



The County of San Diego

Planning Commission Hearing Report

Date:	May 14, 2021	Case/File No.:	ATC Bottle Peak Wireless Telecommunication Facility Major Use Permit Modification; PDS2020-MUP-08-016W1; PDS2020-ER-08-08-007A
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:	25453 Lake Wohlford Road, Escondido, CA 92027
Agenda Item:	#1	General Plan:	Public Agency Lands
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	General Agriculture (A72)
Applicant/Owner:	Jill Cleveland on behalf of ATC Sequoia LLC	Community:	North County Metropolitan Subregional Plan Area
Environmental:	CEQA §15301 Exemption	APN:	190-110-17-00

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, 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 ATC Bottle Peak Wireless Telecommunication Facility MUP Modification (Project), submitted in 2020, is a request for ATC Sequoia LLC (Applicant) to continue operating and maintaining an existing wireless telecommunication facility on behalf of Verizon. The existing facility includes a 50-foot faux mono-pine tree, an emergency generator, a 184 square-foot equipment shelter, and other associated equipment all located within a fenced 840 square-foot leased space. The Project is located on a 155-acre parcel, located at 25453 Lake Wohlford Road within the North County Metropolitan Subregional Plan Area, which is zoned General Agriculture. The parcel also contains Lake Wohlford, a public recreation center for fishing, boating, and other outdoor activities, all maintained, owned and operated by the City of Escondido.

The MUP for the existing wireless telecommunication facility was approved on December 18, 2009 and expired on December 18, 2019 in accordance with the amortization schedule in Zoning Ordinance Section 6991. The Project is required to bring the existing wireless telecommunication facility into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991. The design of the wireless telecommunication facility was found to utilize the most current technology and will be granted an additional 15 years of operation before it needs to be re-evaluated against the technology available in the future.

This report provides a staff recommendation, Project description, analysis, and discussion.

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 Modification PDS2020-MUP-08-016W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. BACKGROUND

On December 18, 2009, the Planning Commission approved Major Use Permit PDS2008-3300-08-016 for the wireless facility. Since approval of the MUP, one Minor Deviation has been approved for minor equipment changes, upgrades, and maintenance of the faux mono-pine tree. Pursuant to the Wireless Ordinance the facility is located within a rural area and a non-preferred zone. Therefore, the original MUP was granted for a period of 10 years and expired on December 18, 2019. Pursuant to the amortization schedule in Zoning Ordinance Section 6991, the Applicant is required to obtain a modified MUP to bring the facility into compliance with the Wireless Ordinance and renew the facility for an additional 15 years. The Applicant submitted for the Modification on August 14, 2020.

D. DEVELOPMENT PROPOSAL

1. Project Description

The Applicant, ATC Sequoia LLC, requests a MUP Modification to operate and maintain an existing unmanned telecommunication wireless facility located at 25453 Lake Wohlford Road within North County Metropolitan Subregional Plan area.

The MUP is required to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance's amortization requirements outlined in Sections 6985 and 6991. The project site is developed with an existing 50-foot faux mono-pine tree, consisting of 12 panel antennas, one (1) microwave dish antenna, and two (2) GPS antennas. The facility also includes one (1) coaxial cable ice bridge, one (1) emergency backup generator and a 52-gallon diesel tank in an 8-foot-tall concrete masonry unit (CMU) wall enclosure, a 200 amperage electrical service from an existing utility pole as well as supporting equipment located in a 184 square-foot equipment shelter located north of the faux tree. The entire facility is located within an 840 square foot leased

area surrounded by a chain link fence on property owned by the City of Escondido. All existing equipment and structures will remain. The Applicant proposes to renew the MUP for the existing 50-foot mono-pine tree (Figure 1), and there are no changes to its height or configuration. An exception to the 35-foot maximum height requirement as stated in Section 4610 of the County Zoning Ordinance is requested as part of the Project because the additional height significantly increases the cell coverage of the surrounding area. Access is provided by a private driveway which connects to Lake Wohlford Road, a public road.



Figure 1: North view of existing 50-foot-tall mono-pine tree.

2. Subject Property and Surrounding Land Uses

The Project is located on a 155-acre property within the North County Metro Subregional Plan Area (Figure 2). The project site is zoned General Agriculture (A72). The General Plan Regional Category is No Jurisdiction, and the Land Use Designation is Public Agency Lands. The project site contains Lake Wohlford, a recreational lake owned and operated by the City of Escondido. The City of Escondido provided a Letter of Authorization dated June 18, 2020 allowing ATC Sequoia to move forward with the proposed MUP Modification. The site is located south of the public parking lot (Figure 3) of Lake Wohlford. Surrounding land uses are primarily large vacant agricultural lots. There is an existing mobile home residential park directly to the north (Table D-1).

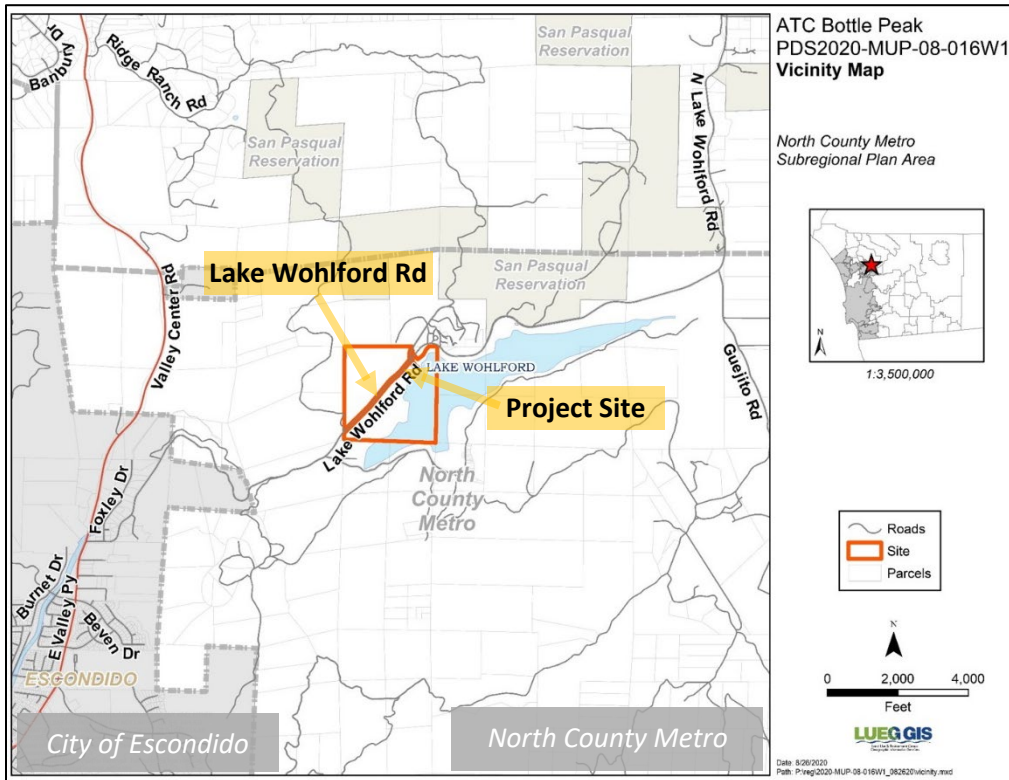


Figure 2: Vicinity map

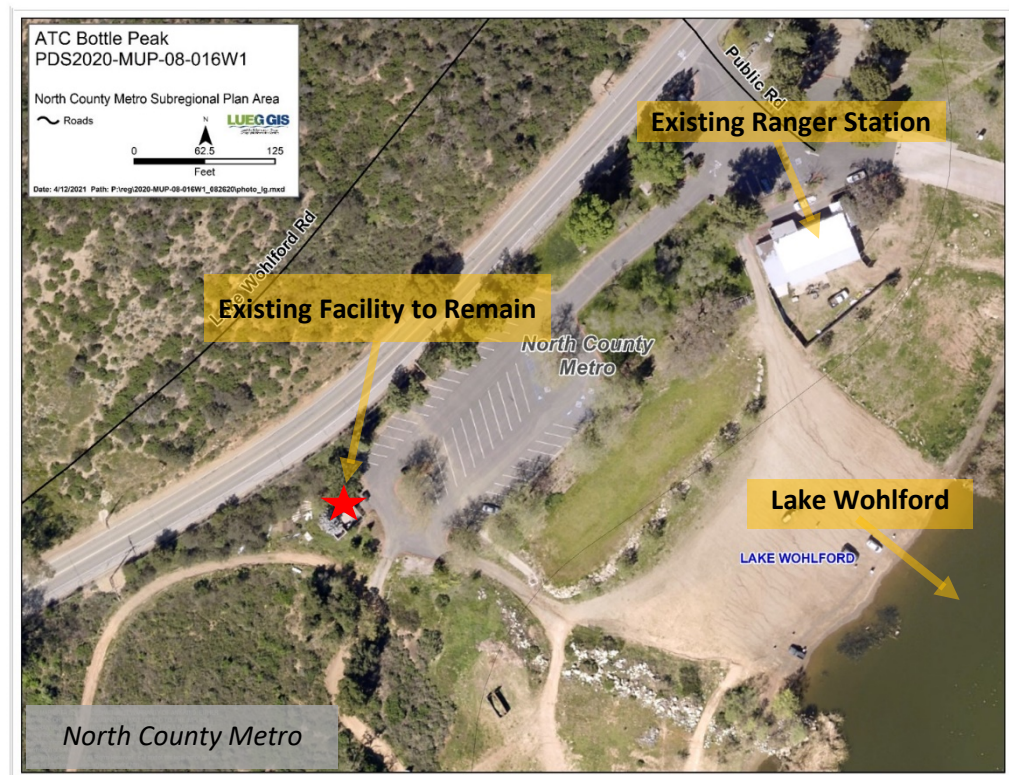


Figure 3: Aerial photograph of project site. Existing facility identified with red star.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Rural Lands (RL-40) & Semi-Rural Residential (SR-2)	General Agriculture (A72) & Mobilehome Residential (RMH4)	Lake Wohlford Rd.	Agricultural/ Residential
East	Public Agency Lands	General Agriculture (A72)	N/A	Vacant/ Undeveloped
South	Public Agency Lands	General Agriculture (A72)	N/A	Vacant/ Undeveloped
West	Rural Lands (RL-40)	General Agriculture (A72)	Circa Oriente	Vacant/ Undeveloped

E. ANALYSIS AND DISCUSSION

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

1. Key Requirements for Requested Actions

- Is the Project consistent with the vision, goals, and policies of the General Plan?
- Is the Project consistent with the goals and policies of the North County Metropolitan Subregional Plan?
- Is the Project consistent with the County's Zoning Ordinance?
- Is the Project consistent with the County's Wireless Ordinance?
- Does the Project comply with CEQA?

2. Analysis

The Project is located in a non-preferred location within a non-preferred zone for wireless telecommunication facilities. As required in Section 6985 of the County Zoning Ordinance, the Project needs a MUP Modification and amortization of the wireless facility for a 15-year period. In addition, an exception to the 35-foot maximum height requirement is requested as part of the proposed MUP Modification in accordance with Section 4610 of the County Zoning Ordinance.

Amortization

The existing wireless telecommunication facility is in a rural zone and is defined as "high visibility" according to Sections 6985 and 6991 of the Zoning Ordinance. MUP findings have been made to support the continued operation of the facility. Since the original MUP permit expired on December 18, 2019, 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

Zoning Ordinance. Once they were made aware that this facility's permit had expired, they took the necessary steps to prepare the documents to renew the permit. The Applicant is required to modify the facility again in 15 years with the most up-to-date technology available at that time.

Site Planning Analysis

The existing 50-foot faux mono-pine 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 location of the facility is screened by existing mature trees. The facility is comparable in height to existing vertical elements, including mature trees within the Project vicinity (see Figure 1).

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. The project site is bisected by Lake Wohlford Road, a Scenic Highway as identified by the County of San Diego General Plan. The project is approximately 54 feet from the edge of Lake Wohlford Road, however the neighboring residences and motorists traveling on Lake Wohlford Road will have limited views of the facility due to mature trees of similar height and type within the viewshed. Additional landscaping was planted as part of the MUP, including two Engelmann Oaks, two California Sycamores, and 20 California Mountain Lilacs. The landscaping has been and will continue to be maintained as a condition of this MUP Modification. The existing faux mono-pine does not introduce a negative visual impact to the community because it is camouflaged as a pine tree and is an expected visual feature of the community. For these reasons, the wireless telecommunication facility blends with the visual setting in the vicinity, 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 General Agriculture (A72), which is a non-preferred zone according to Section 6985 of the County Zoning Ordinance, and therefore requires an ASA.

All preferred locations and preferred zones in the Project vicinity were reviewed during the processing of the MUP 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 rural or residential uses which are non-preferred zones. 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 preferred zones. Due to limited co-location opportunities, coverage objectives, and visual compatibility, all other preferred locations and preferred zones were eliminated from consideration. Further information detailing the ASA analysis can be found in Attachment E.

The Geographic Service Area (GSA) maps illustrate coverage in the area, with and without the wireless telecommunication facility. The GSA maps demonstrate that the existing location is necessary for the carrier to provide continued coverage and adequate service to motorists, Lake Wohlford users, and residents in the area (Figure 4). The height of the facility is necessary to allow the antennas to provide coverage to the north, south, west, and east from the site and to accommodate additional carriers. The GSA maps for Verizon can also be found in Attachment E.

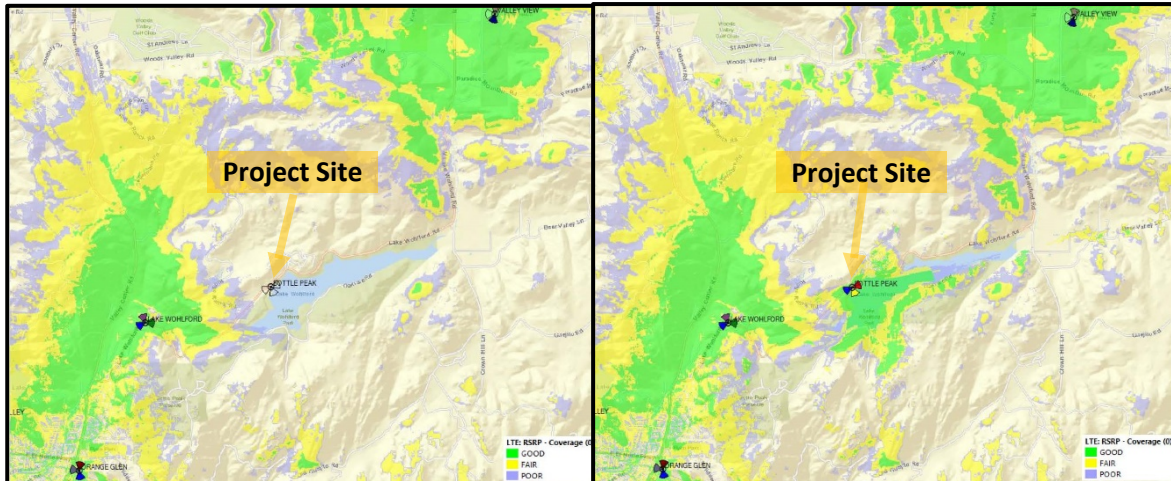


Figure 4: Coverage without Project (left) and coverage with Project (right).

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 includes an existing backup generator that will allow the proposed wireless telecommunication facility to operate in the event of a power outage or other emergency.</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 Applicant confirms that the proposed MUP Modification provides co-location opportunities for one additional carrier.</p>

4. Zoning Ordinance Consistency

a. Development Regulations

The Project complies with all applicable zoning requirements of the General Agriculture (A72) 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:	A72	Yes, upon approval of a MUP
Animal Regulation:	M	N/A
Density:	-	N/A
Lot Size:	10 AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a MUP
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The existing mono-pine is 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 as shown in the Geographic Areas Service Map, Attachment E of this report.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP
Section 4800 of the Zoning Ordinance requires that the project meet the "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 location of the faux mono-pine 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 shelter was approved at a height of 13 feet, 4 inches with the MUP. This height was required to achieve a roofline that was architecturally consistent with other buildings onsite such as the existing public restrooms and ranger station. No changes are proposed to the existing shelter with this MUP Modification.	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 faux mono-pine tree is located over 50 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 faux mono-pine tree and equipment enclosure are located outside of all required setbacks including front, rear, and side yard.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
<p>Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.</p>	<p>The project site is zoned A72 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. The generator is located within an existing CMU and the equipment cabinets are located in a fully enclosed equipment shelter. Noise from the existing cabinets and generator would be considered less than significant and will not produce noise levels which will exceed the 45-dBA requirement at the property line. Therefore, the Project will comply with the County Noise Ordinance.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>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.</p>	<p>The Project is considered a "high visibility" facility because the facility is a faux mono-pine tree within a rural zone. Since the Project has a valuation of approximately \$540,000, the MUP Modification has been conditioned to have a maximum term of 15 years. After the life of the MUP Modification permit has ended, another Modification must be processed to renew the MUP.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>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.</p>	<p>The proposed Project consists of continuing operation of an existing faux mono-pine tree that is designed to avoid adverse visual impacts. Although the facility is visible from a scenic road, Lake Wohlford Road, the facility blends with the surrounding environment due to the facility being camouflaged as a mono-pine and surrounded by mature vegetation.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and it is determined 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

The project is within the North County Metropolitan Subregional Plan area which is not represented by a Community Planning or Sponsor Group.

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. Notices were sent to a total of 24 property owners. No written comments were received from the public notices sent at the time of the MUP Modification application submittal, or during processing of the permit. A Notice of Public Hearing for the May 14, 2021 Planning Commission hearing was sent on April 30, 2021 to property owners within a 1,500-foot radius of the property. A total of 63 notices of public hearing were sent.

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 PDS2020-MUP-08-016W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

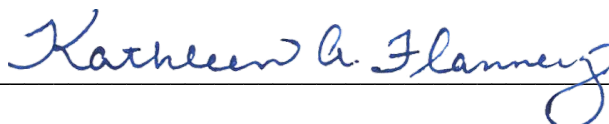
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AUTHORIZED REPRESENTATIVE:



KATHLEEN A. FLANNERY, ACTING DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2020-MUP-08-016W1

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

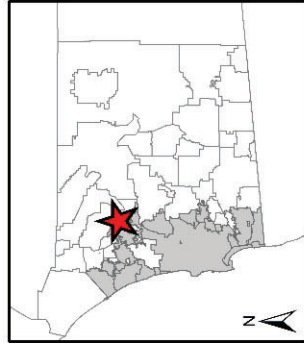
Attachment E – Photos, Geographic Service Area Maps, and Alternative Site Analysis

Attachment F – Ownership Disclosure

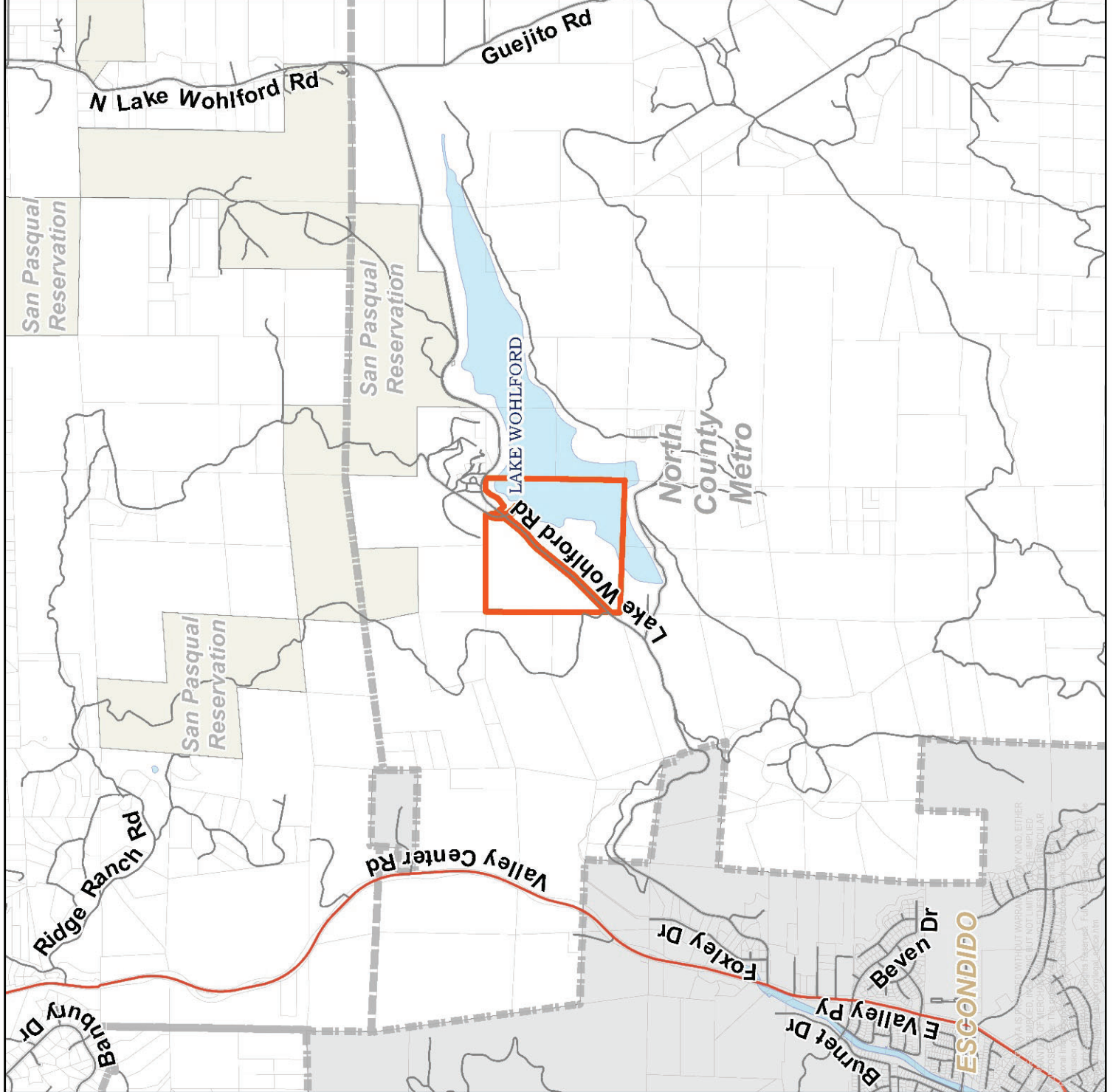
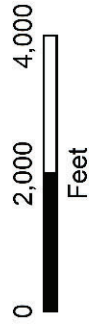
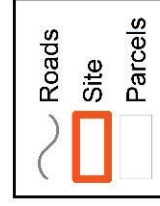
Attachment A – Planning Documentation

ATC Bottle Peak
PDS2020-MUP-08-016W1
Vicinity Map

North County Metro
Subregional Plan Area



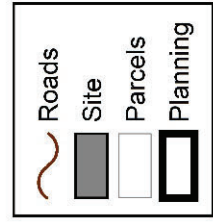
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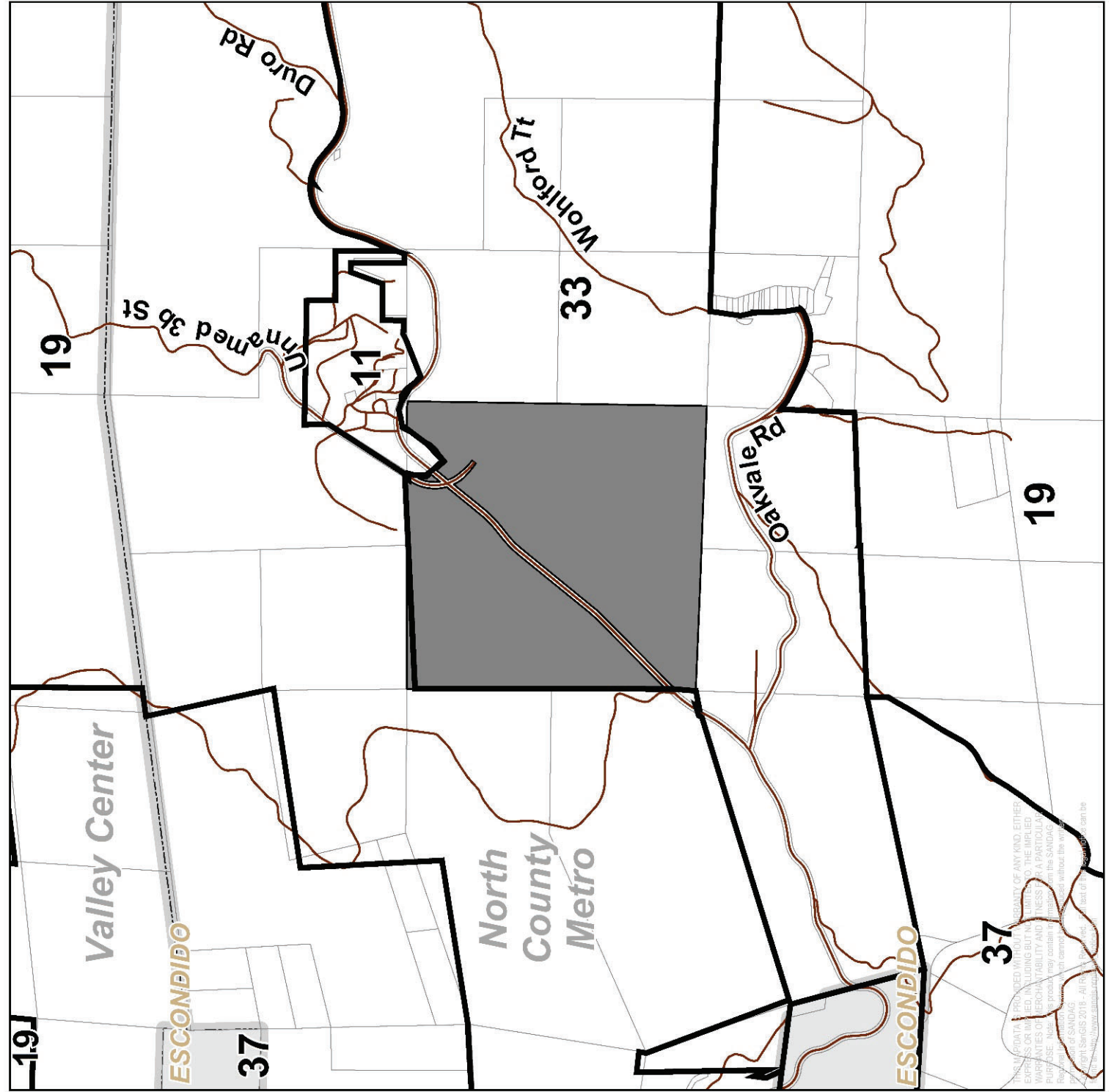
ATC Bottle Peak
PDS2020-MUP-08-016W1
General Plan

North County Metro
Subregional Plan Area

- (11) Semi-Rural Residential (SR-2)
- (19) Rural Lands (RL-40)
- (33) Public Agency Lands
- (37) Open Space (Conservation)



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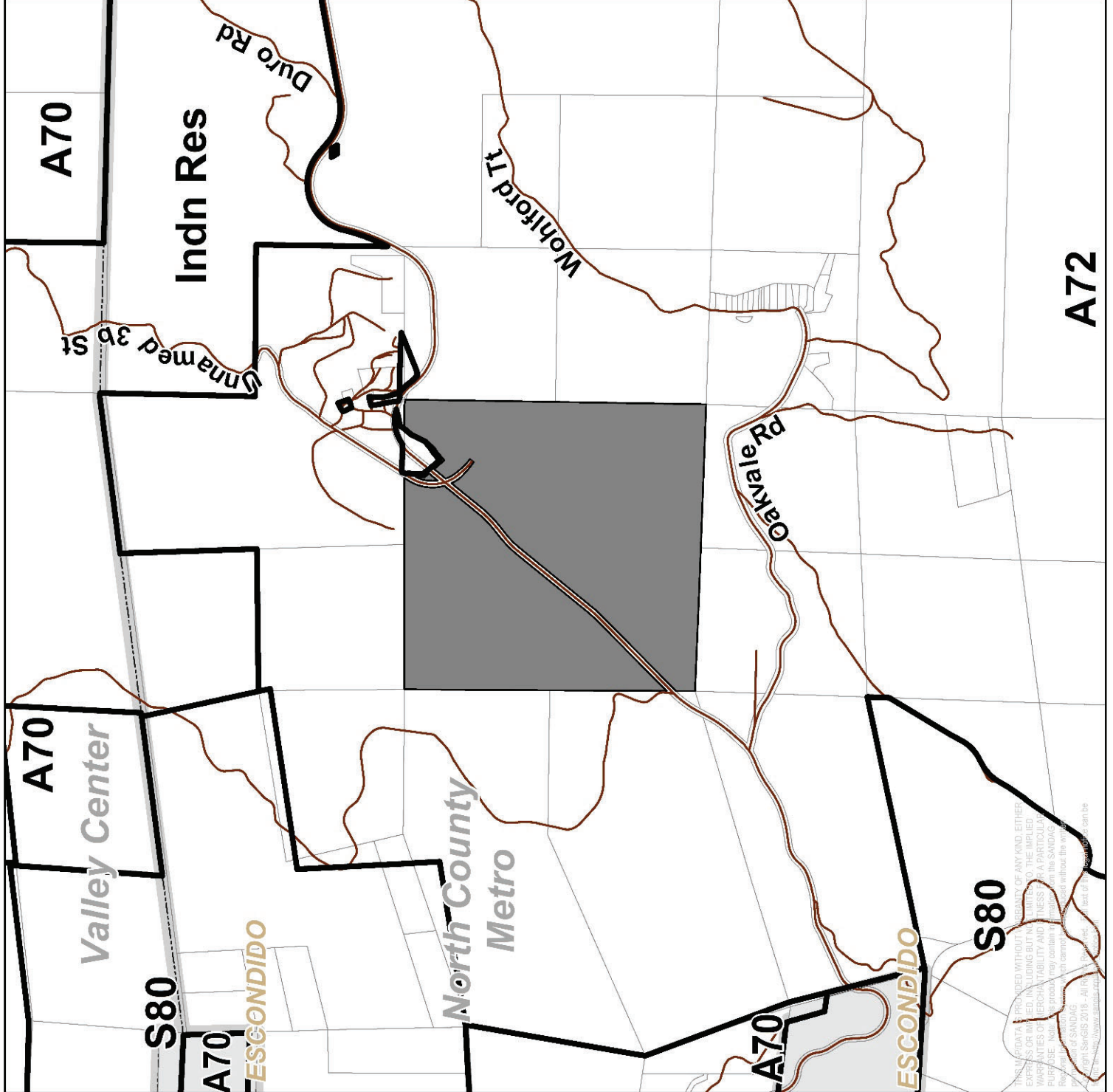
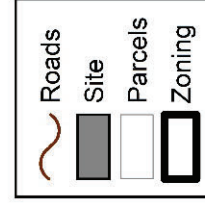


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ATC Bottle Peak PDS2020-MUP-08-016W1 Zoning

North County Metro
Subregional Plan Area

- A70 - Limited Agricultural
- A72 - General Agricultural
- Indn Res - Indian Reservation
- RMH4 - Mobilehome Residential
- S80 - Open Space



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Lake Wohlford Rd

ATC Bottle Peak
PDS2020-MUP-08-016W1

North County Metro Subregional Plan Area



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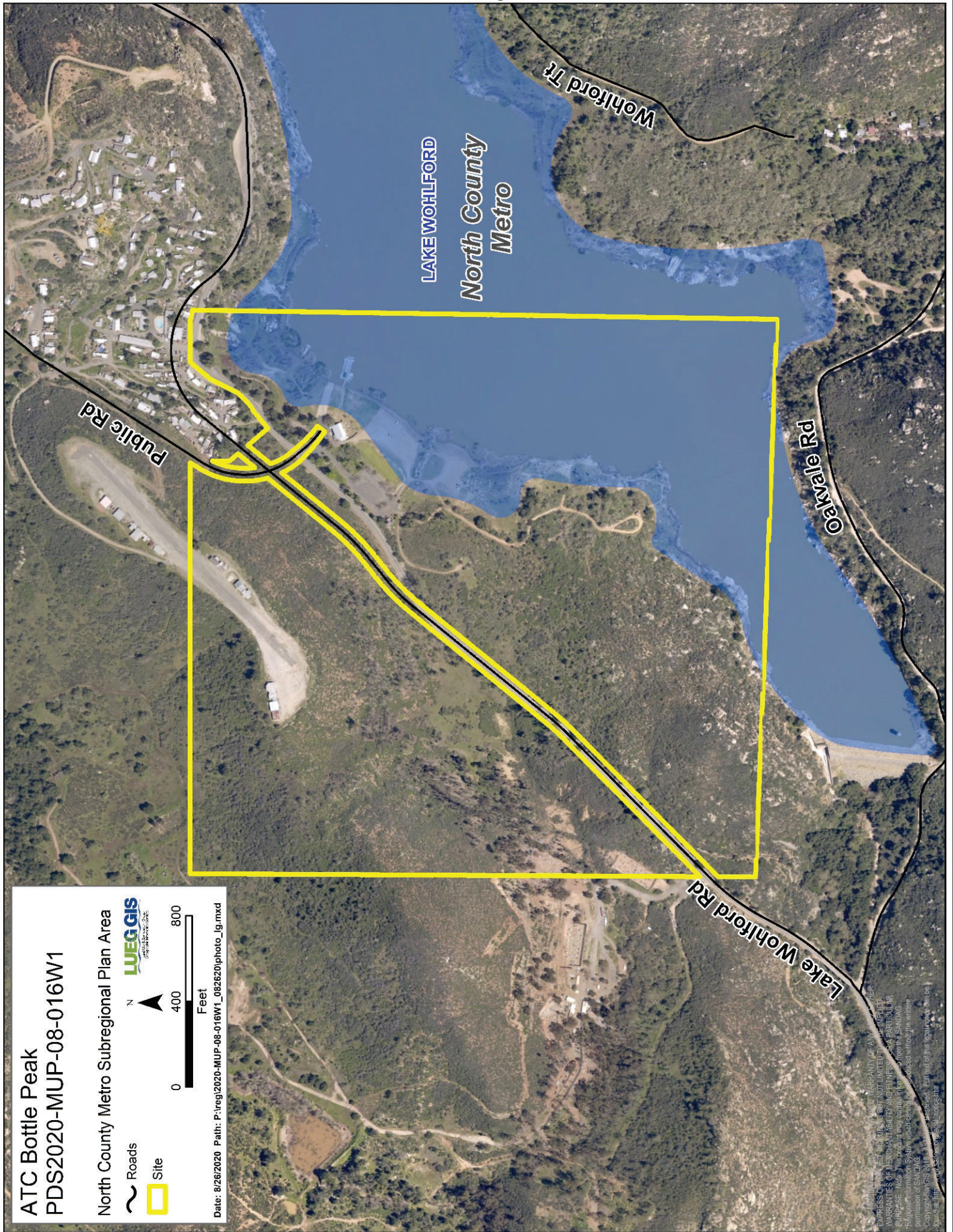


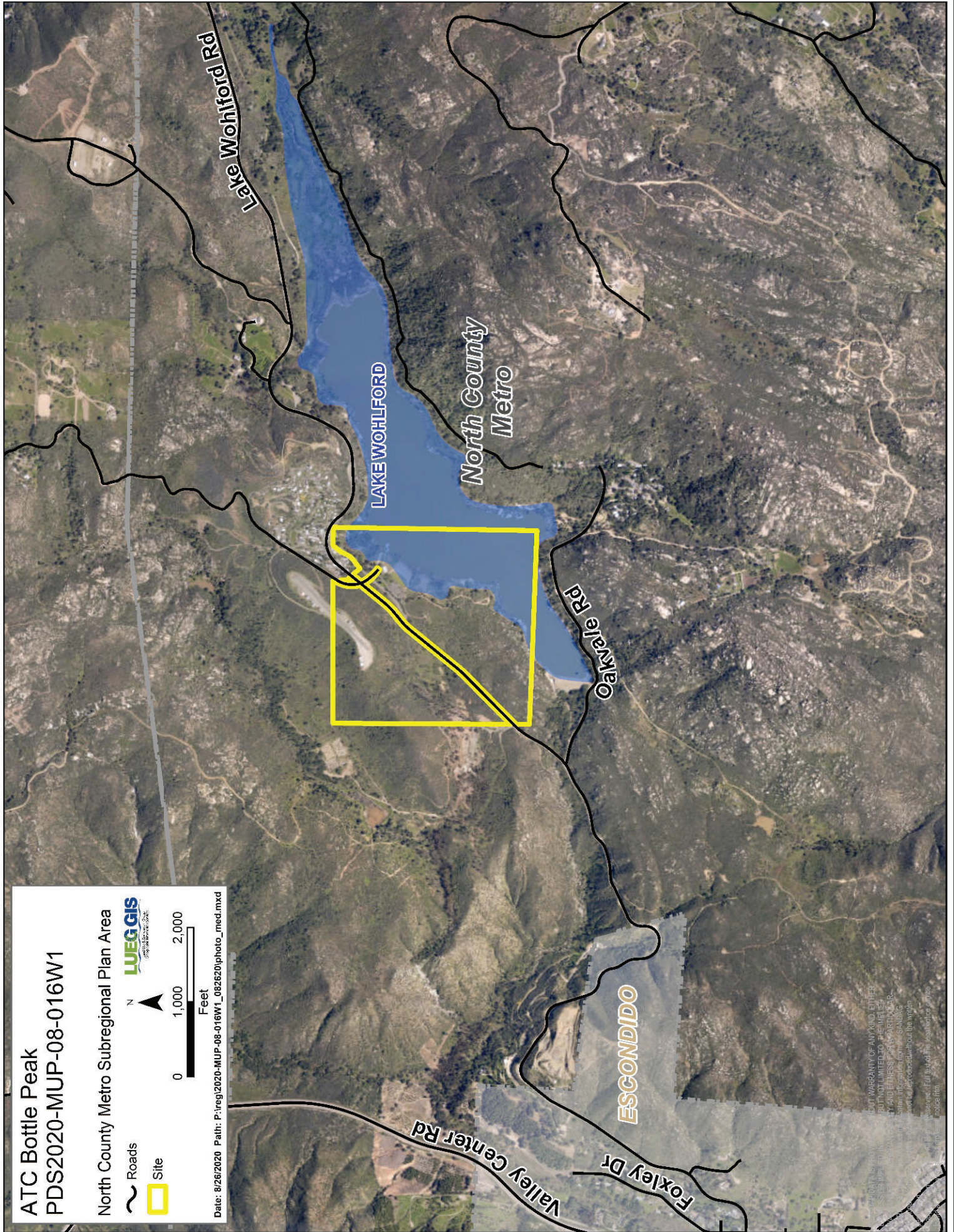
ATC Bottle Peak
PDS2020-MUP-08-016W1

North County Metro Subregional Plan Area



Date: 4/12/2021 Path: P:\reg\2020-MUP-08-016W1_082620\photo_1g.mxd





SEE SHEETS

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SUAREZ**
ARCHITECTURE :: PLANNING

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JN.710.008

PROJECT NAME

BOTTLE PEAK

PROJECT NUMBER

N/A

25453 LAKE WOHLFORD RD.
ESCONDIDO, CA 92027
SAN DIEGO

SAN DIEGO, CA

DRAWING DATES

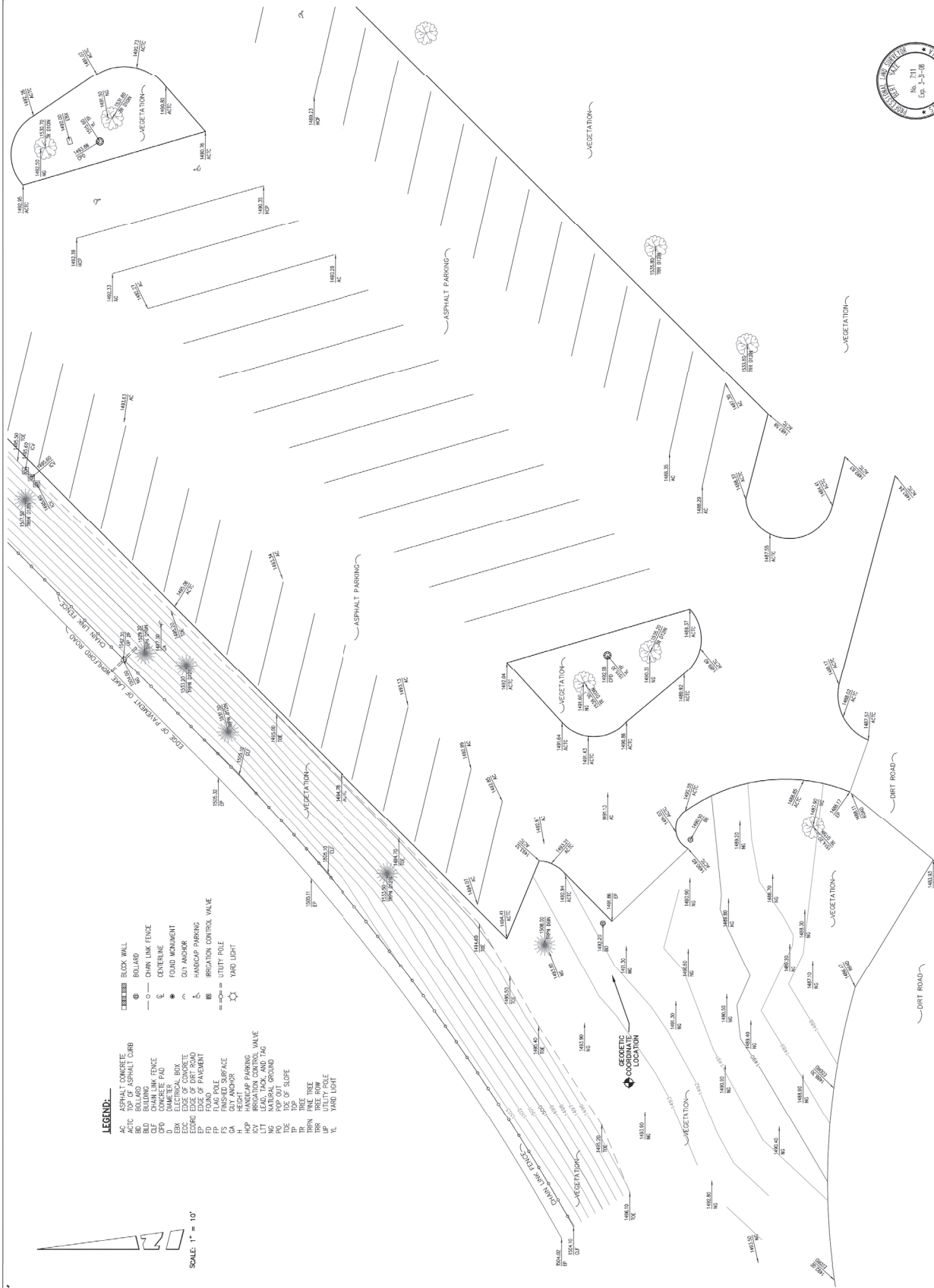
12/17/07	ISSUED FOR REVIEW (OB)
01/07/08	ADDED TITLE INFO. (CWW)
06/27/08	ADDED EAS. ITEM 18 (BH)

SHEET TITLE

TOPOGRAPHIC SURVEY

path

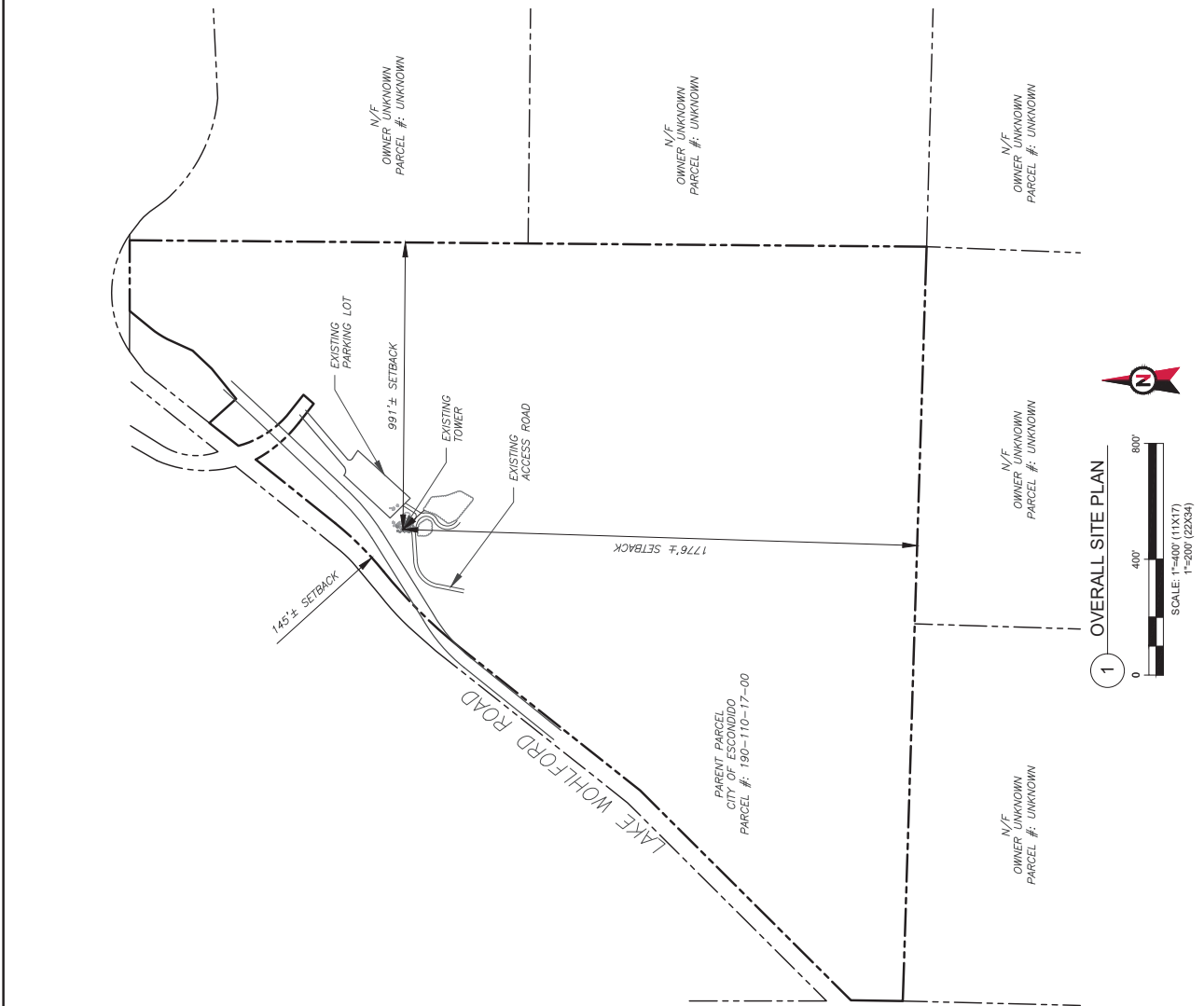
210



SEE SHEET C-1 FOR BOUNDARY AND TITLE INFO

- NOTES:
- THIS SET OF DRAWINGS IS INTENDED TO BE USED FOR THE PROPOSED PROJECT. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
 - BOUNDARY INFORMATION OBTAINED FROM: DATATREE ONLINE GIS.
 - LOCATIONS OF EASEMENT INFORMATION IS NOT AVAILABLE TO THE ENGINEER. THERE IS NO PROPOSED CONSTRUCTION SO THIS HAS BEEN LEFT OFF OF THE PLAN SET.

- SURVEY LEGEND
- EXISTING PROPERTY
 - EXISTING ADJ. PROPERTY
 - EXISTING EASEMENT
 - EXISTING CONTOUR (MAJOR)
 - EXISTING CONTOUR (MINOR)
 - EXISTING TREELINE
 - EXISTING CHAINLINK FENCE
 - EXISTING BUILDING
 - EXISTING STORM DRAIN
 - EXISTING ROAD (DIRT)
 - EXISTING ROAD (STONE)
 - EXISTING ROAD (PAVED)
 - EXISTING CONCRETE
 - EXISTING LEASE AREA



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

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REV. DESCRIPTION BY DATE
A FOR CONSTRUCTION JY 1006/20
A
A
A

ATC SITE NUMBER:
415126
ATC SITE NAME:
BOTTLE PEAK CA
SITE ADDRESS:
25333-25425 LAKE WOHLFORD RD
ESCONDIDO, CA 92027
SEAL:

Authorized by "Scott Fletcher"
06 Apr 2021 03:49:28

DATE DRAWN: 10/06/20
ATC JOB NO: 13253285_E1

OVERALL SITE PLAN

SHEET NUMBER:
C-101
REVISION:
0

AMERICAN TOWER

ATC TOWER SERVICES, LLC

3500 REGENCY PARKWAY

SUITE 100

CARY, NC 27518

PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
A	FOR CONSTRUCTION	JY	10/06/20
A	DIMS AND CALLOUTS	JD	03/18/21
A			
A			
A			

ATC SITE NUMBER:
415126

ATC SITE NAME:
BOTTLE PEAK CA

SITE ADDRESS:
25333-25425 LAKE WOHLFORD RD
ESCONDIDO, CA 92027

SEAL:

PROFESSIONAL ENGINEER

SCOTT FLETCHER

C 90765

EXP. 12/31/21

CIVIL

STATE OF CALIF.

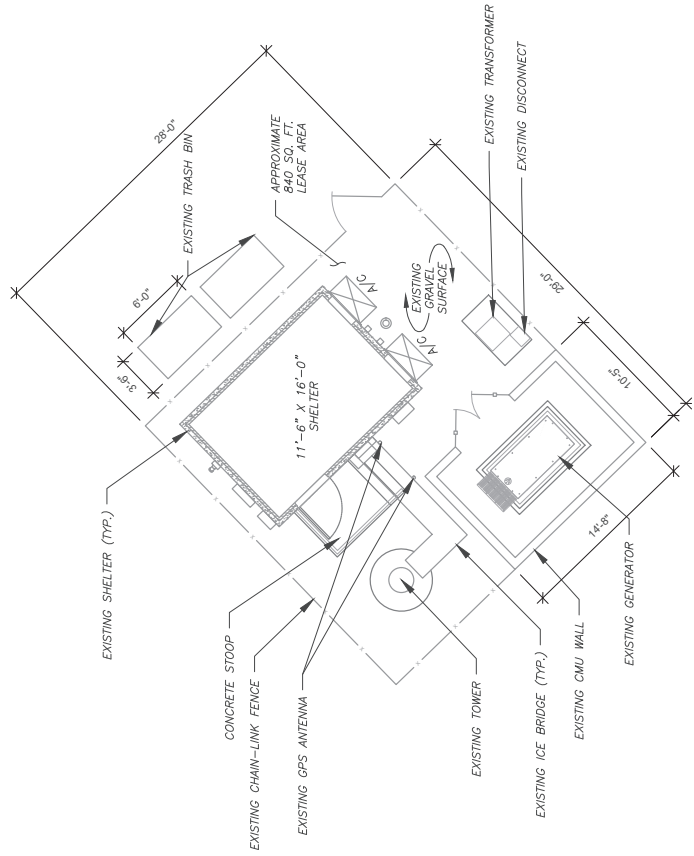
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06 Apr 2021 03:49:28

DATE DRAWN:	10/06/20
ATC JOB NO:	13253285_E1

DETAILED SITE PLAN

SHEET NUMBER:
C-102

REVISION:
2



1 DETAILED SITE PLAN

0 10' 20'

SCALE: 1"=10' (11X17)
1"=5' (22X34)

N

AMERICAN TOWER

ATC TOWER SERVICES, LLC

3500 REGENCY PARKWAY

SUITE 100

CARY, NC 27518

PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
A	FOR CONSTRUCTION	JY	10/06/20
A	SURVEY & PLANTING PLAN	JY	12/08/20
A	DIMS AND CALLOUTS	JD	04/06/21

ATC SITE NUMBER:
415126

ATC SITE NAME:
BOTTLE PEAK CA

SITE ADDRESS:
25333-25425 LAKE WOLFORD RD
ESCONDIDO, CA 92027

SEAL:

PROFESSIONAL ENGINEER

ROBERT FLETCHER

C 90765

EXP. 12/31/21

CIVIL

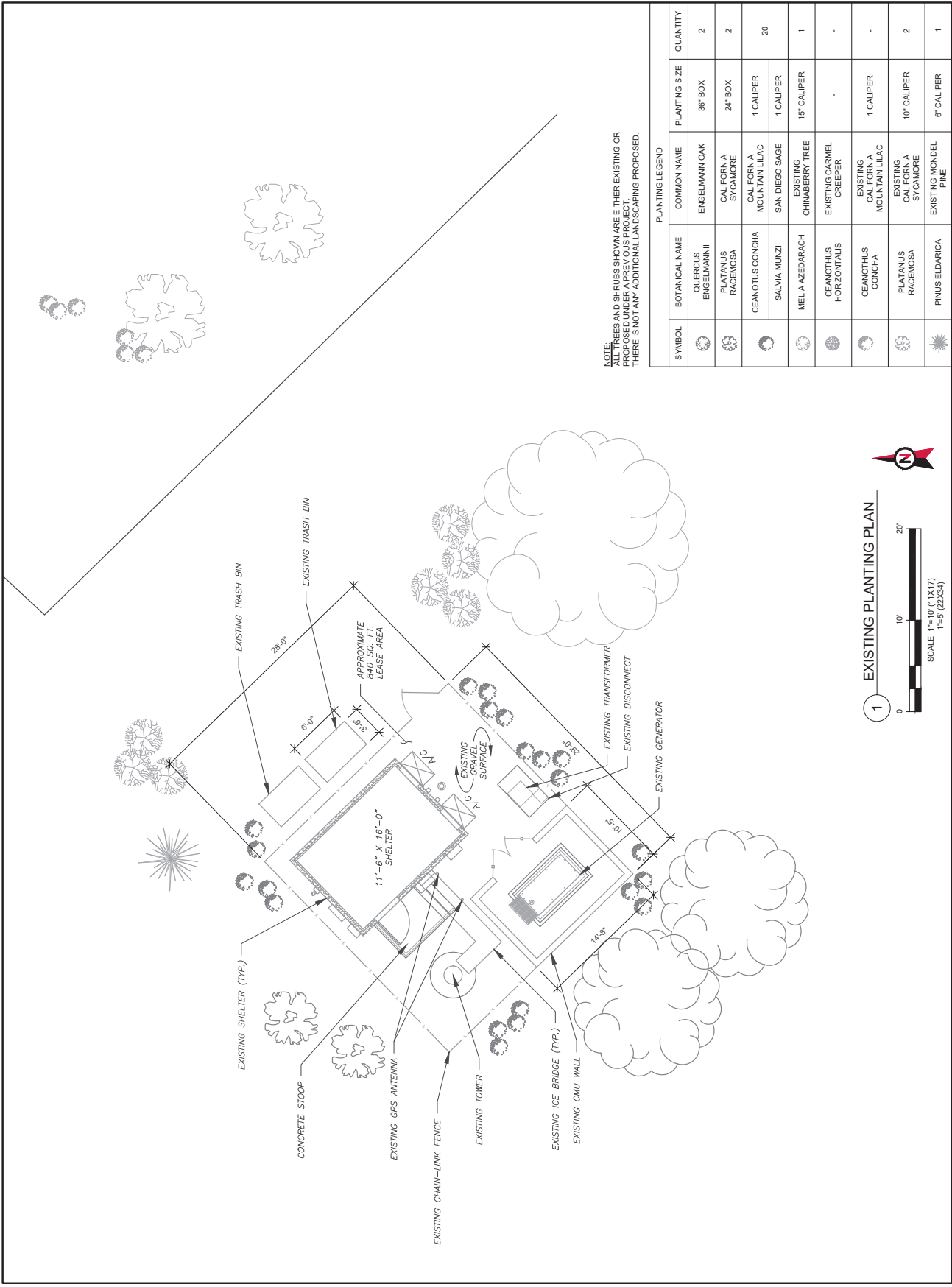
STATE OF CALIF.

Authorized by "Scott Fletcher"
06 Apr 2021 03:49:28

DATE DRAWN:	10/06/20
ATC JOB NO:	13253285_E1

EXISTING PLANTING
PLAN

SHEET NUMBER:	C-103
REVISION:	2



AMERICAN TOWER®

ATC TOWER SERVICES, LLC

3500 REGENCY PARKWAY

SUITE 100

CARY, NC 27518

PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
A	FOR CONSTRUCTION	JY	10/06/20
A	DIMS AND CALLOUTS	JD	03/18/21
A			
A			

ATC SITE NUMBER:
415126

ATC SITE NAME:
BOTTLE PEAK CA

SITE ADDRESS:
2533-25425 LAKE WOHLFORD RD
ESCONDIDO, CA 92027

SEAL:

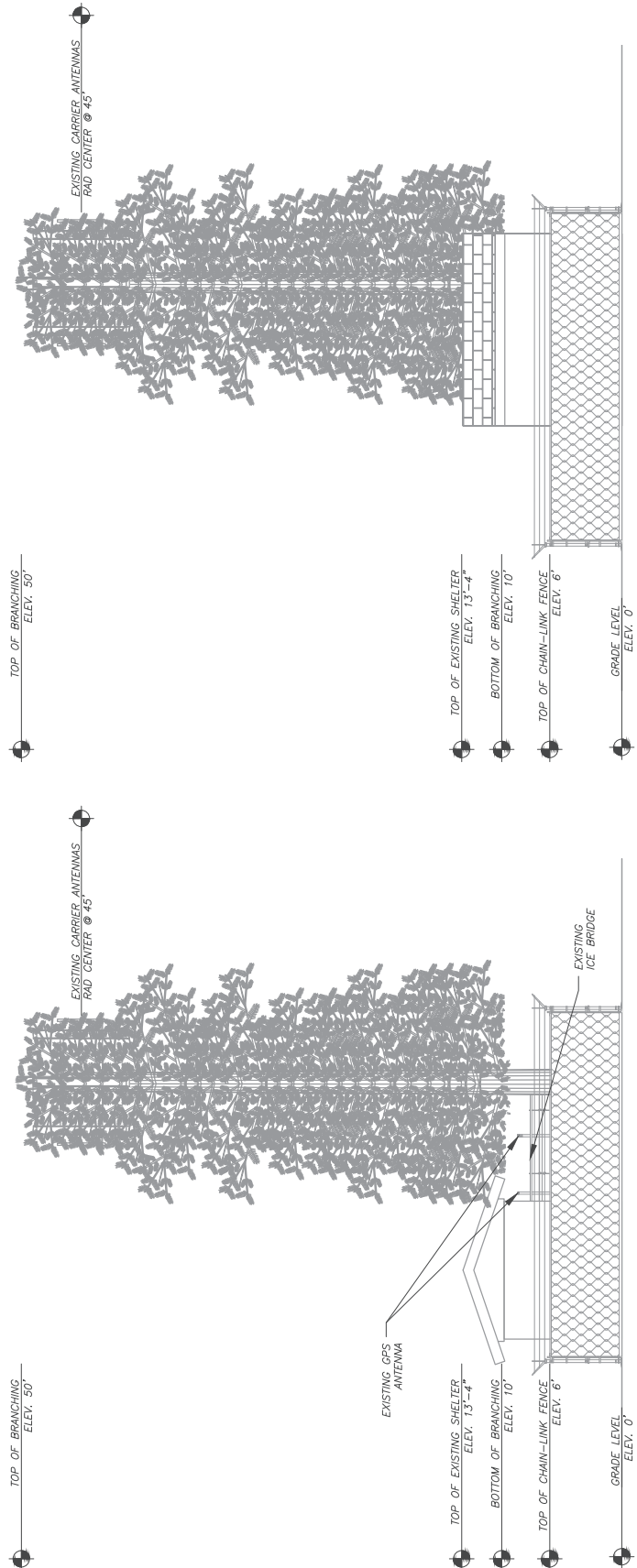


Authorized by "Scott Fletcher"
06 Apr 2021 03:49:28

DATE DRAWN:	10/06/20
ATC JOB NO:	13253285_E1

TOWER & SHELTER
ELEVATION

SHEET NUMBER:	C-104
REVISION:	2



1 NORTH TOWER ELEVATION
SCALE: NOT TO SCALE

2 EAST TOWER ELEVATION
SCALE: NOT TO SCALE



AMERICAN TOWER
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
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A	DIMS AND CALLOUTS	JD	03/18/21
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A			

ATC SITE NUMBER:
415126

ATC SITE NAME:
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25333-25425 LAKE WOHLFORD RD
ESCONDIDO, CA 92027

SEAL:



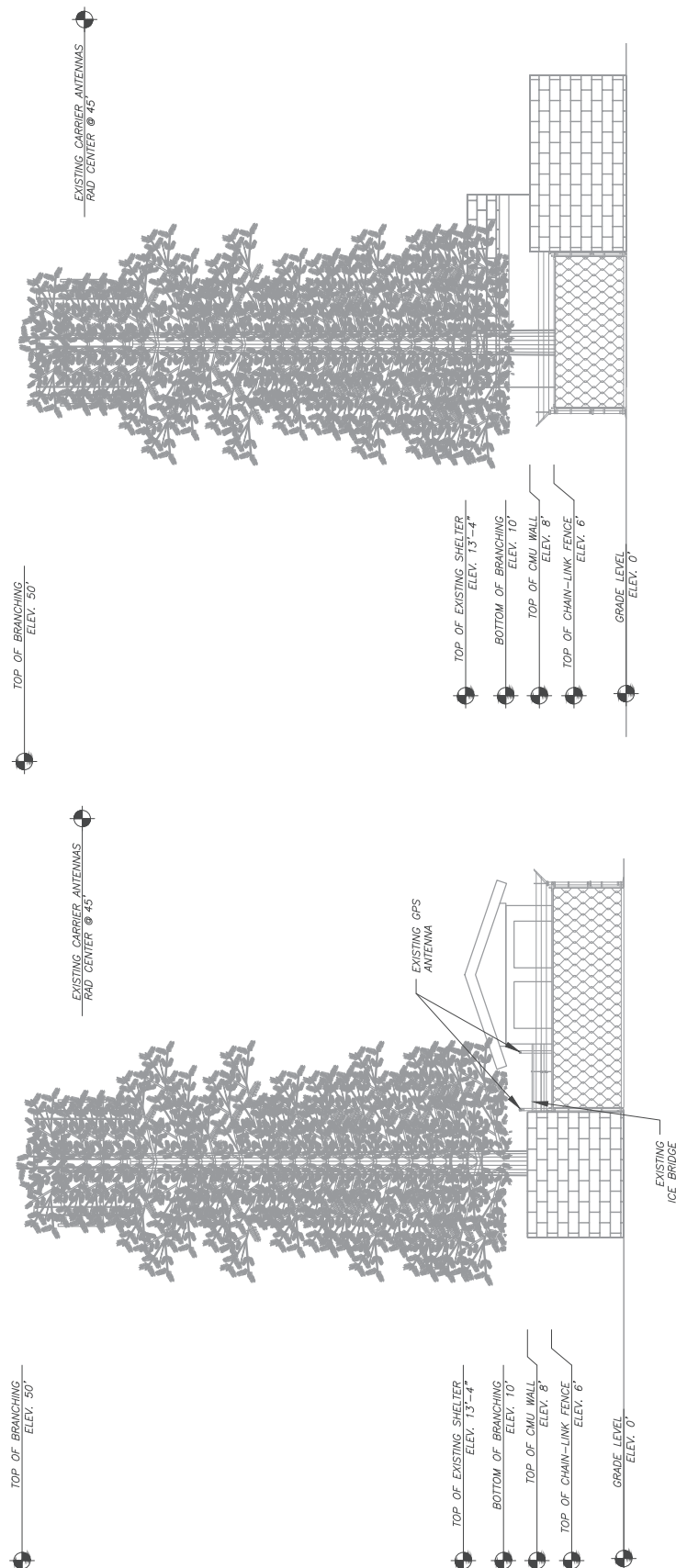
Authorized by "Scott Fletcher"
06 Apr 2021 03:49:28

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DATE DRAWN:	10/06/20
ATC JOB NO:	13253285_E1

**TOWER & SHELTER
ELEVATION**

SHEET NUMBER:	C-105
REVISION:	2



1 SOUTH TOWER ELEVATION
SCALE: NOT TO SCALE

2 WEST TOWER ELEVATION
SCALE: NOT TO SCALE




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

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REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	JY	10/06/20

ATC SITE NUMBER:
415126
 ATC SITE NAME:
BOTTLE PEAK CA
 SITE ADDRESS:
 25333-25425 LAKE WOHLFORD RD
 ESCONDIDO, CA 92027

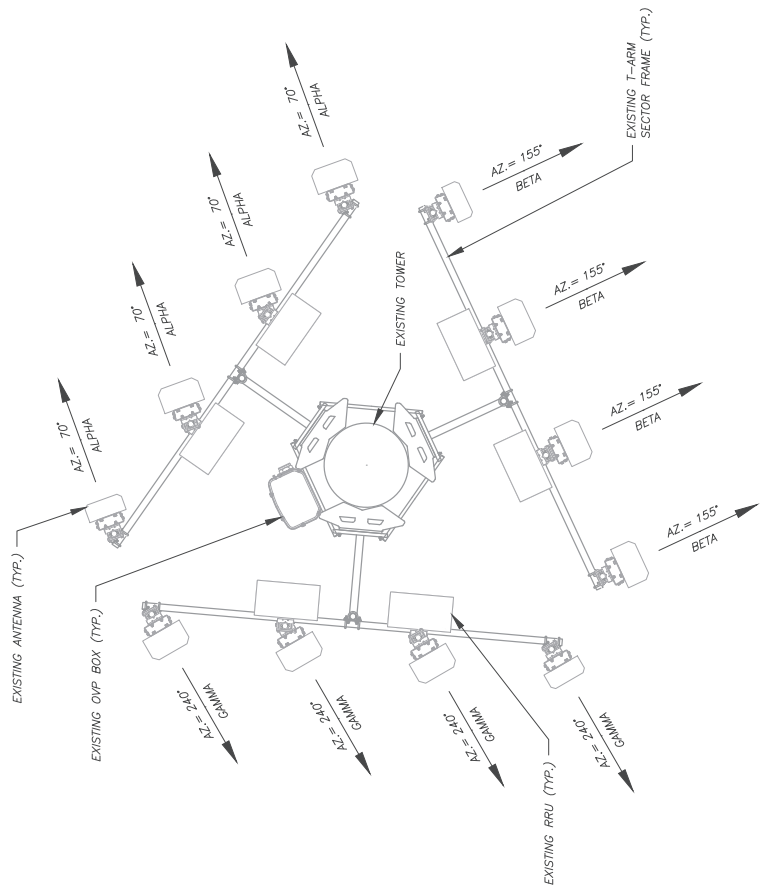
SEAL:
 

Authorized by "Scott Fletcher"
 06 Apr 2021 03:49:28

DATE DRAWN:	10/06/20
ATC JOB NO:	13253285_E1

ANTENNA PLAN

SHEET NUMBER:	C-401	REVISION:	0
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1 ANTENNA PLAN
 SCALE: NOT TO SCALE

**Attachment B – Form of Decision Approving
PDS2020-MUP-08-016W1**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

KATHLEEN A. FLANNERY
Acting Director

VINCE NICOLETTI
Acting 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

Michael Edwards (Chair)
David Pallinger (Vice Chair)
Douglas Barnhart
Ginger Hitzke
Ronald Ashman
Tommy Hough
Yolanda Calvo

May 14, 2021

PERMITEE: ATC SEQUOIA LLC
MAJOR USE PERMIT: PDS2020-MUP-08-016W1
E.R. NUMBER: PDS2020-ER-08-08-007A
PROPERTY: 25453 LAKE WOHLFORD ROAD, ESCONDIDO
APN(S): 190-110-17

DECISION OF THE PLANNING COMMISSION

GRANT, as per plot plan and elevations dated October 29, 2009, consisting of eleven sheets, approved concurrently herewith, a Major Use Permit, pursuant to Section 6985, 6986, and 7358 of the Zoning Ordinance, to authorize the placement and operation of an unmanned wireless telecommunication facility for a period of ten years (End Date: December 18, 2019). The facility includes a 50 foot high faux pine tree mounted with various antennas, equipment shelter, air conditioning units, diesel generator and associated landscaping. Pursuant to Section 6985A of the Zoning Ordinance, a Major Use Permit is required because the project site is located in an area zoned S92 (General Rural), is not located on a high voltage transmission tower, and is not covered by a Wireless Community Master Plan.

Also granted is a specific exemption pursuant to Section 4620(g) of The Zoning Ordinance to allow the 50 foot high faux pine tree where 35 feet is the maximum height allowed.

Grant, as per plot plan, floor plans and elevations date April 1, 2021, consisting of nine sheets approved concurrently herewith, a Major Use Permit Modification, for the renewal of the existing telecommunication facility pursuant to Section 6985 and 6991 of the Zoning Ordinance. This permit authorizes the continued use of the existing 50-foot-tall faux mono-pine and related equipment and equipment shelter. No physical changes and no ground disturbing activities are proposed with this Modification.

Also grant, pursuant to Section 4620(g) of the Zoning Ordinance, an exception to the 35-foot height limit to allow construction of a 63-foot-tall faux mono-pine tree.

The wireless telecommunication facility is considered a "high visibility" facility; therefore pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit Modification shall have a maximum term of 15 years (February 8, 2034). This may be extended for an additional period of time by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on ~~December 18, 2011~~, 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.

The wireless telecommunication facility is considered a "high visibility" facility; therefore pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit Modification shall have a maximum term of 15 years (February 8, 2034). This may be extended for an additional period of time by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

MAJOR USE PERMIT MODIFICATION EXPIRATION: This Major Use Permit Modification shall expire on **May 14, 2023** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

CONDITIONS FOR MAJOR USE PERMIT P08-016

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:

- A. Prior to obtaining any permit pursuant to this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:
1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works.
 2. Obtain a Construction Permit and/or Encroachment Permit for any and all work within the County road right-of-way. Contact DPW Construction / Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements.
 3. Obtain a grading permit prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of Section 87.201 of the County Code.
 4. Submit evidence to the satisfaction of the Director of Planning and Land Use (Building Division) that all "Prior to Use or Occupancy" conditions B1 through B7 of this Major Use Permit have been printed on a separate sheet of all building plans associated with this Major use Permit. The Director of Public Works or Planning

and Land Use may waive this condition to allow the issuance of a grading permit. The requirement shall be met before the issuance of any building permit. [DPLU, FEE]

5. Furnish the Director of Planning and Land Use a letter from the Director of the Department of Public Works stating Conditions A 1 through A3 have been complied with to that Department's satisfaction.
- B. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:
1. Have a Registered Civil Engineer, a Registered Traffic Engineer, or a Licensed Land Surveyor provide a certified signed statement that physically, there is a minimum unobstructed sight distance in both directions along Lake Wohlford Road from the project driveway, based on actual measured site distance and prevailing traffic speeds, per the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards (approved July 14, 1999), or to the satisfaction of the Director of Public Works. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that said lines of sight fall within the existing right-of-way and a clear space easement is not required.
 2. Allow transfer of the property subject to Major Use Permit P08-016 into Zone A of the San Diego County Street Lighting District without notice or hearing and pay the cost to process such transfer.
 3. Pay the Major Use Permit Compliance Inspection Fee as specified in the DPLU Fee Ordinance at Section 362 of the San Diego County Administrative Code. The fee shall be paid at the DPLU Zoning Counter. The permittee shall also schedule an appointment for an initial inspection with the County Permit Compliance Coordinator to review the on-going conditions associated with this permit. The inspection should be scheduled for a date approximately six months subsequent to establishing occupancy or use of the premises.
 4. Demonstrate that the Director of Planning and Land Use (Building Inspector) has verified that a single generator unit is installed and enclosed by an 8 foot high CMU wall pursuant to the approved plot plans and building plans for P08-016. [DPLU, FEE]
 5. Demonstrate that the Director of Planning and Land Use (Building Inspector) has verified that a 11 '6" x 16' concrete prefabricated shelter with tile roof on a concrete pad has been constructed to enclose the equipment cabinet pursuant to the approved plot plans and building plans for P08-016. [DPLU, FEE]
 6. Provide photographic evidence to the Director of Planning and Land Use that demonstrates that each panel antenna mounted to the faux pine tree has been covered with a "sock". [DPLU, FEE]

7. Furnish the Director of Planning and Land Use a letter from the Director of the Department of Public Works stating Conditions B1 and B2 have been complied with to that Department's satisfaction.

C. The following conditions shall apply during the term of the Major Use Permit:

1. The applicant 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 applicant is complying with all terms and conditions of the Major Use 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.
2. The applicant is responsible for the maintenance and repair of any damage caused by them to on-site and off-site private roads that serve the project.
3. 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 Section 6324 of The Zoning Ordinance.
4. The parking areas and driveways shall be well maintained.
5. All landscaping shall be adequately watered and well maintained at all times.
6. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.
7. The applicant shall maintain the appearance of the facility and associated equipment shelter, as depicted in photo simulations on file with the Department of Planning and Land Use as Major Use Permit number P08- 016, for the duration of the facility's operation.
8. 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.
9. All wireless telecommunication sites shall be kept clean and free of litter.
10. All equipment cabinets shall display a legible operator's contact number for reporting maintenance problems.
11. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunication facility shall notify the County of such intention no less than 60 days prior to the final day of use.

12. Wireless telecommunication facilities with use discontinued shall be considered abandoned 90 days following the final day of use.
13. 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.
14. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner.
15. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
16. Noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.
17. Equipment cabinets and antenna structures shall be secured to prohibit unauthorized access.
18. Comply with all applicable stormwater regulations at all times. 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 (Ordinance No. 9926) and all other applicable ordinances and standards. This includes requirements for Low Impact Development (LID), materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 1 acre require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

.....

SPECIFIC CONDITIONS FOR MAJOR USE PERMIT MODIFICATION MUP-08-016W1

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

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

1. **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. **FIRE#1-BRUSH MANAGEMENT**

INTENT: In order to comply with the County of San Diego Consolidated Fire Code, the site shall be clear of any combustible material, weeds, brush, or other vegetation. **DESCRIPTION OF REQUIREMENT:** Prior to occupancy, the applicant shall clear all brush within 100 feet of the existing facility to the satisfaction of the Valley Center Fire Protection District (VCFPD). Existing mature vegetation approved as part of this Major Use Permit for shielding may remain. **DOCUMENTATION:** Upon completion, the applicant shall request an inspection from the VCFPD and [PDS, PCC]. **TIMING:** Prior to any occupancy, the site shall be cleared of any brush or vegetation within 100 feet of the existing facility. **MONITORING:** The [PDS, PCC] and Valley Center Fire Protection District shall inspect the clearing and provide PDS with an email that the facility is in compliance with this condition.

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

1. **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. **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.

4. **PLN#1–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: maintaining all landscaping and maintaining all painting and necessary aesthetic design features and 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.

2. **PLN#2–SITE CONFORMANCE: [PDS, PCO] [OG].**

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

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations dated October 29, 2009. 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 PDS (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.

3. **ROADS#1–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 _____ in both directions along _____ from the project driveway openings 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.

4. **FIRE#2–ON-GOING BRUSH MANAGMENT**

INTENT: In order to comply with the County of San Diego Fire Code, the site shall be clear of any combustible material, weeds, brush, or other vegetation. **DESCRIPTION OF**

REQUIREMENT: The applicant shall clear all brush within 100 feet of the existing facility to the satisfaction of the Valley Center Fire Protection District, provided the owner, the City of Escondido, approves. Existing mature vegetation approved as part of this Major Use Permit for shielding may remain. **DOCUMENTATION:** The applicant shall comply with this requirement for the life of this permit. **TIMING:** Upon establishment of the use, this condition shall be complied with for the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The Valley Center Fire Protection District shall be responsible for long-term implementation of fire clearing requirements.

DOCUMENTATION: The applicant shall comply with this requirement for the life of this permit. **TIMING:** Upon establishment of the use, this condition shall be complied with for the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The Valley Center Fire Protection District shall be responsible for long-term implementation of fire clearing requirements.

MAJOR USE PERMIT FINDINGS FOR P08-016

CEQA FINDINGS

It is hereby found that the proposed project is exempt from the California Environmental Quality Act as specified under section 15303 of the State CEQA Guidelines for the reasons detailed in the Notice of Exemption Form dated December 18, 2009, on file with DPLU as Environmental Review Number 08-08-007.

WPO STORMWATER FINDINGS

It is hereby found that the project proposed by the application has prepared plans and documentation demonstrating compliance with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

RESOURCE PROTECTION ORDINANCE FINDINGS

It is hereby found that the use or development permitted by the application is in support of the granting of the Major Use Permit are made:

MAJOR USE PERMIT FINDINGS

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

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

1. *Harmony in scale, bulk, coverage, and density*

The project is a Major Use Permit to authorize the installation and operation of an unmanned wireless telecommunication facility. The facility would consist of a 50 foot tall faux pine tree mounted with various antennas, 12 foot by 16 foot by 13 foot high equipment shelter to house the supporting Base Transceiver Station indoor equipment cabinets, air conditioning units, diesel generator with 52 gallon tank and associated landscaping. The site is approximately 155 acres in size and contains an existing Ranger Station. The surrounds are characterized by vacant undeveloped lands with interspersed patches of developed areas to the north and west, and Lake Wohlford to the south and east.

Scale and Bulk: The proposed unmanned wireless telecommunication facility would include the installation and operation of a 50 foot tall faux pine tree mounted with various antennas and associated equipment. Additional landscaping would include two Engelmann Oaks, two California Sycamore, and 20 California Mountain Lilacs. Photo simulations on file with Major Use Permit P08-016 illustrate that the proposed mono-pine, equipment shelter, and CMU wall would be unobtrusive to the surrounding viewshed. The view of the facility from the surrounding area would be minimized because the project is designed to be camouflaged and would blend into the surrounding vegetation and topography. The project is compatible with adjacent uses in terms of scale and bulk because of the camouflaged design, the existence of other vertical elements such as the proposed and existing landscaping, and the location of the facility. Therefore, the project would not substantially increase the scale and bulk of the existing structure and result in negative impacts to the surrounding areas.

Coverage: The subject parcel is 155 acres in size. Surrounding land uses consist of recreational and public service land uses with parcel sizes ranging from approximately 20 to over 197 acres in size. The project is located adjacent to Lake Wohlford, on a parcel that is developed with an existing park ranger station and a

parking lot. The lease area for this unmanned wireless telecommunication facility will total 840 square-feet (less than 1 % lot coverage). Due to the small scale of the facility, the addition of the telecommunication facility will maintain similar coverage with surrounding parcels.

Density: The project is a Major Use Permit 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 project is located within the Valley Center Fire Protection District. The project has been reviewed and found to be FP-2 compliant. The project will not require water or sewer services. Electrical and telephone services are available on-site. All required utilities are therefore available for the project.

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

The project is a Major Use Permit for the authorization of a wireless telecommunication facility. The facility would include a 50 foot tall faux pine tree to which various antennas would be attached, associated equipment enclosed by an equipment shelter, and an emergency generator enclosed by a CMU wall. The project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged. The proposed facility would be screened from Lake Wohlford by the proposed and existing vegetation. Photo simulations on file with Major Use Permit P08-016 illustrate that the line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area, such as the proposed and existing landscaping. The photo simulations demonstrate that the project is visually unobtrusive to the surrounding viewshed. Furthermore, the project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, will not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project will not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to be one maintenance trip per month and will utilize Lake Wohlford Road, a public road for access. Existing parking is available on the property. The use associated with this Major Use Permit is compatible with the existing rural nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and will be compatible with adjacent uses. Therefore, the number of maintenance trips will not substantially increase or alter the physical character of Lake Wohlford Road.

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

The applicant requests a Major Use Permit for authorization to construct and operate an unmanned wireless telecommunication facility. The subject property is 155 acres in size and is developed with access and utility services adequate to serve the proposed development and use. The installation of the facility would not require significant alteration to the existing land form. Additionally, the facility would be camouflaged and would not significantly alter the visual or physical characteristics of the area. Therefore, the site is suitable for the proposed intensity of use and development.

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 subject to the Regional Category -Rural Development Area (RDA), Land Use Designation -(22) Public/Semi-Public Lands. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Chapter 5 Policy 4 of the Public Safety Element of the County General Plan, which encourages the support, establishment, and continual improvement of Countywide telephone communications system, particularly with respect to enhancing emergency communications.

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

Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility, which qualifies as new construction of a small structure. It has been determined that the project site is not in an environmentally sensitive location, would not have a cumulative effect on the environment, is not on a hazardous waste site, would not cause substantial change in the significance of a historical resource, and would not result in damage to a scenic highway.

WIRELESS TELECOMMUNICATION FINDINGS

The project is a non-preferred location in a non-preferred zone. Pursuant to Section 6986B 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. Due to the camouflaging of the facility and the 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.

MAJOR USE PERMIT FINDINGS FOR P69-129W2

Pursuant to Section 7358 (see Section 7359 for findings required for permits filed pursuant to Regional Land Use Element 3.8) 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 for the continued use and operation of an existing wireless communication facility consisting of a 50-foot-tall faux pine tree, 12 panel antennas, an emergency generator located within a CMU enclosure, a 184 square foot prefabricated equipment shelter, and other associated equipment located within an 840 square foot fenced lease area. There are no physical changes proposed. The facility is surrounded by existing mature vegetation which will be maintained as part of the conditions of approval. The tower design, scale and bulk are consistent with and complementary to the existing recreational facility on site.

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

All support services are existing and available and will be provided concurrent with need.

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

The project is a Major Use Permit Modification for the continued use and operation of an existing wireless communication facility consisting of a 50-foot-tall faux pine tree, 12 panel antennas, an emergency generator located within a CMU enclosure, a 184 square foot prefabricated equipment shelter, and other associated equipment located within a 840 square foot fenced lease area.

The continued use and operation of the wireless facility would not adversely affect the desirable neighborhood characteristic because the site is located on an existing recreation facility, Lake Wholford, owned and operated by City of Escondido. The project is designed to be camouflaged and will continue to be screened by existing mature vegetation on site. The photo study provided by the applicant demonstrates that the existing project is visually unobtrusive to the surrounding area. In addition, the project was reviewed for noise impacts and found to be consistent with the County Noise Ordinance. The project does not propose any physical changes and therefore will not cause any negative aesthetic or noise effects to the surrounding are and roadways. Therefore, the project will not have a harmful effect on the neighborhood character.

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

The proposed project will be accessed via Lake Wholford Road which is a publicly maintained road. The parcel contains an existing parking lot. The continued use associated with this Major Use Permit Modification will continue to be compatible with the rural nature of the area, as the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and is compatible with adjacent uses. Therefore, the project will not generate a significant amount of traffic.

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

The project is a Major Use Permit Modification for the continued use of an existing wireless facility and equipment. The site has been previously disturbed by the approved wireless facility. No additional structures or physical changes are proposed with this project. Therefore, the project will not add to the intensity of use or development.

6. Any other relevant impact of the proposed use

No other relevant impacts have been 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 subject to the Regional Category No Jurisdiction, Land Use Designation Public Agency Lands. The project does not conflict with the General Plan because the project site is owned and operated by the City of Escondido, and therefore the County of San Diego General Plan does not apply.

- (c) That the requirements under the California Environmental Act have been complied with

A Notice of Exemption, dated May 14, 2021, was prepared by the County of San Diego. Pursuant to Section 15301 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunications facility that involves the existing facilities for 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 existing or former use. (b) Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services.

ORDINANCE COMPLIANCE AND NOTICES: 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:

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

COMPLIANCE INSPECTION

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

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

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

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

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

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.

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

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. 9926 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 dated July 14, 2008, all requirements for Low Impact Development (LID), 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/sdpermit/r9_2007_0001/2007_0001final.pdf.

<http://www.sdcountry.ca.gov/dplu/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.

TRANSPORTATION IMPACT FEE

The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the *[DPW PDS, Land Development Counter]* and provide a copy of the receipt to the *[DPLU PDS, Building Division Technician]* at time of permit issuance.

NOTICES:

1. **NOTICE:** The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on December 18, 2009.
2. **NOTICE:** The project will be required to pay the Department of Planning and Land Use Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to DPLU, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of four (4) DPLU conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the [DPLU, FEE] designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

NOTICE: To comply with State law, the applicant/owner must file the Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (5) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

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
KATHLEEN A. FLANNERY, ACTING DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

cc: City of Escondido, 201 North Broadway, Escondido, CA 92025
ATC Sequoia LLC, 10 Presidential Way, Woburn, MA 01801
ATC Tower Services, 3500 Regency Parkway, Cary NC 27518
Jill Cleveland, 302 State Place, Escondido, CA 92029

email cc:
Ed Sinsay, Team Leader, Land Development/Engineering, PDS
Denise Russell, Planning Manager, Project Planning, PDS

Attachment C – Environmental Documentation

1-51 NOTICE OF EXEMPTION

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

FROM: County of San Diego
Planning & Development Services, M.S. 0650
Attn: Project Planning Division Section Secretary

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

Project Name: ATC Bottle Peak Major Use Permit Modification; PDS2020-MUP-08-016W1, PDS2020-ER-08-08-007A

Project Location: 25453 Lake Wohlford Road, Escondido, CA in the North County Metropolitan Subregional Plan area, in the unincorporated area of San Diego County. APN: 190-110-17

Project Applicant: ATC Sequoia LLC, 10 Presidential Way, Woburn MA, 01801 (Phone: 760-420-4833)

Project Description: The project is a Major Use Permit Modification to renew an existing unmanned wireless telecommunication facility. The project is subject to the General Plan Regional Category No Jurisdiction, Land Use Designation Public Agency Lands, and is zoned General Agriculture (A72). The facility includes an existing 50-foot tall faux mono-pine tree, a backup generator located within a CMU enclosure, and other associated equipment located within a 184 square foot prefabricated equipment shelter in a 840 square foot fenced in area. There are no changes proposed to the existing facility. Access would be provided by a private driveway that connects to Lake Wohlford Road, a public road.

Agency Approving Project: County of San Diego

County Contact Person: Lauren Yzaguirre; 858-495-5362

Date Form Completed: May 14, 2021

This is to advise that the County of San Diego Planning Commission has approved the above described project on May 14, 2021 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☐ Statutory Exemption. C Section:
 - ☒ Categorical Exemption. G Section: 15301- Existing Facilities
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - ☐ G 15182 – Residential Projects Pursuant to a Specific Plan
 - ☐ G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15301 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunications facility that involves the existing facilities for 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 existing or former use. (b) Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services.

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

Signature: _____ Telephone: (858) 495-5362

Name (Print): Lauren Yzaguirre Title: Land Use/Environmental Planner

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

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

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
ATC Bottle Peak Major Use Permit Modification
PDS2020-MUP-08-016W1; PDS2020-ER-08-08-007A

May 14, 2021

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

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

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

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

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

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

Discussion:

The project will not have a significant adverse impact on groundwater quantity because the total project demand will be less than 20,000 gallons per day and the project complies with the San Diego County Groundwater Ordinance.

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

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

Discussion:

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

The project is in compliance. The project is adjacent to the Lake Wohlford watercourse, but there are no proposals for any offsite uses or improvements that need compliance with the Resource Protection Ordinance.

Steep Slopes:

The site does contain RPO Steep Slope areas. However, pursuant to Section 86.604(e)(2)(bb)(iii) of the RPO, the proposed private utility system (wireless telecommunication facility) is exempt from the steep slopes section of the RPO because it has been determined that the least environmentally damaging alignment has been selected.

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:

County records, as well as the database from the South Coastal Information Center has been reviewed and it has been determined that the project site has not been surveyed. However, because no earth-disturbing activities are proposed, no cultural study or monitoring will be required. 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

☐

Discussion:

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: the project proposes no ground disturbance or construction of any kind 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

☐

Discussion:

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.

No new noise-producing equipment or operational uses are proposed as part of the project. The project would not create a change in the existing noise environment and is therefore anticipated to be in compliance with the County of San Diego Noise Ordinance Section(s) 36.404. The project would renew the Major Use Permit to continue operations of the Wireless Communication Facility. No changes to ground-level equipment are proposed, and no new generator or changes to the existing generator are proposed.

Attachment D – Environmental Findings

**ATC BOTTLE PEAK WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2020-MUP-08-016W1
ENVIRONMENTAL LOG: PDS2020-ER-08-08-007A**

ENVIRONMENTAL FINDINGS

May 14, 2021

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 – Photos, Geographic Service Maps
and Alternative Site Analysis**

PHOTO STUDY

PROPOSAL TO RENEW MAJOR USE PERMIT
WIRELESS COMMUNICATION FACILITIES

ATC "Bottle Peak"
25425 Lake Wohlford Road
Escondido, CA 92027

Prepared for:
County of San Diego

Prepared by:
PlanCom, Inc.
Contractor Representatives for
ATC Sequoia LLC

302 State Place
Escondido, CA 92029
Contact: Jill Cleveland, Planning Consultant
(760) 420-4833

October 22, 2020



View East toward site from Lake Wohlford Road



View North toward site from Oakvale Road



View Southwest toward site from Lake Wolford Resort



View West toward site from Lake Wohlford Road



View East from site on Lake Wohlford Road



View East from site of parking lot



View South from site of Lake Wohlford



View West toward site from Parking Lot



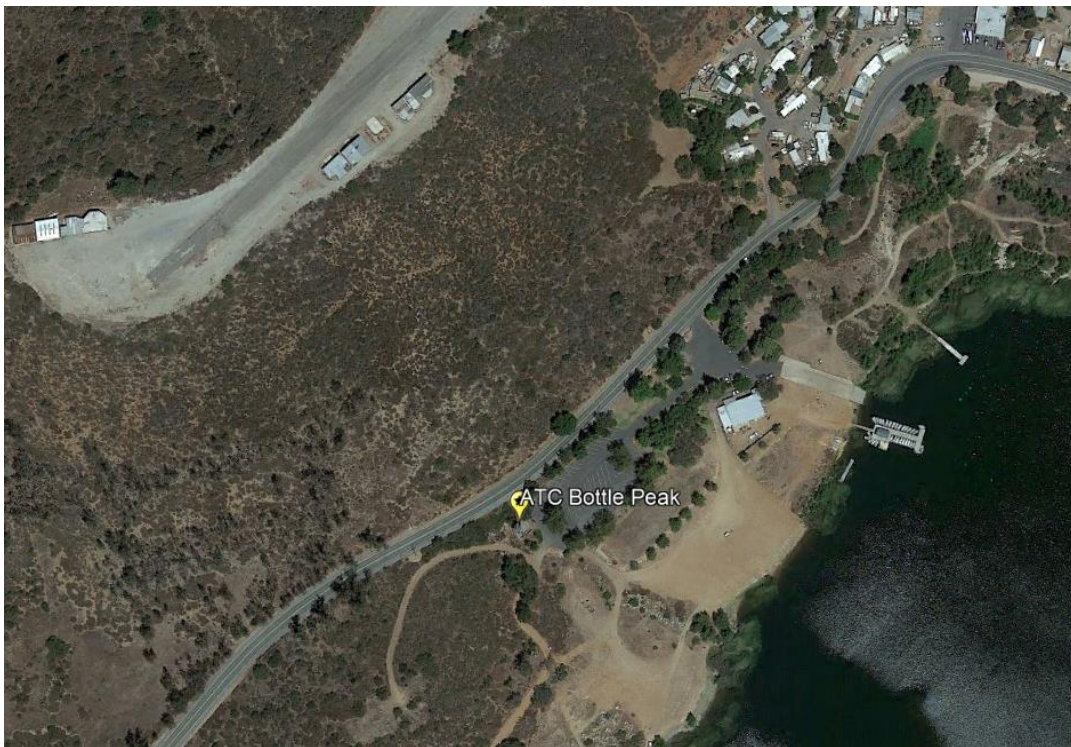
View West of existing landscaping



View North of existing landscaping



View East of existing landscaping



Aerial View of Site



View West of ATC Tower from Parking Lot



View West of ATC Tower From Entrance

BOTTLE PEAK Propagation Maps

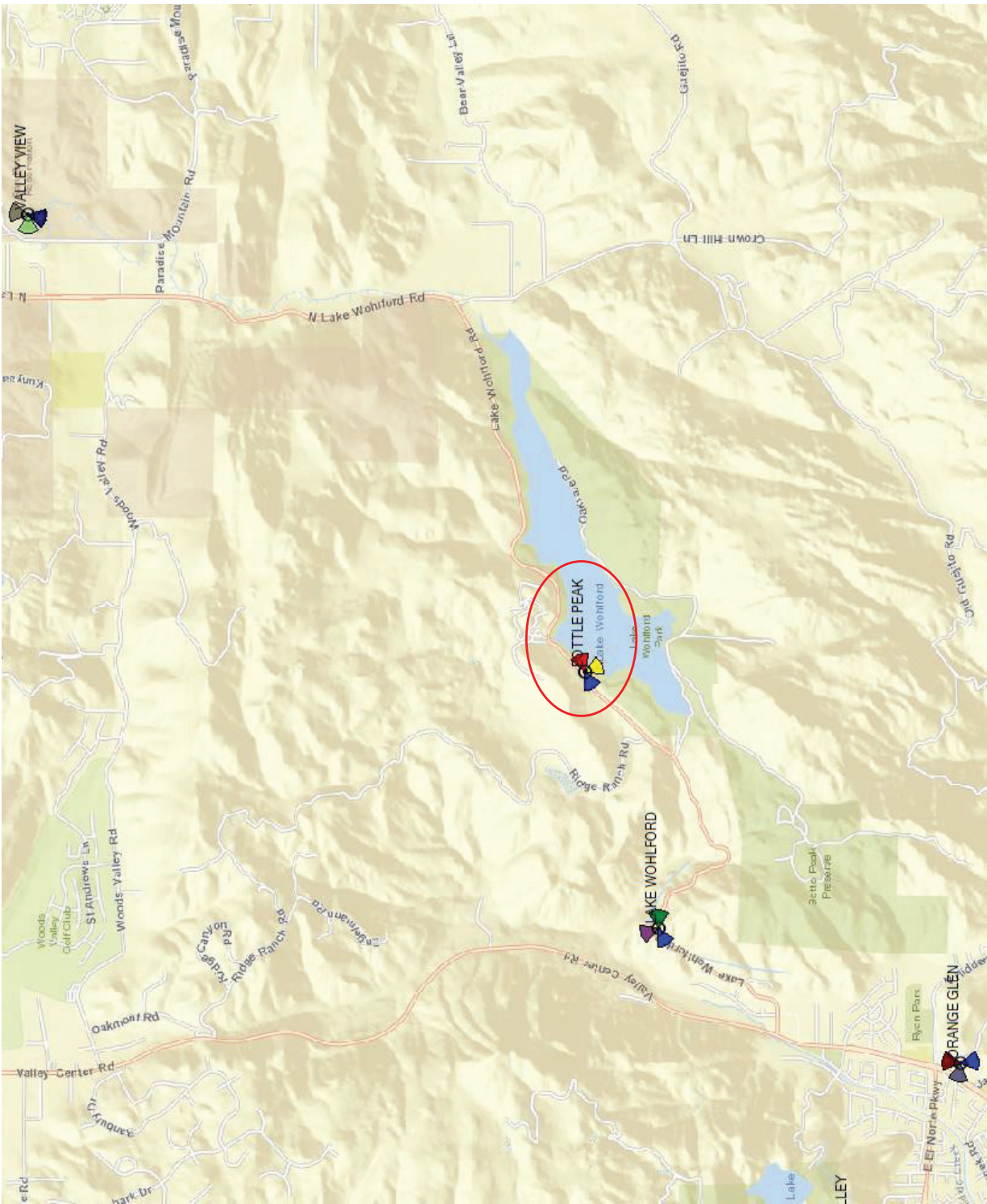
October 1, 2020

1 - 67

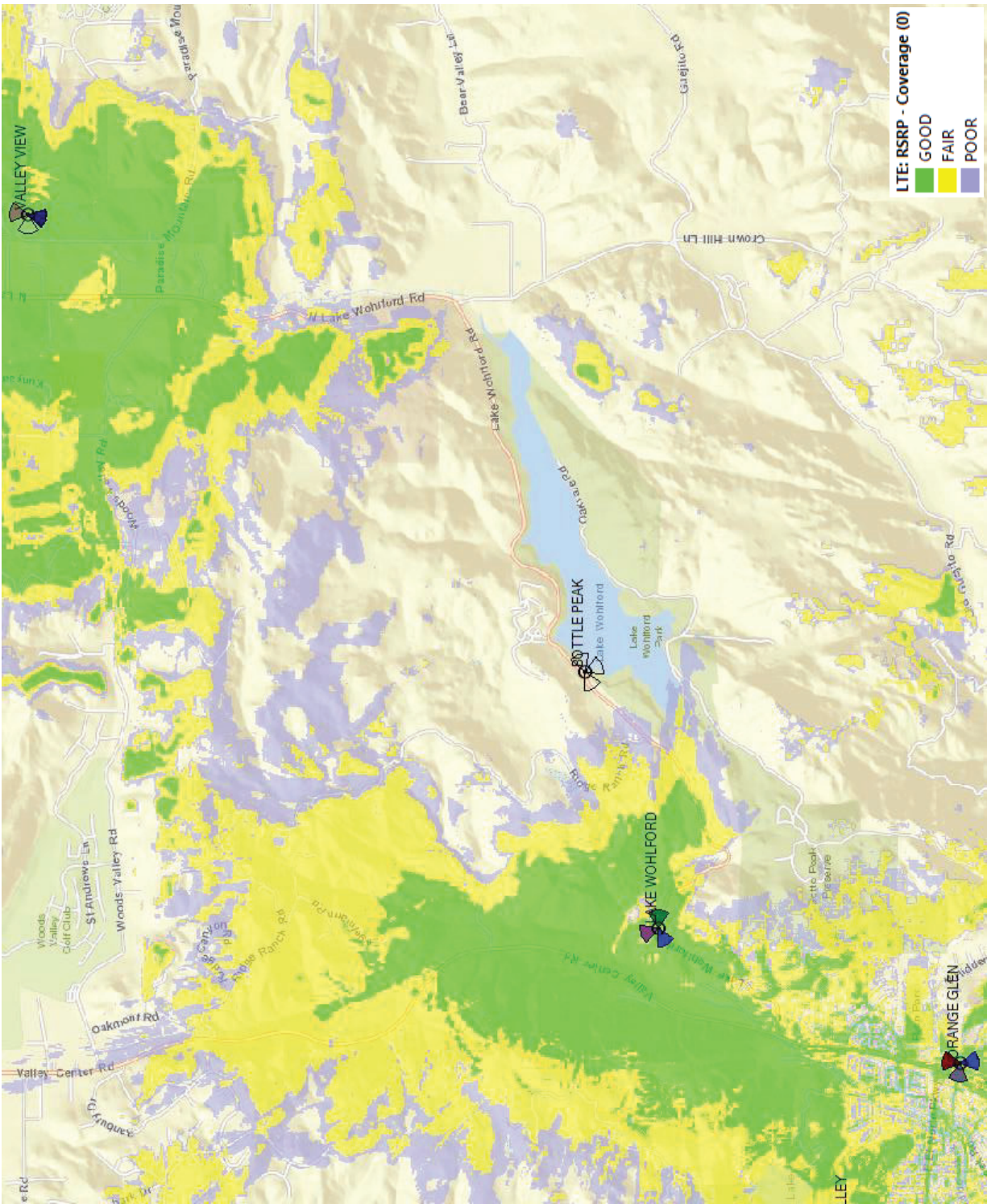


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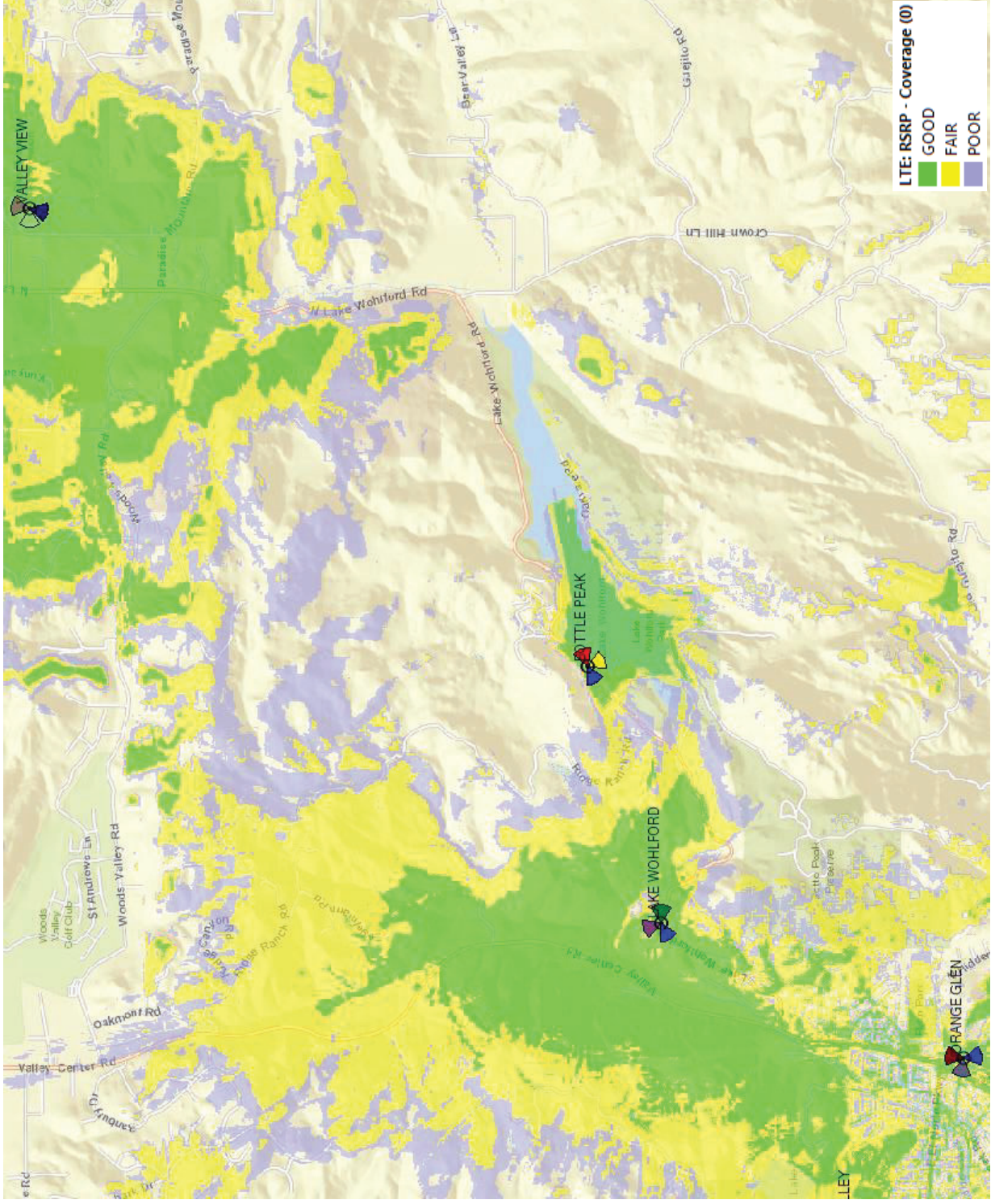
Overview Map



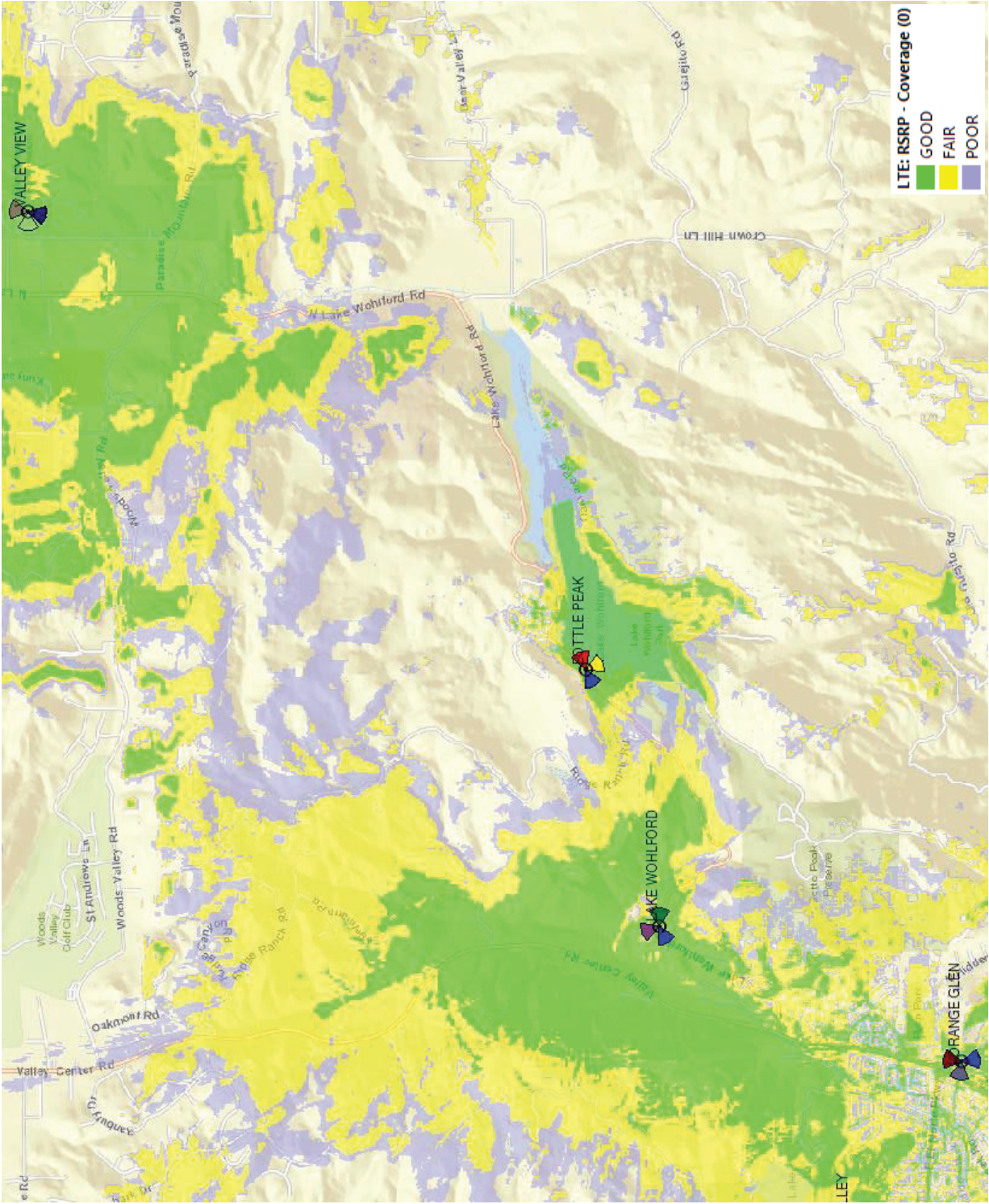
Verizon Coverage without BOTTLE PEAK



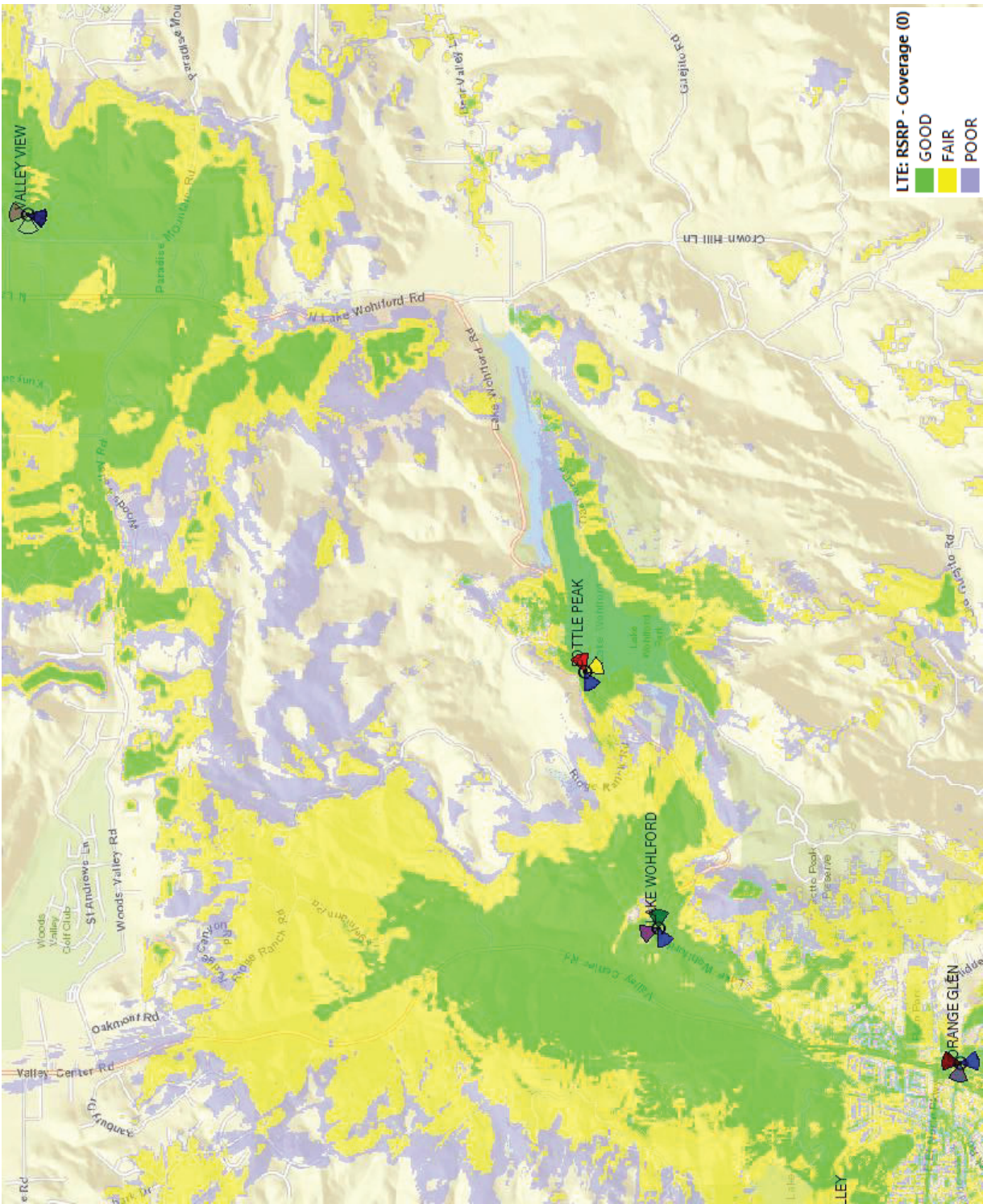
Verizon Coverage with BOTTLE PEAK at 35'



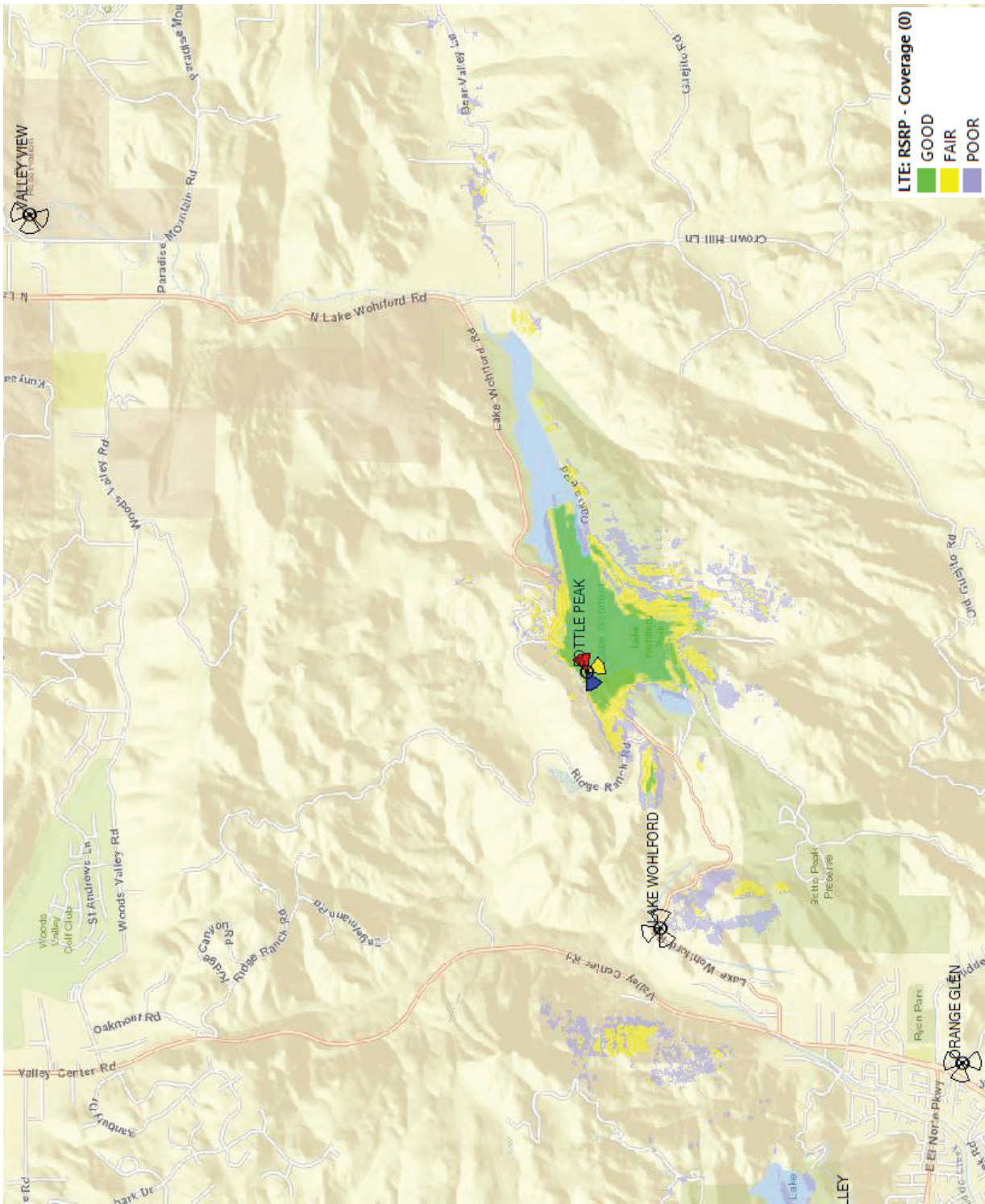
Verizon Coverage with BOTTLE PEAK at 40'



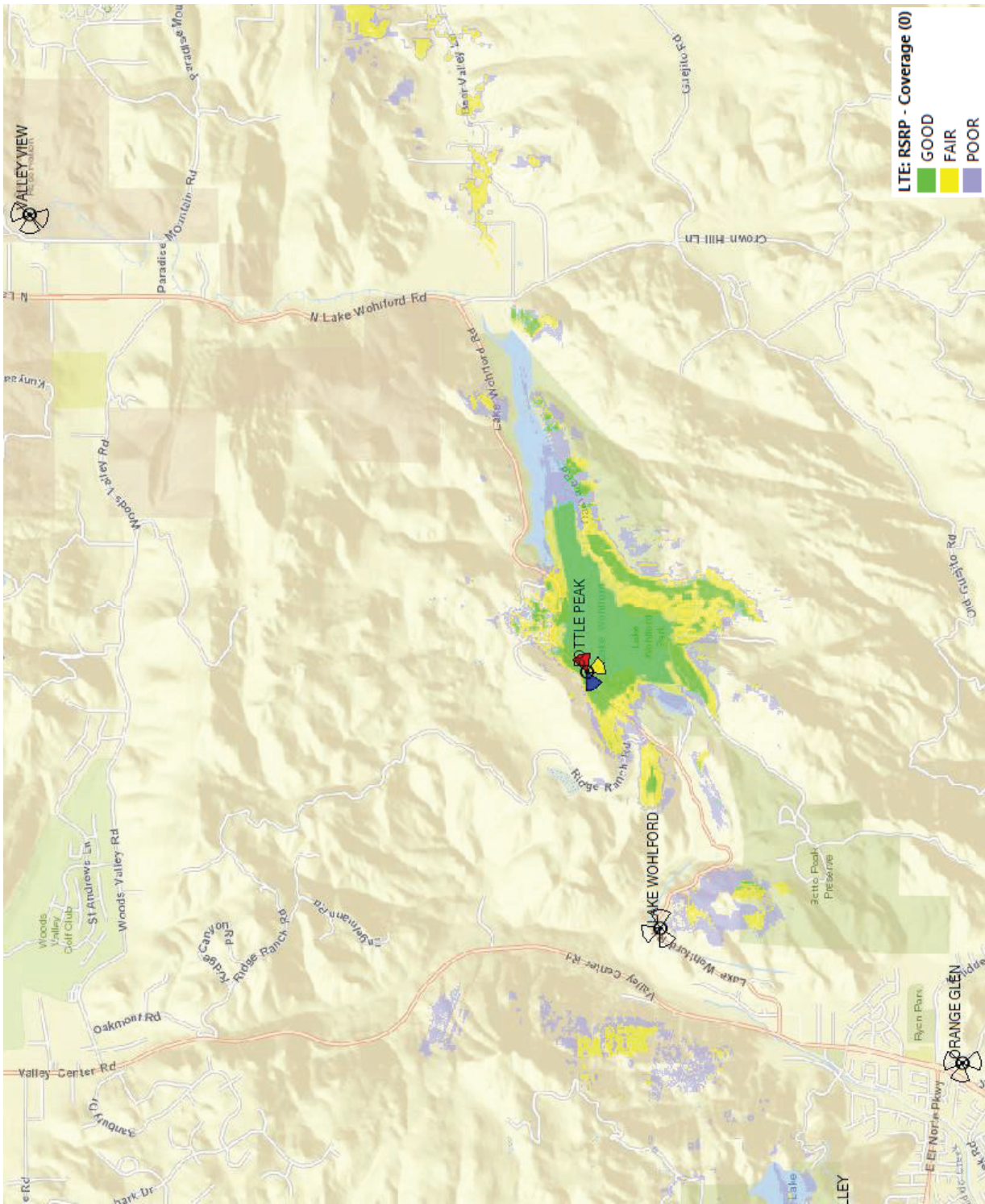
Verizon Coverage with BOTTLE PEAK at 50'



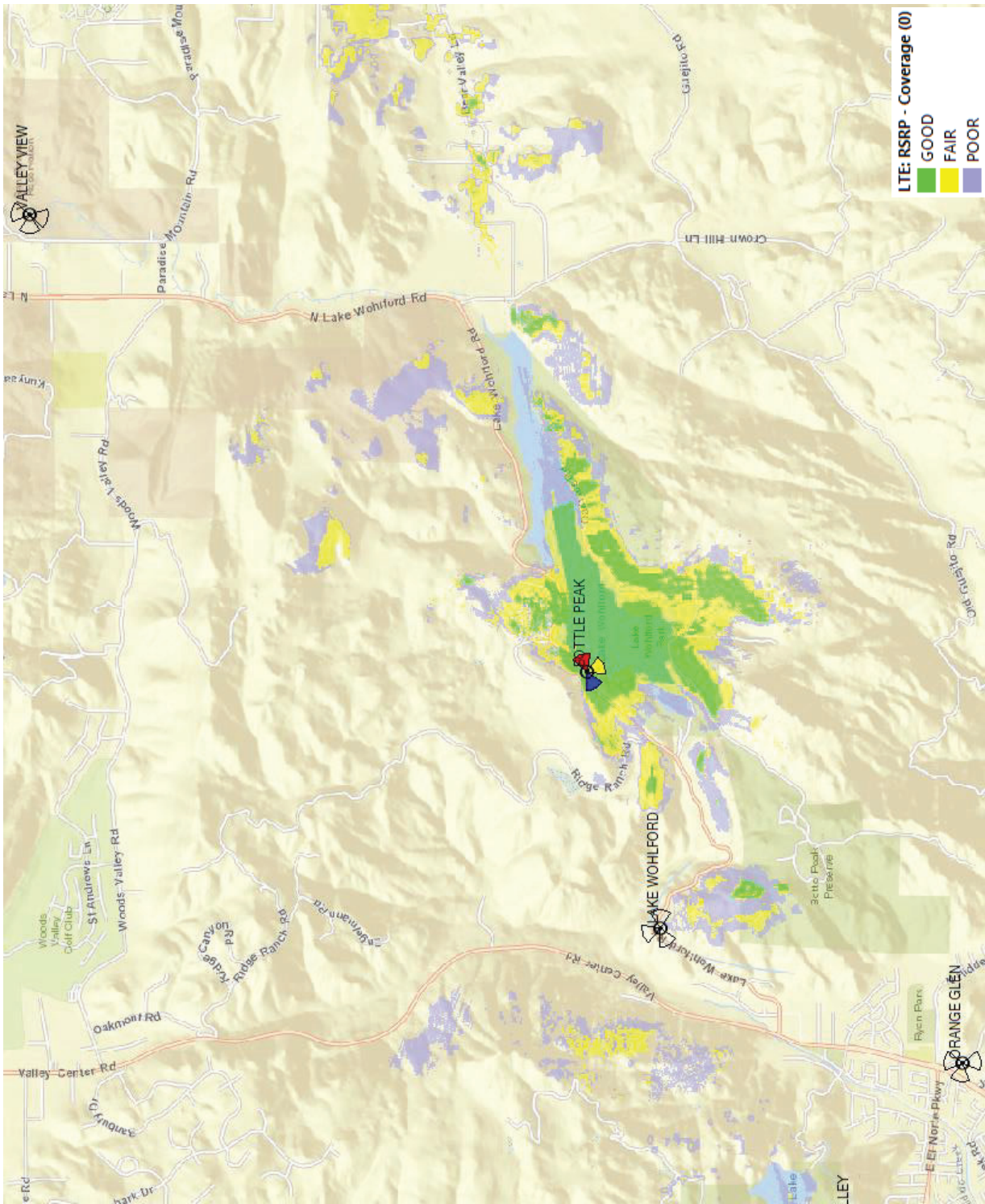
BOTTLE PEAK Coverage Only at 35'



BOTTLE PEAK Coverage Only at 40'



BOTTLE PEAK Coverage Only at 50'



**ATC BOTTLE PEAK
25453 LAKE WOHLFORD ROAD, ESCONDIDO
ALTERNATE SITE ANALYSIS**

SITE SELECTION/PREFERRED SITES PER SECTION 6986

The proposed renewal of the Major Use Permit is located in A-72 (General Agriculture) zone district. The site consists of a 50' MonoPine with Verizon antennas and equipment shelter and the cell site is managed by ATC Sequoia LLC. The project site is at a ground elevation of 1,500 feet above mean sea level (AMSL) and the property is owned by the City of Escondido serving as a recreational facility and houses a ranger station.

Surrounding properties in the area of the proposed site are also designated A-72, Agricultural. The proposed site is situated at a strategic location along the south side of Lake Wohlford Road and allows the carrier to provide coverage both east and west along Lake Wohlford Road as well as to the surrounding area, including the recreational users of the lake and the residents of the Lake Wohlford Resort mobile home park, located about a quarter-mile northeast of the project site.

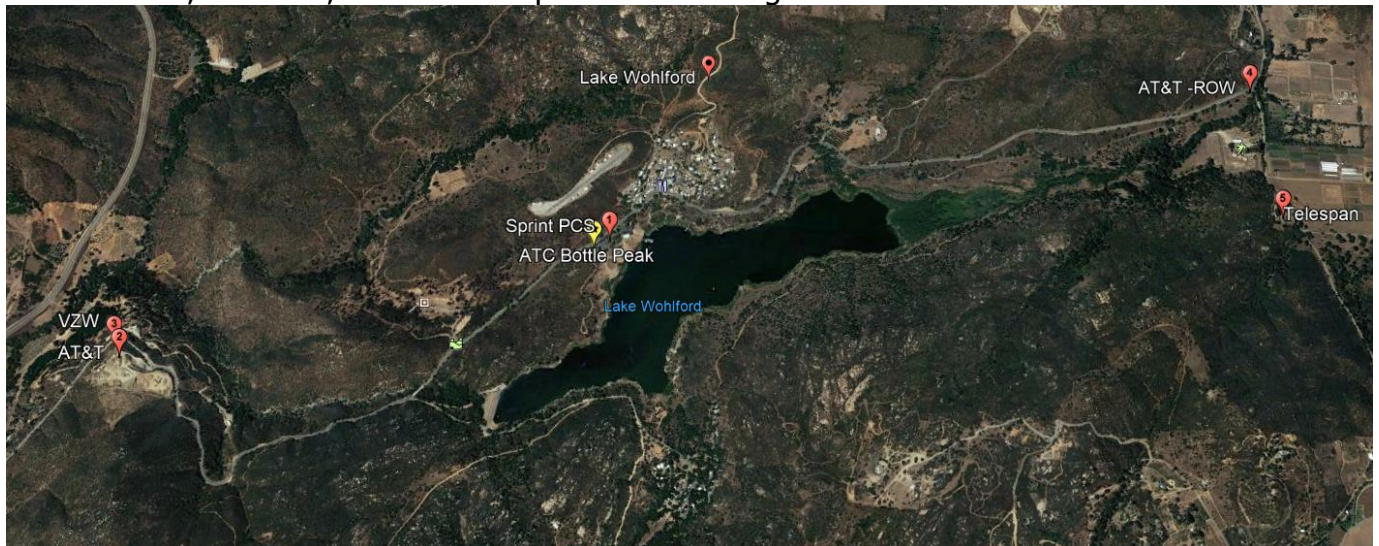
Preferred Sites in the Geographical Service Area

There are no preferred sites in the geographical service area; most all zoning designations are A-72, the same as this property.

- Water Tanks -There are no water tanks in the area for collocation.
- Utility Towers, Poles, traffic lights, street lights -The wood utility poles along Lake Wohlford Road would not support the needed antennas to service the area. In addition, they would need ground space, utilities and new access along the busy windy road. There are no traffic or street lights in this rural part of the County.
- Commercial and Industrial Building - While there appears to be a single-story restaurant in the residential enclave to the northeast, it is surrounded by residences and hills offering less visibility for a wireless signal than the current location. Zoning is also A-72 in this area.
- County or Other Government Facilities - This property consists of a government facility, a Ranger Station. While the needed height could not be accommodated on the existing collocated structure.

ALTERNATE SITE EVALUATION

1. Sprint PCS - 25447 Lake Wohlford Rd. – Based on the documents provided staff from a 2001 approval, this site shows as the City of Escondido lake property, the same parcel as the ATC site. There is no visible Monopine on the property as noted in the Sprint zoning approval. It appears that it was permitted, however, not constructed.
2. AT&T Wireless -25080 Lake Wohlford Rd. – This location is 1½ miles from this project, through mountainous terrain. And is too far to serve the community surrounding Lake Wohlford.
3. Airtouch Cellular/Verizon Wireless - 25080 Lake Wohlford Rd. This is the same location as the AT&T site noted above. Verizon needs both this site and the ATC Bottle Peak site where they are a tenant to adequately serve the area.
4. AT&T Wireless - 16525 Guejito Rd. – this site is 2 miles from the subject site, too far to service the community surrounding Lake Wohlford.
5. Telespan Inc. -16655 Guejito Rd. (2018 approved site) – The approval document provided by Staff describes a three-carrier water tank, however, it does not note which carriers or if the site has been constructed. This location is approximately 2½ miles from the subject site. Verizon's coverage plots indicate a gap in coverage at this location that the existing Lake Wohlford site does not serve. It would be reasonable to assume Verizon may need a site here in the future, however, it does not replace the existing site at Lake Wohlford.

**Aerial View of Alternate Sites**

Attachment F – Ownership Disclosures



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

Record ID(s) PDS2020-MUP-08-016W1

Assessor's Parcel Number(s) 190-110-17

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.

City of Escondido

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

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

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

Jill Cleveland
 Signature of Applicant

Jill Cleveland, Agent

Print Name

08/10/2020

Date

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

**SDC PDS RCVD 08-14-20
 MUP08-016W1**

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcountry.ca.gov/pds>

