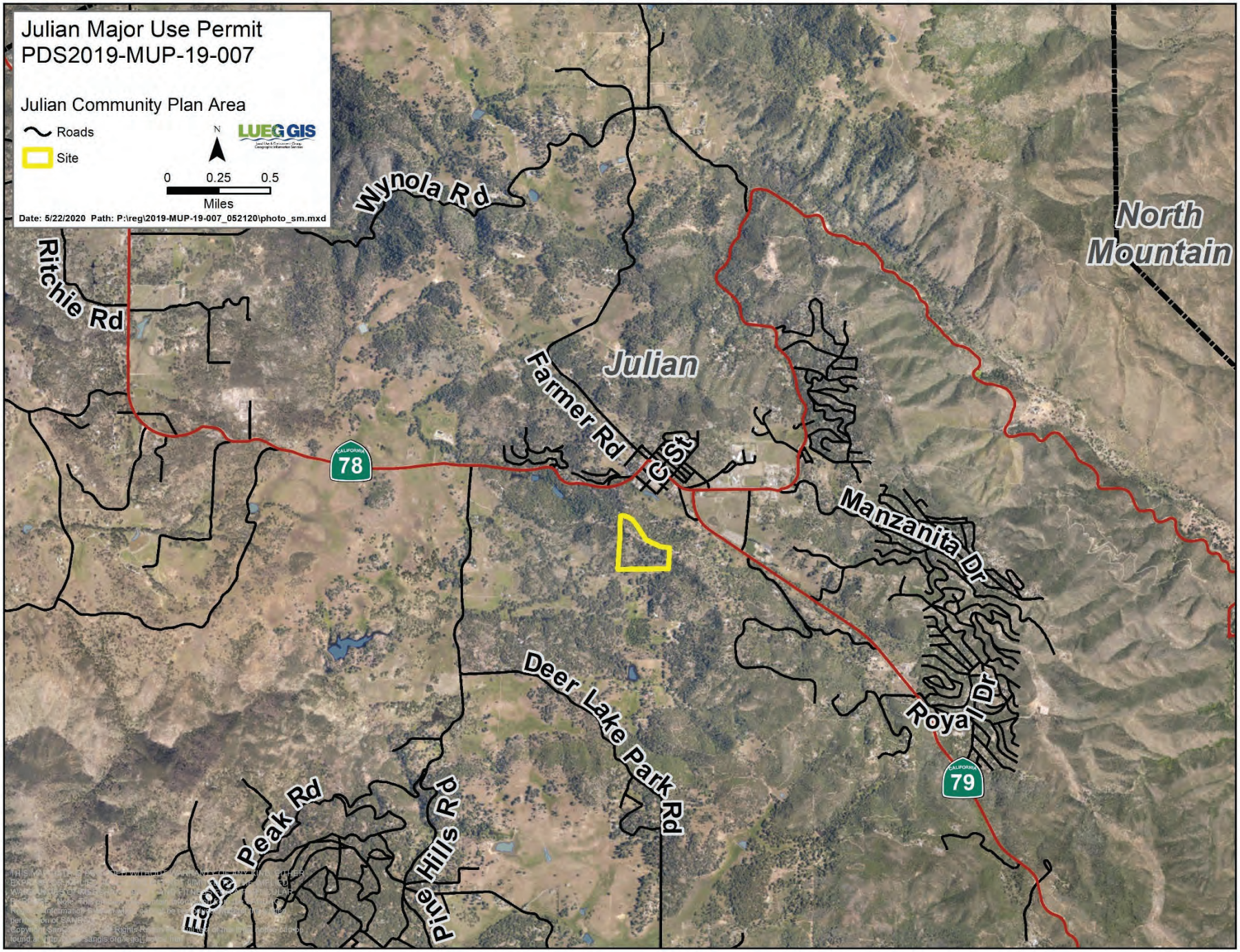
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Manzanita Dr
Deer Lake Park Rd
Royal Dr
79
Eagle Peak Rd
Pine Hills Rd

CROWN NUMBER: 824937 / SITE ID: SS0709/SD06488A
MUP RENEWAL
SITE NAME: JULIAN/MONOPINE/BOWMAN

2241 STATE HWY,
JULIAN, CA 92036

COUNTY OF SAN DIEGO

SITE INFORMATION

PROPERTY OWNER:	JAMES M. LAMB 20981 AVENIDA AMAPOLA LAKE FOREST, CA 92630
APPLICANT: ADDRESS:	AT&T MOBILITY 5738 PACIFIC CENTER BLVD. SAN DIEGO, CA 92121
SITE ADDRESS:	2241 STATE HWY JULIAN, CA 92036
LAT/LONG TYPE:	NAD-83
LATITUDE:	33° 4' 20.58" N (33.0723861)
LONGITUDE:	116° 36' 5.4" W (-116.601500)
GROUND ELEVATION:	-
ZONING JURISDICTION:	COUNTY OF SAN DIEGO
ZONING CLASSIFICATION:	RS-1-2
CURRENT USE:	UNMANNED OUTDOOR TELECOMMUNICATIONS EQUIPMENT
ASSESSOR'S PARCEL NO.:	291-041-05
PROPOSED USE:	UNMANNED OUTDOOR TELECOMMUNICATIONS EQUIPMENT
TYPE OF CONSTRUCTION:	IIB
OCCUPANCY GROUP:	S2
STRUCTURE HEIGHT:	60-0"
STRUCTURE TYPE:	MONOPINE

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

DIGALERT
Call Toll Free
1-800-227-2600
2 Working Days Before You Dig
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

PROJECT TEAM

CLIENT REPRESENTATIVE:
DEPRATTI, INC.
13948 CALLE BUENO GANAR
JAMUL, CA 91935
CONTACT: JAMO STEPHENSON
EMAIL: jstephenson@depratiinc.com
PHONE: (619) 729-4685

PLANNING CONTACT:
DEPRATTI, INC.
13948 CALLE BUENO GANAR
JAMUL, CA 91935
CONTACT: DEBRA D. GARDNER

M SQUARED WIRELESS:
1387 CALLE AVANZADO
SAN CLEMENTE, CA 92673
CONTACT: MICHAEL MONTELLO
PHONE: (949) 391-6824
www.msquaredwireless.com

CONSTRUCTION MANAGER:
CROWN CASTLE
200 SPECTRUM CENTER DR, SUITE 1700
IRVINE, CA 92618
CONTACT: EDUARDO RODRIGUEZ
PHONE: (951) 452-6109

VICINITY MAP

DIRECTIONS

DIRECTIONS FROM SD AT&T OFFICE (5738 PACIFIC CENTER BLVD., SAN DIEGO, CA 92121):

- TAKE HIGHWAY 78 TO JULIAN FROM RAMONA. JUST WHEN YOU ARE ALMOST IN SIGHT OF THE TOWN, THERE WILL BE A STREET CALLED COLEMAN CIRCLE ON THE LEFT. WITH A HOUSE ON A BANK ABOUT 20 FT ABOVE IT. DON'T GO THAT WAY (ABOUT 50 FEET FURTHER ON THE RIGHT. THERE IS A DRIVEWAY. GO STRAIGHT DOWN THIS ROAD (THERE IS A WOODEN SIGN NAILED UP THAT SAYS 2241 HWY 78). ABOUT A QUARTER OF A MILE DOWN THE ROAD TAKES A 90 DEGREE LEFT AND STARTS UP HILL. THERE IS A GREEN GATE THAT HAS A 7480 LOCK ON IT. CLOSE THE GATE BEHIND YOU, THERE ARE DONKEYS HERE. CONTINUE UP THE ROAD A WAYS FURTHER. THE MONOPINE IS ON YOUR RIGHT. THIS GATE NOW HAS A KIMA LOCK ON IT.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

- CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25)
- 2016 CALIFORNIA BUILDING CODE
- CITY/COUNTY ORDINANCES
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- LOCAL BUILDING CODE

SCOPE OF WORK

AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- MUP RENEWAL EXCEPTION TO THE HEIGHT LIMIT AND REBRANCING OF THE EXISTING 60'-0" MONOPINE

ZONING DRAWING INDEX

T-1	TITLE SHEET
A-1	OVERALL SITE PLAN, ENLARGED SITE PLAN, & PLOT PLAN
A-2	EQUIPMENT LAYOUT PLAN
A-3	ANTENNA LAYOUT PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

AT&T RF ENGINEER: _____ DATE: _____

AT&T OPERATIONS: _____ DATE: _____

SITE ACQUISITION: _____ DATE: _____

CONSTRUCTION MANAGER: _____ DATE: _____

PROPERTY OWNER: _____ DATE: _____

ZONING: _____ DATE: _____

PROJECT MANAGER: _____ DATE: _____

DRAWING SCALE

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 22"x34" AND HALF SIZE AT 11"x17". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONFITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

CARRIER: at&t

CARRIER: T-Mobile
12920 SE 38TH ST
BELLEVUE, WA 98006

APPLICANT: CROWN CASTLE
200 SPECTRUM CENTER DR, SUITE 1700
IRVINE, CA 92618

ENGINEER: M SQUARED WIRELESS
1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-6824

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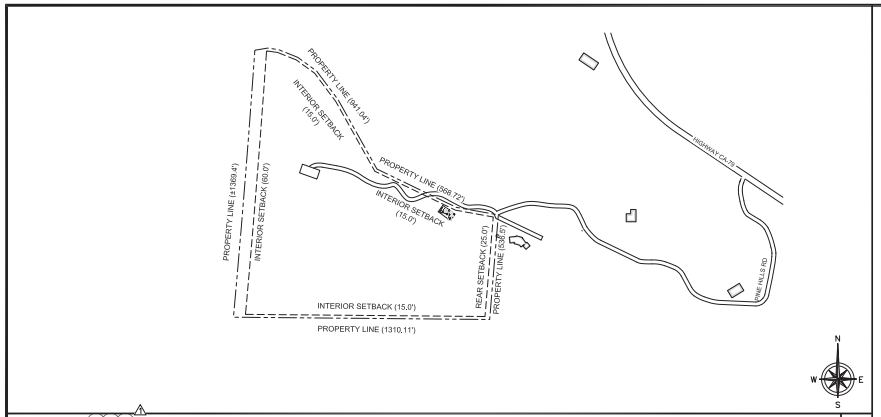
B	04/18/2019	90% ZD'S REVISED	BM
A	04/04/2019	90% ZD'S FOR REVIEW	BM

PROFESSIONAL STAMP

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE: TITLE SHEET

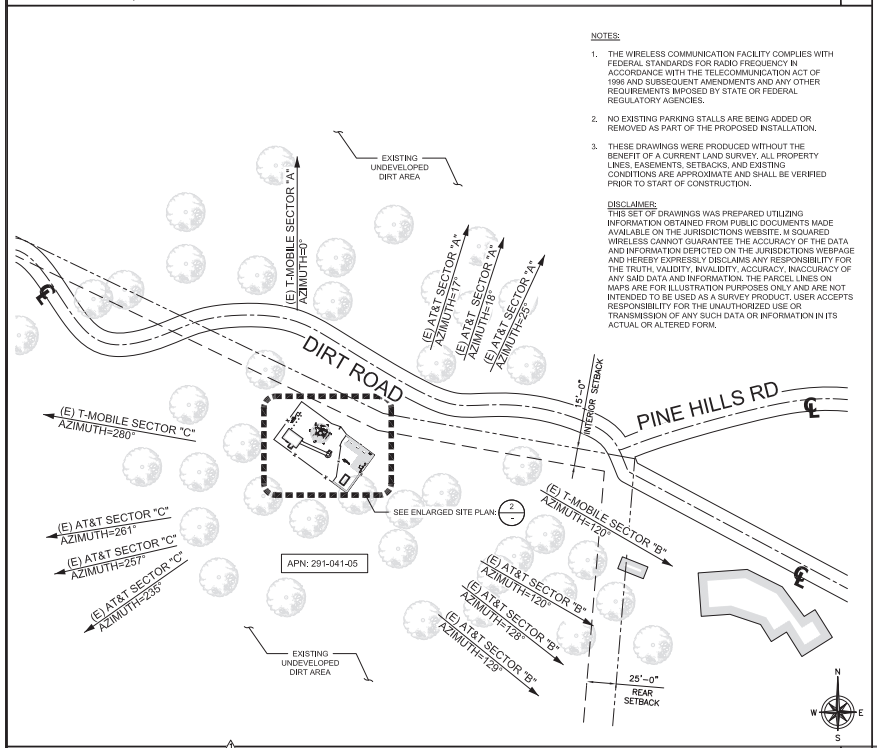
SHEET NUMBER: T-1



PLOT PLAN

24"x36" SCALE: 1" = 300'-0"
11"x17" SCALE: 1" = 600'-0"
300' 150' 0' 300'

3



NOTES:

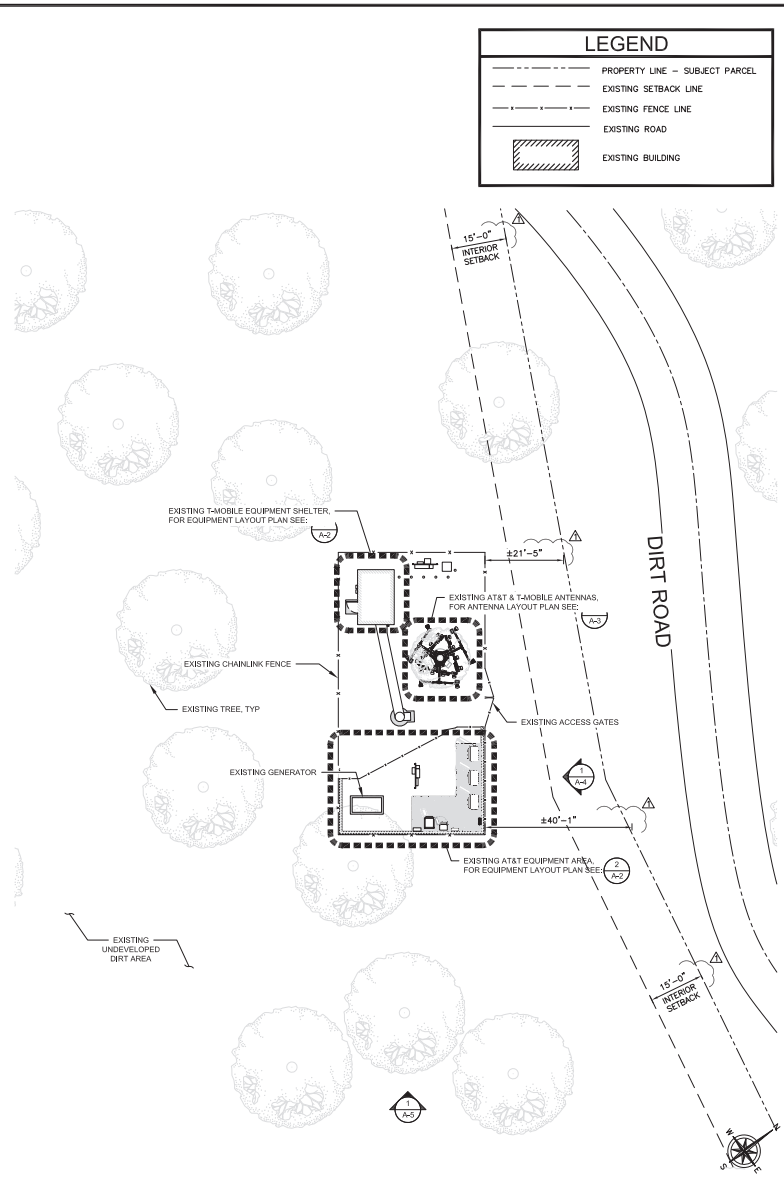
1. THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.
3. THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.

DISCLAIMER:
THIS SET OF DRAWINGS WAS PREPARED UTILIZING INFORMATION OBTAINED FROM PUBLIC DOCUMENTS MADE AVAILABLE ON THE JURISDICTIONS WEBSITE. M SQUARED WIRELESS CANNOT GUARANTEE THE ACCURACY OF THE DATA AND INFORMATION DEPICTED ON THE JURISDICTIONS WEBPAGE AND HEREBY EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR THE TRUTH, VALIDITY, INVALIDITY, ACCURACY, INACCURACY OF ANY SAID DATA AND INFORMATION. THE PARCEL LINES ON MAPS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE USED AS A SURVEY PRODUCT. USER ACCEPTS RESPONSIBILITY FOR THE UNAUTHORIZED USE OR TRANSMISSION OF ANY SUCH DATA OR INFORMATION IN ITS ACTUAL OR ALTERED FORM.

OVERALL SITE PLAN

24"x36" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0"
50' 25' 0' 50'

1



ENLARGED SITE PLAN

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 8'

2

CARRIER

at&t

CARRIER

T-Mobile
12920 SE 38TH ST
BELLEVUE, WA 98006

APPLICANT

CROWN CASTLE
200 SPECTRUM CENTER DR, SUITE 1700
IRVINE, CA 92618

ENGINEER

M SQUARED WIRELESS
1307 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-8824

SITE INFORMATION

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

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A	04/04/2019	90% ZD'S FOR REVIEW	BM

PROFESSIONAL STAMP

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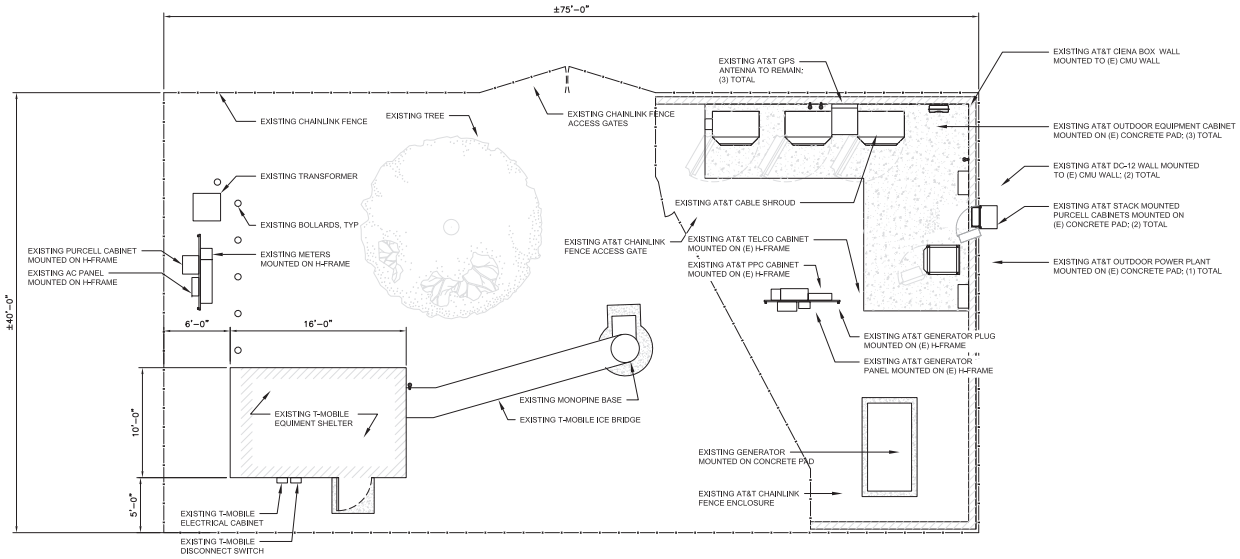
SHEET TITLE

OVERALL SITE PLAN, ENLARGED SITE PLAN, AND PLOT PLAN

SHEET NUMBER

A-1

NOTE:
1. ANTENNAS NOT SHOWN FOR CLARITY
2. NO EQUIPMENT CHANGES ARE TO BE INSTALLED AS PART OF THE PROJECT SCOPE OF WORK

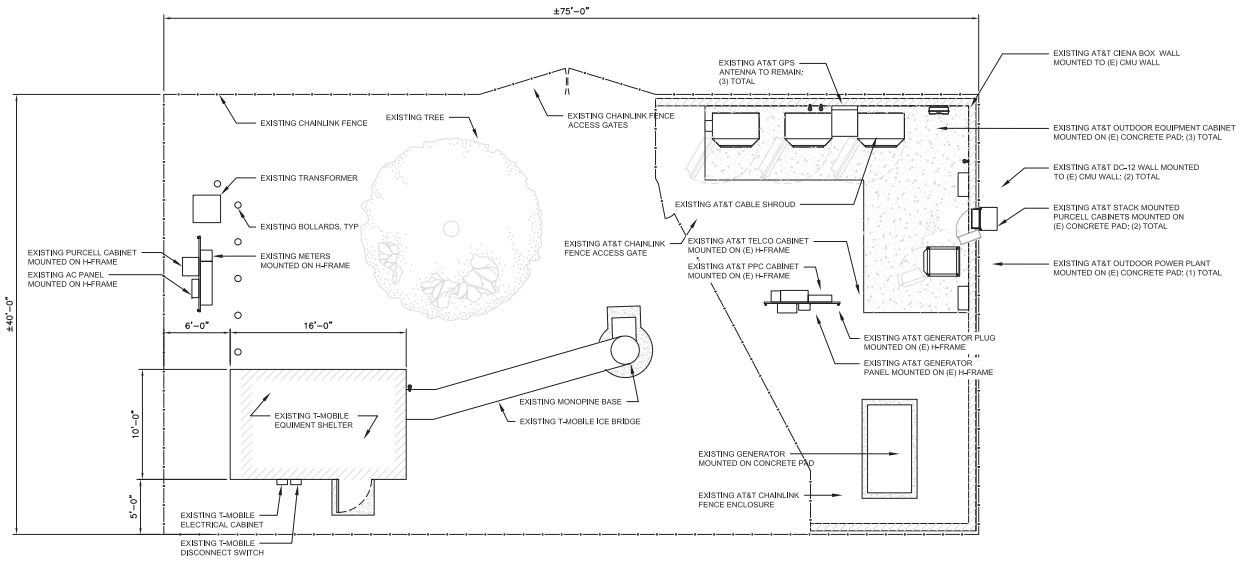


EXISTING EQUIPMENT LAYOUT

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

1

NOTE:
1. ANTENNAS NOT SHOWN FOR CLARITY
2. NO EQUIPMENT CHANGES ARE TO BE INSTALLED AS PART OF THE PROJECT SCOPE OF WORK



PROPOSED EQUIPMENT LAYOUT

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

2

CARRIER

at&t

CARRIER

T-Mobile
12920 SE 38TH ST
BELLEVUE, WA 98006

APPLICANT

CROWN CASTLE
200 SPECTRUM CENTER DR, SUITE 1700
IRVINE, CA 92618

ENGINEER

M SQUARED WIRELESS
1307 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-8824

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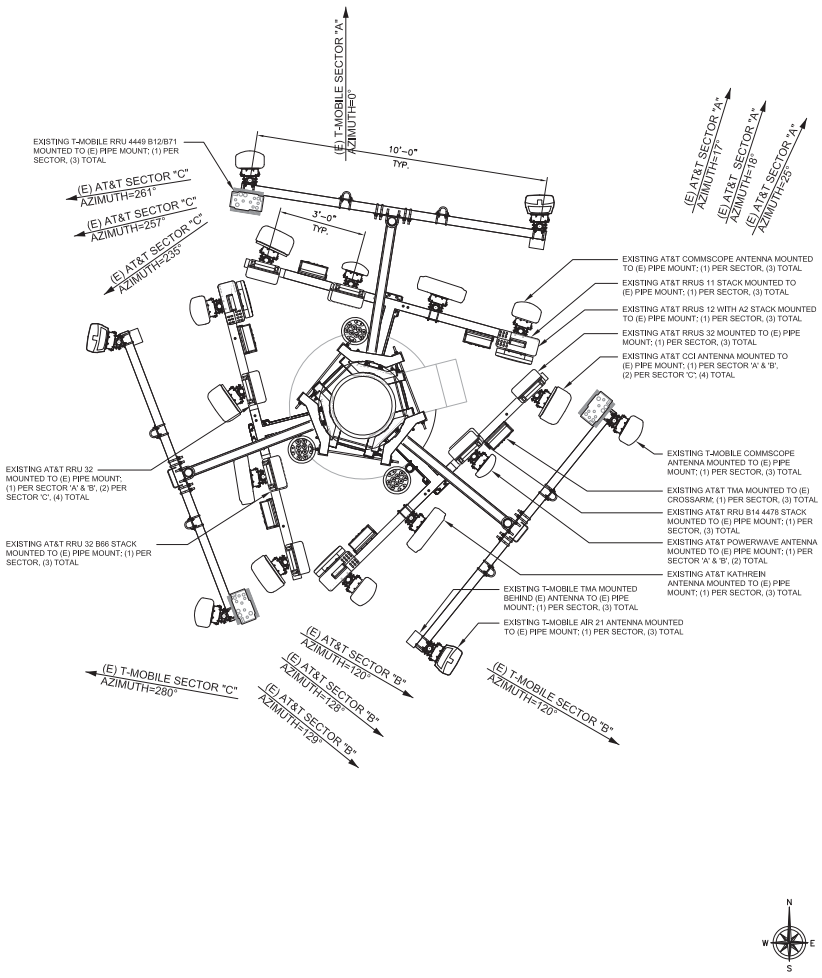
SHEET TITLE

EQUIPMENT LAYOUT PLAN

SHEET NUMBER

A-2

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



EXISTING ANTENNA LAYOUT

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

1

NOTE:
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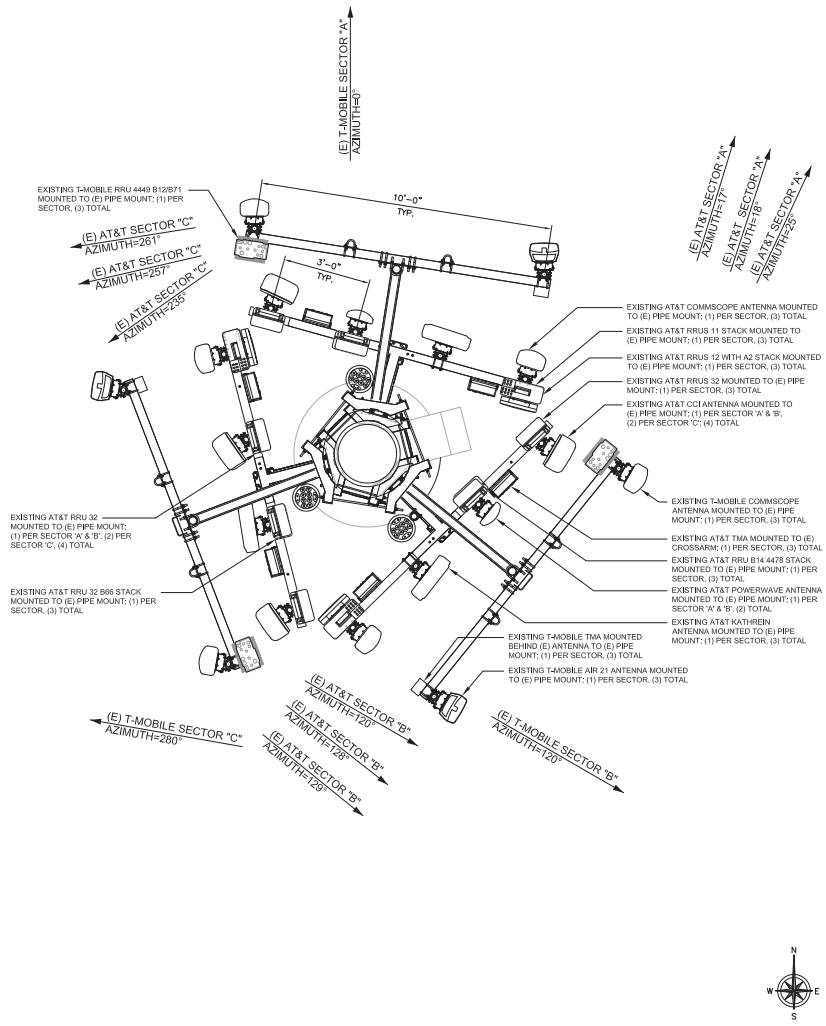
3. T-MOBILE'S ANTENNAS ARE LOCATED AT A HIGHER RAD CENTER THAN AT&T'S ANTENNAS



PROPOSED ANTENNA LAYOUT

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

2

CARRIER

at&t

CARRIER

T-Mobile
12920 SE 38TH ST
BELLEVUE, WA 98006

APPLICANT

CROWN CASTLE
200 SPECTRUM CENTER DR, SUITE 1700
IRVINE, CA 92618

ENGINEER

M SQUARED WIRELESS
1307 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-8824

SITE INFORMATION

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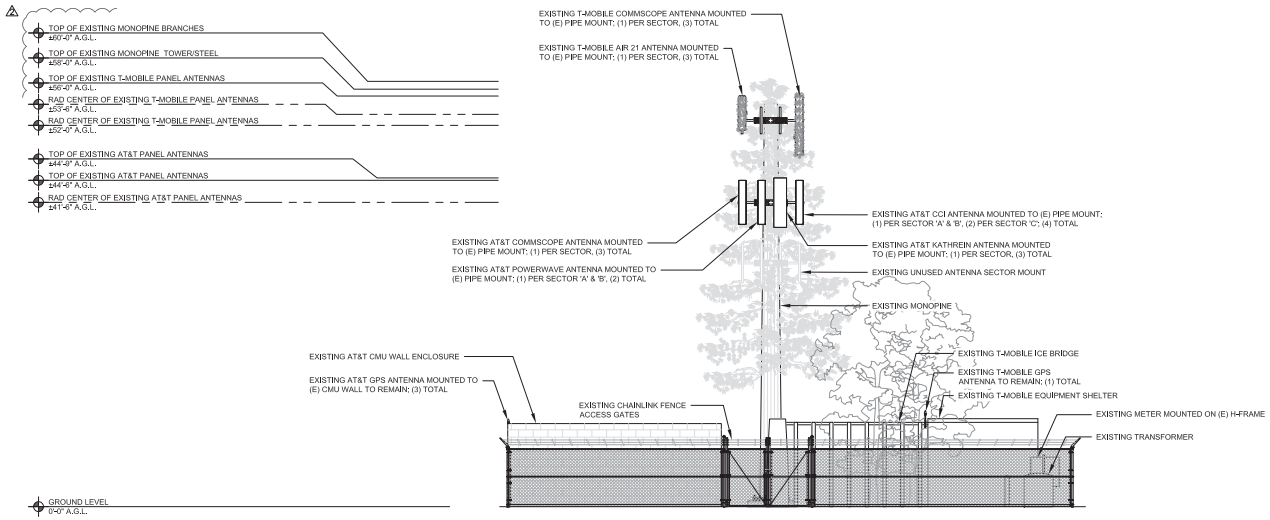
SHEET TITLE

ANTENNA LAYOUT

SHEET NUMBER

A-3



NOTE:
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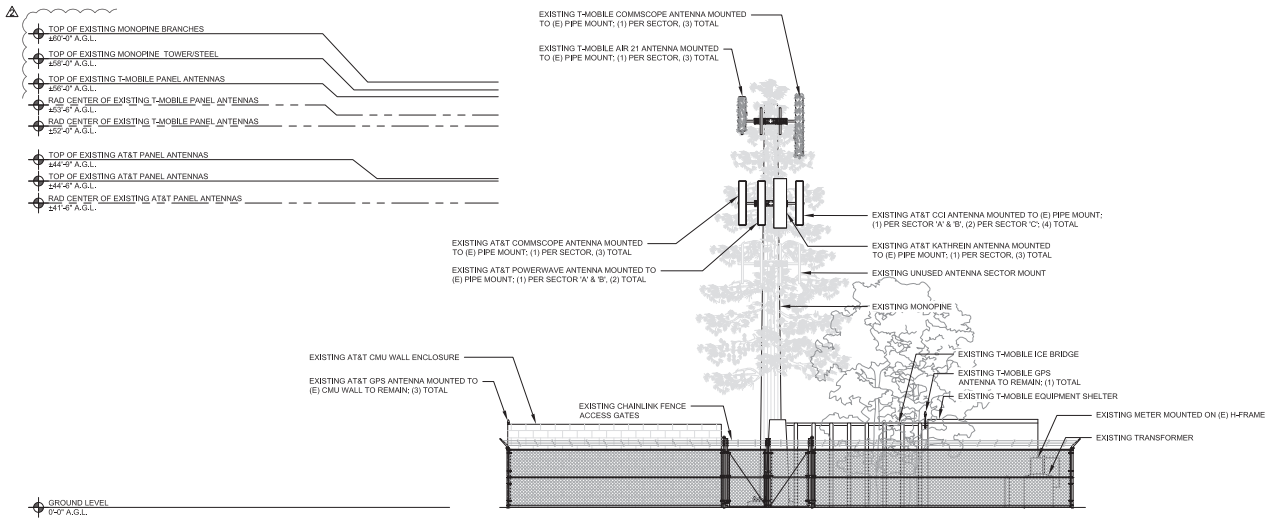
2. T-MOBILE'S ANTENNAS ARE LOCATED AT A HIGHER RAD CENTER THAN AT&T'S ANTENNAS

EXISTING NORTHEAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 8'

1



NOTE:
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PROPOSED NORTHEAST ELEVATION

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11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 8'

1

CARRIER: at&t

CARRIER: T-Mobile
12920 SE 38TH ST
BELLEVUE, WA 98006

APPLICANT: CROWN CASTLE
200 SPECTRUM CENTER DR, SUITE 1700
IRVINE, CA 92618

ENGINEER: M SQUARED WIRELESS
1307 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-8824

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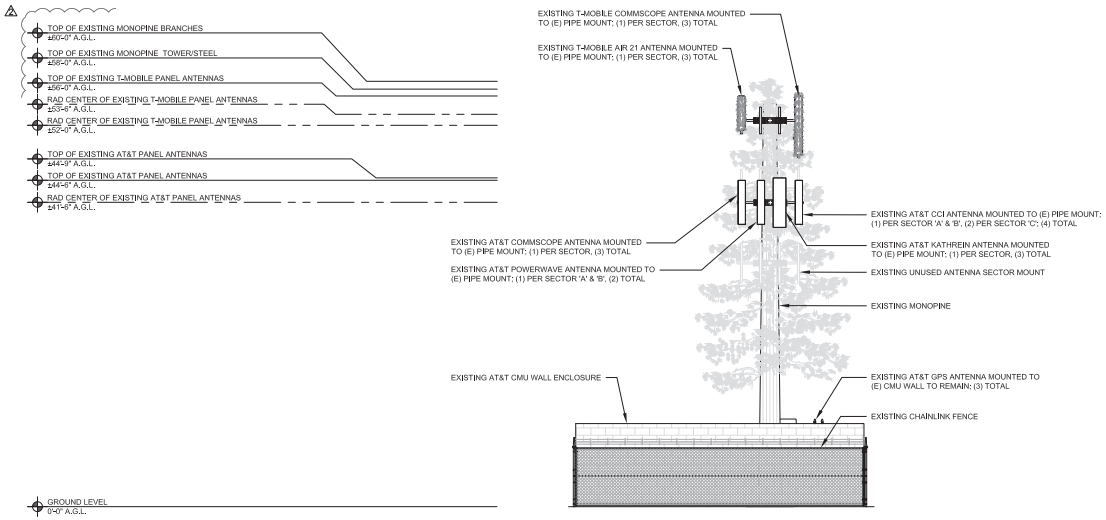
SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-4



NOTE:
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2. T-MOBILE'S ANTENNAS ARE LOCATED AT A HIGHER RAD CENTER THAN AT&T'S ANTENNAS

EXISTING SOUTHEAST ELEVATION

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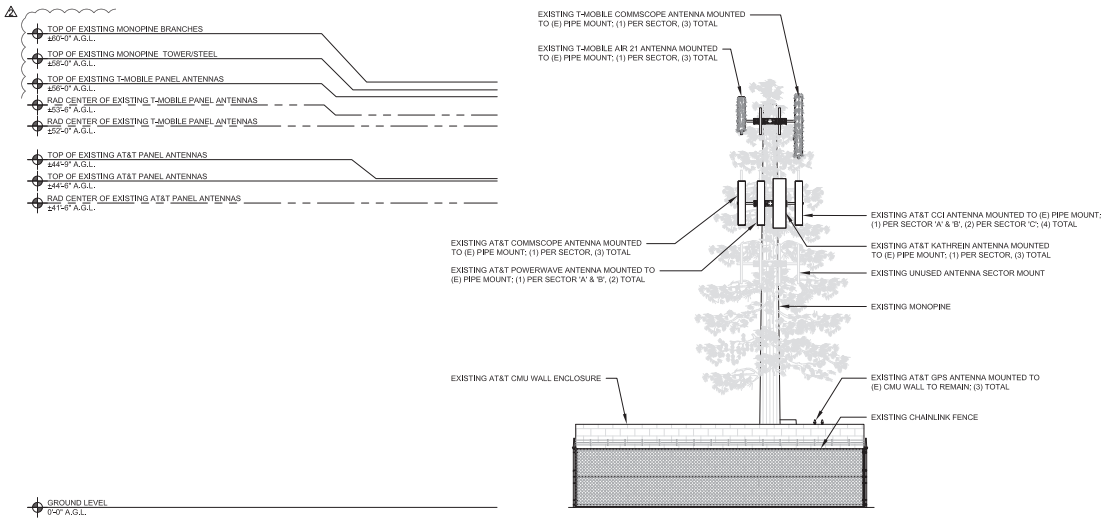
1



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PROPOSED SOUTHEAST ELEVATION

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8' 6' 4' 2' 0' 8'

1

CARRIER

at&t

CARRIER

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12920 SE 38TH ST
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ENGINEER

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B	04/18/2019	90% ZD'S REVISED	BM
A	04/04/2019	90% ZD'S FOR REVIEW	BM

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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-5

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

MARK WARDLAW
Director

KATHLEEN FLANNERY
Assistant Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

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

COMMISSIONERS

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

July 31, 2020

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

DECISION OF THE PLANNING COMMISSION

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

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

Wireless telecommunication facilities subject to this Major Use Permit are considered "high visibility" facilities, therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 10 years (ending July 31, 2030, at 4:00 p.m.). This may be extended for an additional period of time through modification of this permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time. All monopoles and wireless telecommunication facilities subject to this Major Use Permit shall be reviewed for conformance with the amortization requirements outlined in Sections 6985 and 6991 of the Zoning Ordinance through the application of this permit.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **July 31, 2022** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

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

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

1. **GEN#1–COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

2. **GEN#2–RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**
   INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an ‘all-purpose acknowledgement’ and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder’s Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

3. **GEN#3-FILING OF NOD:**
   INTENT: In order to comply with CEQA and State law, the permit NOD shall be filed at the County Recorder's Office. DESCRIPTION OF REQUIREMENT: The applicant shall take the original NOD and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. DOCUMENTATION: The filed NOD form. TIMING: Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOD form and required filing fees to the San Diego County Recorder's Office and file the document. MONITORING: The PDS Zoning Counter shall verify that the NOD was filed and that a copy of the document is on file at PDS.

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

4. GEN#4–INSPECTION FEE

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

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

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

5. PLN#2–SITE CONFORMANCE (WIRELESS)

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

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

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

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

7. HAZ#1–HEALTH AND SAFETY PLAN

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

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

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

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

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

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

a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations dated 2/25/2020. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).

b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.

c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.

d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

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

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

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

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

11. ROADS#1–PRIVATE ROAD MAINTENANCE

INTENT: In order to ensure that the on- and off-site private easement roads are maintained and repaired if damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on- and off-site private easement roads that serve the Project. During the term of the permit, the owner(s) of the private road easement(s) shall share proportionately to the use made of the easement(s) that serve the Project, pursuant to California Civil Code Section 845. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

12. ROADS#2–SIGHT DISTANCE

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

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MAJOR USE PERMIT FINDINGS

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

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

1. Harmony in Scale, bulk, coverage and density;

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

Scale and Bulk:

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

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

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

Coverage:

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

Density:

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

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

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

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

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

The photo-simulations on file illustrate that the line, form and color of the proposed facility will be largely consistent with other elements that make up the visual setting of the parcel, such as existing trees and vegetation in the surrounding area. The facility designed as a mono-pine would be appear as an expected visual feature within the project vicinity as the visual landscape within the project vicinity contains mature trees of comparable height. The facility site is located atop a forested ridge

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

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

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

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

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

The applicant proposes a MUP for the operation of a wireless telecommunication facility. The subject property is developed with access and utility services adequate to serve the proposed use. The re-branching of the existing 60-foot tall faux mono-pine telecommunication facility would not require alteration to the landform. The project, as designed, would be camouflaged, would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

None identified.

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

The project is within the Rural Residential Land Use Designation, and it is within the Julian Community Plan Area. The project complies with the General Plan because civic uses are allowed if they support the local population. The project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location. The project has been reviewed for compliance with the Julian Community Plan and obtained a recommendation of approval by the Julian Community Planning Group by a vote of 7-0-0-6 (7-Yes, 0-No, 0-Abstain, 6-Vacant/Absent) at the October 14, 2019 Community Planning Group Meeting. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

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

An Addendum dated July 31, 2020 to the previously adopted ND (Log No. 95-8-12) dated June 6, 1995 was prepared and is on file with Planning & Development Services. It has been determined that the project, as designed, would not cause any significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted ND.

WIRELESS TELECOMMUNICATION FINDINGS

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

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

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322,

and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any away, 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 away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance**.**

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

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10096 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. *Project* d*esign shall be in compliance with the new Municipal Permit regulations*. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

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

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

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link above.

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

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

Real Property Division	RP		

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

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:
Darin Neufeld, Chief
Project Planning Division
Planning & Development Services

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

email cc:
Debra Gardner, Authorized Agent, ddgardner@deprattinc.com
Crown Castle, Applicant, jimlee@crowncastle.com
Ed Sinsay, Team Leader, Land Development/Engineering, PDS
Denise Russell, Project Planning, Planning Manager, Planning & Development Services

Attachment C – Environmental Documentation

County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

AN ADDENDUM TO THE PREVIOUSLY APPROVED NEGATIVE DECLARATION FOR PURPOSES OF CONSIDERATION OF PDS2019-MUP-19-007

July 31, 2020

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

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

1. To the Project Name add: Julian Wireless Telecommunication Facility Major Use Permit

2. To the Project Number(s) add: PDS2019-MUP-19-007; PDS2019-ER-19-10-002

3. To the first paragraph add as indicated: The Mitigated Negative Declaration for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated July 31, 2020, which includes the following forms attached.

   A. An Addendum to the previously approved Mitigated Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated July 31, 2020.

   B. An Ordinance Compliance Checklist

County of San Diego

MARK WARDLAW
DIRECTOR

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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

July 31, 2020

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

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

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

1. Background on the previously adopted ND:

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

2. Lead agency name and address:
   County of San Diego, Planning & Development Services
   5510 Overland Avenue, Suite 110
   San Diego, CA 92123

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

3. Project applicant's name and address:

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

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

   The proposed project is for a Major Use Permit to operate and maintain the existing unmanned wireless facility. The applicant proposes to re-branch the existing 60-foot tall mono-pine tree. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991.

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

YES	NO
☐	☒

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

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

☒ NONE

☐ Aesthetics	☐ Agriculture and Forest Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology & Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Haz Materials	☐ Hydrology & Water Quality
☐ Land Use & Planning	☐ Mineral Resources	☐ Noise
☐ Population & Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities & Service Systems	☐ Mandatory Findings of Significance

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

☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND is adequate with the preparation of an Addendum.

☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

	July 31, 2020
Signature	Date
Tabina Tonekaboni	**Project Manager**
Printed Name	Title

INTRODUCTION

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

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

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
    a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
    b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
    c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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

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

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

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

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

YES ☐ NO ☒

The proposed project is for a Major Use Permit to an existing wireless facility authorized by a Minor Use Permit (Record ID: ZAP-00-90) consisting of the re-branching of an existing 60-foot tall mono-pine and associated 3300 square foot lease area. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. The wireless telecommunication facility is visible from a Scenic Highway as identified in the County of San Diego General Plan. The re-branching of the mono-pine will result in no new significant impact to aesthetics and will improve the appearance of the mono-pine to blend in with the environment. The intent of the Major Use Permit is to visually improve the wireless facility. Therefore, the proposed Major Use Permit would not result in a substantial increase in the severity of previously identified and analyzed effects to aesthetics.

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

YES ☐ NO ☒

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

YES NO

☐ ☒

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

YES NO
☐ ☒

A previous Negative Declaration for the project site was adopted on April 12, 2001. The Negative Declaration found impacts to biological resources to be less than significant with the incorporation of mitigation. No impacts will occur to sensitive resources and no mitigation will be required. Therefore, since the previous Negative Declaration was certified there are no changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources.

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

YES NO
☐ ☒

The proposed project is for a Major Use Permit to an existing wireless facility authorized by a previous Minor Use Permit (Record ID: ZAP-00-90) consisting of the re-branching of an existing 60-foot tall mono-pine and associated 3300 square foot lease area. The project has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in Sections 6985 and 6991. Since the previous ND (PDS2003-3400-00-090) was certified there has been no changes in the project. The current discretionary action is to renew the permit and no earth-disturbing activities are proposed. The proposed permit would not impact cultural resources; as such, revisions to the Final ND would not be required.

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is

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

YES ☐ NO ☒

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

YES ☐ NO ☒

In 2006, the State of California passed the Global Warming Solutions Act of 2006, commonly referred to as Assembly Bill (AB 32), which set a GHG emissions reduction goal for the state into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions. Senate Bill (SB) 375, passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing GHG emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing, and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain new requirements under CEQA. The San Diego Association of Governments (SANDAG) has prepared the region's Sustainable Communities Strategy (SCS) and the 2050 Regional Transportation Plan (RTP) which are elements of the San Diego Forward: The Regional Plan. The strategy identifies how regional GHG reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible. To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego's General Plan, adopted in 2011, incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions. The County adopted a Climate Action Plan (CAP) in February 2018. The original project was approved prior to CAP approval and the CAP included the project in its baseline emissions as the original project was approved prior to the General Plan Update as well as the adoption of the Climate Action Plan.

The proposed project will not result in additional trips as the majority of trips associated with the operation of the facility consist of monthly maintenance trips. There are no changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in effects associated with greenhouse gas emissions of compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions.

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

YES	NO
☐	☒

IX. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES	NO
☐	☒

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

YES ☐ NO ☒

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

YES ☐ NO ☒

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

YES ☐ NO ☒

The proposed project is for a Major Use Permit consisting of the re-branching of an existing 60-foot tall mono-pine and associated 3300 square foot lease area. The current proposal does not include additional noise generating equipment and existing noise generating equipment is located within enclosures. Therefore, the proposed Major Use Permit would not result in a substantial increase in the severity of previously identified and analyzed effects associated with noise.

XIII. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to

population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES ☐ NO ☒

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

YES ☐ NO ☒

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

YES ☐ NO ☒

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

YES ☐ NO ☒

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

YES	NO
☐	☒

Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. The proposed project was evaluated for tribal cultural resources however, AB-52 consultation does not apply since the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report. The proposed project is for a Major Use Permit to an existing wireless facility authorized by a Minor Use Permit (Record ID: ZAP-00-90) consisting of the re-branching of an existing 60-foot tall mono-pine and associated 3300 square foot lease area. No new ground disturbing activities are proposed.

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

YES	NO
☐	☒

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

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

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

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

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

YES	NO
☐	☒

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

Attachments

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

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

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

California Environmental Quality Act, CEQA Guidelines

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

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

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

California Public Resources Code, CPRC, Sections 40000-41956

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

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

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

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

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

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

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

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

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

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

Public Resources Code Sections 4290 and 4291

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

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

The Resource Conservation and Recovery Act (RCRA), 1976

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

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

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
Julian Wireless Telecommunication Facility Major Use Permit
PDS2019-MUP-19-007; PDS2019-ER-19-10-002

July 31, 2020

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

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

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

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

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

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

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

YES	NO	NOT APPLICABLE/EXEMPT
☒	☐	☐

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

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

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

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

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

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

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

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

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

Significant Prehistoric and Historic Sites:

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

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

YES	NO	NOT APPLICABLE
☒	☐	☐

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

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

YES	NO	NOT APPLICABLE
☒	☐	☐

The existing noise generating sources for the facility were evaluated under the original Minor Use Permit (3400-00-090) and have found to be in compliance with the Noise Ordinance. The proposed project does not consist of any modifications or new equipment for the existing facility. No new noise-producing equipment or operational uses are proposed as part of the project. In addition, no changes to ground-level equipment are proposed, and no new generator or changes to an existing generator are proposed. The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations. The project would not create a change in the existing noise environment and is therefore in compliance with the County of San Diego Noise Ordinance Section(s) 36.404.

Attachment D – Environmental Findings

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

ENVIRONMENTAL FINDINGS

July 31, 2020

1. Find that the Addendum on file with Planning & Development Services as Environmental Review Number PDS2019-ER-19-10-002 was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein prior to approving the project; and

   Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted Negative Declaration dated June 12, 2001 and adopted on June 26, 2001 that there is no substantial increase in the severity of previously identified impacts, and that no new information of substantial importance has become available since the Negative Declaration was adopted as explained in the Environmental Review Update Checklist dated July 31, 2020.

2. Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).

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

Attachment E – Public Documentation

JULIAN COMMUNITY PLANNING GROUP

*****FINAL MEETING AGENDA*****

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

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

A. Approval of the minutes for the meeting of September 9th, 2019
As the Minutes distributed were the blank form used by the Secretary, this was postponed until the next meeting.

B. Approval of the agenda
Moved: Moretti
Seconded: Barnes
Approved: Unanimous

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

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

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

E. Action Items

1. Agricultural – Clearing; Suggestions, comments

SDC PDS RCVD 02-06-20
MUP19-007

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

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

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

Rikansrud seconded.

Approved: Unanimous

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

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

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

Moretti moved we approve the renewal of the cell tower

Barnes seconded.

Approved: Unanimous

F. Group Business

1. Announcements and correspondence received

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

Open meeting on County Budget October 21.

Chair meeting is Saturday after our next meeting

2. Discussion items

a. Caltrans – Julian to Ramona

Moretti said there was a new sign announcing a turnout.

b. 2nd Street

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

c. Julian Septic Plant

Nothing to report

3. Subcommittee reports

None

4. Meeting updates

a. BOS and PC Hearings

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

G. Adjournment

Moved: Rikansrud
Seconded: Morales
Approved: Unanimous

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

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

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

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

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

5. View looking North from site.
6. View looking East from site.

7. View looking South from site.
8. View looking West from site.

PRIVATE
PROPERTY
NO TRESPASSING
McLAMBS
EST. 2015
2241
02/15/2019 17:03

NOTICE
02/15/2019 16:54

02/15/2019 16:55

T-Mobile

SD06488A
Coverage Map

San Diego Market - RF Team
01/10/2020

SDC PDS RCVD 02-06-20
MUP19-007

T-Mobile

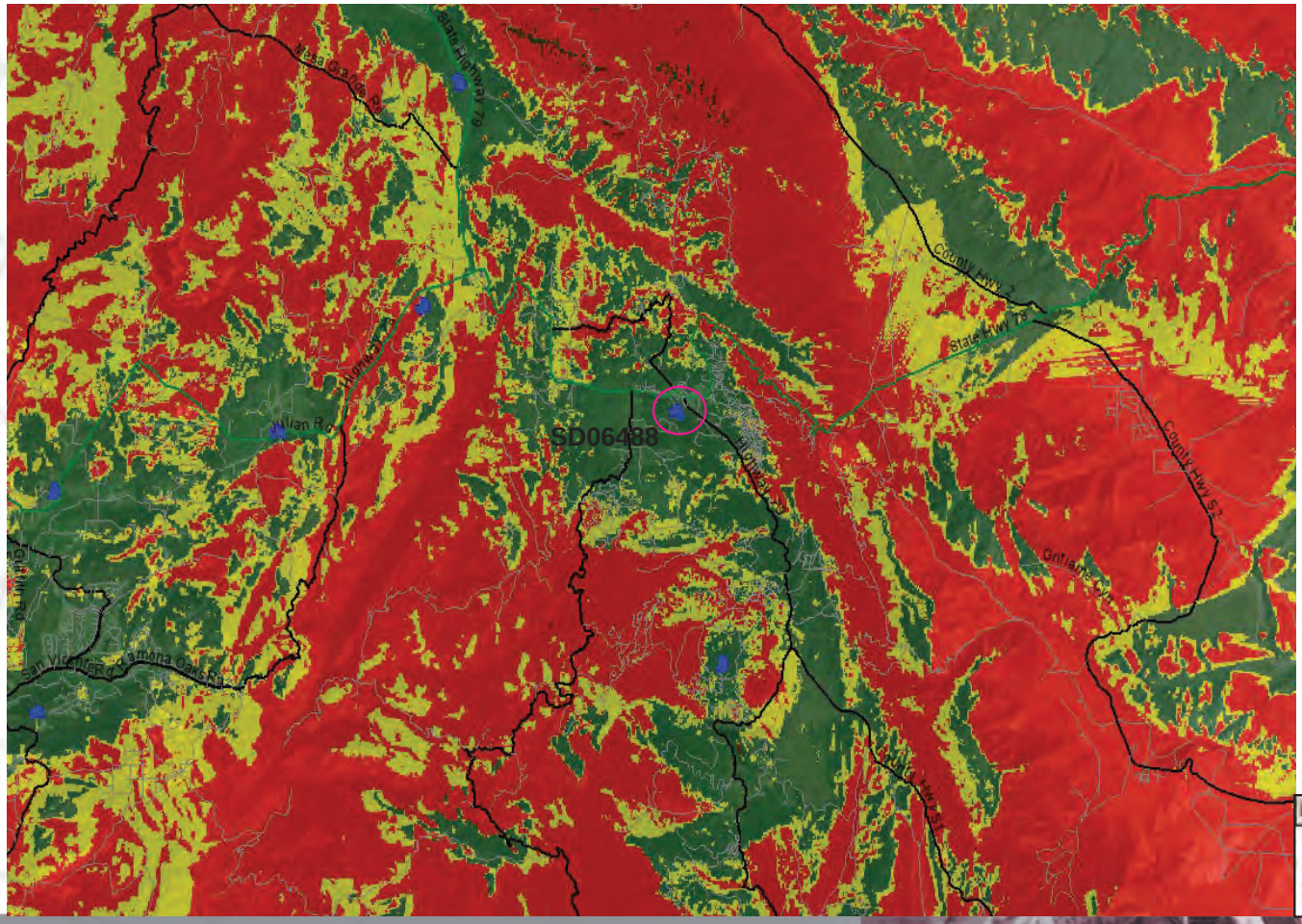
Contents:

Plots:

- **Existing Coverage with SD06488A**
- **Coverage without SD06488A**

T-Mobile

Coverage with SD06488A



Label	Colour
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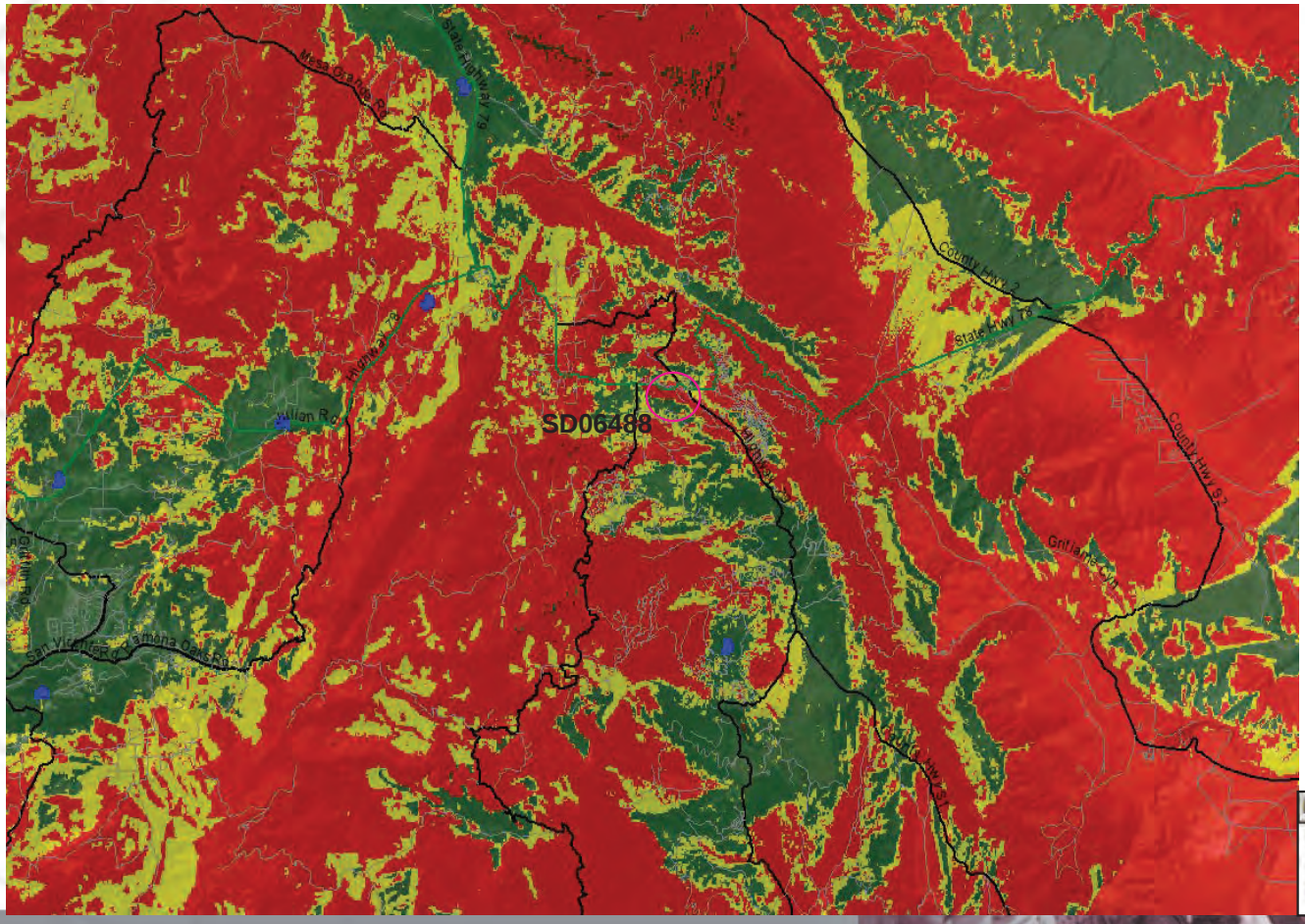
Fair	
Good	

T-Mobile

Coverage without SD06488A



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T Mobile

Thank you

Attachment G – Ownership Disclosure

County of San Diego, Planning & Development Services

APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS

ZONING DIVISION

Record ID(s) PDS2019-MUP-19-007

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

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

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

James M McLamb

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

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

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

Debra D Gardner

Signature of Applicant

Debra De Gardner, agent for Crown

Print Name

9-4-19

Date

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

SDC PDS RCVD 09-09-19
MUP19-007