



The County of San Diego

Planning Commission Hearing Report

Date:	October 21, 2022	Case/File No.:	All Season RV Park Wireless Telecommunication Facility Major Use Permit Modification; PDS2021-MUP-84-103W4; PDS2021-ER-84-02-072D
Place:	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	30006 Old Highway 395 Escondido, CA 92026
Agenda Item:	#1	General Plan:	Village Residential (VR-2)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Rural Residential (RR)
Applicant/Owner:	Crown Castle/T-Mobile/All Seasons RV Park LLC	Community:	Bonsall Community Plan Area
Environmental:	CEQA § Addendum 15164	APN:	127-522-01-00

A. OVERVIEW

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed Major Use Permit (MUP) Modification for the All Seasons RV Park 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 Modification, with the conditions noted in the attached MUP Modification decision (Attachment B).

The Project is a request for Crown Castle/T-Mobile (Applicant) to revise, operate, and maintain an existing wireless telecommunication facility at an RV Park. This MUP Modification was required to convert an existing wireless telecommunication facility into a faux tree in accordance with the amortization schedule outlined in the Zoning Ordinance. The project consists of modifying an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree.

The MUP Modification for the existing Wireless Telecommunication Facility was approved on August 30th, 1996, prior to the adoption of the current amortization schedule which went into effect on April 30, 2003. In accordance with the County of San Diego's Zoning Ordinance Section 6991, Wireless Telecommunication Facilities approved prior to the amortization schedule expired on April 30, 2018, 15 years after adoption. The Project is required to

bring the existing Wireless Telecommunication Facility into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991. The design of the wireless telecommunication facility was found to utilize the most current technology and is proposed to be granted an additional 15 years of operation before it needs to be re-evaluated against the technology available in the future.

This report includes a staff recommendation, a project description, analysis, and discussion, and the Bonsall Community Sponsor Group and I-15 Corridor Design Review Board recommendations.

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. Find the MUP Modification in conformance with the California Environmental Quality Act (CEQA) and adopt the Environmental Findings included in Attachment D, which includes a finding that the previously adopted Mitigated Negative Declaration (MND) is adequate with an Addendum.
- b. Grant MUP Modification PDS2021-MUP-84-103W4, 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 an MUP Modification to revise and continue operating an existing wireless facility consisting of 20-foot-tall monopoles to a 22-foot-6-inch-tall faux tree that will house two panel antennas. No trenching or grading is proposed or required for the Project as all construction will occur within the same footprint of the existing lease area and equipment enclosure. Access to the wireless telecommunication facility is provided by an existing driveway that connects to Old Highway 395.

On August 30th, 1996, the Planning Commission approved Major Use Permit Modification MUP-84-103W2 (PDS2011-3301-84-103-04) that authorized the existing wireless telecommunication facility. Since approval of that MUP Modification, one Minor Deviation (PDS2016-MUP-84-103W3M1) has been approved for minor equipment changes, upgrades, and maintenance to the 2 antennas. The original MUP was approved on July 3, 1985, for an expansion of the existing Recreational Vehicle Park for a total of 108 RV spaces and a camping area.

Pursuant to the County of San Diego's Zoning Ordinance, monopoles facilities are defined as "high-visibility" and the project site is located in a non-preferred zone. Therefore, this original MUP Modification was identified to expire on April 30, 2018, which was 15 years past the adoption of the amortization schedule in Section 6991 of the Zoning Ordinance. Pursuant to the amortization schedule, the Applicant is requesting to obtain this MUP Modification to bring the facility into compliance with the Zoning Ordinance by proposing a faux tree design and renew the facility for an additional 15 years.

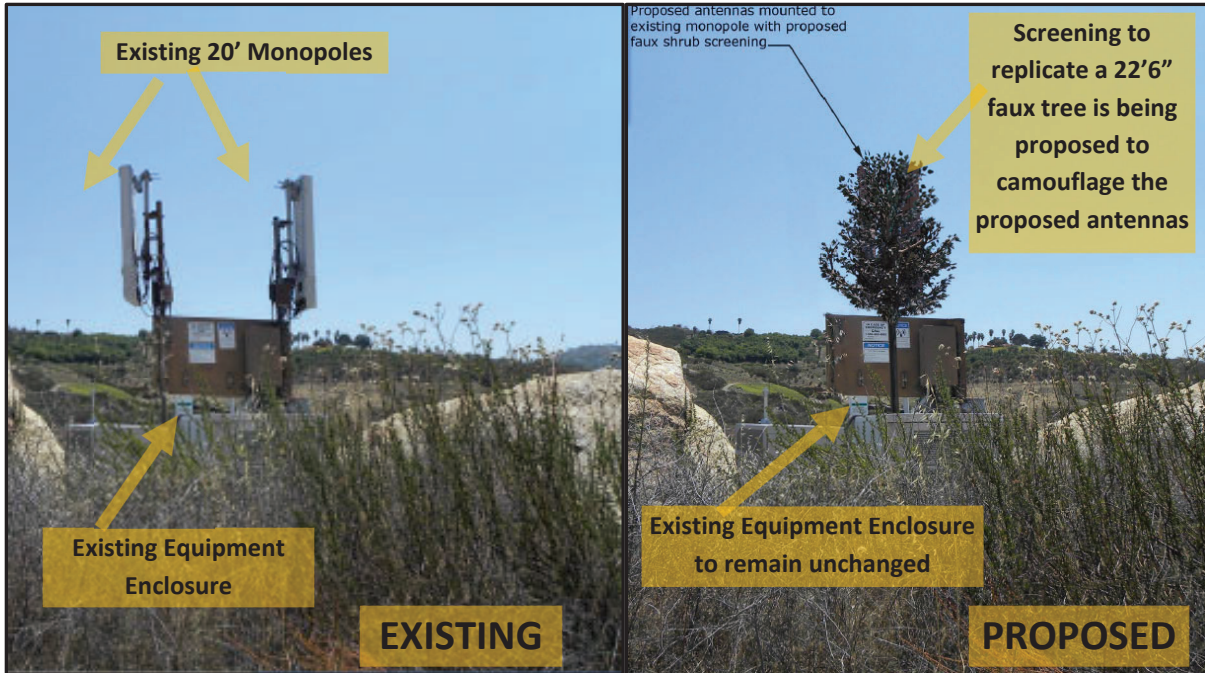


Figure 1: View on site of existing monopole (left) and proposed (right) faux tree and equipment enclosure, looking northwest.

2. Subject Property and Surrounding Land Uses

The Project is located on a 16.67-acre parcel within the Bonsall Community Plan Area (Figure 2). The Project site is zoned Rural Residential (RR). The General Plan Regional Category is Village, and the Land Use Designation is Village Residential (VR-2).

The site contains an existing telecommunication facility and an existing RV Park known as the All Seasons RV Park. The nearest adjacent parcel is under common ownership and also contains portions of the All Seasons RV Park. The site is adjacent to Interstate 15 (I-15), a Scenic Highway identified in the General Plan, which is located directly to the west. Old Highway 395 abuts the property to the east. An existing retail nursery granted by MUP-88-016 is also located to the east. The surrounding land uses can primarily be categorized as undeveloped, residential, and agricultural uses (Figure 3).

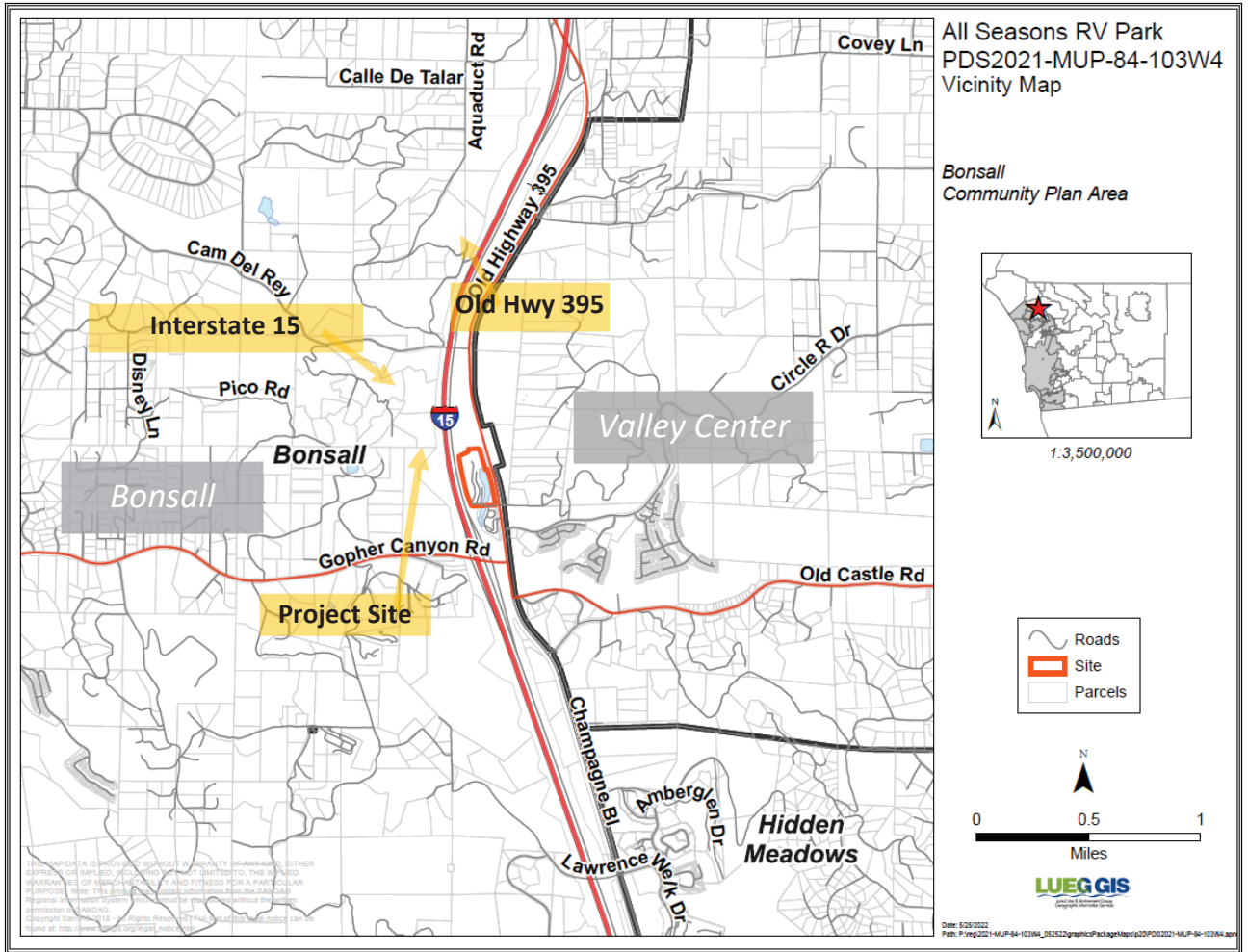


Figure 2: Vicinity map

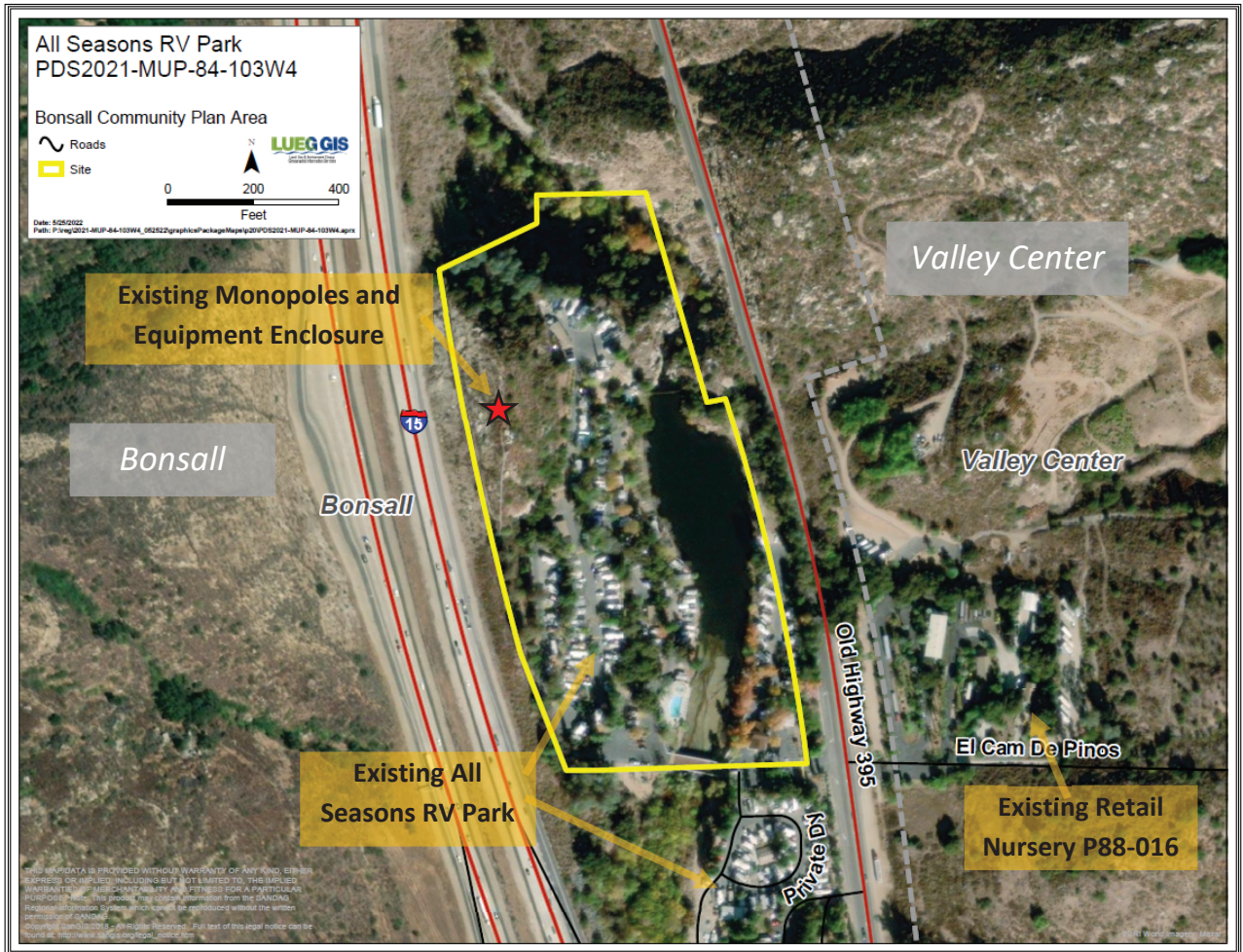


Figure 3: Aerial photograph of project site. Location of existing facility identified with red star.

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Public/Semi-Public Facilities (P/SP)	Transportation & Utility Corridor (S94)	Old Highway 395	Vacant Land
East	Rural Lands (RL-20), Public/Semi-Public Facilities (P/SP)	Limited Agriculture (A70), Transportation & Utility Corridor (S94), Variable Family Residential (RV)	Old Highway 395 & Circle R Drive	Agriculture, Nursery

Location	General Plan	Zoning	Adjacent Streets	Description
South	Village Residential (VR-2)	Rural Residential (RR)	Old Highway 395 & Circle R Drive & Gopher Canyon Road.	RV Park
West	Public/Semi-Public Facilities (P/SP)	Transportation & Utility Corridor (S94)	Interstate 15	Interstate

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 throughout the processing of the Project 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 Bonsall Community Plan?
- c. Is the Project consistent with the County's Zoning Ordinance?
- d. Is the Project consistent with the County's Wireless Ordinance?
- e. Does the Project comply with CEQA?

2. Analysis

The Project is located in a non-preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed Project requires the approval of a MUP and amortization of the wireless facility for a 15-year period. If approved, this MUP Modification will convert the existing facility into a faux tree and set a new expiration date of October 21, 2037, in accordance with the amortization schedule.

Amortization

The existing wireless telecommunications facility is located in a residential zone and is defined as "high visibility" according to Section 6985 and 6991 of the Zoning Ordinance. MUP findings have been made to support the facility's continued operation and the proposed faux tree design. The proposed Project will bring the wireless telecommunication facility into conformance with the amortization requirements in the Zoning Ordinance through the conversion of the monopoles into a faux tree.

The Project is subject to amortization because a monopole is defined as a "high visibility" facility and the site is within a Residential zone, which is a non-preferred 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 obtaining a Use Permit must have a term limit established based on the valuation of the facility. Since the faux tree design is defined as high visibility and the facility was originally approved under a MUP Modification, the Project requires a MUP Modification to continue operation and maintenance and renew the facility's term limits. The wireless facility is valued at approximately \$650,000 and will therefore have a maximum term of 15 years based on the requirements of the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. This time may be extended 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 proposed 22-foot-6-inch-tall faux tree is located on a 16.67-acre parcel and has been designed to be compatible with the surrounding land uses because the facility will appear as a faux tree and will blend in with the surrounding hills and vegetation. The facility is located approximately 600 feet west of Old Highway 395, approximately 150 feet east of the Interstate 15, and approximately 1,200 feet northwest of the nearest neighboring property which contains a retail nursery. Due to topographic changes and existing surrounding shrub vegetation, the facility is only slightly visible from both Old Highway 395 and the Interstate 15.

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 Interstate 15, as a County Scenic Highway in the vicinity of the site. The proposed 22-foot-6-inch-tall faux tree is approximately 150 feet from Interstate 15. The faux tree will be slightly visible from surrounding areas but due to distance, topography, and existing vegetation, the facility will blend into the surroundings. Drivers on I-15 will have limited views of the facility due to intervening hills and vegetation. The facility will appear as a tree, which is an expected visual element within the project vicinity to motorists traveling along public roads in the area.

The existing facility does not comply with Section 6987.D of the Zoning Ordinance, which does not permit the construction of monopoles or similar structures that are visible from Scenic Highways. The proposed MUP Modification will bring the facility into conformance with Section 6987.D of the Zoning Ordinance as the Project will result in the conversion of the existing monopoles into a faux tree. For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity, be compatible with the existing community character, and will not result in impacts to the natural environment.

Alternative Site Analysis (ASA)

The facility currently provides cellular service to the surrounding residents, visitors, and motorists. The site is zoned Rural Residential (RR), a non-preferred zone for wireless facilities and therefore requires an ASA. 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 ASA to demonstrate the feasibility of co-location opportunities on existing wireless telecommunication facilities in the Project vicinity and to demonstrate that the coverage objective could not be met in a preferred zone.

The Applicant demonstrated in the ASA that there are no feasible co-location opportunities, and that moving the facility would create a gap in area coverage (Figure 4). All other wireless telecommunication facilities are located outside the Applicant's target coverage area and other existing sites are not capable of supporting an additional carrier.

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

The Geographic Service Area (GSA) maps shown in the below figure illustrate coverage in the area, with and without the wireless telecommunication facility. The GSA maps demonstrate that the existing location is necessary to provide continued coverage and adequate service to motorists and residents in the area (Figure 4). The 22-foot 6-inch height of the facility is necessary to allow the antennas to provide coverage due to the surrounding topography. These GSA maps can also be found in Attachment F.

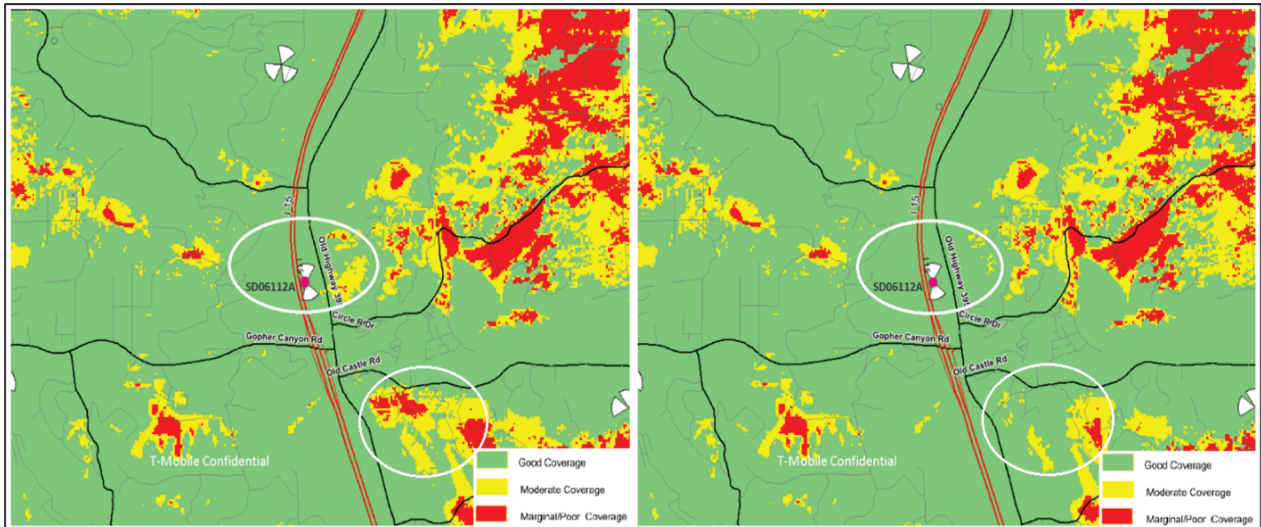


Figure 4: Coverage without Project (left) and coverage with Project (right).

3. General Plan Consistency

The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table 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.	The Project will continue to provide coverage throughout the area, which is essential in the event of an emergency. The Project will minimize telecommunication interruptions by continuing coverage in the area and increase the volume and data coverage of phone calls that will allow the facility to provide service to the surrounding area.
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.	

General Plan Policy	Explanation of Project Conformance
<p>POLICY COS 11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes. POLICY</p> <p>COS 11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p> <p>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.</p>	<p>The Project is adjacent to Interstate 15 which is designated as a Scenic Highway. The Project will minimize visual impacts through adding faux branching and covering to blend the facility into the surrounding vegetation. The equipment will be painted to match the existing facility and the antennas will have socks to be compatible with existing rural community character.</p> <p>Drivers on Interstate 15 will have limited views of the facility due to topography and existing vegetation. The facility will appear as a faux tree which is an expected visual feature of the project site. For these reasons, the faux tree wireless telecommunication facility will blend in with the visual setting in the vicinity, will be sited and designed to be compatible with the existing community character, and will not result in impacts to the natural environment or a scenic resource.</p>
<p>POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p>	<p>The carrier is willing to provide co-location opportunities for other carriers as feasible. As designed, the faux tree is unable to accommodate additional carriers so future colocation would require a redesign of the facility.</p>

4. Zoning Ordinance Consistency

a. Development Regulations

The Project complies with all applicable zoning requirements of the Rural Residential (RR) zone with the incorporation of conditions of approval (See Table D-2).

Table D-2: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RR	Yes, upon approval of a MUP Modification
Animal Regulation:	L	N/A
Density:	-	N/A
Lot Size:	2 AC	N/A
Building Type:	C	N/A
Maximum Floor Area:	-	N/A
Floor Area Ratio:	-	N/A
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	W	Yes
Open Space:	-	N/A
Special Area Regulations:	B	Yes

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of “G” which requires structures to be no more than 35 feet in height.	The faux tree is 22-feet 6-inches tall, which complies with the 35-foot height limit.	Yes <input checked="" type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the “W” setback requirements of a 60-foot front yard setback, 25-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed location of the faux tree and associated equipment enclosure are located outside all required setbacks.	Yes <input checked="" type="checkbox"/>

b. Wireless Ordinance Consistency

By federal law, the County is prohibited from regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions, if the facilities comply with the Federal Communication Commission’s (FCC) 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 FCC.

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 FCC.

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 less than 10 feet in height.	Yes <input checked="" 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 22 foot-6-inch- tall faux tree is setback by more than 50 feet from the nearest residential property line.	Yes <input checked="" 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 building setbacks including front, rear, and side yard.	Yes <input checked="" 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.	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 comply with the County of San Diego Noise Ordinance.	Yes <input checked="" 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 proposed Project is considered a "high visibility" facility because the facility is a faux tree within a Residential zone. Since the Project has a valuation of \$650,000, the MUP Modification has been conditioned to have a 15 year term. . 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	Yes <input checked="" type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
	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 Project consists of converting an existing monopoles wireless telecommunication facility into a faux tree that is designed to avoid adverse visual impacts.	Yes <input checked="" type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed in compliance with the CEQA. An Addendum dated October 21, 2022, to the previously adopted MND (Log No. 84-02-72) dated July 3, 1985, was prepared and is on file with PDS. It has been determined that the Project, as designed, would not cause any significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted MND.

E. COMMUNITY SPONSOR GROUP RECOMMENDATION

On December 8, 2021, both the Bonsall Community Sponsor Group (CSG) & Bonsall Design Review Board (DRB) Subcommittee reviewed the Project concurrently. Both the CSG & DRB's motion was to recommend approval of the MUP Modification with faux screening as was shown in the photo simulations provided to PDS on July 23, 2021. Both the CSG & DRB voted unanimously 5-0-0-0 (5-Yes, 0-No, 0-Abstain, 0-Vacant/Absent).

On September 14, 2022, the I-15 Corridor Design Review Board (DRB) reviewed the Project. Their motion was to recommend approval of the MUP Modification with faux screening as was shown on the photo simulations provided to PDS on July 23, 2021. The DRB voted unanimously 4-0-0-1 (4-Yes, 0-No, 0-Abstain, 1-Vacant/Absent).

F. PUBLIC INPUT

The Project was first submitted to PDS in July of 2021. At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 1,200 feet of the project site until at least 20 different property owners were noticed. Staff received general questions regarding the Project following the public notices sent at the time of the MUP application submittal and during processing of the permit. In addition, public notices for the Planning Commission hearing were sent to a total of approximately 20 property owners within 1,200 feet of the project site.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find the Project in conformance with CEQA and adopt the Environmental Findings included in Attachment D which includes a finding that the previously adopted MND is adequate with an Addendum.
2. Grant MUP Modification PDS2021-MUP-84-103W4, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:

Alexandro Barrenechea, Project Manager
619-323-8709

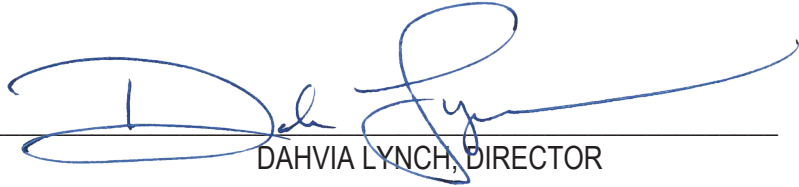
Alexandro.Barrenechea@sdcounty.ca.gov

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-84-103W4

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

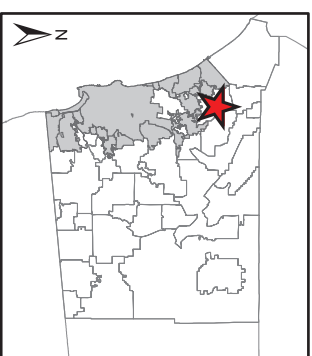
Attachment F – Photos, Geographic Service Area Maps, Alternative Site Analysis

Attachment G – Ownership Disclosure

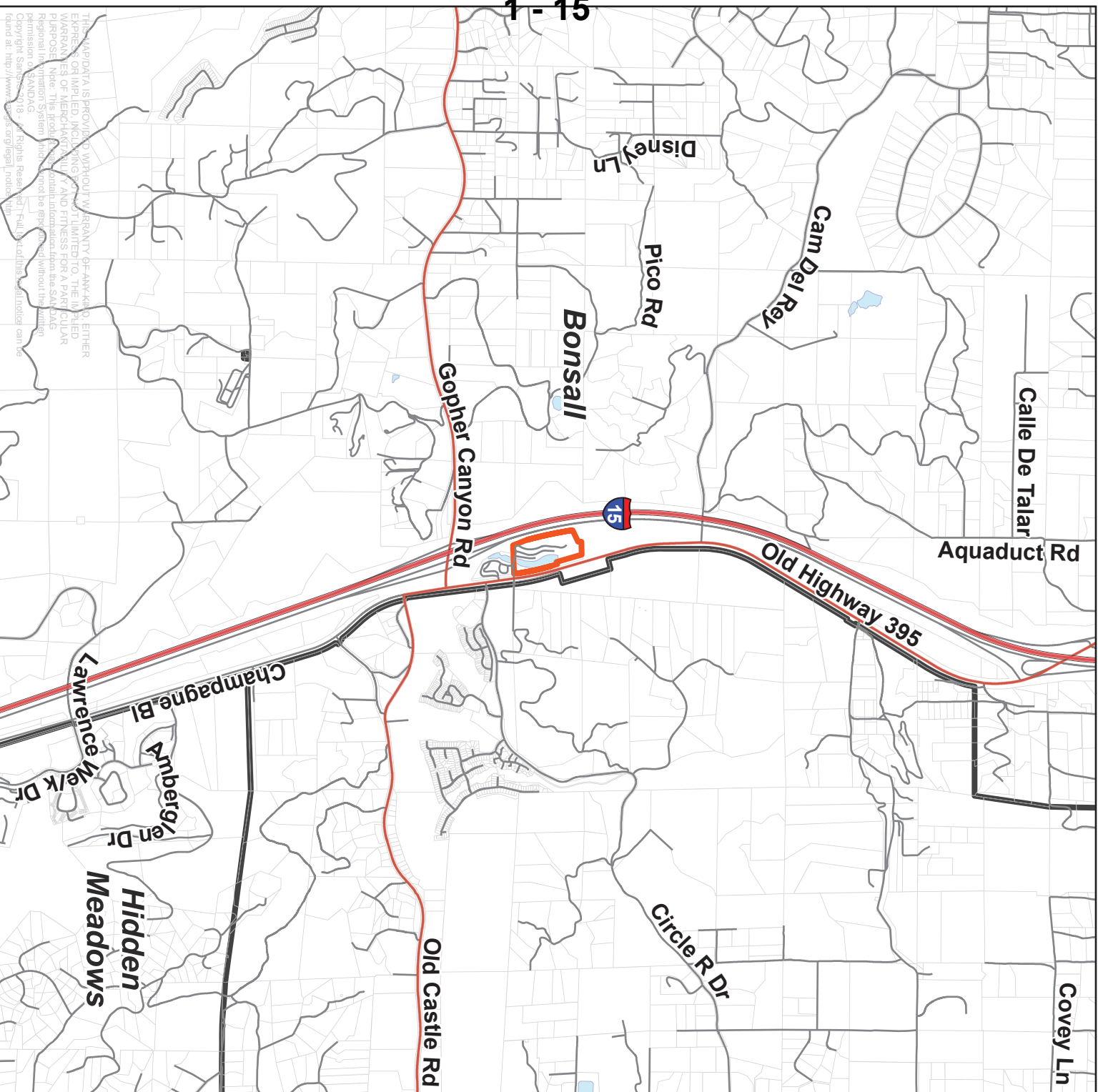
Attachment A – Planning Documentation

All Seasons RV Park PDS2021-MUP-84-103W4 Vicinity Map

Bonsall
Community Plan Area



1:3,500,000

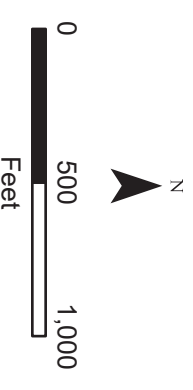
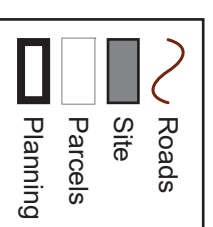
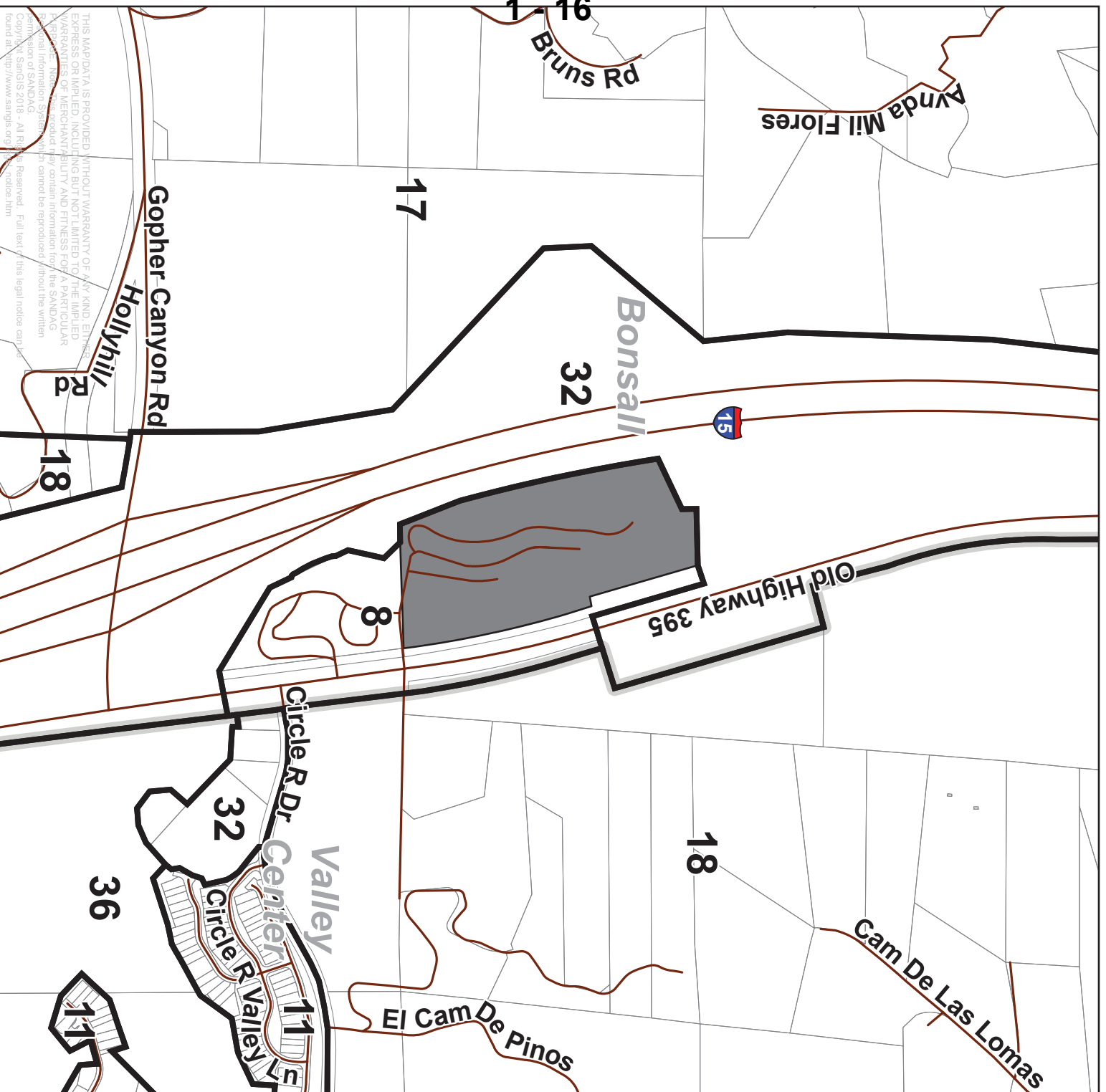


LUeGIS
Local Use & Geographic Information Systems

All Seasons RV Park PDS2021-MUP-84-103W4 General Plan

Bonsall Community Plan Area

- (8) Village Residential (VR-2)
- (11) Semi-Rural Residential (SR-2)
- (17) Semi-Rural Residential (SR-10)
- (18) Rural Lands (RL-20)
- (32) Public/Semi-Public Facilities
- (36) Open Space (Recreation)

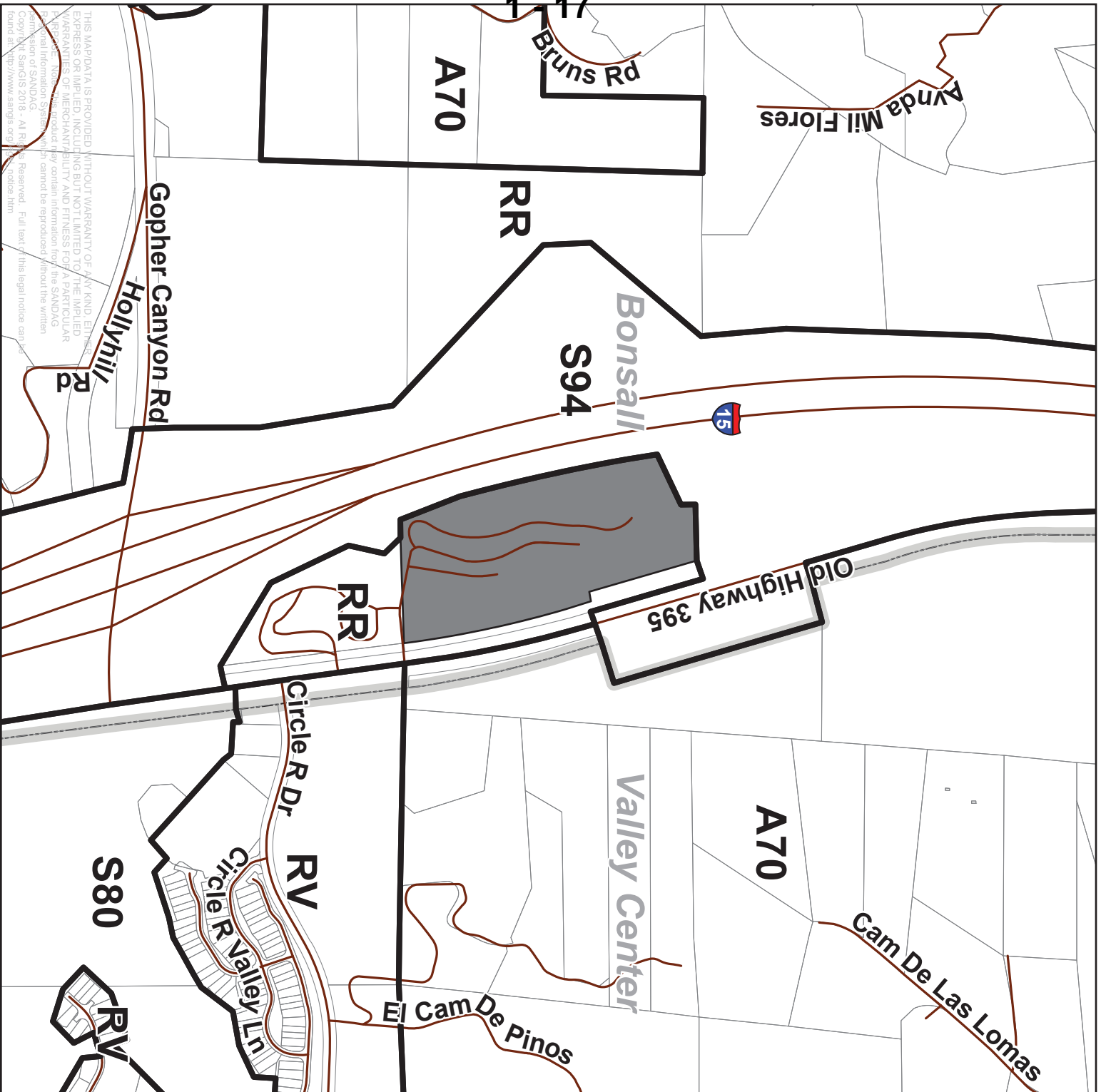


All Seasons RV Park PDS2021-MUP-84-103W4

Zoning

Bonsall
Community Plan Area

- A70 - Limited Agricultural
- RR - Rural Residential
- RV - Variable Family Residential
- S80 - Open Space
- S94 - Transportation/Utility Corridor

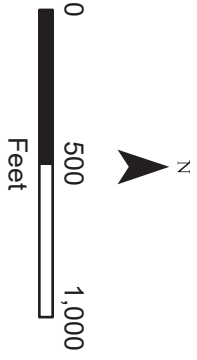


Roads

Site

Parcels

Zoning



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Bonsall Community Plan Area



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Bonsai



Old Highway 395

Valley Center

El Cam De Pinos

Private DY

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All Seasons RV Park
PDS2021-MUP-84-103W4

Bonsall Community Plan Area

Roads

Site



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All Seasons RV Park
PDS2021-MUP-84-103W4

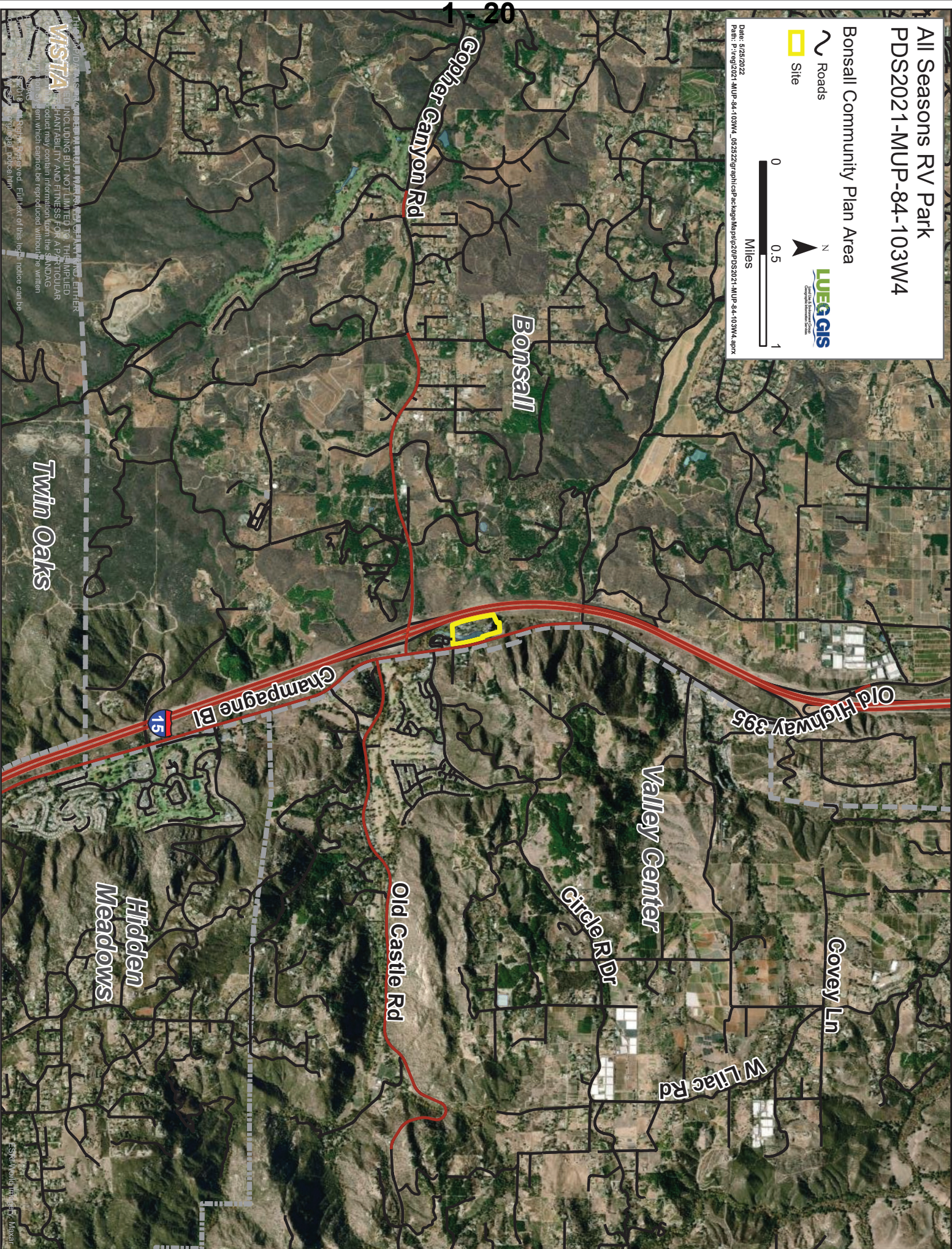
Bonsall Community Plan Area

Roads

Site



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BUSINESS UNIT #: 827551
SITE ADDRESS: 30012 OLD HIGHWAY 395
 ESCONDIDO, CA 92026
COUNTY: SAN DIEGO
SITE TYPE: FAUX SHRUB
TOWER HEIGHT: 22'-6"

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
C-1	OVERALL SITE PLAN
C-2	PERM AND COUNTY FLOOD PLANS
C-1	EXISTING & NEW SITE PLANS
C-2	TOWER ELEVATIONS
C-2	TOWER ELEVATIONS
C-3	ANTENNA PLANS
C-4	FINAL EQUIPMENT SCHEDULE

PROJECT DESCRIPTION

[illegible]

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE	DESCRIPTION
2019 CALIFORNIA BUILDING CODE	
2019 CALIFORNIA MECHANICAL CODE	
2019 CALIFORNIA ELECTRICAL CODE	
2019 CALIFORNIA FIRE CODE	

DOCUMENTS:	BY OTHERS
L ANALYSIS:	
DATED:	
T ANALYSIS:	BY OTHERS
DATED:	
S REVISION:	2.1
DATED:	04/15/2019
ORDER ID:	488622
REVISION:	0

NOTE:
PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE GROWN NOC AT (800) 788-7011 & GROWN CONSTRUCTION MANAGER

[illegible]

BU #: 827551
SD112 ALL SEASONS RV PARK
30012 OLD HIGHWAY 395
ESCONDIDO, CA 92026
EXISTING 22'-6" FAUX SHRUB

ISSUED FOR:				
REV	DATE	DRAWN	DESCRIPTION	DES. Q. NO.
0	02/01/2022	ROL	100% FOR SCHEDULE	IM
1	03/28/2022	ROL	100% REV. PLANNING	IM
2	07/18/2022	ROL	100% REV. PLANNING	IM

**THIS DOCUMENT
IS FOR ZONING
PURPOSES ONLY
AND IS NOT FOR
CONSTRUCTION**

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

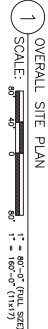
SHEET NUMBER: T-1
REVISION: 2

PROPERTY LINES AND STRUCTURES HAVE BEEN DIGITIZED FROM PREVIOUS PLANS SETS OR FROM ASSESSORS MAPS. CROWN CASTLE USA INC. HAS NOT COMPLETED A SITE SURVEY AND THEREFORE MAKES NO CLAIMS AS TO THE ACCURACY OF INFORMATION DEPICTED ON THIS SHEET

THIS PROJECT DOES NOT INCLUDE TRENCHING; NEW FEEDLINE WILL BE INSTALLED IN ONE OF THE EXISTING ABOVEGROUND CONDUIT PIPES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL. PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL MUST BE CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPP) FOR CONSTRUCTION LEVEL, BURS AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BURS.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION, INLET PROTECTION DEVICES, AND INLET PROTECTION DEVICES TO PREVENT SOLID MATERIAL FROM ENTERING THE FLOODING CHANNELS AND REMOVED AFTER RAIN IS OVER.
3. ALL CONSTRUCTION BURS SHALL BE INSTALL AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDE CEMENT AND GRINDING, AND REPAIR FOR WHICH THE CONTRACTOR OR QUALIFIED CONTRACTOR CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE APPROVED SWPPP/WPP. ALL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANSUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREETS) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES, EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM DAMAGE AND DISRUPTION. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAIN SYSTEMS IN THE APPROPRIATE BURS THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPP.
8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL OTHER PAVED SURFACES, DRIVEWAYS, SIDEWALKS, AND BUSES DASHES AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
9. IF A NON-STORM WATER DISCHARGE LEAKS THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAIN SYSTEMS IN THE APPROPRIATE BURS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN AND CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE LAID AVAILABLE AT ALL TIMES. ALL RESIDENTS OF THE CITY OF SAN DIEGO SHALL BE NOTIFIED OF ANY EMERGENCY WORK. THE CITY RESIDENT ENGINEER OF CONSTRUCTION BURS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL PERSON AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LOADED DISCHARGES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS AND AREAS WHERE UNPULVED WATERS CREATE A HAZARDOUS OBSTACLE.
13. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL PERSON AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LOADED DISCHARGES.
14. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL PERSON AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LOADED DISCHARGES.
15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE VISITS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION AND SEDIMENT CONTROL, SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/RAILROAD, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BURS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT SILT, INSECTIONS AND MAINTAIN ALL BURS, DASHES AND AS NEEDED, VISITS, INSPECTIONS AND MAINTENANCE OF ALL BURS SHALL BE CONDUCTED AFTER EACH RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BURS AS SOON AS POSSIBLE AS SAFETY ALLOWES.
17. CONSTRUCTION ENTRANCE AND EXIT AREA, TEMPORARY CONSTRUCTION ENTRANCE, AND EXITS SHALL BE PROTECTED AND MAINTAINED TO PREVENT EROSION AND SEDIMENT CONTROL MEASURES. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BURS AS SOON AS POSSIBLE AS SAFETY ALLOWES.
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10509 VISTA SORRENTO PKWY, SUITE 206
SAN DIEGO, CA 92121

200 SPECTRUM CENTER DRIVE
SUITE 1700 & 1800
IRVINE, CA 92618

SAN CLEMENTE CA 92673 (949) 391-6824

BU #: 827551

SD112 ALL SEASONS RV PARK

30012 OLD HIGHWAY 395
ESCONDIDO, CA 92026

EXISTING 22'-6" FAUX SHRUB

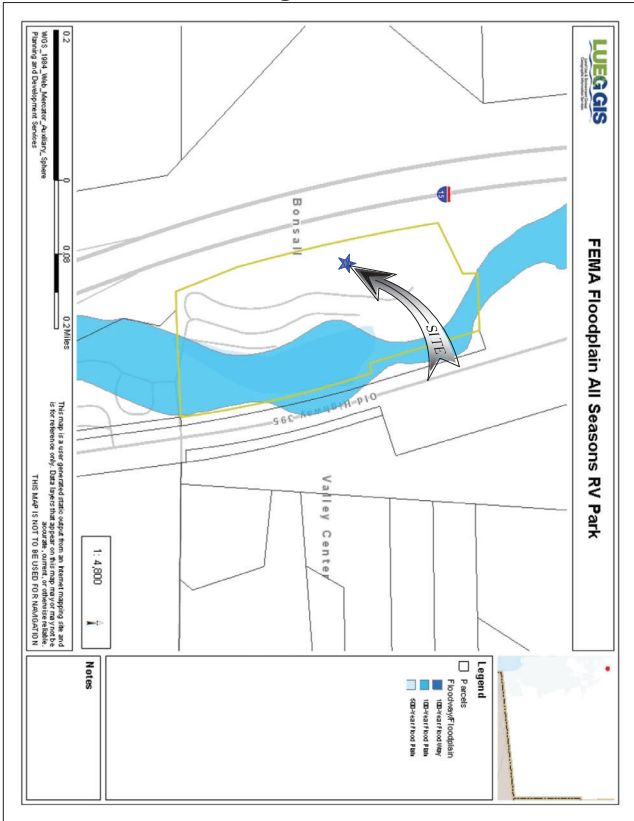
ISSUED FOR:				
REV	DATE	DRAWN	DESCRIPTION	DES./QTY
0	02/01/2022	JDL	100% FOR SUBMITTAL	1M
1	01/26/2022	JDL	100% REV. + PLANNING	1M
2	07/08/2022	JDL	100% REV. + PLANNING	1M

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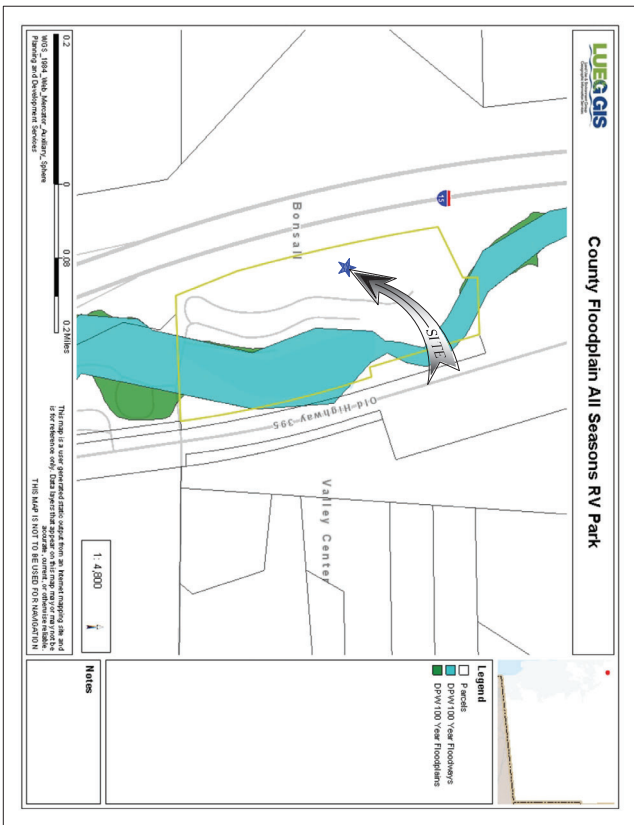
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SHEET NUMBER:	REVISION:
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C-1.1 2



1 FEMA FLOODPLAIN
SCALE: NOT TO SCALE



2 COUNTY FLOODPLAIN
SCALE: NOT TO SCALE



T-Mobile
10569 VISTA SORRENTO PKWY, SUITE 206
SAN DIEGO, CA 92121

CROWN CASTLE
200 SPECTRUM CENTER DRIVE
SAN DIEGO, CA 92161
RYAN, CA 92161

MSQUARE WIRELESS
1387 GALLE AVANZADO
SAN CLAYTON, CA 95974 (916) 397-4534

T-MOBILE SITE NUMBER:
SD06412A
BU #: 827551
SD112 ALL SEASONS RV PARK
30012 OLD HIGHWAY 395
ESCONDIDO, CA 92026
EXISTING 22'-6" FAUX SHRUB

ISSUED FOR:

REV	DATE	BY	DESCRIPTION	CHK	DATE
0	02/01/2022	JDL	100% YEAR SUBMITTAL	JDL	
1	02/02/2022	JDL	100% REV - RE-ANNING	JDL	
2	07/16/2022	JDL	100% REV - RE-ANNING	JDL	

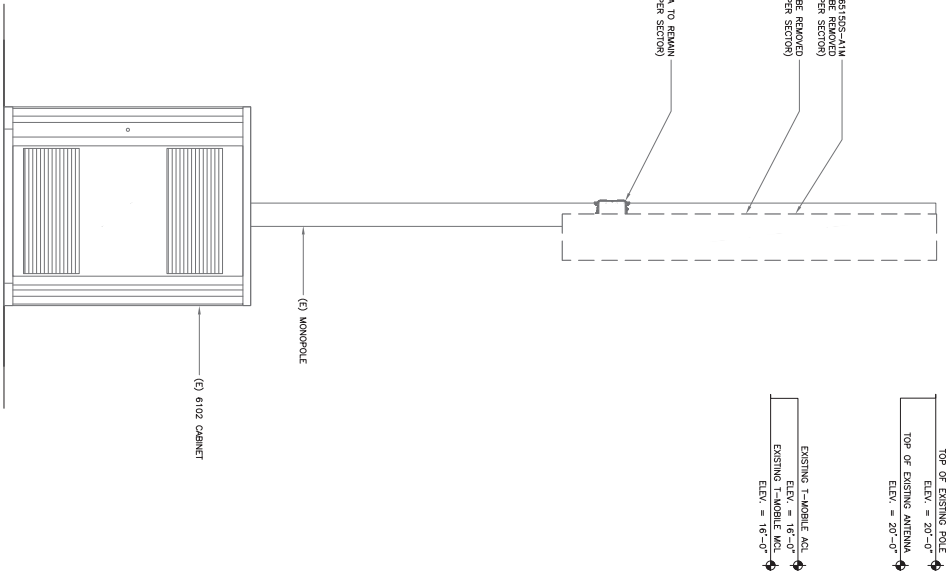
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SHEET NUMBER: C-1.2 **REVISION:** 2

THESE DRAWINGS OF A DESIGN AND CONSTRUCTION ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

M SQUARE
WIRELESS
1387 CALLE AVANZADO
SAN CLEMENTE CA 95073 (944) 381-6624

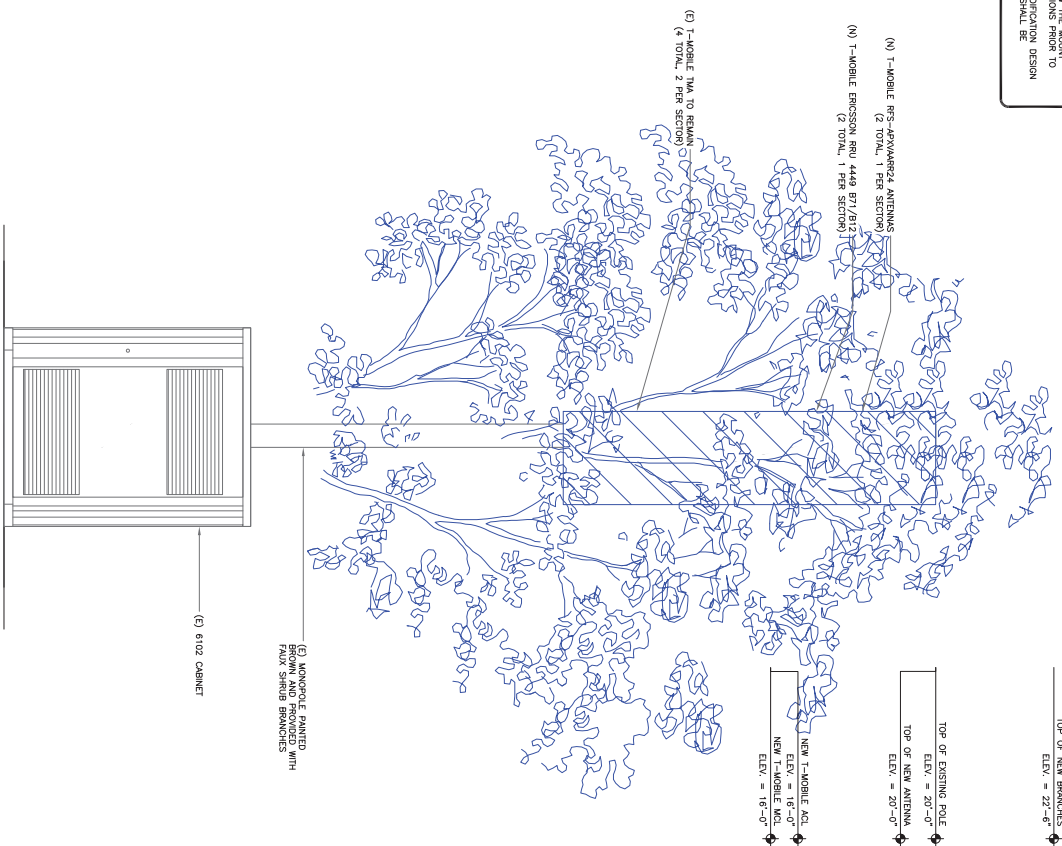
1 EXISTING NORTHWEST ELEVATION
SCALE: 1" = 6'-0" (FULL SIZE)
3/8" = 1'-0" (PLAN)



1. THE DESIGN SHOWN IN THESE DRAWINGS SHALL BE ACCOMPANIED BY A CORRESPONDING PRESSING MOUNT ANALYSIS. 2. CONTRACTOR SHALL REVIEW THE MOUNT ANALYSIS FOR ANY CONDITIONS PRIOR TO ANY REQUIRED MOUNT MODIFICATION DESIGN APPROVED BY EOR.

NOTES:
ALL NEW EQUIPMENT TO BE PAINTED TO MATCH EXISTING WIRELESS STRUCTURE AND INSTALL ANTENNA SOCKS.

2 NEW NORTHWEST ELEVATION
SCALE: 1" = 6'-0" (FULL SIZE)
3/8" = 1'-0" (PLAN)



TOP OF NEW BRANCHES
ELEV. = 22'-6"

T-Mobile
10569 VISTA SORRENTO PKWY, SUITE 206
SAN DIEGO, CA 92121

CROWN CASTLE
200 SPECTRUM CENTER DRIVE
IRVINE, CA 92618

MSQUARE WIRELESS
1387 GALLIE AVARZADO
SAN CLEMENTE CA 92679 (949) 397-4544

T-MOBILE SITE NUMBER:
SD061124
BU #: 827551
SD112 ALL SEASONS RV PARK
30012 OLD HIGHWAY 395
ESCONDIDO, CA 92026
EXISTING 22'-6" FAUX SHRUB

ISSUED FOR:				
REV	DATE	BY	DESCRIPTION	CHKD BY
0	02/01/2022	JDL	100% TMA SUBMITTAL	JM
1	03/28/2022	JDL	100% REV. DRAWING	JM
2	07/16/2022	JDL	100% REV. DRAWING	JM

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SHEET NUMBER: C-2.1
REVISION: 2

SHEET NUMBER: C-2.2
REVISION: 2

NOTES:

ALL NEW EQUIPMENT TO BE PAINTED TO MATCH EXISTING WIRELESS STRUCTURE AND INSTALL ANTENNA SOCKS.

NOTE: PRIOR TO ORDERING ANTENNAS, VERIFY CORRECT MODEL, NUMBER AND LOCATION. VERIFY ANTENNA TYPE, DIMENSIONS OR RECORD INADEQUATELY. IF DISCREPANCY IS FOUND.

FINAL EQUIPMENT SCHEDULE (VERIFY WITH CURRENT RFDS)													
POSITION	ANTENNA			RADIO			DUPLEXER			TMA		SURGE PROTECTION	
	TECH	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY	STATUS/MODEL	LOCATION	QTY	STATUS	LOCATION	QTY	STATUS/MODEL	QTY
ALPHA	A1	(N) RFS AFPMWR24-43-U-N20	0°	16'-0"	1	(N) RFSUS 4449 B71/B12	TOWER	-	-	-	2	(E)	-
	L1700												
	L600												
	U1900												
BETA	B1	(N) RFS AFPMWR24-43-U-N20	160°	16'-0"	1	(N) RFSUS 4449 B71/B12	TOWER	-	-	-	2	(E)	-
	L1700												
	L600												
	U1900												
NOTE: EXISTING (N) - NEW													
													-
													-
													-
													-

1 FINAL EQUIPMENT SCHEDULE
SCALE: NOT TO SCALE

T-Mobile
10569 VISTA SORRENTO PKWY, SUITE 206
SAN DIEGO, CA 92121

CROWN CASTLE
200 SPECTRUM CENTER DRIVE
IRVINE, CA 92618

MSQUARE WIRELESS
1387 CALLE AVANZADO
SAN CLEMENTE, CA 95069 (PH) 951-4534

T-MOBILE SITE NUMBER:
SD06112A
BU #: 827551
SD112 ALL SEASONS RV PARK
30012 OLD HIGHWAY 395
ESCONDIDO, CA 92026
EXISTING 22'-6" FAUX SHRUB

ISSUED FOR:			
REV	DATE	DESC	CHK
0	02/01/2022	100% FOR SUBMITTAL	JM
1	01/26/2022	100% REV. RE-ANNING	JM
2	07/16/2022	100% REV. RE-ANNING	JM

THIS DOCUMENT IS FOR ZONING PURPOSES ONLY AND IS NOT FOR CONSTRUCTION

SHEET NUMBER: C-4
REVISION: 2

**Attachment B – Form of Decision
Approving PDS2021-MUP-84-103W4**



County of San Diego

PLANNING & DEVELOPMENT SERVICES

DAHVIA LYNCH
Director

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

COMMISSIONERS

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

~~September 7, 2001~~
October 21, 2022

PERMITTEE: T-MOBILE / CROWN CASTLE
MAJOR USE PERMIT: PDS2021-MUP-84-103W4
E.R. NUMBER: PDS2021-ER-84-02-072D
PROPERTY: 30006 OLD HIGHWAY 395, ESCONDIDO, CA 92026
APN(s): 127-522-01-00

DECISION OF THE PLANNING COMMISSION

MAJOR USE PERMIT & MODIFICATIONS W1, W2, & W3 DECISIONS

GRANT a Major Use Permit, pursuant to Section 6450 of The Zoning Ordinance, for the expansion of an existing nonconforming recreational vehicle (RV) park including 48 additional RV spaces for a total of 108 RV spaces and an area for tent camping.

DENY One pump island, but GRANT a Major Use Permit Modification, pursuant to Section 6450 of The Zoning Ordinance adding 6.44 additional acres to the site and develop area with grocery/camp store, with limited gasoline sales, a 1,750 square foot 30 seat restaurant.

GRANT a Major Use Permit Modification, pursuant to Section 7378 of the Zoning Ordinance, for the construction, operation, and maintenance of a wireless communication facility. The facility shall include one monopole with antennas and a total height of 20 feet and 1 radio equipment cabinet. Such facility shall be in substantial conformance with the plot plan, dated June 14, 1996, consisting of four sheets, and approved concurrently herewith.

GRANT as per plot plan dated March 28, 2001, consisting of five sheets as amended and approved concurrently herewith a Major Use Permit Modification pursuant to Sections 1545a, 2185c, and 7350 et. seq. of the Zoning Ordinance to add a 7.26-acre parcel to the south and to add several improvements, including: a new front monument sign, a second story addition to the laborer's quarters, an additional handicapped parking space, a community building, a wrought iron fence, a snack bar building, a carport, 41 new RV

parking spaces, a restroom/laundry room building a RV storage area, and maintenance/repair building, and another fence.

Building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.

MAJOR USE PERMIT MODIFICATION W4 DECISION

GRANT as per plot plan, equipment layout, and elevations dated October 21, 2022, consisting of eight (8) sheets approved concurrently herewith, a Major Use Permit Modification for the renewal of the existing wireless telecommunication facility pursuant to Section 6985 and 6991 of the Zoning Ordinance. This permit authorizes the conversion of the existing 20-foot-tall monopoles into a 22' 6" faux tree, removal and replacement of antennas, remote radio units (RRU's), and ancillary equipment located within the existing equipment enclosure.

The wireless telecommunication facility is considered "high visibility" and is located within a "residential zone", therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit Modification shall have a maximum term of 15 years (ending October 21, 2037. at 4:00 p.m.). This may be extended for an additional period of time through a modification of the Major Use Permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

MAJOR USE PERMIT MODIFICATION EXPIRATION: This Major Use Permit Modification shall expire on **October 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 Modification has commenced prior to said expiration date.

MAJOR USE PERMIT & MODIFICATIONS W1, W2, & W3 CONDITIONS

The following conditions are imposed with the granting of this Major Use Permit Modification:

- A. Prior to obtaining any building or other permit excluding grading, pursuant to this Major Use Permit Modification, and prior to commencement of construction or use of the property in reliance on this Major Use Permit Modification, the applicant shall:
 1. Execute a secured agreement to improve Old Highway 395 (Champagne Boulevard), with asphaltic concrete (AC) pavement over approved base, *AC dike, a wood pole mounted streetlight, AC acceleration/deceleration lanes, and AC widening to accommodate a left-turn lane, to the satisfaction of the Director,

Department of Public Works. (*AC paving and dike is to accommodate a bicycle lane along the parcel frontage.)

2. Locate all new campsites and new permanent structures outside of the defined floodway.
3. Obtain a grading or watercourse permit for any work done in the floodplain fringe of the creek.
4. Execute a lien contract to improve Old Highway 395 (Champagne Boulevard) to a one-half graded width of 56 feet with Portland cement concrete (PCC) curb, gutter, and sidewalk, AC pavement over approved base, ornamental streetlights, AC bicycle facility, and AC dike taper to existing pavement. Face of curb will be 46 feet from the centerline. This lien contract is in lieu of the immediate installation of full standard street improvements. This lien contract shall declare that present and future owners of this property agree to construct the street improvements in the future and require them to grant to the Department of Public Works a lien on the property to be developed securing these future improvements.
5. Obtain a modified Wastewater Discharge Permit from the California Regional Water Quality Control Board (RWQCB) for the treatment and disposal plant with adequate capacity to serve the entire proposed project. All filter backwash water or water resulting from emptying the swimming pool shall be routed through the wastewater treatment plant or some other approved disposal method authorized by the RWQCB and the County Department of Health Services.
6. To the satisfaction of the Director, Department of Planning and Land Use, retain a qualified archaeologist to monitor the deposition of a six-inch white sand cap over the midden/buried deposit illustrated on Figure 10 (Page 4-3) of the Westec Services report (April 1985). The applicant shall immediately deposit two feet of soil cap over the sand.
7. To the satisfaction of the Director of the Department of Planning and Land Use, submit a landscaping plan to protect archaeological site 50i-4806 from erosion with drought resistant native species and an interim irrigation maintenance plan. (ND)
8. Submit for the approval of the Director of Planning and Land Use a revised plot plan, showing the following revisions:
 - a. The elimination of the southerly entrance and exit to the restaurant.

- b. The interior (floor plan) layout of the restaurant and including a dining area and seating that will not allow additional seating beyond 30 seats (no practical area for future seating).
 - c. An interior (floor plan) layout of the grocery store reduced in area to 1,000 square feet for general store purposes per Section 6404c. of the Zoning Ordinance.
 - d. Location of all signs limited to two entrance signs three foot by nine foot identifying only the uses available in the park such as restaurant- general store and be subordinate to the advertising of the campground facility. There shall be no roof signs - each use shall have no sign on or adjacent to the building limited to 16 square feet and identifying the use and facing to the north entrance. These signs may be backlighted, and the message limited to "All Seasons Campground" with the word entrance.
 - e. The elimination of one pump and pump island.
9. Pay off all existing deficit account associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works [DPLU and DPW]
10. Participate in the cost of traffic signal installations at the intersections of (a) Old Highway 395/Circle R Drive (b) Gopher Canyon Road/I-15 north bound on-ramp (c) Gopher Canyon Road/I-15 north bound off-ramp and (d) Camino del Rey/Old Highway 395. The amount of the project's portion of the entire cost of the signals shall be \$690, \$555, \$370, and \$230 respectively for a total of \$1,845 [DPW]
- B. Prior to the approval of improvement plans, by the Department of Public Works, the applicant shall:
- 1. Deposit with the County of San Diego, through the Department of Public Works, in care of the cashier, a cash deposit sufficient to:
 - a. Pay the cost of annexing this land, without notice or hearing, to an existing special district to operate and maintain the streetlights. This cost shall include the fee for processing through the State Board of Equalization.
 - b. Energize, maintain, and operate the streetlight(s) until revenues begin accruing from this development for those purposes.
 - c. Augment the contingency fund of the existing district by an amount equal to three months' operating cost of the streetlight(s).
 - d. Augment the reserve fund by one month's operating cost.

2. Obtain a grading permit for any work done in the flood plain fringe of the creek. [DPW]
 3. Develop a Storm Water Management Plan for review and approval of the Director of Public Works to evaluate urban runoff pollution potential, evaluate receiving waters, and identify Best Management Practices to be implemented for pollution and erosion control. All the foregoing to the satisfaction of the Director of Public Works [DPW]
 4. Construct the access driveway to a minimum paved width of sixteen feet (16'). The driveway shall be constructed per the San Diego Regional Standard Drawing G16 [DPW]
 5. The access driveway shall be improved with asphaltic concrete over approved base [DPW]
 6. "No Parking Fire Lane" signs shall be installed on interior access drives. These signs shall be posted at locations designated by the Deer Springs Fire Protection District Fire Marshal. Signs shall comply with Deer Springs Fire Protection District guidelines. Fire lane curbs shall be painted red, locations designated by the Deer Springs Fire Protection District Fire Marshal UFC 9022.4.1 [FIRE]
 7. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any at the work undertaken to complete this work, and that all said liabilities are hereby assumed by the property owner [DPW]
 8. Obtain a construction permit and an encroachment permit for all work within the County Road right-of-way and for any structure or object of any kind or character which is placed in the County Road right-of-way, respectively. [DPW] Construction / Road right-of-way permits section should be contacted at (858) 694-3275 to coordinate departmental requirements. [DPW]
- C. Prior to any occupancy or use of the premises pursuant to this Major Use Permit Modification, the applicant shall:
1. Furnish to the Director of Planning and Land Use documentary evidence from the Department of Public Works indicating that the following prerequisite conditions have been satisfied: A.1., and A.3. through A.6.
 2. Submit a statement from a California licensed landscape architect that all landscaping has been installed as shown on the approved landscape planting and irrigation plans.

3. Improve all parking areas and driveways shown on the approved plot for the 6.44 expanded area plan with a minimum of one and one-half inches of road oil mix, AC or PCC, and delineate parking spaces.
4. Submit a letter from the Deer Springs Fire Protection District that all requirements have been met. This may include a) access roadway for fire apparatus; b) no obstruction of roadway; c) an approved water supply adequate for fire protection; and d) size and number of fire hydrants throughout the existing and proposed development area.
5. Demonstrate conformance with the Watercourse Ordinance, Flood Damage Prevention Ordinance. [DPW]
6. Furnish the Director Department of Planning and Land Use, along with his request for final inspection, a letter from the Director Department of Public Works stating, that Conditions B2 to B9 have been met to that department's satisfaction [DPW]
7. Obtain and submit a letter from the Deer Springs Fire Protection District that states that all the requirements of the said fire district have been satisfied to the satisfaction of the Director of Planning and Land Use [FIRE]
8. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident loss or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work and that all said liabilities are hereby assumed by the property owner.
9. Submit to the Director of Planning and Land Use a statement from the project California licensed landscape architect that all landscaping has been installed as shown on the approved conceptual landscape plans as shown on Sheet 4 of the approved plans dated March 28, 2001.

Upon certification by the Director of Planning and Land Use for occupancy or establishment of use allowed by this Major Use Permit or Major Use Permit Modification, the following conditions shall apply:

- D. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6324 of The Zoning Ordinance.
- E. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance.
- F. The parking areas and driveways shall be well maintained.

- G. All landscaping shall be adequately watered and well maintained at all times.
- H. Vehicles occupying sites with total hook-up capacity, including sewer, water, and electricity, shall not occupy any campground space for a period exceeding 90 days in any 12-month period, nor shall the cumulative occupancy by such persons of different campground spaces anywhere in the facility exceed a total of 90 days in any 12-month period.
- I. Persons occupying sites with less than total hook-up capacity shall not occupy any campground space in a RV park for a period exceeding 30 days in any 12-month period, nor shall the cumulative occupancy by such persons of different campground spaces anywhere in the facility exceed a total of 30 days in any 12-month period.
- J. Portable accessory structures. Accessory structures or fixtures shall be permitted, provided that such structures or fixtures are portable. No permanent cabana or building shall be installed or constructed in any campground space.
- K. Tent camping shall be conducted only within those areas so designated on the approved plot plan.
- L. The gates provided to restrict access to those RV camping spaces located within the floodway shall be locked from October 31 through April 1 each year and during that period none of those spaces shall be rented or occupied.
- M. All signs shall be limited to that shown on the approved plot plan.
- N. Gasoline sales shall be limited to one pump island with one multi-grade pump.
- O. The camp/grocery store shall be open from 7:00 a.m. to 9:30 p.m. On weekends from 7:00 a.m. to 10:00 p.m. Holiday hours may vary.
- P. The restaurant shall limit its hours of operation between 7:00 a.m. and 9:30 p.m. and seating shall be restricted to a maximum.
- Q. The owner shall be responsible for the daily cleaning and maintenance of the restrooms.
- R. A trash bin shall be located at the rear of the restaurant and camp/grocery store or a screened area not visible from Highway 395.
- S. No outdoor consumption of alcoholic beverages on the premises shall be permitted other than in campsites.
- T. The private sewer collection system and the individual campsites shall continuously maintain caps on all sewer cleanouts and hook-up locations.

- U. The general store, restaurant, and gasoline sales shall be discontinued upon termination of the recreational park use for more than any 12-hour period.
- V. Maintain a fuel break of 100 feet from all sides of existing and newly constructed buildings.
- W. Dust control measure shall be taken to minimize on site dust emissions and to prevent fugitive dust emissions from construction and related activities from traveling beyond the property line.
- X. This Major Use Permit Modification shall expire on September 7, 2005, 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 Modification has commenced prior to said expiration date.

NOTICE – The 90-day period in which the applicant may file a protest of the fees dedications or exactions begins on September 7, 2001.

NOTICE – This subject property is known to contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher.

The Federal government recently listed the gnatcatcher as a threatened species under the federal endangered species act at 1973 (16 USC section 1531 et seq.) THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

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.

DEFENSE OF LAWSUITS AND INDEMNITY: The applicant shall (1) defend indemnify and hold harmless the County, its agents, officers, and employees from any claim action or proceeding against the County, its agents, officers, and employees, to attack set aside void or annul this approval or any of the proceedings acts or determinations taken done or made prior to this approval; and (2) reimburse the County, its agents, officers, or employees, for any court costs and attorney's fees which the County its agents officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by

this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

CEQA FINDINGS

1. It is hereby found that that the Planning Commission has reviewed and considered the information contained in the Notice of Negative Declaration dated June 6, 1985, on file with DPLU as Environmental Review Number 84-02-072; and Addendum thereto dated June 8, 200, on file with DPLU as Environmental Review Number 84-02-072 prior to approving the project.
2. The "California Environmental Quality Act Guidelines Sections 15152, 15163, and 15164 Findings for Determining the Appropriate Environmental Documentation for Use on a Subsequent Project with a Previously Adopted Negative Declaration" dated, June 8, 2001, on file with DPLU as Environmental Review Number 84-02-072; is hereby adopted.
3. It is hereby found that the use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance.

MAJOR USE PERMIT MODIFICATION W4 CONDITIONS

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 Site Plan. Where specifically indicated, actions are required prior to the approval of any grading, improvement, or building plan, and the 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.

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

3. GEN#3-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.

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

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated April 1, 2022 to ensure that the site was built to be screened from public view.

- a. Each panel antenna mounted to the mono-broadleaf must be covered with a "sock".
- b. The exterior of the CMU block wall enclosure must be painted an earth tone color to match the approved photo simulations and plot plan.

DOCUMENTATION: The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any

occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

5. PLN#2–SITE 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.

6. NOISE#1–NOISE REQUIREMENT [PDS, FEE X1]

INTENT: In order to reduce the impacts of the installation of any generator or any external noise-generating device, that would use the external power stub (generator receptacle) and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following requirements shall be continued for the life of this permit. **DESCRIPTION OF REQUIREMENT:** Prior to the installation of any generator or any external noise-generating device, that would use the external power stub and/or proposed pad location approved with this Use Permit, the permittee shall obtain approval of a minor deviation or modification:

- a. The minor deviation shall comply with Zoning Ordinance Sections 7609 and 6985.b as defined by 6983.I for Invisible – Facilities. Upon the approval of the minor deviation, the proposed generator shall comply with the County Noise Ordinance Section 36.404.
- b. Failure to comply with the invisibility standards of Zoning Ordinance Section 6983.I, and compliance with the County Noise Ordinance Section 36.404, will require an application and subsequent approval of a Modification to this Use Permit before any generator can added or used on the site.

DOCUMENTATION: The property owner and permittee shall comply with the permittee or property owner chooses to install a generator unit associated with the cellular facility, they must apply for a Deviation or Modification of this permit pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Prior to the installation of any generator or any external noise-generating device, that would use the external power stub and/or proposed pad location approved with this Use Permit, the permittee shall obtain approval of a minor deviation or modification to the approved plot plan and provide proof that the device complies with the County Noise Ordinance. **MONITORING:** The County Noise Specialist shall review all proposed generator unit installation and ensure that the project complies with on-going noise ordinance standards. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

7. **HAZ#1-HEALTH AND SAFETY PLAN**

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health and Quality. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health and Quality-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section contact is Sayed Khalid, (858) 935-0028 or by email at sayed.khalid@sdcounty.ca.gov. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEHQ, HMD] shall verify and approve all compliance with this condition.

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

8. **PLN#3-SITE CONFORMANCE**

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 landscape plans, building plans, and plot plans. 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 plans; 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 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 that cannot be

seen by an adjacent residence, parcel or roadway, shall not require modification or deviation of the permit. Expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require a modification or deviation. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

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

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

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations dated included within the staff report dated October 21, 2022. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

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

10. ROADS#1–PRIVATE ROAD MAINTENANCE

INTENT: In order to ensure that the on and offsite private roads are maintained and not damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on-site and offsite private roads that serve the Project. Furthermore, the applicant is responsible for maintenance on a proportional basis (number of trips) during the term of this permit to on-site and offsite private roads that serve the Project. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

11. ROADS#2–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of 550 feet in both directions along Old Highway 395 from the proposed driveway for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

MAJOR USE PERMIT & MODIFICATION W1, W2, & W3 FINDINGS

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

- (a) The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to

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

The facts supporting Finding (a-1) are as follows:

The site is a nonconforming RV park. The expansion will conform to the existing development and will require landscaping to provide visual screening. The restaurant and general store as conditioned will primarily serve the campground users. These uses will not be visible from vehicles along Old Highway 395.

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

The fact supporting Finding (a-2) is as follows:

All needed services and facilities are available and are suitable for the proposed use.

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

The facts supporting Finding (a-3) are as follows:

The expanded park will have no greater impact than the existing park and will reduce the visual impacts. The additional uses will be well screened. There are no dwellings in the immediate vicinity.

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

The fact supporting Finding (a-4) is as follows:

The site fronts on Highway 395 and is near on- and off-ramps to Interstate 15. The minor increase in traffic generated will not create overloading of these roads.

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

The facts supporting Finding (a-5) are as follows:

The site is between the freeway and highway with good access. There is a stream and small lake on-site. The expansion area has been graded to the north of the on-site residence and easily developable on the south.

6. The harmful effect, if any, upon environmental quality and natural resources

The facts supporting Finding (a-6) are as follows:

The conditions imposed upon the expansion of this RV park will ensure that there is minimal impact on environmental quality and natural resources. Condition C.5. requires protection of the archaeological site. A Negative Declaration for P84-103W1 did not identify any significant environmental impacts.

- (b) The impacts, as described in Finding (a) above, and the location of the proposed use will not adversely affect the San Diego County General Plan.

The fact supporting Finding (b) is as follows:

The development is within an appropriate category on the Land Use Element of the General Plan and the site is suitable for this use.

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

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

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

The facts supporting Finding (a-1) are as follows:

The proposed wireless communication facility will have a maximum height of 20 feet. The "G" Height Development Regulations for the subject property allow a maximum height of 35 feet. The proposed facility will encompass approximately 200 square feet of area and will be located on a portion of the 16.67-acre site. Surrounding uses include Interstate 15 and rural residential development on parcels ranging in size from 0.86 acre to 35.12 acres.

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

The fact supporting Finding (a-2) is as follows:

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

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

The facts supporting Finding (a-3) are as follows:

The neighborhood is characterized by rural residential development on parcels ranging in size from 0.86 acre to 35.12 acres. Other uses include the mixed land uses of Lawrence Welk Village and Interstate 15. The All Seasons Recreational Vehicle Park and Campground is a developed facility located on

16.67 acres and includes campsites, a pool, a general store, and other accessory uses. The proposed wireless communication facility will not have a harmful effect upon the desirable neighborhood character.

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

The facts supporting Finding (a-4) are as follows:

Traffic generated by the proposed wireless communication facility, once operational, will be limited to occasional maintenance visits and will be less than a significant amount of traffic. Access to the property is provided by Old Highway 395, a state highway which has been improved to full standard.

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

The facts supporting Finding (a-5) are as follows:

The proposed wireless communication facility is located on a hill providing a clear overlook of Interstate 15. The site is part of an improved RV park and campground. The project will not require substantial grading or site preparation.

6. Any other relevant impact of the proposed use

The fact supporting Finding (a-6) is as follows:

No other relevant impact has been identified.

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

The facts supporting Finding (b) are as follows:

The proposed project is within the (17) Estate Residential Designation which provides for minor agricultural and low-density residential uses. This Designation is consistent with the RR Rural Residential Land Use Regulation which allows the proposed use upon obtaining an approved Major Use Permit. Therefore, the proposed use will be consistent with the San Diego County General Plan.

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

The fact supporting Finding (c) is as follows:

A Negative Declaration, dated July 16, 1996, EAD Log Number 84-2-72, was prepared and advertised in accordance with the California Environmental Quality Act.

Pursuant to Section 7358 (see Section 7359 for findings required for permits filed pursuant to Regional Land Use Element 3.8) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit Modification 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 fact supporting finding (a-1) is as follows:

The project proposes to add a 7.26-acre parcel to the south and to add several improvements including a new front monument sign, a second story addition to the laborer quarters, an additional handicapped parking space, a community building, a wrought iron fence, a snack bar building, a carport, 41 new RV parking spaces, a restroom/laundry room building, a RV storage area, and maintenance/repair building, and another fence.

Scale/Bulk: The project lies just to the east of Interstate 15 in a river valley approximately 60 feet below the freeway. A large amount of mature brush and trees screen the freeway from the site. A fire station, a nursery, and a golf course with a resort are located to the east, across Highway 395. The fire station consists of one building that is 1,800 square feet and 15 feet in height. The nursery consists of an approximately 1,800 square foot garage that is 15 feet tall and a two-story office building that is approximately 2,625 square feet. Approximately $\frac{3}{4}$ of a mile away there is a golf course and a resort. There is a two-story restaurant and bar at the edge of the golf course. No residences are near the site. There is an existing 4,000 square foot single-family residence on the property to be added that is owned by the owners of the campground. There are 10 other structures existing that range from 200 to 2,160 square feet. The proposed buildings are not higher than the existing surrounding trees. The new structures will be difficult to see from Interstate 15, from Highway 395, or from the nearby developed properties due to the amount of on-site landscaping and the steep topography to the freeway. All the buildings and spaces will be spread over a 24.94-acre property. The proposed development is compatible to the on-site and the surrounding buildings and uses in scale and bulk.

Coverage: The existing coverage of the site is 0.86 percent. With the additional 9,250 square feet of building proposed and the removal of restroom building, the coverage of the entire 25.94-acre site will be 1.67 percent. An increase in coverage from 0.86 to 1.67 percent is an insignificant increase. The coverages

of the surrounding developed nursery, fire station, and country club are from 2 to 10 percent. The immediate areas to the north, west, and south are undeveloped.

Density: The density for the property will not change. The potential usage of the RV campground will increase from 108 RV spaces to 149 spaces.

Therefore, the proposed project is compatible in bulk, scale, coverage, and density with the adjacent uses and structures.

2. The availability of public facilities services and utilities

The fact supporting Finding (a-2) is as follows:

The proposed project will not result in the need for significantly altered services or facilities. The following agencies provided Project Facility Availability letters identifying those facilities are available or adequate to serve the project, the Rainbow Municipal Water District, and the Deer Springs Fire Protection District. The fire district has added conditions into the draft decision to ensure that their requirements will be satisfied. The project has received approval from the Department of Environmental Health for their on-site septic system. The Department of Public Works has also reviewed the most recent project and is satisfied that the existing conditions will ensure adequate and safe access. Therefore, public facilities, services, and utilities are available to serve this project.

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

The fact supporting Finding (a-3) is as follows:

The project lies just to the east of Interstate 15 in a river valley approximately 60 feet below the freeway. A large amount of mature brush and trees screen the freeway from the site. A fire station, a nursery, and a golf course with a resort are located to the east, across Highway 395. No residences are near the site. There is an existing single-family residence on the property to be added that is owned by the owners of the campground. The campground is heavily vegetated and screened in every direction. The expanded campground will not affect the desired neighborhood character because no nearby developed properties exist. This facility will not detract from resources in the area and no harmful effects upon desired neighborhood character are anticipated.

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

The fact supporting Finding (a-4) is as follows

There are two existing access points to the campground from Highway 395, which is an improved public road. The Department of Public Works has reviewed the project and determined that the proposal will not result in a degradation of the Level of Service of the affected roadways. The addition of 41 RV sites will generate approximately 164 average daily trips (ADT). The existing traffic volume on Highway 395 is approximately 6,000 ADT (based on SANDAG's 2000 Traffic Flow Map). Highway 395 is an existing two-lane road and is classified as a Collector Road on the County of San Diego Circulation Element of the General Plan and is currently operating at Level of Service (LOS) "C". The estimated additional 164 ADT the project will generate will not impact or change the existing level of service on Old Highway 395.

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

The fact supporting Finding (a-5) is as follows:

The proposal is to add the 7.26-acre southerly portion of the property onto the existing RV campground and to propose several improvements. The property is in between Interstate 15 and Highway 395. Upper Moosa Creek runs right through the property. The southerly portion of the property has been disturbed in the past since the site was used as a CalTrans equipment storage area. The site was previously graded for the equipment storage. No buildings will be located within the floodway line of the Upper Moosa Creek. The only development that will occur within the floodway line is the unpaved RV spaces. The site is suitable for the type and intensity of development because the new construction will not disturb the floodway flow.

6. Any other relevant impact of the proposed use

The fact supporting Finding (a-6) is as follows

No other relevant impacts have been identified

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

The fact supporting Finding (b) is as follows:

The project is located in the (17) Estate Residential Designation which is typically applied to minor agricultural and low-density residential uses. Furthermore, the goal of the Commercial Chapter of the Bonsall Community Plan states in part that commercial areas shall be designed with the rural character of the community in mind. The proposed project is an addition to a campground in mind that is rural in nature. Therefore, the project is consistent with the General Plan and the Bonsall Community Plan.

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

The fact supporting Finding (c) is as follows:

The project as proposed does comply with the Environmental Quality Act and State and County Guidelines because a review at the proposed project indicated that there were no new significant environmental impacts associated with the project. An Addendum to the previously approved Negative Declaration dated June 8, 2001, was prepared for this project and is on file with the Department of Planning and Land Use as Environmental Review Number 84-02-072.

MAJOR USE PERMIT MODIFICATION W4 FINDINGS

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

- (a) *That 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:*

Harmony:

The proposed wireless telecommunication facility consists of the conversion of existing 20-foot-tall monopoles into a 22-foot 6-inch tall faux tree. The subject project will be in conformance with the 35-foot height limit and the additional height being added consists of faux branches that will camouflage the facility and the faux branching would result in the faux tree appearing more natural. The equipment necessary for the facility is currently located on grade adjacent to the monopoles and minimal changes are proposed to the equipment layout. The wireless telecommunication facility would be converted to a stealth design of a faux tree in order to be in harmony of the rural character of the project vicinity.

The Project is located on a 16.67-acre parcel within the Bonsall Community Plan Area. The site contains an existing telecommunication facility and an existing RV Park known as the All Seasons RV Park. The nearest adjacent parcel is under common ownership and also contains portions of the All Seasons RV Park. The site is adjacent to Interstate 15 (I-15), a Scenic Highway identified in the General Plan, which is located directly to the west. Old Highway 395 abuts the property to the east. An existing retail nursery granted by MUP-88-016 is also located to the east. The surrounding land uses can primarily be

categorized as undeveloped, residential, and agricultural uses. Structures and objects surrounding the project site consist of utility poles, trees and vegetation.

Scale and Bulk:

The project area can primarily be characterized as primarily undeveloped, residential, and agricultural uses, with Interstate 15 bordering the western property line. The 22-foot 6-inch tall faux tree would be of comparable height to utility poles, trees, and other vertical elements within the project vicinity. Photo simulations on file with this Major Use Permit illustrate that the proposed faux tree with antennas and an associated equipment enclosure would be in harmony with the scale and bulk of the surrounding area, the RV Park located on the same parcel, and other structures found on the neighboring parcels. Therefore, the project would be unobtrusive to the surrounding viewshed. The existing equipment enclosure is screened from I-15 by intervening hills and mature vegetation. Motorists traveling along the highway will have limited views of the facility due to intervening slopes located between I-15 and the project site. The facility designed as a faux tree would appear as an expected visual feature within the project vicinity as the visual landscape within the project vicinity contains mature trees located on rolling hills including eucalyptus trees. The wireless telecommunication facility has been sited away from nearby residences in the area.

Coverage:

The subject parcel is approximately 16.67 acres in size. Surrounding land uses consist of open space, residential and agricultural land uses along with the existing RV Park located on the same parcel. All construction associated with the project will be within the same footprint of the existing wireless telecommunication facility and will have minimal impact on coverage. Due to the small scale of the facility, the project will not contribute significantly to the existing site coverage, nor will it substantially increase the scale and bulk of the subject facility. As such, the modifications of the existing telecommunications facility will maintain similar coverage with surrounding parcels and as currently exists on site. Considering the size of the subject lot compared with the size and location of the proposed structure, and the coverage characteristics of surrounding properties, the modification of the telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

Density:

The project is a Major Use Permit Modification to authorize the installation of a telecommunication facility and does not have a residential component subject to density.

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

The project has been reviewed by the San Diego County Fire Authority and found to be compliant with the FP-2 Policy. The project would not require water or sewer services. Electrical and telephone services are available on-site. The proposed project involves construction to an existing wireless telecommunication facility with existing access to adequate utilities. All required utilities are therefore available for the project.

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

The project is a Major Use Permit for the authorization of modifications to an existing wireless telecommunication facility. The Major Use Permit has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in sections 6985 and 6991. The subject project will result in converting an existing facility consisting of two monopoles into a faux tree design. Photo simulations on file with the Major Use Permit demonstrate that the faux tree and associated equipment enclosure will be in harmony with the existing neighborhood and community character and will be an improvement over the existing design. No trenching or grading is proposed or required for the project as all construction will occur within the same footprint of the existing lease area and equipment enclosure.

While the wireless telecommunications facility and faux tree are visible from I-15, motorists traveling along the highway will have limited views of the facility for short durations due to intervening slopes and hills located along I-15. The facility designed as a faux tree would appear as an expected visual feature within the project vicinity as the visual landscape within the project vicinity contains mature trees located on rolling hills. The line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area, such as the existing utility poles and vegetation onsite.

The project has been reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The current proposed project does not contain additional noise generating equipment. The project, as designed, would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to result in approximately one trip per month and will utilize the existing access for the facility. Existing parking

is available on the property. The use associated with this Major Use Permit is compatible with the existing rural nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and will be compatible with adjacent uses. Therefore, the number of maintenance trips will not substantially increase or alter the physical character of surrounding streets.

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

The applicant proposes a Major Use Permit Modification for the authorization of alterations to an existing wireless telecommunication facility. The subject property is approximately 16.67 acres in size and has existing access and utility services adequate to serve the proposed use. The conversion of the existing monopoles into a 22-foot 6-inch tall faux tree will be within the same development footprint of an existing wireless telecommunication facility and would not result in significant alterations to the landform or grading. The project, as designed, would be camouflaged, would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

6. Any other relevant impact of the proposed use:

None identified.

(b) That the impacts, as described in paragraph "a" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan:

The project is within the Village Residential (VR-2) General Plan Land Use Designation, and it is within the Bonsall Subregional Planning Area. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts to the natural environment. Lastly, the project would result in the removal of existing monopoles and the construction of a faux tree design that is visible from a Scenic Highway identified in the County of San Diego General Plan. Pursuant to Section 6987(D) of the Zoning Ordinance, monopoles or other similar structures are not permitted when visible from Scenic Highways identified in the County of San Diego General Plan and the project would result in the facility to be in conformance with

the Zoning Ordinance and General Plan. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

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

The Project has been reviewed in compliance with the CEQA. An Addendum dated October 21, 2022, to the previously adopted MND (Log No. 84-02-72) dated July 3, 1985, was prepared and is on file with PDS. It has been determined that the Project, as designed, would not cause any significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted MND.

WIRELESS TELECOMMUNICATION FINDINGS

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

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

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

NOISE ORDINANCE COMPLIANCE: In order to comply with the County Noise Ordinance 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N1 & 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_P
ROGRAM/susmppdf/lid_handbook_2014sm.pdf](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.sdcountry.ca.gov/dplu/docs/LID-Handbook.pdf>

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.

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.

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	BPP R	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	PDC I	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	HM D
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GP M
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

email Cc:

Ed Sinsay, Team Leader, Land Development/Engineering, PDS
Michael Johnson, Planning Manager, PDS
Alexandro Barrenechea, Project Manager, PDS
Jill Cleveland, Plancom Inc., jill.cleveland@plancominc.com

Attachment C – Environmental Documentation



County of San Diego

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

DAHVIA LYNCH
DIRECTOR

AN ADDENDUM TO THE PREVIOUSLY ADOPTED NEGATIVE DECLARATION FOR PURPOSES OF CONSIDERATION OF PDS2021-MUP-84-103W4; PDS2021-ER-84-02-072D

October 21, 2022

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

Discussion:

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

1. To the Project Name add All Season RV Park Wireless Telecommunication Facility Major Use Permit Modification
2. To the Project Number(s) add PDS2021-MUP-84-103W4; PDS2021-ER-84-02-072D
3. To the first paragraph add as indicated: "The Mitigated Negative Declaration for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated October 21, 2022 which includes the following forms attached."
 - A. An Addendum to the previously adopted Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated October 21, 2022.
 - B. An Ordinance Compliance Checklist



DAHVIA LYNCH
Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

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COMMISSIONERS

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

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

FOR PURPOSES OF CONSIDERATION OF
ALL SEASONS RV PARK CELL TOWER
PDS2021-MUP-84-103W4, PDS2021-ER-84-02-072D

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

1. Background on the previously adopted ND:

A Negative Declaration for All Season's Campground, MUP-84-103 / Log 84-02-072 dated June 6, 1985, was adopted by the Planning and Environmental Review Board on July 3, 1985. The project was the expansion of an existing Recreational Vehicle (RV) park (PDS2000-3300-84-103). The adopted Negative Declaration found potentially significant effects to Cultural Resources that were clearly mitigated. These potentially significant effects consisted of the following: an archaeological site was found on the property. Mitigation measures included capping of the site and deposition of native soil and native vegetation over the cap to protect the site.

A Negative Declaration for All Season's Campground, MUP-84-103W1 / Log 84-02-72 dated October 20, 1987 was adopted by the Planning and Environmental Board on December 3, 1987. The project was a Major Use Permit Modification (PDS2011-3301-84-103-01) to revise the RV park to add additional acres, develop a grocery/camp store with limited gasoline sales, and a restaurant. The adopted Negative Declaration did not identify any significant environmental impacts.

A Negative Declaration for All Season's Campground, MUP84-103W2 / Log 84-02-72 dated July 16, 1996 was adopted by the Planning and Environmental Board on August 30, 1996. The project was a Major Use Permit Modification (PDS2011-3301-84-103-04) for the

construction, operation, and maintenance of a wireless communication facility on the RV park property. The Planning Commission found that there was no substantial evidence that the project would have any significant environmental impacts.

An Addendum, MUP-84-103W3 / Log 84-02-72 dated June 8, 2001 was approved by the Planning Commission on September 7, 2001. The project was a Major Use Permit Modification (PDS2011-3301-84-103-06) for a new sign, building addition, new building, fencing, snack bar building, carport, and additional RV parking spaced, restroom/laundry building, RV storage, and maintenance building. The Planning Commission determined that changes to the project will not require major revisions of the previously adopted Negative Declaration because these additions will not have any new significant environmental effects.

2. Lead agency name and address:

County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

- a. Contact Alexandro Barrenechea, Project Manager
- b. Phone number: (619) 323-8709
- c. E-mail: Alexandro.Barrenechea@sdcounty.ca.gov

3. Project applicant's name and address:

Crown Castle on behalf of T-Mobile; 200 Spectrum Center Drive, Suite 1700 & 1800, Irvine, CA 92618

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

The Project is a request for Crown Castle/T-Mobile (Applicant) to revise, operate, and maintain an existing wireless telecommunication facility. This MUP Modification was required to convert an existing wireless telecommunication facility into a faux tree in accordance with the amortization schedule outlined in the Zoning Ordinance. The project consists of modifying an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree.

The MUP Modification for the existing Wireless Telecommunication Facility was approved on August 30th, 1996, prior to the adoption of the current amortization schedule which went into effect on April 30, 2003. In accordance with the County of San Diego's Zoning Ordinance Section 6991, Wireless Telecommunication Facilities approved prior to the amortization schedule expired on April 30, 2018, 15 years after adoption. The Project is required to bring the existing Wireless Telecommunication Facility into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991. The design of the wireless telecommunication facility was found to utilize the most current technology and will

be granted an additional 15 years of operation before it needs to be re-evaluated against the technology available in the future.

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

YES

NO

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If yes, describe **ALL** differences.

The project consists of modifying an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree.

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

☒ NONE

☐ Aesthetics

☐ Agriculture and Forest Resources

☐ Air Quality

☐ Biological Resources

☐ Cultural Resources

☐ Geology & Soils

☐ Greenhouse Gas Emissions

☐ Hazards & Haz Materials

☐ Hydrology & Water Quality

☐ Land Use & Planning

☐ Mineral Resources

☐ Noise

☐ Population & Housing

☐ Public Services

☐ Recreation

☐ Transportation/Traffic

☐ Tribal Cultural Resources

☐ Utilities & Service Systems

☐ Mandatory Findings of Significance

DETERMINATION:

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

- ☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or previously certified EIR is adequate upon completion of an ADDENDUM.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

October 21, 2022

Signature

Date

Alexandro Barrenechea

Printed Name

Project Manager

Title

INTRODUCTION

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

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

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

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

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

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

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance.. The wireless telecommunication facility is visible from I-15 which is a Scenic Highway identified in the County of San Diego General Plan. Section 6987 of the Zoning Ordinance does not permit the installation of monopoles that are visible from a Scenic Highway. The conversion of the existing monopole into a faux tree would bring the wireless telecommunication facility into conformance with the Zoning Ordinance and will reduce adverse impacts to views from a Scenic Highway. Therefore, the proposed Major Use Permit would not result in a substantial increase in the severity of previously identified and analyzed effects to aesthetics.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit would not result in a substantial increase in the severity of previously identified and analyzed effects to agriculture and forestry resources.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit would not result in a substantial increase in the severity of previously identified and analyzed effects on air quality.

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

conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit would not result in a substantial increase in the severity of previously identified and analyzed effects on biological resources.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit would not result in a substantial increase in the severity of previously identified and analyzed effects on cultural resources.

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction

or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit would not result in a substantial increase in the severity of previously identified and analyzed effects on geology and soils.

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

YES

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NO

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

goals and policies. These policies provide direction for individual development projects to reduce GHG emissions.

The proposed project is for a Major Use Permit Modification to an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Emissions associated with projects tend to be primarily generated by use of cars or vehicles for operations of a use. The project will not result in additional trips as the majority of trips associated with the operation of the facility consist of approximately monthly maintenance trips. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in effects associated with greenhouse gas emissions of compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions.

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

YES
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NO
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The proposed project is for a Major Use Permit Modification to an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. No additional hazardous materials will be stored on-site for the construction of the facility. The County is preempted by the Federal

Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular facilities. Potential health effects from EMR associated with the project is available from the cellular providers upon request as it is also required from the Federal Communication Commission. Therefore, the proposed Major Use Permit would not result in a substantial increase in the severity of previously identified and analyzed effects to hazards and hazardous materials.

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

YES
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NO
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The proposed project is for a Major Use Permit Modification to an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. A stormwater intake form and Standard Stormwater Quality Management Plan has been submitted and reviewed for compliance with current standards. Therefore, the proposed Major Use Permit would not result in a substantial increase in the severity of previously identified and analyzed effects to hydrology and water quality.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is visible from I-15 which is a Scenic Highway identified in the County of San Diego General Plan. Section 6987 of the Zoning Ordinance does not permit the installation of monopoles that are visible from a Scenic Highway. The conversion of the existing monopoles to faux tree design would bring the wireless telecommunication facility into conformance with the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to land use and planning

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit would not result in a substantial increase in the severity of previously identified and analyzed effects on mineral resources.

XII. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the

project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit would not result in a substantial increase in the severity of previously identified and analyzed effects associated with noise.

XIII. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit would not result in a substantial increase in the severity of previously identified and analyzed effects to population and housing.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The proposed wireless facility is compliant with the FP-2 fire policy. Therefore, the proposed project would not result in a substantial increase in the severity of previously identified and analyzed effects to public services.

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

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to recreation.

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

adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Since the MND was adopted, SB 743 addressing Vehicle Miles Traveled (VMT) has been adopted. The original MND for the facility is dated prior to July 1, 2020, which is the effective date of VMT. The project will not result in additional trips as the majority of trips associated with the operation of the facility consist of approximately monthly maintenance trips. Therefore, the proposed Major Use Permit would not result in a substantial increase in the severity of previously identified and analyzed effects to transportation and traffic.

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

YES

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NO

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Since the MND was adopted for the original Major Use Permit, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. The proposed project was evaluated for tribal cultural resources as follows; however, AB-52 consultation does not apply since the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility.

XVIII. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it

has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

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NO

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The proposed project is for a Major Use Permit Modification to an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to utilities and service systems.

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

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

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

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

YES

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NO

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As discussed within this document and the attached addendum, there are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any of the mandatory findings of significance. There are no proposed changes to any resources that were impacts that were previously identified and analyzed in the adopted MND.

The proposed project is for a Major Use Permit Modification to an existing wireless facility by redesigning the existing 20-foot-tall monopoles to replicate a 22-foot 6-inch tall faux tree, replacing two panel antennas, and relocating two remote radio units (RRU) from the side of a ground equipment cabinet to the faux tree. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is visible from I-15 which is a Scenic Highway identified in the County of San Diego General Plan. Section 6987 of the Zoning Ordinance does not permit the installation of monopoles that are visible from a Scenic Highway. The conversion of the existing monopole into a faux tree would bring the wireless telecommunication facility into conformance with the Zoning Ordinance.

Attachments

- Previous environmental documentation (including any previous addenda, Negative Declarations, or EIRs (including Supplemental of Subsequent EIRs)
- Addendum to the previously adopted Mitigated Negative Declaration

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

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

California Environmental Quality Act, CEQA Guidelines

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

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

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

California Public Resources Code, CPRC, Sections 40000-41956

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

County of San Diego Public Facility Conservation/Open Space Element of the General Plan
(Section 6-Solid Waste, XII-6-1Goal COS-17: Solid Waste Management)

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

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

All Seasons RV Park Wireless Telecommunication Facility
PDS2021-MUP-84-103W4, PDS2021-ER-84-02-072D

October 21, 2022

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

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

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

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

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

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

Public Resources Code Sections 4290 and 4291

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

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

The Resource Conservation and Recovery Act (RCRA), 1976

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

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

ENVIRONMENTAL-DOCUMENTS





County of San Diego

GARY L. PRYOR
DIRECTOR
(619) 694-2962

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (619) 694-2960

CERTIFICATE OF FEE EXEMPTION CALIFORNIA DEPARTMENT OF FISH AND GAME

(De Minimis Impact Finding)

Project Title: P84-103W², Log No. 84-2-72; Pacific Bell Mobile Services, All Seasons RV Park Facility

Location: All Seasons RV Park, 30012 Highway 395, Escondido, California

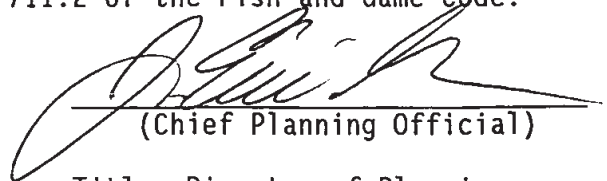
Description: The proposed project is for the installation of a cellular telephone site. The site is located just off and to the east of a knoll adjacent to Interstate 15. It is on the easternmost portion of All Seasons RV Park. The proposed project will have two (2) 15 foot high monopoles with four antennas (two on each pole) and BTS cabinets which are approximately 5 feet high, 5 feet long, and 2 feet wide.

Exemption Findings:

1. The San Diego County Department of Planning and Land Use has completed an Environmental Initial Study for the above referenced property, including evaluation of the proposed project's potential for adverse environmental impacts on fish and wildlife resources.
2. Based on the completed Environmental Initial Study, the Department of Planning and Land Use finds that the proposed project will not encroach upon wildlife habitat area, will have no potential adverse individual or cumulative effects on wildlife resources, and requires no mitigation measures to be incorporated into the proposed project which would affect fish or wildlife.

Certification:

I hereby certify that the public agency has made the above findings and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.


(Chief Planning Official)

Title: Director of Planning
Lead Agency: County of San Diego
Date: 9/11/96



County of San Diego

GARY L. PRYOR
DIRECTOR
(619) 694-2962

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (619) 694-2960

NEGATIVE DECLARATION

July 16, 1996

Project Name: Pacific Bell Mobile Services, All Seasons RV Park Facility

Project Number(s): P84-103W², Log No. 84-2-72

The Negative Declaration for this project is comprised of this form along with the Environmental Initial Study which includes the following forms (attached):

- a. Initial Study Form
- 1. California Environmental Quality Act (CEQA) Negative Declaration Finding:
The Planning Commission finds that there is not substantial evidence that the project may have a significant effect on the environment.
- 2. Mandatory CEQA Finding for Adoption of a Negative Declaration:
This Negative Declaration reflects the independent judgment of the Planning Commission.
- 3. Required Mitigation Measures:
None.

This Negative Declaration was adopted and above CEQA findings made by the Planning Commission on 8-30-96 (date).

GARY L. PRYOR, Secretary
San Diego County Planning Commission

GLP:DS:jcr

cc: Mark Stalheim (Project Planner)
David Strickland (Project Analyst)
Project Processing
Dept. of Environmental Health
Dept. of Public Works
Distribution List (see Public Review Release Form)
ND0796\84272.LTR

FOR NEGATIVE DECLARATIONS

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt Negative Declarations in accordance with the California Environmental Quality Act for the following projects. The proposed Negative Declarations can be reviewed at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and the Public Library listed below. Comments on these proposed Negative Declarations should be sent to the DPLU address listed above and should reference the project number and name. If you wish to challenge the County's action on the following Negative Declarations in court, you may be limited to raising only those issues which you, or someone else, have raised in written correspondence.

P84-103W², LOG NO. 84-2-72, PACIFIC BELL MOBILE SERVICES. The project is the installation of cellular telephone services which include two monopoles with antennas (15 feet high each) and associated BTS cabinets. The project is located on the back of a knoll adjacent to Interstate 8 and Old Highway 395 in the All Seasons RV Park in Bonsall. Comments on this proposed Negative Declaration must be received no later than August 5, 1996 at 4:00 p.m. (a 20 day public review period). This proposed Negative Declaration can also be reviewed at the Escondido Library, Attention: Linda Skinner, located at 239 S. Kalmia Street, Escondido. For additional information please contact David Strickland at (619) 694-3735.

ND0796\84272.NOT;jcr



County of San Diego

GARY L. PRYOR
DIRECTOR
(619) 694-2962

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (619) 694-2960

July 16, 1996

INITIAL STUDY FORM

1. Project Number(s)/Environmental Log Number/Name:

P84-103W², Log No. 84-2-72; Pacific Bell Mobile Services, All Seasons RV Park Facility

2. Description of Project:

The proposed project is for the installation of a cellular telephone facility. The site is located just off and to the east of a knoll adjacent to Interstate 15. It is on the eastern most portion of All Seasons RV Park. The proposed project will have two (2) 15 foot high monopoles with four antennas (two on each pole) and BTS cabinets which are approximately 5 feet high, 5 feet long, and 2 feet wide.

3. Project Applicant Name and Address:

Pacific Bell Mobile Services, 9610 Granite Ridge Drive, Suite 400, San Diego, California 92123

4. Project Location:

The proposed project is located in All Seasons RV Park, 30012 Highway 395, Escondido, California, 92026.

Thomas Brothers Coordinates: Page 1068, Grid J/5

5. Environmental Setting:

The proposed project is located on a knoll which has been graded on the western side when Interstate 15 was constructed. The eastern side of the knoll has been disturbed, graded and planted with exotic vegetation (with some native vegetation re-establishing) when the RV park was created. The top of the knoll has several radio and television antennas which are visible from Interstate 15. The proposed project was redesigned to place it from the top of the knoll to an existing graded pad on the eastern side.

Initial Study,
P84-103W², Log No. 84-2-72

- 2 -

July 16, 1996

6. General Plan Designation
Community Plan: Bonsall
Land Use Designation: (22) Public/Semi-Public
Density: N/A
7. Zoning
Use Regulation: RR
Density: .5 du/1 acre
Special Area Regulation: "B", Design Review
8. Environmental Resources either significantly affected or significantly affected but avoidable as detailed on the following attached "Environmental Analysis Form".

None
9. Lead Agency Name and Address:

County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B MS 0-650
San Diego, California 92123-1666
10. Lead Agency Contact and Phone Number:

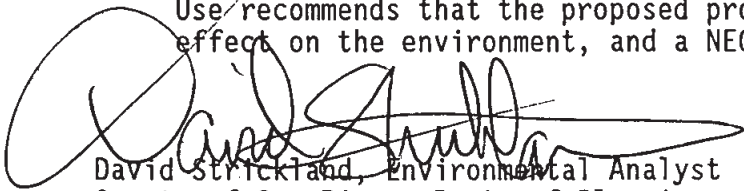
David Strickland, (619) 694-3735
11. Public agencies, other than the County, whose approval is necessary to implement the proposed project:

None
12. State agencies (not included in #11) that have jurisdiction by law over resources affected by the project:

None
13. Participants in the preparation of this Initial Study:

David Strickland
14. Initial Study Determination:

On the basis of this Initial Study, the Department of Planning and Land Use recommends that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.



David Strickland, Environmental Analyst
County of San Diego, Dept. of Planning and Land Use
Resource Planning

Date: July 16, 1996

ENVIRONMENTAL ANALYSIS FORM

DATE: July 16, 1996

PROJECT NAME: Pacific Bell Mobile Services, All Seasons RV Park Facility

PROJECT NUMBER(S): P84-103W², Log No. 84-2-72

EXPLANATION OF ANSWERS:

The following questions are answered either "Yes", "Yes, Unless Mitigated", "No", or "Not Applicable".

A "Yes" answer indicates that County staff has recommended that there is substantial evidence that the project has a potentially significant environmental effect and the effect is not clearly avoidable with mitigation measures. Any "Yes" entry in the following form indicates that County staff recommends the preparation of an Environmental Impact Report (EIR) for the project.

A "Yes, Unless Mitigated" answer indicates that County staff has recommended that the incorporation of mitigation measures agreed to by the applicant has clearly reduced a potentially significant adverse environmental effect to a less than significant adverse environmental effect.

A "No" answer indicates that County staff has recommended that, while the project has an adverse effect on the resource, there is no substantial evidence that the effect is potentially significant.

A "Not Applicable" answer indicates that County staff has recommended that the proposed project clearly has no adverse effect the environmental resource.

I. LAND USE AND PLANNING.

- a. Would the proposal potentially be in conflict with General Plan Designation or zoning? No.
- b. Would the proposal potentially be in conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? No.
- c. Does the proposal have the potential to be incompatible with existing land uses or character of the community? No.
- d. Would the proposal have a potentially significant adverse impact on agricultural resources or operation? No.
- e. Would the proposal have the potential to significantly disrupt or divide the physical arrangement of an established community? No.
- f. Would the proposal use non-renewable resources in a wasteful and inefficient manner? No.

Brief Explanation of Land Use and Planning Answers (as necessary): The project is a request for a cellular telephone site. The proposed project is consistent with the Plan Designation of (22) Public/Semi-Public Area and the RR Land Use Regulation. The project meets the goals and objectives of the Bonsall Community Plan.

II. POPULATION AND HOUSING.

- a. Would the proposal potentially induce substantial growth in an area either directly or indirectly? No.
- b. Would the proposal displace a potentially significant amount of existing housing, especially affordable housing? No.

Brief Explanation of Population and Housing Answers (as necessary): The proposed project will not induce substantial growth or displace a significant amount of existing housing. Public facilities are currently available.

III. GEOLOGIC ISSUES.

- a. Would the proposal have the potential to significantly increase the exposure of people to hazards related to fault rupture (Alquist-Priolo Zone), seismic ground shaking, seismic ground failure (liquefaction), subsidence of land (from groundwater extraction), or landslides? No.
- b. Would the proposal result in potentially significant increased erosion? No.
- c. Would the proposal result in potentially significant unstable soil conditions from excavation, grading, or fill? No.
- d. Does the proposal have soil characteristics that have the potential to substantially increase grading quantities? No.
- e. Would the proposal result in a potentially significant adverse effect to unique geologic features? No.
- f. Would the proposal result in potentially significant loss of availability of a known significant mineral resource that would be of future value to the region? No.

Brief Explanation of Geologic Problems Answers (as necessary): Within the proposed project site, no unique geologic features including soil characteristics, known mineral resources, and fault rupture zones have been identified.

IV. WATER RESOURCES.

- a. Would the proposal create a potentially significant adverse environmental impact to drainage patterns or the rate and amount of surface runoff? No.
- b. Would the proposal result in a potentially significant increase in local imported water supply demand? No.
- c. Would the proposal have a potentially significant adverse impact on surface water quality? No.
- d. If the proposal is groundwater dependent, plans to utilize groundwater for non-potable purposes, or will obtain water from a groundwater dependent water district, does the project have a potentially significant adverse impacts on groundwater quantity? No.
- e. Would the project have a potentially significant adverse impact on groundwater quality? No.

Brief Explanation of Water Resources Answers (as necessary): The proposed project will not require public water and is not groundwater dependent.

V. AIR QUALITY.

- a. Would the proposal have the potential to significantly contribute to the violation of any air quality standard or significantly contribute to an existing or projected air quality violation? No.
- b. Would the proposal have the potential to significantly increase the exposure of sensitive receptors to any excessive levels of air pollutants? No.
- c. Would the proposal potentially result in the emission of objectionable odors at a significant intensity over a significant area? No.

Brief Explanation of Air Quality Answers (as necessary): The proposed project will be in compliance with the Air Pollution Control District standards and not significantly increase air pollution or result in emissions of objectionable odors.

VI. TRANSPORTATION/CIRCULATION.

- a. Would the proposal result in a potential increase in traffic congestion that is significant in relation to existing traffic loads and street capacities? No.

- b. Would the proposal result in potentially significant adverse traffic safety impacts related to development of, or increased exposure to, identified traffic safety issues (e.g., sharp curves, limited sight distance, or dangerous intersections) or incompatible uses (e.g., farm equipment, heavy truck use)? No.
- c. Would the proposal potentially result in inadequate emergency access? No.
- d. Would the proposal potentially result in insufficient parking capacity on-site or off-site? No.
- e. Would the proposal result in a potentially significant adverse increase in hazards or barriers for pedestrians or bicyclists? No.

Brief Explanation of Transportation/Circulation Answers (as necessary):
After installation the proposed project will only generate 2 ADTs monthly for maintenance purposes.

VII. BIOLOGICAL RESOURCES.

- a. Would the proposal result in potentially significant adverse impacts to an endangered, threatened or rare plant or animal species or their habitats? No.
- b. Would the proposal result in potentially significant adverse impacts to wetland habitat)? No.
- c. Would the proposal result in potentially significant adverse impacts to wildlife dispersal or migration corridors? No.

Brief Explanation of Biological Resources Answers (as necessary): No significant biological resources was found on this site.

VIII. HAZARDS.

- a. Would the proposal present a significant risk of accidental explosion or release of hazardous substances? No.
- b. Would the proposal have the potential to significantly interfere with an emergency response plan or emergency evacuation plan? No.
- c. Would the proposal have the potential to significantly increase the fire hazard in areas with flammable vegetation? No.
- d. Would the proposal expose people or property to flooding? No.
- e. Would the proposal expose people to any other demonstrable potentially significant health or safety hazard not listed above? No.

Brief Explanation of Hazards Answers (as necessary): The type of project proposed does not present a significant risk of explosion or release of hazardous substances. The site is not known to be exposed or contaminated with hazardous substances according to the current listings. Adequate fuel management zones have been provided.

IX. NOISE.

- a. Would the proposal expose people to potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance)? No.
- b. Would the proposal generate potentially significant adverse noise levels? (i.e., in excess of the County General Plan or Noise Ordinance)? No.

Brief Explanation of Noise Answers (as necessary): The project is not proposing any noise generation sources that would exceed standards. The project is not subject to any known sources of noise that exceed standards.

X. PUBLIC SERVICES.

- a. Would the proposal create potentially significant adverse effects on, or result in the need for new or significantly altered services or facilities including a significantly increased maintenance burden on fire or police protection, schools, parks, or other public services or facilities? No.

Brief Explanation of Public Services Answer (as necessary): All support services are available and have submitted service letters. The project would not significantly increase the burden on these services.

XI. UTILITIES AND SERVICES.

Would the proposal result in a need for potentially significant new systems or supplies, or substantial alterations to the following utilities:

Power or natural gas;
Communications systems;
Water treatment or distribution facilities;
Sewer or septic tanks;
Storm water drainage;
Solid waste disposal;
Water supplies?

No.

Brief Explanation of Utilities and Service Systems Answers (as necessary): All support services are available and standard grading conditions require storm water drainage to maintain existing patterns and not impact surrounding parcels.

XII. AESTHETICS.

- a. Would the proposal result in a demonstrable potentially significant adverse effect on a scenic vista or scenic highway? No.
- b. Would the proposal result in a demonstrable potentially significant adverse visual impact that results from landform modification, development on steep slopes, and or excessive grading (cut/fill slopes)? No.
- c. Would the project have any other demonstrable potentially significant negative aesthetic effect not included above? No.
- d. Would the project produce excessive light or glare? No.

Brief Explanation of Aesthetics Answers (as necessary): The proposed project will be located in an area of similar development and does not present a potential for significant adverse visual impact.

XIII. CULTURAL AND PALEONTOLOGICAL RESOURCES.

- a. Would the proposal grade or disturb geologic formations that may contain potentially significant paleontological resources? No.
- b. Would the proposal grade, disturb, or threaten a potentially significant archaeological, historical, or cultural artifact, object, structure, or site which:
 - 1) Contains information needed to answer important scientific research questions;
 - 2) Has particular quality or uniqueness (such as being the oldest of its type or the best available example of its type);
 - 3) Is directly associated with a scientifically recognized important prehistoric or historic event or person;
 - 4) Is listed in, or determined to be eligible to be listed in, the California Register of Historical Resources, National Register of Historic Places, or a National Historic Landmark; or
 - 5) Is a marked or ethnohistorically documented religious or sacred shrine, landmark, human burial, rock art display, geoglyph, or other important cultural site?

No.

Brief Explanation of Cultural and Paleontological Resources Answer (as necessary): Cultural or Paleontological resources have not been identified on the site.

XIV. OTHER IMPACTS NOT DETAILED ABOVE:

None.

Brief Explanation of Other Impacts Answers (as necessary): Not applicable.

XV. MANDATORY FINDINGS OF SIGNIFICANCE.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? No.
- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? No.
- c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects) No.
- d. Does the project have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly? No.

Brief Explanation of Mandatory Findings of Significance Answers (as necessary): No significant or substantial adverse environmental impacts have been identified. The proposed project will not have significant cumulative impacts or present a disadvantage to long-term environmental goals.

XVI. EARLIER ANALYSES.

Earlier California Environmental Quality Act (CEQA) analyses are used where one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration.

- a. Earlier analyses used. No.

Environmental Analysis Form

-8-

P84-103W², Log No. 84-2-72

- b. Impacts adequately addressed in earlier CEQA documents. The following effects from the above checklist that are within the scope of, and were adequately analyzed in, an earlier CEQA document. Not applicable.
- c. Mitigation measures. Not applicable.

XVII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

San Diego County General Plan
Draft NCCP Maps (MSCP, MHCP)
Public Facility letters from schools, fire, water, police, and sewer districts
Floodplain Evaluation Form from Department of Public Works
Application for Environmental Initial Study Form submitted by Applicant

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PLANNING REPORT

COUNTY OF SAN DIEGO

05-0001

MEETING DATE: August 30, 1996

TO: Planning Commission

FROM: Department of Planning and Land Use

SUBJECT: Hearing on:
Pacific Bell Mobile Services; Major Use Permit Modification
P84-103W², RR.5 Use Regulations, Bonsall Community Planning
Area

SUPV. DIST.: 5

DESCRIPTION:

The proposed project is a Modification of an existing Major Use Permit, P84-103. The proposed Modification will authorize the construction, operation, and maintenance of a wireless communication facility at the All Season Recreational Vehicle Park and Campground. The facility will consist of two (2) 15 foot poles, 4 panel antennas (2 per pole), and 2 equipment cabinets. The cabinets will be enclosed by a six foot high chainlink fence.

REFERRAL/
PREVIOUS ACTIONS:

On July 16, 1996, the Department prepared and advertised a Negative Declaration.

On March 28, 1996, the Department waived the Planning Action Committee meeting.

DEPARTMENT RECOMMENDATION:

1. Find that the proposed project will not have a significant effect on the environment. Consider and approve the Negative Declaration.
2. Grant Major Use Permit Modification P84-103W² which makes the appropriate findings and includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with The Zoning Ordinance and State law.

MAJOR ISSUES:

- No major issues have been identified.

P84-103W²

-2-

August 30, 1996

BACKGROUND/REASONS FOR HEARING:

On March 4, 1996, the Department received an application for a Major Use Permit Modification, P84-103W².

On March 28, 1996, the Department waived the Project Action Committee meeting.

On June 14, 1996, the Department received a revised plot plan.

On June 16, 1996, the Department prepared and advertised a Negative Declaration.

DISCUSSION OF MAJOR ISSUES AND RESPONSES:

- o NO MAJOR ISSUES HAVE BEEN IDENTIFIED.

OTHER RELATED INFORMATION:

The site is within the Interstate 15 Corridor Subregional Plan and is subject to the "B" Special Area Regulation for community design review. The requirement for a Site Plan has been waived in accordance with Section 5757b. of The Zoning Ordinance because all of the purposes and requirements of the Site Plan will be fulfilled by the Major Use Permit which was reviewed by the Interstate 15 Corridor Design Review Board.

PLANNING GROUP/PUBLIC STATEMENTS:

The Bonsall Sponsor Group, at their meeting on May 7, 1996, voted unanimously to recommend approval of the Major Use Permit Modification P84-103W² (7-0-0).

The Interstate 15 Design Review Board, at their meeting on March 21, 1996, voted unanimously to recommend approval of the Major Use Permit Modification (6-0-0).

DEPARTMENT REASONS FOR RECOMMENDATION:

1. The project as proposed is consistent with the General Plan and Bonsall Community Plan because the (17) Estate Residential Designation provides for minor agricultural and low density residential uses.
2. The project as proposed is consistent with existing zoning because the wireless communication facility is an allowed use subject to obtaining a Major Use Permit Modification in the RR.5 Rural Residential Use Regulations.
3. The project as proposed does comply with all required findings of a Major Use Permit pursuant to Section 7358 of The Zoning Ordinance as described and incorporated in the attached Form of Decision.

P84-103W²

-3-

August 30, 1996

4. The project as proposed does comply with the California Environmental Quality Act and State and County Guidelines because a Negative Declaration, date July 16, 1996, EAD Log No. 84-2-72, was prepared and advertised.
5. The Bonsall Sponsor Group, at their regular meeting on May 7, 1996, voted unanimously to recommend approval of the Major Use Permit Modification P84-103W².
6. The Interstate 15 Design Review Board, at their regular meeting on March 21, 1996, voted to recommend approval of the Major Use Permit Modification.

BOARD POLICY APPLICABLE:	CONCURRENCES:
APPROVED BY COUNTY COUNSEL AS TO LEGALITY:	

DEPARTMENT AUTHORIZED REPRESENTATIVE
GARY L. PRYOR, DIRECTOR

CONTACT PERSON

MAXX STALHEIM

(0650)

694-3704

ATTACHMENTS

Attachment A - Planning Documentation
Attachment B - Environmental Documentation
Attachment C - Public Documentation

cc: Martin Zuanich, 30012 Highway 395, Escondido, CA 92026
Kirk Dakan, Pacific Bell Mobile Services, 9610 Granite Ridge Drive,
Suite A, San Diego, CA 92123
The Stichler Design Group, Inc., 9655 Granite Ridge Drive, Suite 400, San
Diego, CA 92123
Department of Environmental Health, M.S. 0564
Department of Public Works, M.S. 0336
Distribution List (see Public Review Release Form)
Maxx Stalheim, Project Planner, Department of Planning and Land Use,
M.S. 0650
David Strickland, Project Analyst, Department of Planning and Land Use,
M.S. 0650
Project Processing, Department of Planning and Land Use, M.S. 0650

PC\08-30\P84103.LTR;dld

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

**FOR PURPOSES OF CONSIDERATION OF
All Seasons RV Park Wireless Telecommunication Facility
Major Use Permit Modification
PDS2021-MUP-84-103W4, PDS2021-ER-84-02-072D October 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
☒

Discussion:

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

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

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

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

The project will not use water and the parcel obtains its water supply from the Valley Center Municipal Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

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

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

Discussion:

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

The project footprint is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the RPO.

Steep Slopes:

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

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife

corridor. No sensitive habitat lands were identified within the project footprint; therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project footprint does not contain any archaeological resources. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES
☒

NO
☐

NOT APPLICABLE
☐

Discussion:

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

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.

Staff has reviewed the plot plans and information provided and has determined it to be adequate as it relates to County Noise Standards conformance. The project consists of modification to an existing wireless communication facility. The project site as well as surrounding parcels to the east, west, and south are zoned Rural Residential, which is subject to the most restrictive one-hour sound level requirement of 45 dBA at the project property line. The parcel is surrounded by Interstate 15 and Highway 395. The proposal does not involve the installation of substantial noise generating equipment. The project does not propose any new generator units. Therefore, the project as design would demonstrate compliance with County noise standards. The project is not anticipated to exceed the sound level requirements pursuant to County Noise Ordinance, Section 36.404.

Based on the information above, no additional noise information and/or noise mitigation is required at this time. However, if any changes to the ground-level equipment or a generator is added during a revision, additional noise review would be required.

1 - 99
NOTICE OF DETERMINATION

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

FROM: County of San Diego
Planning & Development Services, M.S. 0650
Attn: Project Planning Section Secretary
5510 Overland Avenue, Suite 110
San Diego, CA 92123

☐ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812

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

Project Name and Number(s): All Seasons RV Park Wireless Telecommunication Facility Major Use Permit Modification; PDS2021-MUP-84-103W4, PDS2021-ER-84-02-072D.

Project Location: 30006 Old Highway 395 Escondido, CA 92026 in the Bonsall Community Plan Area area, within unincorporated San Diego County. APN: 127-522-01-00.

Project Applicant: Crown Castle on behalf of T-Mobile; 200 Spectrum Center Drive, Suite 1700 & 1800, Irvine, CA 92618

Project Description: The project is a Major Use Permit Modification (MUP Modification) to revise, operate, and maintain an existing wireless telecommunication facility. The project consists of removing and replacing antennas and remote radio units and converting the existing 20-foot-tall monopole into a 22-foot-6-inch faux tree. Ancillary equipment located within the existing enclosure, is also proposed to be removed and replaced. The existing enclosure will be painted to match the existing surroundings. The project site is subject to the General Plan Regional Category Village and Land Use Designation Village Residential (VR-2). The existing wireless telecommunication facility is required to be brought into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991, which this MUP Modification seeks to accomplish. The wireless telecommunication facility is defined as a high visibility facility and will have a term limit of 15 years pursuant to Section 6985(C)(11) of the Zoning Ordinance.

Agency Approving Project: County of San Diego
County Contact Person: Alexandro Barrenechea
Date Form Completed: 10/21/22

Phone Number: 619-323-8709

This is to advise that the County of San Diego Planning Commission has approved the above described project on October 21, 2022 and has made the following determinations:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
☐ A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.
☒ An Addendum to a previously certified Environmental Impact Report, or to a previously adopted Negative Declaration or Mitigated Negative Declaration, was prepared and considered for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Project status under Fish and Wildlife Code Section 711.4 (Department of Fish and Wildlife Fees):

- ☐ Certificate of Fee Exemption (attached)
☒ Proof of Payment of Fees (attached)

Fish and Wildlife Code Section 711.4 compliance for the subject project is covered by a previous payment of fees associated with the environmental review conducted for P84-103W2; Log No. 84-2-72

The Environmental Impact Report or Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Planning & Development Services, Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California.

Date received for filing and posting at OPR: _____

Signature: _____ Telephone: (619) 323-8709

Name (Print): Alexandro Barrenechea Title: Jr. Planner

This notice must be filed with the Recorder/County Clerk within five working days 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 15075 or 15094.

Attachment D – Environmental Findings

**ALL SEASONS RV PARK WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT MODIFICATION
PDS2021-MUP-84-103W4
ENVIRONMENTAL LOG NO. PDS2021-ER-84-02-072D**

ENVIRONMENTAL FINDINGS

October 21, 2022

1. Find that the Mitigated Negative Declaration on file with Planning & Development Services as Environmental Review Number Log No. 84-02-72 was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein and the Addendum thereto dated October 21, 2022 on file with DPLU as Environmental Review Number PDS2021-ER-84-02-072D prior to approving the project; and
2. Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted Mitigated Negative Declaration dated July 3, 1985, that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the Mitigated Negative Declaration was adopted as explained in the Environmental Review Update Checklist dated October 21, 2022.
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).
4. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).

Attachment E – Public Documentation



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

Record ID(s): PDS2021-MUP-84-103W4

Project Name: All Seasons RV Park

Project Manager: Jill Cleveland

Project Manager's Phone: 760-420-4833

Scope of Review:

Board Policy I-1 states; "groups may advise the appropriate boards and commissions on discretionary projects as well as on planning and land use matters important to the community." Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests that your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager at your earliest convenience.

Planning Group review and advisory vote:

- A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.
- B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be noticed when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.



**COMMUNITY PLANNING OR SPONSOR
GROUP PROJECT RECOMMENDATION**
ZONING DIVISION

Record ID(s): PDS2021-MUP-84-103W4

Project Name: All Season RV Park

Planning/Sponsor Group: Bonsall Community Sponsor Group

Results of Planning/Sponsor Group Review

Meeting Date: December 7, 2021

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

After reviewing the photosims provided to PDS dated 7/23/21, the Bonsall Community
Sponsor Group unanimously preferred the faux shrub screening.

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: 5 Yes 0 No 0 Abstain 0 Vacant / Absent

C. Recommended conditions of approval:

The Bonsall Community Sponsor Group approves the project with the recommendation
that faux shrub screening be included as shown in the proposed photosims.

Reported by: Dawn Apsley Position: Secretary Date: 12/08/2021

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

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



County of San Diego, Planning & Development Services
DESIGN REVIEW BOARD
PROJECT REVIEW
ZONING DIVISION

Record ID(s): PDS2021-MUP-84-103W4

Project Name: All Season RV Park (Cell Site)

Project Manager: Alexandro Barrenechea Phone: 619-323-8709

Scope of Review:

The Community Design Review Area Regulations (Sections 5750-5799 of the Zoning Ordinance) set forth the procedures and requirements for design review of structures proposed on certain designated properties (e.g. property with a "B" designator) in the County of San Diego. This review involves the evaluation of proposed Site Plans for conformance with adopted standards and guidelines. Section 5799 describes the scope of review to be conducted by Design Review Boards as follows:

The Design Review Board shall advise the Director as to the site plan's conformance with the Community's Design Guidelines Manual. The Review Board's evaluation shall be limited to the design guidelines set forth in the manual, and the Review Board shall cite the specific guideline(s) in instances where a project may be inconsistent with the adopted design manual. [Note: Along U.S. Hwy 15, refer to the "I-15 Scenic Corridor Scenic Preservation Guidelines."]

Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests that your Board evaluate and provide comment on the project's conformance with the applicable Community Design Guidelines Manual in the following areas:

<ul style="list-style-type: none"> • Building height and number of stories • Parking and circulation • Site lighting requirements • Landscape standards 	<ul style="list-style-type: none"> • Architectural character • Preservation of natural features • Signage • Other standards as may apply
---	--

Timing of Design Review Board review and advisory vote:

The Design Review Board (DRB) will receive the application materials from PDS shortly after application submittal. The project should be scheduled for review and comment at the next DRB meeting. The DRB should provide comments on design issues to the PDS Project Manager at your earliest convenience.

Note that should the proposed project be substantially revised, the modified plans will be forwarded to the DRB for further review and a subsequent advisory vote.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the DRB Chair should notify the project applicant's point of contact at least two weeks in advance of the date and time of the scheduled meeting.

Recommendations on the reverse side.



County of San Diego, Planning & Development Services

DESIGN REVIEW BOARD
PROJECT RECOMMENDATION
ZONING DIVISION
Record ID(s): PDS2021-MUP-84-103W4Project Name: All Season RV Park (Cell Site)**Results of Design Review Board Review**Design Review Board: I-15 Corridor Design Review Board Meeting Date: 09/14/2022

A. Comments made by the DRB on the proposed project. Reference the applicable section of the Community Design Review Guidelines.

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 specific recommendations
☐ Approve with recommended conditions
☐ Deny (DRB should provide comments)
☐ Waive site plan review

VOTE: 4 Yes 0 No 0 Abstain 1 Vacant/Absent

C. Recommended conditions of approval:

Reported by: Delores Chavez Harmes Position: Chair Date: 09/15/2022Please email recommendations to: CommunityGroups.LUEG@sdcounty.ca.gov

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



County of San Diego, Planning & Development Services
DESIGN REVIEW BOARD
PROJECT REVIEW
ZONING DIVISION

Record ID(s): PDS2021-MUP-84-103W4

Project Name: All Seasons RV Park

Project Manager: Jill Cleveland Phone: 760-420-4833

Scope of Review:

The Community Design Review Area Regulations (Sections 5750-5799 of the Zoning Ordinance) set forth the procedures and requirements for design review of structures proposed on certain designated properties (e.g. property with a "B" designator) in the County of San Diego. This review involves the evaluation of proposed Site Plans for conformance with adopted standards and guidelines. Section 5799 describes the scope of review to be conducted by Design Review Boards as follows:

The Design Review Board shall advise the Director as to the site plan's conformance with the Community's Design Guidelines Manual. The Review Board's evaluation shall be limited to the design guidelines set forth in the manual, and the Review Board shall cite the specific guideline(s) in instances where a project may be inconsistent with the adopted design manual. [Note: Along U.S. Hwy 15, refer to the "I-15 Scenic Corridor Scenic Preservation Guidelines."]

Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests that your Board evaluate and provide comment on the project's conformance with the applicable Community Design Guidelines Manual in the following areas:

<ul style="list-style-type: none"> • Building height and number of stories • Parking and circulation • Site lighting requirements • Landscape standards 	<ul style="list-style-type: none"> • Architectural character • Preservation of natural features • Signage • Other standards as may apply
---	--

Timing of Design Review Board review and advisory vote:

The Design Review Board (DRB) will receive the application materials from PDS shortly after application submittal. The project should be scheduled for review and comment at the next DRB meeting. The DRB should provide comments on design issues to the PDS Project Manager at your earliest convenience.

Note that should the proposed project be substantially revised, the modified plans will be forwarded to the DRB for further review and a subsequent advisory vote.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the DRB Chair should notify the project applicant's point of contact at least two weeks in advance of the date and time of the scheduled meeting.

Recommendations on the reverse side.



County of San Diego, Planning & Development Services

**DESIGN REVIEW BOARD
PROJECT RECOMMENDATION
ZONING DIVISION**
Record ID(s): PDS2021-MUP-84-103W4Project Name: All Seasons RV Park
Results of Design Review Board Review
Design Review Board: Bonsall Meeting Date: Dec. 7, 2021
A. Comments made by the DRB on the proposed project. Reference the applicable section of the Community Design Review Guidelines.

The Bonsall Design Review Board liked the faux shrub screening in the photosims provided to PDS on 7/23/21.

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 specific recommendations
☒ Approve with recommended conditions
☐ Deny (DRB should provide comments)
☐ Waive site plan review

VOTE: 5 Yes 0 No 0 Abstain 0 Vacant/Absent

C. Recommended conditions of approval:

The Bonsall Design Review Board would like faux shrub screening included in the the T-Mobile monopole project as shown in the 7/23/21 photosims provided to PDS.

Reported by: Dawn Apsley Position: Secretary Date: 12/8/2021Please email recommendations to: CommunityGroups.LUEG@sdcounty.ca.gov

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

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

**CCI ALL SEASONS RV PARK
30012 OLD HIGHWAY 395, ESCONDIDO
ALTERNATE SITE ANALYSIS**

SITE SELECTION/PREFERRED SITES PER SECTION 6986

The proposed modification to the existing site is zoned RR (Rural Residential) in the County Zoning Ordinance Section 6986A.1.(a). The proposed project includes modifying the existing Crown Castle managed wireless facility by redesigning the existing 20' monopole to replicate a 22'6" faux utility pole that will house two (2) panel antennas. The ground equipment changes will include relocating two (2) h-frame mounted RRU's to the faux utility pole. All equipment on the utility pole will be painted brown. T-Mobile is the tenant on the structure with two (2) existing ground mounted cabinets on a concrete pad. The project site is at a ground elevation of 515 feet above mean sea level (AMSL), facing I-15 and the remainder of the property to the east is occupied by an RV Park.

The location for the existing cell site was chosen because of the coverage afforded by its strategic location and lack of nearby obstructions to allow a signal to reach the geographical service area. It is needed for both coverage and capacity. Without this site, there would be little to no wireless coverage in the area. With the continued operation of this site, it also relieves some capacity off the adjacent sites, allowing them to work more optimally. The site needs to see enough of the terrain to the north and south along I-15, Gopher Canyon Road to the west and Circle R Drive and Old Castle Road to the East. The project location also provides the technical ability to control the frequencies of the site within a defined geographical area and provide connectivity to its neighboring sites in the local network.

Preferred Sites in the Geographical Service Area

There are no preferred sites in the geographical service area; most all zoning designations in the area are residential and agricultural. That, along with the freeway and mountainous terrain, limits the availability of viable locations. The surrounding properties are over 100' lower in elevation and don't allow for optimal coverage to intended coverage area.

For the operation of a wireless telecommunication facility, a property needs to have (at a minimum) viable access, a willing landlord, utilities, and the ability to reach the intended coverage area.

Water Tanks

There are no available water tanks in the search ring.

**SDC PDS RCVD 7-23-21
MUP84-103W4**

Utility Towers, Poles, traffic lights, street lights

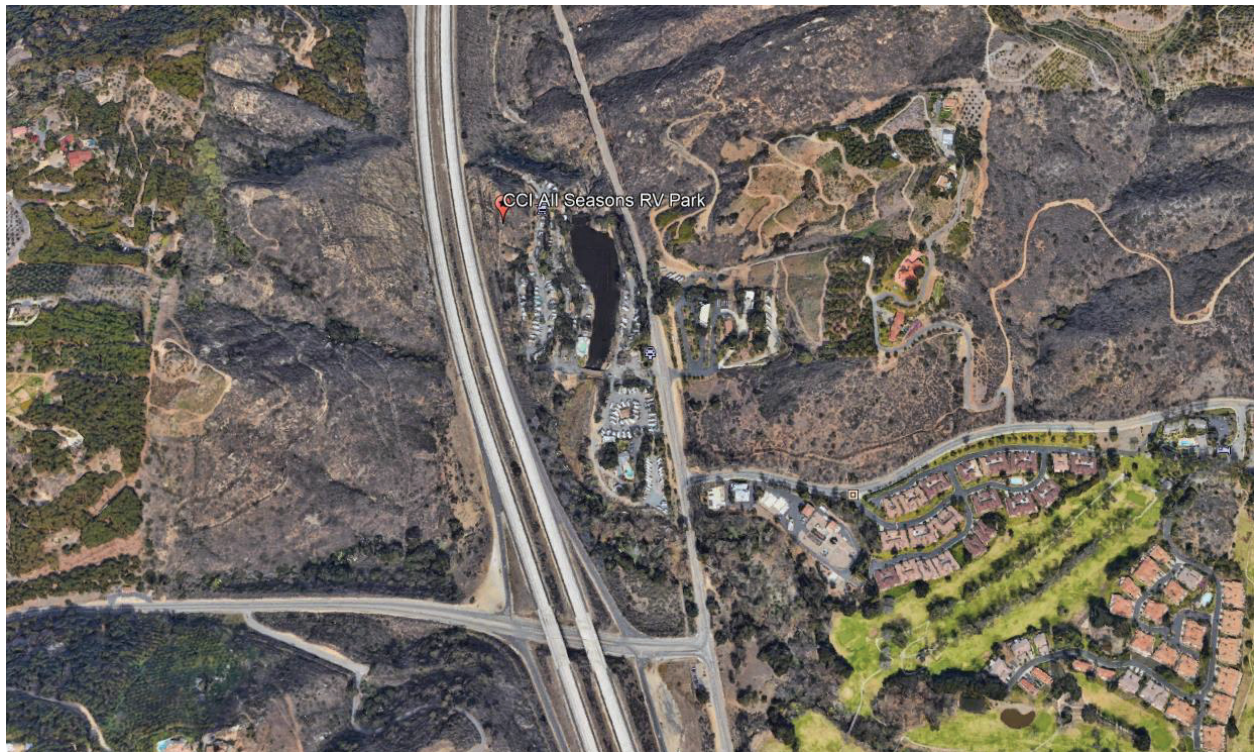
There are no utility towers in the area and the traffic/street lights are significantly lower in elevation.

Commercial and Industrial Building

There is a commercial zoned property to the east, however, it is much further from I-15 and does not meet the intended coverage area. The commercial and industrial uses to the north of this site are significantly lower in elevation and will not meet the coverage objectives.

County or Other Government Facilities

The Deer Springs Fire Protection District and Lower Moosa Canyon Water Reclamation Facility are located along Circle R Road, however, are lower in elevation and the hills to the west limit visibility to I-15 and would require a significantly higher structure. In addition, those properties don't see effectively to the north and south.



Aerial View of Site

EXISTING SITES WITHIN THE GEOGRAPHICAL SERVICE AREA

There appears to be other communication uses on this hilltop. There are no other existing sites within a one-half mile radius of this site. The terrain limits looking for any alternative site.

ZONING ORDINANCE

The submitted application is in accordance with the amortization requirements of the Zoning Ordinance, Section 6991, which is intended to visually improve existing wireless telecommunication facility infrastructure.

DRAFT FINDINGS

1. Harmony in scale, bulk, coverage and density. The proposed project is in harmony, scale and bulk with the surrounding area, as there are communication infrastructure of similar height on this property. By designing the existing structure as a faux utility, it blends into the hillside in scale and design. The existing equipment area is set back on the hill, out of view from the highway and limited view to the east due to terrain and vegetation.
2. Available public facilities, services and utilities. The property is located within the Deer Springs Fire Protection District and meets their guidelines for available service. Electrical and telephone services are available on-site. The subject property is connected by a paved driveway from Old Highway 395. Therefore, all public facilities, services and utilities are available and exist on the property.
3. The harmful effect, if any, upon desirable neighborhood character. The project would not adversely affect the neighborhood character because the project is designed to be camouflaged as a faux utility pole, is low in height and blends into the existing uses on the property.
4. The generation of traffic and the capacity and physical character of surrounding streets. The traffic generated from this proposed project is expected to average one to two maintenance trips per month and would utilize an existing driveway off Old Highway 395 and a walking path to the top of the hill.
5. The suitability of the site for the type and intensity of use or development which is proposed. The modification of the telecommunication facilities would not require significant alteration to the landform. The existing pole is being reconfigured in place within a disturbed area of the property. The project, as designed, would be camouflaged, not change the characteristics of the area and is suitable for this site, type and intensity of uses.
6. Project findings 1 through 5 and the project location will be consistent with the San Diego County General Plan.
7. The requirements of the CEQA have been complied with.

San Diego SD06112A

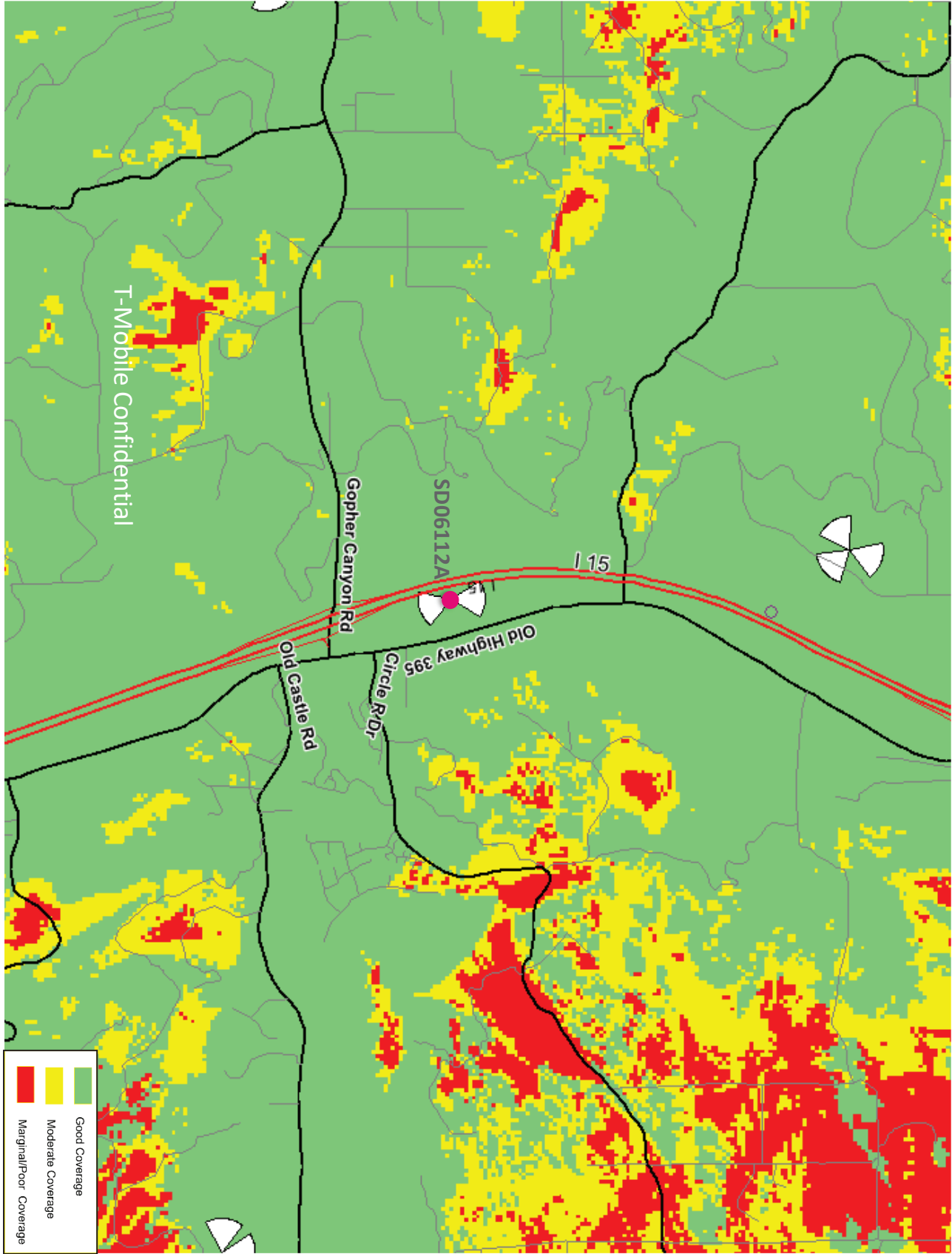
T-Mobile®

06/24/2021

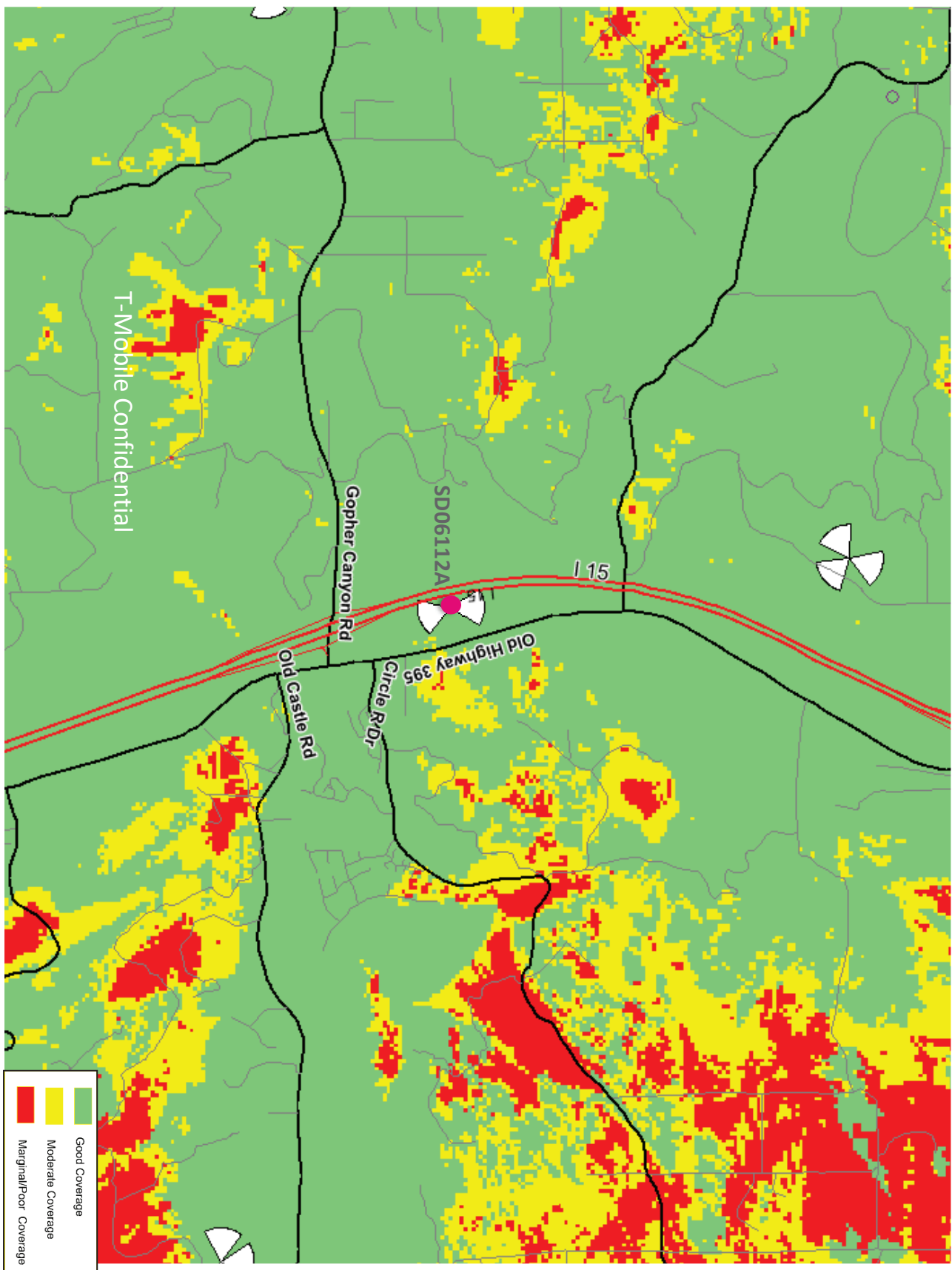
T-Mobile
Confidential

SDC PDS RCVD 7-23-21
MUP84-103W4

Coverage for SD06112A and Neighbor sites



Coverage for SD06112A Area minus SD06112A



EXISTING



All Seasons RV Park
30012 Old Highway 395
Escondido, CA 92026



1 - 116

Proposed antennas mounted to existing monopole with proposed faux shrub screening



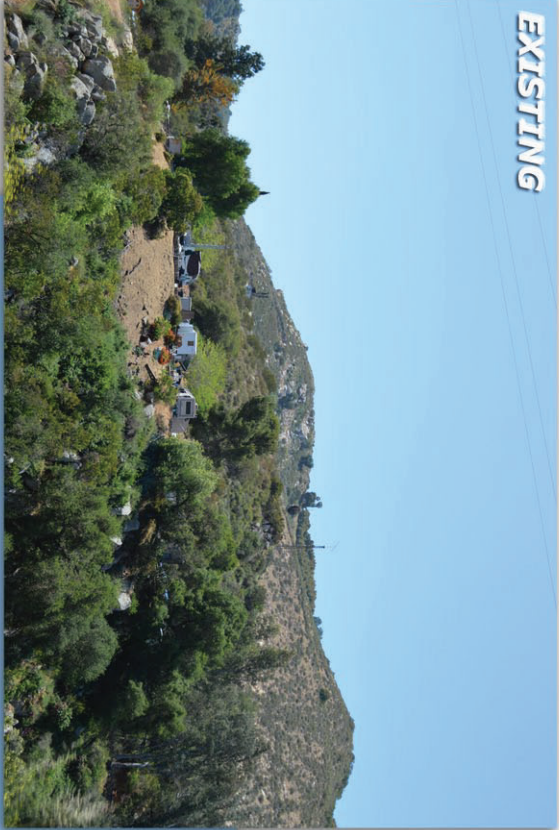
These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

5/6/2021

PROPOSED

Photosimulation of proposed telecommunications site: View looking East from I-15

EXISTING



All Seasons RV Park
30012 Old Highway 395
Escondido, CA 92026



Proposed antennas mounted to
existing monopole with proposed
faux shrub screening



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

EXISTING



Proposed antennas mounted to existing monopole with proposed faux shrub screening



PROPOSED

All Seasons RV Park
30012 Old Highway 395
Escondido, CA 92026



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-84-103W4

Assessor's Parcel Number(s) 127-522-01

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.

Crown Castle

T-Mobile

Tristar Investors LLC

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

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

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

Jill Cleveland, Plancom, agent

Signature of Applicant

Jill Cleveland

Print Name

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

**SDC PDS RCVD 7-23-21
MUP84-103W4**

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123

For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
<http://www.sdcounty.ca.gov/pds>

