



The County of San Diego

Planning Commission Hearing Report

Date:	January 21, 2022	Case/File No.:	San Pasqual Wireless Telecommunication Facility Major Use Permit; PDS2021-MUP-21-002; PDS2021-ER-76-09-067B
Place:	No in Person Attendance Allowed – Teleconference Only – County Conference Center – 5520 Overland Avenue, San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	19591 Horizon View Drive, Ramona, CA 92065
Agenda Item:	#1	General Plan:	Rural Lands RL-40
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Limited Agriculture (A70)
Applicant/Owner:	Nicole Comach on behalf of SBA Structures, LLC	Community:	Ramona Community Plan Area
Environmental:	CEQA §15302 Exemption	APN:	279-030-12

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider a proposed Major Use Permit (MUP) for the San Pasqual Wireless Telecommunication Facility (Project), conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Planning & Development Services (PDS) staff recommends approval of the MUP, with the conditions noted in the attached MUP decision (Attachment B).

The Project, submitted in 2021, is a request for SBA Structures, LLC (Applicant) to revise, operate, and maintain the Project. The Project includes replacing an existing 67-foot-tall monopole with a faux eucalyptus tree of the same height within an existing 3,000 square foot enclosure containing an existing wireless telecommunication facility and transferring the existing 21 panel antennas and one dish antenna to the new faux eucalyptus tree. An existing 20 kilowatt (kW) generator and other existing equipment located in the existing enclosure will remain. The Project includes new screening landscaping consisting of shrubs that will be watered by onsite water tanks, which will surround the existing enclosure. The 15.28-acre parcel, located at 19591 Horizon View Drive within the Ramona Community Plan area, is zoned Limited Agriculture (A70) and contains the existing telecommunication facility, another telecommunication facility operated by the County, a single-family home, and two accessory buildings.

This report includes a staff recommendation, a Project description, analysis and discussion, and the Ramona Community Planning Group recommendation.

B. REQUESTED ACTIONS

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

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the Project is exempt from the California Environmental Quality Act (CEQA).
- b. Grant Major Use Permit PDS2021-MUP-21-002, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. DEVELOPMENT PROPOSAL

1. Project Description

The Applicant requests a MUP to revise an existing wireless telecommunication facility located at 19591 Horizon View Drive within the Ramona Community Plan area. The Applicant proposes to replace an existing 67-foot-tall monopole with a faux eucalyptus tree of the same height and transfer the existing 21 panel antennas and one dish antenna to the new faux eucalyptus tree (Figure 1). The antennas will continue to provide service for two different telecommunication providers, AT&T and T-Mobile. Associated equipment will remain within an existing 3,000 square foot fenced enclosure at the base of the tower. Barbed wire on the existing fence will be removed. The existing monopole was approved with a Minor Use Permit in 2000. A Modification to that Minor Use Permit was granted in 2007 to increase the number of antennas on the monopole. Several Minor Deviations were granted in subsequent years and these changes have reached the maximum 10 percent cumulative change allowed in the County of San Diego's Zoning Ordinance. Therefore any additional change will require a Modification to the Permit rather than a minor deviation. The current Zoning Ordinance requires a MUP rather than a new Minor Use Permit as required in 2000.

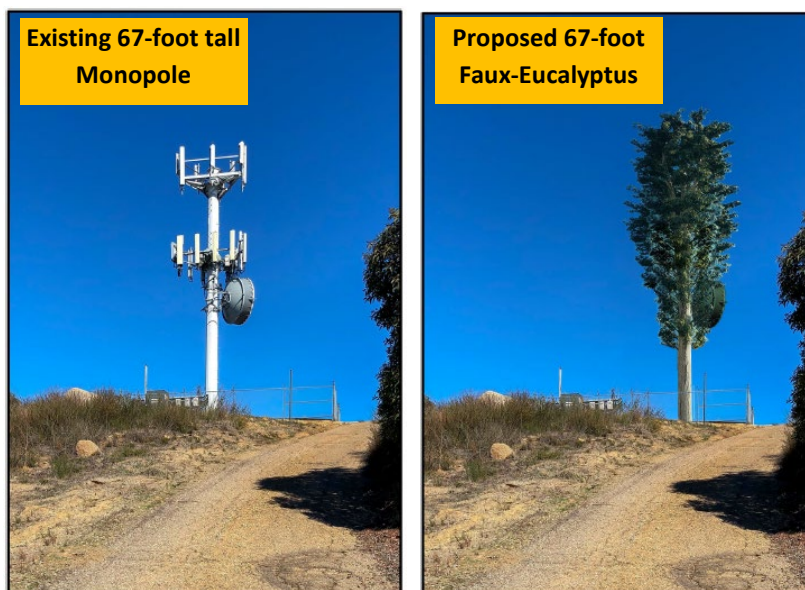


Figure 1: View on site of existing monopole and proposed faux eucalyptus, looking north.

2. Subject Property and Surrounding Land Uses

The Project is located on a 15.28-acre parcel within the Ramona Community Plan Area (Figure 2). The project site is zoned Limited Agriculture (A70). The General Plan Regional Category is Rural, and the Land Use Designation is Rural Lands (RL-40).

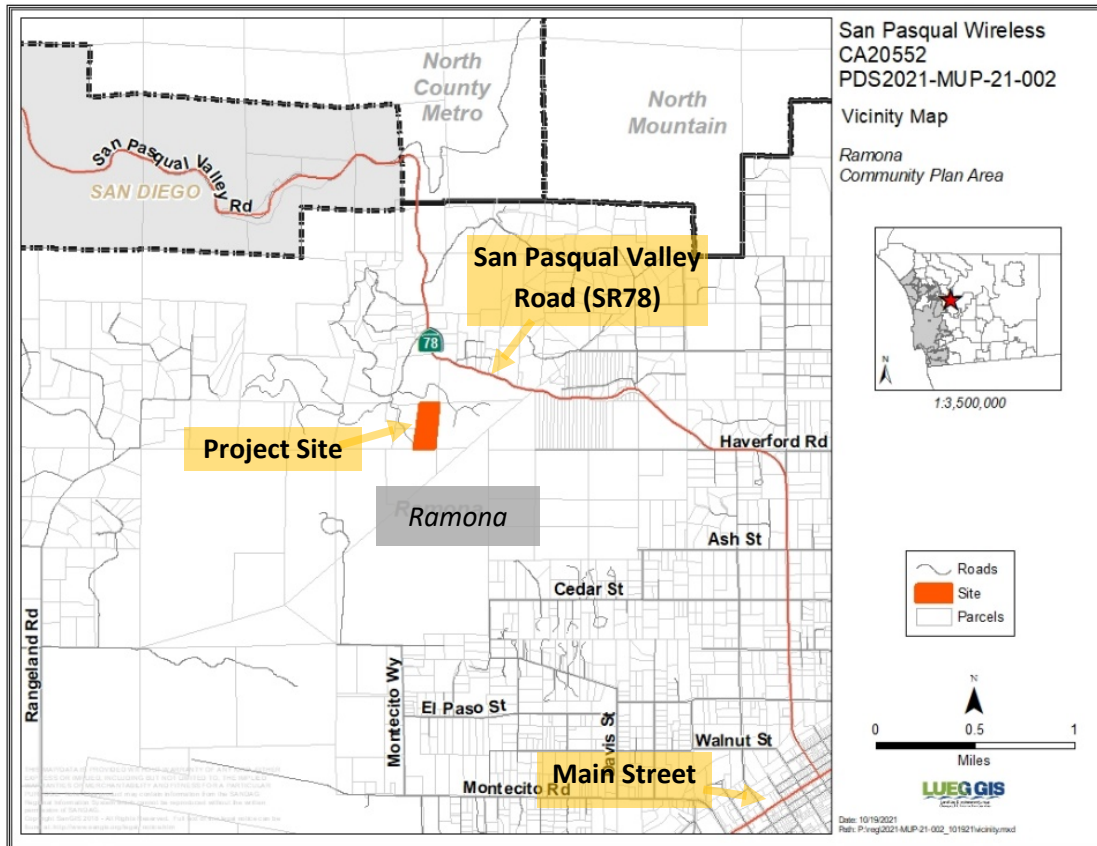


Figure 2: Vicinity map

The site contains the existing telecommunication facility, another telecommunication facility operated by the County, a single-family home, and two accessory buildings (Figures 3 and 4). Surrounding land uses are primarily agriculture, single-family residential, and vacant land (Table C-1).

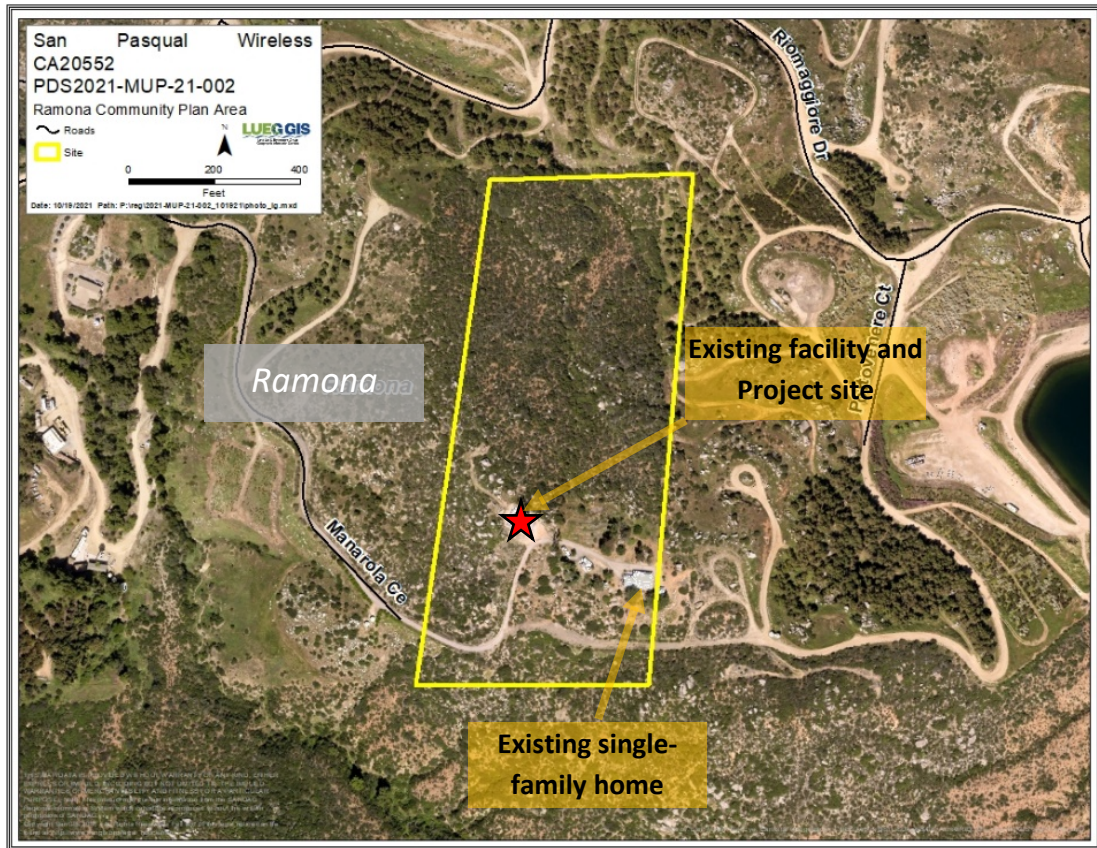


Figure 3: Aerial photograph of project site. Location of Project facility identified with red star.



Figure 4: Aerial photograph of Project site (detail).

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi -Rural Residential (SR-4)	Limited Agriculture (A70)	Horizon View Drive, SR78	Agriculture, Vacant Land
East	Semi -Rural Residential (SR-4)	Limited Agriculture (A70)	Riomaggiore Drive, Portovenere Court	Agriculture, Vacant Land
South	Rural Lands (RL-40)	Limited Agriculture (A70)	None	Vacant Land
West	Semi -Rural Residential (SR-4)	Limited Agriculture (A70)	Horizon View Drive	Rural Residential, Vacant Land

D. **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 Ramona 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 on a property zoned Limited Agriculture (A70), which is a non-preferred zone for wireless telecommunication facilities according to Zoning Ordinance Section 6986A. Section 6985 of the County Zoning Ordinance requires the approval of a MUP for all wireless facilities in a Rural zone, and A70 is defined as a Rural zone in Section 6983. In addition, the Project includes an exemption from the 35-foot height requirement as part of the proposed MUP to construct the 67-foot-tall facility as provided by Section 4620.g of the County Zoning Ordinance.

Amortization

The Project is subject to amortization because a faux tree is defined as a "high visibility" facility and the site is within a rural zone. This means the existing facility must be brought into conformance with

the Zoning Ordinance requirements within a specified time, as stated in Section 6991 of the Zoning Ordinance. It also has a term limit pursuant to Zoning Ordinance section 6985.C.11, which states that projects that are considered high visibility and require use permits are given a maximum term limit based on the valuation of the facility. This Project is considered a high visibility structure and requires a MUP. The MUP will therefore have a maximum term of 15 years, as it is valued over \$500,000. 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 Project is located on a privately owned 15.28-acre site. The proposed 67-foot-tall faux eucalyptus tree is designed to be compatible with the surrounding land uses and mountainous, vegetated backdrop. The Project is located approximately 1,000 feet from Horizon View Drive, approximately 920 feet from the nearest off-site residential structure, and approximately 240 feet from the residence on the site. It is visible from Horizon View Drive amidst several existing utility poles of similar height, which help it blend with existing surrounding vertical elements for motorists traveling on Horizon View Drive (Figure 5).

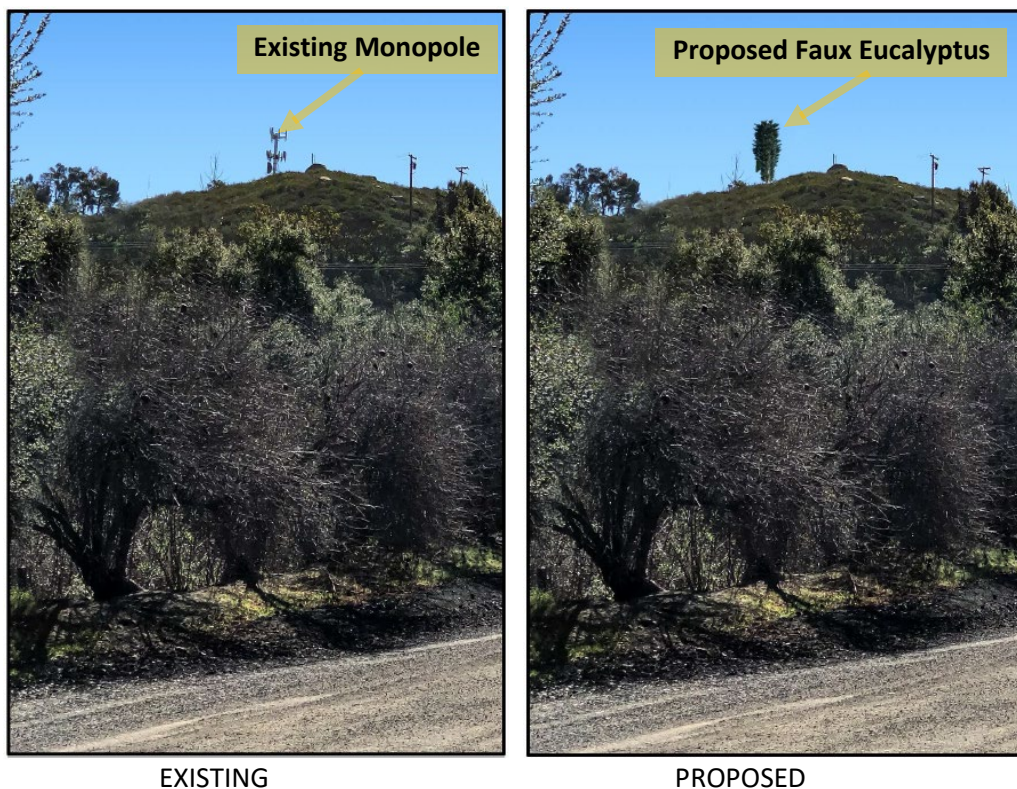


Figure 5: View from Horizon View Drive of existing monopole and proposed faux eucalyptus.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. The County of San Diego General Plan identifies State Route 78 (SR-78) as a County Scenic Highway in the vicinity the site. The proposed faux eucalyptus tree is approximately 2,000 feet from SR-78 and due to distance and intervening topography and

vegetation, the Project is not visible from the scenic corridor. The faux tree minimizes visual impacts compared to the existing non-camouflaged monopole.

The closest off-site residence to the Project is approximately 900 feet to the west. The residents there will have limited views of the Project due to the distance and topography. The faux tree will be visible from surrounding areas but due to distance, topography, and the vegetated landscape, the proposed facility blends in with the rural character of the area. Additionally, the existing facility hosts antennas for multiple carriers and the proposed Project will continue to do so, eliminating the need for multiple wireless facilities in the area. Therefore, the proposed wireless telecommunication facility will not introduce a negative visual impact to the community.

Alternative Site Analysis

The Project will provide cellular service to the surrounding residents, visitors, and motorists. The site is zoned Limited Agriculture (A70), a non-preferred zone for wireless facilities. Section 6986.C. of the Zoning Ordinance states that wireless facilities shall not be approved in non-preferred zones when siting in a preferred zone or preferred location is feasible unless the proposed site is preferable due to aesthetic and community character compatibility. The Applicant provided an Alternative Site Analysis (ASA) to demonstrate the feasibility of co-location opportunities on existing wireless telecommunication facilities in the Project vicinity. The Applicant demonstrated in the ASA that there are no feasible co-location opportunities. All other wireless telecommunication facilities are located outside the Applicant's target coverage area and the other existing sites already have equipment attached to them. Several alternative sites within rights of way were considered but the poles already have existing equipment and are not available for co-location. The existing site currently provides co-location for two carriers and provides service within the target coverage area. Moving the facility would create a gap in coverage (Figure 6).

Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps illustrate coverage in the area, with and without the wireless telecommunication facility. The GSA maps demonstrate that the proposed location is necessary to provide coverage and adequate service to motorists and residents in the area (Figure 6). The height of the facility is necessary to allow the antennas to provide coverage for both co-located carriers on the site and because of the topography. These GSA maps for AT&T can also be found in Attachment F.

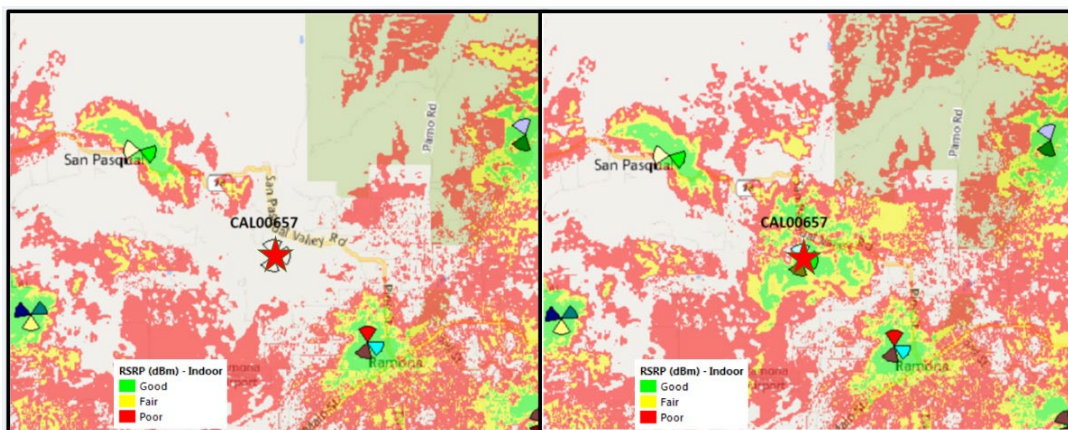


Figure 6: Coverage without Project (left) and coverage with Project (right).

3. General Plan Consistency

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

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property. GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.	The Project will provide coverage throughout the area, which is essential in the event of an emergency. The Project also includes a 20 kilowatt (kW) backup generator that will allow the proposed wireless telecommunication facility to operate in the event of a power outage or other emergency situation.
Policy LU-15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.	The Project will minimize visual impacts, has no impacts on the natural environment, and is compatible with existing development and community character.
POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.	The proposed MUP will continue to provide co-location opportunities for multiple carriers.

4. Zoning Ordinance Consistency

a. Development Regulations

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

Table D-2: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, upon approval of a MUP
Animal Regulation:	M	N/A
Density:	-	N/A
Lot Size:	4 acres	Yes

Building Type:	C	N/A
Height:	G	Yes, upon approval of a MUP
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	C	Yes, upon approval of a MUP

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "C" which requires structures to be no more than 35 feet in height.	The proposed faux eucalyptus tree is 67 feet tall. The Project includes a request to exceed the 35-foot height limit, which is necessary to meet the intended coverage objective.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements for a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed location of the faux eucalyptus 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"/>
The site is subject to a "C" Special Area Regulations for Airport Compatibility.	The MUP Decision includes conditions requiring FAA notification and an Avigation Easement.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP

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 D-3: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The existing equipment and cabinets are of varying height but are all less than 10 feet. The existing 6-foot-tall enclosure fence will have the barbed wire removed and screening landscaping will be installed with the Project.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The proposed 67 foot-tall faux eucalyptus tree will be located over 150 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 tower 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 as well as adjacent parcels are zoned Limited Agriculture (A-70), which is subject to the most restrictive one-hour average nighttime sound level limit of 45 dBA at the Project property lines. No new noise-producing equipment or operational uses are proposed as part of the Project. The Project will not create a change in the existing noise environment and is therefore anticipated to be in compliance with the County of San Diego Noise Ordinance Section(s) 36.404.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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 eucalyptus tree. Projects with a valuation of over \$500,000 are required by the Zoning Ordinance to have a maximum term of 15 years. Since the Project has a valuation of approximately \$550,000, the MUP has been	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
	conditioned to have a maximum term of 15 years. 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.	
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 site is not visible from any nearby scenic roads due to the distance and topography.	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 153032. Categorical Exemption 15302 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project consists of replacing an existing wireless communication tower with one of similar height on the same site that will have substantially the same purpose and capacity as the structure replaced. 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.

E. PUBLIC INPUT

The Project was first submitted to PDS in February 2021. Public notices were sent to property owners within an 1,800-foot radius of the project site. After the public notifications were sent, staff received no responses from the public.

F. RAMONA COMMUNITY PLANNING GROUP

On March 4, 2021, the Ramona Community Planning Group (CPG) reviewed the Project. The CPG recommended approval of the MUP with no conditions by a vote of 14-0-1-0 (14-Yes, 0-No, 1-Abstain, 0-Absent). Ramona CPG meeting minutes can be found in Attachment E.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP PDS2021-MUP-21-002, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

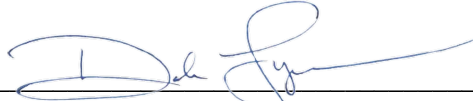
Report Prepared By:

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Report Approved By:

Dahvia Lynch, Director
858-694-2962
Dahvia.Lynch@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:



DAHVIA LYNCH, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2021-MUP-21-002
Attachment C – Environmental Documentation
Attachment D – Environmental Findings
Attachment E – Public Documentation
Attachment F – Photos, Geographic Service Area Maps, Alternative Site Analysis
Attachment G – Ownership Disclosure

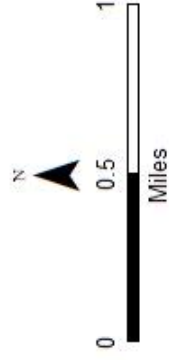
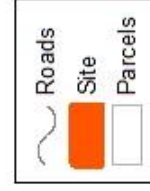
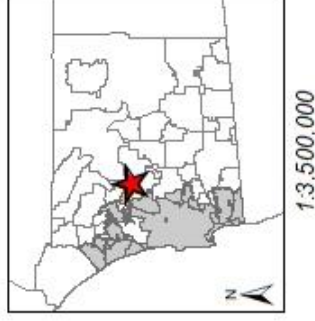
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Attachment A – Planning Documentation

San Pasqual Wireless
CA20552
PDS2021-MUP-21-002

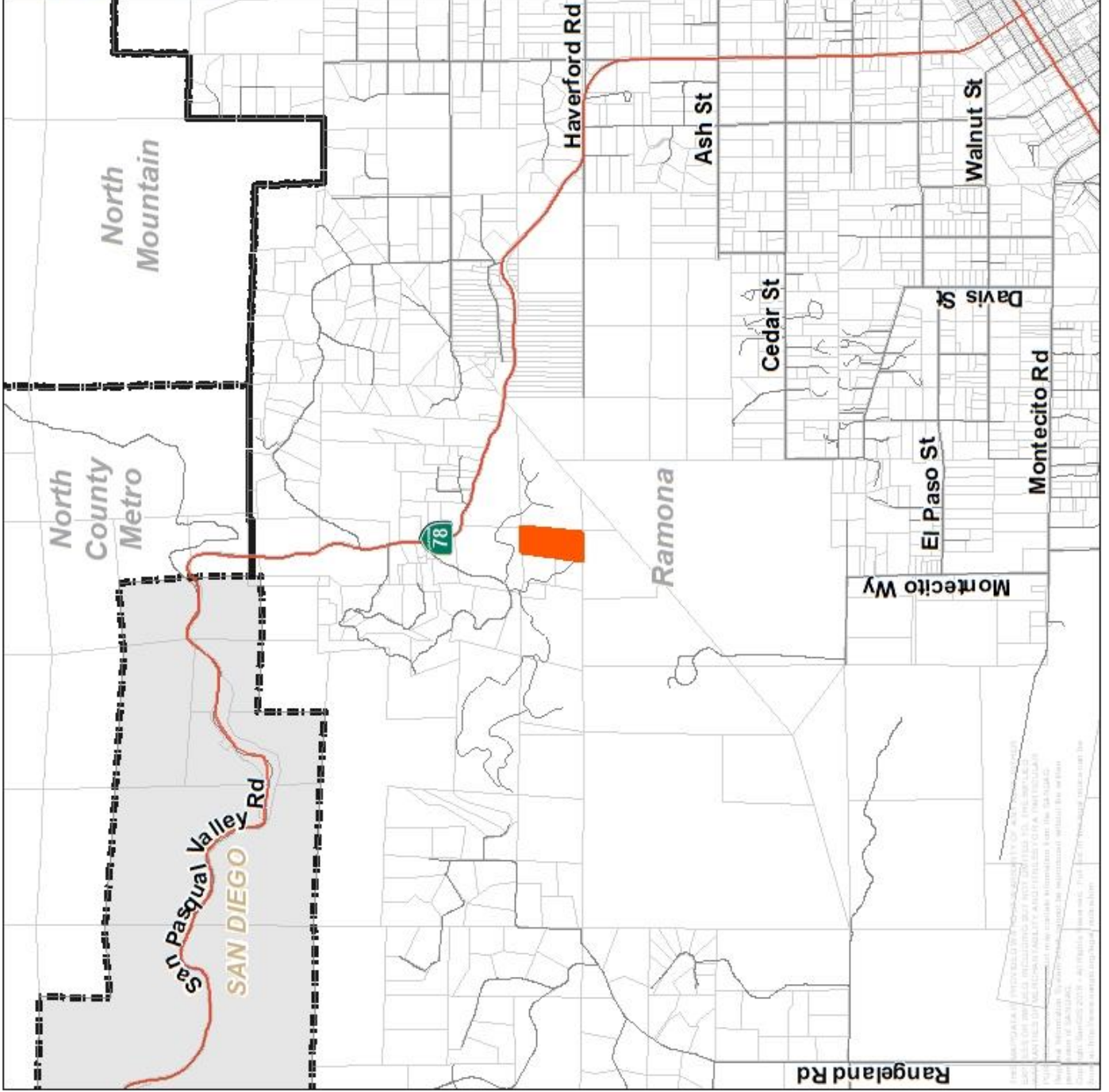
Vicinity Map

Ramona
Community Plan Area



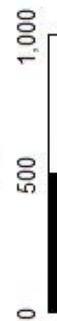
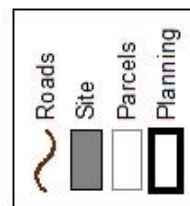
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LAND INFORMATION

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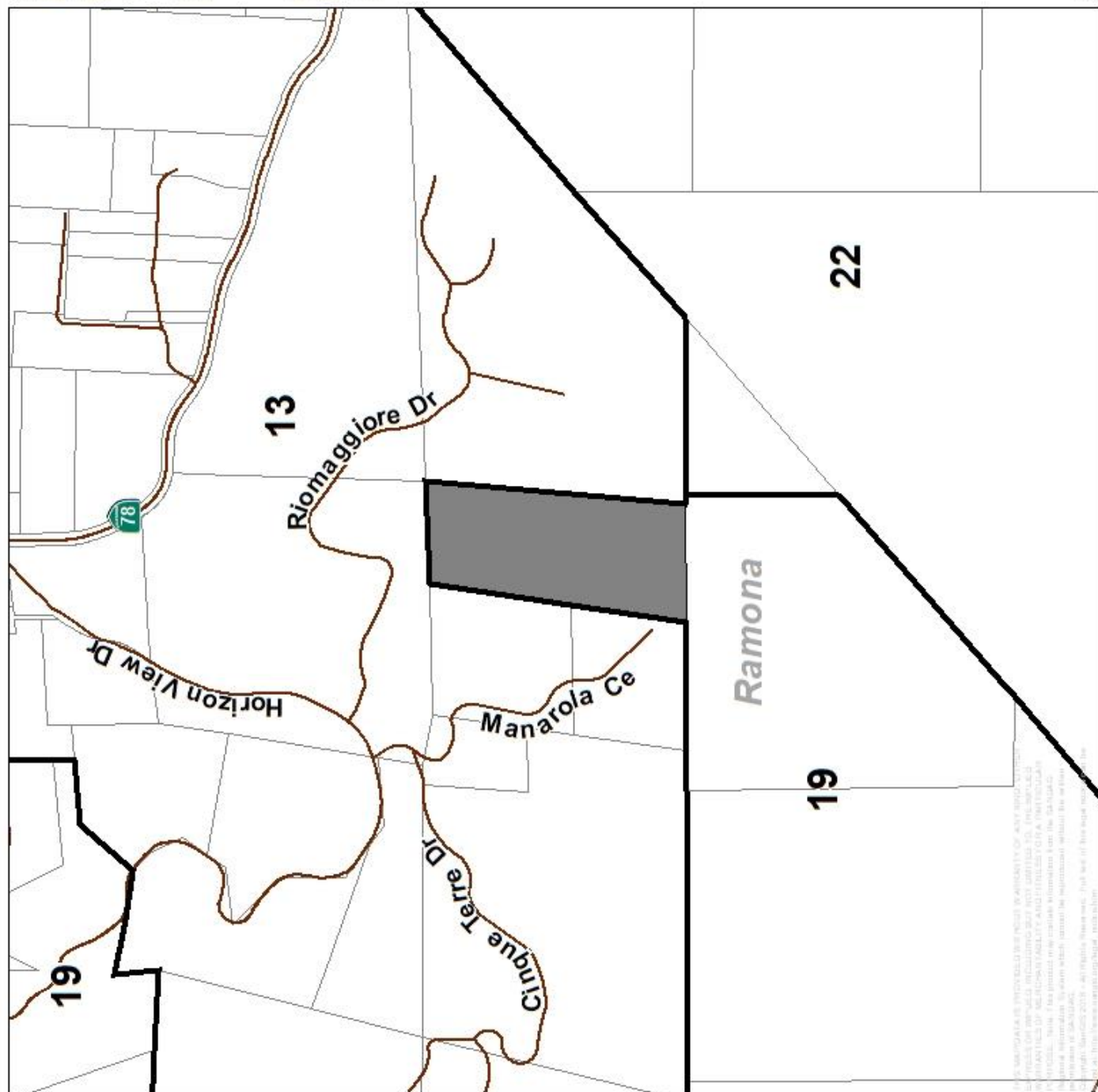


*Ramona
Community Plan Area*

(13) Semi-Rural Residential (SR-4)
(19) Rural Lands (RL-40)
(22) Specific Plan Area



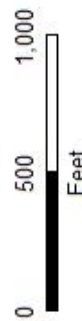
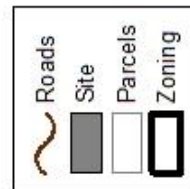
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*Ramona
Community Plan Area*

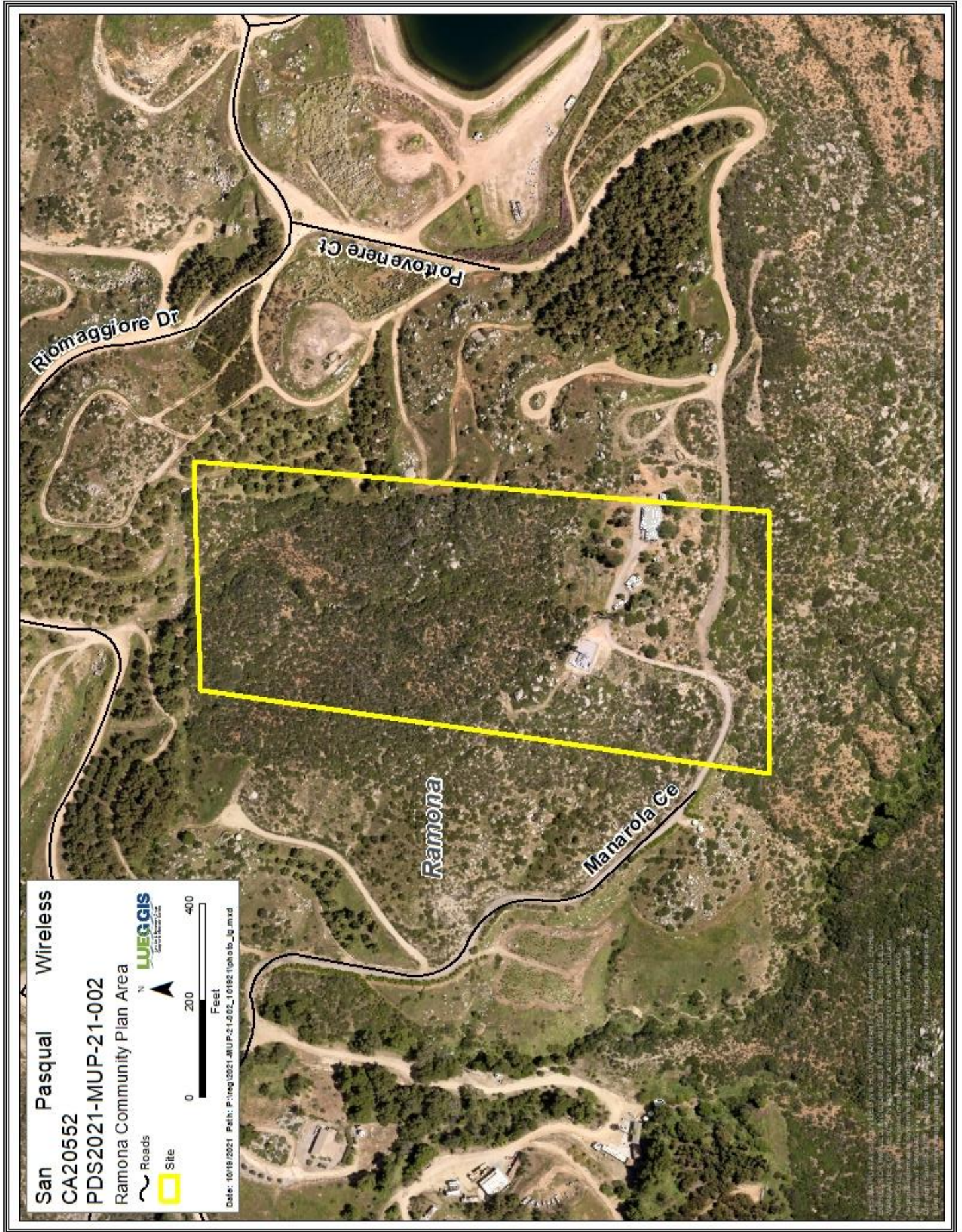
A70 - Limited Agricultural

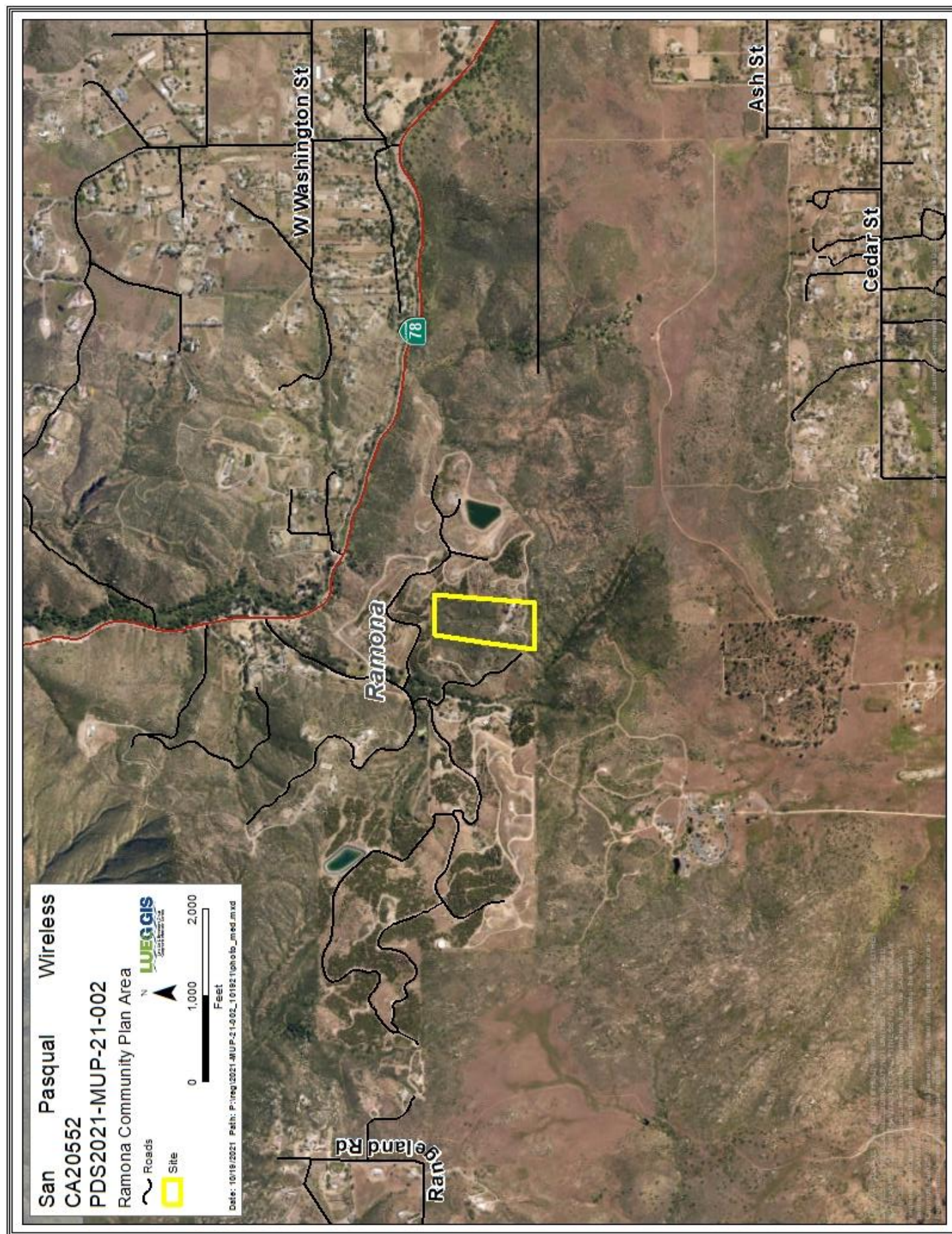
S88 - Specific Planning Area

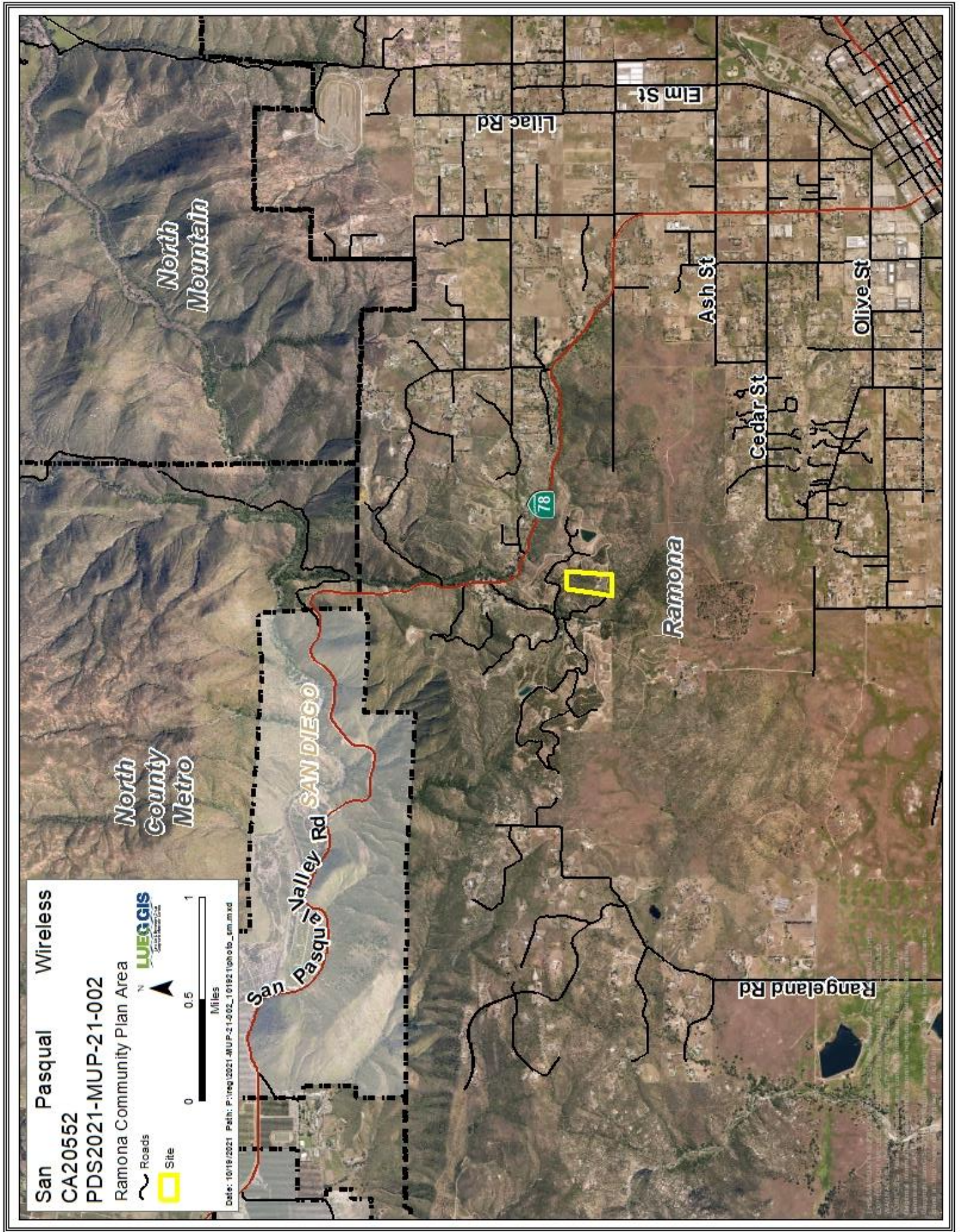


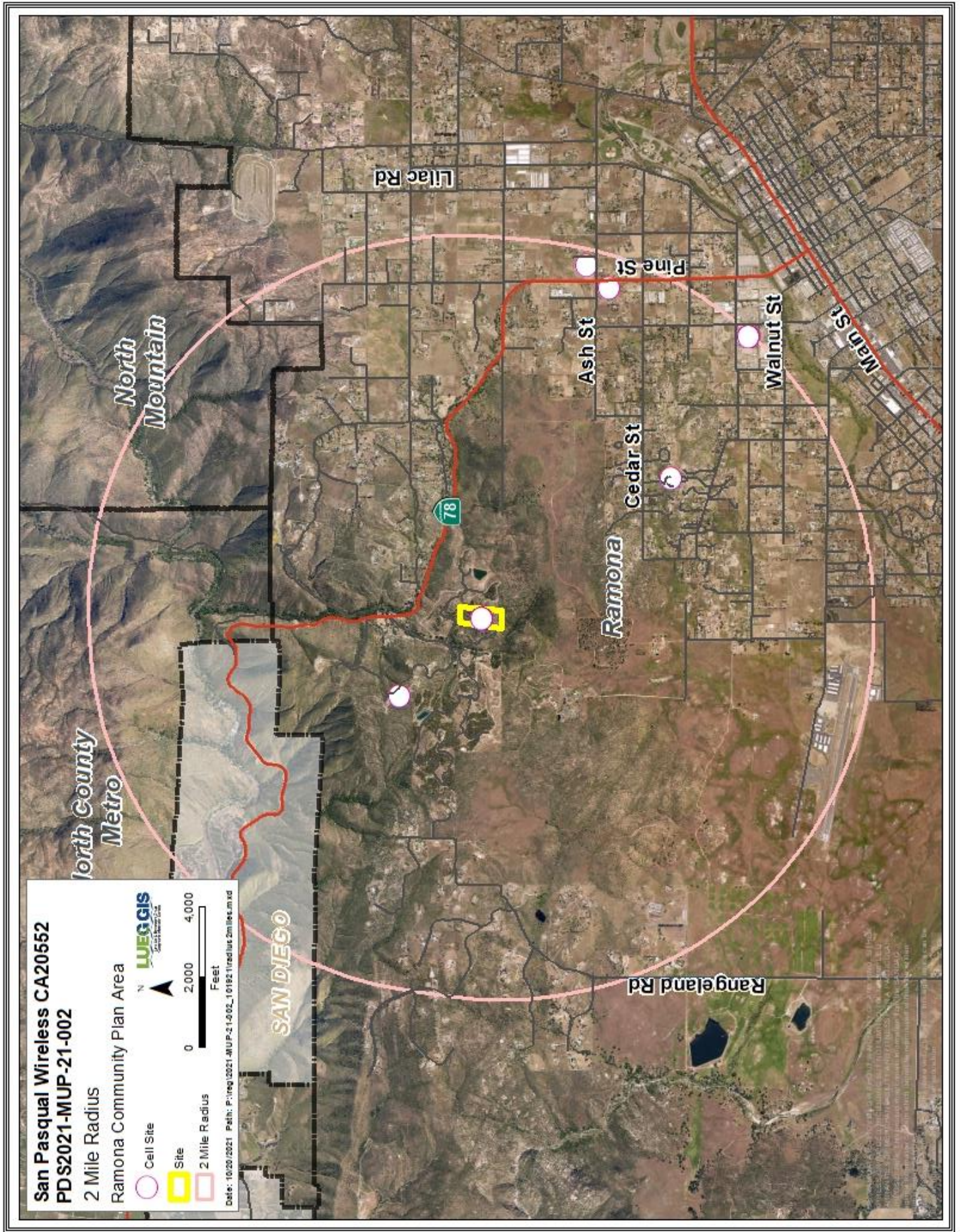
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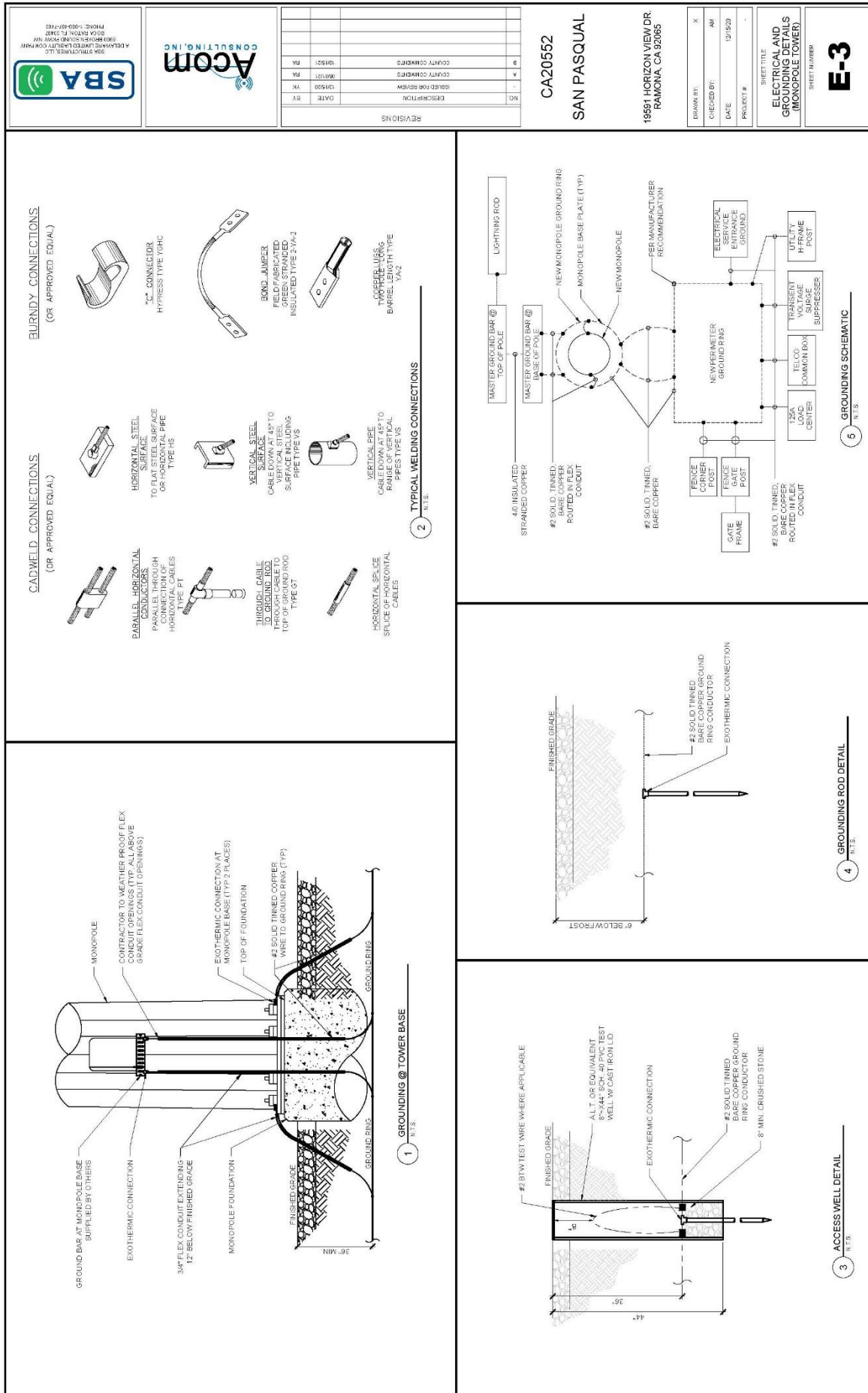








1. FIELD VERIFY EXISTING CONDITIONS AT SITE AND IMMEDIATE AREA THAT SURROUND SITES FOR POSSIBLE MODIFICATIONS.
2. THE IRRIGATION PLAN IS DIAGRAMMATIC AND IS TO BE CONSIDERED A GUIDE ONLY. CONTRACTOR SHALL VERIFY ALL LOCATIONS OF EXISTING LATERALS, MAINS, VALVES, AND SPRAY HEADS. CONTRACTOR SHALL ASSURE FULL & EVEN WATER COVERAGE & MAKE FIELD ADJUSTMENTS AS NECESSARY TO COMPLETE INSTALLATION OF A FULLY OPERATIONAL IRRIGATION SYSTEM. CONTRACTOR SHALL DOCUMENT CHANGES MADE.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE A WATERING SCHEDULE FOR ALL LANDSCAPE AREAS WITHIN THE PROJECT TO BE SUBMITTED TO THE COUNTY. IN ADDITION, IRRIGATION SYSTEM OPERATION MUST BE REVIEWED BY A COUNTY REPRESENTATIVE PRIOR TO FINAL APPROVAL.
4. LANDSCAPE CONTRACTOR TO PROVIDE MONTHLY SITE VISIT TO FILL WATER RESERVES.
5. AS PART OF THE WATERING SCHEDULE, THE LANDSCAPE CONTRACTOR SHALL SCHEDULE IRRIGATION AT THE HIGHEST PORTIONS OF THE SITE FIRST AND NOT AT THE SAME TIME AS THE MID-LOFT OR BOTTOM OF THE SLOPE.
6. LANDSCAPE CONTRACTOR SHALL PROGRAM THE CONTROLLER & ADJUST ALL NOZZLES TO ASSURE IRRIGATION IS DIRECTED PROPERLY, AND THERE IS NO OVER-SPRAY.
7. ALL IRRIGATION SYSTEM COMPONENTS MUST BE WITHIN PROPERTY LINE AND RIGHT-OF-WAY AREAS.
8. MAINLINE SHALL BE SCHEDULE 40 PVC AND BE BURIED A MIN. OF 24". LATERAL LINES SHALL BE CLASS 200 UPRVC AND BE BURIED 18".
9. DURING TRENCHING ALL ROCKS LARGER THAN 16in. AND OTHER DEBRIS SHALL BE REMOVED WIN FIRST 6" PIPE BED AND ALL OTHER BACKFILL SHALL BE COMPACTED TO 95%.
10. ELECTRIC WIRING SHALL BE IR-GAUGE CONTROL TYPE "N" DIRECT BURIAL. CONTROL WIRES SHALL BE 14-GAUGE BLACK UNFINISHED OTHERWISE, SYSTEM SHALL CONTAIN TWO (2) 12 GAUGE COPPER WIRES & TWO (2) 12 GAUGE WHITE WIRES. ALL WIRING SHALL BE RUN FROM CONTROLLER LOCATION TO ALL VALVES.
11. WIRE SPLICES SHALL BE CONNECTED WITH SILICON WATER-PROOF WIRE CONNECTORS WITH WIRES WIPED TOGETHER.
12. LEAVE 12' LENGTH OF BLACK WIRE AT ALL SPICE LOCATIONS.
13. ALL SPRAY HEADS SHALL BE INSTALLED WITH SWINGERARM SYSTEM USING SCH. 80 BLACK PVC "ELLS" & A MINIMUM OF 12" OF FLEXIBLE POLYPIPE.
14. USE A PRESSURE-REDUCING VALVE TO PROVIDE AN OPTIMUM WORKING PRESSURE OF 40 psi & A MINIMUM OF 30 psi & MAXIMUM OF 60 psi.
15. ALL LINES SHALL BE FLUSHED OUT PRIOR TO INSTALLING NOZZLES. THE SYSTEM SHALL BE PRESSURE TESTED AT 150 psi FOR A PERIOD OF FIVE (5) MINUTES PRIOR TO FINAL ACCEPTANCE.
16. RAIN SENSOR SHALL BE INSTALLED AT THE TOP OF A 4"x4" x 6'-0" HIGH WOOD POST IN A PROTECTED AREA, NOT BENEATH A CANOPY. ENCLOSURE IF IN PROTECTED LOCATION / NOT BENEATH A TREE CANOPY.
17. CONTRACTOR SHALL INSPECT, PREVENT, DETECT & REPAIR ANY SYSTEM DAMAGE WHICH SHALL INCLUDE EXCESSIVE LEAKAGE / WEAR ON SYSTEM, ANY FUTURE REPAIRS / ADJUSTMENTS SHALL HAVE MAJOR COMPONENTS.
18. LANDSCAPE CONTRACTOR SHALL PROVIDE A WRITTEN SUMMARY OF THE SYSTEM DESIGN INCLUDING ANY HYDRAULIC CALCULATIONS & A SYSTEM



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**Attachment B – Form of Decision Approving
PDS2021-MUP-21-002**



DAHVIA LYNCH
Director
KATHLEEN A. FLANNERY
Assistant Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

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www.sdcountry.ca.gov/pds

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January 21, 2022

PERMITEE: SBA Structures, LLC
MAJOR USE PERMIT: PDS2021-MUP-21-002
E.R. NUMBER: PDS2021-ER-76-09-067B
PROPERTY: 19591 Horizon View Drive, Ramona
APN: 279-030-12

DECISION OF THE PLANNING COMMISSION

Grant, as per plot plan, landscape plan, and elevations dated October 22, 2021 consisting of 17 sheets approved concurrently herewith, and photosimulations consisting of four sheets dated July 7, 2021, a Major Use Permit, for the construction, operation, and maintenance of an unmanned wireless telecommunication facility pursuant to Section 6985 of the Zoning Ordinance. This permit authorizes removing an existing, approximately 67.6-foot-tall monopole within the approximately 3,000 square-foot lease area and replacing it with construction of an approximately 67.6-foot-tall mono-eucalyptus tower. Mounts, antennas and ancillary equipment will be relocated to the new faux mono-eucalyptus. The facility also includes keeping in-place multiple existing, associated supporting equipment located within the lease area. Pursuant to Section 6985A of the Zoning Ordinance, a Major Use Permit is required because the project site is located in an area zoned Limited Agriculture (A70), is not located on a high voltage transmission tower, and is not covered by a Wireless Community Master Plan.

Also grant, pursuant to Section 4620(g) of the Zoning Ordinance, an exception to the 35-foot height limit to allow construction of a 67.6-foot-tall faux tree tower.

The wireless telecommunication facility is considered a "high visibility" facility; therefore pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 15 years (January 21, 2037). This may be extended for an additional period of time by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on January 21, 2024, 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.

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

4. PLN#1–FAA NOTIFICATION

INTENT: In order to comply with the Ramona [Airport Land Use Compatibility Plan](#), FAA Notification is required at least 45 days prior to construction. **DESCRIPTION OF REQUIREMENT:** The following condition shall be implemented and indicated on the building plans and made conditions of its issuance. The applicant must submit a 7460-1 form to the Federal Aviation Administration at least 45 days prior to construction or alteration. **DOCUMENTATION:** The applicant shall place this condition on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, this condition shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific notes has been placed on all sets of the building plans and made conditions of its issuance. **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).*

5. PLN#2–AVIGATION EASEMENT

INTENT: In order to comply with the Ramona [Airport Land Use Compatibility Plan](#) an Avigation Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant by separate document to the County of San Diego, an Avigation easement over the entire property as shown on the approved Plot Plan dated October 22, 2022. The easement shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easement shall be executed. **MONITORING:** The [DGS, RP] shall prepare the easement documents and forward a copy of the documents to [PDS, LDR] for preapproval. [DGS, RP] shall forward copies of the recorded documents to [PDS, LDR]. The [PDS, LDR] shall review the documents for compliance with this condition.

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

6. 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.

7. PLN#3–PHOTOS (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 photosimulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photosimulations dated July 7, 2021 to ensure that the site was built to be screened from public view.

- a. Provide photographic proof of all shrub planting demonstrating that a minimum height of 4' tall Toyon Shrubs have been located 4' on center as shown on Sheet LP-3.
- b. Provide photographic proof of the 2-55 gallon elevated water tanks, the two timers, mainline, and bubblers.
- c. Provide photographic proof of 3" of mulch being applied around all shrubs.

DOCUMENTATION: The applicant shall build the site to comply with the approved plans and the photos. 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 photos.

8. PLN#4–SITE CONFORMANCE (WIRELESS)

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

9. PLN#5–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.

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

10. ROADS#1–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of 400 feet in both directions along **State Route 78** 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.

11. PLN#6–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.

12. PLN#7–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 plans and photosimulations. 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.
- c. 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.
- e. All landscaping shall be maintained at all times and shall be promptly replaced with the same species of shrub at a container size to match the existing shrubs if not successful.
- f. The irrigation system shall be maintained at all times to ensure continual growth of shrubs. This includes periodically re-filling of the two 55-gallon water tanks. Broken or damaged components of the system shall be replaced upon discovery.

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.

13. 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.

14. ROADS#2–PRIVATE ROAD MAINTENANCE

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

MAJOR USE PERMIT FINDINGS

Pursuant to Section 7358 (see Section 7359 for additional findings required for a "Specific Hazardous Waste Facility Project" and for in lieu findings for Large Wind Turbine permits) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

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

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

The Project is a Major Use Permit to authorize the installation and operation of an unmanned wireless telecommunication facility. The Project consists of removing an existing, approximately 67.6-foot-tall monopole within an existing approximately 3,000 square-foot lease area and replacing it with an approximately 67.6-foot-tall faux mono-eucalyptus ("stealth tree" design). All existing mounts, antennas and

ancillary equipment on the existing monopole will be relocated to the new faux mono-eucalyptus. The facility also includes keeping in place multiple existing, associated supporting equipment located within the enclosed lease area on concrete pads. The site is approximately 15 acres in size and contains a separate County wireless facility and a single family house. Replacing the existing monopole with a faux mono-eucalyptus and adding landscaping around the enclosure allows the site to blend with the surrounding rural setting.

Scale and Bulk:

The Project area can be characterized as rural. The area surrounding the site consists of large lots of 8 to 20 acres, some with homes on them, some with orchards, some vacant. The nearest off-site residence is over 900 feet from the wireless facility Project enclosure. Due to intervening topography and distance from the site, the facility will not screen or block any views and will blend with the vegetated, mountainous surroundings.

The photosimulations demonstrate that the proposed 67.6-foot faux-eucalyptus tower will be visible from Horizon View Drive but it will simulate a tree and the view will be minimized as the faux-eucalyptus will be among existing vertical elements such as existing utility poles. The equipment enclosure will not be visible from the road or from other properties and 36 shrubs will be planted around the fenced enclosure for screening. For the reasons stated above, the Project will be in harmony with surrounding land uses in terms of scale and bulk and will not result in a negative impact to the surrounding area.

Coverage:

The subject site is approximately 15 acres. The area surrounding the site consists of large lots of 8 to 20 acres, some with homes on them, some with orchards, some vacant. The Project is located on a parcel that contains an existing 2,300 square foot single family house, two accessory buildings, and a County wireless facility enclosure. The Project equipment enclosure is approximately 3,000 square feet, approximately 0.4% of the site. Other properties in the immediate facility have houses and other features such as swimming pools, tennis court, and accessory buildings. Due to the relatively small scale of the Project facility, the project will maintain coverage similar to surrounding parcels.

Density:

No residential structures are proposed. The Project is a wireless telecommunication facility and does not include a residential component.

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

The project is located within the San Diego County Fire Protection District. The project has been reviewed and found to be FP-2 compliant. The project will not require water or sewer services. Electrical services are available on-site. All required utilities are therefore available for the project.

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

The project is a Major Use Permit for the authorization of a wireless telecommunication facility. The facility will include replacing an existing monopole with a 67.6-foot-tall faux eucalyptus to which various antennas will be attached, with associated existing ground equipment within an existing enclosure screened by new landscaping. The project will not adversely affect the desirable neighborhood character because the project an existing monopole with a “stealth design” faux tree, which is designed to be camouflaged. The new landscaping will screen the fenced enclosure. The ground enclosure will not be visible from surrounding properties or a road and the faux-eucalyptus will be among existing vertical elements such as existing utility poles. Due to intervening topography and distance from the site, the facility will not screen or block any views. The project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, will not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project will not have a harmful effect on the neighborhood character.

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

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

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

The applicant requests a Major Use Permit for authorization to revise and operate an unmanned wireless telecommunication facility. The subject property is 15 acres in size and is developed with access and utility services adequate to serve the proposed development and use. The replacement of the monopole with a faux tree will not require significant alteration to the existing land form. Additionally, the facility will be camouflaged and will not significantly alter the visual or physical characteristics of the area. Therefore, the site is suitable for the proposed intensity of use and development.

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

None identified.

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

The project is subject to the Regional Category Rural, Land Use Designation Rural Lands (RL-40). The Project complies with the General Plan because it is consistent with Policies LU-15.1 and LU-15.2 of the Land Use Element of the County General Plan. Policy LU-15.1 requires that telecommunication facilities be sited and designed to minimize visual impacts, impacts to the natural environment, and are compatible with existing development and community character. As described above, the Project will minimize visual impacts, has no impacts on the natural environment, and is compatible with existing development and community character. Policy LU-15.2 encourages co-location and in addition to the County wireless facility on the same property, two different telecommunication providers will co-locate on the Project facility site. It also is consistent with Policy S-1.9, to plan existing and future development to meet current and future anticipated demands for infrastructure including privately provided services such as telecommunications.

The project also is consistent with Public Safety Goal S-1 for enhanced public safety and the protection of public and private property, and Goal S-2 for effective emergency response. The Project will provide coverage throughout the area, which is essential in the event of an emergency.

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

Pursuant to Section 15302 of the State CEQA Guidelines, the project is exempt from CEQA because it consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project consists of replacing an existing wireless communication tower with one of similar height on the same site that will have substantially the same purpose and capacity as the structure replaced. It has been determined that the project site 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.

WIRELESS TELECOMMUNICATION FINDINGS

The project is in a non-preferred zone and a non-preferred location. 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, 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.

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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:

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

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

COMPLIANCE INSPECTION

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

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

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

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

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

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

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

DRAINAGE: The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

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

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

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated

pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

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

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

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

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

COUNTY OF SAN DIEGO PLANNING COMMISSION
DAHVIA LYNCH, DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

cc: Gerald & Mertha Michitsch, Kent Michitsch, 19591 Horizon View Drive, Ramona, CA
SBA Structures, LLC, 8051 Congress Ave., Boca Raton, FL 33487
Nicole Comach, Virtual Site Walk, LLC, 1533 SE 33rd Ave., Portland, OR 97214

email cc:

Ed Sinsay, Team Leader, Land Development/Engineering, PDS
Bronwyn Brown, Project Planning, PDS
Ramona Community Planning Group

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Attachment C – Environmental Documentation

1-57 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: San Pasqual Wireless Telecommunications Facility
PDS2021-MUP-21-002, PDS2021-ER-76-09-067B
Project Location: 19591 Horizon View Drive; Ramona, Unincorporated San Diego County
Project Applicant: SBA Structures, LLC
8051 Congress Ave, Boca Raton, FL 33487 Telephone Number: (561)226-9532

Project Description: The project is a Major Use Permit to allow the removal, replacement, operation, and maintenance of an unmanned wireless telecommunication facility. The project consists of removing an existing, approximately 67.6-foot-tall monopole within the 3,000 square-foot lease area and replacing it with an approximately 67.6-foot-tall faux mono-eucalyptus ("stealth tree" design).

Agency Approving Project: County of San Diego

County Contact Person: _____ Telephone Number: _____

Date Form Completed: January 21, 2022

This is to advise that the County of San Diego Planning Commission has approved the above described project on January 21, 2022, Item # 1 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: 15302
 - ☐ 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: Categorical Exemption 15302 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project consists of replacing an existing wireless communication tower with one of similar height on the same site that will have substantially the same purpose and capacity as the structure replaced.

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

Signature: _____ Telephone: _____

Name (Print): _____ Title: _____

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

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

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF SAN PASQUAL WIRELESS TELECOMMUNICATION FACILITY PDS2021-MUP-21-002, PDS2021-ER-76-09-067B

January 21, 2022

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, there will be no new impacts to habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

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

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

The project will not use any groundwater for any purpose, including irrigation or domestic supply. Irrigation water will be supplied from two 55-gallon drums on the site that will be refilled periodically.

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

Discussion:

Wetland and Wetland Buffers:

The area is already disturbed and no new impacts would occur.

Floodways and Floodplain Fringe:

No new excavation or disturbance would occur.

Steep Slopes:

No new excavation or disturbance would occur.

Sensitive Habitats:

The area is already disturbed and no new impacts would occur.

Significant Prehistoric and Historic Sites:

The area is already disturbed and no new impacts would occur.

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

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

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

YES

☒

NO

☐

NOT APPLICABLE

☐

Discussion:

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

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 Project Description and Plot Plans for the MUP-21-002: San Pasqual project for the SBA Structures and has determined the noise level demonstrates conformance with the Noise Ordinance, Section 36.404. The project site as well as adjacent parcels are zoned Limited Agriculture (A-70), which is subject to the most restrictive one-hour average nighttime sound level limit of 45 dBA at the project property lines. No new noise-producing equipment or operational uses are proposed as part of the project. The project would not create a change in the existing noise environment and is therefore anticipated to be in compliance with the County of San Diego Noise Ordinance Section(s) 36.404. No changes to ground-level equipment are proposed, and no new generator or changes to the existing generator are proposed.

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Attachment D – Environmental Findings

**SAN PASQUAL WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT
PDS2021-MUP-21-002, PDS2021-ER-76-09-067B**

ENVIRONMENTAL FINDINGS

January 21, 2022

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

Attachment E – Public Documentation



RAMONA COMMUNITY PLANNING GROUP

15873 HWY 67, RAMONA, CALIFORNIA 92065

Phone: (760)445-8545

Robin Joy Maxson
Chair

March 11, 2021

Torry Brean
Vice-Chair

Kristi Mansolf
Secretary

Scotty Ensign

Debra Foster

Lynn Hopewell

Casey Lynch

Elio Noyas

Dawn Perfect

Matt Rains

Michelle Rains

Andrew Simmons

Paul Stykel

Dan Summers

Kevin Wallace

Hunter McDonald, Land Use/Environmental Planner
County of San Diego
Planning & Development Services
5510 Overland Ave.
San Diego, CA 92123

RE: MUP 21-002, HORIZON VIEW DRIVE CELL SITE

At the meeting March 4, 2021, the Ramona Community Planning Group reviewed the plans for converting an existing cell site from a monopole design to a stealthed mono-eucalyptus design.

The following motion was made:

MOTION: TO APPROVE THE FAUX MONO-EUCALYPTUS TREE AS PRESENTED.

The motion passed 14-0-0-1-0, with one member stepping down.

Sincerely,

A handwritten signature in black ink, appearing to read "Robin Joy Maxson".

ROBIN JOY MAXSON, Chair
Ramona Community Planning Group



County of San Diego, Planning & Development Services
**COMMUNITY PLANNING OR SPONSOR
 GROUP PROJECT RECOMMENDATION**
 ZONING DIVISION

Record ID(s): PDS2021-MUP-21-002

Project Name: San Pasqual/CA20552

Planning/Sponsor Group: Ramona CPG

Results of Planning/Sponsor Group Review

Meeting Date: 3-4-21

A. ~~Comments made by the group on the proposed project.~~

MOTION: TO APPROVE THE FAUX MONO-EUCALYPTUS TREE AS PRESENTED.

B. **Advisory Vote:** The Group ☒ **Did** ☐ **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION: ☒ Approve without conditions
☐ Approve with recommended conditions
☐ Deny
☐ Continue

VOTE: 14 Yes No Abstain Vacant/Absent 1 Step down

C. **Recommended conditions of approval:**

Reported by: Bruce Mansoor Position: Secretary Date: 3-11-21

Please email recommendations to BOTH EMAILS;

Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to CommunityGroups.LUEG@sdcounty.ca.gov

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

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



County of San Diego
Ramona Community Planning Group
MEETING MINUTES

March 4, 2021

ZOOM MEETING

(DETAILS)

~~7:00 PM @ the Ramona Community Library, 1275 Main Street, Ramona~~

Meeting shall be a Zoom Meeting held at 7:00 P.M

<https://zoom.us/j/94978756309?pwd=eTcxbnY0UmFTWXU1QTRsc0Y0ZTg3QT09>

Dial In Numbers: +16699006833, (San Jose), +13462487799, (Houston)

Meeting ID: 949 7875 6309

Passcode: 169070

A Temporary email address has been created to request agenda item information via email.

Please send an email to: rcpgcovid19meetinginfo@gmail.com to request documents for each item to follow along with during the teleconference.

Requests for documents will be responded to before and during the meeting as possible to accommodate any member of the public wishing to participate during the meeting.

Members of the public are requested to make a speaker request via email prior to the meeting as well. This request is to ensure everyone is heard and has an equal opportunity to speak during the meeting as well as providing the RCPG a chance to organize our speakers ahead of the meeting to ensure we have ample time for each item. Please indicate if you are speaking as PUBLIC COMMUNICATION or as an AGENDA ITEM and note the agenda item you wish to respond to and please limit your written response to 3 minutes or less.

Written comments to be read into the record will also be accepted via email prior to the meeting. Please indicate the item number you wish to respond to and please limit your written response to 3 minutes or less.

ITEM 1: PLEDGE OF ALLEGIANCE

ITEM 2: ROLL CALL (Maxson, Chair)

In Attendance:	Torry Brean	Scotty Ensign	Debbie Foster
	Lynn Hopewell	Casey Lynch	Kristi Mansolf
	Robin Joy Maxson	Elio Noyas	Dawn Perfect
	Matt Rains	Michelle Rains	Andrew Simmons <i>(late)</i>
	Paul Stykel	Dan Summers	Kevin Wallace

Robin Joy Maxson, RCPG Chair, acted as Chair of the meeting, Torry Brean, RCPG Vice Chair, acted as Vice Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 3: APPROVAL OF MINUTES 2-4-21 (Action)

MOTION: TO APPROVE THE MINUTES OF THE FEBRUARY 4, 2021, MEETING AS PRESENTED.

Upon motion made by Dan Summers and seconded by Scotty Ensign, the motion **passed 14-0-0-0-1**, with Andrew Simmons absent.

ITEM 4: Announcements and Correspondence Received

The Chair announced the Organic Materials Ordinance was going to the Board of Supervisors on March 11 and March 23, 2021. There are webinar updates on this issue that were sent out to the RCPG. Supervisor Anderson is eager to engage the community and seeking feedback from us on various issues, such as the Needle Exchange Program and the Cannabis Ordinance, and others. Other supervisors are also reaching out to their communities for feedback. Seventh Street Bridge over Santa Maria Creek will undergo maintenance at the beginning summer (no specific date). The County will reach out to us with more information as they move closer to the project.

Dan Summers announced about the SR67 pavement project timeline that will impact traffic .

Ms. Mansolf said the Mt. Woodson parking lot issue will be on the agenda on April 1. CAL FIRE asked the County to address some issues.

Ms. Perfect said she followed up on the athletic field lighting. No PLDO projects will be approved through the County until after July 1. The County will be doing preliminary project work until then.

ITEM 5: PUBLIC COMMUNICATION: Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction that is not on posted agenda.

Speaker: Janet Kling, Representing the Spirit of Joy Lutheran Church Project

Ms. Kling said the Spirit of Joy project on the corner of Highland Valley/Dye and Highway 67 has been in the construction process for many years and still isn't built. A lot of grading has been done and parking lots and access roads have been built. Contractors have fallen through with the work to be done and millions have been spent.

The Ramona Community Planning Group has previously reviewed and approved the Spirit of Joy plans for a Sanctuary and Fellowship Hall on the property at the corner of Highway 67 and Highland Valley Road behind the Welcome to Ramona sign. They would like to make some minor modifications to their plans and are requesting RCPG approval. The modifications are all cost driven. The pandemic has been difficult, but they want to move to the property. The scope of the Fellowship Hall building has been reduced from a cross footprint to a rectangle and shifted from stick construction to a steel building. Plans for the Sanctuary are unchanged but will be built in a later phase. She believes the campus is an invaluable asset to the Ramona community, offering meeting spaces, recreational sports fields, an evacuation site and much more. The County is anxious for our feedback.

The Chair said this item would be referred to the West Subcommittee for review and then be seen by the whole RCPG.

Mr. Stykel said they should go to the County and the County will refer the project to us.

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Ms. Kling said they have been to the County and the County asked them to go to the RCPG for feedback on the modifications.

Mr. Stykel said this is not the process we follow.

(Joann Kling filled out a speaker slip on the Spirit of Joy Lutheran Church non-agenda item issue but did not speak.)

CALL FOR ANY ADDITIONAL SPEAKERS

VICE-CHAIR SHALL ANNOUNCE EACH SPEAKER REQUEST BY NAME, THE SPEAKER SHALL STATE THEY ARE ON THE CALL AND BEGIN. THE TIME LIMIT IS 3 MINUTES AND THE CHAIR SHALL CALL TIME AT THE END OF 3 MINUTES AND THE SPEAKER WILL STOP ON THE CALL.

ITEM 6: APPROVAL OF ORDER OF THE AGENDA (Action)

MOTION: TO APPROVE THE ORDER OF THE AGENDA AS PRESENTED.

Upon motion by Torry Brean and seconded by Kevin Wallace, the motion **passed 15-0-0-0.**

ITEM 7: ACTION ITEMS:

- 7-A: MUP 21-002, Proposal to change the existing monopole, at 19591 Horizon View Dr, into a stealth tree design, with the addition of about 10-feet to accommodate branches. The top of the branches of the proposed monoecalyptus tree would be at about 67-feet after the improvement. This proposal was heard and approved by the Ramona Community Planning Group on 6/30/2020**

Nicole Comach presented the project. They are proposing to change a monopole on Horizon View Drive into a monoecalyptus, stealthed tree design. The monopole is currently about 60 feet. The addition of branches to the top of the tree will add about 7 feet in height, so the monoecalyptus will be about 67 feet tall. The County asked them to bring site plans to the RCPG for review. The monoecalyptus will be in the same lease area. They brought some photo simulations that show the different vantage points the tree will be seen from.

Mr. Ensign asked how far the current monopole was from where the monoecalyptus will be? Do they intend to continue using the monopole while the monoecalyptus is being constructed? Will the faux tree have a full branch count?

Ms. Comanch said they do intend to use the monopole during construction of the monoecalyptus. The faux tree will not be far from where the monopole is located and it will have a full branch count.

Ms. Mansolf said the applicants came to the June 4, 2020, RCPG meeting and presented different designs. The motion from the RCPG meeting was to give feedback on the designs. Several members said a faux tree would fit best into the area. The West Subcommittee approved the current project design at the meeting February 22, 2021.

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MOTION: TO APPROVE THE FAUX TREE DESIGN AS PRESENTED

Upon motion made by Kristi Mansolf and seconded by Lynn Hopewell, the motion **passed 14-0-0-1-0**, with Casey Lynch stepping down.

7-B: Scenic Waiver Request/Site Plan Permit Exemption at 19329 Susie Way, for a 21 foot tall, 4,740 square foot metal storage building approximately 500 feet from Highway 67

Mr. Salmeri presented the project. He lives in a newly constructed house at the top of the hill on the left on Susie Way. There is a property in front of his, also on the left. The property in front of his also includes land on the right of Susie Way, and there is a barn and a house on the right of Susie Way.

He would like to put up a workshop, storage building, 50 feet by 95 feet on his property. Previously a chicken ranch was on the property. There is a flat area on the property where there was a chicken coop. He plans to put the workshop on the flat area. The neighboring property owner (to the front of his property) planted trees to shield the property and buildings from Highway 67. His storage building will be over 500 feet from Highway 67. He would also like to plant trees/shrubs to help shield the property. The 50 foot side of the building will be what is facing Highway 67. His property is at the top of Susie Way. It is hard to see the property from Highway 67 as it is up on a hill.

Mr. Ensign asked if Highway 67 is visible from where Mr. Salmeri wants to put the storage building?

Mr. Salmeri said Highway 67 is not very visible from the spot where the workshop will be built. The building will be about 19 feet tall.

Mr. Ensign said the project is out of the Form Based Code Area

Ms. Mansolf said the building will be tan with a red roof, matching another nearby building on another property in the area. The building will not have outside lighting. The West Subcommittee approved the scenic waiver request.

MOTION: TO APPROVE THE SCENIC WAIVER AS REQUESTED.

Upon motion made by Kristi Mansolf and seconded by Casey Lynch, the motion **passed 15-0-0-0-0**.

7-C: Reds Whites and Brews, 629 Main St, Site Plan Exemption to widen an exterior door on the building by about 6 inches (from 30 inches to 36 inches) so there is an accessible entry/exit. D5 Special Area Regulation applies

Ms. Wylie presented the project. The project is to upgrade the access on an existing historic building. The Zoning Manager at the County came up with the idea of adjusting the side door by widening it by 6 inches to improve access to the building. Right now the building is not wheel chair accessible. The project had been reviewed by the County and they are waiting for the

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Design Review Board and the RCPG to give their opinion. The new door will look like the current historic door that will be replaced.

Mr. Simmons gave the CUDA report. The project is pretty simple and CUDA approved the waiver request.

Ms. Rains asked if the building is historic? She likes the way the style of the doors.

Ms. Wylie said the front of the building is not changing.

Mr. Ensign said he applauded Mr. Bidegain and Ms. Wylie. They got Main Street parking and the building is ADA accessible. The access will accommodate emergency vehicles. The project passed at the Design Review Board.

Ms. Wylie said they will be fixing the floor level change in the building, too.

MOTION: TO APPROVE THE D5 WAIVER.

Upon motion made by Andrew Simmons and seconded by Torry Brean, the motion **passed 14-0-0-1-0**, with Casey Lynch stepping down.

7-D: Discussion of new Cannabis and Social Equity Programs from Board of Supervisors on 1-27-21, feedback and Planning Group role requested by Supervisor Anderson and Planning & Development Services as updates to zoning ordinances and implementation details are developed. Original Medical Marijuana Ordinance will sunset. Presentations by Donald Chase, County of San Diego, Advance Planning Land Use/Environmental Planning Manager; Martha Gonzalez, Ramona Sheriff's Substation, Crime Prevention Specialist and Ramona Cannabis businesses.

The Chair said the presentation order would be as follows: Donald Chase, County Land Use/Environmental Planning Manager, Martha Gonzalez, Crime Prevention Specialist for the Sheriff's Department and the Ramona cannabis business owners.

Mr. Chase said the County is working on a new cannabis ordinance, effective January 27, 2021, when the Board of Supervisors approved doing so. County staff will return in 90 days in June, and again in September to present their work to the Board of Supervisors. In 1996, voters passed Proposition 215, the Compassionate Use Act of 1996 that allowed the use of medical cannabis. Outreach is a goal and they want to get the input of a full spectrum of people. Up for discussion is cultivation and sales, different types of uses, and then coordination with Zoning. The current ordinance will sunset in April of 2022. There is oversight on these types of facilities. Governor Newsom is creating a single department starting in July of 2021 that will roll 3 agencies into one for cannabis oversight. Social equity is another important consideration of this issue.

Martha Gonzalez spoke next. Ms. Gonzalez said one question to consider with the cannabis issue is the crime rate. How does the change to the cannabis ordinance relate to crime? There is no evidence of increased crime with the cannabis industry in operation. Efforts will be made to deter criminal activity that may come along in the future. An environmental study based on crime prevention is completed before putting together a plan. Some considerations are surveillance and territorial enforcement access. Sheriff's Crime Prevention will discuss security features and advise on what they think is best for a location. Brighter lighting deters crime. Where the camera

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is pointing, how long it points at a location, and the size of the pixels all help to make settings safer. There has been an 80 percent reduction in crime when the Sheriff's work with a facility for crime prevention through an environmental design study. This is an important consideration when getting new businesses in

Don Bowen, representing a Ramona cannabis shop in Ramona, said he has been in business for 5 years. They have had no crime issues. They have security lighting and have adhered to County regulations. Their products provide medical relief to individuals, of which the average age is about 45 years old. Their products help people with cancer and epilepsy. They follow strict guidelines and use track and trace which allows for no illegal activity. They have a no nonsense policy for cannabis and minors. Regulating the marketplace helps. Their products are well tested. The RCPG assisted in drafting the ordinance that is currently in use which restricts/limits cannabis in commercial store fronts. They worked together in the past on the ordinance and they would like to work with the RCPG on the new ordinance and grow the cannabis industry in a responsible way. They know there are families that concerned with cannabis getting into the hands of minors. Right now there are pop up shops that pop up illegally where the products are not tested. They get closed only to pop up again. These pop up shops are not regulated at all.

Ren Bodin, representing a cannabis shop in Ramona said he appreciates all the information that has been presented. The Crime Prevention aspect is great. At his location, they use all of the elements Ms. Gonzalez spoke of for security. In the future, they want to be good community members. The California Ordinance is robust and there are good rules and regulations in place. Track and trace is very important. They make sure the products get into the right hands. The focus on the new ordinance fits in with the County plan to allow communities to designate where these types of facilities go, and they are in M54 industrial currently. In the future they can be on Main and in commercial areas. Cultivation can maybe occur on agricultural land in Ramona in the future. Open agriculture may be a concern. Right now they are using greenhouses. No pests get in or out. There is no odor going out and no unfiltered air coming in to pollute the plants. There are 3 outlets in Ramona currently to serve the community. He looks forward to continuing the good relationship in the future.

Speaker: Mark Hutton, Ramona Resident

I agree with the Board of Supervisors that cannabis should be available to people who live in the unincorporated areas and I applaud them for their focus on social justice. But when we draft the new regulations that would affect Ramona, I ask that we also take the following into consideration:

- 1) Cannabis is legal and should be available to residents of the unincorporated areas of the County, both for medical, and recreational use. But we need to make a distinction between doing that and turning Ramona into a recreational inebriation destination. It's not equitable to compromise public safety and degrade the quality of life in our town in order to benefit a relatively few people.
- 2) Ramona has limited groundwater, expensive imported water and our region regularly experiences drought cycles.
- 3) Creating a recreation destination for cannabis that people would be driving to may not align with the County's Climate Action goals and would appear to conflict with the intent of Prop 63, Section 3(P). Combining retail sales and consumption would lead to more people operating motor vehicles in an altered state.

4) In Northern California cannabis cultivation is part of the social fabric. That's not the case in Ramona, so the Microbusiness model isn't a good fit for our town from a cultural perspective. Also, the intent of A-70 and A-72 zoning isn't commercial use.

5) The Microbusiness model would impact rural residential neighborhoods in our bedroom community by allowing commercial use, something that would significantly increase non-resident traffic. And if the Tiered Winery Ordinance is used as a template, we could see public access on private roads under a by-right permit, and not only will the planning group not be able to comment on projects, but neighbors won't even be notified.

Given the above, I recommend the following:

- 1) Allow a limited number of cannabis retail outlets to operate in Ramona.
- 2) Severely limit the number of cultivation permits, and site them in commercial and industrial zones. I ask that you also consider the impacts on public safety, neighborhood and community character, traffic, pollution, loss of biological resources, and the depletion of groundwater resources. All permits should be discretionary.
- 3) Prohibit cannabis consumption, cannabis sales and public access at cannabis cultivation sites.
- 4) Prohibit cannabis consumption in cannabis retail outlets and other public places.

Speaker: Peggy Walker, Ramona Resident

Ms. Walker says the ordinance takes away local control. By putting social equity into the discussion, this discussion on cannabis is being framed as moral. She appreciates the County working with the public. This topic also appears to be minority designed.

Speaker: Barbara Gordon, Public Health Educator, San Diego Alliance

There are many concerns with marijuana businesses coming to Ramona. Land use responsibility needs to be a priority. If marijuana businesses expand, the community should not be negatively affected with smell and excess ground water usage that are associated with cultivation. Traffic and crime are also a consideration with expanded marijuana businesses. I work with young people and see how marijuana has negatively impacted their lives. These businesses make marijuana seem normal for young people. Marijuana is often the first drug youth try and often not the last. We need to let the BOS know our concerns to protect the community. Public safety and health need to be our priority and not promoting more marijuana businesses. Prop 64 was about personal possession and personal cultivation and not a mandate to allow marijuana businesses.

Deanna Blair, Ramona Resident, was not in attendance, so Mr. Brean read her comments into the record:

I strongly oppose anyone being able to buy and ingest cannabis on site and then drive their vehicle afterwards. That is a recipe for car accidents, where someone could be killed or maimed.

Perhaps patrons could be required to have a designated driver or be required to pay for transportation if they are going to ingest before they get home. If they must drive themselves, perhaps they could be required to sign some sort of legal document before they leave stating they will drive home before they ingest.

For those who ingest on site, there could be some sort of sobriety check before they get their car from a type of required valet parking, with no walk up clients allowed who could just park down

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the road. Anyone who can afford to pay to use cannabis for recreation can afford to pay the extra cost to keep everyone else safe. That would provide jobs for parking valets and sobriety check security guards.

The cannabis businesses could be held liable for not doing all in their power to keep the community safe.

I sure do wish the supervisors had never approved this.

Speaker: Carol Green, Ramona Resident

Ms. Green said she knows of someone in Santa Barbara who gets odor impacts from an outdoor marijuana cultivation site, and if there is outdoor cultivation, she hopes odor will be addressed and mitigated. Ms. Green said she has kids and she has seen THC trigger psychosis. Her own son smoked marijuana for anxiety. Normalizing marijuana use tells kids it is okay. It is not safe as it can trigger psychosis, and this has been backed up by psychiatrists. She asked the RCPG to please consider this information and learn more about marijuana before opening the use of it so much more in the community.

Speaker: Dallin Young, CEO of Blue Water Government Affairs

Mr. Young said communities need more safe shops and the pop up shops need to be closed. There is an illicit market and this is one of the things a new ordinance on this topic is trying to address.

Mr. Lynch said he would like to see a community ad hoc to gather comments on this issue. The current ordinance was to provide medical marijuana for 5 years and now it is going to sunset. The County is creating a war chest. He would like to see the process slowed down and a determination made of what areas the new types of businesses could go in. We need to be on top of this. We can't stop it. There is one of these businesses currently down the street from his house. Mr. Lynch will be happy to head up an ad hoc committee if it is decided there is a need to create one.

Mr. Summers said is not happy. He was a paramedic for 30 plus years and he has seen the negative impacts of marijuana on youths. He would like to see these types of businesses kept out of the community. Pro cannabis representatives emphasis mitigation solutions. The program can be heavy regulated but criminals don't follow programs.

Mr. Stykel disagrees with Mr. Summers. He supports the policies as a way to reduce the influence of a black market on the community. He feels the cannabis facilities will deter criminal activity. He hasn't seen people smoke in the parking lots of these facilities. People don't smoke and leave but buy and leave. Marijuana businesses follow the business model created 4 to 5 years ago. They helped to create the laws.

Ms. Hopewell said she is not excited about more dispensaries. She is concerned this will open the door to more of them and possibly put them on Main Street.

Mr. Ensign said he was on a task force with Jim Piva when the RCPG looked at this issue 5 years go. There have been no problems with the cannabis facilities for 5 years. They use hydroponic growing grounds and recycled water. They are good businesses to work with.

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Mr. Brean asked if there is any explanation regarding on site consumption? Will this be a lounge scenario?

Mr. Chase said it may be like a coffeeshop environment. They may be sobriety checks. It may be similar to a microbusiness like a winery. There can be different potencies of products on site.

Mr. Brean said he thinks on site consumption is too much, too fast. He is not ready for this in the community.

Mr. Stykel said he agrees with Mr. Brean and doesn't think Ramona is ready for onsite consumption.

Ms. Foster said she doesn't agree with onsite consumption. People are already smoking in places. She can't imagine going to the rodeo and smelling marijuana. She has concerns with companies coming in and growing 50 acres of marijuana at a time and the smell from that. She is not a fan of the smell. Plants will be pungent for the neighbors.

Mr. Chase said the new ordinance will address cultivation and retail sales. Cultivation may be done on a large scale. Hemp doesn't use THC, but it can be used for CBD.

Mr. Wallace lives close to the 3 businesses that are located in the M54 industrial areas. He feels caution should be exercised when expanding an industry.

Mr. Lynch asked Mr. Chase if he was aware of a hemp farm on Duraznitos Road?

Mr. Chase said he was not aware of one but he will check on it.

The Chair read the measure, which is open ended. Every option is on the table now. An ad hoc will gather ongoing feedback. There are more options and opportunities for the future.

7-E: Reconsideration of motion to approve Mahogany Mountain Winery, AD 20-020, at 12-17-20 RCPG meeting. Motion was, "To approve the project as presented," and it passed 12-0-0-3, with 3 members absent (Jim Cooper, Donna Myers, Kevin Wallace). The reconsideration request is from Mark Hutton who feels that the South Subcommittee and RCPG voted without complete information when considering the project. The motion for reconsideration needs to be made from someone who voted "yes" on the original motion. Should the motion for reconsideration pass, the project will be reviewed again by the South Subcommittee and the RCPG.

The Chair invited Mr. Hutton to make his presentation on why he feels the Mahogany Mountain Winery vote of approval should be reconsidered.

Speaker: Mark Hutton, Ramona Resident

I am a Mussey Grade resident and a member of the South subcommittee. I'm here tonight to ask you to request the County to return the Mahogany Mountain Winery project to us for reconsideration. The reason I'm asking for this is that the information we were given was incomplete and incorrect. Our project package mentioned a Code Violation Citation, but gave no details. I called Code Compliance twice in the first 2 weeks of December but my calls were not returned so I wasn't able to speak with anyone before the South meeting on December 15th. Ms.

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Mansolf was able to find out that it had to do with a metal storage building that was converted into a wine production and wine tasting room without permits, but that's all we knew.

At the meeting the applicant, Mike Hargett, told us that the code enforcement violation had been taken care of a long time ago, and that he's been operating as a Boutique winery. After I listened to Mr. Hargett's presentation, I felt it wouldn't be fair to he and his family not to vote for approval in a case where they had done everything right according to the existing regulations in the Tiered Winery Ordinance. So based on the information available to us at the time, I made the motion to recommend that the RCPG recommend approval of the project.

But in January when I heard back from Planning and Development Services and Code Compliance, I got a completely different story. The code violation for operating without the proper permits had not been resolved. And so (as it was explained to me) the winery never met the requirements which would allow it to legally operate as a Boutique winery under the Tiered Winery Ordinance because the owners never got a building permit for a wine production area, or a tasting room.

I want to thank Tabina Tonekaboni, Brad Hernandez and Denise Russell for explaining what is required for a Boutique winery, and what permits the winery needed, but didn't have. PDS has agreed to return the project to us for review once the scoping letter is finished, but since the planning group already voted to recommend approval of the project, they need for you to request it. I ask that you vote to request that the Mahogany Mountain winery application for a Small Winery permit be returned to us so that the South subcommittee and the planning group can review it again. Thank you.

Denise Russell from Planning and Development Services said Board of Supervisors Policy I-1 governs planning groups. Reconsideration of a previous vote is permitted if pertinent new information is brought to the groups attention that had not been known at the time of the vote. If the thought was the code violation was part of the presentation when the project was voted on, then a revote of the project would be up to the discretion of the group.

Mr. Lynch said approval of the Final Administrative Permit was contingent on the resolution of the code violation. The code violation will be resolved when the Final Administrative Permit is approved.

Mr. Brean said he did not feel the code violation issue was new information. He was aware of the code violation at the time we looked at it. It was shown on the permit. He feels reconsiderations should be used carefully. He didn't want to see a County bureaucratic mess with the issue going back and forth.

Mr. Stykel said he feels this is a simple issue to resolve, and it will get resolved as part of the permit process. He gets the impression that there is a little of, "not in my backyard" going down on Mussey Grade.

Mr. Summers said when the project was voted on, the project was misrepresented. The foundation of the motion was to approve the project, but it was known the code violation issue would be resolved before final approval, so he feels the issue is mute.

MOTION: TO RECONSIDER THE MOTION MADE AT THE 12-17-20 MEETING REGARDING AD 20-020, MAHOGANY MOUNTAIN WINERY: "TO APPROVE THE PROJECT AS PRESENTED."

Upon motion made by Dan Summers and seconded by Debbie Foster, the motion **failed 0-14-0-0-0-1**, with Dawn Perfect absent.

The Chair said that the RCPG was able to discuss the reconsideration issue. The proponent gave the information they felt justified a reconsideration of the previous approval. The motion to reconsider the project failed.

7-F: Discussion on road safety and traffic calming measures on the roads in the San Diego County Estates, to include discussion on enforcement, signage, speed bumps, sidewalks and other tools to make the roads safer for pedestrians and non-motorized traffic and to slow drivers down.

Mr. Lynch said Murali Pasumarthi from County Traffic Engineering will talk to the people from the SDCE contingency. He has talked to Mr. Pasumarthi and he will work with the SDCE people to let them know what things are allowable for traffic calming. He plans to keep this item on the agenda. They are reaching out to the SDCE HOA and other community groups.

Mr. Stykel said speed bumps divert water and there is water flow at SDCE. On Arena there was a devastating speed bump. Speed bumps have to be carefully considered before they are installed.

Mr. Lynch said speed bumps are often the first thing to be considered, but other things such as signage and paint can be better solutions.

7-G: Discussion on Kelly Avenue paving carried over from the 11-5-20 meeting, to include discussion on enforcement, signage, speed bumps and consideration of possible additional options for improving the current situation on Kelly Avenue

Mr. Lynch said no one came to the Transportation/Trails Subcommittee on the Kelly Avenue issue.

Speaker: Vicky Winter, Ramona Resident

Ms. Winter said the Kelly Avenue people need more time to organize their efforts. She likes what SDCE is doing for traffic calming. She doesn't want to carry the item on the agenda. She asked the item please be tabled for now. She is working a lot now and she needs to distribute information to the neighbors to help get things organized.

Mr. Lynch said he will always put the item back on the agenda when she is ready.

7-H: Discussion of an additional route, Equestrian Trail, to connect Hanson Lane to Warnock to alleviate traffic congestion in the vicinity of Hanson Lane. Consideration of again requesting the County to do a GPA so that a feasibility study can be done in the future (originally requested 8-2-18)

Mr. Lynch said this item has been on past agendas. A letter was written and sent by the RCPG to the County on this issue in August of 2018. Mr. Brennecke asked him to put this item back on

the agenda. Mr. Lynch is following up with the County and he will know more once he has the information from the County.

7-I: Update on invitations to SANDAG voting members

Mr. Summers said letters were sent to SANDAG voting members to request talking to them about SR 67 improvements. The letters were sent during the election, and after the election people were setting up their new offices, so there have been only 3 responses. RSRS voted at their last meeting to recontact them to discuss the SR 67 improvement project.

7-J: Add RSRS as a stakeholder on the development of entryway from SR 67 to the Mt. Woodson parking lot.

Mr. Summers said RSRS discussed that the entryway to the Mt. Woodson parking lot off of SR 67 is of interest to the RSRS Subcommittee and they should be stakeholders. They were surprised to learn that a plot plan and a traffic plan are already in place. Mr. Summers wants discussion on this issue in the future.

7-K: Discuss progress on SR 67 scoping process

Mr. Summer reported that Mr. Canton said there have been a variety of responses received during the SR 67 scoping process. Those comments are being taken into the record. Mr. Canton gave an update on SR 67 paving. The project will be from Maplevue to Ramona. Caltrans is willing to come and give us an update.

L. Discussion of Board of Supervisors consideration of a proposal on 1-26-21 to develop a Needle Exchange Program, reversing a 23 year old ban. Supervisor Anderson requests Community Planning Group recommendations and official stance on proposal.

The Chair said the Board of Supervisors wants community feedback on having Needle Exchange Programs (NEP) in the County. An NEP is a tool to help with substance abuse. We are land use – how do we want this to be done if it were in our community? Would we want this in a store front? What parameters would we want? County staff is developing the Ordinance for a Needle Exchange Program and any feedback will be helpful. An NEP will reduce cases of HIV and Hepatitis C. Supervisor Anderson would like a letter from the RCPG on this issue by tomorrow (March 5, 2021)

Mr. Stykel said he felt things like an NEP should stay in Los Angeles and San Francisco and not be in Ramona.

Mr. Summers said Supervisor Anderson sent out documentation from Nathan Fletcher, and the information sounded good. It showed the statistics for safe point client visits. Between 2017 and 2018, there were over 2,000 more visits. Programs like this act like a magnet and bring in more drug use.

Mr. Lynch said he had a family member who had some problems with substance abuse. Some people can exercise control over our bodies, but not everyone. Entities like an NEP can provide access and get people who need it coached into treatment. It is a resolution. We would not want it on Main Street. These programs are tied to treatment programs, such as Health and Human

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Services, that can help with the problem. People won't drive here for this program, but it gives people safe access to a level of health care for this issue.

Mr. Stykel has been in Ramona since the 70's and he knows people under the bridge. Twenty percent of the needles are not brought back for these programs. This program endangers people. He doesn't agree with an NEP in Ramona.

Mr. Ensign asked if an NEP could go into a medical facility? People can get counseling in a medical facility. We can't turn our backs on this. Will it be on banners? What are the parameters?

Mr. Brean said that Supervisor Anderson has concerns that there will be a disproportionate number of these facilities in his district. He feels they should be equally distributed throughout the County. This use is not residential but industrial. It would need to be in the right place and not on Main Street, or in a commercial area.

Ms. Rains said medical equipment should be used at a medical facility.

Mr. Noyas is concerned with putting an NEP in a rural area. Three or 4 years ago, Ramona became a marijuana gateway. Now we are talking about an NEP.

Ms. Foster said she doesn't know of a place in Ramona where people can get rid of needles. She has a dog that requires medication administered with a needle.

Mr. Stykel said he worked on a job near an encampment, and the people in the encampment put needles sticking out of the ground to stick people coming into the encampment.

Mr. Rains said he agrees with NEP's being done at a medical facility, as a medical program.

Mr. Stykel made a motion:

MOTION: TO NOT ALLOW AN NEP IN RAMONA IN ANY FORM, MEDICAL OR RECREATIONAL; BY A SCHOOL, RESIDENTIAL AND/OR COMMERCIAL AREA. THERE ARE ISSUES ATTACHED TO AN NEP THAT WE DON'T WANT TO IMPORT TO RAMONA.

(Discussion on the motion)

Mr. Summers said he dealt with the drug abuse lifestyle for 32 years in his career. The lifestyle is not compatible with a job but with burglary and assault. He doesn't want to see this imported to Ramona.

Mr. Lynch called a point of order and said the agenda item does not fit the motion. The County is looking for feedback on the program.

The Chair said the County wants feedback.

Mr. Lynch feels that the County is asking if we support a program or do not support a program.

Mr. Noyas said this use should be at a medical facility. Some people use needles because they are diabetic. Where can they dispose of the needles they use?

Mr. Stykel said the program is specific to heroin.

Mr. Summers said he doesn't think we are that far out of line. We don't want this in our community. We are being asked what we think about NEP issues.

Ms. Foster looked up the SS Mobile Unit Detox and they exchange one needle for one needle.

Mr. Stykel said 20 percent don't get turned in. He has been on jobs with extensive grading. Sometimes needles have to be removed from the ground if working by something like a clinic.

(Voting on the motion)

Upon motion made by Paul Stykel and seconded by Dan Summers, the motion **failed 1-14-0-0-0**, with Torry Brean, Scotty Ensign, Debbie Foster, Lynn Hopewell, Casey Lynch, Kristi Mansolf, Robin Joy Maxson, Elio Noyas, Dawn Perfect, Matt Rains, Michelle Rains, Andrew Simmons, Paul Stykel and Kevin Wallace voting no.

Mr. Lynch asked that the motion be included in the RCPG's letter to Supervisor Anderson. The timeline is short on input for this program. He wishes we had more information and time on this issue.

7-M: Discussion of General Plan Update to 3 Elements: Housing, Safety and new element Environmental Justice, feedback requested by Planning & Development Services. Item was a "Workshop" item at the Board of Supervisors meeting on 2-10-21 to provide direction to County staff at an early stage before staff return with the items for consideration by the Board in summer 2021.

Ms. Maxson announced there would be 3 separate webinars on each of the 3 elements, Housing, Safety and Environmental Justice. She asked Ms. Mansolf to send the information on the webinars out to the RCPG members. The information was just sent out on March 4 from the County.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Annual County Training for Planning Group Members, and Biennial Ethics Training – Reminder

The Chair reminded everyone to complete their trainings and their Form 700's. The deadline for filing Form 700 is April 1.

8-B: DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed

Mr. Ensign gave the Design Review report. For the Ramona Town Hall, there will be an ADA cleanup of the building. New screening, ramps and stairs will be installed. The ramps and stairs were approved, but the applicant will be coming back to discuss the screening. There will be a new boutique uptown, called Uptown Boutique. They attended the DRB meeting for the color change to the building and the signs. They will be repainting the building to match the building next door. Their proposal for the signs and color were approved. Reds, Whites and Brews also

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came to the DRB. Mr. Ensign reminded the RCPG members that there are still 2 open seats on the DRB.

8-C: Discussion Items (Possible Action)

8-C-1: Concerns from Members

Mr. Lynch said representatives were selected from the RMWD for working with the various community groups around town, and Jim Piva is the representative between the RMWD and the RCPG. Mr. Piva would like to work with the RCPG on finally getting the emergency evacuation route through the Ramona Grasslands.

Mr. Lynch would like to see a cannabis ad hoc. He would be happy to lead it.

Ms. Maxson said they can form an ad hoc for the cannabis issue. She would appoint Casey Lynch as chair of the ad hoc. She asked for interested RCPG members to serve on the committee and Michelle Rains and Lynn Hopewell volunteered.

8-C-2: Future Agenda Item Requests

Ms. Mansolf said the Spirit of Joy Lutheran Church will be on the next agenda.

**8-C-3: Addition and Confirmation of New/Continuing Subcommittee Members –
*None brought forward***

8-D: Meeting Updates

8-D-1: Board of Supervisors, Planning Commission and TAC Meetings

The Chair said the RCPG received the TAC agenda, and there are no Ramona items on it.

No additional information was brought forward on Board of Supervisors or Planning Commission meetings.

8-D-2: Future Group Meeting Dates – Next RCPG Meeting to be 4-1-21, Format to be Determined

ITEM 9: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf

The RCPG is advisory only to the County of San Diego. Community issues not related to planning and land use are not within the purview of this group. Item #5: Opportunity for members of the public to speak to the RCPG on any subject within the group's jurisdiction that does not appear as an item on this agenda. The RCPG cannot discuss these matters except to place them on a future agenda, refer them to a subcommittee, or to County staff. Speakers will be limited to 3 minutes. Please fill out a speaker request form located at the rear of the room and present to Vice Chairperson.

Public Disclosure: We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

**Attachment F – Photos, Geographic Service Area
Maps, Alternative Site Analysis**



CURRENT



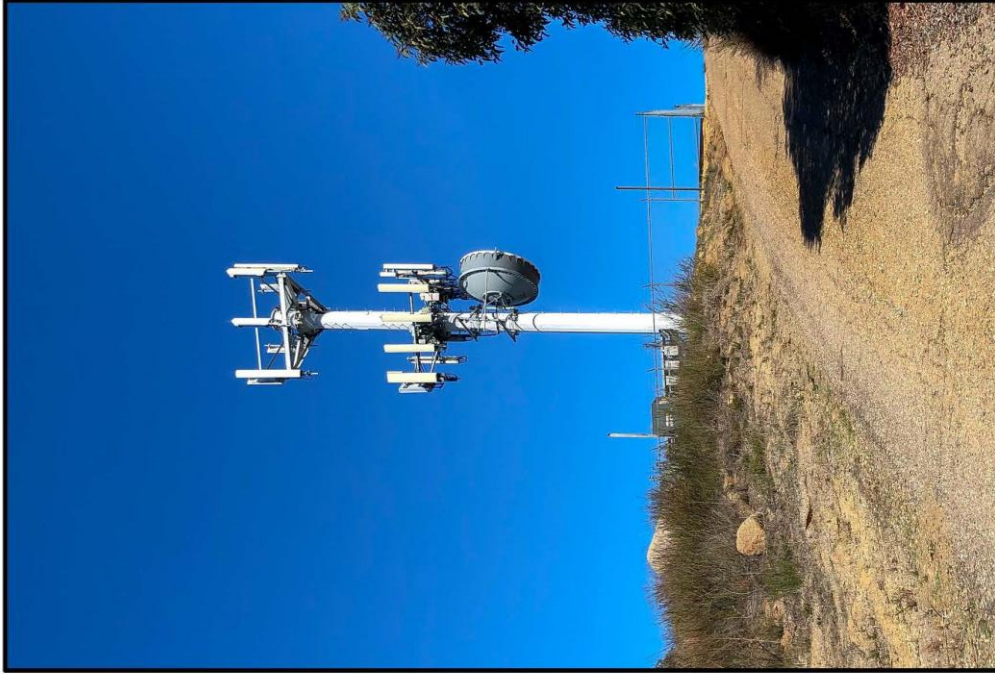
PROPOSED

TIM BRADLEY IMAGING

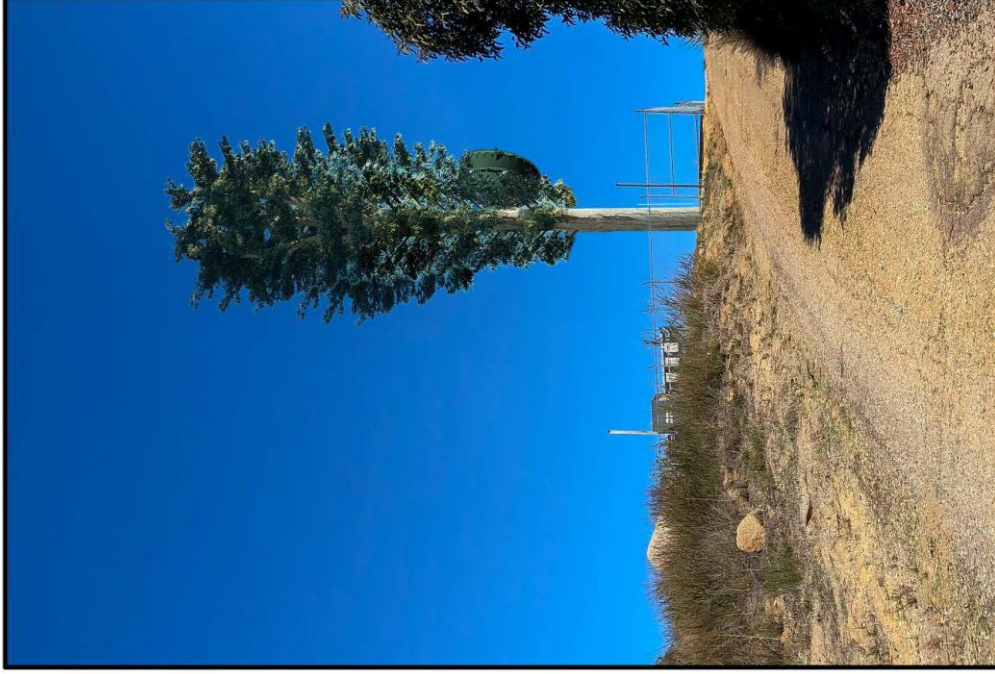
VIEW #1
LOOKING WEST ON SITE



SAN PASQUAL CA20552
19591 HORIZON VIEW DR., RAMONA, CA



CURRENT



PROPOSED

TIM BRADLEY IMAGING

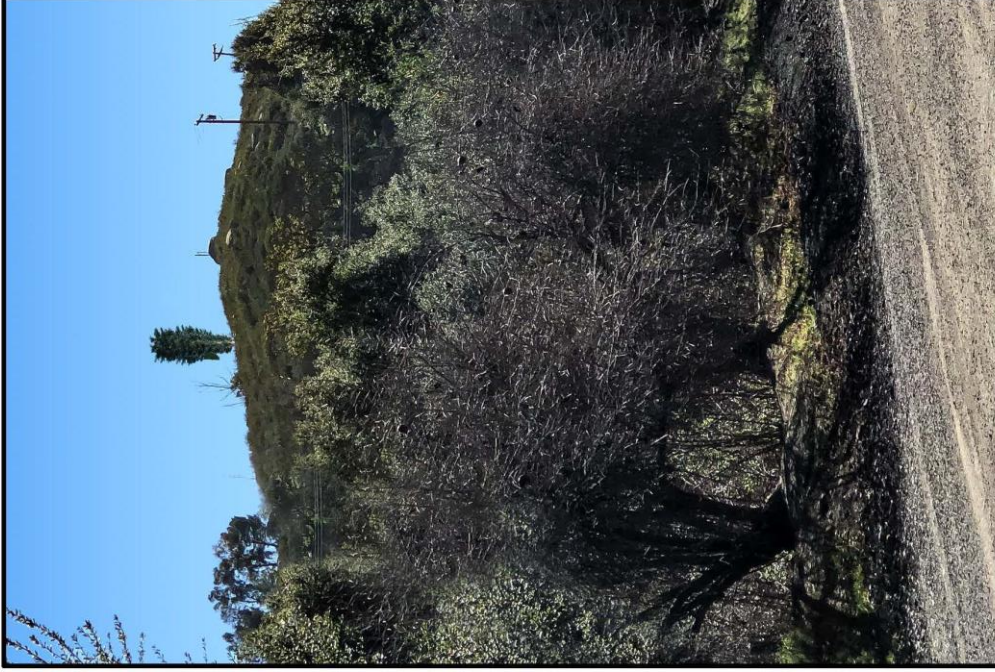
VIEW #2
LOOKING NORTH ON SITE



SAN PASQUAL CA20552
19591 HORIZON VIEW DR., RAMONA, CA



CURRENT



PROPOSED

TIM BRADLEY IMAGING

VIEW #3 LOOKING SOUTHEAST
ON HORIZON VIEW DRIVE



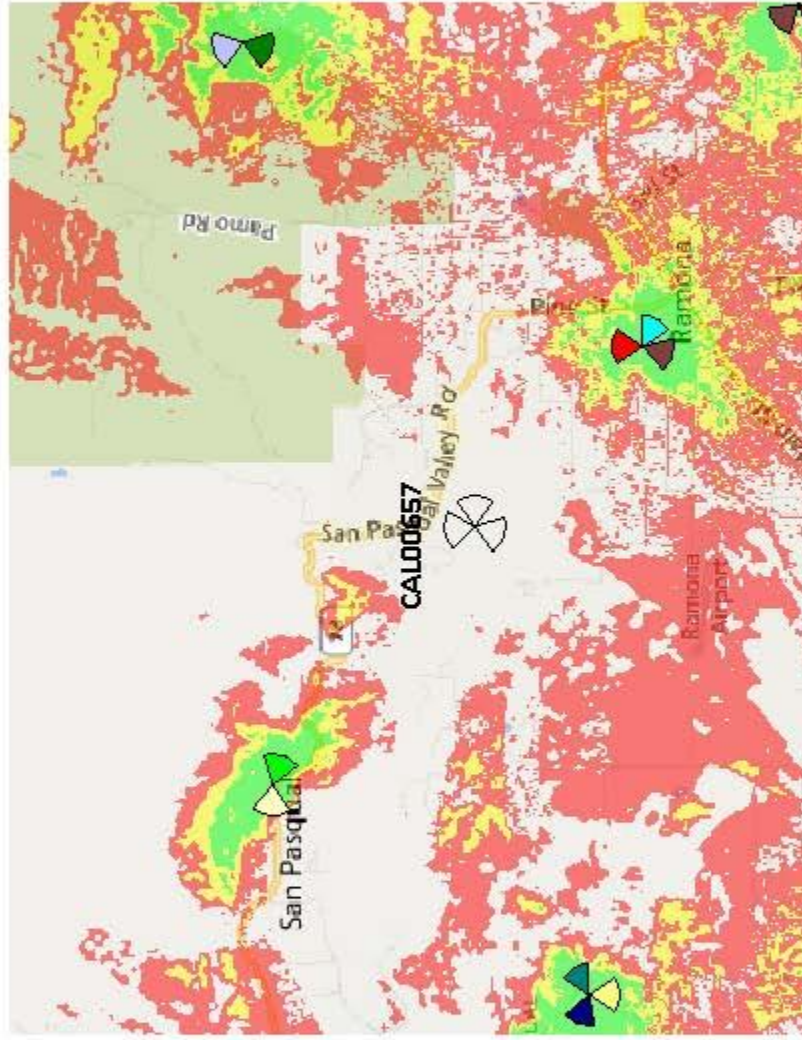
SAN PASQUAL CA20552
19591 HORIZON VIEW DR., RAMONA, CA

CAL00657 Coverage plots FA: 10085092

July, 20 2020
Jorge Melchor



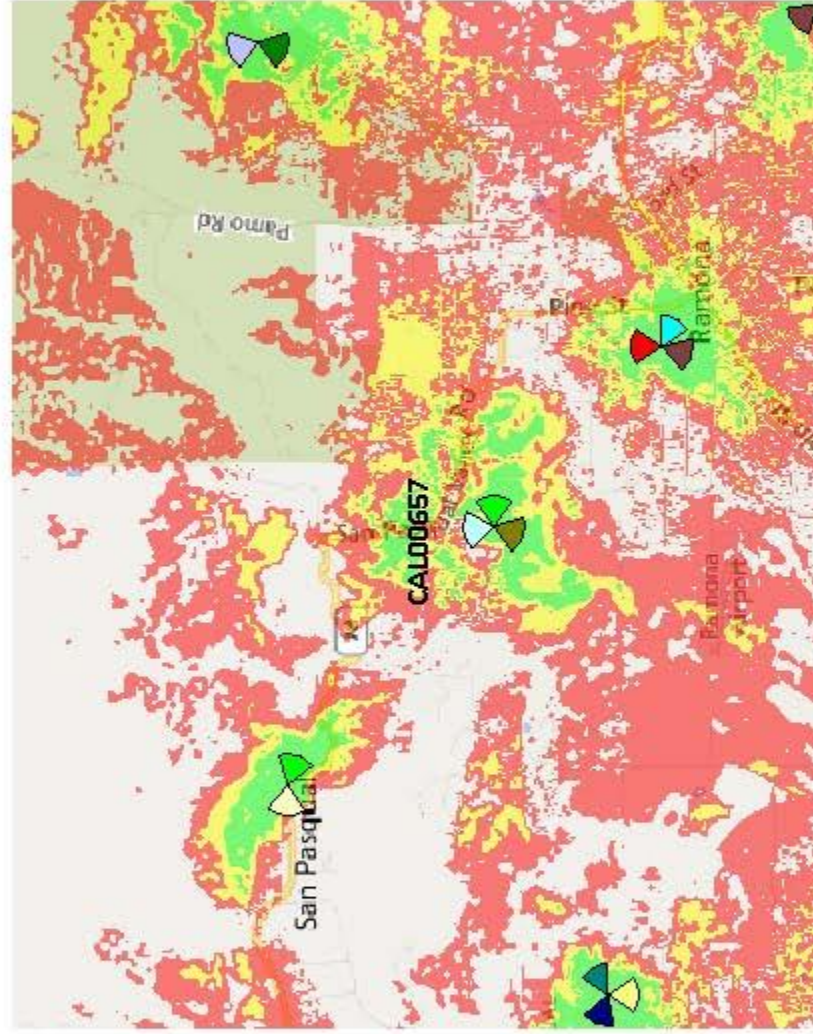
Coverage Without CAL00657



RSRP (dBm) - Indoor

Good
Fair
Poor

Coverage With CAL00657



RSRP (dBm) - Indoor

Good
Fair
Poor



October 21, 2021

ALTERNATIVE SITE ANALYSIS (w/ Proposed Scope of Work)PROJECT #:

2021-MUP-21-002

SITE NAME/#: San Pasqual/CA20552

SITE ADDRESS: 19591 Horizon View Drive, Ramona, CA 92065

APN: 279-030-12

The existing SBA Wireless Telecommunications Facility is located at the address above in the County of San Diego. The cellular facility, a monopole, is already constructed and this project proposal involves a tower replacement. The proposed scope of work is as follows:

- THERE ARE (2) UNMANNED TELECOMMUNICATIONS SITES AT THIS LOCATION:
 - 15'X15' FENCED COMPOUND BY AN UNIDENTIFIED OWNER WITH (1) ±20'-0" STRUCTURE AND (2) OUTDOOR CABINETS THAT IS NOT INCLUDED IN THIS PROJECT SCOPE OF WORK. (1) 60'x50' SBA LEASE AREA WITH (1) 67.6 MONOPOLE TO BE REPLACED WITH A NEW 67.6' MONO-EUCALYPTUS TOWER. ALL EXISTING ANTENNAS TO BE RELOCATED TO NEW MONO-EUCALYPTUS. NEW ICE BRIDGE TO BE ADDED TO NEW MONO-EUCALYPTUS LOCATION.
 - NEW MONO-EUCALYPTUS TO BE CONSTRUCTED FIRST. ALL EXISTING ANTENNAS FROM EXISTING MONOPOLE TO BE RELOCATED TO NEW MONO-EUCALYPTUS. ONCE ALL ANTENNAS HAVE BEEN RELOCATED AND TESTED, THE EXISTING 67.6' MONOPOLE AND FOUNDATION WILL BE DISMANTLED AND REMOVED FROM SITE. TIME FOR CONSTRUCTION AND TESTING WILL BE APPROXIMATELY 4-6 WEEKS.
- ON AVERAGE THERE WILL BE AT LEAST 1 TRIP PER MONTH TO THE SITE FOR MAINTENANCE.
- NO NEW GROUND EQUIPMENT CABINETS WILL BE ADDED. CONTRACTOR TO VERIFY ALL EXISTING GROUND EQUIPMENT CABINETS ARE SECURED TO PREVENT UNAUTHORIZED ACCESS.
- NO NEW NOISE GENERATING EQUIPMENT WILL BE ADDED TO THIS PROJECT.
- EXISTING 20Kw GENERATOR LOCATED ON SITE AS ONLY NOISE GENERATING EQUIPMENT
- EXISTING BARB WIRE ON FENCE TO BE REMOVED TO COMPLY WITH COUNTY WIRELESS ORDINANCE.
- NEW LANDSCAPING TO BE ADDED TO COMPLY WITH COUNTY WIRELESS ORDINANCE

The location of the tower replacement is going to be in the same location as the currently constructed monopole. The tower equipment is located directly next to the tower, in an

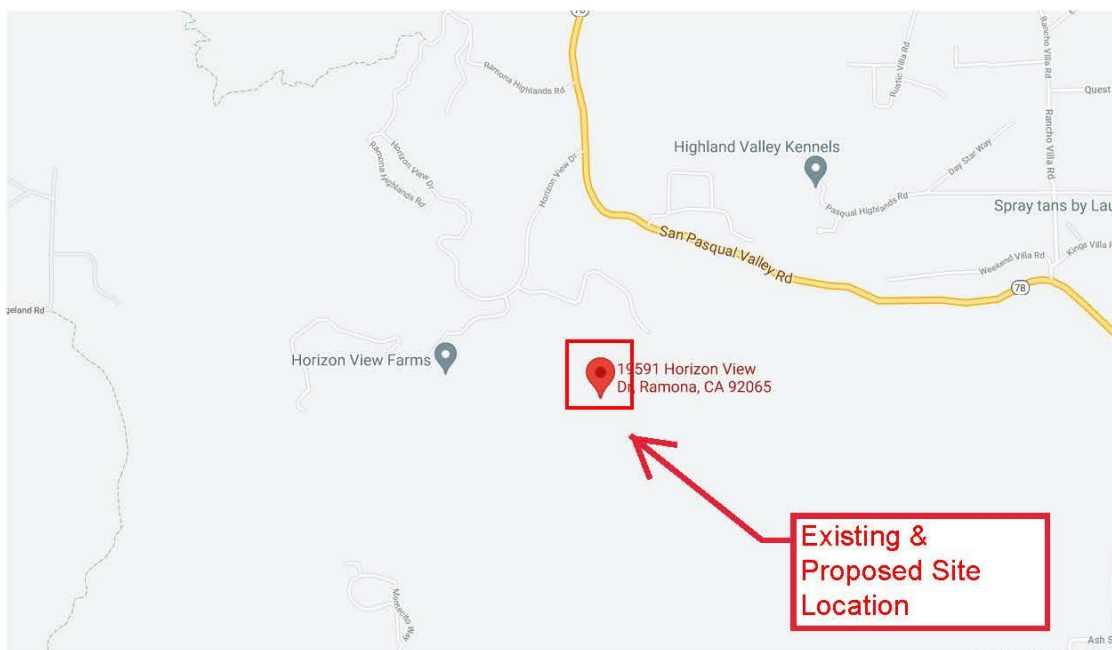
**PDS RCVD 10-22-21
MUP21-002**

enclosed and locked area. The equipment will remain in this space. This department approved the project as constructed and implemented CUP conditions to ensure that it was completed using the least intrusive means necessary. The proposed mono-eucalyptus will be more aesthetically pleasing and is designed to resemble other similar trees in the area.

We require 67.6' in height due to our need to accommodate two (2) carriers and the topography near the site. There is a 1680' peak 700' to the southeast and our site sits at 1632', so we need at least 50' of height plus the antenna height to get over that peak. Although that side is not our main coverage objective, we want the signal to clear that immediate topography. The main coverage objective is the valley and roads to the north. Although we sit above the valley looking down, to get the proper angle we need the full 67.6' to propagate our signals down into the valley. The valley is only 400' to 500' lower than our antennas and over a half mile away. To properly cover the roads and valley to the north we need all of the 67.6'.

Alternative site locations were considered for this proposal, but no other locations in the general vicinity are as accommodating or preferred as the current site. Completely changing the location of the tower would involve massive construction and disruption to the surrounding homes. It would also cause bigger environmental affects by increasing exhaust from construction vehicles and additional raw material would be needed for this sort of construction. The other poles nearby already have equipment attached to them. See pages 2 and 3 for maps and Alternative Site Key.

Alternative site locations would potentially eliminate the aesthetically pleasing aspect of the current site. The neighborhoods surrounding the current site include residential. There are no other "more preferred" zoning classifications within this small search ring area (+/- 2 mile radius). Moving the site would cause unnecessary disruptions to the neighborhood due to the tower removal and reconstruction nearby. The site as existing and as proposed is out of the public right-of-way and cannot be seen from State Route 78.





KEY OF ALTERNATIVE SITE LOCATION

#	Miles Away	Location	Notes
1	1.2	33.0523, -116.8895	The location has an existing cell tower but it is too far out of our search ring and is co-located with other carrier equipment. We need to stay within a small search ring to satisfy coverage to surrounding residents and businesses.
2	1.7	33.0743, -116.9105	Several alternative sites within the right-of-way were considered. We couldnot consider these options because the poles already have existing equipment.

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) PDS2021-MUP-21-002

Assessor's Parcel Number(s) 279-030-12

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.

Gerald W. & Bertha Mertha Michitsch (Current property owner)

_____	_____
_____	_____
_____	_____

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

Please see attached

_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____

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

Nicole Comack

Signature of Applicant

SBA Structures, LLC

Print Name

11/03/2020

Date

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

**SDC PDS RCVD 02-08-21
MUP21-002**

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