



*The County of San Diego*

# Planning Commission Hearing Report

<b>Date:</b>	October 29, 2021	<b>Case/File No.:</b>	AT&T South County Animal Shelter Wireless Telecommunication Facility Major Use Permit Modification; PDS2020-MUP-10-038W1; PDS2020-ER-00-18-006D
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Wireless Telecommunication Facility
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	5821 Sweetwater Road, Bonita, CA 91902
<b>Agenda Item:</b>	#3	<b>General Plan:</b>	Public/Semi Public Facilities
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	Rural Residential
<b>Applicant/Owner:</b>	Justin Causey on behalf of AT&T	<b>Community:</b>	Sweetwater Community Plan Area
<b>Environmental:</b>	CEQA §15301 Exemption	<b>APN:</b>	586-051-02-00

## A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider the proposed Major Use Permit (MUP) Modification, the conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). The AT&T South County Animal Shelter Wireless Telecommunication Facility MUP Modification (Project), submitted in 2020, is a request by AT&T Wireless to operate and maintain an existing wireless telecommunication facility.

The existing facility includes a 55-foot-tall faux mono-pine tree, a backup battery and other associated equipment within a 14-foot-tall, 534 square foot equipment shelter camouflaged as a storage shed. The faux mono-pine tree and equipment shelter are enclosed on three sides by an eight-foot-tall CMU wall and partially surrounded by an 8-foot-high chain link fence. The 12.24-acre parcel, located at 5821 Sweetwater Road within the Sweetwater Community Plan Area, is zoned Rural Residential and houses an animal shelter owned and operated by the County of San Diego that will remain. The existing MUP for the wireless telecommunication facility was approved on March 20, 2011 and expired on March 20, 2021 in accordance with the amortization schedule set forth 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 10 years of operation before it needs to be re-evaluated against the technology available in the future.

Planning & Development Services (PDS) staff recommends approval of the MUP Modification, with the conditions noted in the attached MUP Modification decision (Attachment B). This report provides a Project description, analysis, and discussion and the Sweetwater Community Planning Group recommendation to explain staff's recommendation.

### **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 PDS2020-MUP-10-038W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

### **C. BACKGROUND**

On March 20, 2011, the Planning Commission approved a MUP (Record ID: PDS2010-3300-10-038) for a 55-foot-tall faux mono-pine tree, a backup battery and associated equipment. The shelter is designed to appear as storage and included a storage room extension for use by the South County Animal Shelter. Since approval of the MUP, three minor deviations have been approved for minor equipment changes, upgrades, and maintenance of the faux mono-pine tree.

The facility is located within a residential area and a non-preferred zone as defined by the Wireless Ordinance. Therefore, the original MUP was granted for a period of 10 years that expired on March 20, 2021. 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 10 years. The Applicant submitted for the Modification on December 18, 2020 and since the application was submitted prior to expiration, the MUP is allowed to continue operation during processing of the MUP Modification.

### **D. DEVELOPMENT PROPOSAL**

#### **1. Project Description**

The Applicant requests a MUP Modification to operate and maintain an existing unstaffed telecommunication wireless facility previously authorized by a MUP (Record ID: PDS2010-3300-10-038) located at 5821 Sweetwater Road within the Sweetwater Community Plan Area.

The MUP Modification is required to bring the existing wireless telecommunication facility into conformance with the County Zoning Ordinance's amortization requirements outlined in Sections 6985 and 6991. The project site is developed with an existing 55-foot-tall faux mono-pine tree with 12 mounted panel antennas, 21 remote radio units (RRU's), and one GPS antenna. The equipment necessary to operate the facility includes an existing backup battery and other associated equipment

located within an existing 14-foot-tall, 534 square-foot equipment shelter that is camouflaged as a storage shed. The existing faux mono-pine tree and equipment shelter are enclosed on three sides by an eight-foot-tall concrete masonry unit (CMU) and an eight-foot-high chain link fence. The Applicant proposes to renew the MUP for the existing 55-foot-tall mono-pine tree (Figure 1), remove and replace three panel antennas, three remote radio units, one backup battery, install one equipment rack, and one power extender. No changes to the height of the facility or equipment configuration are proposed. An exception to the 35-foot height requirement as stated in Section 4610 of the County Zoning Ordinance is requested as part of the proposed MUP Modification. Access would be provided by an existing driveway off Sweetwater Road, a public road.



*Figure 1: Northwest view of the existing 55-foot-tall mono-pine tree.*



*Figure 2: Northeast view of the existing equipment shelter and chain link fence.*

## **2. Subject Property and Surrounding Land Uses**

The Project is located on a 12.24-acre property within the Sweetwater Community Plan Area (Figure 3). The project site is zoned Rural Residential (RR), the General Plan Regional Category is no jurisdiction, and the Land Use Designation is Public/Semi-Public Facilities. The project site is developed with an existing animal shelter owned and operated by the County located 150 feet northeast of the existing telecommunication facility (Figure 4). The nearest County General Plan Designated Scenic Highway is State Route (SR) 125 which is located approximately 1,300 feet northeast of the wireless facility. Surrounding land uses are primarily agricultural, open space, and residential uses.



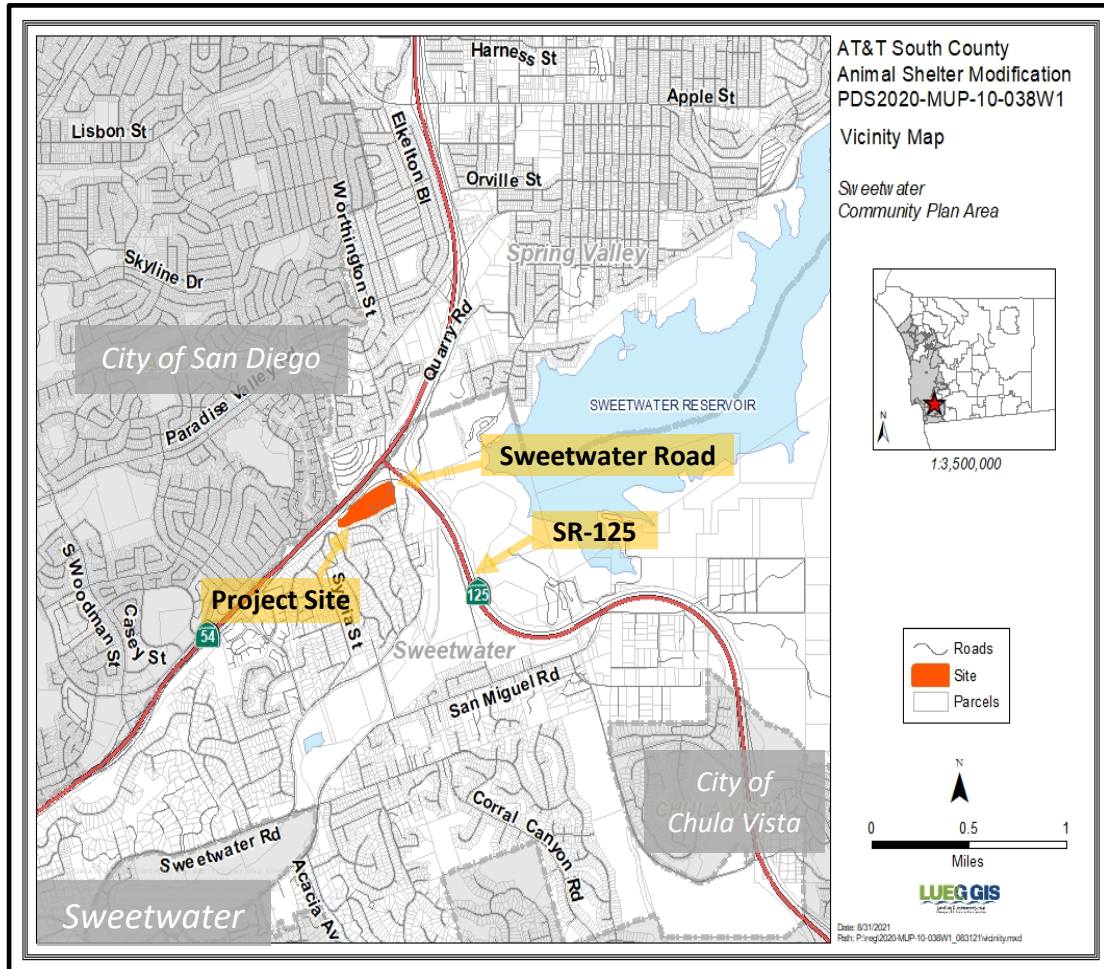


Figure 3: Vicinity map



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

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Public/Semi-Public Facilities	Variable Family Residential (RV)	SR-54	Highway, Residential
East	Public/Semi-Public Facilities	Rural Residential (RR)	Sweetwater Road, SR-125	Highway
South	Village Residential (VR-2)	Rural Residential (RR)	Sweetwater Road	Residential
West	Village Residential (VR-2)	Rural Residential (RR)	Degen Drive	Residential

## **E. ANALYSIS AND DISCUSSION**

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

### **1. Key Requirements for Requested Actions**

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

### **2. Analysis**

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

#### Amortization

The existing wireless telecommunication facility is in a residential zone and is defined as "high visibility" according to Sections 6985 and 6991 of the Zoning Ordinance. MUP Modification findings have been made to support the continued operation of the facility. Since the original MUP expired, the Applicant is required to obtain a MUP Modification to bring the existing wireless telecommunication facility into conformance with the amortization schedule requirements of the Wireless Telecommunication Ordinance. Based on Section 6991 of the Zoning Ordinance, the applicant has indicated that the facility is valued at \$40,000, therefore the facility is required to be modified in 10 years from the issuance of this permit. This time 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 the time of the request for a modification.

#### Site Planning Analysis

The existing 55-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 (see Figure 2). The facility is partially screened from public view by the existing County Animal Shelter and surrounding utility elements including a camouflaged equipment shelter, which is designed to appear as a storage shed. The faux mono-pine tree is comparable in height to existing vertical elements, including mature trees, and therefore, will blend in with the surrounding scenery.

#### Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. The existing wireless telecommunication facility is not visible from State

Route 125, which is a Scenic Highway identified by the County of San Diego General Plan designated scenic highways. SR-125 is located over 1,300 feet northeast of the project site, and SR-54, which is not a scenic highway, is approximately 220 feet north of the project site. The existing facility is visible to motorists traveling east on SR-54. While it is visible, there are other trees and landscaping features visible from the highway, as well as a CMU block wall, which help screen the facility. The neighboring residences and motorists traveling on Sweetwater Road, the nearest public road, have limited views of the facility due to distance and intervening structures. The existing faux mono-pine tree does not introduce a negative visual impact to the community because it is camouflaged as a pine tree and is an expected visual feature as the site contains numerous mature trees. For these reasons, the wireless telecommunication facility blends with the visual setting, is compatible with the existing community character, and does not result in impacts to the existing environment.

#### Alternative Site Analysis (ASA)

The existing wireless telecommunication facility is designed to provide continuous cellular service to the surrounding residents, visitors, and motorists. The site is zoned Rural Residential (RR), which is a non-preferred zone as defined in Section 6985 of the County Zoning Ordinance, and therefore requires an ASA.

All preferred locations and preferred zones in the Project vicinity were reviewed during the processing of the MUP Modification application. Co-location opportunities onto existing wireless telecommunication facilities were also analyzed. However, all other wireless telecommunication facilities are located outside the Applicant's target coverage area. Properties immediately surrounding the target coverage area are primarily zoned for agriculture, open space, and residential uses. The Applicant demonstrated in the ASA that there are no known co-location opportunities as the area is underserved by wireless telecommunication facilities. Due to limited co-location opportunities, coverage objectives, and visual compatibility, all other preferred locations and preferred zones were eliminated from consideration. Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps illustrate coverage in the area, with and without the existing wireless telecommunication facility. The GSA maps demonstrate that the existing location is necessary for the carrier to provide coverage and provide adequate service to motorists and residents in the area (Figure 5). The height of the facility is necessary to allow the antennas to provide coverage over to the north, south, west, and east from the site and to accommodate additional carriers. The GSA maps for AT&T can also be found in Attachment F.



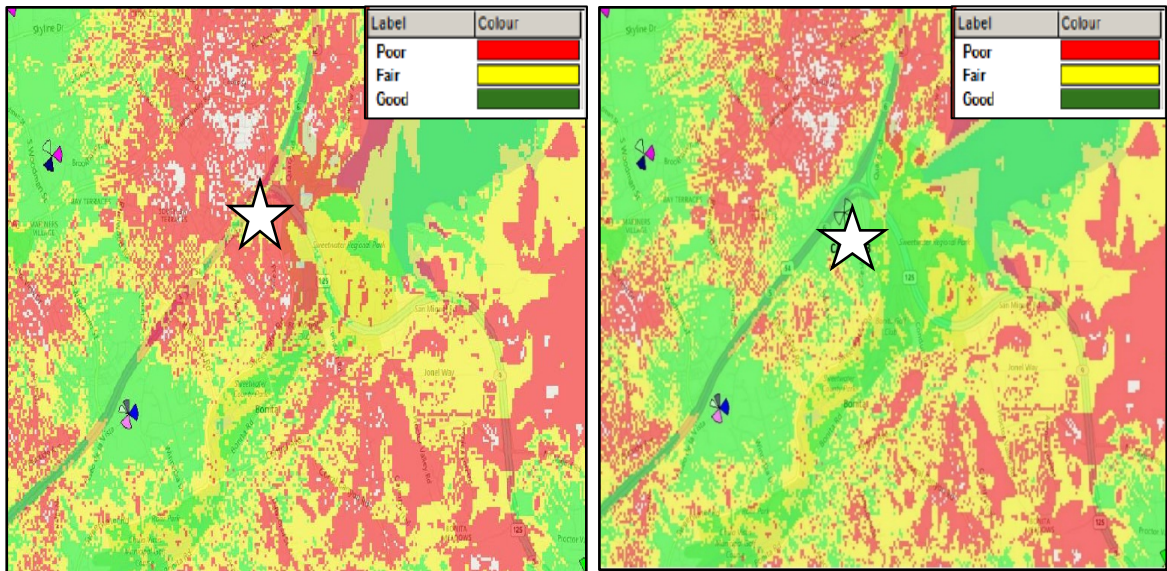


Figure 5: Coverage without Project (left) and coverage with Project (right).

### 3. General Plan Consistency

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

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p><b>GOAL S-1 – Public Safety.</b> Enhanced public safety and the protection of public and private property.</p> <p><b>GOAL S-2 – Emergency Response.</b> Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The existing wireless telecommunication facility provides coverage throughout the area, which is essential in the event of an emergency. The project site also includes an existing backup battery that allows the proposed wireless telecommunication facility to operate in the event of a power outage or other emergency situation.</p>
<p><b>POLICY LU 15.2 – Co-Location of Telecommunication Facilities.</b> Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p>	<p>The proposed MUP Modification will provide co-location opportunities for other carriers.</p>

### 4. Zoning Ordinance Consistency

#### a. Development Regulations

The Project complies with all applicable zoning requirements of the Rural Residential (RR) 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:	RR	Yes, upon approval of a MUP Modification
Animal Regulation:	J	N/A
Density:	-	N/A
Lot Size:	.5 AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a MUP Modification
Lot Coverage:	-	N/A
Setback:	G	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 55-feet tall. The Project includes a request to exceed the 35-foot height limit by 20 feet, which is necessary to meet the intended coverage objective.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  Upon approval of MUP Modification
Section 4800 of the Zoning Ordinance requires that the project meet the "G" setback requirements for a 50-foot front yard setback, 10-foot interior side yard setback, 35-foot exterior side yard setback, and a 40-foot rear yard setback.	The existing 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 14 feet with the original MUP. This height was required to achieve a roofline that was architecturally consistent with other buildings onsite such as the South County Animal Shelter buildings. The project site and adjacent property contain vegetation that help screen the facility from public views. No changes are proposed to the existing shelter with this MUP Modification.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  Upon approval of MUP Modification
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 55-foot-tall faux mono-pine tree is located over 400 feet from the nearest property line in accordance with Section 6985 of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The existing mono-pine tree and equipment enclosure are located outside all required setbacks including front, rear, and side yard.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The project site is zoned Rural Residential 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 is proposing to replace the backup battery unit to be used as emergency power back up system, which will be located within the existing concrete masonry unit wall and will not produce noise levels which will exceed the 45-dBA requirement at	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>



Development Standard	Proposed/Provided	Complies?
	the property line. Therefore, the Project will comply with the County Noise Ordinance.	
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a “high visibility” facility, depending on the valuation of the wireless facility.	The Project is considered a “high visibility” facility because the facility is a faux mono-pine tree within a residential zone. Since the Project has a valuation of approximately \$40,000 the MUP Modification has been conditioned to have a maximum term of 10 years.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The project is located approximately 1,300 feet away from the nearest scenic highway. The faux mono-pine is designed to avoid adverse visual impacts and is located within an area of existing vegetation and structures that provides an adequate buffer.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

#### 5. California Environmental Quality Act (CEQA) Compliance

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

#### F. COMMUNITY PLANNING GROUP

On February 2, 2021 the Sweetwater Community Planning Group (CPG) recommended approval of the MUP Modification by a vote of 10-1-2-0 (10-Yes, 1-No, 2-Abstain, 0-Vacant/Absent). The Sweetwater CPG Meeting Minutes are found in Attachment E, Public Documentation.

#### G. PUBLIC INPUT

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

Commission hearing, public notices were sent to property owners within 1,500 feet of the project site and included approximately 680 property owners.

## 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. Approve MUP Modification PDS2020-MUP-10-038W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

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**Report Prepared By:**

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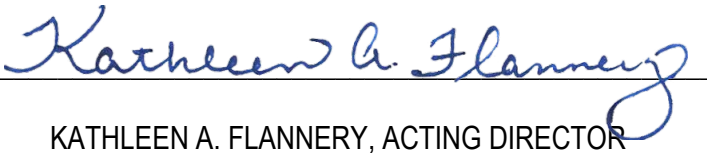
**Report Approved By:**

Kathleen Flannery, Acting Director  
858-694-2962

[Kathleen.Flannery@sdcounty.ca.gov](mailto:Kathleen.Flannery@sdcounty.ca.gov)

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AUTHORIZED REPRESENTATIVE:

  
KATHLEEN A. FLANNERY, ACTING DIRECTOR

## **ATTACHMENTS:**

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2020-MUP-10-038W1

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

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

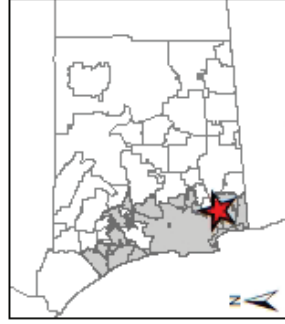
Attachment G – Ownership Disclosure

## **Attachment A – Planning Documentation**

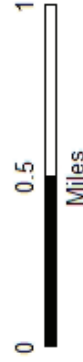
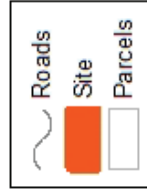
**AT&T South County  
Animal Shelter Modification  
PDS2020-MUP-10-038W1**

**Vicinity Map**

*Sweetwater  
Community Plan Area*



1:3,500,000



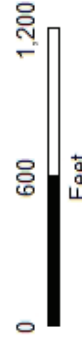
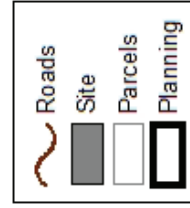
**WUEG GIS**  
 LAND-USE EVALUATION GROUP



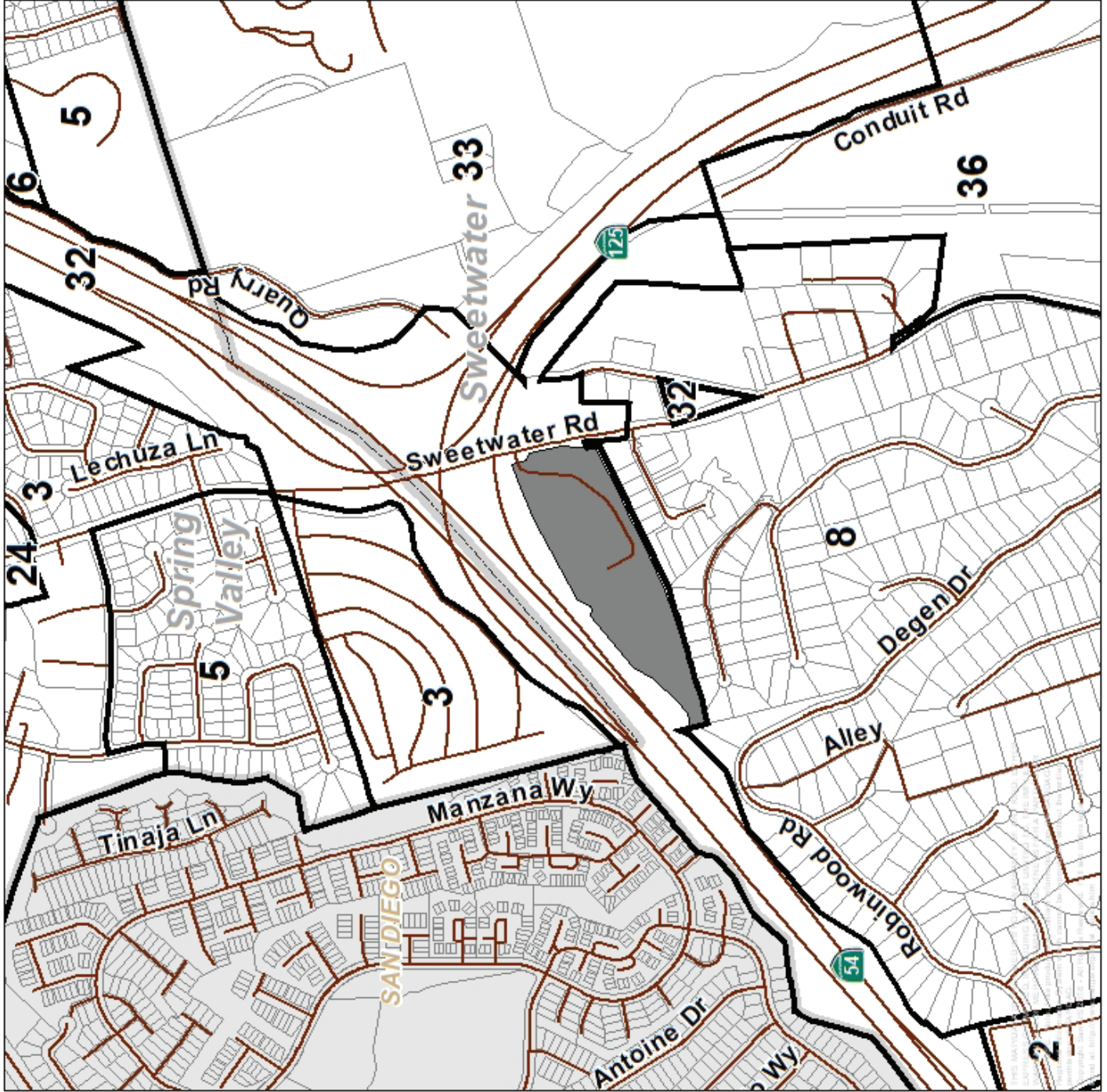
AT&T South County  
Animal Shelter Modification  
PDS2020-MUP-10-038W1  
General Plan

Sweetwater  
Community Plan Area

- (2) Village Residential (VR-24)
- (3) Village Residential (VR-15)
- (5) Village Residential (VR-7.3)
- (8) Village Residential (VR-2)
- (25) General Commercial
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands
- (36) Open Space (Recreation)



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AT&T South County  
Animal Shelter Modification  
PDS2020-MUP-10-038W1

Zoning

Sweetwater  
Community Plan Area

A70 - Limited Agricultural

C36 - General Commercial

RR - Rural Residential

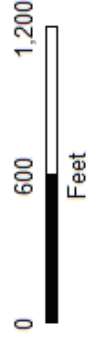
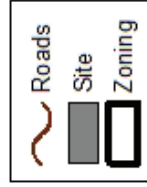
RS - Single Family Residential

RU - Urban Residential

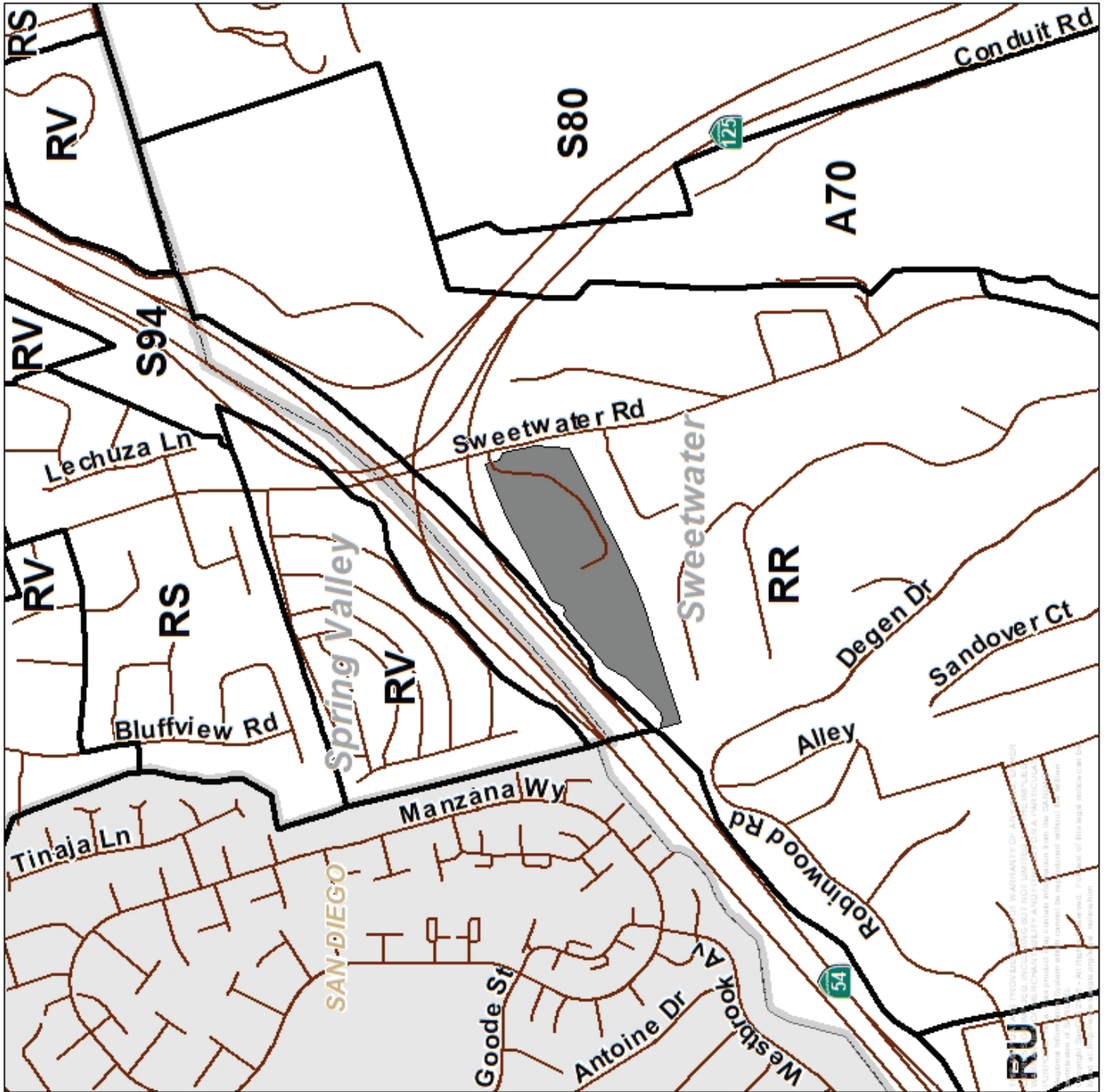
RV - Variable Family Residential

S80 - Open Space

S94 - Transportation/Utility Corridor



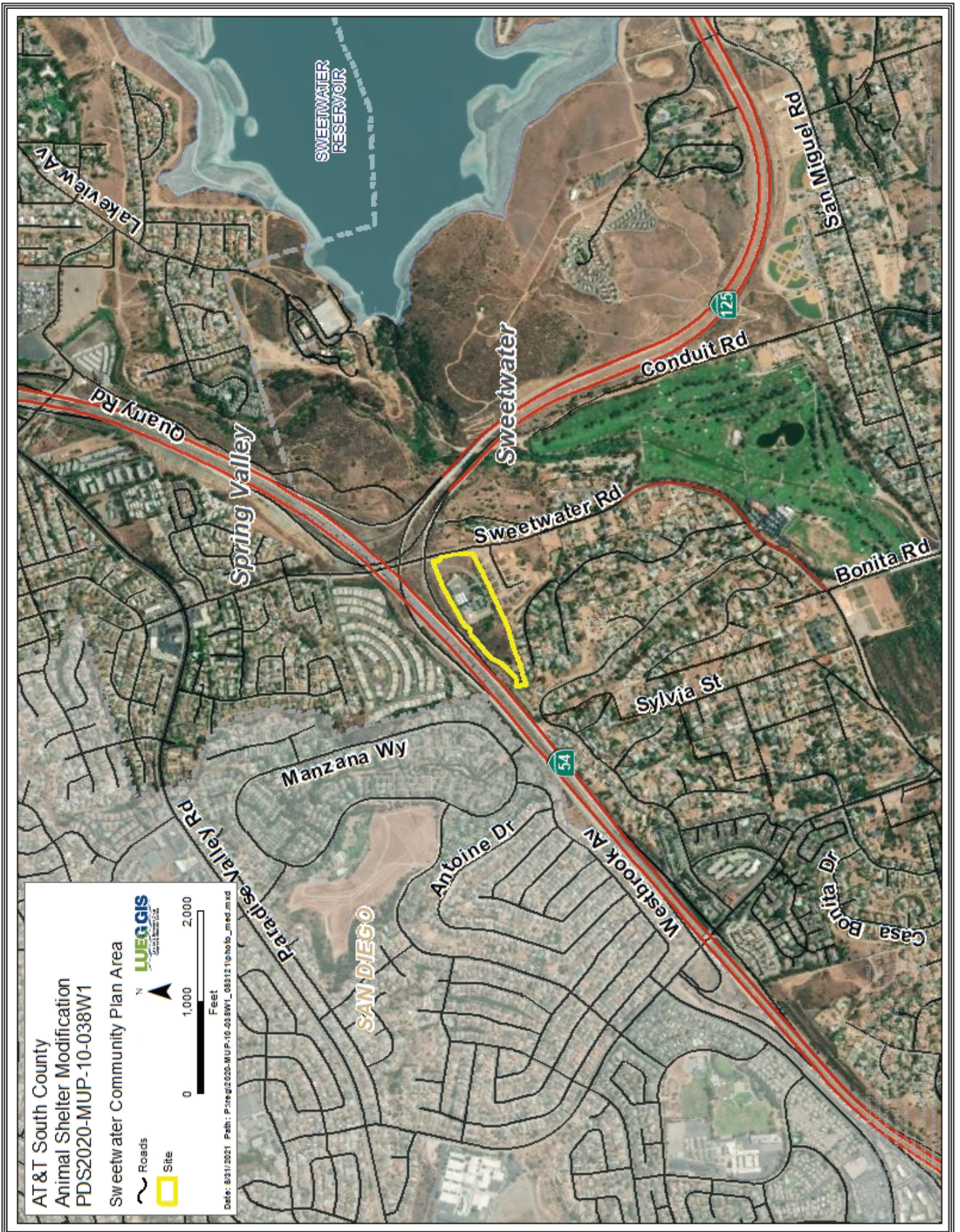
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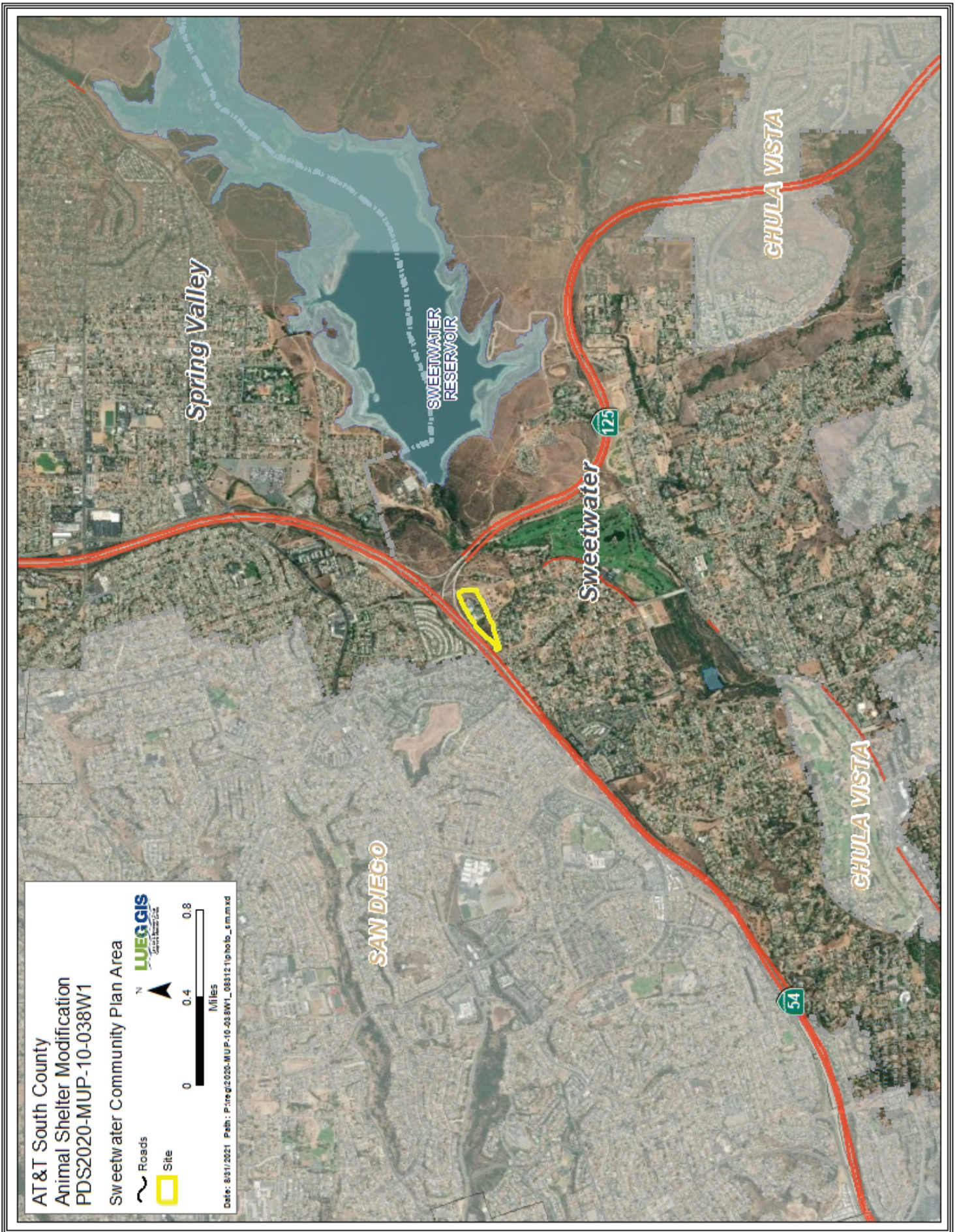




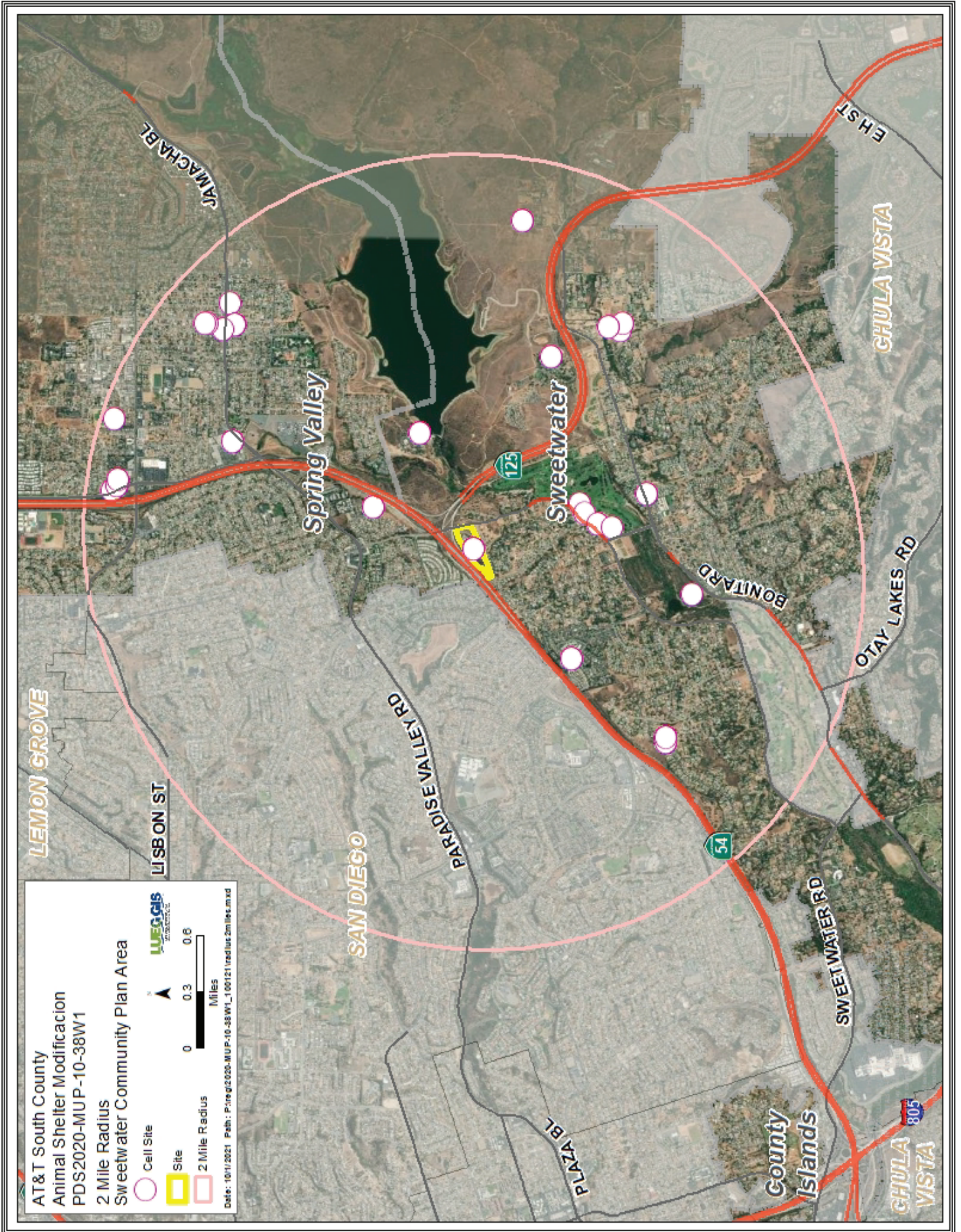










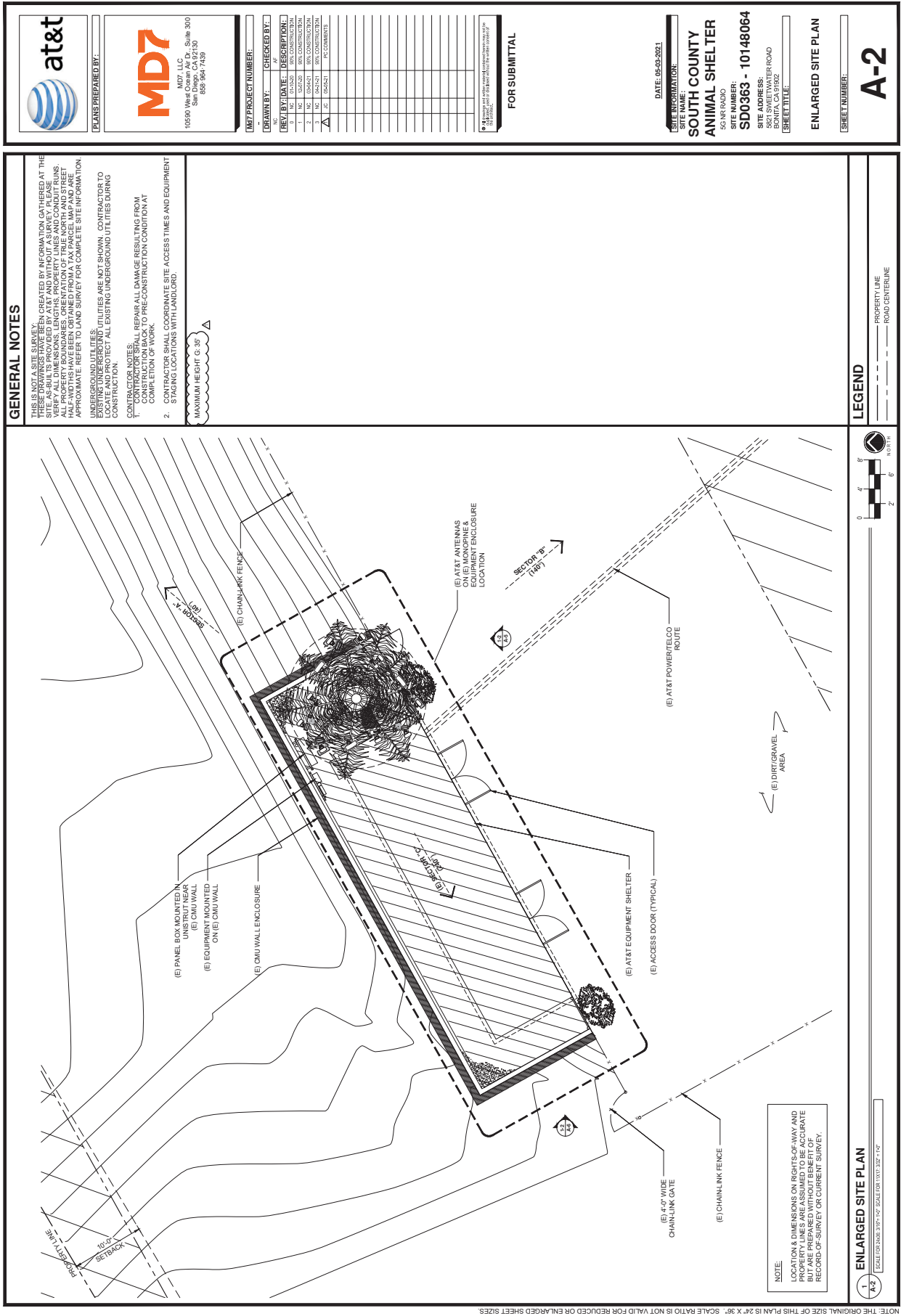




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NEWTON INSTRUMENT COMPANY, INC. BUTNER, N.C.		
NO.	REQUIRED	PART NUMBER
1	1	16K27-24"
2	2	A-6066
3	2	3061-4
4	4	3012-1
5	4	3015-8

EACH GROUNDING CONDUCTOR TERMINATING ON ANY GROUNDING BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION

SECTION "P" - SURGE PROTECTORS

- (EO) CELL REFERENCE GROUNDING BAR (IF COLLOCATED)
- (EO) TELLER'S GROUNDING BAR (IF AVAILABLE) (#2 AWG)
- (EO) TELLER'S GROUNDING BAR (IF AVAILABLE) (#2 AWG)
- (EO) COMMERCIAL POWER COMMON NEUTRAL GROUNDING BOND (30)
- (EO) REFERENCE GROUNDING BAR (IF AVAILABLE) (#2 AWG)
- (EO) POWER DISTRIBUTION GROUNDING BAR (#2 AWG)
- (AT&T) RECTIFIER FRAMES

SECTION "A" - SURGE ABSORBERS

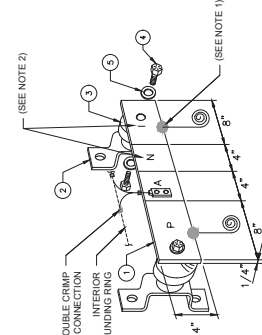
- (EO) INTERIOR GROUNDING RING (#2 AWG)
- (EO) EXTERNAL EARTH GROUNDING FIELD (BURIED GROUNDING RING) (#2 AWG)
- (EO) BUILDING COLD WATER PIPE (IF AVAILABLE) (10 AWG)
- (EO) BUILDING STEEL (IF AVAILABLE) (10 AWG)

SECTION "N" - NON-ISOLATED GROUNDING ZONE EQUIPMENT

- (EO) MISC NON-ISOLATED GROUNDING ZONE EQUIPMENT (AT&T) 48V POWER SUPPLY RETURN BARE

SECTION "I" - ISOLATED GROUNDING ZONE

- (AT&T) ALL ISOLATED GROUNDING REFERENCE (AT&T) GROUNDING WINDOW BAR



1 (MGB) REFERENCE GROUNDING BAR

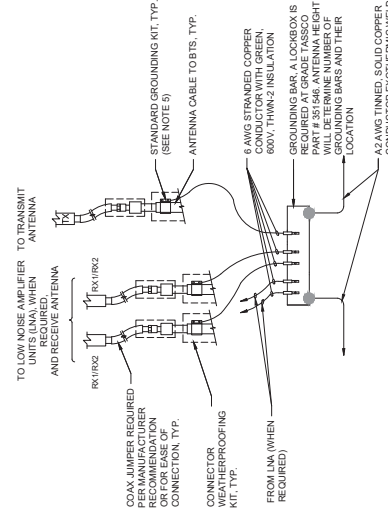
NOT TO SCALE

NOTES:

- EXOTHERMIC WELD (2) TWO #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO EXOTHERMIC WELD.
- ALL GROUNDING BARS SHALL BE STAMPED IN TO THE METAL. IF STOLEN, DO NOT RECYCLE. THE CONTRACTOR SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "N", "I") WITH 1" HIGH LETTERS.
- ALL HARDWARE SHALL BE STAINLESS STEEL, 3/8" NOD DIAMETER OR LARGER. ALL HARDWARE SHALL BE STAINLESS STEEL, INCLUDING LOCK WASHERS. COAT ALL SURFACES WITH AN ANTIOXIDANT COMPOUND BEFORE MATING.
- FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL. COAT ALL SURFACES WITH AN ANTIOXIDANT COMPOUND BEFORE MATING.
- DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUNDING CONDUCTOR DOWN TO GROUNDING BUS.
- NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND ROLLED ON THE BACK SIDE. INSTALL BLACK HEAT-SHRINKING TUBE, 600 VOLT INSULATION, ON ALL GROUNDING TERMINATIONS. THE INTENT IS TO WEATHERPROOF THE COMPRESSION CONNECTION.
- SUPPLIED AND INSTALLED BY CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUNDING BARS AS REQUIRED, PROVIDING 50% SPARE CONNECTION POINTS.

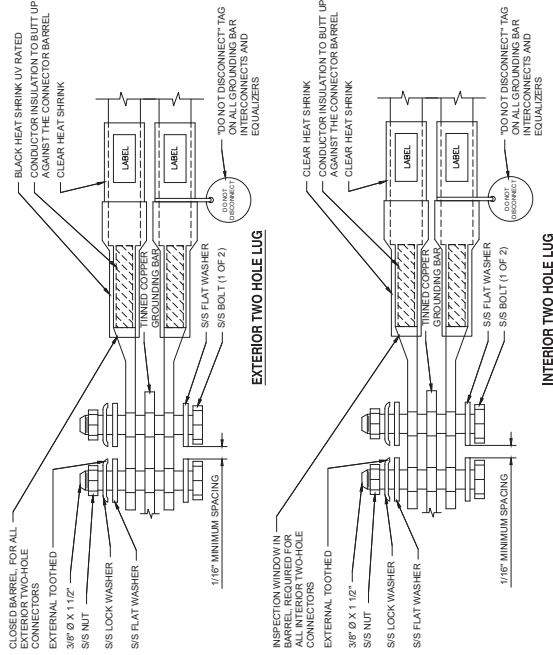
3 GROUNDING NOTES

NOT TO SCALE



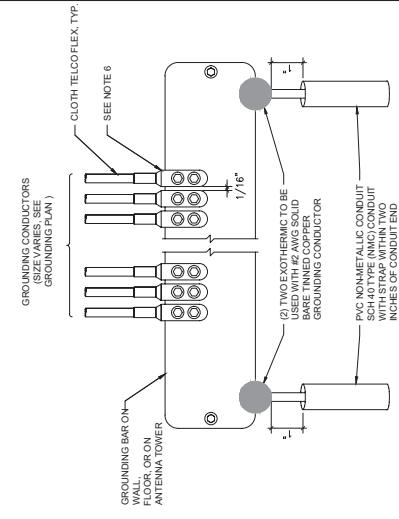
4 ANTENNA GROUNDING BAR

NOT TO SCALE



2 TWO HOLE LUG

NOT TO SCALE



5 GROUNDING CONDUCTOR TO GROUNDING BAR

NOT TO SCALE



PLANS PREPARED BY:

MD7

MD7, LLC  
10559 West Ocean Ave., Suite 300  
Dallas, TX 75241  
855-864-7439

MD7 PROJECT NUMBER:		CHECKED BY:	DESCRIPTION:
REV. BY:	DATE:		
1	10-25-20	80% CONSTRUCTION	
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100	10-25-21	80% CONSTRUCTION	

FOR SUBMITTAL

DATE: 05-03-2021  
SITE NAME:  
SOUTH COUNTY  
ANIMAL SHELTER  
SITE NUMBER:  
SD0363 - 10148064  
SITE ADDRESS:  
5201 SWEET WATER ROAD  
SOUTH COUNTY, TX 78582  
SHEET TITLE:

GROUNDING DETAILS

SHEET NUMBER:

G-2

**Attachment B – Form of Decision  
Approving PDS2020-MUP-10-038W1**



## County of San Diego

**KATHLEEN A. FLANNERY**  
ACTING DIRECTOR

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
(858) 505-6445 General • (858) 694-2705 Codes • (858) 565-5920 Building Services  
[www.sdcountry.ca.gov/pds](http://www.sdcountry.ca.gov/pds)

**VINCE NICOLETTI**  
ACTING ASSISTANT DIRECTOR

October 29, 2021

**PERMITTEE:** MD7 OBO AT&T  
**MAJOR USE PERMIT:** PDS2020-MUP-10-038W1  
**E.R. NUMBER:** PDS2020-ER-00-18-006D  
**PROPERTY:** 5821 SWEETWATER ROAD, WITHIN THE SWEETWATER COMMUNITY PLAN AREA WITHIN UNINCORPORATED SAN DIEGO COUNTY  
**APN:** 586-051-02-00

### DECISION OF THE PLANNING COMMISSION

This Major Use Permit Modification for MUP-10-038W1 consists of 12 sheets including plot plan, equipment layout, and elevations dated May 17, 2021. This permit authorizes the operation, and maintenance of an existing wireless telecommunication facility, including a 55-foot faux mono-pine tree. The project includes the removal and replacement of three panel antennas, three remote radio units (RRU's), one back up battery, install one equipment rack, one power extender, and associated equipment within an existing 14-foot high, 534 square foot concrete masonry unit (CMU) equipment shelter.

Grant an exception to Section 4622(b) of the Zoning Ordinance to allow an increase in the maximum height from 35 to 55 feet.

Wireless telecommunication facilities subject to this Major Use Permit Modification are considered "high visibility" facilities, therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit Modification shall have a maximum term of 10 years (ending November 13, 2031, at 4:00 p.m.). This may be extended for an additional period of time through modification of this permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time. All monopoles and wireless telecommunication facilities subject to this Major Use Permit shall be reviewed for conformance with the amortization requirements outlined in Sections 6985 and 6991 of the Zoning Ordinance through the application of this permit.

**MAJOR USE PERMIT EXPIRATION:** This Major Use Permit shall expire on **October 29, 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.

.....

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

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

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

(5) days of the appeal period, the applicant/owner shall take the original NOE form and required filing fees to the San Diego County Recorder's Office and file the document.

**MONITORING:** The PDS Zoning Counter shall verify that the NOE was filed and that a copy of the document is on file at PDS.

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

**4. GEN#4-INSPECTION FEE**

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

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

**INTENT:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated March 20, 2020, to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

**6. PLN#1-SITE CONFORMANCE (WIRELESS)**

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

premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the approved plot plans.

**7. PLN#2–SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].**

**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

**8. HAZ#1–HEALTH AND SAFETY PLAN**

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

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

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

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific



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

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

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

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved site photos dated 11/14/2019. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for

reporting maintenance problems, and be secured to prohibit unauthorized access.

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

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

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

**INTENT:** In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 ([County of San Diego Noise Ordinance](#)), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

**12. ROADS#2–SIGHT DISTANCE**

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of 400 feet in both directions along **Sweetwater Road** from the private road easement for the life of this permit. **DOCUMENTATION:** A

minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time.

**TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

## MAJOR USE PERMIT FINDINGS FOR PDS2020-MUP-10-038W1

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

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

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

The project is a Major Use Permit Modification to allow the operation, and maintenance of an unmanned wireless telecommunication facility. The existing unmanned wireless telecommunication facility consists of a 55-foot-tall faux mono-pine tree and a 534 square-foot CMU equipment shelter designed to appear as a storage shed that includes a storage room extension for use by the South County Animal Shelter. The subject parcel is developed with the South County Animal Shelter and two existing wireless telecommunication facilities.

### Scale and Bulk:

Photo simulations on file with Major Use Permit Modification MUP-10-038W1 illustrate that the existing 55-foot-tall faux mono-pine tree and associated equipment enclosure are unobtrusive to the surrounding viewshed. The view from the surrounding area would be minimized because the project is designed to be stealth and would blend into the surrounding vegetation and topography. The existing equipment is located within a 534 square-foot CMU equipment shelter designed to appear as storage that would screen the equipment from view. Surrounding land uses include SR-54, SR-125 and residential uses. The project is compatible with adjacent uses in terms of scale and bulk because of the stealth design and the location of the facility at a lower elevation than surrounding lands.

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 12.24 acres in size. Surrounding land uses consist of SR-54, SR-125 and residential land uses with parcel sizes ranging from less than one acre to over 9 acres in size. The project is located on a parcel that is developed with the South County Animal Shelter and two existing wireless telecommunication facilities. The lease area for this unmanned wireless telecommunication facility would total 1,098 square- feet (less than 0.01% lot coverage). Due to the small footprint of the facility, the addition of the telecommunication facility would maintain similar coverage with surrounding parcels.

area and will help maintain the rural character of the surrounding community.

Density:

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

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

The project is located within the Bonita-Sunnyside Fire Protection District. The Bonita-Sunnyside District has certified availability of fire protection. In addition, the project has been reviewed and found to be FP-2 compliant. The project would 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 Modification for the authorization of an existing wireless telecommunication facility. The Applicant proposes to renew the MUP for the existing 55-foot-tall mono-pine tree, remove and replace three panel antennas, three remote radio units (RRU's), one back up battery, install one equipment rack, and one power extender. Associated equipment would be enclosed within a 534 square-foot CMU equipment shelter designed to appear a storage room.

The project would not adversely affect the desirable neighborhood character because the project is designed to be stealth. The equipment shelter would be



located within a CMU enclosure to conceal it from the surrounding properties. The facility would be located at the northwestern edge of the parcel adjacent to SR-54, with increased distance from the residential neighborhood. Intervening mature trees and landscaping would buffer and screen residential views from the facility. Photo simulations on file with Major Use Permit Modification MUP-10-038W1 illustrate that the line, form, and color of the facility would be largely consistent with other elements that make up the visual setting of the area, such as the existing vegetation to the west of the project location and visible from surrounding lands as well as SR-54. The photo simulations demonstrate that the project would be 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, would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to be one maintenance trip per month and would utilize an existing driveway connecting to Sweetwater Road for access. Existing parking is available on the property. The use associated with this Major Use Permit would be compatible with the existing 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 would be compatible with adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of Sweetwater Road.

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

The applicant proposes a Major Use Permit Modification for the authorization of an existing unmanned wireless telecommunication facility. The subject property is 12.24 acres in size and is developed with access and utility services adequate to serve the proposed use. The project will not require any alteration to the existing landform. No vegetation will be removed, no significant grading is necessary, drainage will not be altered, and parking will remain unchanged. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

None identified.

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

The project is within the Open Space Land Use Designation, and it is within the Valley Center Community Plan Area. The project complies with the General Plan because civic uses are allowed if they support the local population. The project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location. The project has been reviewed for compliance with the Valley Center Community Plan and obtained a recommendation of approval by the Sweetwater Community Planning Group by a vote of 10-1-2-0 (10-Yes, 1-No, 2-Abstain, 0-Vacant/Absent) at the February 2, 2021 Community Planning Group Meeting. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

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

Pursuant to CEQA Guidelines Section 15301, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the installation of small, new equipment and facilities and structures. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause a substantial change in the significance of historical resources and would not result in negative visual impacts to a scenic highway.

#### **WIRELESS TELECOMMUNICATION FINDINGS**

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

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

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

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

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



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

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

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

[http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/stormwater/docs/sd\\_permit/r9\\_2007\\_0001/2007\\_0001final.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf).

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

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

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

<b>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</b>			
<b>Planning &amp; Development Services (PDS)</b>			
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		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health (DEH)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
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, SECRETARY

BY:

Ashley Smith, Chief  
Project Planning Division  
Planning & Development Services

cc: Justin Causey, MD7 LLC, 1050 W. Ocean Air Drive, Suite 300, San Diego CA 92130

email cc:

Sweetwater Community Planning Group  
Justin Causey, Authorized Agent, [jcausey@md7.com](mailto:jcausey@md7.com)  
Denise Russell, Planning Manager, Project Planning, Planning & Development Services  
Ed Sinsay, Land Development, Team Leader, Planning & Development Services  
Jennilyn Gonzales, Land Development, Planning & Development Services  
Tabina Tonekaboni, Project Planning, Planning & Development Services



## **Attachment C – Environmental Documentation**

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

### FOR PURPOSES OF CONSIDERATION OF AT&T South County Animal Shelter Wireless Telecommunication Facility Major Use Permit Modification PDS2020-MUP-10-038W1; PDS2020-ER-00-18-006D

October 29, 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  
☒

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

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

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated January 7, 2021.

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

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

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

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

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

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

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

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

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

***Wetland and Wetland Buffers:***

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

***Floodways and Floodplain Fringe:***

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

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

***Steep Slopes:***

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

***Sensitive Habitat Lands:***

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

***Significant Prehistoric and Historic Sites:***

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

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

YES  
☒

NO  
☐

NOT APPLICABLE  
☐

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

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

YES  
☒

NO  
☐

NOT APPLICABLE  
☐

The 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.

Staff has reviewed the plot plans and information provided and has determined it to be adequate as it relates to County Noise Standards conformance. The project consists of a modification of existing wireless communication facility. The project site as well as surrounding parcels are zoned Rural Residential, which is subject to the most restrictive one-hour sound level requirement of 45 dBA at the project property line. The proposal does not involve the installation of substantial noise generating equipment. The project does not propose any new generator units. The project is proposing to replace the Battery Back-up Unit to be used as emergency power back up system, which will be located within the existing concrete masonry unit wall. The proposed equipment cabinet is not considered a significant noise producing source and is approximately 58 feet away from the nearest property line to the north. That adjacent PL consists of slopy terrain and existing vegetation. In addition, the SR-125 is located directly to the north of that piece of land; the likelihood of a noise sensitive receptor being developed within that area is low. Therefore, the project as design would demonstrate compliance with County noise standards. The project is not anticipated to exceed the sound level requirements pursuant to County Noise Ordinance, Section 36.404.



## NOTICE OF EXEMPTION

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

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

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

Project Name: AT&T South County Animal Shelter Wireless Telecommunication Facility Major Use Permit Modification; PDS2020-MUP-10-038W1; PDS2020-ER-00-18-006D

Project Location: 5821 Sweetwater Road, Bonita, CA 91902 in the Sweetwater Center Community Pan area, in the unincorporated area of San Diego County. APN: 586-051-02-00

Project Applicant: MD7 LLC, 10590 W. Ocean Air Drive, Suite 300, San Diego CA 92130; 858-366-4760

Project Description: The project is a Major Use Permit Modification to operate and maintain an existing unmanned wireless telecommunication facility. The Applicant proposes to renew the MUP for the existing 55-foot-tall mono-pine tree, remove and replace three panel antennas, three remote radio units, one back up battery, install one equipment rack, one power extender, and replace a backup battery. The project is located at 5821 Sweetwater Rd. in the Sweetwater Community Plan area, within unincorporated San Diego County. The site is subject to the General Plan designation Public/Semi Public Facilities. Zoning for the site is RR (Rural Residential). Access would be provided by an existing driveway off Sweetwater Road.

Agency Approving Project: County of San Diego

County Contact Person: Tabina Tonekaboni; (619) 323-7299

Date Form Completed: October 29, 2021

This is to advise that the County of San Diego Planning Commission has approved the above described project on October 29, 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
  - ☐ 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 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 a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

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

Signature: \_\_\_\_\_ Telephone: (619) 323-7299

Name (Print): Tabina Tonekaboni 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.

## **Attachment D – Environmental Findings**

**AT&T SOUTH COUNTY ANIMAL SHELTER WIRELESS  
TELECOMMUNICATION FACILITY  
MAJOR USE PERMIT MODIFICATION  
PERMIT NO.: PDS2020-MUP-10-038W1  
ENVIRONMENTAL LOG: PDS2020-ER-00-18-006D**

**ENVIRONMENTAL FINDINGS**

October 29, 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.).
4. Find that the project is consistent with the Multiple Species Conversation Plan (MSCP) and the County Subarea Plan and that project is exempt from the Biological Mitigation Ordinance (County Code, section 85.501 et. Seq.) as explained in the MSCP Conformance Statement dated December 9, 2010 on file with Department of Planning and Development Services.



**MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT  
TAKE AUTHORIZED DESIGNATED LANDS**

**AT&T South County Animal Shelter, PDS2020-MUP-10-038W1  
APN 586-051-02-00**

**October 29, 2021**

The project proposes development on land identified as “Take Authorized” within the Multiple Species Conservation Program (MSCP). Areas designated as Take Authorized were evaluated by the County, the US Fish and Wildlife Service, and the California Department of Fish and Wildlife during development of the MSCP and approval of the Biological Mitigation Ordinance (BMO). Compensation for impacts to biological resources in Take Authorized Areas has already been built into the MSCP conservation process and no further mitigation is required. Projects proposed in Take Authorized Areas are exempt from the BMO [Section 86.503(a)(4)] but must conform to the MSCP County Subarea Plan. Based on the following findings, the project has been found to adequately conform to the County Subarea Plan and has met all requirements under the MSCP.

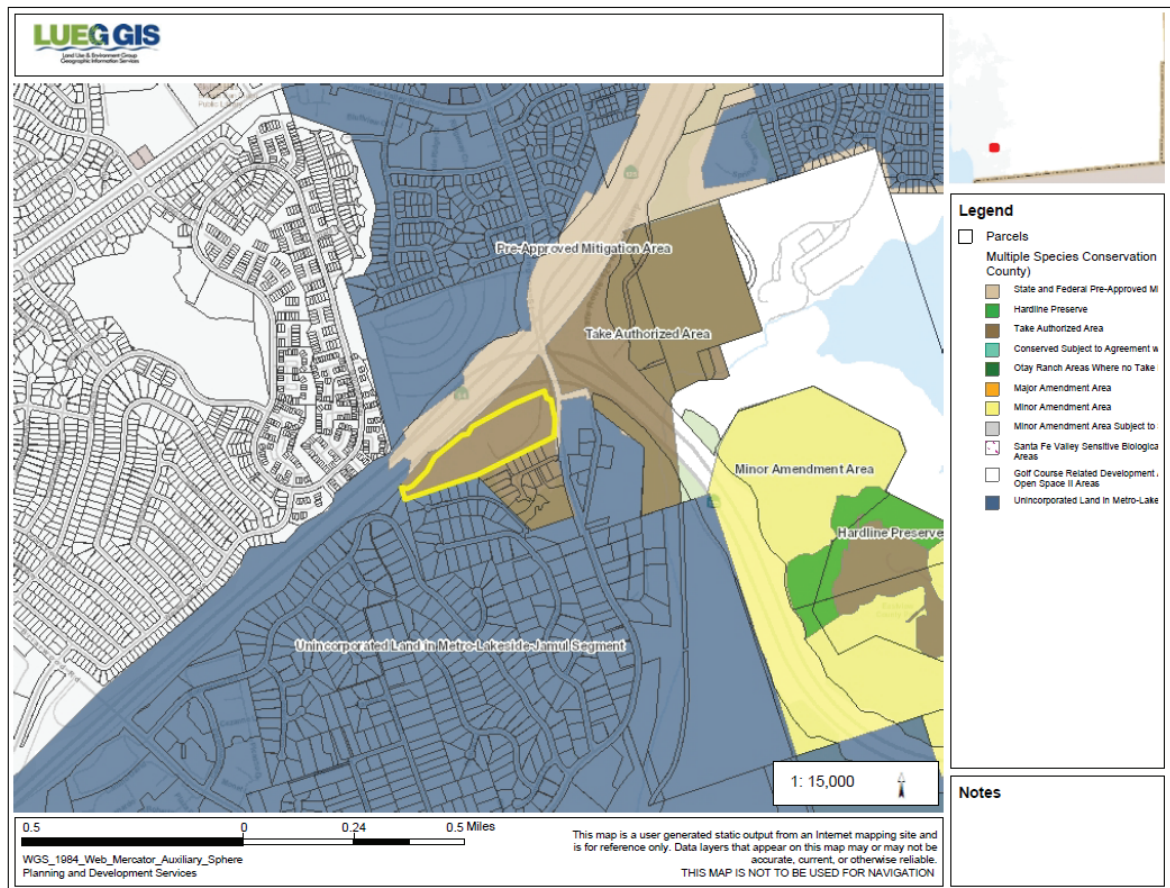
**1. The project has been identified in the San Diego County Subarea Plan Figure 1-2 as a “Take Authorized Area”.**

The project has been identified as a “Take Authorized Area” in the San Diego County Subarea Plan (Figure 1-2 of the Subarea Plan). The attached map depicts the project location in relation to MSCP areas designated as “Take Authorized” and “No Take Authorized/Preserved”.

**2. The project has been designed to conform with the requirements of the South County segment of the San Diego County Subarea Plan.**

The project proposes modification to an existing AT&T cell site. The project does not propose development within these “Preserved” areas and will restrict all direct and indirect impacts to “Take Authorized” areas. Furthermore, the project does not propose land uses adjacent to the Preserved land other than those allowed in Section 1.10 of the County Subarea Plan. Based on the above information, the project has been designed to conform to the requirements of the County Subarea Plan.

# MSCP Designation



## **Attachment E – Public Documentation**

County of San Diego Sweetwater Community Planning Group  
**REGULAR MEETING MINUTES**  
**TUESDAY**  
**February 2, 2021 6:00PM**

<https://us02web.zoom.us/j/86369992103?pwd=RGhWY041Z1J5VDhKZDhWM29mOHpLZz09Me>  
eting ID: 863 6999 2103  
Passcode: 221078

## **Zoom meeting three**

### **Administrative Items**

Co-Chair Steve Stonehouse brought the meeting to order at 6:00PM

Item #1: Roll call: Secretary Liz Stonehouse read the roll by screen. Steve Stonehouse co-chair, Harriet Taylor, co-chair, Daryl Hern, Mark Kukuchek, Tony Tieber, Judy Tieber, Daniel Diaz, Shane Parmaly, John Taylor, Michael Clower, Diane Carter, Michael Garrod, Michael Diaz.

Two members not seated but present Uwe Werner and Sharmane Estolano.

Item #2: Approval of minutes: Mark moved to accept minutes with corrections, Tony seconded. Approved with thirteen voting.

Item #3: People to speak for three minutes: Shane announced that she intends to run for state assemblywoman in district 79. The primary will be April 6<sup>th</sup> and the election June 18<sup>th</sup>. She would be replacing the assemblywoman.

### **Action Items**

Item #4: PDS-2020-MUP-10-038W1, Site #10148064: Modification on AT&T located 5821 Sweetwater Road (South County Animal Shelter) Carie Flores Presenting: Carie gave an interesting presentation. Several people had comments or complaints about cell towers in general.

Mark moved to approve as submitted. Tony seconded. Vote: 10 ayes, 1 abstain, John Taylor, 2 noe Harriet Taylor and Steve Stonehouse. Vote passed.

Item #5: Approval from Group for Harriet Taylor to write a letter to Mr. Conor McGee of code Enforcement concerning the continued illegal dumping on the private property located along Sweetwater Road across the street from the Central Avenue Light. Tabled.

Item #6: Introducing Andrew Harvey and Rosa Olasconaga our representatives from Supervisor Nora Vargas' office: There was a lively discussion about Cannabis. It seems the Supervisors want to have a committee to study the effect of Cannabis growth and sales in the County. Sharmane suggested that we have some of the County people involved in this come to the next meeting.

Item #7: Harriet Taylor with Community Updates: The situation with Dave's is fluid. There was a rumor going around that La Finca was closing. It isn't. She is still trying to find the owner of the land where the dumping is going on.



Mark suggested that perhaps a new fence would help as the dumping is going on in a watershed area. If this fill is contaminated and we get a big enough rain, the contaminated water can get into the river and cause an environmental issue.

Item #8: Trails Report, Mark and Diane: Diane requested of Andrew that since the no parking signs have not yet gone up, on San Miguel Road at Summit Park the situation is still serious.

There are four or five projects in the works with Public Works and the Riding and Hiking Trails. The trails are most useful because people can 'socially distance'.

The PLDO money will be used for restrooms at the Bike Park.

San Miguel Road and Procter Valley Road are still huge issues Because of the Bike Park and the roads are safety issues for the users as well as the community.

Andrew responded that the Supervisor did want to see the trails. She was then invited to ride with some of the Group.

Item#12: Announcements: None

Item #13; Adjournment 7:12 PM

Respectfully submitted

Liz Stonehouse, Secretary

Sweetwater Community Planning Group

Next meeting via Zoom; March 2, 2021

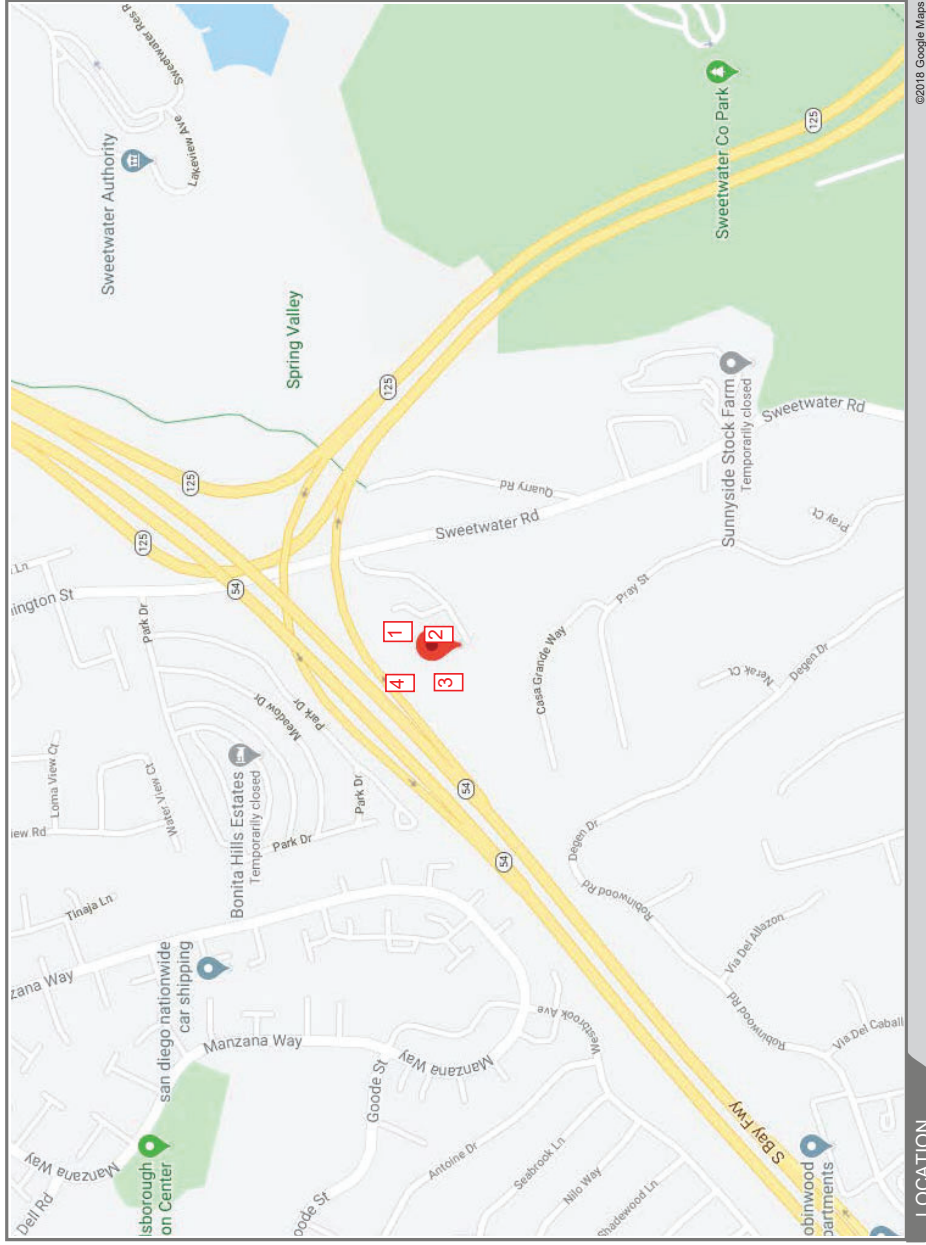
**Attachment F – Photo-Simulations, Geographic  
Service Area Maps, and Alternative Site Analysis**

# SOUTH COUNTY ANIMAL SHELTER | SD0363

5821 Sweetwater Rd, Bonita, CA 91902



Key Map



©2018 Google Maps

LOCATION

SDC PDS RCVD 01-06-21

MUP10-038W1

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

# SD25XC118

11445 Tierrasanta Boulevard, San Diego, CA 92124



VIEW 1



EXISTING



PROPOSED

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



# SD25XC118

11445 Tierrasanta Boulevard, San Diego, CA 92124



VIEW 2



EXISTING



PROPOSED

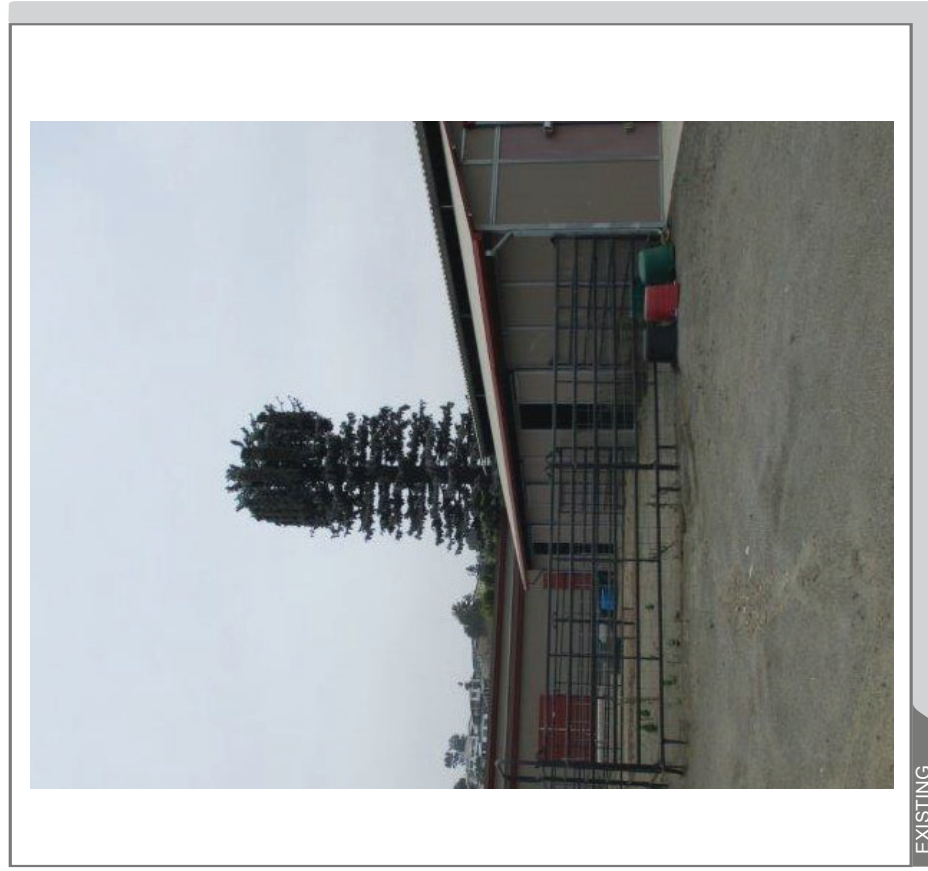
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

# SD25XC118

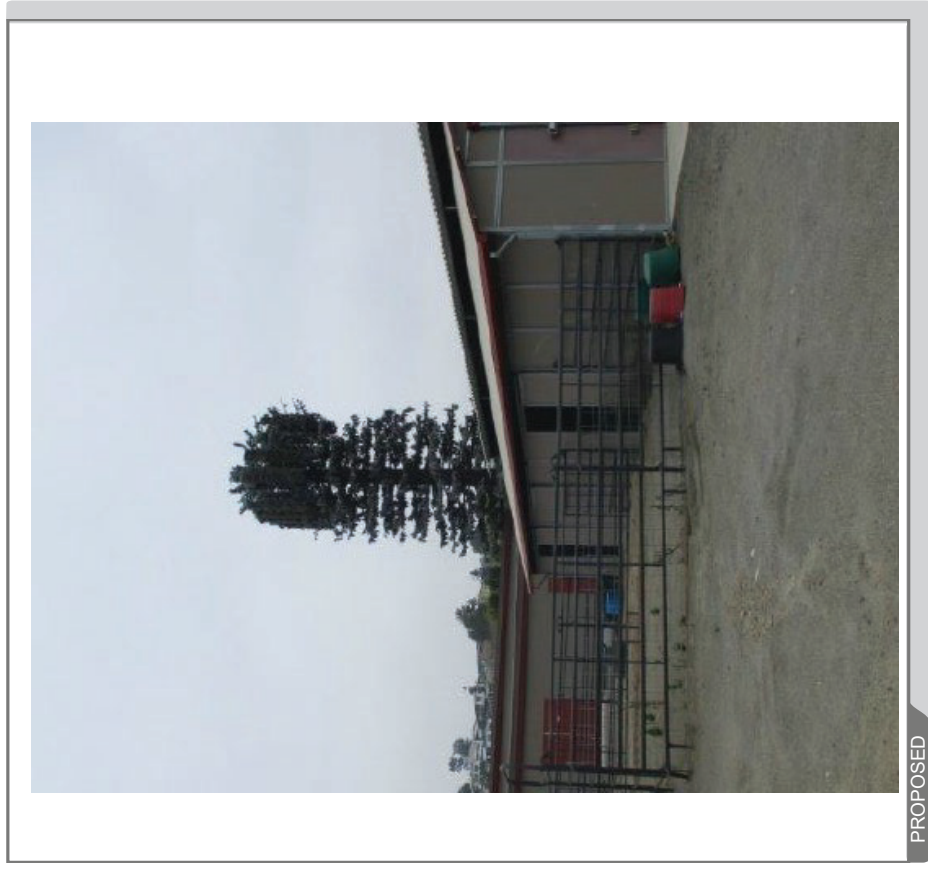
11445 Tierrasanta Boulevard, San Diego, CA 92124



VIEW 1



EXISTING



PROPOSED

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

# SD25XC118

11445 Tierrasanta Boulevard, San Diego, CA 92124



VIEW 1



EXISTING

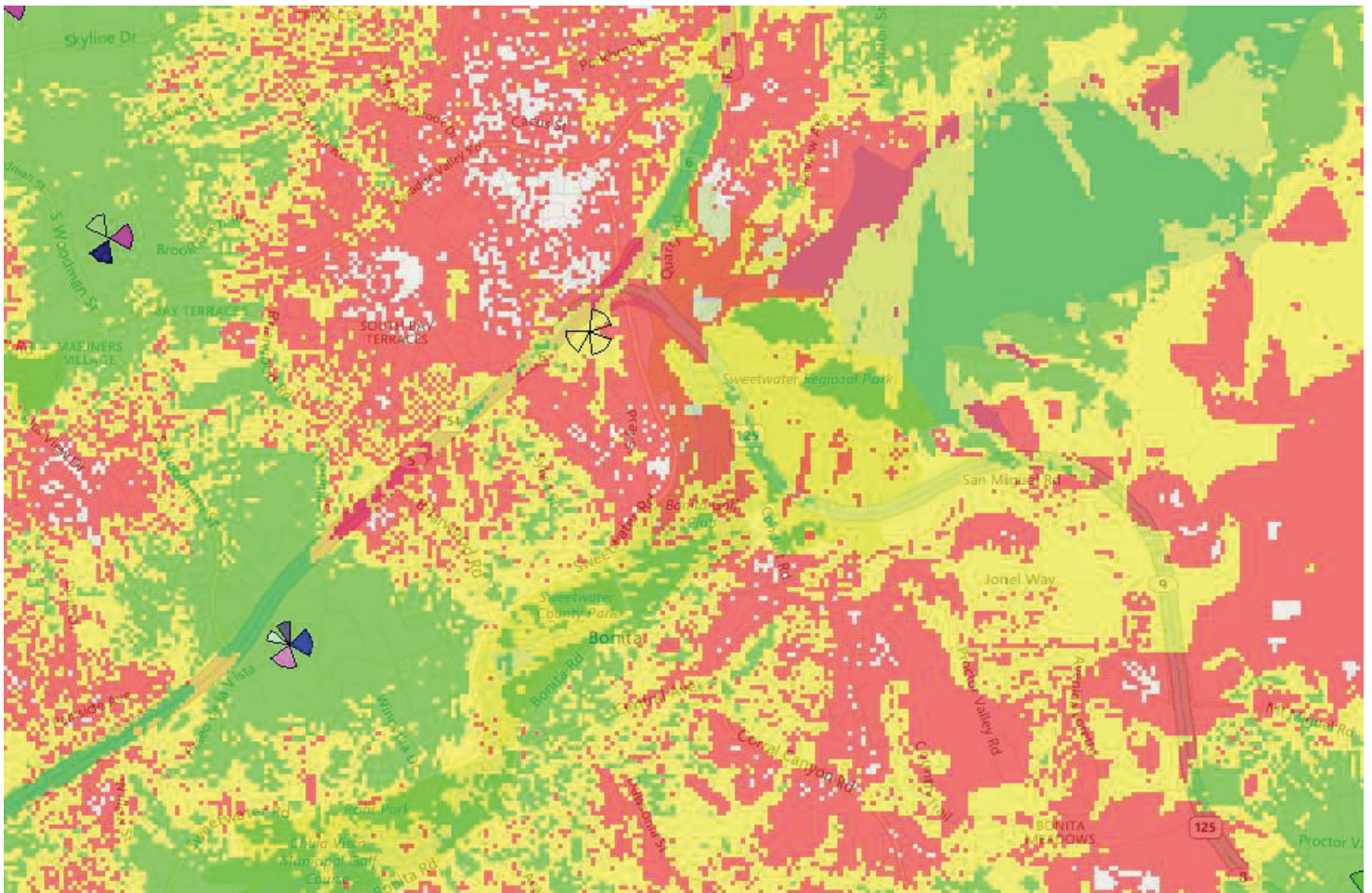


PROPOSED

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

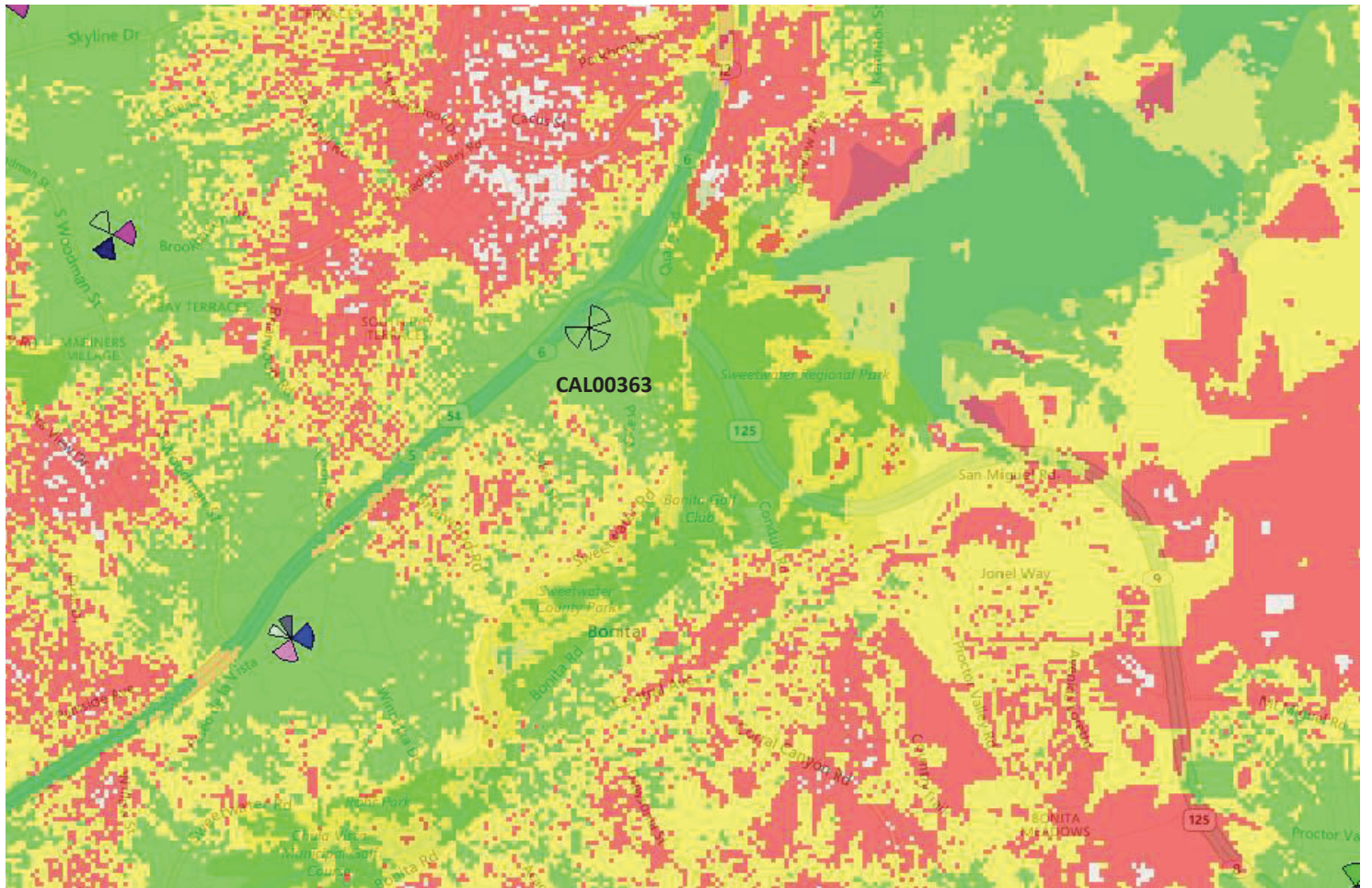


## Coverage Without CAL00363





## Coverage With CAL00363





May 18, 2021

**To:**

San Diego County  
Planning & Development Services  
5510 Overland Ave  
San Diego, CA 92123

**From:**

MD7, LLC  
Justin Causey, Land Use  
10590 W Ocean Air Drive, Suite 300  
San Diego, CA 92130  
858-291-1869  
jcausey@md7.com

**Re:**

Alternative Site Analysis

**Site ID:**

CAL00363 – 10148064 – 5G NR

**Site Address:**

5821 Sweetwater Road, Bonita, CA 91902

AT&T is seeking approval of a Major Use Permit application in order to modify their existing wireless telecommunication facility located on APN 586-051-02-00. This facility has (3) sectors of (4) antennas, (12) total, mounted on a 55' monopine that was originally approved under MUP 3300-10-038. The parcel is zoned Rural Residential (RR) and is currently being used by San Diego County Department of Animal Services. The property is abutted by residential uses to the South and West, CA-54 to the North, and CA-125 to the East. This facility is critical to the community's safety as it is fitted with FirstNet service that provides critical communications for first responders. Exhibit A represents the coverage currently provided by the facility. The map clearly shows the coverage that the facility provides to the busy highways and interchange, as well as the residential community to the South and North of the parcel in question. The removal of this facility would leave a large cap in the coverage and capacity of the network as shown in Exhibit B. The facility is currently located on the North west portion of the parcel and is fully concealed from most views in the public ROW. In addition to the location itself concealing the facility it has been constructed as a faux tree to better conceal the facility. The facility has maintained compliance with respect to design and condition, and AT&T intends to maintain this good standing.

During the initial spotting for the installation AT&T typically will analyze multiple locations and designs to best serve their customers and the community. MD7 has re-evaluated the possible alternative designs and locations below.

**Alternative Site #1**

Alternate site #1 is a monopine design located on the North portion of the Bonita Golf Course. This parcel is zoned A70 – Light Agriculture. The facility would be well concealed from the view corridor off of CA-125. However, this facility would likely be visible from the residential dwellings abutting the golf course and off of Sweetwater Road depending on the exact location of the monopine. This also may cause concern from the community who utilize the golf course with having a tower located on the

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**MUP10-038W1**

grounds. As always, AT&T would ensure the facility is compliant with all FCC RF emission standards. The golf course is about 90'-100' lower in elevation than the existing monopine, and it is up to 200' lower in elevation in regards to some of the existing service area. The drastic drop in elevation would cause large gaps in coverage and an overall decrease in effectiveness of the network. The only way to combat this loss in elevation would be to construct a much taller monopine which would drastically increase the overall visual intrusiveness of the facility. Factoring all of the changes that must occur to maintain the necessary coverage, this site is not as feasible as the existing facility.

## **Alternative Site #2**

Alternate site #2 is a facility located on the water tank to the East of CA-125. The facility solves the main elevation hurdle posed by Alternate Site #1 as it is approximately 200' taller in elevation and provides a clear line of site to the existing coverage area. This parcel is zoned S80 and the facility would be well concealed on the water tank as it is far from residential dwellings and public roads. However, this would move the facility 0.6 Miles to the Southeast of the current location. This moves the facility away from the populated areas that require coverage for both customers and emergency responders. AT&T also has 2 facilities to the West of CAL00363 and moving this facility further away would hurt the overall network. Not only would this take coverage away from the residential neighborhood to the West, but it would also decrease coverage provide to CA-54. The location of this facility would decrease the number of people the network can provide for making it a worse candidate.

Overall, this facility is strategically placed in an area and design that provides maximum coverage as well as minimum visual impact. Moving the facility would cause unnecessary construction and burden on much of the surrounding community. Coverage and capacity is critical for a residential community as it provides safety and increases the quality of life through connectivity. Should you have any questions or require additional information, please feel free to contact me directly.

Sincerely,



Justin Causey,  
Land Use Project Manager  
MD7, LLC  
(858) 291-1869  
[jcausey@md7.com](mailto:jcausey@md7.com)



Exhibit A (Existing Coverage)

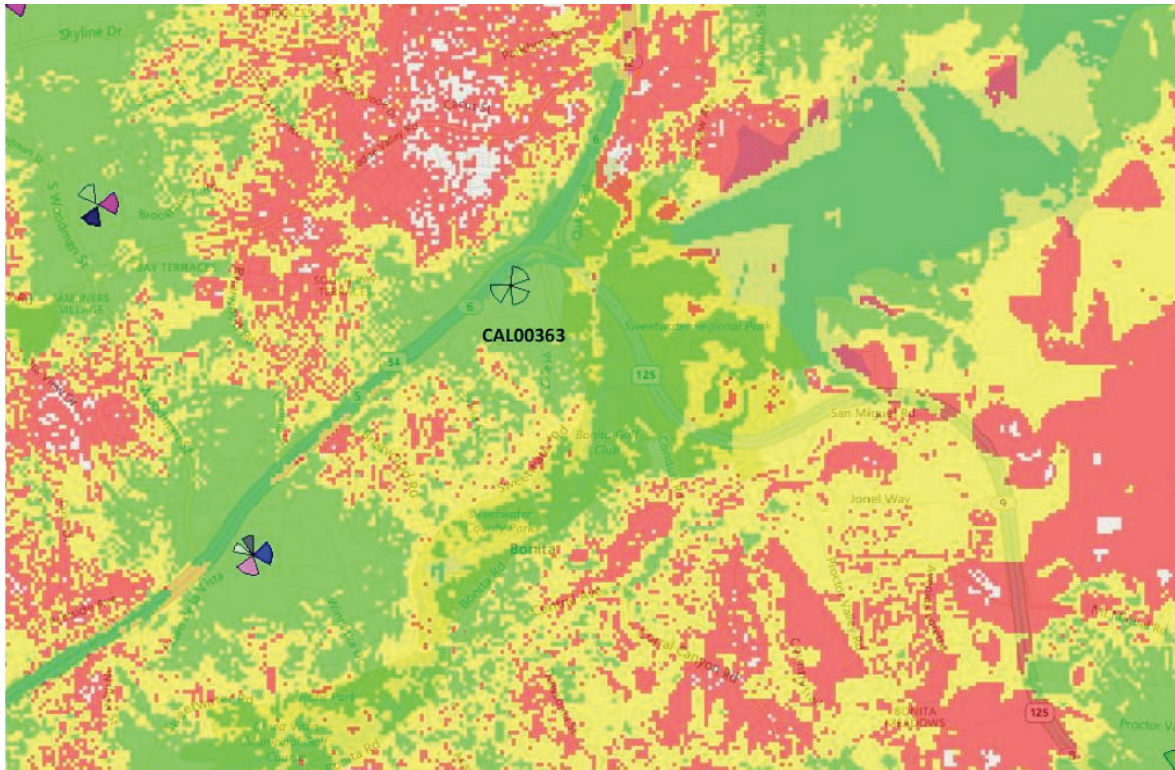
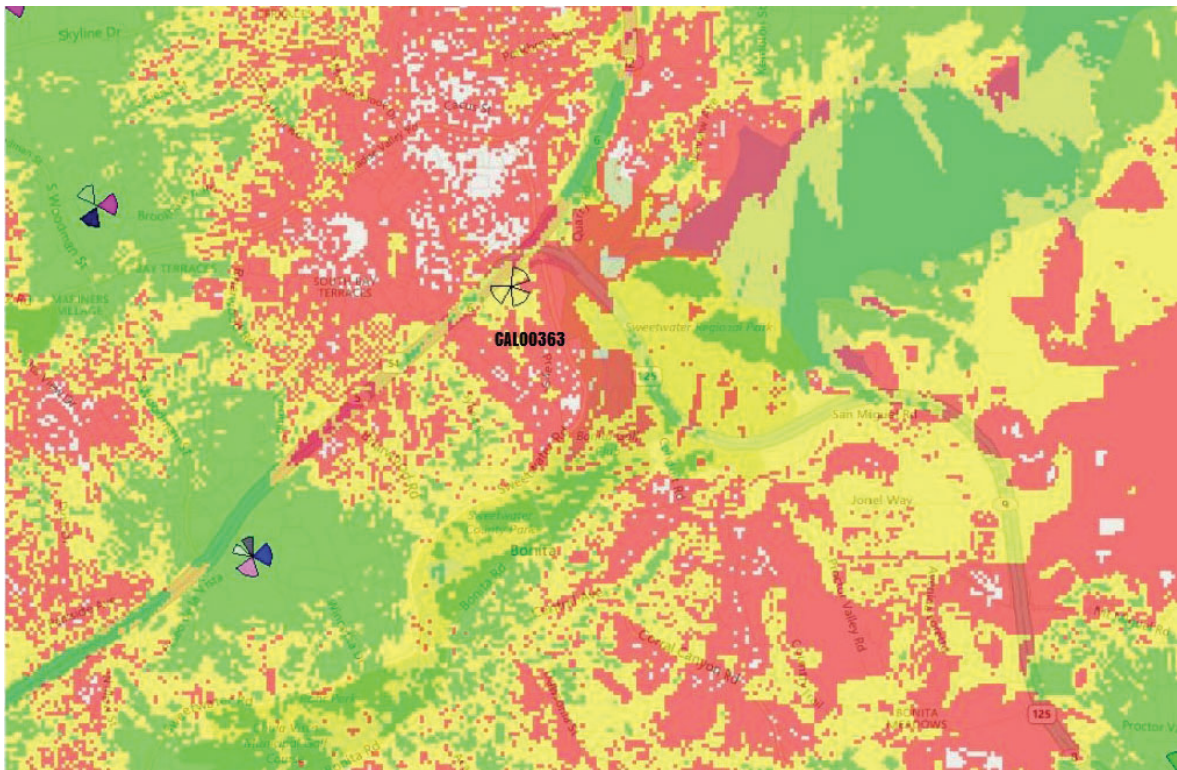




Exhibit B (Coverage without CAL00363)



**Attachment G – Ownership Disclosure**



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

Record ID(s) PDS2020-MUP-10-038W1

Assessor's Parcel Number(s) 586-051-02-00

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

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

San Diego County

_____	_____
_____	_____
_____	_____
_____	_____

- 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."

\_\_\_\_\_  
*Signature of Applicant*

Carie Thao, Md7 LLC, on behalf of AT&T

\_\_\_\_\_  
*Print Name*

11/19/2020

\_\_\_\_\_  
*Date*

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

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 MUP10-038W1**

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

