



The County of San Diego

Planning Commission Hearing Report

Date:	November 13, 2020	Case/File No.:	Guild Wireless Telecommunication Facility Major Use Permit Modification; PDS2019-MUP-08-007W1; PDS2019-ER-08-0020A
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:	33780 Double Canyon Road, Valley Center, CA 92082
Agenda Item:	#3	General Plan:	Rural Lands 40 (RL-40)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Limited Agriculture (A70)
Applicant/Owner:	Nicole Comach on behalf of SBA Monarch Towers	Community:	Valley Center Community Plan Area
Environmental:	CEQA §15303 Exemption	APN:	128-020-29-00

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

The Guild Wireless Telecommunication Facility MUP Modification (Project), submitted in 2019, is a request for SBA Monarch Towers (Applicant) to operate and maintain an existing wireless telecommunication facility on behalf of T-Mobile Wireless. The existing facility includes a 50-foot faux mono-palm tree and equipment cabinets, along with a backup generator and other associated equipment within an existing concrete masonry unit (CMU) equipment enclosure. The 3.5-acre parcel, located at 33780 Double Canyon Road within the Valley Center Community Plan Area, is zoned Limited Agricultural and has a single-family residence that will remain. The existing Major Use Permit for the wireless

telecommunication facility was approved on March 19, 2010 and expired on March 19, 2020 in accordance with the amortization schedule pursuant to Zoning Ordinance Section 6991. The MUP Modification is required to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance's amortization requirements outlined in Sections 6985 and 6991.

B. REQUESTED ACTIONS

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

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
2. Grant MUP PDS2019-MUP-08-007W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. BACKGROUND

On March 19, 2010, the Planning Commission approved a MUP (Record ID: PDS2011-3300-08-007) for a 50-foot tall faux mono-palm tree consisting of six panel antennas and one GPS antenna mounted on the faux tree, and three equipment cabinets, one power cabinet and a 30 kilowatt (kw) emergency backup generator located within a seven-foot high Concrete Masonry Unit (CMU).

After approval of the MUP, a Minor Deviation was approved by the Director of PDS on April 5, 2016 for the removal of two existing twin mounted antennas (TMAs), installation of two new panel antennas, and two remote radio units (RRUs) on a new H-frame and one 1 auxiliary multiplex unit (XMU). Since the original MUP permit expired on March 19, 2020, the applicant is required to obtain a MUP Modification. The MUP was amortized for a period of 10 years because it is considered a high visibility facility located within a rural zone. The applicant is required to process a MUP Modification to bring the facility into compliance with the Wireless Ordinance and renew the facility for an additional 10 years.

D. DEVELOPMENT PROPOSAL

1. Project Description

The Applicant requests a MUP Modification to operate and maintain an existing unmanned telecommunication wireless facility previously authorized by a MUP (Record ID: PDS2008-3300-08-007) located at 33780 Double Canyon Road within the Valley Center Community Plan Area.

The MUP Modification is required to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance's amortization requirements outlined in Sections 6985 and 6991. The project site has an existing 50-foot tall faux mono-palm tree with six mounted panel antennas and one GPS antenna, three equipment cabinets, one power cabinet and a 30kw emergency backup generator surrounded by a seven-foot high Concrete Masonry Unit (CMU) enclosure for T-Mobile. The Applicant proposes to renew the MUP for the existing 50-foot tall mono-palm tree (Figure 1) and no changes to height or configuration are proposed. 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 Modification. Access is provided by Double Canyon Road, through a private easement.



Figure 1: Southeast view of the existing 50-foot tall mono-palm tree.



Figure 2: Southeast view of the existing equipment shelter.

2. Subject Property and Surrounding Land Uses

The Project is located on a 3.5-acre property within the Valley Center Community Plan Area (Figure 3). The project site is zoned Limited Agriculture (A70). The General Plan Regional Category is Rural and the Land Use Designation is Rural Lands 40 (RL-40). The project site is developed with a single-family residence located approximately 600 feet north of the existing telecommunication facility (Figure 4). The nearest County General Plan Designated Scenic Highway is Interstate 15 which is located approximately 2 miles away (Figure 3). Surrounding land uses are primarily agricultural and residential uses, and a solid waste facility is located north of the project site.

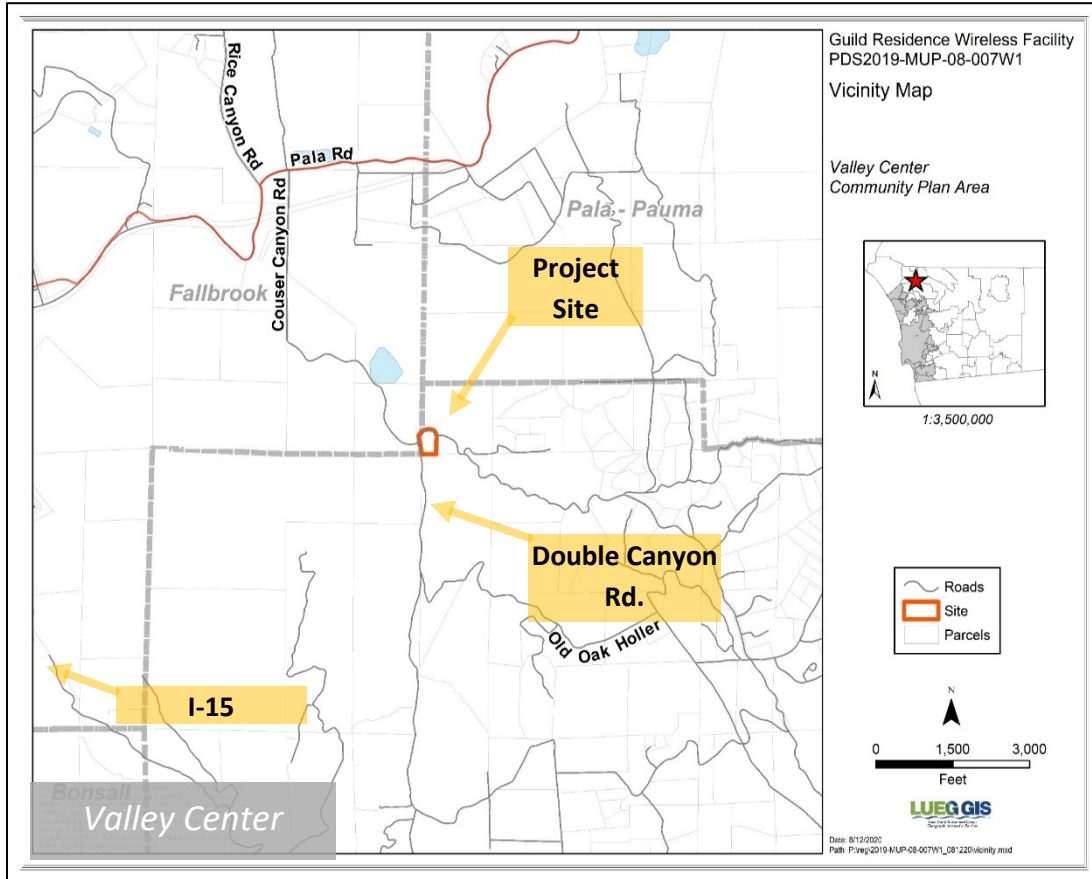


Figure 3: Vicinity map

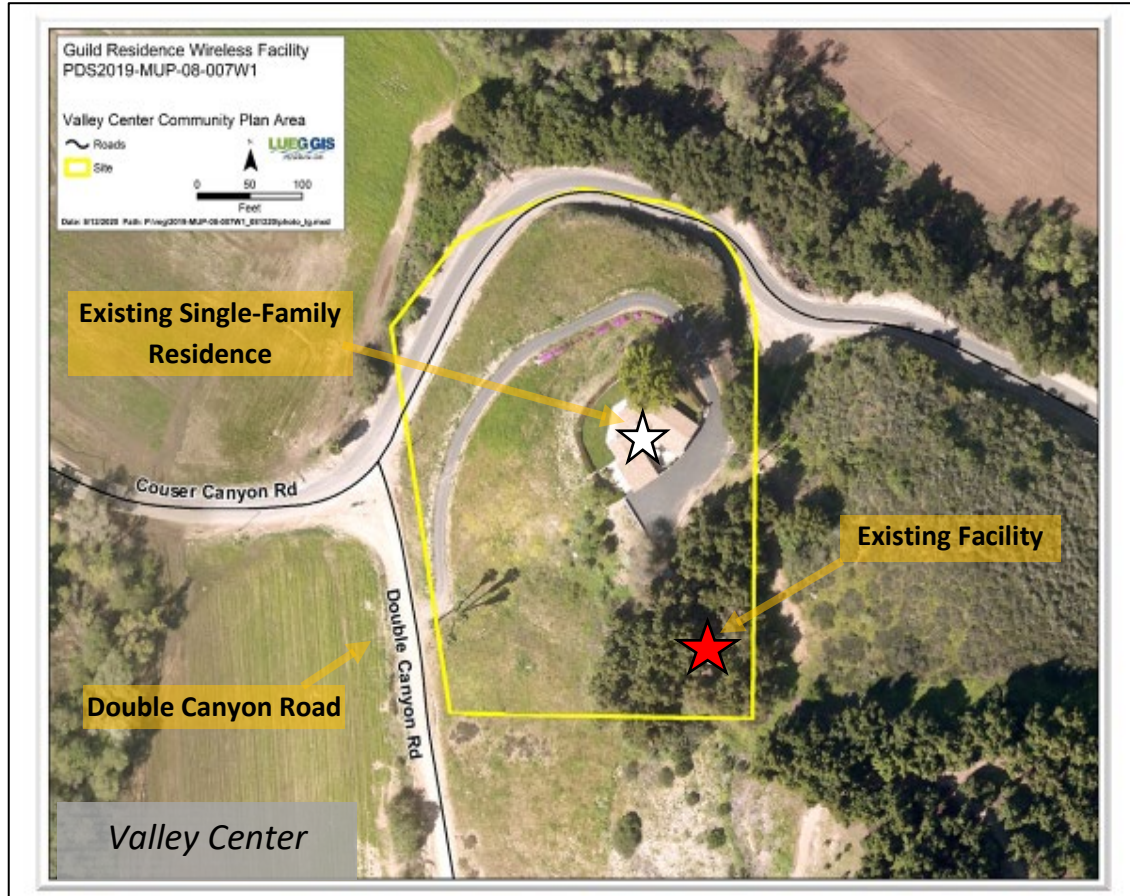


Figure 4: Aerial photograph of project site. Existing facility identified with red star.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Public/Semi-Public Lands	Solid Waste Facility (SWF)	Couser Canyon Road	Solid Waste Facility (SWF)
East	Rural Lands (RL-20)	Limited Agricultural (A70)	Double Canyon Road	Residential
South	Rural Lands (RL-40)	Limited Agricultural (A70)	Double Canyon Road	Residential
West	Rural Lands (RL-40)	Limited Agricultural (A72)	Desert Road	Residential

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 Project consistent with the vision, goals, and policies of the General Plan?
- b. Is the Project consistent with the goals and policies of the Valley Center Community Plan?
- c. Is the Project consistent with the County's Zoning Ordinance?
- d. Is the Project consistent with the County's Wireless Ordinance?
- e. Does the Project comply with CEQA?

2. Analysis

The Project is located in a non-preferred location within a non-preferred zone. As required by Section 6985 of the County Zoning Ordinance, the existing wireless telecommunication facility needs a MUP Modification 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 Modification.

Amortization

The existing wireless telecommunication facility is in a rural zone and is defined as "high visibility" according to Sections 6985 and 6991 of the Zoning Ordinance. MUP Modification findings have been made to support the continued operation of the facility. Since the original MUP expired on March 19, 2020, the Applicant is required to obtain a MUP Modification to bring the existing wireless telecommunication facility into conformance with the amortization schedule requirements of the Wireless Telecommunication Ordinance. 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 existing 50-foot tall faux mono-palm tree is designed to be compatible with the surrounding land uses, vegetation, and topography and appears as a mature tree which blends in with the existing site. The equipment cabinets, along with the backup generator and other associated equipment is screened by a seven-foot CMU enclosure, which has an earth tone color that will blend in with the existing natural environment, and, due to its height will not be visible from off-site vantage points. The facility is comparable in height to existing mature trees, as well as existing vegetation on the subject property and in the surrounding area (see Figure 2).

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. The existing wireless telecommunication facility is not visible from any County of San Diego General Plan designated scenic highways. State Route 76 is located over four

miles north of the project site, and Interstate 15 is approximately two miles west of the project site. The neighboring residences and motorists traveling on Couser Canyon Road, the nearest public road, located over 300 feet to the north, have limited views of the facility due to distance and topography. The existing faux mono-palm tree does not introduce a negative visual impact to the community because it is camouflaged as a palm tree and is an expected visual feature within the community as the project site contains numerous mature trees. The existing faux mono-palm, mature trees, and landscaping will not disturb the visual character for nearby residences. For these reasons, the wireless telecommunication facility blends with the visual setting, is compatible with the existing community character, and does not result in impacts to the existing environment.

Alternative Site Analysis (ASA)

The existing 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 as defined in 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 Modification 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 immediately surrounding the target coverage area are primarily zoned for agricultural and residential uses. The Applicant demonstrated in the ASA that there are no known co-location opportunities as the area is underserved by wireless telecommunication facilities. Due to limited co-location opportunities, coverage objectives, and visual compatibility, all other preferred locations and preferred zones were eliminated from consideration. Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps illustrate coverage in the area, with and without the existing wireless telecommunication facility. The GSA maps demonstrate that the existing location is necessary for the carrier to provide continued 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 to the north, south, west, and east from the site and to accommodate additional carriers. The GSA maps for both carriers can also be found in Attachment F.

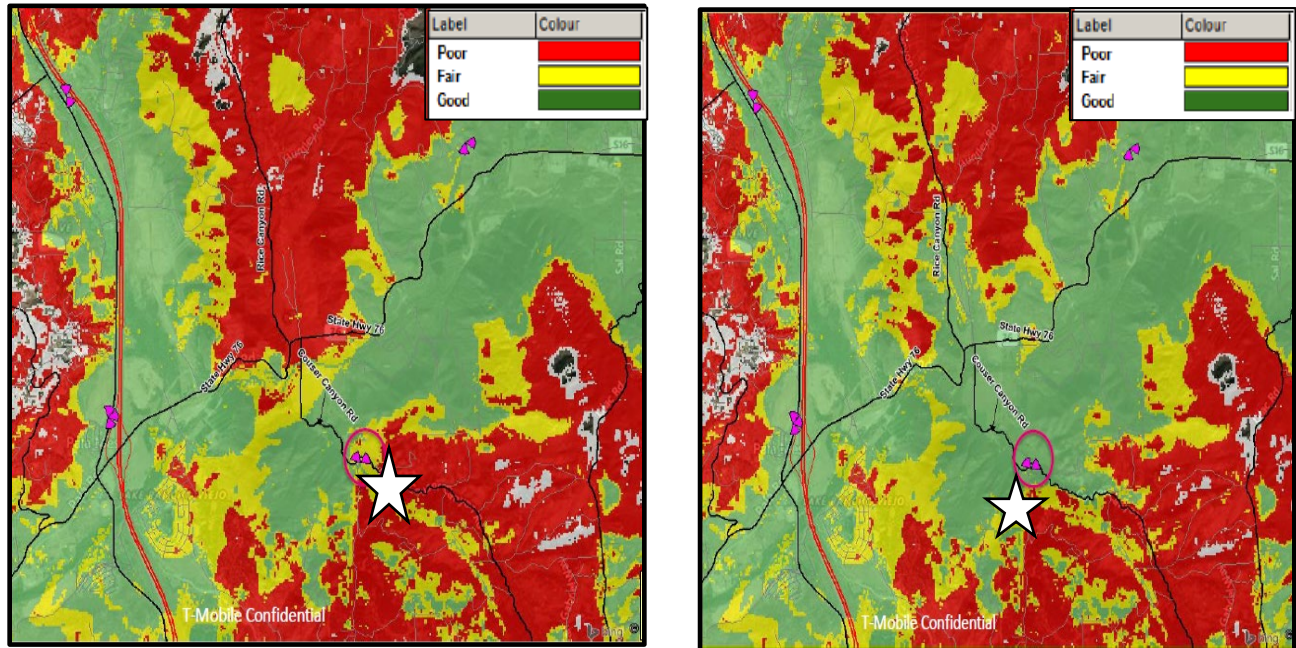


Figure 5: Coverage without Project (left) and coverage with Project (right).

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
<p>GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.</p> <p>GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The existing wireless telecommunication facility provides coverage throughout the area, which is essential in the event of an emergency. The project site also includes an existing backup generator that allows the proposed wireless telecommunication facility to operate in the event of a power outage or other emergency situation.</p>
<p>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.</p>	<p>The proposed MUP Modification will provide co-location opportunities for other carriers.</p>

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 Modification
Animal Regulation:	L	N/A
Density:	-	N/A
Lot Size:	4 AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a MUP Modification
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A
Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The existing mono-palm is 50-feet tall. The Project includes a request to exceed the 35-foot height limit by 15 feet, which is necessary to meet the intended coverage objective.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP Modification
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 existing faux mono-palm tree and associated equipment enclosure are located outside all required setbacks including front, rear, and side yard setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Ordinance Consistency

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

potential health effects is available from the cellular providers upon request as it is also required from the Federal Communication Commission.

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

Table 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 is less than 10 feet in height.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The existing 50-foot tall faux mono-palm tree is located over 400 feet from the nearest property line in accordance with Section 6985 of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The existing mono-palm tree and equipment enclosure are located outside all required setbacks including front, rear, and side yard.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
	Therefore, the Project will comply with the County Noise Ordinance.	
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-palm tree within a rural zone. Since the Project has a valuation of approximately \$200,000, the MUP Modification has been conditioned to have a maximum term of 10 years.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The project is located approximately two miles away from the nearest scenic highway. The surrounding topography and mono-palm is designed to avoid adverse visual impacts and is located within an area of existing vegetation that provides an adequate buffer.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA and it is recommended that the proposed project qualifies for a categorical exemption under CEQA Section 15301. Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. This includes existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services. It has been determined that the Project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

F. COMMUNITY PLANNING GROUP

On December 9, 2019 the Valley Center Community Planning Group (CPG) recommended approval of the MUP Modification without conditions by a vote of 13-0-0 (13-Yes, 0-No, 0-Abstain, 0-Vacant/Absent). The Valley Center CPG Meeting Minutes are found in Attachment E, Public Documentation.

G. PUBLIC INPUT

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

H. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP Modification PDS2019-MUP-08-007W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:

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Report Approved By:

Mark Wardlaw, Director

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AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2019-MUP-08-007W1

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

Guild Residence Wireless Facility
PDS2019-MUP-08-007W1

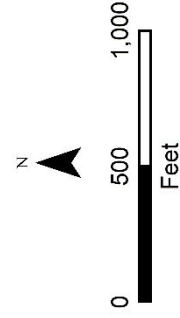
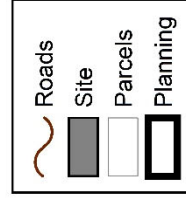
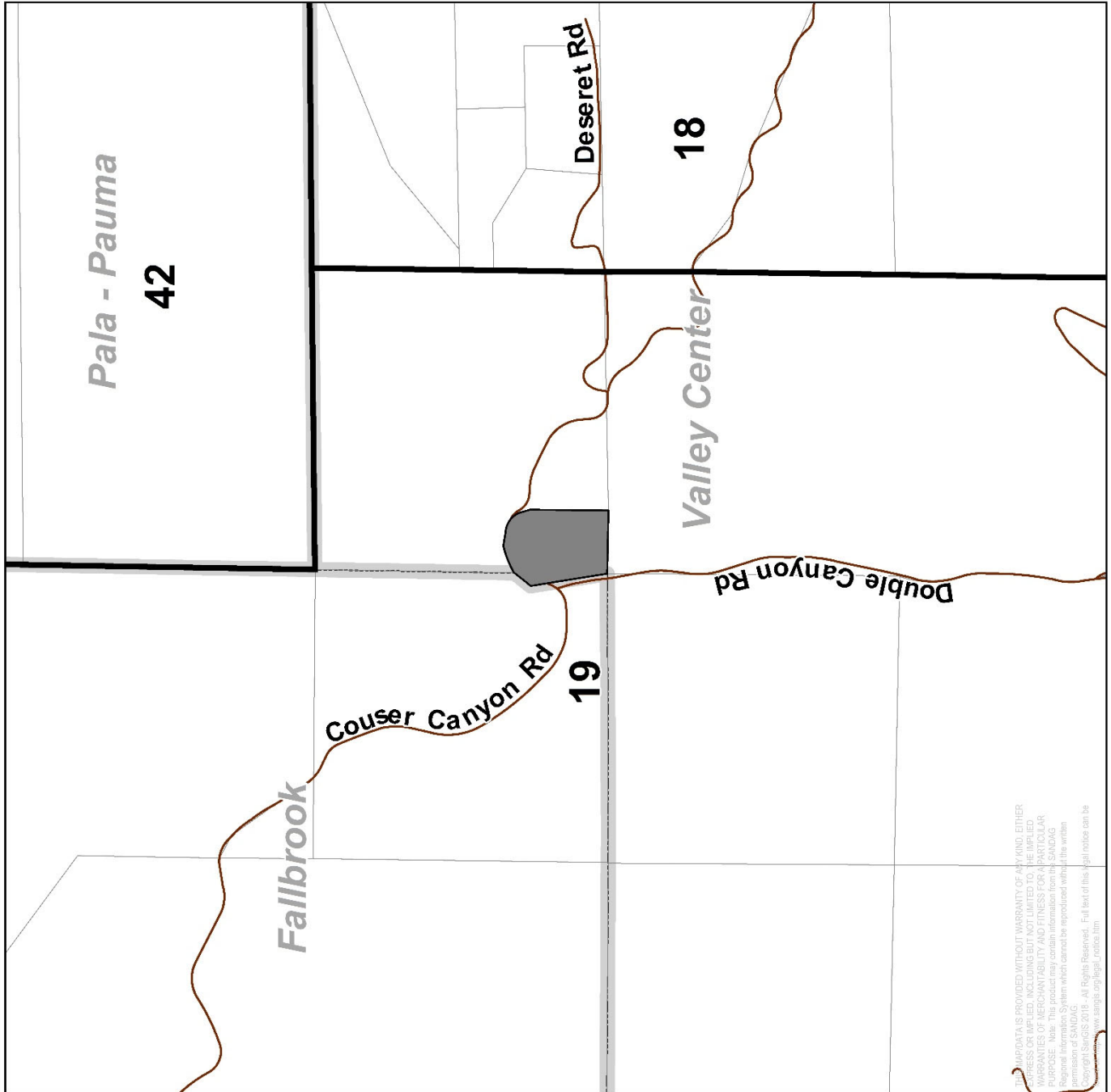
General Plan

Valley Center
Community Plan Area

(18) Rural Lands (RL-20)

(19) Rural Lands (RL-40)

(42) Public/Semi-Public Lands (Solid
Waste Facility)



Date: 8/12/2020
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Guild Residence Wireless Facility
PDS2019-MUP-08-007W1

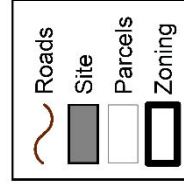
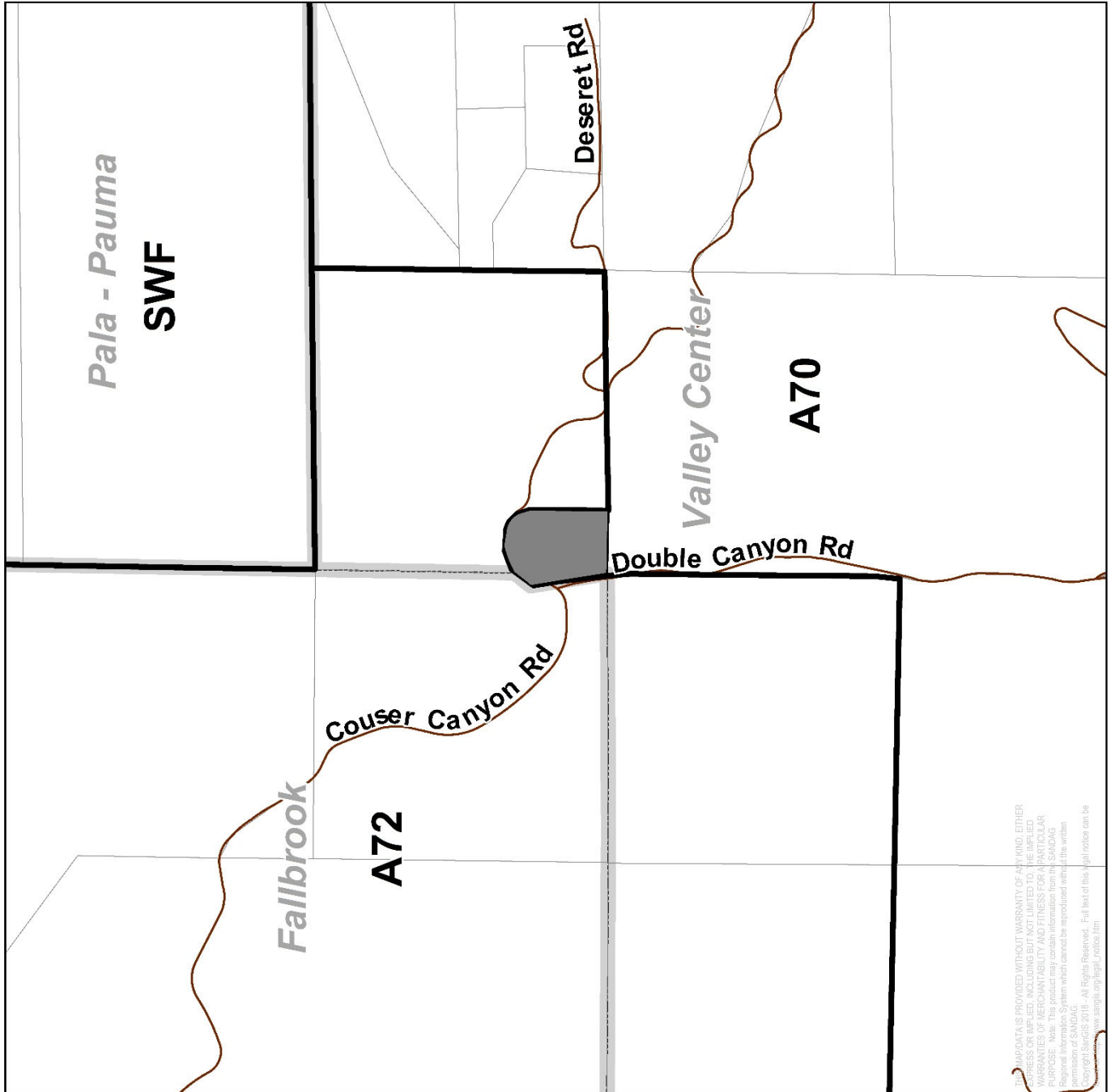
Zoning

Valley Center
Community Plan Area

A70 - Limited Agricultural

A72 - General Agricultural

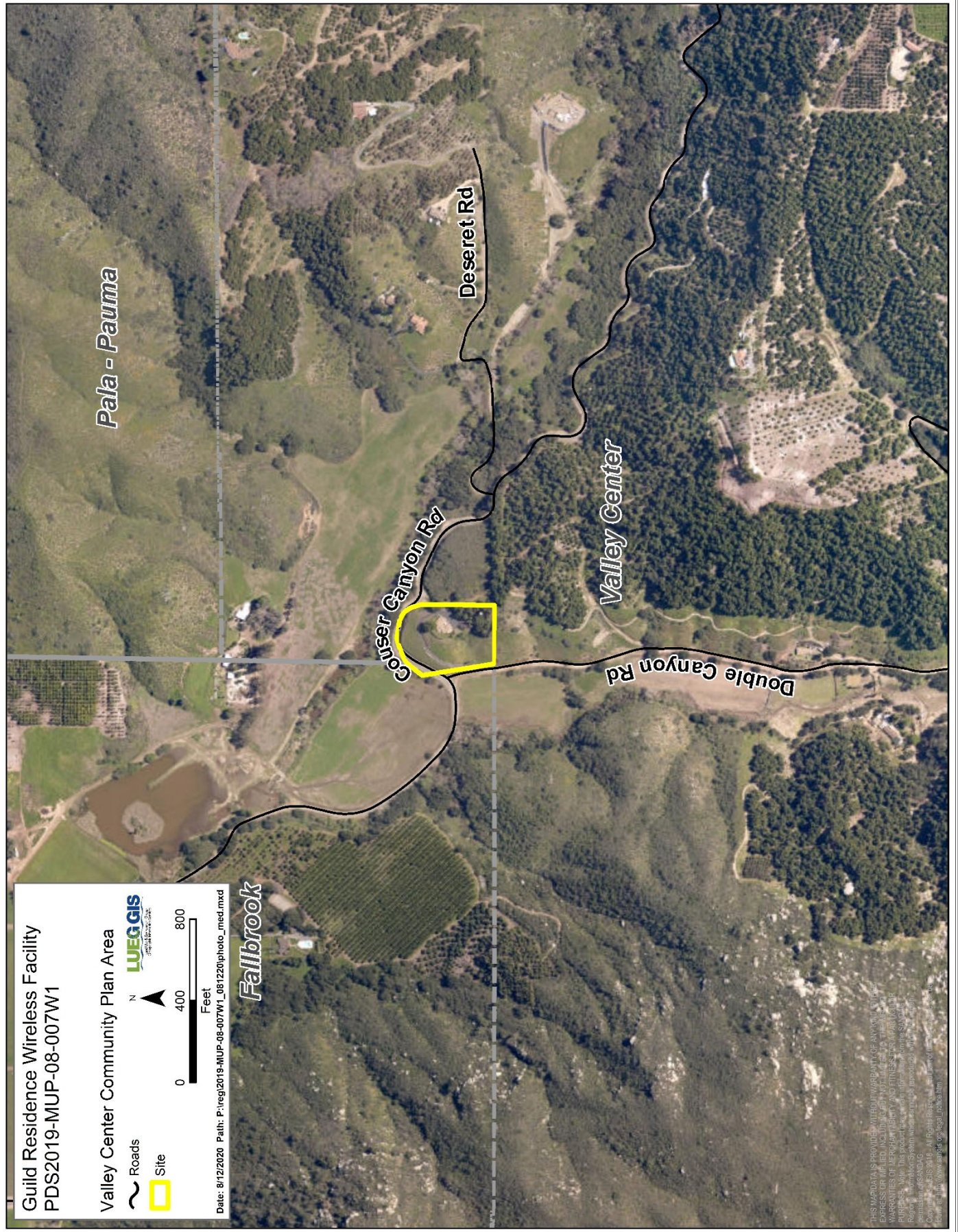
SWF - Solid Waste Facility

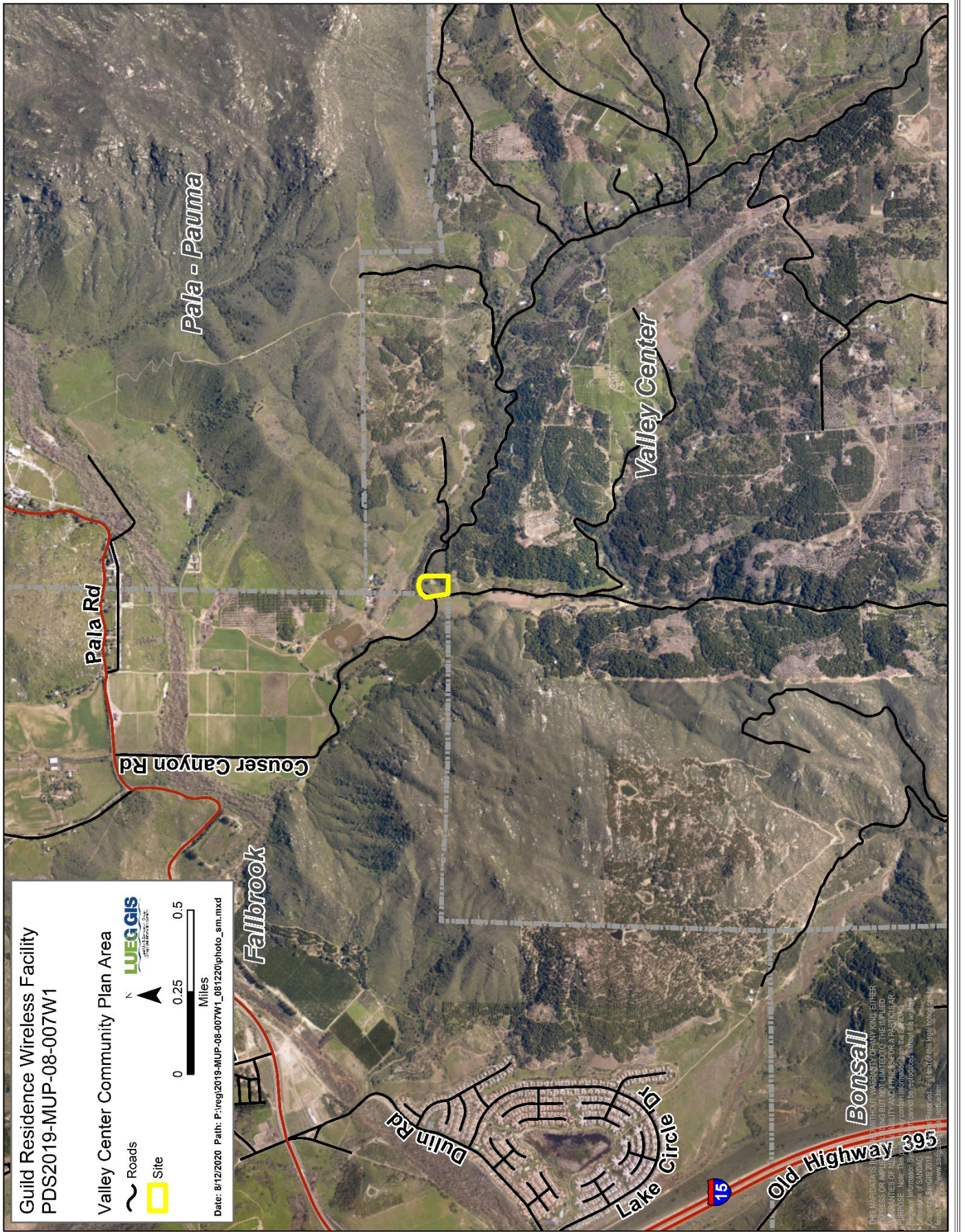


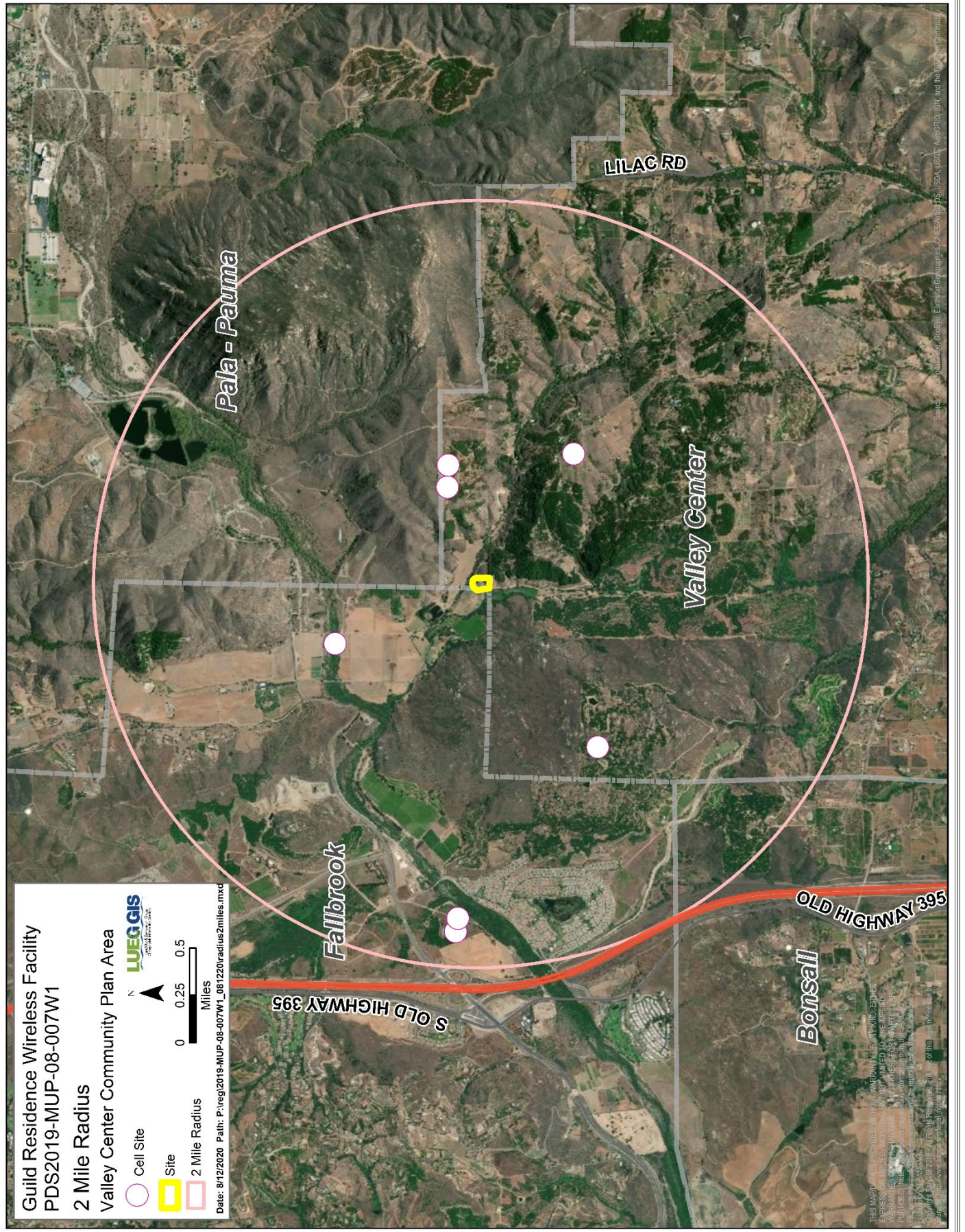
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SITE NUMBER: SD02850U
SITE NAME: GUILD RESIDENCE
SITE TYPE: MONOPALM
TOWER HEIGHT: 50'-0"

SBA SITE: CA40832-T-01
COMMUNITY: VALLEY CENTER
COUNTY: SAN DIEGO
JURISDICTION: COUNTY OF SAN DIEGO

PROJECT SUMMARY:

SITE ADDRESS: 33780 DOUBLE CANYON ROAD
VALLEY CENTER, CALIFORNIA 92082
PROPERTY OWNER: JOYCE GUILD, TRUSTEE OF THE GUILD FAMILY TRUST
VALLEY CENTER, CALIFORNIA 92082
PHONE: (760) 728-0374
TOWER OWNER: SBA
980 ROOSEVELT, SUITE 210
IRVINE, CALIFORNIA 92620

APPLICANT: 1520 VISTA SORRENTO PARKWAY, SUITE 206
SAN DIEGO, CALIFORNIA 92121
ZONING MANAGER: SBA
CONSULTING ENGINEER: SBA
SITE ACQUISITION: SBA

BUILDING SUMMARY: 7020U-REDS V-4
OCCUPANCY CLASSIFICATION: U
TYPE OF CONSTRUCTION: TYPE V-B
AREA OF CONSTRUCTION: NO INCREASE AT THIS TIME.
ASSESSORS PARCEL NUMBER: 128-020-29-00
LONGITUDE: 33.39592007 N
-117.12216000 W

CONSULTING TEAM:

ARCHITECTURAL & ENGINEERING: JEFFREY ROME AND ASSOCIATES
131 INNOVATION DRIVE, SUITE 100
IRVINE, CALIFORNIA 92617
PHONE: (949) 760-3929
FAX: (949) 760-3511
SITE ACQUISITION: SBA
980 ROOSEVELT, SUITE 210
IRVINE, CALIFORNIA 92620
CONTACT: MORGAN FAYAS
PHONE: (949) 398-8050 EXT. 1805
CONSTRUCTION MANAGEMENT: JEFFREY ROME AND ASSOCIATES
131 INNOVATION DRIVE, SUITE 100
IRVINE, CALIFORNIA 92617
PHONE: (949) 760-3929
FAX: (949) 760-3511

SHEET INDEX:

SHEET: T-1
T-2
T-3
A-1
A-2
A-3
A-4
A-5
DESCRIPTION: TITLE SHEET & NOTES
CONDITIONS OF APPROVAL
SITE PLAN
SITE PLAN
ELEVATIONS
ANTENNA PLAN
GROUNDING PLAN & SINGLE LINE DIAGRAM

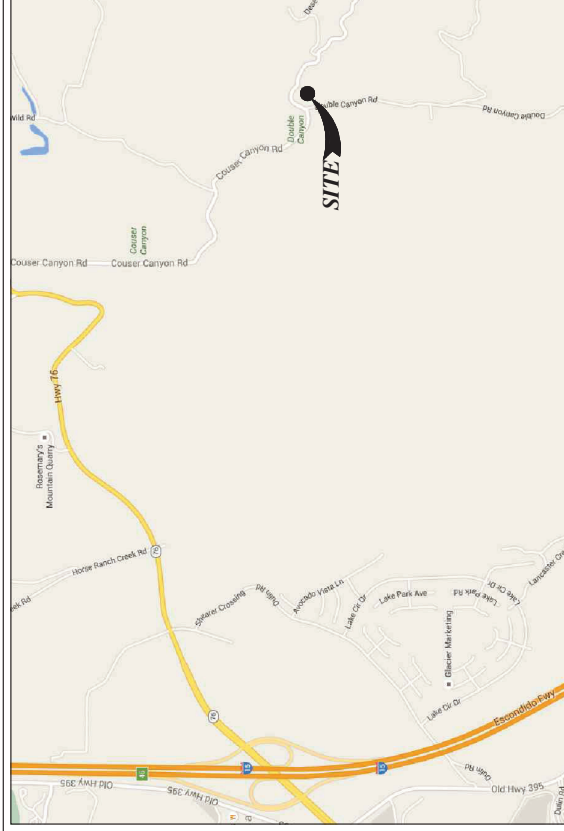
PROJECT DESCRIPTION:

NO CHANGES ARE PROPOSED TO THE EXISTING WIRELESS TELECOMMUNICATIONS FACILITY. THE PROPOSED USE IS TO RENEW CONDITIONAL USE PERMIT # MAP08-017

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND WARRANT THAT THEY HAVE REVIEWED THE SAME AND THAT THEY ARE IN COMPLIANCE WITH ALL APPLICABLE REGULATORY REQUIREMENTS. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

PRINT NAME	SIGNATURE	DATE
PROJ. MANAGER		
CONST. PM		
RF ENGINEER		
SAC REP.		
PLAN CONSULTANT		
PROP. OWNER		
T-MOBILE REP.		



APPLICABLE CODES:

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
2013 CALIFORNIA BUILDING CODE AND LOCAL AMENDMENTS
2013 CALIFORNIA ELECTRICAL CODE AND LOCAL AMENDMENTS
2013 CALIFORNIA FIRE CODE AND LOCAL AMENDMENTS
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA BUSINESS STANDARDS CODE

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

PLAN CHECK COMMENTS:

-
-
-



10509 VISTA SORRENTO PARKWAY, SUITE 206
SAN DIEGO, CALIFORNIA 92121



980 ROOSEVELT, SUITE 210
IRVINE, CALIFORNIA 92620

PLANS PREPARED BY:



Jeffrey Rome Associates
architecture | telecommunications
131 Innovation Drive Suite 100
Irvine, CA 92617
tel 949.760.3929 | fax 949.760.3511

SEALED



NO.	DATE	DESCRIPTION	BY
A	02/10/16	90% CD REVIEW	PM
B	02/24/16	100% CD'S	JD
D	03/03/16	CLIENT COMMENTS	JD
1	04/11/16	PC COMMENTS	JME
2			
3			
4			
5			

SITE ID NUMBER

SD02850U

SMA SITE

CA40832-T-01

SITE NAME

GUILD RESIDENCE

SITE ADDRESS

33780 DOUBLE CANYON ROAD
VALLEY CENTER, CALIFORNIA 92082

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

[illegible]




Cumulative Change


Net Change	I 70
<p>*This project has brought the net change to <u>1%</u>. Any future changes may not exceed <u>9%</u> in order to qualify for a Minor Deviation. Any change beyond a cumulative 10% requires a Modification.</p>	

David Sibbet, Planning Manager, Project Planning, PDS
arollison@sbasite.com







10509 VISTA SOMERITO PARKWAY, SUITE 206
SAN DIEGO, CALIFORNIA 92121



980 ROOSEVELT, SUITE 210
IRVINE, CALIFORNIA 92620



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San Diego, CA 92108
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SEAL

NO.	DATE	DESCRIPTION	BY:
A	02/10/16	50% CD REVIEW	PM
B	02/24/16	100% CD'S	JD
C	03/03/16	CLIENT COMMENTS	JD
1	04/11/16	PC COMMENTS	JME
2			
3			
4			
5			

SITE ID NUMBER
SD02850U

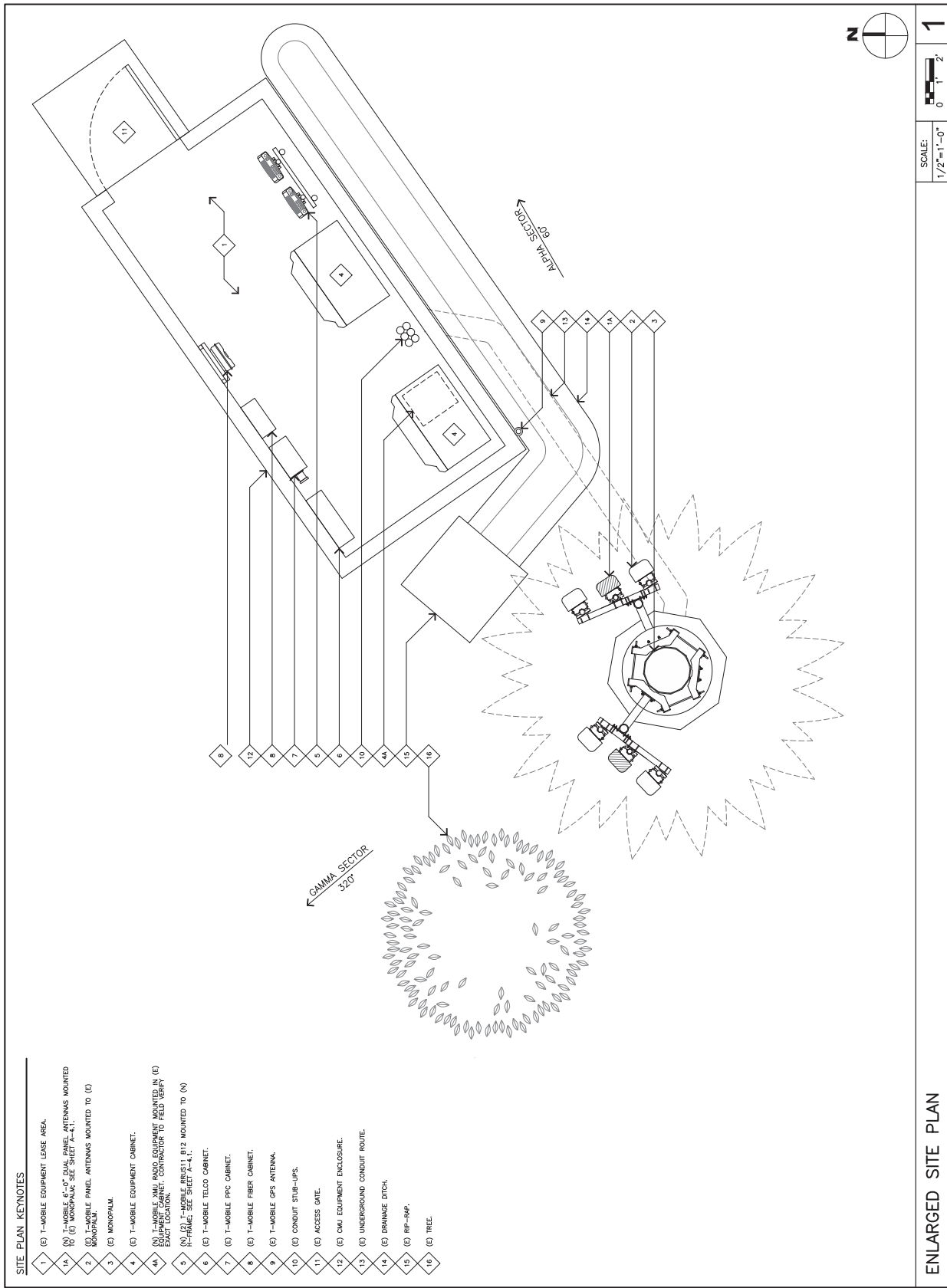
SMA SITE
CA40832-T-01

SITE NAME
GUILD RESIDENCE


SITE ADDRESS
33790 DOUBLE CANYON ROAD
VALLEY CENTER, CALIFORNIA 92082

SHEET TITLE
ENLARGED SITE PLAN


SHEET NUMBER
A-2




[illegible]




10509 VISTA SORRENTO PARKWAY, SUITE 206
SAN DIEGO, CALIFORNIA 92121



980 ROOSEVELT, SUITE 210
IRVINE, CALIFORNIA 92620



Jeffrey Rana ASSOCIATES
architecture | telecommunications
131 Innovation Drive Suite 100
San Diego, CA 92108
tel 619.760.3925 | fax 619.760.3931



SEAL

NO.	DATE	DESCRIPTION	BY:
A	02/10/16	90% CD REVIEW	PM
B	02/24/16	100% CD'S	JD
D	03/03/16	CLIENT COMMENTS	JD
1	04/11/16	PC COMMENTS	JME
2			
3			
4			
5			

SITE ID NUMBER: SD02850U

SMA SITE: CA40832-T-01

SITE NAME: GUILD RESIDENCE

SITE ADDRESS: 33780 DOUBLE CANYON ROAD
VALLEY CENTER, CALIFORNIA 92082

SHEET TITLE: ANTENNA PLAN

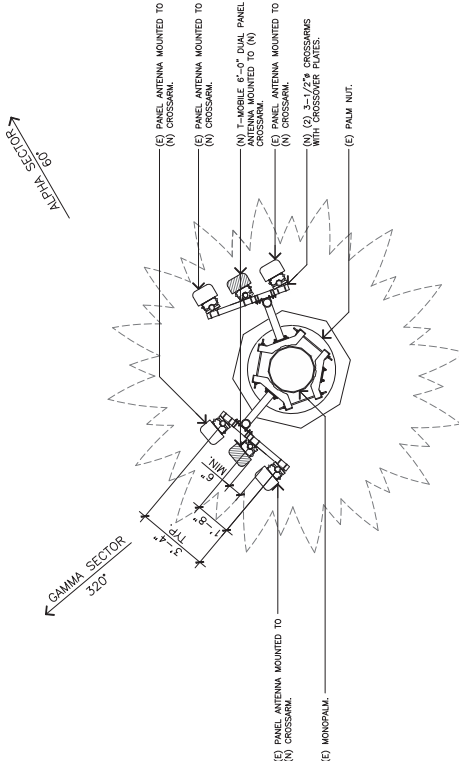
SHEET NUMBER: A-4

SECTOR	ANTENNA MODEL	ANTENNA LENGTH	RAD. CENTER	AZMUTH	TMA MODEL	RRU MODEL	JUMPER CABLE LENGTH (+/-)	COAX CABLE TYPE	COAX CABLE LENGTH (+/-)	HCS FIBER
SECTOR A	(E) ERICSSON AIR21 B2A/B4P	56"	44"	60°	-	-	(2) 16'	(2) 7/8"	70'	98'
	(N) COMSCORE LINK-651405-A1M	72.9"	43.33"	60°	-	-	(2) 16'	(2) 7/8"	70'	-
	(E) ERICSSON AIR21 B4A/B5P	56"	44"	60°	-	-	(2) 16'	-	-	-
SECTOR B	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
SECTOR C	(E) ERICSSON AIR21 B2A/B4P	56"	44"	330°	-	-	(2) 16'	(2) 7/8"	70'	98'
	(N) COMSCORE LINK-651405-A1M	72.9"	43.33"	330°	-	-	(2) 16'	(2) 7/8"	70'	-
	(E) ERICSSON AIR21 B4A/B5P	56"	44"	330°	-	-	(2) 16'	-	-	-

IMPORTANT NOTES: INSTALLER TO VERIFY LATEST PLUMBING/WIRING DIAGRAM. PRIOR TO INSTALLATION.
INSTALLER TO VERIFY CURRENT RFDS SHEET PRIOR TO INSTALLATION.

EXISTING ANTENNA SCHEDULE

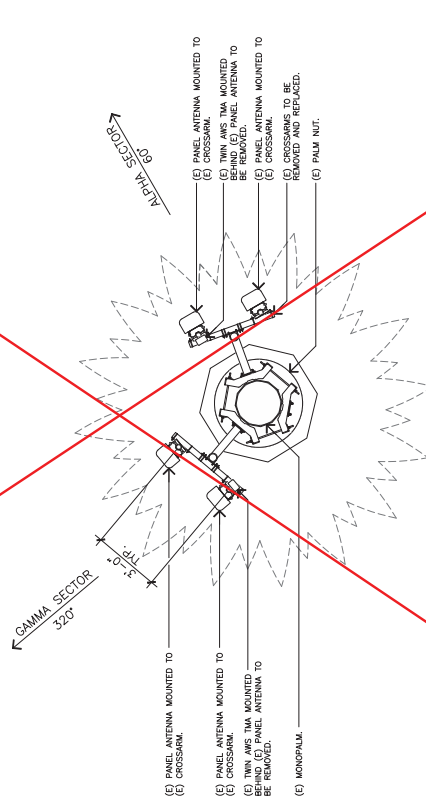
SCALE: NONE



NOTE:
1. WIRELESS TELECOMMUNICATION FACILITY APPROVED FOR: 6 TOTAL ANTENNAS PER CUP#; MUP#8-007

EXISTING ANTENNA PLAN

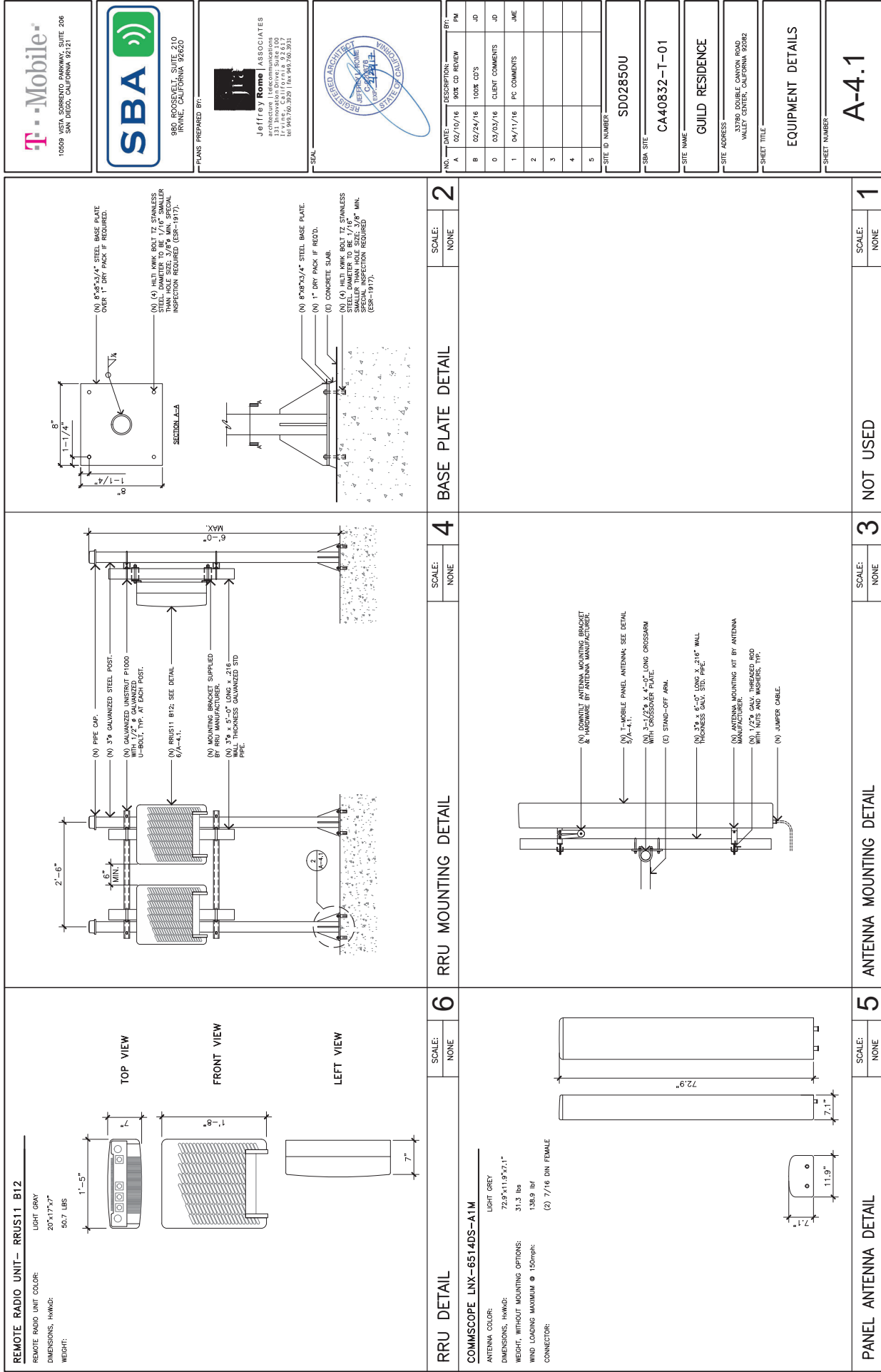
SCALE: 3/8"=1'-0"
0' 1' 2' 3'




NOTE:
1. WIRELESS TELECOMMUNICATION FACILITY APPROVED FOR: 6 TOTAL ANTENNAS PER CUP#; MUP#8-007


EXISTING ANTENNA PLAN

SCALE: 3/8"=1'-0"
0' 1' 2' 3'






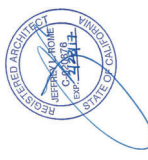
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SEAL

NO.	DATE	DESCRIPTION	BY:
A	02/10/16	90% CD REVIEW	PM
B	02/24/16	100% CD'S	JD
D	03/03/16	CLIENT COMMENTS	JD
E	04/11/16	PC COMMENTS	JME
2			
3			
4			
5			

SITE ID NUMBER

SD02850U

SMA SITE

CA40832-T-01

SITE NAME

GUILD RESIDENCE

SITE ADDRESS

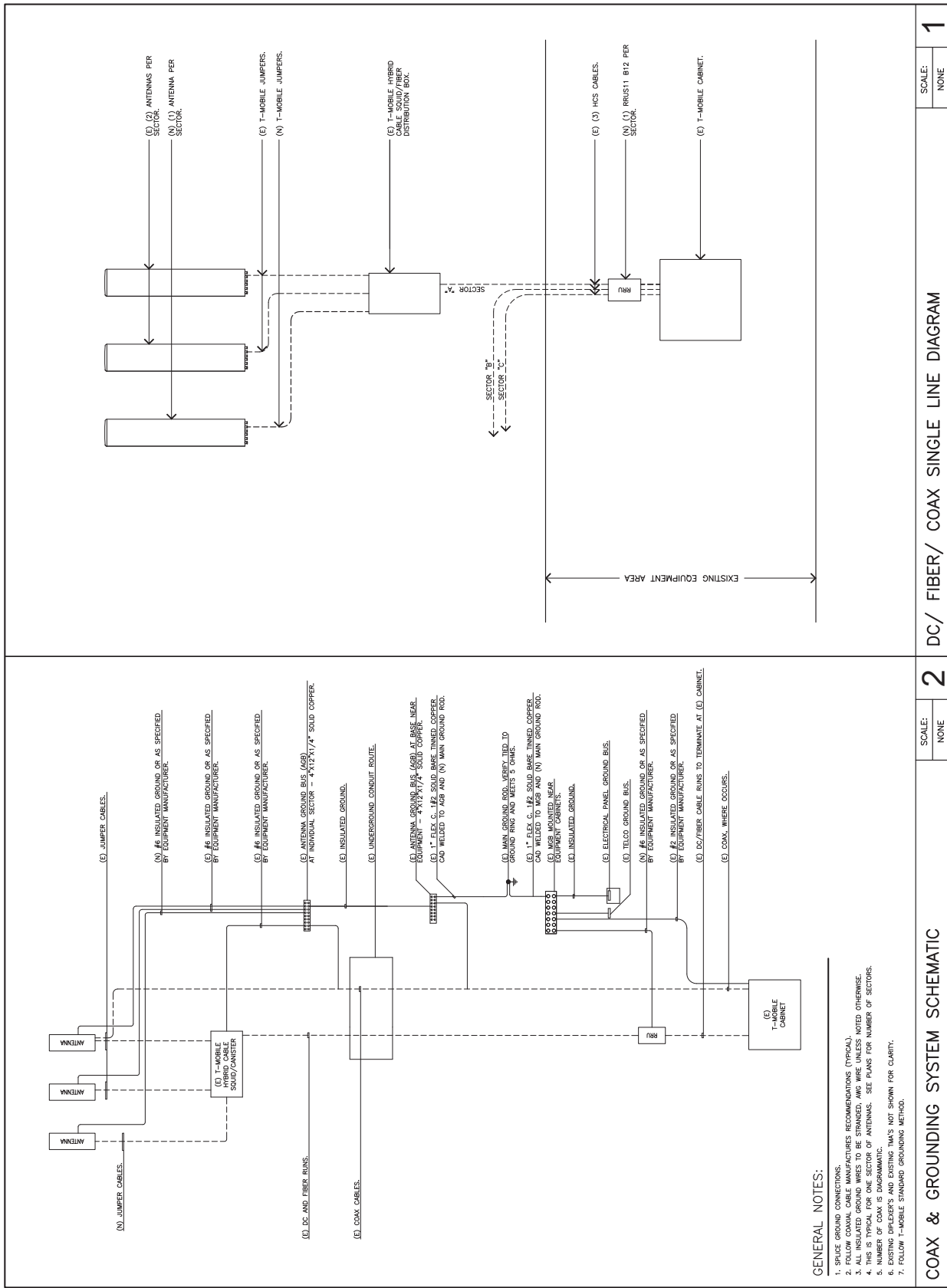
33780 DOUBLE CANYON ROAD
VALLEY CENTER, CALIFORNIA 92082

SHEET TITLE

GROUNDING PLAN &
SINGLE LINE DIAGRAM

SHEET NUMBER

A-5



**Attachment B – Form of Decision
Approving PDS2019-MUP-08-007W1**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

MARK WARDLAW
Director

KATHLEEN FLANNERY
Assistant Director

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

COMMISSIONERS

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

November 13, 2020

PERMITTEE: NICOLE COMACH
MAJOR USE PERMIT: PDS2019-MUP-08-007W1
E.R. NUMBER: PDS2019-ER-08-02-002A
PROPERTY: 33780 DOUBLE CANYON ROAD WITHIN THE VALLEY CENTER COMMUNITY
PLAN AREA WITHIN UNINCORPORATED SAN DIEGO COUNTY
APN: 128-020-29-00

DECISION OF THE PLANNING COMMISSION

This Major Use Permit Modification for MUP-19-08-007W1 consists of 9 sheets including plot plan, equipment layout, and elevations dated April 14, 2020. This permit authorizes the operation, and maintenance of an existing wireless telecommunication facility, including a 50-foot faux mono-palm tree with six mounted panel antennas, one GPS antenna, three equipment cabinets, one power cabinet and a 30kw emergency backup generator located within a 7-foot high Concrete Masonry Unit (CMU) enclosure.

Grant an exception to Section 4622(b) of the Zoning Ordinance to allow an increase in the maximum height from 35 to 50 feet.

Wireless telecommunication facilities subject to this Major Use Permit Modification are considered "high visibility" facilities, therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit Modification shall have a maximum term of 10 years (ending November 13, 2035, 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 **November 13, 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 NOE**
INTENT: In order to comply with CEQA and State law, the permit NOE shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOE 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 NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOE 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 NOE was filed and that a

copy of the document is on file at PDS.

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

4. GEN#4–INSPECTION FEE

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

6. PLN#1–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.

7. PLN#2–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.

8. 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).*

9. PLN#3–SITE CONFORMANCE: [PDS, PCO] [OG] [DPR, TC, PP].

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

10. PLN#4–SITE CONFORMANCE (WIRELESS): [PDS, PCO] [OG].

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

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved site photos dated 11/14/2019. 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.

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

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 ([County of San Diego Noise Ordinance](#)), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in

disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

12. **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.

13. **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 of 350 in both directions along Couser Canyon Road from the private easement road, Double Canyon Road, for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

MAJOR USE PERMIT FINDINGS FOR PDS2019-MUP-19-08-007W1

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

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

The project is a Major Use Permit Modification to allow the operation, and maintenance of an unmanned wireless telecommunication facility. The proposed telecommunication facility is for an existing 50-foot faux mono-palm, there are no changes to the configuration. The project site contains a faux mono-palm with six mounted panel antennas, one GPS antenna, three equipment cabinets, one power cabinet and a 30kw emergency backup generator located within a 7-foot high Concrete Masonry Unit (CMU) enclosure. The project site is approximately 3.5 acres in size and is developed with a single-family residence and an avocado grove located north of the project site. The view from the surrounding area will be minimized because the project is designed to be masked (panel antennas mounted to a faux palm tree with each panel covered by a “sock” and a faux palm tree surrounded by other trees) and will blend not the surrounding vegetation and topography. The design and coloration of the facility would allow the project to blend into the natural environment, reducing the visual contrast of the project. The existing equipment enclosure is surrounded by and 7-foot tall CMU block wall that will screen the equipment from view. The camouflaged nature of the facility will ensure the faux mono-palm fits in the with rural and agricultural community character of the area. Due to topography, height of the enclosure and existing vegetation, the enclosure is not visible to nearby residents or motorists will be comparable in height to the existing trees on site and will blend in with the existing vegetation. The faux mono-palm 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 as rural residential. The surrounding area consists of agricultural and rural residential uses. The proposed 50-foot tall faux mono-palm tree will be located approximately 600 feet from the nearest neighboring residence.

The photo key illustrate that the proposed 50-foot tall faux mono-pine tree would not be visible to the surrounding community, and associated telecommunication equipment will be located within an existing seven-foot tall concrete masonry unit (CMU) equipment enclosure. The impact to the view from the surrounding areas would be minimized because the project is designed to be camouflaged and would be situated in the midst of an avocado grove. The project is compatible with adjacent uses in terms of scale and bulk because of the camouflaged design. The facility will be compatible in height to existing vertical elements on the subject property and to those within the Project vicinity such as other mature avocado tree and vegetation. The camouflaged nature of the facility will ensure the faux mono-palm fits in the with rural and agricultural community character of the area. While the proposed faux mono-palm tree is 15 feet higher than the allowed height it is camouflaged as

a palm 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 50-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 78, which is their primary coverage objective.

Coverage:

The subject parcel is 3.5 acre in size. Surrounding land uses consist of residential, agricultural, and solid waste land uses with parcels ranging from approximately four acres to over three hundred acres in size. The project is located on a parcel that is developed with an existing single-family residence and an avocado grove. The lease area for this unmanned wireless telecommunications facility will total 320 square-feet, less than one percent lot coverage. Due to the small scale of the facility, the project will not contribute significantly to the existing site coverage, nor will it substantially increase the scale and bulk of the existing structures. As such, the addition of the telecommunications facility will 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 Modification 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 Ramona Fire Protection District. The project is in compliance with all fire protection requirements including County Policy FP-2. The project does not require sewer service. The site is developed with an existing 50-foot telecommunication facility consequently electric power is available to the facility including adequate water services. The proposed project

involves no change or modification to the configuration of the existing wireless telecommunication facility with existing access to adequate utilities. All required utilities are therefore available for the project.

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

The project is Major Use Permit modification for the authorization of an existing 50-foot faux mono-palm tree with six mounted panel antennas, one GPS antenna, three equipment cabinets, one power cabinet and a 30kw emergency backup generator located within a 7-foot high Concrete Masonry Unit (CMU) enclosure, within 320 square feet lease area (less than 1% lot coverage).

The photos 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-palm would appear as an expected visual feature within the project vicinity as the visual landscape within the project vicinity contains mature trees, and other palm trees of comparable height. The photos demonstrate that the project is visually unobtrusive to the surrounding view shed. will be in harmony with the existing neighborhood character. The faux mono-palm has been sited away from residences nearby the project site. 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 (7-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 previous 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 to two maintenance trips per month and will utilize Double Canyon Road. Existing parking is available on the property. The proposed MUP Modification 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, traffic generated by the project 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 Modification for the operation of an unmanned wireless telecommunication facility. The subject property is developed with access and utility services adequate to serve the proposed use. The installation of the telecommunication facility would not require alteration to the landform. The project, as designed, would blend into the existing landscape, and 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 Open Space Land Use Designation, and it is within the Valley Center 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 Valley Center Community Plan and obtained a recommendation of approval by the Ramona Community Planning Group by a vote of 13-0-0-0 (13-Yes, 0-No, 0-Abstain, 0-Vacant/Absent) at the December 9, 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:*

Pursuant to CEQA Guidelines Section 15303, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the installation of

small, new equipment and facilities and structures. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause a substantial change in the significance of historical resources and would not result in negative visual impacts to a scenic highway.

WIRELESS TELECOMMUNICATION FINDINGS

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

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

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

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

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going

conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

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

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

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

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

<http://www.sdcountry.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: Nicole Comach, Virtual Site Walk, LLC, 1533 SE 33rd Ave. Portland, OR 97214

email cc:

Nicole Comach, Authorized Agent, Nicole@virtualsitewalk.com
Denise Russell, Planning Manager, Project Planning, Planning & Development Services
Ed Sinsay, Land Development, Team Leader, Planning & Development Services
Alishia Ballard, Land Development, Planning & Development Services
Tabina Tonekaboni, Project Planning, Planning & Development Services

Attachment C – Environmental Documentation

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF Guild Residence Wireless Telecommunication Facility Major Use Permit PDS2019-MUP-19-007W1; PDS2019-ER-19-02-002A

November 13, 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
☒

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Staff has determined the proposed project is exempt from the California Environmental Quality Act pursuant to CEQA Section 15303. Projects found to be exempt from CEQA are also exempt from the County's Biological Mitigation Ordinance (Section 86.503(a)(1)). Therefore, the project is not subject to the requirements of the Biological Mitigation Ordinance. However, no project within the MSCP County Subarea Plan, regardless of exemption status, may conflict or otherwise hinder the MSCP preserve system. Staff completed a finding of conformance with the MSCP Subarea Plan dated September 1, 2009. This finding explains how the project will not conflict with the goals of the MSCP.

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 (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
---	--	--------------------------------	---

The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
--	--	--------------------------------	---

The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
--	--	--------------------------------	---

The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
---	--	--------------------------------	---

The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
--	--	--------------------------------	---

Wetland and Wetland Buffers:

Even though wetlands and/or wetland buffer areas have been identified on the project, the project has been found to be consistent with Section 86.604(a) and Section 86.604(b) of the Resource Protection Ordinance, due to the following reasons: a) the project will not place any non-permitted uses within wetlands; b) the project will not allow grading, filling, construction, or placement of structures within identified wetlands; and c) the project will not allow any non-permitted uses within wetland buffer areas. 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 Major Use Permit (3300-08-007) 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

**GUILD WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2019-MUP-19-08-007W1
ENVIRONMENTAL LOG: PDS2019-ER-08-02-002A**

ENVIRONMENTAL FINDINGS

November 13, 2020

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 for the reasons stated in the Notice of Exemption.
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

Valley Center Community Planning Group

Draft Minutes for a regular meeting held on **December 9, 2019** at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.

Oliver Smith, **Chair**; Jeana Boulos, **Vice-Chair**; James Garritson, **Secretary**

A=Absent; **Ab**=Abstention; **DRB**=Valley Center Design Review Board; **N**=Nay; **P**=Present; **R**=Recused; **VCCPG**=Valley Center Community Planning Group; **VCPRD**=Valley Center Parks & Recreation District; **Y**=Yea

A. Roll Call

- Meeting was called to order at **7:02 p.m.** and a Quorum was established with **13 members present**. Chair Smith called Roll because the secretary arrived at 7:05 p.m.
- Lisa Adams - **P**
- Jeana Boulos - **P**
- ~~William Del Pilar~~ - **A**
- Susan Fajardo - **P**
- James Garritson - **P**
- Dina Gharmalkar - **P**
- Delores ChavezHarmes-**P**
- Steve Hutchison - **P**
- Susan Janisch - **P**
- LaVonne Norwood - **P**
- James Radden - **P**
- Kevin Smith - **P**
- Oliver Smith - **P**
- Renee Wolf - **P**
- ~~Vacant~~

B. Pledge of Allegiance - Hutchison

C. Approval of Minutes from Regular Meeting of November 11, 2019

- **Motion: To delay the approval of the November 11, 2019 Minutes until the January 13, 2020 meeting.**
- **Maker/Second:** K. Smith/Garritson
- **Motion Carries 12-0-1 (Y-N-A).** Ms. Fajardo arrived after the vote was taken.

D. Public Communication/Open Forum Members of the public may address the Planning Group on any topic not on the agenda.

- Chair Smith shared that Jon Vick sent another email to the Planning Group today.
- Ms. ChavezHarmes requested that the Chair end all further discussion about this matter. The Planning Group has spent hours addressing this issue and need to focus on our community.
- Mr. Garritson suggested that the minutes from the October meeting were problematic in how they were presented. We should have only outlined the discussion of the meeting.
- Ms. Fajardo states that this topic has become a personal matter between Mr. Vick and Mr. Del Pilar to resolve between the two of them and not have this continue to be a part of the planning group discussion.
- Ms. Adams states enough time has been spent on this matter, this is not community business and a waste of the group's time.
- Ms. Norwood would like to end discussion because there are pressing community issues.
- Mr. Gharmalkar would like to end this matter because it now has become a conflict between different personalities.
- The Chair will indicate that the email sent from Jon Vick was received.

E. Action Items (VCCPG advisory vote may be taken on the following items.)

1. Presentation and Discussion with County Code Compliance, including updates on the former Tuscany Hills retreat on Circle R Way, grading concerns, and unpermitted wedding/event venues. (O. Smith)

- Brent Panas is the Chief of the County Planning Development Services and introduced a PowerPoint that explained Code Compliance. Three County code compliance officials were introduced. Code Enforcement Officers work as a team to encourage voluntary compliance. Code compliance works to investigate, educate, document, schedule, facilitate, and ask property owners for voluntary compliance.
- Brandy Contreras, a Code Compliance Officer, was the main speaker. Special Events such as commercial wedding events were discussed. Weddings are classified as Participant Sports and Recreation Permits. Mr. Garritson asked for further clarification about private versus commercial wedding events. Families are able to hold weddings on their properties without a permit if they are infrequent and are not-for-profit.
- One County official explained how to file a complaint with the County.
- Ms. Adams asked how a property owner is able to verify if a code compliance officer is really a County official. Ms. ChavezHarmes asked how many events a property owner can have a year. The officer will discuss this information with a property owner on a case by case basis.
- An audience member asked how long a person has to bring a property into compliance. It is always a case by case basis.
- Mr. Hutchison asked about what happens when a compliance official investigates a property and then sees other code violations. Officers generally focus on the complaint, but if another violation is located next to the area, it will also be cited.
- AirBnB are not currently regulated by the County. Code compliance will regulate amenities when events are included as part of a vacation rental property.
- Brandy Contreras toured the property of the former Tuscany Hills retreat on Circle R Way. Brent Panas and another Planner also visited this property. Medical packages were on the property, but they were unused. The County Code Officer stated that medical use is not allowed on the Tuscany Hills property. An administrative warning was issued to the property owner. He was already cited once.
- Diane O'Toole (audience) did not have a problem with the owner using the resort as an inn. She has concerns about trash and would like the owner to conform to the original property zoning. She wants the County to seriously take her concerns. Brent Panas shared that the property owner is classifying his treatment as a CTE (Chronic Traumatic Encephalopathy) facility and this fits under the spa treatment aspect of Tuscany Hills retreat.
- Marlene Pompetti (audience) has concerns that the facility is being used as a sober living facility.
- County Code Enforcement can escalate violation concerns to a court hearing after it has worked with the property owner many times to bring it into compliance. It is necessary that multiple citations occur before the County will bring a case before a judge.

2. Presentation and discussion only- Safeguard our San Diego Countryside Initiative. The SOS initiative if passed will require a vote of all of the citizens in San Diego when a General Plan Amendment is approved by the Board of Supervisors in Semi Rural and Rural Lands areas in the unincorporated area. Details (and the text of the initiative) can be found at <https://saveoursdcountryside.org>, as more background still on this Facebook page: <https://www.facebook.com/saveoursdcountryside>. (O. Smith) [APPENDIX]

- Mr. Mark Jackson made a presentation in support of this SOS initiative. This initiative might help developers quickly build more homes in certain regions if it is approved.
- Ms. Boulos asked how this initiative will help future home buyers. There was discussion between some Planning Group members and Mr. Jackson.
- Ms. ChavezHarmes shared her concerns that this ballot measure allows people in different parts of the County to make decisions about Valley Center issues.
- Mr. Jackson believes it is fair for voters in La Jolla, for example, to vote on Valley Center issues, as they pay taxes to the county.
- Mr. Hutchison shared that he agrees with the comments made by Mr. Jackson.
- Carmen CiFuentes (audience) asked about who is funding this measure.
- Betsy Oragana (audience) shared that years ago the Supervisor was attempting to build Lilac Hills Ranch. Voters in the County voted down this project.
- Dorothy Kennedy (audience) has concerns that South County might vote for a garbage dump that goes into rural parts of North County. She would like the initiative to only apply to the community where a voter lives.
- Ms. Norwood shared her thoughts about how the measure to approve Lilac Hills Ranch was voted down.
- Ms. ChavezHarmes does not favor the tenets of either position, for or against.
- Regina McKee (audience) shared that she has reservations about this measure. She asked about upzoning and whether this can change.
- Julia Feliciano (audience) discussed how she helped inform people about the Lilac Hills Ranch ballot measure.

3. Discussion and vote to approve VCCPG Chair initiated appeal of Rite-Aid Valley Center ABC License Type 21 approval by the County of San Diego. Project PDS2019-ABC-19-002, address is 28535 Cole Grade Rd, Valley Center, CA 92082. (O. Smith) [APPENDIX]

- Chair Smith shared background about the appeal application he has filled out.
- Ms. ChavezHarmes asked David Cook, a County official, about the reasons that the ABC Type 21 license was approved after the Planning Group made the recommendation to approve only a Type 20 license. The County looks at three criteria and the ABC License Type 21 met all of them.
- There was discussion among members about how the director makes the decision to approve a Type 21 license. Multiple members asked questions about the County approval process. Mr. Hutchison asked for clarification of the difference between convenience and necessity. Mr. Radden asked a hypothetical question if the Planning Group had delivered a "No Vote," would the director have still approved a Type 21 license. The county official believes that such a vote would have had the same result.
- **Motion: To approve the Appeal Application by the Chair.**
- **Maker/Second:** O. Smith/Hutchison
- **Motion Carries 12-1-0 (Y-N-Ab)**
- Lisa Adams - Y
- Jeana Boulos - Y
- Susan Fajardo - Y
- James Garritson - N
- Dina Gharmalkar - Y
- Delores ChavezHarmes-Y
- Steve Hutchison - Y
- Susan Janisch - Y
- LaVonne Norwood - Y
- James Radden - Y
- Kevin Smith - Y
- Oliver Smith - Y
- Renee Wolf - Y

4. Update on Cole Grade Road Improvement Project. (Gharmalkar) [APPENDIX]

- The Chair shared that SDG&E will begin undergrounding or placing either steel poles or fire

hardened poles along the entire stretch of Cole Grade Road between SR 76 and Valley Center Road.

5. Update on Valley Center Rd Corridor Study. (Gharmalkar)

- Mr. Gharmalkar spoke with Kevin Johnston in advanced planning about this study. This project was delayed because of the Community Plan Update. This project will begin in early February 2021. A possible roundabout was discussed at the Valley Center Road and Miller Road intersection. Mr. Hutchison shared that Caltrans will now consider roundabouts as an option at any proposed intersection. The County will settle most of the mitigation issues before the end of 2020.

6. Discussion and possible vote on Discretionary permit application regarding brushing and clearing project PDS2019-AD-19-027. Proposed Ag clearing permit being applied to correct current code violation. (Chavez Harmes)

- Ms. ChavezHarmes shared background about the unpermitted clearing. Jose Robles of San Jose, paid the fines of \$3,613 that were incurred by the previous property owner for non-permitted ag clearing.
- There was discussion among members about how the property was sold without the buyer knowing about the fines.
- **Motion: To approve Discretionary Permit Application: PDS2019-AD-19027/PDS2019-ER-19-09-007 without conditions.**

Project Name: 26336 No. Lake Wohlford Rd. Valley Center, CA 92082

Property owner, Jesus Robles of San Jose, CA, purchased property in 2017.

Unpermitted clearing had taken place by previous owner prior to Mr. Robles purchase of property in 2017. Notice of code violation for unpermitted clearing had been sent to previous owner on multiple occasions. Previous owner chose to ignore all notices. Eventually, the notices stopped coming.

Upon purchase of property, County reinstated notice of unpermitted clearing to new owner. Mr. Robles chose to pay the past owners fines and apply for the discretionary permit to make the problem go away.

Respectfully Submitted,
Delores Chavez Harmes
Director

- **Maker/Second:** ChavezHarmes/Boulos
- **Motion Carries 13-0-0 (Y-N-Ab)**

7. Update on Valley Center Community Plan update process- Infrastructure Study. (Hutchinson)

- Mr. Hutchinson shared a brief update about the process.

8. Update on County PDS Planning Commission Workshop moved from November 19 to December 13. (O. Smith)

- The Chair shared a brief update about this workshop.

9. Discussion and possible vote on Cell Tower Modification Project- Major Use Permit PDS2019-MUP-08-007W1. Applicant is making no changes or modifications to this existing Wireless Communications Facility and only wish to renew their existing Major Use Permit,

Case No.:P08-007. (K. Smith)

- Mr. K. Smith shared that the cell tower was built over ten years ago and it is still in use. He did visit the property and the cell tower is not visible from multiple locations. The cell tower is disguised to look like a palm tree and stands in the middle of an avocado grove.
- **Motion: To approve the Major Use Permit.**
- **Maker/Second:** K. Smith/Norwood
- **Motion Carries 13-0-0 (Y-N-Ab)**

F. Group Business**1. Candidate review for vacancy of Seat #15, term ending January 1, 2021. (Fajardo)**

- The Chair explained that after the Planning Group selects a candidate to a vacant seat, it is not official until the Board of Supervisors review and confirm the candidate.
- **Action: Move to recommend Julia Feliciano as the VCCPG candidate for Seat #15.**
- **Motion Carries 13-0-0 (Y-N-Ab)**
- Lisa Adams - Y
- Delores ChavezHarmes-Y
- Kevin Smith - Y
- Jeana Boulos - Y
- Steve Hutchison - Y
- Oliver Smith - Y
- Susan Fajardo - Y
- Susan Janisch - Y
- Renee Wolf - Y
- James Garritson - Y
- LaVonne Norwood - Y
- Dina Gharmalkar - Y
- James Radden - Y

2. Revision of the VCCPG standing rules based on member inputs. (O. Smith).

- Mr. Hutchison would like to modify the rules about publishing subcommittee notices 72 hours before a meeting. He would like all Planning Group members notified about a meeting.
- The Chair made this standing rules proposal:
 - The Chair of the Subcommittee shall publish the meeting time and location at least 72 hours in advance to Subcommittee members, interested parties, and Planning Group Members.

3. County annual training, annual Form 700 submission, and biennial Ethics training requirements (O. Smith).

- The Chair explained these requirements. All members need to submit a signed copy of Form 700 to the County.

4. Meeting updates: Next Regular Monthly VCCPG meeting: January 13, 2020**I. Adjournment**

- The meeting adjourned at 10:03 p.m.
- Minutes were approved on ...

James Garritson, Secretary



County of San Diego, Planning & Development Services
APPEAL APPLICATION
 ZONING DIVISION

APPEAL TO:

- ☐ Board of Supervisors
☒ Planning Commission
☐ Administrative Appeal
 (Requires Deposit & [PDS-346](#))

FOR OFFICIAL USE ONLY

Thomas Guide Map	Code _____	Record ID
Fee		
Community Plan Area		
General Plan Designation		Zone

APPELLANT FILL IN BELOW THIS LINE, THIS SIDE ONLY – PLEASE PRINT OR TYPE


Valley Center Community Planning Group				PDS2019-ABC-19-002	
Site Address Number Street City Zip				Assessor's Parcel Number	
Oliver Smith, Chair, VCCPG				Rite Aid	
Appellant's Name Last First Middle				Owner's Name Last First Middle	
PO Box 127					
Mailing Address Number Street				Mailing Address Number Street	
Valley Center, CA 92082					
City Zip				City Zip	
760-703-1455 oliver.smith@philips.com					
Telephone				Telephone	

REQUEST: Clearly define all items requested in the appeal. Submit plans if necessary, to illustrate request.

Appeal of the decision made by PDS Director Mark Wardlaw on November 15, 2019 regarding his determination to allow Rite Aid project PDS2019-ABC-19-002 to obtain an ABC Type 21 permit to sell beer, wine, and distilled spirits.

JUSTIFICATION: Attach additional sheets if necessary.

Vote of VCCPG documented in Minutes of VCCPG Regular Meeting held on October 14, 2019


 Signature of Appellant

Chair, VCCPG
 If Company Officer – indicate Company Name and function
 (Please print)

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[HTTP://WWW.SDCPGDS.ORG](http://www.sdcpgds.org)



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

WIRELESS TELECOMMUNICATIONS FACILITY PHOTO KEY
GUILD RESIDENCE: 33780 Double Canyon Road, Valley Center, CA 92082

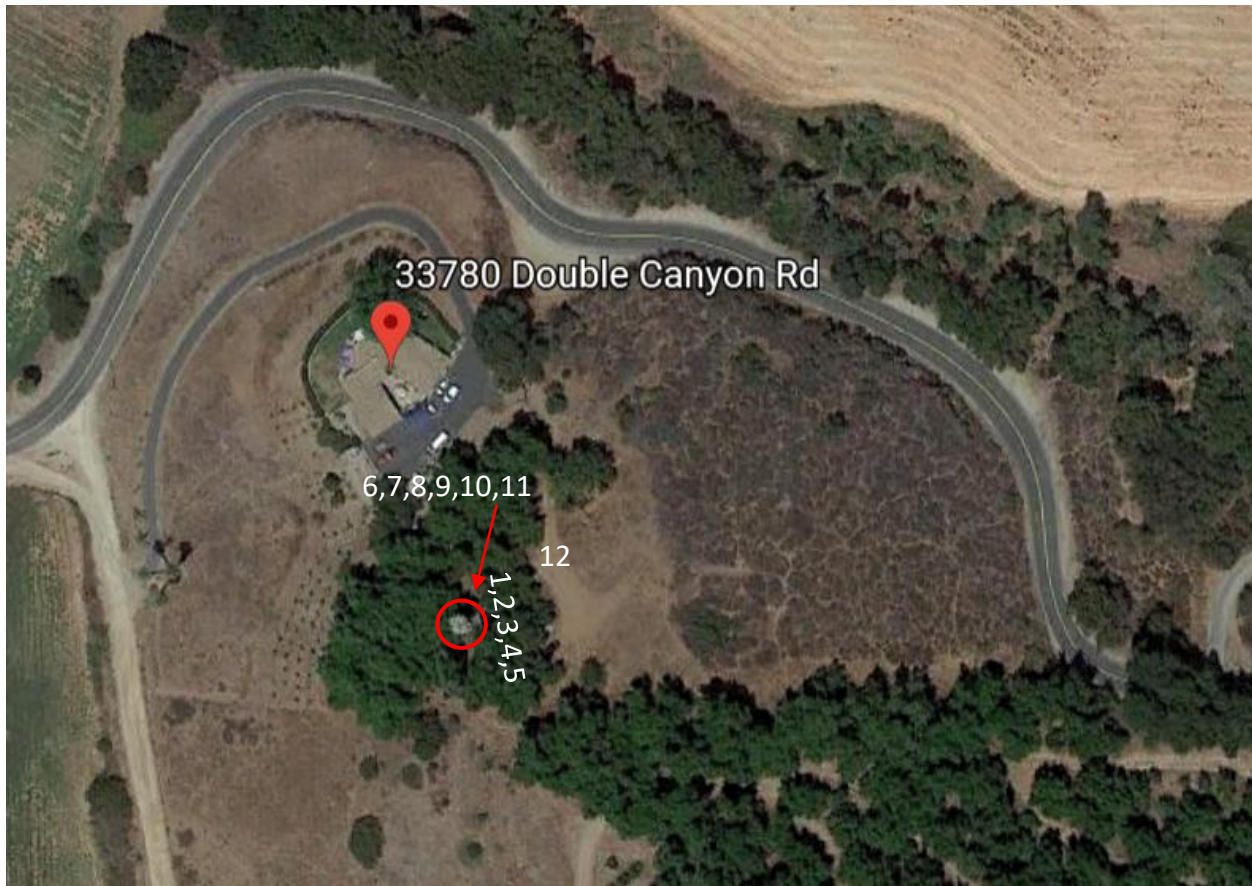


Photo 1: Monopalm behind cellular equipment, facing Southeast.



PHOTO 2: Monopalm tower, facing Southeast.



PHOTO 3: Monopalm, facing East.



PHOTO 4: Shelter holding cellular equipment, facing Southeast.



PHOTO 5: Other side of shelter, facing Southeast.



PHOTO 6: Cellular equipment within housing unit, facing West.



PHOTO 7: Cellular equipment, facing Southeast.



PHOTO 8: Cellular equipment, facing South.



PHOTO 9: Cellular equipment, facing East.



PHOTO 10: Cellular equipment, facing East.



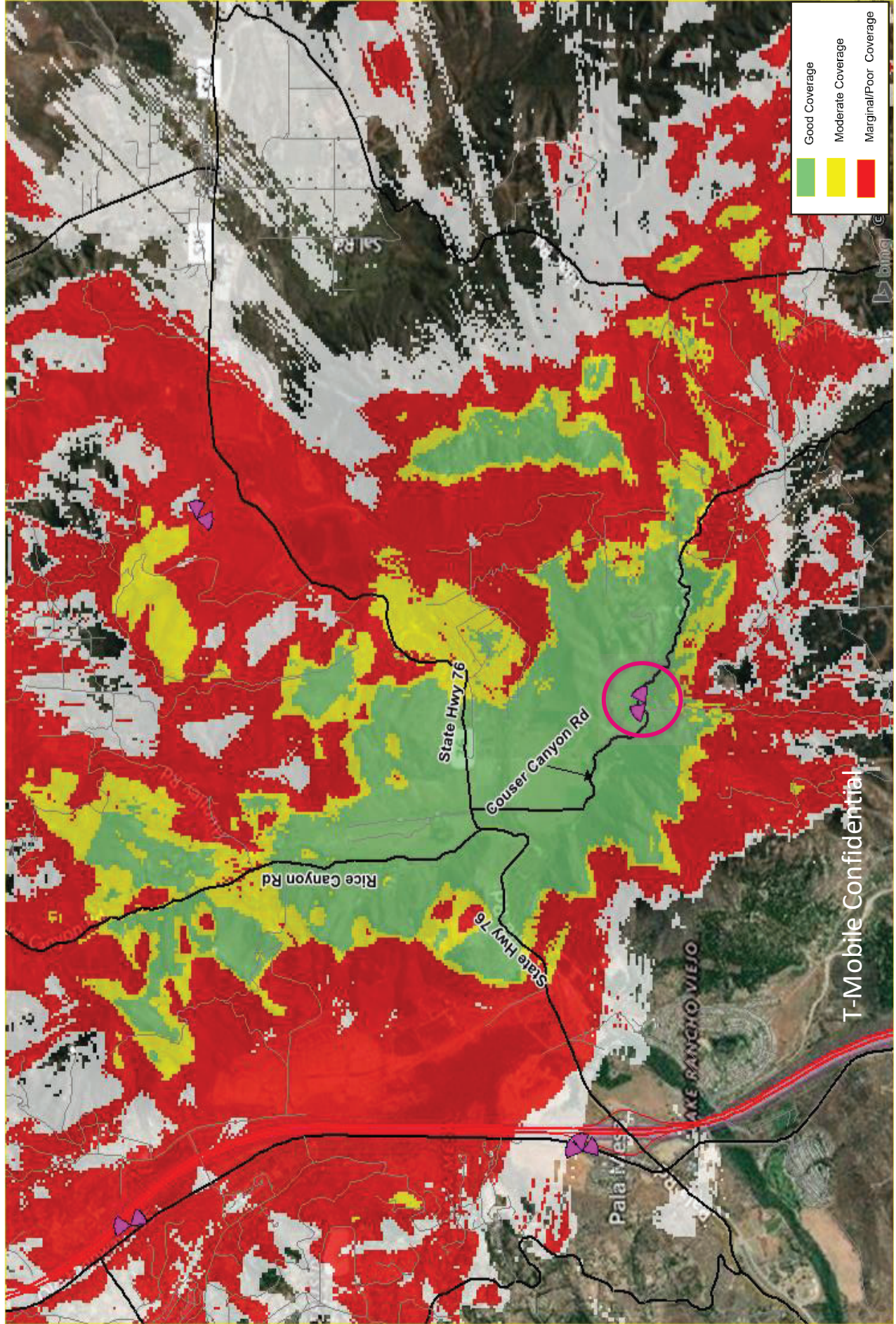
PHOTO 11: Cellular equipment, facing Southeast.



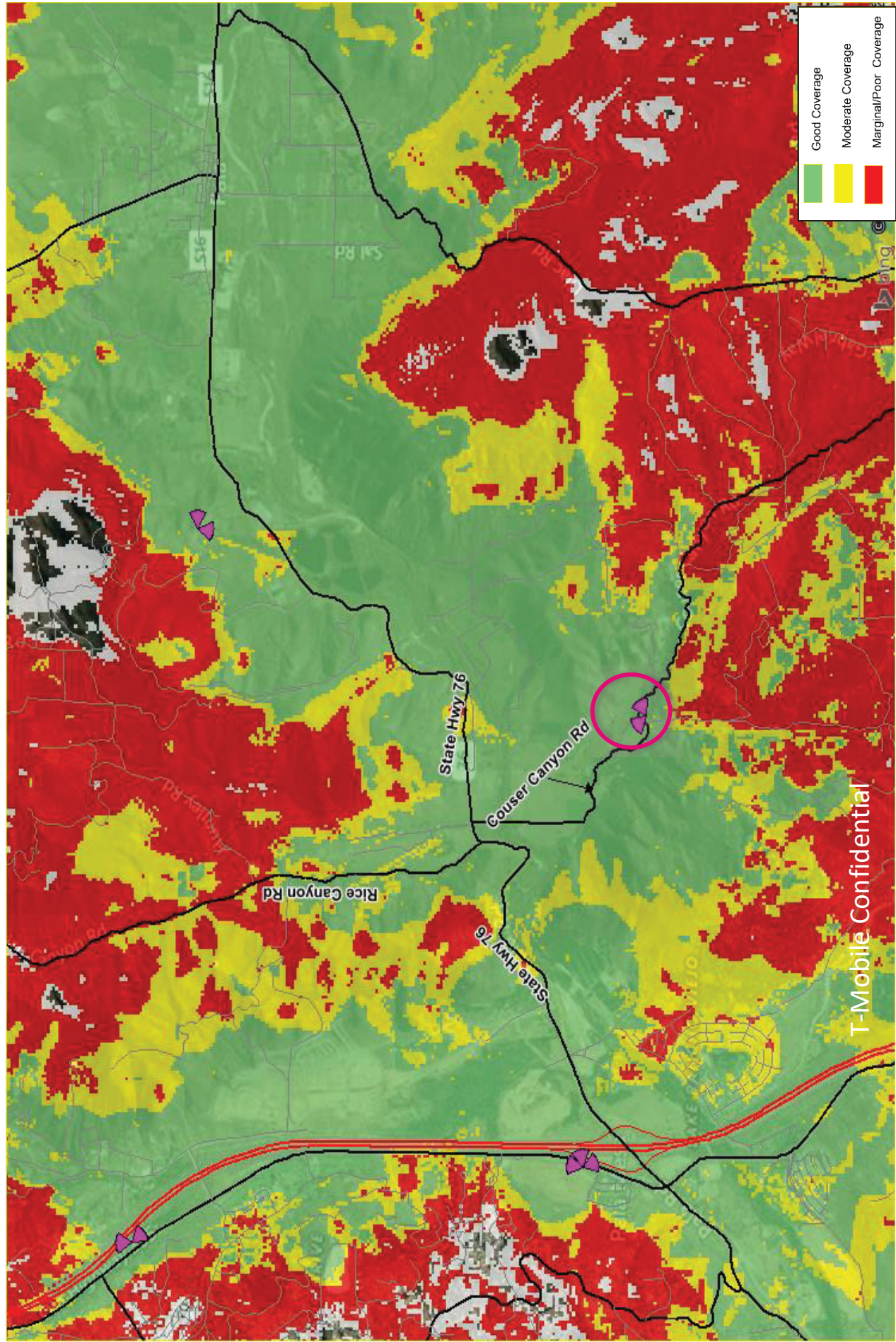
PHOTO 12: Access road, facing East.



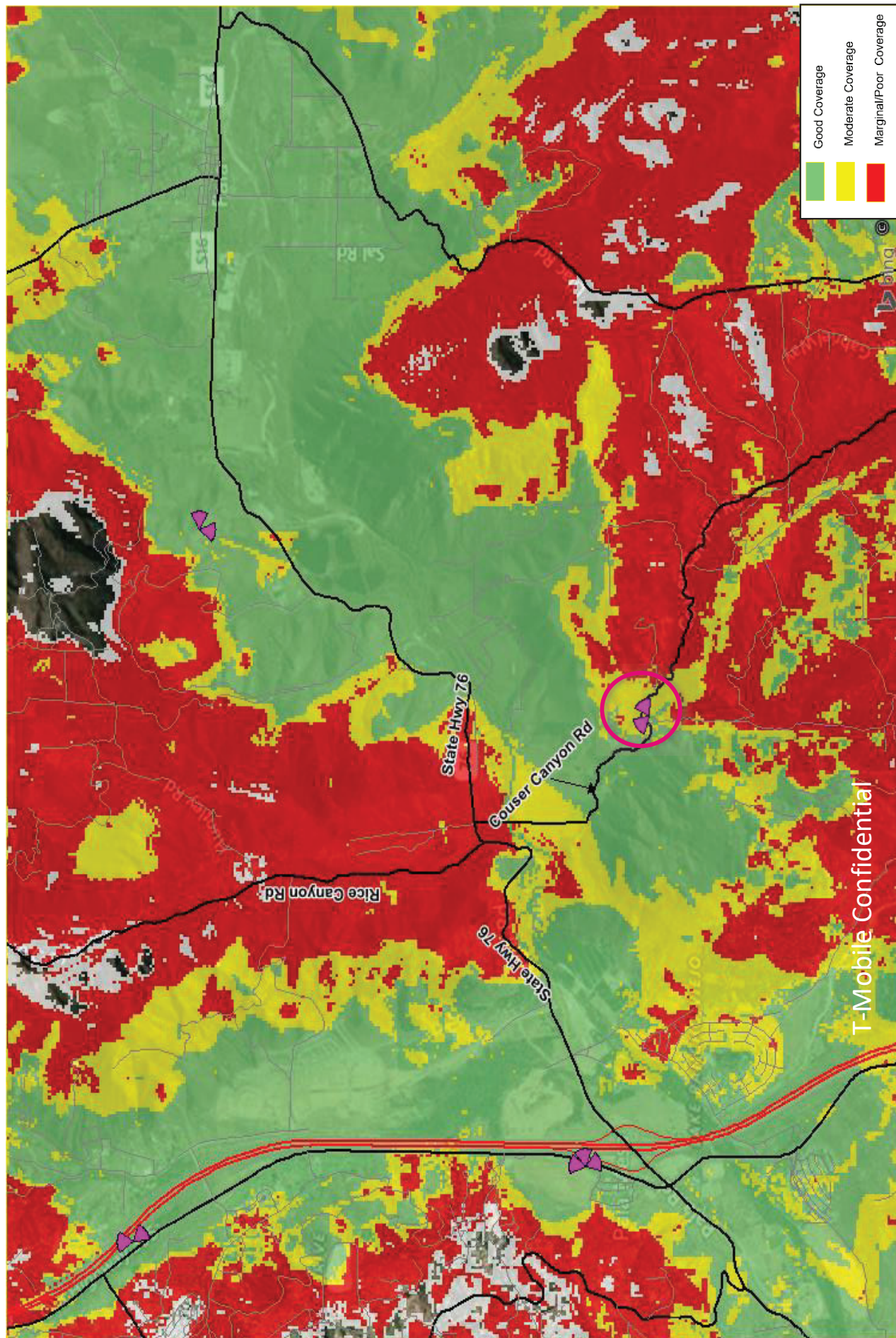
Coverage for SD02850U



Coverage for SD02850U and Neighbor sites



Coverage for Neighbor sites minus SD02850U



T-Mobile Confidential



November 6, 2019

RE: ALTERNATIVE SITE ANALYSIS FOR ORIGINAL MUP CASE NO.: P08-007

SITE ADDRESS: 33780 Double Canyon Road, Valley Center, CA 92082

APN: 128-020-29-00

WTF Carrier Name: T-Mobile

SBA Site Name & Number: Guild Residence/CA40832

The existing SBA Monarch Towers III, LLC's (Applicant) wireless communications facility is located at the address above, in the city of Valley Center. The cellular facility, a monopalm, is already constructed and this project proposal involves NO modifications/revisions proposed to the facility. Ancillary equipment is located directly next to the monopalm. This department approved the project as constructed in 2010 and implemented Conditions of Approval to ensure that it was completed using the least intrusive means necessary. The monopalm is aesthetically pleasing, as it was designed to resemble other trees, including palm trees, in the area.

Alternative site locations were considered for this proposal, but no other locations in the general vicinity are as accommodating or preferred as the current site. Changing the location and the design of the monopalm would involve more disruption to the surrounding homes and environment. It would also cause environmental affects by increasing exhaust from construction vehicles and additional raw material would be needed for construction.

Alternative site locations would potentially eliminate the aesthetically pleasing aspect of the current site. The areas surrounding the current site include mostly Agricultural and Open Space. There are no other "more preferred" zoning classifications within this small search ring area, as indicated by the Planning Department. Moving the site would cause unnecessary disruptions to the area due to the tower removal and reconstruction nearby. There wouldn't be any better place to put the tower that would be more preferred. Also, any other tower design would look out of place, as it would draw more attention to the structure than the current monopalm.

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) Case No.: P08-007

Assessor's Parcel Number(s) 128-020-29-00

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

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

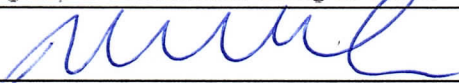
SBA Monarch Towers III, LLC (Applicant & Owner)

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.

Please see attached

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."


 Signature of Applicant

SBA Monarch Towers III, LLC (Nicole Comach- Agent for SBA)

Print Name
11/6/2019
 Date

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