



The County of San Diego

Planning Commission Hearing Report

Date:	January 19, 2024	Case/File No.:	ATC Rancho Santa Teresa Major Use Permit Modification; PDS2022-MUP-08-012W1; PDS2022-ER-08-09-003A
Place:	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	24709 Sutherland Drive, Ramona, CA 92065
Agenda Item:	#1	General Plan:	Rural Lands (RL-80)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	General Agriculture (A72)
Applicant/Owner:	Plancom Inc. on behalf of ATC / Daniel Macdonald	Community:	Ramona Community Plan Area
Environmental:	CEQA §15164 Addendum	APN:	246-061-23-00

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider a proposed Major Use Permit (MUP) Modification for the ATC Rancho Santa Teresa 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 original MUP (Record ID: PDS2008-3300-08-012) was approved on July 17, 2009, to construct, operate, and maintain a wireless telecommunication facility consisting of a 40-foot-tall mono-broadleaf with supporting equipment located within an 8-foot-tall concrete masonry enclosure. The Project, submitted March 2022, expired on July 17, 2019, in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. This MUP Modification (Record ID: PDS2022-MUP-08-012W1) is required to bring the existing wireless telecommunication facility into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991.

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

B. REQUESTED ACTIONS

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

1. 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.
2. Grant Major Use Permit Modification PDS2022-MUP-08-012W1, make the findings and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

On July 17, 2009, the Planning Commission approved a MUP (Record ID: PDS2008-3300-08-012) for the installation, operation, and maintenance of a wireless telecommunication facility consisting of twelve (12) antennas mounted on a 40-foot-tall mono-broadleaf tree. Associated equipment is located within an existing 8-foot-tall concrete masonry equipment enclosure.

On April 29, 2011, the Planning Commission approved a MUP (Record ID: PDS2010-3300-10-035) for the construction, operation, and maintenance of a second unmanned wireless telecommunication facility on the project site consisting of a 40-foot-tall mono-broadleaf tree with twelve-panel antennas, and associated equipment cabinets within an equipment shelter.

D. DEVELOPMENT PROPOSAL

1. Project Description

The Project, submitted March 2022, is a request for ATC (Applicant) to continue operating and maintaining an existing wireless telecommunication facility. The existing facility includes a 40-foot-tall mono-broadleaf tree with associated equipment is located within an existing 8-foot-tall concrete equipment enclosure. The applicant also proposes to modify the faux tree by removing the mono-broadleaf branches and leaves and replacing them with mono-pine branching and leaves. The applicant requests to remove the landscaping condition to screen the equipment enclosure from the original MUP. The facility expired on April 2, 2019, in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. As part of the amortization process, the facility is required to obtain a MUP Modification to bring the facility into conformance with the current requirements for Wireless Telecommunication Facilities within Sections 6980 through 6993 of the Zoning Ordinance. The applicant proposes to extend the term for the existing wireless facility for 15 years. The design of the wireless telecommunication facility was found to utilize the most current technology and will be granted an additional 15 years of operations before it needs to be re-evaluated against the technology available in the future. The 15.01-acre project site is located at 24709 Sutherland Drive in the Ramona Community Plan Area and is subject to the General Plan Designation Rural Lands (RL-80) and General Agriculture (A72) zone. The project site is currently developed with the existing telecommunication facility, an existing telecommunication facility for another carrier, and an existing single-family home.



Figure 1: View of the existing mono-broadleaf tree and equipment enclosure, looking west.



Figure 2: View of proposed 40-foot-tall mono-pine and equipment enclosure, looking west.

2. Subject Property and Surrounding Land Uses

The Project is located on a 15.01-acre parcel within the Ramona Community Plan Area (Figure 3). The project site is zoned General Agriculture (A72). The General Plan Regional Category is Rural, and the Land Use Designation is Rural Lands (RL-80). The site contains the existing telecommunication facility, an existing telecommunication facility for another carrier, and an existing single-family home. The subject property is surrounded by single-family residences as well as Sutherland Reservoir which is located to the northeast of the project site. The proposed facility would blend into the surroundings when viewed from the surrounding residences and Sutherland Dam Road, the nearest public road because the mono-pine tree and equipment shelter are screened by existing mature trees and an existing slope. The surrounding land uses can be categorized as Rural Residential, with residential uses. (Figures 3 and 4 and Table D-1).

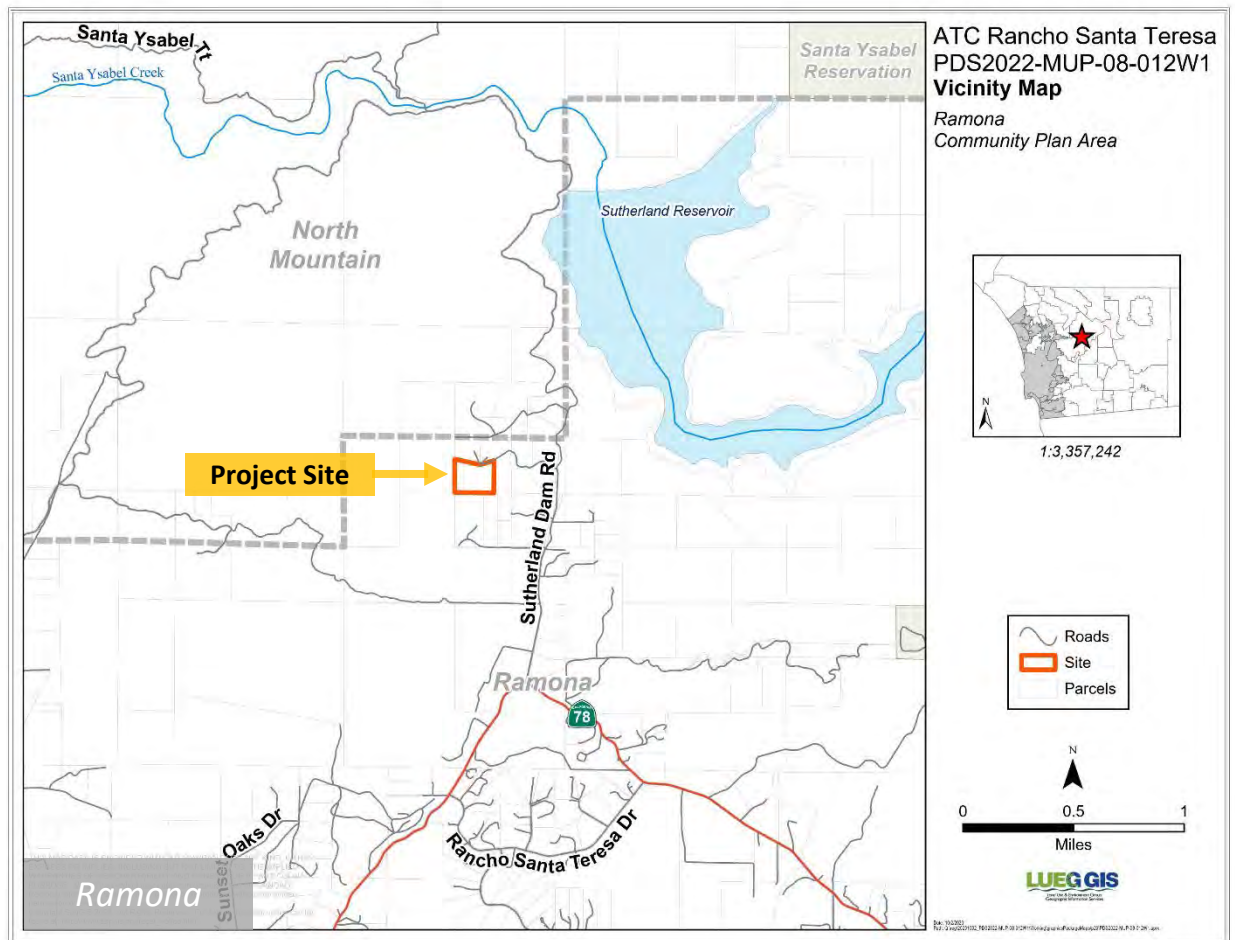


Figure 3: Vicinity map



Figure 4: Aerial photograph of the project site. The location of the existing facility is identified with a red star.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Rural Residential (RL-80)	General Agriculture (A72)	Sutherland Drive	Rural Residential
East	Rural Residential (RL-80)	General Agriculture (A72)	Sutherland Dam Road	Rural Residential
South	Rural Residential (RL-80)	General Agriculture (A72)	Sutherland Dam Road	Rural Residential
West	Rural Residential (RL-80)	General Agriculture (A72)	Sutherland Drive	Rural Residential

E. ANALYSIS AND DISCUSSION

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

1. Key Requirements for Requested Actions

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

2. Analysis

The Project is located in a non-preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a MUP Modification and amortization of the wireless facility for a 15-year period. If approved, this MUP Modification will set a new expiration of January 14, 2039, in accordance with the amortization schedule. Rebranching of the existing faux tree will extend over all equipment and provide adequate shielding from view. The proposed facility will continue to provide service coverage to the surrounding residential uses.

Amortization

The Project is subject to amortization because a faux tree is defined as a "high visibility" facility and the site is within a rural zone, 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 use permits are given a maximum term limit based on the valuation of the facility. This Project is considered a high-visibility structure and requires a MUP Modification to continue operation and maintenance and renew the facility's term limits. The Project subject to this MUP Modification is valued at approximately \$600,000 and will therefore have a maximum term of 15 years. 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 Project is located on an approximate 15.01-acre site. The 40-foot-tall mono-pine tree is designed to be compatible with the existing mature trees and vegetation. The camouflaged facility will blend in with the existing mature trees that surround the site and an existing slope. The branching will be changed from mono-broadleaf to mono-pine. There are existing pine trees in the area so the mono-

pine will be compatible with the surrounding area. The equipment shelter has been designed to be earth-toned and architecturally blend in with the existing environment. By blending in with the existing landscape of the surrounding environment, the facility is sited within a location that will not impact the surrounding community character.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. General Plan Policy COS 11.3 requires development within visually sensitive areas to minimize visual impacts and to preserve unique or special features. In addition, Policy LU 15.1 requires that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character. The wireless telecommunication facility is designed in a manner of appropriate scale and design that complements the natural landscape. The wireless telecommunication facility is located approximately 0.88 miles from State Route 78, a Scenic Highway as identified in the County's General Plan. Drivers utilizing these scenic highways do not have a view of the facility due to distance, intervening topography, and existing vegetation.

Furthermore, the facility will not have any adverse visual impacts on the surrounding community. The closest residential neighbor is approximately 500 feet south of the facility. The camouflaged antennas and equipment enclosure sufficiently blend in with the mature trees, vegetation, and rock outcroppings that surround the site. The facility will not be visible to nearby residents due to an existing slope and intervening topography. Therefore, the proposed wireless telecommunication facility will not stand out from the existing visual setting, will be compatible with the existing community character, and will not result in impacts to the natural environment or a scenic highway.

Landscaping

The original MUP included an approved conceptual landscape plan that is shown in Figure 5 below. The original MUP includes a condition that applies during the term of the MUP that all landscaping shall be adequately watered and well maintained at all times. The applicant requests to modify the original MUP to remove the landscaping condition. Due to the overall distance of the facility from access roads and residential uses, existing vegetation and natural landscape, and intervening topography, landscaping would not be necessary because the site will be sufficiently camouflaged from view with the rebranching of the mono-pine. The Form of Decision is found in Attachment B.

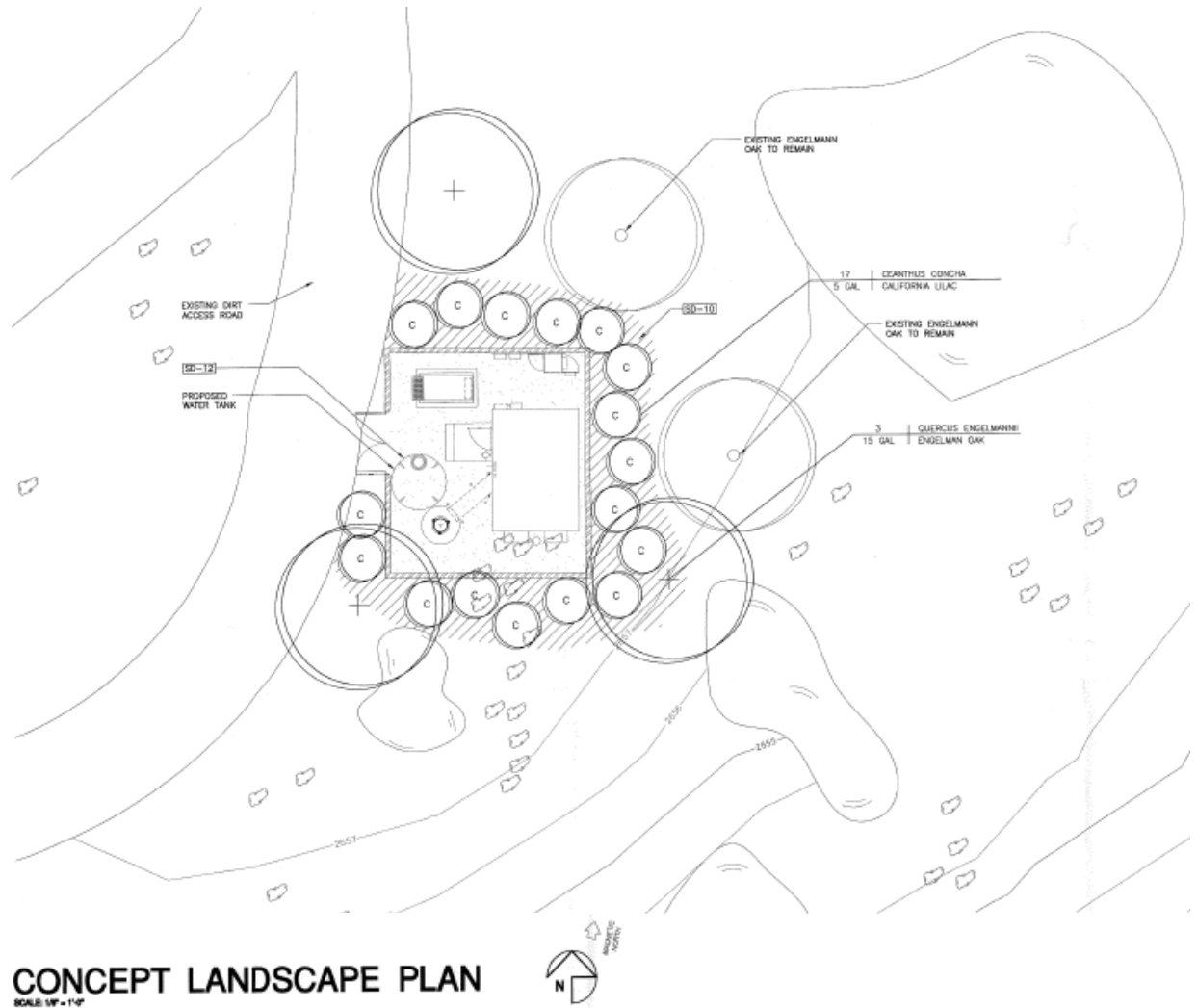


Figure 5: Approved Concept Landscape Plan for P08-012.

The closest scenic highway, State Route 78, is located 0.88 miles from the facility, and the closest public road, Sutherland Drive, is approximately 590 feet away from the facility. There are no views of the facility from State Route 78 due to the overall distance, intervening topography, and existing vegetation that blocks the facility from view, as shown in Figure 6. The facility is not visible from the existing single-family residence on site because the existing vegetation and natural landscape of the surrounding area sufficiently camouflage the facility from view. The facility is visible from Sutherland Dam Road, a public road, and the site will be camouflaged from view with the rebranching of the mono-pine, shown in Figure 7. The equipment enclosure and shelter are not visible from any public roads or State Route 78, therefore landscaping around the equipment enclosure is not necessary.



Figure 6: View of the existing facility from State Route 78, looking northwest. The facility would be camouflaged upon rebranching, and the equipment enclosure is not visible from the road.



Figure 7: View of the existing facility from Sutherland Dam Road, looking north. The facility would be camouflaged upon rebranching, and the equipment enclosure is not visible from the road.

Alternative Site Analysis

The Project currently provides cellular service to the surrounding residents, visitors, and motorists. The site is zoned General Agriculture (A72), a non-preferred zone for wireless facilities. Section 6986.C. of the Zoning Ordinance states that wireless facilities shall not be approved in non-preferred zones when siting in a preferred zone or preferred location is feasible unless the proposed site is preferable due to aesthetic and community character compatibility. The Applicant provided an Alternative Site Analysis (ASA) to demonstrate the feasibility of co-location opportunities on existing wireless telecommunication facilities in the Project vicinity. The Applicant demonstrated in the ASA that there are no existing sites within the vicinity of the project site that are suitable alternatives. There is another existing wireless carrier on the project site and co-location is not an option because that would increase the height of the facility beyond the existing 40 feet. Moving the facility would create a gap in area coverage (Figure 8). 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. 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 8). The 40-foot 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.

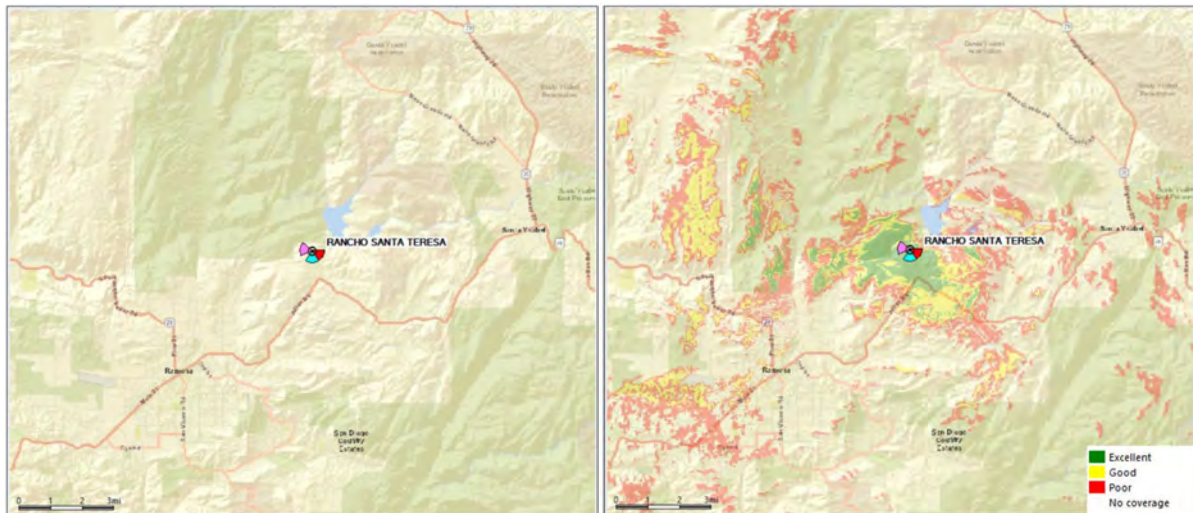


Figure 8: Coverage without Project (left) and coverage with Project (right).

3. General Plan Consistency

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

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
GOAL S-1 – Public Safety. Enhanced	The Project will continue to provide coverage

General Plan Policy	Explanation of Project Conformance
<p>public safety and the protection of public and private property.</p> <p>GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimize the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>throughout the area, which is essential in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by continuing to provide service and coverage in the area.</p>
<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.</p> <p>POLICY 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>The wireless telecommunication facility is approximately 0.88 miles from State Route 78, a Scenic Highway identified in the County of San Diego General Plan. However, the mono-pine tree will continue to be compatible with the natural features and community character within the project vicinity. Drivers utilizing State Route 78 have limited views of the facility due to distance and intervening topography and vegetation. The facility has been designed to be visually compatible with the community in order to prevent adverse impacts to scenic views and historic structures in the surrounding project area.</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 facility has been sited and designed to minimize visual impacts and be compatible with the existing development and community character. The proposed camouflaged antennas and equipment enclosure will continue to sufficiently blend in with the existing environment as trees are expected visual features in the landscape of the community.</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 facility is not available to provide co-location opportunities for other carriers because co-location would require the height of the facility to increase beyond the existing 40 feet.</p>

Table E-2: Ramona Community Plan Conformance

General Plan Policy	Explanation of Project Conformance
GOAL LU 1.1 The rural atmosphere of the Ramona community is preserved and enhanced while encouraging a balance of land uses that are compatible with a country lifestyle.	The facility will appear as a mature tree, which is consistent with the rural atmosphere and vegetation of Ramona.
POLICY COS 1.1.12 Discourage severe grading and encourage the preservation of native brush.	The facility is located on an existing site that has already been graded and no additional grading is proposed for the Project. The Project is consistent with this policy because no additional grading is proposed, thus preserving the native brush of the site.

4. Zoning Ordinance Consistency

a. Development Regulations

The Project complies with all applicable zoning requirements of the General Agriculture (A72) zone with the incorporation of conditions of approval (See Table E-3).

Table E-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A72	Yes, upon approval of a MUP Modification
Animal Regulation:	O	N/A
Density:	-	N/A
Lot Size:	8 AC	N/A
Building Type:	C	N/A
Maximum Floor Area:	-	N/A
Floor Area Ratio:	-	N/A
Height:	G	Yes, upon approval of a MUP Modification
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	A, POR S	Yes, upon approval of MUP Modification with Section 5100 Agricultural Preserve Findings and Section 5200 Site Plan Findings.

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 mono-pine tree is 40 feet in height. The design and height of the Project will be in conformance with the previously approved 40-foot height exception.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP Modification
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements for a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed location of the mono-pine tree and equipment enclosure are located outside all required setbacks including front, rear, and side yard setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 5100 of the Zoning Ordinance requires for any land subject to the "A" Special Area Designator, all uses subject to a Major Use Permit be approved only if a finding is made that the use complies with the provisions of Section 5110 for Agricultural Preserves.	The Project is not subject to a Williamson Act Contract and complies with all provisions of the California Land Conservation Act of 1965 and Ramona Agricultural Preserve No. 9 governing the project site. The proposed facility is compatible with the agriculture preserve because it will not increase vandalism, it will not cause damage to the property from pets, it will not lead to restrictions on agricultural operations because the facility is located outside any feasible agricultural lands.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP Modification with Agricultural Preserve Findings
Section 5200 of the Zoning Ordinance requires a Site Plan for any development in areas subject to the "S" Special Area Designator for Scenic Area Regulations.	The mono-pine tree is designed to complement the surrounding natural landscape to enhance the scenic resources present in the adjacent areas and the Site Plan requirements have been incorporated into this application.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP Modification with Site Plan Findings

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 E-4: 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 accessory equipment is enclosed by an 8-foot-tall CMU wall and includes an existing shelter that is 13 feet tall. The existing equipment shelter includes architectural elements to camouflage the accessory equipment. The equipment shelter is screened from private and public views by sloping terrain, mature vegetation, and overall distance from roadways.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP Modification
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The mono-pine tree and equipment enclosure are setback from the nearest residential property line by approximately 76 feet.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The mono-pine tree and equipment enclosure are located outside all required building setbacks including front, rear, and side yard.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	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 Section(s) 36.404.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a “high visibility” facility, depending on the valuation of the wireless facility.	The Project is considered a “high visibility” facility because the facility is a faux tree (mono-pine). High visibility facilities with a valuation of over \$500,000 are required by the Zoning Ordinance to have a maximum term of 15 years. Since the Project has a valuation of approximately \$600,000, the MUP Modification has been conditioned to have a maximum term of 15 years. This time may be extended for an additional period of time by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The proposed Project consists of a faux mono-pine tree and equipment enclosure that are designed to avoid adverse visual impacts. Motorists traveling along State Route 78 will not have a view of the facility due to the distance, existing vegetation, and intervening topography.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA. An Addendum dated January 19, 2024, to the previously adopted Mitigated Negative Declaration (MND) (Log No. 08-09-003) dated May 7, 2009, was prepared and is on file with Planning & Development Services. It has been determined that the Project, as designed, will not cause any significant impacts on the environment which requires mitigation measures that were not previously analyzed in the adopted MND.

F. COMMUNITY PLANNING GROUP RECOMMENDATION

On April 7, 2022, the Ramona Community Planning Group recommended approval of the Major Use Permit Modification by a vote of 13 yes, 0 no, 1 abstain, and 1 absent.

On September 7, 2023, the Ramona Community Planning Group reheard the project because the applicant requested removal of the landscape and maintenance condition from the original MUP. The CPG voted to recommend approval of the Major Use Permit Modification and the removal of the

landscape and maintenance condition from the original MUP by a vote of 9 yes, 2 no, 1 abstain, and 3 absent. However, after the vote, two members of the planning group asked to change their votes to no, and the motion failed by a vote of 7 yes, 4 no, 1 abstain, and 3 absent. The Ramona Community Planning Group Meeting Minutes from September 7, 2023, can be found in Attachment E.

G. PUBLIC INPUT

The Project was first submitted to PDS in March 2022. 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 1,500 feet of the project site until at least 100 different property owners were noticed. No records of written comments or phone calls were received from community members as a result of the public notices sent at the time of application. In addition, public notices for the Planning Commission hearing were sent to approximately 121 property owners within a radius of 9,000 feet from the project site.

H. 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 include a finding that the previously adopted MND is adequate with an Addendum.
2. Grant MUP Modification PDS2022-MUP-08-012W1, make the findings and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:

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Report Approved By:

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AUTHORIZED REPRESENTATIVE:

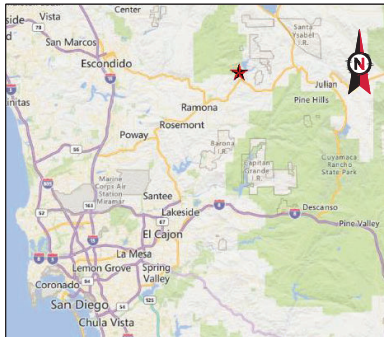


DAHVIA LYNCH, DIRECTOR

ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2022-MUP-08-012W1
- 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

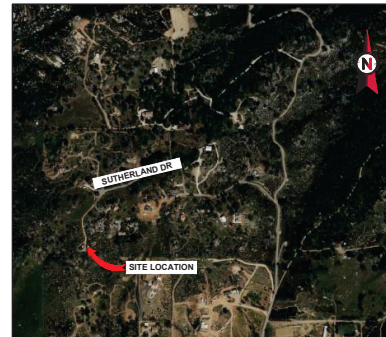
Attachment A – Planning Documentation



VICINITY MAP






SITE NAME: RANCHO SANTA TERESA-HWY 78 CA
SITE NUMBER: 411105
SITE ADDRESS: 24709 SUTHERLAND DRIVE
RAMONA, CA 92065

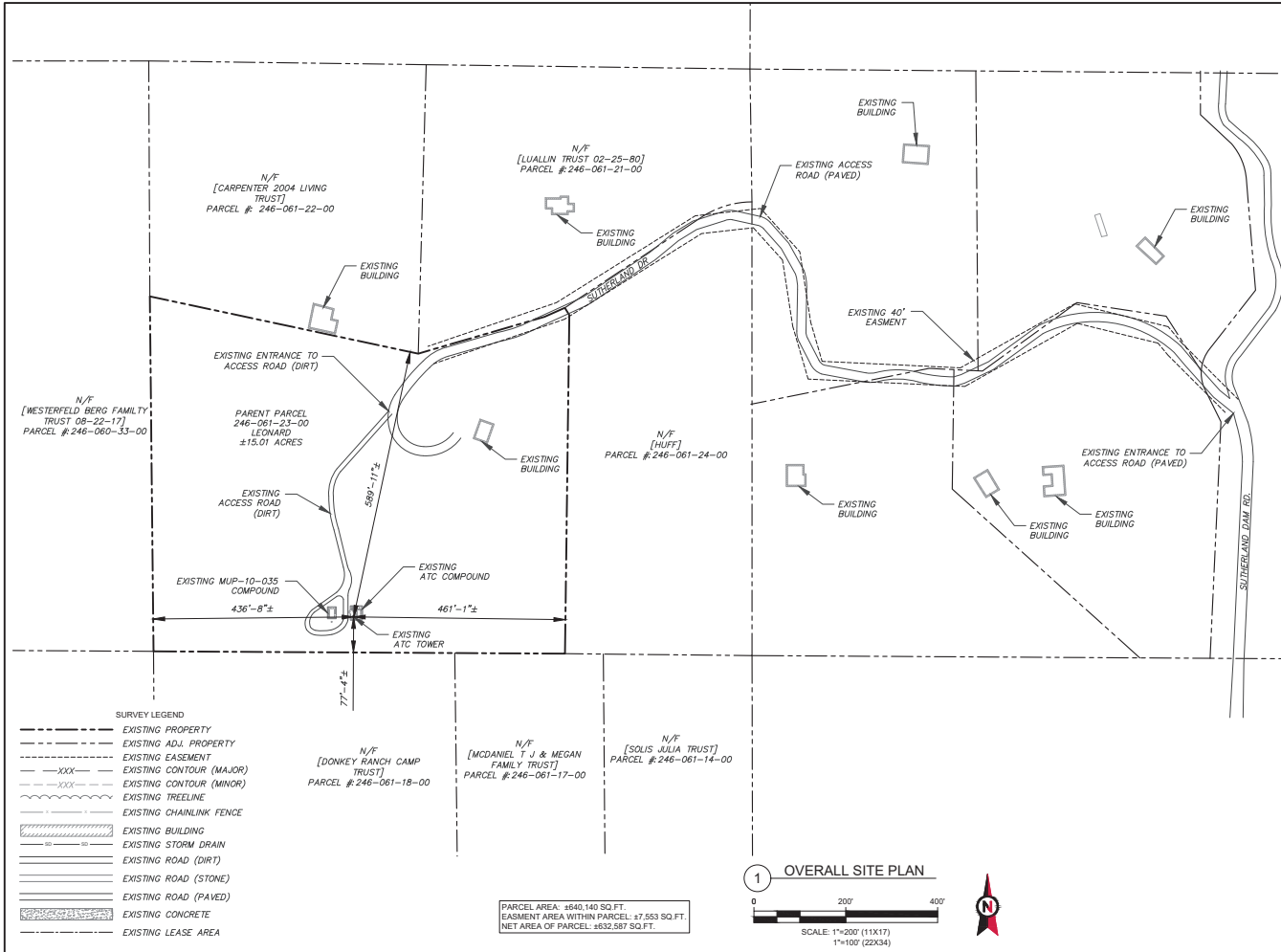


LOCATION MAP

CONDITIONAL USE PERMIT RENEWAL

COMPLIANCE CODE		PROJECT SUMMARY		PROJECT DESCRIPTION		SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. 2019 CALIFORNIA ADMINISTRATIVE CODE 2. 2019 CALIFORNIA BUILDING CODE 3. 2019 CALIFORNIA RESIDENTIAL CODE 4. 2019 CALIFORNIA ELECTRICAL CODE 5. 2019 CALIFORNIA PLUMBING CODE 6. 2019 CALIFORNIA ENERGY CODE 7. 2019 CALIFORNIA FIRE CODE 8. 2019 CALIFORNIA EXISTING BUILDING CODE 9. 2018 INTERNATIONAL BUILDING CODE (IBC) 10. NATIONAL ELECTRIC CODE (NEC) 11. LOCAL BUILDING CODE 12. CITY/COUNTY ORDINANCES		<u>SITE ADDRESS:</u> 24709 SUTHERLAND DRIVE RAMONA, CA 92065 COUNTY: SAN DIEGO		THIS SUBMITTAL IS FOR RE-PERMITTING WITH SAN DIEGO COUNTY. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS. CHANGES TO THE EXISTING TOWER INCLUDE THE ADDITION OF PINE BRANCHES.		SHEET NO.	DESCRIPTION:	REV.	DATE:	BY:
		<u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 33.09845596 LONGITUDE: -116.79599669 GROUND ELEVATION: 2663' AMSL		<u>PROJECT NOTES</u> 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 6. HANDICAP ACCESS IS NOT REQUIRED. 7. THE PROJECT DEPICTED IN THESE PLANS QUALIFIES AS AN ELIGIBLE FACILITIES REQUEST ENTITLED TO EXPEDITED REVIEW UNDER 47 U.S.C. § 1455(A) AS A MODIFICATION OF AN EXISTING WIRELESS TOWER THAT INVOLVES THE COLLOCATION, REMOVAL, AND/OR REPLACEMENT OF TRANSMISSION EQUIPMENT THAT IS NOT A SUBSTANTIAL CHANGE UNDER CFR § 1.61000 (B)(7).		C-001	TITLE SHEET	5	07/13/23	TJC
		C-101	OVERALL SITE PLAN			3	11/18/22	EB		
		C-102	DETAILED SITE PLAN			4	07/07/23	EB		
<div>UTILITY COMPANIES</div> <div>POWER COMPANY: SAN DIEGO GAS & ELECTRIC PHONE: (619) 234-6234</div> <div>TELEPHONE COMPANY: UNKNOWN PHONE: N/A</div> <div><div>Know what's below. Call before you dig.</div></div>		<u>ZONING INFORMATION:</u> JURISDICTION: COUNTY OF SAN DIEGO PARCEL NUMBER: 246-061-23-00		<u>PROJECT LOCATION DIRECTIONS</u> I-15 NORTH SCRIPPS POWAY PARKWAY - TURN RIGHT (EAST) GO TO THE END. HIGHWAY 67 - TURN LEFT (NORTH) GO APPROXIMATELY 17.2 MILES. SUTHERLAND DAM ROAD - TURN LEFT GO APPROXIMATELY 9 MILES SUTHERLAND DRIVE - TURN LEFT GO APPROXIMATELY 4 MILES ON THE MAIN ROAD TO 24709. APPROXIMATELY HALFWAY UP THE DRIVEWAY TO THE RESIDENCE TURN ONTO THE DIRT ON THE RIGHT AND FOLLOW THE DIRT ROAD DOWN TO THE SITE.		C-103	TOWER ELEVATION	5	07/13/23	TJC
		C-501	SIGNAGE			0	01/18/22	AT		
		<u>PROJECT TEAM</u> <u>TOWER OWNER:</u> ATC SEQUOIA LLC 10 PRESIDENTIAL WAY WOBBURN, MA 01801 <u>PROPERTY OWNER:</u> STEPHEN LEONARD & DANIEL MACDONALD 110 YORK MILLS ROAD TORONTO, CANADA, M2L 1K2 <u>ENGINEER:</u> ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 <u>AGENT:</u> BONNIE BELAIR ATTORNEY AMERICAN TOWER 10 PRESIDENTIAL WAY WOBBURN, MA 01801								

 AMERICAN TOWER ATC TOWER SERVICES, LLC 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 PHONE: (919) 466-0112	
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REV.	DESCRIPTION BY DATE
△	UPDT BRANCHING AB, 05/20/22
△	JDX COMMENTS AB, 09/14/22
△	REV PLOT PLAN & BRANCHES EB, 11/18/22
△	ADD PHOTOS & LANDSCAPING EB, 07/07/23
△	UPDATE NOTES TJC, 07/13/23
ATC SITE NUMBER: 411105	
ATC SITE NAME: RANCHO SANTA TERESA-HWY 78 CA	
SITE ADDRESS: 24709 SUTHERLAND DRIVE RAMONA, CA 92065	
SEAL: 	
Scott Fletcher Digitally signed by Scott Fletcher Date: 2023.07.18 14:06:12 -04'00'	
DATE DRAWN: 01/18/22	
ATC JOB NO.: 13754398_E1	
TITLE SHEET	
SHEET NUMBER: G-001	REVISION: 5



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

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REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	AT	01/18/22
2	JDX COMMENTS	AB	09/14/22
3	REV. PLOT PLAN & BRANCHES	EB	11/18/22

ATC SITE NUMBER:
411105

ATC SITE NAME:
RANCHO SANTA TERESA-HWY 78 CA

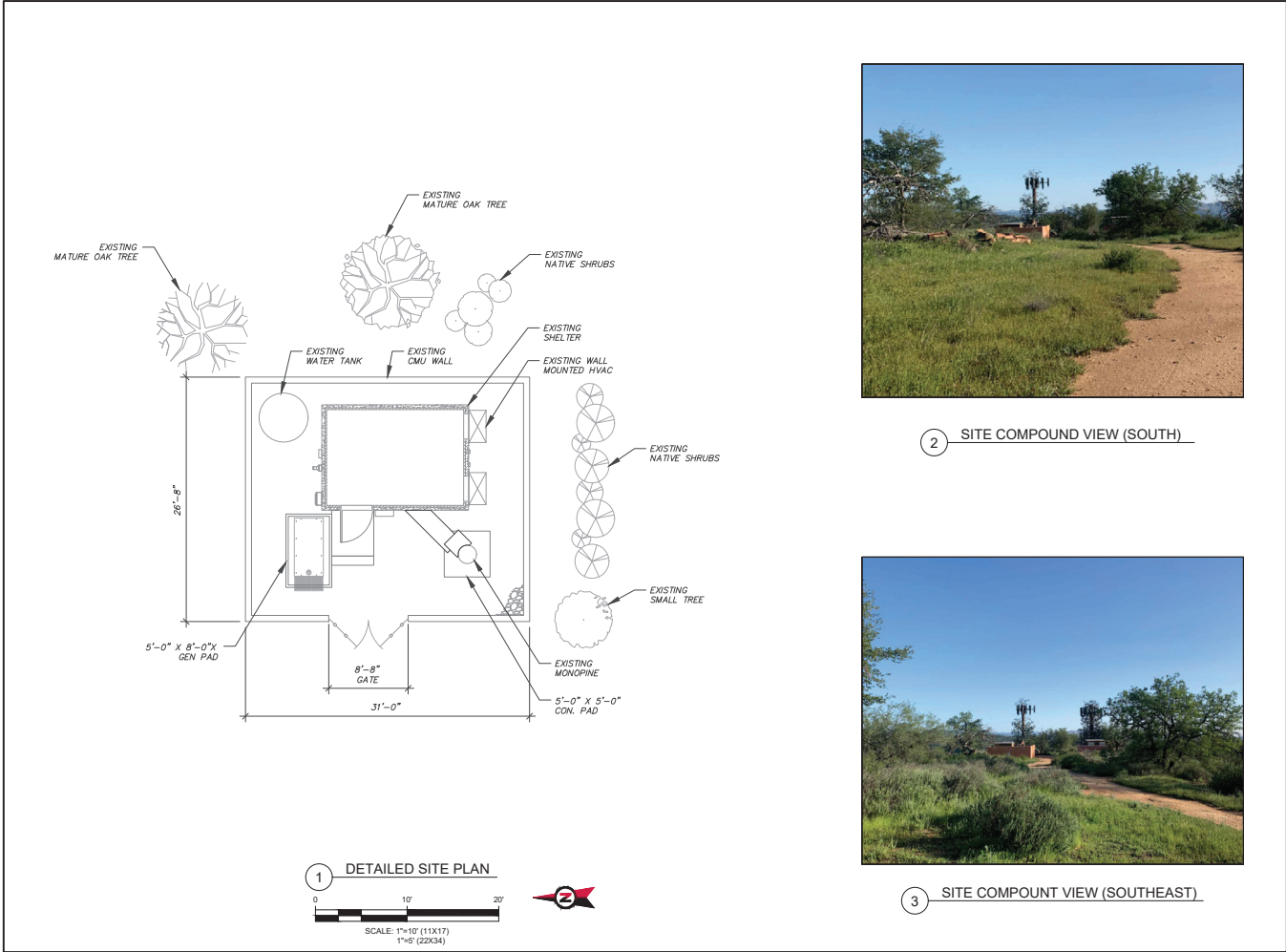
SITE ADDRESS:
24709 SUTHERLAND DRIVE
RAMONA, CA 92065

SEAL:

DATE DRAWN: 01/18/22
 ATC JOB NO.: 13754398_E1

OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
C-101	3



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

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REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	AT	01/18/22
△	UPDT BRANCHING	AB	05/20/22
△	REV PLOT PLAN & BRANCHES	EB	11/18/22
△	ADD PHOTOS & LANDSCAPING	EB	07/07/23
△			

ATC SITE NUMBER:
411105

ATC SITE NAME:
RANCHO SANTA TERESA-HWY 78 CA

SITE ADDRESS:
24709 SUTHERLAND DRIVE
RAMONA, CA 92065

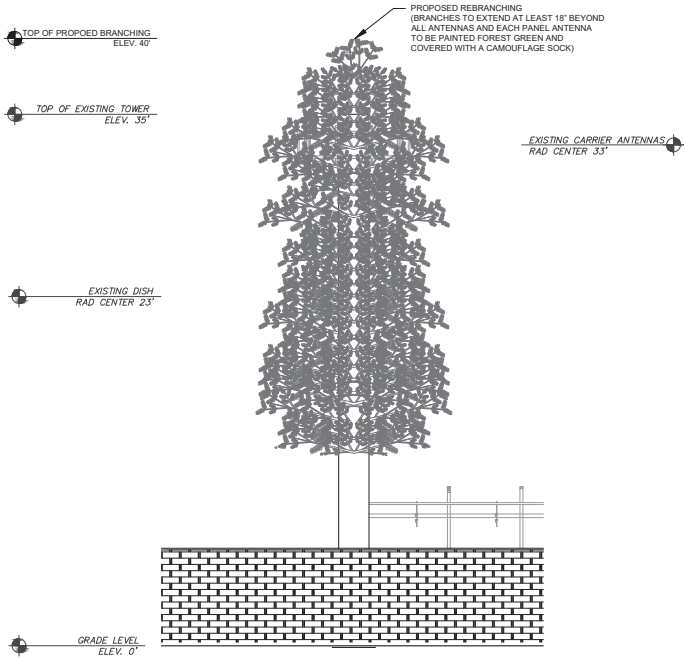
SEAL:

DATE DRAWN: 01/18/22

ATC JOB NO: 13754398_E1

DETAILED SITE PLAN

SHEET NUMBER:	REVISION:
C-102	4



1 TOWER ELEVATION
SCALE: NOT TO SCALE

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

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△	UPDATE NOTES	TJC	07/13/23

ATC SITE NUMBER:
411105

ATC SITE NAME:
RANCHO SANTA TERESA-HWY 78 CA

SITE ADDRESS:
24709 SUTHERLAND DRIVE
RAMONA, CA 92065

SEAL:

DATE DRAWN: 01/18/22
ATC JOB NO: 13754398_E1

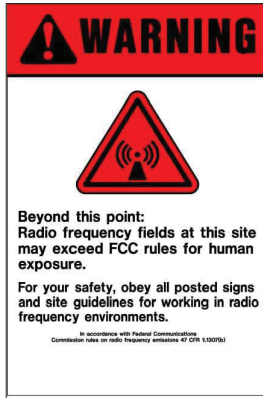
TOWER ELEVATION

SHEET NUMBER: C-103	REVISION: 5
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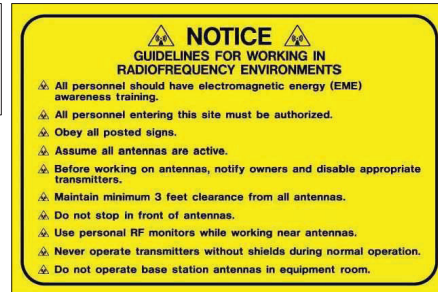
ATC CAUTION AND NO TRESPASSING SIGN



ATC RF WARNING AND FCC NUMBER SIGN



EXISTING SIGNAGE PHOTO



ATC RF PROGRAM NOTICE SIGN



ATC SITE SIGN

REPLACEMENT OF SIGNAGE:

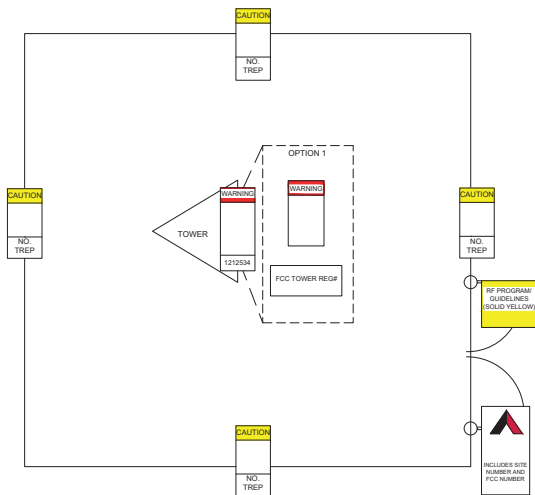
AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.

<p>AMERICAN TOWER ATC TOWER SERVICES, LLC 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 PHONE: (919) 468-0112</p>		
<p>THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.</p>		
REV.	DESCRIPTION	BY DATE
1	FOR CONSTRUCTION	AT, 01/18/22
2		
3		
4		
5		
<p>ATC SITE NUMBER: 411105</p> <p>RANCHO SANTA TERESA-HWY 78 CA</p> <p>SITE ADDRESS: 24709 SUTHERLAND DRIVE RAMONA, CA 92065</p>		
<p>SEAL:</p>		
<p>DATE DRAWN: 01/18/22</p> <p>ATC JOB NO.: 13754398_E1</p>		
<p>SIGNAGE</p>		
<p>SHEET NUMBER: C-501</p>		<p>REVISION: 0</p>

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.

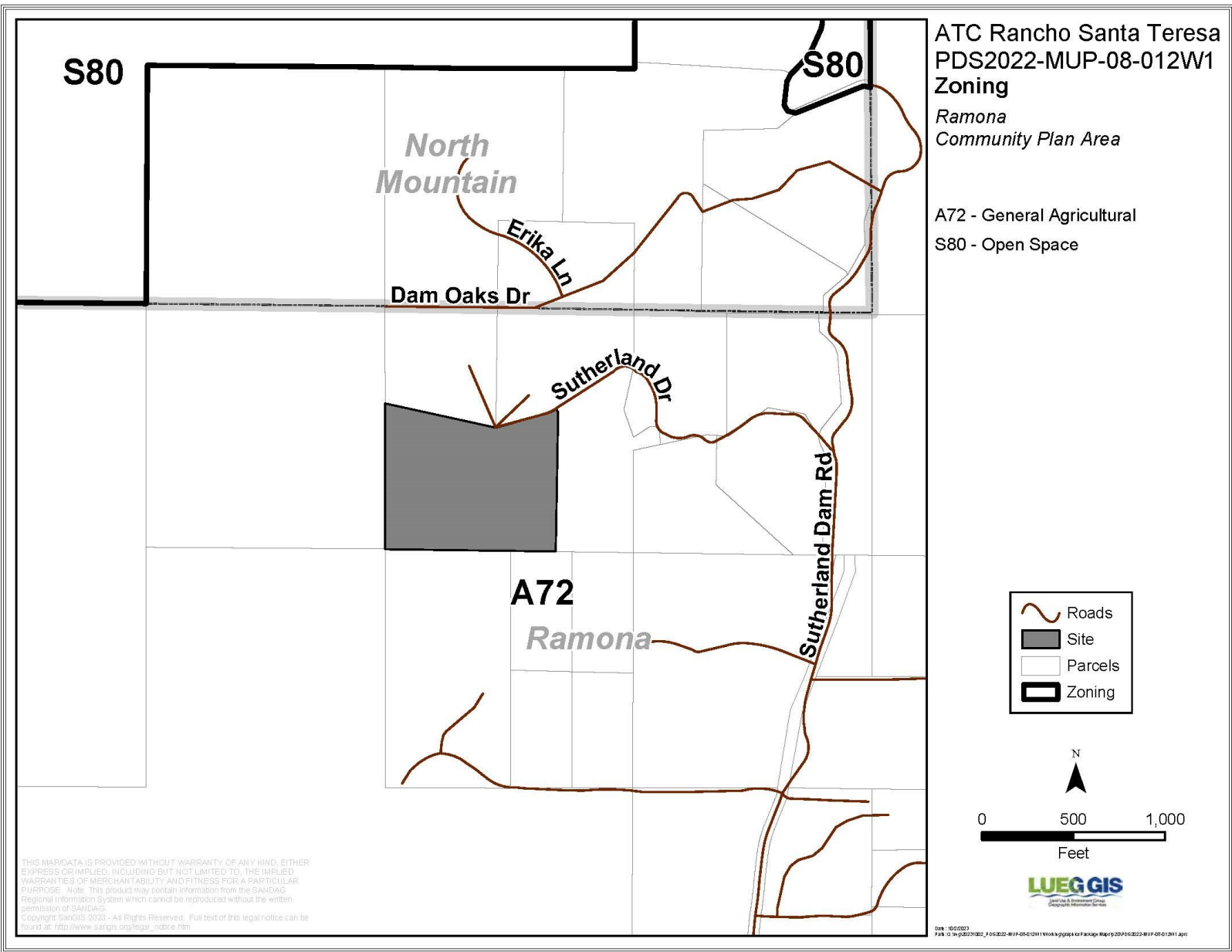


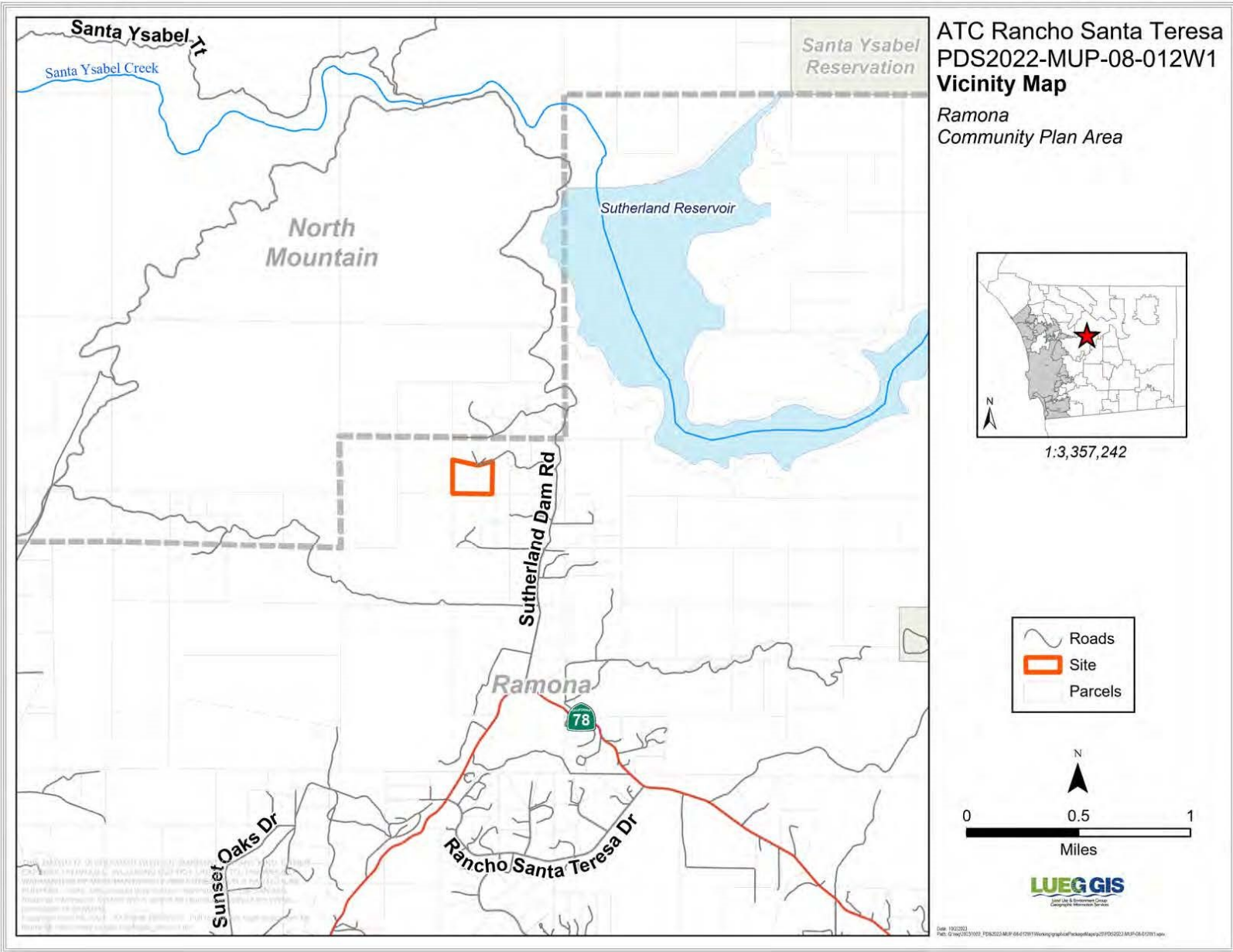
THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E. SHARPIE/PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.





ATC Rancho Santa Teresa
PDS2022-MUP-08-012W1

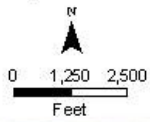
2 Mile Radius

Ramona Community Plan Area

Cell Site

Site

2 Mile Radius



LUEGGIS
 LAND USE & ENVIRONMENTAL GIS

*North
Mountain*

Ramona

78

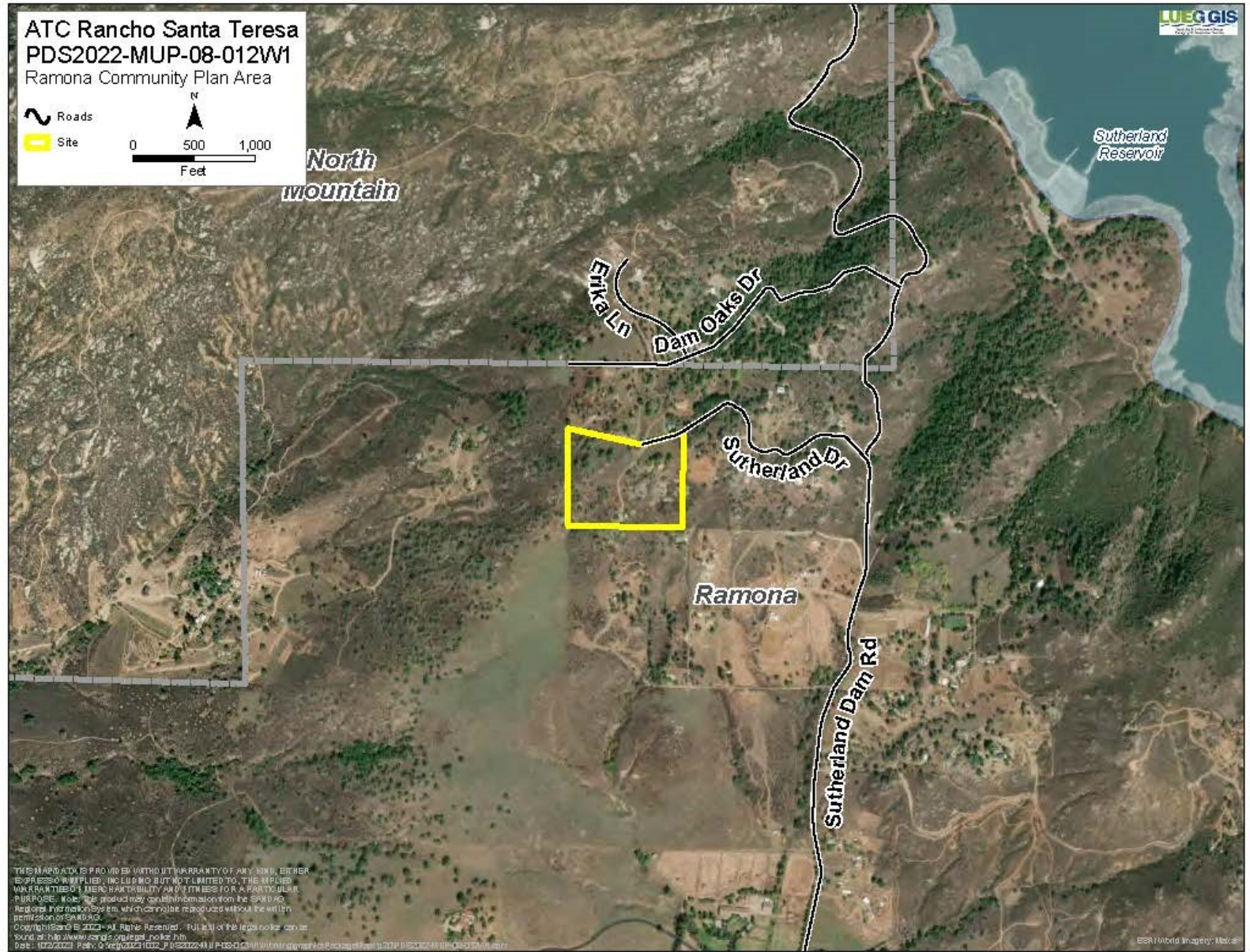
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 OR FROM THE USE OF THIS INFORMATION.

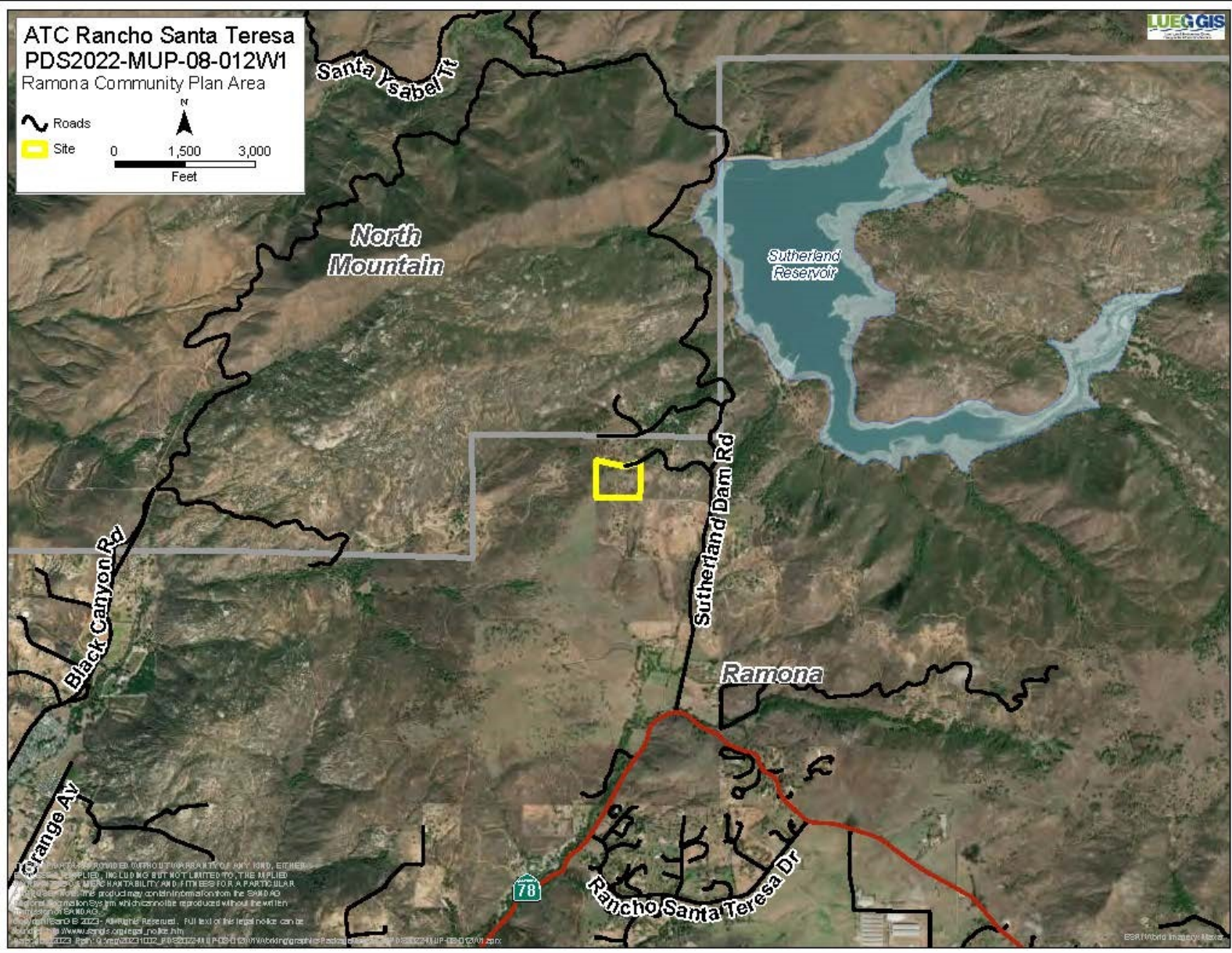
ESRI World Imagery: 10/2010



ATC Rancho Santa Teresa
PDS2022-MUP-08-012W1
 Ramona Community Plan Area

~ Roads
 Site
 0 500 1,000
 Feet





**Attachment B – Form of Decision
Approving PDS2022-MUP-08-012W1**



DAHVIA LYNCH
Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

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

COMMISSIONERS

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

January 19, 2024

PERMITTEE: PLANCOM INC. ON BEHALF OF ATC
MAJOR USE PERMIT: PDS2022-MUP-08-012W¹
E.R. NUMBER: PDS2022-ER-08-09-003A
PROPERTY: 24709 SUTHERLAND DRIVE, RAMONA, CA 92065
APN: 246-061-23-00

DECISION OF THE PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION (MUP-08-012)

GRANT, as per plot plan and elevations dated April 2, 2009, consisting often sheets, approved concurrently herewith, a Major Use Permit, pursuant to Section 6985, 6986, and 7358 of the Zoning Ordinance, to authorize the location and use of an unmanned wireless telecommunication facility for a period of ten years (End Date: July 17, 2019). The facility includes a 40-foot tall mono-broadleaf mounted with four antenna arrays with three panel antennas in each array; associated equipment enclosure; and additional landscaping. Pursuant to Section 6985A of the Zoning Ordinance, a Major Use Permit is required because the project site is located in an area zoned A72 (General Agricultural), is not located on a high voltage transmission tower, and is not covered by a Wireless Community Master Plan.

Also granted is a specific exception pursuant to Section 4620(g) of The Zoning Ordinance to allow a 40-foot mono-broadleaf where 35 feet is the maximum height allowed.

MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-08-012W1)

This Major Use Permit Modification for MUP-08-012 consists of five (5) sheets including plot plan and elevations dated July 13, 2023. This permit authorizes the renewal, continued use, maintenance, and rebranching from broadleaf to pine branching of a 40-foot-tall mono-pine. The associated equipment is located within an existing 13-foot-tall equipment shelter enclosed by an 8-foot-tall CMU block wall. This permit is pursuant to Section 6985, 6986 and 7385 of the Zoning Ordinance.

This permit also grants the removal of conditions B.7. and C.5. to MUP-08-012 to no longer require landscaping and maintenance of landscaping around the equipment enclosure, and photographic evidence that landscaping is installed and maintained.

Also granted is a specific exemption pursuant to Section 4620(g) of the Zoning

Ordinance for the 40-foot mono-pine where 35 is the maximum height allowed.

The wireless telecommunication facility is considered “high visibility” and is located within a “rural 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 January 19, 2039). This may be extended for an additional period of time through a modification of the Major Use Permit if it is found that no other 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 January 19, 2026, at 4:00 pm (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 of this Major Use Permit Modification has commenced prior to said expiration date.

CONDITIONS FOR ORIGINAL MAJOR USE PERMIT (MUP-08-012)

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

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.

- A. Prior to obtaining any building or other permit pursuant to this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:
1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works:
 2. Obtain a grading permit prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of Section 87.201 of the County Code.
 3. Have a Registered Civil Engineer, a Registered Traffic Engineer, or a Licensed Land Surveyor provide a certified statement that physically, there is a minimum unobstructed sight distance in both directions along Sutherland Dam Road from the private easement road, based on actual measured site distance and prevailing traffic speeds, per the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards (approved July 14, 1999), or to the satisfaction of the Director of Public Works. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further clarify that said lines of sight fall within the existing right-of-way and a clear space easement is not required.

4. Pay the Transportation Impact Fee (TIF) in accordance with County Ordinance No. 9712.
5. Provide evidence to the satisfaction of the Director of Planning and Land that 0.9 acres of Engelmann Oak Woodland habitat credit has been secured in the Daley Ranch Conservation Bank or a mitigation bank approved by the California Department of Fish & Game, located in the central foothills ecoregion. Evidence of purchase shall include the following information to be provided by the mitigation bank:
[DPLU, FEE X2]
 - a. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 - b. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 - c. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
 - d. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

-OR-

Provide for the conservation and habitat management of a minimum of 0.9 acres of Engelmann oak woodland habitat located in the Central Foothills ecoregion. A Resource Management Plan (RMP) for the Engelmann oak woodland habitat must be submitted and approved by the Director of the Department of Planning and Land Use. The plan shall be prepared and approved pursuant to the County of San Diego Biological

Report Format and Requirement Guidelines. An open space easement over the acquired habitat must be dedicated to the County of San Diego prior to or immediately following the approval of the RMP. Alternatively, proof that a federal, state or local government agency with the primary mission of resource management has taken fee title to the land will be accepted in lieu of an easement.

6. The applicant shall implement the following relating to the grading monitoring program, to mitigate potential impacts to undiscovered buried archaeological resources on the project site. The following conditions shall be implemented to the satisfaction of the Director of the Department of Planning and Land Use: **[DPLU, FEE X2]**
 - a. Provide evidence that a County approved archaeologist ("Project Archaeologist") has been contracted to implement a grading

monitoring and potential data recovery program which complies with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements, to the satisfaction of the Director of Planning and Land Use. Also, provide evidence that a Native American Monitor has been contracted to monitor grading, or evidence that no Native American Monitor was available, in which case the Project Archaeologist shall perform that function.

- b. The Contract shall include a cost estimate of the required monitoring; this estimate shall be submitted to the Director of Public Works and included in the Bond Cost Estimate for the required Grading.
- c. Prior to the commencement of any grading/trenching and/or clearing in association with this Major Use Permit, temporary orange construction fencing shall be placed to protect archaeological site CA-SDI-19061, from inadvertent disturbance. Temporary fencing is required in all locations of the project where proposed grading or clearing is within 100 feet of archaeological site CA-SDI-19061. The temporary fencing shall be removed after the conclusion of such activity.
- d. The County approved Project Archaeologist, Native American Monitor, and the DPLU Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the monitoring program.
[DPLU, FEE]
- e. The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements.
- f. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist.
- g. In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially

significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the DPLU Staff Archaeologist. The Project Archaeologist, in consultation with the Staff Archaeologist, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the Staff Archaeologist has concurred with the evaluation. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods.

- h. If any human bones are discovered, the Project Archaeologist shall contact the County Coroner. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Project Archaeologist in order to determine proper treatment and disposition of the remains.
 - i. Prior to rough grading inspection sign-off for each phase, the Project Archaeologist shall provide evidence that the field grading monitoring activities have been completed. Evidence shall be in the form of a letter to the Director of the Department of Planning and Land Use. **[DPLU, FEE]**
7. Submit evidence to the satisfaction of the Director of Planning and Land Use (Building Division) that all "Prior to Use or Occupancy" conditions B.1 through B.8 of this Plot Plan have been printed on a separate sheet of all building plans associated with this Site Plan: **[DPLU, FEE]**
- a. The conditions shall be printed on a separate sheet of the building plans.
 - b. The Directors of Public Works or Planning and Land Use may waive this condition to allow the issuance of a grading permit. The requirement shall be met before the issuance of any building permit.
8. Furnish the Director of Planning and Land Use a letter from the Director of the Department of Public Works stating Conditions A.1 thorough A.4 have been complied with to that Department's satisfaction.
- B. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:
- 1. Authorize DPW Lighting District to process the project into the San Diego County Street Lighting District. After approval of the project, the property

shall be transferred, without notice or hearing, to Zone "A" of the San Diego County Street Lighting District. The applicant shall pay the cost to process the project by making a minimum deposit at the Land Development Counter Services.

2. The Director of Planning and Land Use (Building Inspector) shall verify that two Marvair AC units (Model #AVP60ACA00C) or equivalently sized units have been installed pursuant to the approved building plans and Major Use Permit P08-012.
3. The Director of the Planning and Land Use (Building Inspector) shall verify that a Generac Generator unit (Model #SD030) with a sound pressure level of 71.8 dBA at a reference distance of 10 feet or equivalently sized units have been installed pursuant to the approved building plans and Major Use Permit P08-012.
4. Prior to Final Construction Release, submit to the satisfaction of the Director of Planning and Land Use, a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program. The report shall include the following: **[DPLU, FEE X2]**
 - a. Department of Parks and Recreation Primary and Archaeological Site forms.
 - b. Evidence that all cultural resources collected during the grading monitoring program have been submitted to a San Diego curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that archaeological materials have been received and that all fees have been paid.
 - c. If no cultural resources are discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of Planning and Land Use by the Project Archaeologist.
5. The Director of the Planning and Land Use (Building Inspector) shall verify that an 8-foot high concrete block wall enclosure has been installed.
6. Provide photographic evidence to the Director of Planning and Land Use that demonstrates that each panel antenna mounted to the mono-broadleaf tree has been painted in forest green color and the antennas

are covered with a "sock".

~~7. Submit photographic evidence to the Director of Planning and Land Use demonstrating that the landscaping detailed in condition A.7 and an automatic sprinkler system has been installed.~~

8. Pay the Major Use Permit Compliance Inspection Fee as specified in the DPLU Fee Ordinance at Section 362 of the San Diego County Administrative Code. The fee shall be paid at the DPLU Zoning Counter. The permittee shall also schedule an appointment for an initial inspection with the County Permit Compliance Coordinator to review the on-going conditions associated with this permit. The inspection should be scheduled for a date approximately six months subsequent to establishing occupancy or use of the premises

9. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating that Condition B.1. has been completed to that Department's satisfaction.

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

1. The applicant shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the applicant is complying with all terms and conditions of the Major Use Permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance.

2. The applicant is responsible for the maintenance and repair of any damage caused by them to on-site and off-site private roads that serve the project.

3. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to Section 6324 of The Zoning Ordinance.

4. The parking areas and driveways shall be well maintained.

~~5. All landscaping shall be adequately watered and well maintained at all times.~~

6. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby

assumed by the property owner.

7. The applicant shall maintain the appearance of the facility and associated equipment shelter, as depicted in photo simulations in file P08-012, for the duration of the facility's operation.
8. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
9. All wireless telecommunication sites shall be kept clean and free of litter.
10. All equipment cabinets shall display a legible operator's contact number for reporting maintenance problems.
11. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunication facility shall notify the County of such intention no less than 60 days prior to the final day of use.
12. Wireless telecommunication facilities with use discontinued shall be considered abandoned 90 days following the final day of use.
13. All abandoned facilities shall be physically removed and restored to its natural or former condition 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. Grading and landscaping in good condition may remain.
14. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner.
15. Noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.
16. Equipment cabinets and antenna structures shall be secured to prohibit unauthorized access.
17. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9926) and all other applicable ordinances and standards. This includes requirements for **Low Impact Development (LID)**, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas one (1) acre or greater require that the property owner keep additional and updated information onsite concerning

stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

18. Be prohibited from installing any additional unspecified exterior noise-generating equipment such as permanent standby generators without a permit modification.
- D. This Major Use Permit shall expire on July 17, 2011, at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.
- F. The following shall be the Mitigation Monitoring or Reporting Program for Major Use Permit P08-012 Sutherland Drive Wireless Telecommunication Facility:

Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Reporting or Monitoring Program for any project that is approved on the basis of a mitigated Negative Declaration or an Environmental Impact Report for which findings are required under Section 21081(a)(1). The program must be adopted for the changes to a project which the County has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment. The program must be designed to ensure compliance during project implementation.

The Mitigation Monitoring Program is comprised of all the environmental mitigation measures adopted for the project. The full requirements of the program (such as what is being monitored, method and frequency, who is responsible, and required time frames) are found within the individual project conditions. These conditions are referenced below by category under the mechanism which will be used to ensure compliance during project implementation.

1. Subsequent Project Permits

Compliance with the following conditions is assured because specified subsequent permits or approvals required for this project will not be -approved until the conditions have been satisfied:

A.4, A.5, A.6, B.4

2. Annual Inspections

Compliance with the following conditions is assured because the annual inspections will evaluate the status of compliance and, if necessary, pursue the remedies specified in the project permits or

available under local or state law:

N/A

3. Enforcement

Compliance with the following conditions is assured because complaints of non-compliance may be provided by the public to the County which may then investigate the status of compliance and pursue enforcement:

N/A

4. Ongoing Mitigation

Compliance with the following conditions is assured because County staff will monitor the on-going requirements and, if necessary, pursue the remedies specified in the project permit, the security agreement, or the mitigation monitoring agreement:

N/A

CONDITIONS FOR MAJOR USE PERMIT MODIFICATION (MUP-08-012W¹)

SPECIFIC CONDITIONS FOR MAJOR USE PERMIT MODIFICATION PDS2022-MUP-08-012W¹: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Please note that all applicable conditions (ongoing, maintenance, etc.) associated with Major Use Permit (3300-08-12) and subsequent Modifications approval shall apply. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

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

1. **GEN#1-COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

2. GEN#2-RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

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: [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 9/22/2022 to ensure that the site was built to be screened from public view.

- a. Each panel antenna mounted to the faux tree has been painted in forest green and covered with a camouflage material that consists of faux leaves and branches to adequately conceal the equipment.

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 that demonstrates the mono-broadleaf has been re-branched to a mono-pine. **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 CONFORMANCE (WIRELESS)

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

6. PLN#3-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 and concealment 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.

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

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

8. PLN#4–SITE CONFORMANCE: [PDS, PCO] [OG] [DPR, TC, PP].

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

9. PLN#5–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 9/22/2022. 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 plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

10. **NOISE#1–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]**
INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 ([County of San Diego Noise Ordinance](#)), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

11. **ROADS#1–ROAD MAINTENANCE**
INTENT: In order to ensure that the on and offsite public and 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.

ORIGINAL MAJOR USE PERMIT FINDINGS (MUP-08-012):

CEQA FINDINGS

The Mitigated Negative Declaration dated May 7, 2009, on file with DPLU as Environmental Review Number ER08-09-003; is hereby adopted.

STORMWATER FINDINGS

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

RESOURCE PROTECTION ORDINANCE FINDINGS

It is hereby found that the use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance.

MAJOR USE PERMIT FINDINGS

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 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

Scale and Bulk:

The proposed unmanned wireless telecommunication facility includes a 40-foot tall mono-broadleaf mounted with 12 panel antennas and an associated 8-foot tall Concrete Masonry Unit (CMU) wall to enclose the proposed generator, a prefabricated equipment shelter, AC units, and a Purcell cabinet. Additional landscaping would include three Engelmann Oaks and 13 California Lilacs. Proposed utility trench would be located within the existing access road. Photo simulations on file with Major Use Permit P0S-012 (Attachment C) illustrate that the proposed mono- broadleaf, associated equipment and CMU wall are unobtrusive to the surrounding viewshed. The view from the surrounding area would be minimized because the project is designed

to be camouflaged and will blend into the surrounding vegetation and topography. The associated prefabricated equipment shelter, back-up generator, AC units, and Purcell cabinet would be surrounded by an eight-foot tall CMU block wall that will screen the equipment from view. The project is compatible with adjacent uses in terms of scale and bulk because of the camouflaged design, the existence of other vertical elements such as the Engelmann Oaks, and the location of the facility. Therefore, the project would not substantially increase the scale and bulk of the existing structure and result in negative impacts to the surrounding areas.

Coverage:

The subject parcel is 15 acres in size. Surrounding land uses consist of residential and agricultural land uses with parcel sizes ranging from approximately five to over 20 acres in size. The project is located on a parcel that is currently vacant. The lease area for this unmanned wireless telecommunication facility will total approximately 810 square-feet (less than 1% lot coverage). Due to the small scale of the facility, the addition of the wireless telecommunication facility will maintain similar coverage with surrounding parcels.

Density:

The project is a Major Use Permit for the authorization of a wireless telecommunication facility and does not have a residential component subject to density.

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

The project is not located within a Fire Protection District but is served by the Inter-Mountain Volunteer Fire Department. Wildland Fire Protection is provided by the California Department of Forestry and Fire Protection (CALFIRE). The project is found to be FP-2 compliant by utilizing a prefabricated concrete shelter and surrounding it with an eight-foot tall CMU wall. The project will not require water or sewer services. Groundwater use is expected to be minimal as the project proposes landscaping consisting of Englemann Oaks and California Lilacs. Once they are establish, use of groundwater for irrigation will not longer be required. Electrical and telephone services are available on-site. All required utilities are therefore available for the project.

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

The project is a Major Use Permit for the authorization of a wireless telecommunication facility. The facility will include a 40-foot mono-

broadleaf to which twelve (12) panel antennas will be attached. The associated prefabricated equipment shelter, back-up generator, AC units, and Purcell cabinet would be surrounded by an eight-foot tall CMU block. Additional landscaping would include three Engelmann Oaks and 13 California Lilacs. A Proposed utility trench would be located within an existing access road.

The project will not adversely affect the desirable neighborhood character because the project is designed to be camouflaged. The project site is located approximately one mile from the Sutherland Reservoir and Highway 78, a County Second Priority Scenic Route. However, the proposed mono-broadleaf and the associated equipment and CMU enclosure would not be visible from Sutherland Reservoir and Highway 78 as the line of sight would be blocked by topography, existing vegetation, and proposed landscaping. Photo simulations on file with Major Use Permit P08-012 (Attachment C) illustrate that the line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area, such as the existing Engelmann Oaks. Furthermore, the project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, will not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project will not have a harmful effect on the neighborhood character.

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

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

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

The project proposes a Major Use Permit for the authorization of an unmanned wireless telecommunication facility. The subject property is 15 acres in size and is developed with access and utility services adequate to serve the proposed use. The installation of the wireless telecommunication facility will not require significant alteration to the land form. The project, as designed, will be camouflaged and will 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 will be compatible with adjacent land uses.

6. Any other relevant impact of the proposed use

None identified.

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

The project is subject to the Regional Category - Environmentally Constrained Area (ECA), Land Use Designation - (20) General Agriculture, and the Ramona Community Plan. 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 Policy 4 of the Public Safety Element of the County General Plan that encourages the support, establishment, and continual improvement of Countywide telephone communications system, particularly with respect to enhancing emergency communications.

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

The project complies with the California Environmental Quality Act and State and County CEQA Guidelines because a Mitigated Negative Declaration has been prepared for this project and is on file at the Department of Planning and Land Use as Environmental Review Number ER08-09-003.

MAJOR USE PERMIT MODIFICATION FINDINGS (MUP-08-012W1)

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 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;

Scale and bulk

The Project area can be characterized as rural. The area surrounding the site consists of parcels ranging from five to 20 acres in size that are mostly developed with single-family homes. The nearest off-site residence is approximately 500 feet south of the facility. Due to distance from the site and the facility's camouflaged design, the facility will blend in with the surrounding vegetation and topography.

The photo-simulations demonstrate that the proposed 40-foot-tall mono-pine will be visible from Sutherland Dam Road, but the view will be minimized as the mono-pine will appear as a mature tree among existing vertical elements such as other existing vegetation. The equipment enclosure is visible from the road or from other properties, but due to existing

vegetation and topography screening the enclosure from view, additional landscaping around the equipment enclosure would not be necessary. For the reasons stated above, the Project will be in harmony with surrounding land uses in terms of scale and bulk and will not result in a negative impact to the surrounding area.

Coverage:

The subject site is 15 acres in size and is developed with a single-family residence and two wireless telecommunication facilities. The area surrounding the site consists of parcels ranging from five to 20 acres in size that are mostly developed with single-family homes. The total project footprint is approximately 810 square feet which is less than 1% lot coverage. Due to the small scale of the facility, the wireless telecommunication facility will maintain similar or less coverage than surrounding parcels.

Density:

The project is a Major Use Permit for the authorization of a wireless telecommunication facility and does not have a residential component subject to density.

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

The Project is located within the San Diego County Fire Protection District. The project is found to be FP-2 compliant by utilizing a prefabricated concrete shelter and surrounding it with an eight-foot-tall CMU wall. The Project will not require water or sewer services. Electrical services are available on-site. All required utilities are therefore available for the Project.

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

The Project is a Major Use Permit Modification for the authorization of a wireless telecommunication facility. The Project includes the continued operation and maintenance of an existing 40-foot-tall mono-broadleaf with associated equipment located within an existing 8-foot-tall concrete equipment enclosure. The faux broadleaf branching will be replaced with pine branching. The Project also includes removing the landscape and maintenance condition to screen the equipment enclosure from the original MUP.

The Project will not adversely affect the desirable neighborhood character because the Project is designed to be camouflaged. The project site is located less than one mile from State Route 78, a County Scenic Highway. However, the proposed mono-pine and the associated equipment and CMU enclosure would not be visible from State Route 78 due to overall distance, existing vegetation and natural landscape, and intervening slopes and topography. For these reasons, additional landscaping of the site was found to not be necessary. The Project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The Project, as designed, will not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the Project will not have a harmful effect on the neighborhood

character.

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

The traffic generated from the project is expected to be one maintenance trip per month and will utilize a private access road off Sutherland Drive for access. Existing parking is available on the property. The use associated with this Major Use Permit Modification 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 Sutherland Drive and other roadways in the vicinity.

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

The Project proposes a Major Use Permit Modification for the authorization of an unmanned wireless telecommunication facility. The subject property is 15 acres in size and is developed with access and utility services adequate to serve the proposed use. The continued operation and maintenance and rebranching of the wireless telecommunication facility will not require significant alteration to the existing land form. The Project, as designed, will be camouflaged and will not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development.

6. Any other relevant impact of the proposed use; and

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 subject to the Land Use Designation Open Space Conservation (OS-C). The Project complies with the General Plan because it is consistent with Policies LU-15.1 of the Land Use Element of the County General Plan. Policy LU-15.1 requires that telecommunication facilities be sited and designed to minimize visual impacts, impacts to the natural environment, and are compatible with existing development and community character. As described above, the Project will minimize visual impacts, has no impacts on the natural environment, and is compatible with existing development and community character. It also is consistent with Policy COS-11.1, to require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural resources because the Project is designed to minimize visual impacts to the natural environment.

c. That the requirements of the California Environmental Quality Act have been complied with.

An Addendum dated January 19, 2024, to the previously adopted Mitigated Negative Declaration (Log No. 08-09-003) dated May 7, 2009, was prepared and is on file with Planning & Development Services. 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 Mitigated Negative Declaration.

AGRICULTURAL PRESERVE AREA REGULATION FINDINGS

The subject project does not subject to a Land Conservation Act contract and pursuant to Section 5105(b)(1) of the Zoning Ordinance, all uses subject to a Major Use Permit are required to make the following findings:

- a. The proposed use complies with all provisions of the California Land Conservation Act of 1965.

The proposed unmanned wireless telecommunication facility complies with all provisions of the California Land Conservation Act of 1965 and the specific use regulations for the Ramona Agricultural Preserve No. 9 governing the said project site.

- b. Compatibility with Agricultural Use.

The proposed unmanned wireless telecommunication facility would not be incompatible with the continued agricultural use of any land within the agricultural preserve based on the following:

1. An unmanned wireless telecommunication facility will not increase vandalism;
2. An unmanned wireless telecommunication facility will not cause damage to the property from pets;
3. An unmanned wireless telecommunications facility will not lead to restrictions on agricultural spraying, noise or smell, due to the fact that the proposed project site does not demonstrate any historic or current agricultural uses. If an agricultural use is commenced in the future, the location of the unmanned wireless telecommunication facility is near the southern property line and would be outside of any feasible agricultural lands.
4. The proposed unmanned wireless telecommunication facility will not cause interference with the movement of farm machinery or agricultural products due to the proposed unmanned wireless telecommunication facility would not be located within the existing access road and is near the southern property line, outside of any feasible agricultural lands.

AGRICULTURAL PRESERVE AREA REGULATION FINDINGS (MUP-08-012W1)

The subject project does not subject to a Land Conservation Act contract and pursuant to Section 5105(b)(1) of the Zoning Ordinance, all uses subject to a Major Use Permit are required to make the following findings:

- a. The proposed use complies with all provisions of the California Land Conservation Act of 1965.

The original Major Use Permit findings still apply to the proposed Project. The proposed unmanned wireless telecommunication facility complies with all provisions of the California Land Conservation Act of 1965 and the specific use regulations for the Ramona Agricultural Preserve No. 9 governing the said project site.

- b. Compatibility with Agricultural Use.

The original Major Use Permit findings still apply to the proposed Project. The proposed unmanned wireless telecommunication facility would not be incompatible with the continued agricultural use of any land within the agricultural preserve because it will not increase vandalism; it will not cause damage to the property from pests; it will not lead to restrictions on agricultural spraying, noise or smell; and it will not cause interference with the movement of farm machinery or agricultural products.

SITE PLAN FINDINGS (MUP-08-012W1)

- a. Standards and Criteria. That the proposed development meets the intent and specific standards and criteria prescribed in Sections 5100, 5200, and 6980 of the Zoning Ordinance because the development is compatible with adjacent land uses; the development is not visually detrimental to nearby scenic highways; the Project makes use of earth tone exterior colors to blend with the natural colors of the site and vicinity; and the Project is compatible with agricultural use and will not cause negative impacts to the agricultural use of any land within the agricultural preserve.
- b. General Plan. That the proposed development is compatible with the San Diego County General Plan because it is compatible with surrounding land uses and will not cause any harmful impact on sensitive visual resources or community character.
- c. Waiver of Standards or Criteria. That any applicable standards or criteria waived by the Director pursuant to Section 7158.d have been or will be fulfilled by the condition or conditions of a Use Permit or Variance. No standards have been waived.

WIRELESS TELECOMMUNICATION FINDINGS

The project is in a non-preferred location and in a non-preferred zone. Pursuant to Section 6986B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternate site analysis (Attachment C) and discussed preferred locations in the area and as to why they were not technologically or legally feasible. Due to the camouflaging of the facility and the lack of preferred

zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

WIRELESS TELECOMMUNICATION FINDINGS (MUP-08-012W1)

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

NOTICES (MUP-08-012):

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on July 17, 2009.

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

NOTICE: Low Impact Development (LID) requirements apply to all priority projects as of March 25, 2008. These requirements can be found at the following link beginning on Page 32, Section 67.812, of the Municipal Stormwater Permit

<http://www.sdcounty.ca.gov/cob/ordinances/ord9926.doc>

The draft LID Handbook is a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. The handbook gives an overview of LID. Section 2.2 reviews County DPW planning strategies as they relate to requirements from the Municipal Permit. The Fact Sheets in the Appendix may be useful for information on all of the engineered techniques. Additional information can be found in the extensive Literature Index. You can access the Handbook at the following DPLU web address:

<http://www.co.san-diego.ca.us/dplu/docs/LID-Handbook.pdf>

NOTICE: On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit must be implemented beginning March 25, 2008. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link beginning on Page 32, Section 67.812, of the Municipal Stormwater Permit

<http://www.sdcounty.ca.gov/cob/ordinances/ord9926.doc>

All priority projects must minimize directly connected impervious areas and promote biofiltration. Section 67.812 includes the minimal site design requirements that project applicants must address and implement. These can be summarized into the following four requirements: Disconnect impervious surfaces, Design impervious surfaces to drain into properly designed pervious areas, Use pervious surfaces wherever appropriate, Implement site design BMPs. The applicant/ engineer must determine the applicability and feasibility of each requirement for the proposed project and include them in the project design, unless it can be adequately demonstrated which (if any) of the requirements do not apply.

NOTICE: The project will be required to pay the Department of Planning and Land Use Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to DPLU, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of DPLU conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the [DPLU, FEE] designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

NOTICE: Fish and Game Fees have been paid in the amount of \$1,993.00 for the review of the Mitigated Negative Declaration, Receipt number 365035 dated April 2, 2009.

ORDINANCE COMPLIANCE NOTIFICATIONS (MUP-08-012W1): 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:

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 comply 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 one 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 and amended in November 2015. *Project design shall comply with the new Municipal Permit regulations.* The County has provided a Low Impact

Development (LID) Handbook as a source for LID information to be utilized by County staff and outside consultants for implementing LID in our region. The LID Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link: https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.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 the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016, and the BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE COMPLIANCE NOTICE: The project shall comply with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

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

EXCAVATION MORATORIUM NOTICE: Department of Public Works policy prohibits trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three (3) years following project surface application. Therefore, you will need to notify all adjacent property owners who may be affected by this policy and are considering development of applicable properties. The owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.

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.

<u>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</u>			
<u>Planning & Development Services (PDS)</u>			
<u>Project Planning Division</u>	<u>PPD</u>	<u>Land Development Project Review Teams</u>	<u>LDR</u>

<u>Permit Compliance Coordinator</u>	<u>PCC</u>	<u>Project Manager</u>	<u>PM</u>
<u>Building Plan Process Review</u>	<u>BPPR</u>	<u>Plan Checker</u>	<u>PC</u>
<u>Building Division</u>	<u>BD</u>	<u>Map Checker</u>	<u>MC</u>
<u>Building Inspector</u>	<u>BI</u>	<u>Landscape Architect</u>	<u>LA</u>
<u>Zoning Counter</u>	<u>ZO</u>		
<u>Department of Public Works (DPW)</u>			
<u>Private Development Construction Inspection</u>	<u>PDCI</u>	<u>Environmental Services Unit Division</u>	<u>ESU</u>
<u>Department of Environmental Health and Quality (DEHQ)</u>			
<u>Land and Water Quality Division</u>	<u>LWQ</u>	<u>Local Enforcement Agency</u>	<u>LEA</u>
<u>Vector Control</u>	<u>VCT</u>	<u>Hazmat Division</u>	<u>HMD</u>
<u>Department of Parks and Recreation (DPR)</u>			
<u>Trails Coordinator</u>	<u>TC</u>	<u>Group Program Manager</u>	<u>GPM</u>
<u>Parks Planner</u>	<u>PP</u>		
<u>Department of General Service (DGS)</u>			
<u>Real Property Division</u>	<u>RP</u>		

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 Planning Commission until a hearing on your application is held and action is taken by the Board of Supervisors. 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:

Mark Slovick, Deputy Director
Project Planning Division
Planning & Development Services

email cc:

Jill Cleveland, ATC Sequoia, Applicant

Stephen Leonard and Daniel MacDonald, Owner

Ramona Community Planning Group

Michael Johnson, Group Program Manager, Planning & Development Services

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 MITIGATED NEGATIVE DECLARATION FOR PURPOSES OF CONSIDERATION OF PDS2022-MUP-08-012W1

January 19, 2024

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Mitigated 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 Mitigated Negative Declaration have occurred.

There are some minor changes and additions, which need to be included in an Addendum to the previously adopted Mitigated 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: ATC Rancho Santa Teresa Wireless Telecommunications Facility Major Use Permit Modification
2. To the Project Number(s) add: PDS2022-MUP-08-012W1; PDS2022-ER-08-09-003A
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 January 19, 2024, which includes the following forms attached.
 - A. An Addendum to the previously approved Mitigated Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated January 19, 2024.
 - B. An Ordinance Compliance Checklist



County of San Diego

DAHVIA LYNCH
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes
(858) 565-5920 Building Services
www.SDCPDS.org

VINCE NICOLETTI
ASSISTANT DIRECTOR

January 19, 2024

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

FOR PURPOSES OF CONSIDERATION OF ATC Rancho Santa Teresa Wireless Facility PDS2022-MUP-08-012W1; PDS2022-ER-08-09-003A

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 Mitigated Negative Declaration (MND) 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 MND for Sutherland Drive Wireless Telecommunication Facility, P08-012; Log No. 08-09-003 dated May 7, 2009, was adopted by the San Diego County Planning Commission on July 17, 2009. The adopted MND found the project would have potentially significant effects to 0.3 acres of open Engelmann oak woodland that were mitigated by purchase of 0.9 acres of Engelmann Oak Woodland habitat credit from the Daley Ranch Conservation Bank. It was also found that the proposed project would have potentially significant effects to cumulative traffic impacts that were mitigated by payment of the Transportation Impact Fee (TIF) prior to obtaining building permits.

2. Lead agency name and address:

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

- a. Contact Bianca Lorenzana, Land Use/Environmental Planner
- b. Phone number: (619) 510-2146
- c. E-mail: bianca.lorenzana@sdcounty.ca.gov

3. Project applicant's name and address:

Applicant Contact Information:

- a. Contact Jill Cleveland, Project Manager
- b. Phone number: 760-420-4833
- c. E-mail: jill.cleveland@plancominc.com

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

Major Use Permit MUP-08-012 authorized the installation and operation of an unmanned wireless telecommunication facility that consists of four panel antennas, one four-foot diameter microwave dish, and one GPS antenna mounted on a 40-foot-tall mono-broadleaf tree. Associated equipment includes an emergency backup generator and AC units. A proposed 8-foot-tall CMU enclosure will enclose both mono-broadleaf tree and associated equipment.

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

YES



NO



The proposed project is for a Major Use Permit Modification to continue operating and maintaining an existing wireless telecommunication facility. New faux pine branching is proposed to replace the faux broadleaf branching. The project proposes to remove the landscape condition from the original MUP. 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 in order to renew the permit and extend the duration of the permit for 15 years.

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☐ I. Aesthetics☐ II. Agriculture and Forest Resources☐ III. Air Quality☐ IV. Biological Resources☐ V. Cultural Resources☐ VI. Energy☐ VII. Geology and Soils☐ VIII. Greenhouse Gas Emissions☐ IX. Hazards and Hazardous Materials☐ X. Hydrology and Water Quality☐ XI. Land Use and Planning☐ XII. Mineral Resources☐ XIII. Noise☐ XIV. Population and Housing☐ XV. Public Services☐ XVI. Recreation☐ XVII. Transportation☐ XVIII. Tribal Cultural

☐ XIX. Utilities and Service Systems ☐ XX. Wildfire

Resources
☐ XXI. 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 MND 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 EIR is adequate with the preparation 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.

January 19, 2024

Signature

Date

Bianca Lorenzana

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(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.

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

☐

NO

☒

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of an existing 40-foot-tall mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. 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 not visible from State Route 78 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 40-foot-tall mono-broadleaf will continue to be compatible with the surrounding area and will reduce adverse impacts to views from a Scenic Highway. Therefore, the proposed Major Use Permit Modification 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

☒

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of an existing 40-foot-tall light mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. 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 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

☐

NO

☒

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of an existing 40-foot-tall mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. 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 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

☐

NO

☒

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 40-foot-tall mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. 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 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

☐

NO

☒

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 40-foot-tall mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. 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 cultural resources.

VI. ENERGY - Since the previous EIR was certified, 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 energy including: resulting in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, and/or conflicts with or obstruct a state or local plan for renewable energy or energy efficiency?

YES

☐

NO

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The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 40-foot-tall mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. 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 renewable energy or energy efficiency.

VII. 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 continue the operation and maintenance of an existing wireless facility consisting of a 40-foot-tall mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. 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 geology and soils.

VIII. 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. AB 1279 was recently passed in September of 2022 and would declare the policy of the state both to achieve net zero greenhouse gas emissions as soon as possible, but no later than 2045, and achieve and maintain net negative greenhouse gas emissions thereafter, and to ensure that by 2045, statewide anthropogenic greenhouse gas emissions are reduced to at least 85% below the 1990 levels. AB 1279 would require the state board to work with relevant state agencies to ensure that updates to the scoping plan identify and recommend measures to achieve these policy goals and to identify and implement a variety of policies and strategies that enable carbon dioxide removal solutions and carbon capture, utilization, and storage technologies in California, as specified. 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 continue the operation and maintenance of an existing wireless facility consisting of a 40-foot-tall mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. 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.

IX. 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 continue the operation and maintenance of an existing wireless facility consisting of a 40-foot-tall mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. 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 Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to hazards and hazardous materials.

X. 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 continue the operation and maintenance of an existing wireless facility consisting of a 40-foot-tall mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. 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 Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to hydrology and water quality.

XI. 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 continue the operation and maintenance of an existing wireless facility consisting of a 40-foot-tall mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. 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 not visible from State Route 78 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 40-foot-tall mono-broadleaf will continue to be compatible with the surrounding area and will reduce adverse impacts to views from a Scenic Highway. 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.

XII. 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 continue the operation and maintenance of an existing wireless facility consisting of a 40-foot-tall mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. 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 mineral resources.

XIII. 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 continue the operation and maintenance of an existing wireless facility consisting of a 40-foot-tall mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The current proposal does not include additional noise generating equipment. Existing noise generating equipment for the facility are enclosed in a concrete masonry unit enclosure. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects associated with noise.

XIV. 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 continue the operation and maintenance of an existing wireless facility consisting of a 40-foot-tall mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. 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 population and housing.

XV. 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 continue the operation and maintenance of an existing wireless facility consisting of a 40-foot-tall mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The proposed project does not include expansion of existing facilities to serve the site. The proposed wireless facility is compliant with the FP-2 fire policy. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to public services.

XVI. 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 continue the operation and maintenance of an existing wireless facility consisting of a 40-foot-tall mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. 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.

XVII. 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 continue the operation and maintenance of an existing wireless facility consisting of a 40-foot-tall mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Since the ND was adopted, SB 743 addressing Vehicle Miles Traveled (VMT) has been adopted. The original ND 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 Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to transportation and traffic.

XVIII. 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 ND 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. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to tribal cultural resources.

XIX. 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 continue the operation and maintenance of an existing wireless facility consisting of a 40-foot-tall mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The project is compliant with the FP-2 fire policy. 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.

XX. WILDFIRE -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that would result in an increased risk of wildfire to persons or property.

YES

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NO

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The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 40-foot-tall mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The proposed Minor Use Permit Modification complies with the Fire Prevention Standards for cellular facilities as outlined in Policy FP-2. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to wildfire.

XXI. 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 described in this Addendum, there are no physical changes or 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 resources as previously identified and analyzed in the adopted ND.

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 40-foot-tall mono-broadleaf. The project will replace the faux broadleaf branching and leaves with new faux pine branching and leaves. 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 not visible from State Route 78 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 40-foot-tall mono-broadleaf will continue to be compatible with the surrounding area and will reduce adverse impacts to views from a Scenic Highway. The intent of the project overall is to bring the wireless telecommunication facility into conformance with current standards.

Attachments

- Previous environmental documentation
- Addendum to the previously adopted EIR

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 Conservation/Open Space Element of the General Plan (Goal COS-17: Solid Waste Management)

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

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

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

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF

**ATC Rancho Santa Teresa Wireless Telecommunication Facility,
PDS2022-MUP-08-012W1; PDS2022-ER-08-09-003A**

January 19, 2024

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

YES

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NO

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NOT APPLICABLE/EXEMPT

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

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

YES

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NO

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NOT APPLICABLE/EXEMPT

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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

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NO

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NOT APPLICABLE/EXEMPT

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The project involves renewing the use permit for an existing unmanned wireless telecommunication facility and does not propose the addition of any landscaping or use of groundwater.

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

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

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

Steep Slopes:

The site does contain steep slopes, however, according to 86.604(e)(2)(bb)(iii) of the RPO, public and private utility systems are exempt from this section of the RPO provided that findings are made that the least environmentally damaging alignment has been selected. Therefore, it has been found that the proposed project complies with 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 on the proposed wireless facility. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the Resource Protection Ordinance.

Significant Prehistoric and Historic Sites:

The property has been surveyed by a County of San Diego approved archaeologist and it has been determined there is one (or more) archaeological site(s) present. Testing and other investigation determined the archaeological site does not meet the definition of significant site and does not need to be preserved under the Resource Protection Ordinance. Therefore, the project complies with the RPO.

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

YES

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NO

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NOT APPLICABLE

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The project Storm Water Quality 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

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NO

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NOT APPLICABLE

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

The project site is zoned General Agriculture (A72) and is subject to a restrictive sound level requirement of a one-hour average 45 dBA limit at the project property line. The current project does not propose any additional noise generating equipment. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required.

Attachment D – Environmental Findings

**ATC RANCHO SANTA TERESA WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2022-MUP-08-012W1
ENVIRONMENTAL LOG: PDS2022-ER-08-09-003A**

ENVIRONMENTAL FINDINGS

January 19, 2024

1. Find that the Addendum on file with Planning & Development Services as Environmental Review Number PDS2022-ER-08-09-003A 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 prior to approving the project; and

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 May 7, 2009 and adopted on July 17, 2009 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 January 19, 2024.

2. Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation



RAMONA COMMUNITY PLANNING GROUP

15873 HWY 67, RAMONA, CALIFORNIA 92065

Phone: (760)445-8545

Robin Joy Maxson
Chair

April 26, 2022

Torry Brean
Vice-Chair

Kristi Mansolf
Secretary

Juliette Orozco
County of San Diego
Planning and Development Services
Via email: Juliette.Orozco@sdcounty.ca.gov

Scotty Ensign

RE: MUP 08-012W1, RANCHO SANTA TERESA CELL SITE
PERMIT RENEWAL

Debra Foster

Lynn Hopewell

The Ramona Community Planning Group reviewed the permit renewal and the rebranching of the faux tree cell site located at 24709 Sutherland Drive, at the meeting April 7, 2022. The following motion was made:

Casey Lynch

Elio Noyas

**MOTION: TO APPROVE THE RENEWAL OF THE
RANCHO SANTA TERESA CELL SITE PERMIT AS
PRESENTED.**

Dawn Perfect

The motion passed 13-0-0-1-1, with 1 member standing down and 1 member absent.

Matt Rains

Michelle Rains

Sincerely,

Andrew Simmons

Paul Stykel

Dan Summers

Kevin Wallace

ROBIN JOY MAXSON, CHAIR
Ramona Community Planning Group



RAMONA COMMUNITY PLANNING GROUP

15873 HWY 67, RAMONA, CALIFORNIA 92065

Phone: (760)445-8545

Casey Lynch
Chair

September 20, 2023

Lauren Schulte
Vice-Chair

Polina Mitcheom, Jr. Land Use/
Environmental Planner
County of San Diego
Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Kristi Mansolf
Secretary

Torry Brean

Janelle Clark

RE: MUP-08-012W1 (ATC Rancho Santa Teresa)

Jonas Dyer

The Ramona Community Planning Group (RCPG) heard a request to remove the landscaping and maintenance conditions for MUP-08-012W1 at the meeting September 7, 2023. The following motion was made:

Debra Foster

Holly Hamilton-
Bleakley

**MOTION: TO APPROVE THE REQUEST TO REMOVE
THE LANDSCAPING AND MAINTENANCE
CONDITIONS FOR MUP-08-012W1.**

Robin Joy Maxson

The motion *failed 7-4-0-1-2* with 4 members voting no,
1 member stepping down and 2 members absent.

Dawn Perfect

Matt Rains

Sincerely,

Michelle Rains

Andrew Simmons

KRISTI MANSOLF, Secretary
Ramona Community Planning Group

Paul Stykel

Dan Summers

County of San Diego
Ramona Community Planning Group
MEETING MINUTES

September 7, 2023

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

ITEM 1: Call to Order, Casey Lynch, Chair

ITEM 2: PLEDGE OF ALLEGIANCE

ITEM 3: ROLL CALL (Lynch, Chair)

In Attendance:	Torry Brean (Arr 7:10)	Janelle Clark	Jonas Dyer
	Debbie Foster	Holly Hamilton-Bleakley	Casey Lynch
	Kristi Mansolf	Robin Joy Maxson	Dawn Perfect
	Lauren Schulte	Paul Stykel	Dan Summers

Members absent: Matt Rains, Michelle Rains, Andrew Simmons

Casey Lynch, RCPG Chair, acted as Chair of the meeting, Lauren Schulte, RCPG Vice-Chair, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary acted as Secretary of the meeting.

ITEM 4: APPROVAL OF MINUTES 8-3-23 (Action)

MOTION: TO APPROVE THE AUGUST 3, 2023, MINUTES AS PRESENTED.

Upon motion made by Robin Joy Maxson and seconded by Dawn Perfect, the motion **passed 11-0-0-0-4**, with Torry Brean, Matt Rains, Michelle Rains and Andrew Simmons absent.

ITEM 5: PUBLIC COMMUNICATION: Opportunity for members of the public to speak to Group on any subject matter within the Group's jurisdiction that is not on posted agenda. Speakers will submit speaker slip to the Vice Chair, each speaker is limited to 3 minutes, and the elected body of the RCPG cannot respond.

Speaker: Jolie Tran, Legislative Intern, Supervisor Anderson's Office

Ms. Tran gave the following update from Supervisor Anderson's office:

Budget Highlights

- New Fiscal Year, New Budget
 - Supervisor Anderson and his colleagues are taking steps to combat the fentanyl crisis by supporting the Sheriff's Department Opioid Enforcement Program – increase in \$500,000 County funding to address illegal fentanyl activities.
- Homelessness and Housing – increase of \$40 million.

- Senior Shallow Rent Subsidy Program – Increase of \$2 million to prevent seniors from falling into homelessness.
- Family Reunification Pilot program also received funding to reunite and relocate individuals experiencing homelessness with family members nationwide.
- CARE Court implementation - \$18.3 million in funding was provided, resulting in an increase of 55 Full-Time Employees to implement a pilot project to create court ordered mental health and substance abuse treatment plans.

Following a brief legislative recess, the Board of Supervisors (BOS) met on August 28th and are back to work. Some highlights are:

- The BOS supported, by a vote of 3 to 1, a proposal by Supervisor Anderson to support State legislation to provide all County water ratepayers an opportunity to vote on proposed detachments of water districts from the County Water Authority. The Supervisor believes that voters should have a say on decisions that directly affect them and their water bills.
 - 86% of District 2 residents that responded to the Supervisor's survey supported his position.
- The BOS supported, by a vote of 4 to 0, Supervisor Anderson's proposal to develop a shared housing program to assist County residents aged 55 and older. The goal of the program is to match seniors with other seniors in need of a room and help lower housing costs and other expenses. Seniors could also be partnered with younger individuals who could assist them with their tasks.
- For more information on Supervisor Anderson's efforts to serve you on the Board of Supervisors, please refer to the Legislative Actions & Accomplishments I handed out.

Grants [Reference flyer]

- Supervisor Anderson still has grant funding available for small business stimulus grants. Businesses and Non-Profits and District 2 can check their eligibility, learn more information, or apply by visiting bit.ly/stimulusgrant.
- Local government agencies and non-profits may also apply for funding from the Neighborhood Reinvestment Program or Community Enhancement Program. The NRP/CEP application period ends on November 1, 2023. Awards will be made from November 1 to December 31. A second round of awards will be made in June, 2024 should surplus funds exist. Learn more and apply at the links on the flyer.

Internship Recruitment [Reference flyer]

- Supervisor Anderson is always accepting new interns to join his dedicated team. If you are looking to volunteer in your community, or know a high school or college student or young professional who is looking for valuable professional experience, applications can be submitted through the Supervisor's website at www.SupervisorJoelAnderson.com/intern.

Speaker: Andrea Delgado, Uptown Boutique Owner

Ms. Delgado has the Uptown Boutique in Ramona. They are a neighbor to a business that plays music so loud you can hear it in the Uptown Boutique. She is getting nowhere with her neighbor to get the issue resolved. Uptown Boutique is losing customers. They have asked their neighbor

to turn down the music from 5 to 6 pm with no luck. The winery has 4 spots for designated for parking, and they always use more. She has had customers towed. She doesn't know what to do.

Speaker: Arthur DeSanti, Ramona Resident

Mr. DeSante is requesting the actual finish date of ADA sidewalks by the Ramona Acres along Highway 67. He thought the original completion date was to be in 2012. SDCE has done some successful curb cuts, if similarities could be explored. He would like to see Ramona more walkable. A program like the Community Enhancement Program may help to pay for this improvement.

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

MOTION: TO APPROVE THE ORDER OF THE AGENDA AS PRESENTED (ITEM 7-D TO BE TABLED TO OCTOBER 5, 2023, MEETING).

Upon motion made by Robin Joy Maxson and seconded by Jonas Dyer, the motion **passed 12-0-0-0-3**, with Matt Rains, Michelle Rains and Andrew Simmons absent.

ITEM 7: ACTION ITEMS:

7-A: INFORMATIONAL ITEM ONLY : Update from San Diego County Sheriff's Department - Ramona Substation for the community of Ramona.

Lieutenant Malan followed up on the sign at the Highway 78 dispensary, and it has been taken down.

Motorcycle units will be coming to Ramona to work on speeding enforcement. The CHP and Sheriff's will have a strike force of no less than 30 motorcycle units. Last time this was done more than 300 citations were issued in a matter of hours. There is no date set yet for the speeding enforcement to begin, and it still to be scheduled.

Ms. Maxson asked if the strike teams could come up during the week and on weekends, as there are a lot of people from out of town going through Ramona on the weekends.

Lieutenant said the motorcycle units can be brought up as often as needed. Right now they are still on track for the Deputy Sheriff's to start speeding enforcement.

School is now in session and this has brought challenges. The deputies have been by the school when there is pickup and dropoff traffic. The School District has put a number on the roof of 1 of the school campuses so they can be more easily identified from the air when there is an emergency. This will help to direct deputies to the campus. It is planned for all campuses to have identifying numbers on their roofs in the near future.

On the issue of the homeless – many cities push out their homeless. The Sheriff's are tracking homeless individuals coming to Ramona. An example of how a jurisdiction is handling their homeless populations - Orange County brings their homeless to El Cajon for housing.

On the issue of after school traffic – the Sheriff’s have sat by the schools when they are out for the day and watched the traffic, which is extensive.

The Chair asked what is causing the traffic?

Lieutenant Malan said that at the high school, buses and cars are being coordinated.

Ms. Schulte said the San Vicente Road and Hanson Lane stoplight cycles too quickly. It takes people 4 stoplights to move through the light.

Ms. Perfect said she will bring this item up to the Transportation/Trails Subcommittee.

Lieutenant Malan said that the new Sheriff’s Substation is moving forward. They may be displaced from their current location and have to relocate to temporary trailers.

7-B: ACTION ITEM: MUP 08-012 Consideration to remove the original MUP landscape condition as the natural habitat and existing landscaping provides adequate screening for the existing site. The existing 40’ tall MonoBroadleaf condition remains to rebranch with pine branches. The RCPG approved this permit renewal at the April 7, 2022, RCPG meeting Maxson, Greater Ramona Subcommittee

The Chair stepped down and Ms. Schulte chaired this item.

Jill Cleveland, representing American Tower, presented the project. The project came before the RCPG in April, 2022, for renewal of the cell site with an MUP modification. The facility is an existing wireless facility and the permit needs to be renewed every 10 years. The modification is that they are changing the mono broadleaf tree to a faux pine. The current tree is lacking branching.

The original project approval included a landscaping condition for the site to have 3 Englemann Oaks and 8 California Lilacs. These were planted initially. The lilacs were to help to shield the block wall building that is part of the project, and the oaks were to blend with the faux tree. The site is on a private road and on private property. AT&T is on the site but is not part of the project. American Tower is asking to remove the original landscaping condition. All the lilacs have died and there is only 1 Englemann Oak left – it is 10 feet tall. The site is one mile away from any other roads. In 2009 the condition made sense, but now there is enough native vegetation in the area to shield the project.

Ms. Maxson gave the Greater Ramona Subcommittee report. The subcommittee recommended approval of the request to remove the landscaping and maintenance conditions for MUP 08-012W1. The RCPG was asked whether or not we wanted to review the item, or did we want to have the County make the decision for us for removing the landscaping conditions, and she felt that we would be setting a precedent by not having the RCPG review the item and make a recommendation.

MOTION: TO APPROVE THE REQUEST TO REMOVE THE LANDSCAPING AND MAINTENANCE CONDITIONS FOR MUP-08-012W1.

The motion was made by Torry Brean and seconded by Jonas Dyer, and the item was opened for discussion

Mr. Dyer said the distance from the site to the street showed a lack of a need for the condition.

He supported the approval of the removal of the landscape conditions as presented.

Mr. Stykel asked where the water came from to water the landscaping?

Ms. Cleveland said there was a water tank that is now empty – it was full. There are other mature oaks on the property. Only 1 Englemann Oak of 3 has survived. The faux branching takes a beating on faux trees. American Tower will be investing in more branching.

Ms. Schulte said the project had conditions on it because they wanted the landscaping for a buffer. There was a reason for the conditions and it could have been challenged before the final map was discussed.

(Voting on the motion)

Upon motion made by Torry Brean and seconded by Jonas Dyer, the motion **passed 9-2-0-1-3**, with Debbie Foster and Lauren Schulte voting no, Casey Lynch stepping down, and Matt Rains, Michelle Rains and Andrew Simmons absent.

Mr. Stykel said he was going to change his vote from yes to no, as he felt they should bring more water to the site and change the type of trees.

Ms. Clark asked if she could change her vote to no, and the motion **failed 7-4-0-1-3**, with Janelle Clark, Debbie Foster, Lauren Schulte and Paul Stykel voting no, Casey Lynch stepping down and Matt Rains, Michelle Rains and Andrew Simmons absent.

Mr. Dyer voiced his concern that the manner in which the vote was called was questionable due to the fact that it first went through but then, a few members changed their vote and the motion failed. He suggested a revote and was told that it was unnecessary.

7-C: APN 279-121-52, proposal to vacate an IOD for public highway that encumbers a portion of the applicants' property. DPW has made the following determination and supports the vacation. DPW Transportation staff recommends concurrence on the proposed road vacation of IOD traversing APN 279-121-52 in Ramona because:

- **There does not appear to be a “present or prospective public use” (CA Streets and Highways Code Section 8324)**
 - **No parcels would be landlocked**
 - **Vacation of proposed IOD/road vacation area will not impede emergency service access to any parcels**
 - **Proposed road vacation area is not part of the General Plan Mobility Element network**
 - [Microsoft Word - strk-underl-June2014-Cover pages, TOC.docx \(sandiegocounty.gov\)](#)

- No other identified public facilities (e.g. culverts) within proposed road vacation area needed for public road maintenance
 - IOD/vacation area is not within a General Plan Trail or Trail Easement alignment
 - Goose Valley Trail GP Alignment runs along Lapis Lane
 - No floodplains/floodways identified within proposed road vacation area
 - No Capital Improvement Projects are near or would be affected by road vacation
- Perfect, Transportation/Trails Subcommittee

Ms. Perfect said the Transportation/Trails Subcommittee saw the vacation of a portion of a roadway that will not be used in the future. Cheryl Wegner was at the meeting and she looked at the information with regards to a trail in the vicinity of the property, felt it would not be impacted, and agreed with the County recommendation.

Presenter: Shawn Herritt

Mr. Herritt said a portion of the road in the vicinity of Lapis Lane is to be removed. The road has been realigned to go around the property. The IOD is from the 1970's. There is a trail on the map for Goose Valley. In referring to a map on plans that were handed out, Mr. Herritt said they will be getting rid of the shaded lot on the map.

Ms. Perfect said the subcommittee reviewed the location of the road segment vacation and agreed that it does not adversely affect mobility in that area. The Transportation/Trails Subcommittee recommended approval of the vacation of the IOD.

MOTION: TO RECOMMEND VACATION OF THE IOD AS PRESENTED.

Upon motion made by Jonas Dyer and seconded by Dawn Perfect, the motion **passed 11-0-0-0-4**, with Torry Brean, Matt Rains, Michelle Rains and Andrew Simmons absent.

7-D: DISCUSSION AND POSSIBLE ACTION: SDG&E Tree Removal Projects -- SDG&E, in coordination with the County and CalTrans, will be removing multiple trees along two roadways in the Ramona area. SDG&E has requested this item be moved to 10-5-23 RCPG agenda

7-E: DISCUSSION AND POSSIBLE ACTION: Presentation of concept for roundabout to circumnavigate shopping center in SDCE. Presentation by Joe Cahak (Transportation/Trails member). Perfect, Transportation/Trails Subcommittee

Ms. Perfect presented the item for Joe Cahak. Mr. Cahak would like to take San Vicente Road and Gunn Stage to create a large roundabout around the commercial section that is near the entrance of SDCE on San Vicente Road. The shopping center would be in the middle. Traffic would keep moving without stops, and with the ability to make right turns only. There is no road on the back side of the shopping center currently. The County would need to acquire land, deal with any environmental issues, and design and construct the road.

Comments from members of the subcommittee are: the roundabout is disturbing and County traffic engineers should review the concept; there is the concern of public acquisition of private property; the desire to slow traffic is appreciated, but the roundabout will not be easy to adjust to – traffic will speed up after leaving the roundabout, and traffic signals seem more effective for safe turns.

Comments from the public are: people will continue to use Arena to avoid a roundabout at Gunn Stage; there was a question of the future use of the property that would be acquired for the new road. Mr. Cahak had responded that there are environmental sensitivities on the property so no houses would be built there.

Ms. Perfect said the subcommittee voted to recommend to the RCPG that the County evaluate the roundabout options, and it passed.

Speaker: Sue Thygesen, Ramona Resident

Ms. Thygesen clarified that the location of the roundabout would be at San Vicente Road and Gunn Stage. She thought the 3 directional arrows, shown on the plan, were confusing. She said the roundabout would be taking traffic onto roads with a speed limit of 45 mph. Some people will be distressed and there could be road rage. She asked that, before any action is taken, the item is reviewed by the CHP and local Sheriff's. Recently, on roads at SDCE, there were 2 fatalities in 3 days.

The Chair said for the 1 property, eminent domain may need to be exercised. This would be a lengthy proposal and infringe on private property.

Ms. Maxson said Poway had a roundabout, Twin Peaks to Community, but then they went back to the way it was. How will people be able to cross the road in the roundabout if there is no stop?

Ms. Hamilton-Bleakly asked for the purpose of the proposal?

Ms. Perfect said that for the past year or 2, eyes have been looking at traffic safety at SDCE. This is an attempt at problem solving.

Mr. Summers said the person who made this proposal is not traffic wise. He suspects the County would not appreciate this project and he feels it is too early to vote on it.

Ms. Perfect said the subcommittee recommended having County Traffic Engineering review and evaluate the proposal.

Ms. Schulte asked if the property owner could sell the property to the County?

Ms. Perfect said this proposal should continue to return to the subcommittee if it is moving forward. The Chair asked for it to go to the subcommittee so things can get vetted out. The subcommittee did not talk about the eminent domain for the property.

Mr. Summers feels a roundabout would impact the businesses in the shopping center in a negative way.

7-F: ACTION ITEMS:

1. **Ramona Community Planning Group to join the Association of Planning Groups - San Diego County. The Association of Planning Groups - San Diego County seeks advisory board membership on SANDAG's Board of Directors in order to ensure consistent and effective representation and productive two-way communication between the San Diego Association of Governments (SANDAG) and the unincorporated communities of the County of San Diego.**

Ms. Maxson gave an update and talked about the most recent Association of Planning Groups - San Diego County (APG) meeting which was the week before the RCPG meeting. She said that the APG had voted to ratify its Interim Bylaws thereby becoming a formal organization. The APG requested that Planning Groups seeking to become members take a vote with their individual Planning Groups in September or October in order to be ready to "join" the APG at its November meeting. Also, the APG requested that Planning Groups voting to be members of the APG choose a Representative from their Planning Group to be the APG member. This member would be the Planning Group's Chair or the Chair's designee.

The APG's next meeting will be in early November.

MOTION: THE RAMONA COMMUNITY PLANNING GROUP TO JOIN THE ASSOCIATION OF PLANNING GROUPS, SAN DIEGO COUNTY.

Upon motion made by Robin Joy Maxson and seconded by Casey Lynch, the motion **passed 11-0-0-0-4**, with Torry Brean, Matt Rains, Michelle Rains and Andrew Simmons absent.

2. **Ramona Community Planning Group appoints a Representative to the Association of Planning Groups - San Diego County. Membership to the Association is open to one member from each San Diego County Planning Group. That Member shall be the Chair of each Group or their designee.**

MOTION: THE RAMONA COMMUNITY PLANNING GROUP DESIGNATE ROBIN JOY MAXSON AS THE RCPG REPRESENTATIVE AT THE ASSOCIATION OF PLANNING GROUPS.

Upon motion made by Casey Lynch and seconded by Jonas Dyer, the motion **passed 11-0-0-0-4**, with Torry Brean, Matt Rains, Michelle Rains and Andrew Simmons absent.

7-G: INFORMATIONAL ITEM ONLY: Review County Capital Improvement List (CIP). County staff reported at subcommittee. This will include Dye Rd phased plan as discussed at previous meeting. Perfect, Transportation/Trails Subcommittee

Mr. Perfect gave the report on the CIP discussion at the Transportation/Trails Subcommittee meeting. Mr. Bolz provided a CIP update. She forwarded the minutes to the RCPG. There were no details offered on projects, just the CIP list update. The County wants input from the public on the items. There is an outreach public data link on the website. Mr. Bolz was asked to review

the Dye Road phased extension plan. There was also concern expressed about accidents on Mussey Grade Road. Mr. Bolz doesn't have any documents on the Dye Road Extension phased plan. If there is any information anyone is aware of regarding the Dye Road Extension phased plan, Mr. Bolz would like to see it. With a CDBG Grant, sidewalks were installed on a portion of D Street by Ramona Elementary.

H. Ramona State Routes Subcommittee Items INFORMATIONAL ITEMS ONLY
Summers, RSRS Subcommittee

1. Unresolved Caltrans issues;

a. Guardrail location explanation

At the RSRS meeting, Mr. Welborn said the guardrail was put in place along SR 67 because Caltrans wanted to prevent access to an artesian well and an unauthorized trail that hikers use. The new guardrail was built as part of a planned connection of 2 existing guardrails and having a turnout and a call box at that particular location is not safe. Mr. Summers said he walked to the location and could see the trail, some culverts, etc. He suggested others do the same. He is not asking to have a call box available at that location, but he is asking for a safe place for cars to pull over.

b. Status of SR67 construction project on both sides west of Hope Street

Mr. Summers said Mr. Welborn gave an update of the concrete walls on both sides of SR 67 by Hope Street. Caltrans will be installing permanent concrete walls on both sides of the road and they have more work to do to complete the project.

c. Status of RCPG request for additional crosswalks at 6th, 8th, and 9th

Mr. Summers said additional crosswalks are still being considered.

d. Update on major repaving project on SR 67

The major repaving project is on schedule for completion. They are up to downtown with the improvements.

e. Any update on stoplight at Mussey Grade Rd?

Mr. Summers said Caltrans is still working on putting in a stoplight at Mussey Grade Road and SR 67.

2. Report on SANDAG appearance

Mr. Summers said that he is going to change his presentation to include road segments that need to be widened to 4 lane along SR 67 from Highland Valley Road and SR 67 to Scripps Poway Parkway. For instance, 1.7 miles is 4 lane, 1.6 miles is 3 lane, and 4.5 miles is 2 lane. Four lanes are needed to better evacuate Ramona.

3. Suggestions for other presentations supporting the widening of SR 67

Mr. Summers said the RSRS Subcommittee is trying to decide who else to make the presentation to.

Ms. Maxson said they are trying to set up a meeting to talk to Poway and to Valley Center.

The Chair suggested taking the presentation to Sacramento.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Announcements and Correspondence Received.

The Chair announced that he attended the crosswalks ribbon cutting on Friday, August 4.

The quarterly Chairs meeting will be Saturday, September 9.

He attended a meeting with Supervisor Anderson. Items that were discussed were regarding the SANDAG representative for the unincorporated area; grants that were available (Jolie Tran presented these); PLDO; CIP; and closing legal loops for sexually violent predators.

Ms. Maxson said there was discussion on having the trolley running to the unincorporated areas, as there are still 100,000 people with no public transportation options.

The Chair said he would support this.

There was discussion regarding placing the trolley item on a future agenda.

8-B: Discussion Items:

1. Concerns from Members

A concern was mentioned about SDG&E's undergrounding schedule (no speaker name recorded).

2. Future Agenda Item Requests

A future agenda item request – sidewalks within the Ramona Acres was mentioned (no speaker name recorded).

Ms. Perfect said that road improvements adjacent to private property will cause a tax increase.

The Chair asked if the Transportation/Trails Subcommittee would like to see the school drop off/pick up traffic issue?

Ms. Perfect said the Sheriff's are working on the plans currently, so she did not feel a need to see this issue yet at Transportation/Trails.

The Chair said there is a new Tentative Parcel Map coming to the Greater Ramona Subcommittee in October.

Ms. Perfect said the Transportation/Trails Subcommittee would like to see the project, too.

3. Addition and Confirmation of New/Continuing Subcommittee Members

Ms. Perfect asked to add Cheryl Wegner, former Transportation/Trails member, back to the Transportation/Trails Subcommittee.

MOTION: TO CONFIRM CHERYL WEGNER TO THE TRANSPORTATION/TRAILS SUBCOMMITTEE.

Upon motion made by Dawn Perfect and seconded by Casey Lynch, the motion **passed 11-0-0-0-4**, with Torry Brean, Matt Rains, Michelle Rains and Andrew Simmons absent.

Ms. Perfect took off of the subcommittee Matt Rains, Peggy Brannen, and Jackie Seidler for lack of attendance.

8-C: DESIGN REVIEW REPORT (Jonas Dyer) – Update on Projects Reviewed

Mr. Dyer gave the Design Review Board report:

Site Plan Review – NONE

Waiver Requests – Main Street Coffee, 680 Main Street – APPROVED

Extensions – Creekside at Village Walk, Pala and Robertson St. – APPROVED

Preliminary Review - NONE

Peter San Nicolas has applied for Seat 3 on the Design Review Board, and this item will be addressed by the Board of Supervisors in the near future.

8-D: Meeting Updates

- 1. Board of Supervisors, Planning Commission and TAC Meetings
(Nothing Brought Forward)**
- 2. Future Group Meeting Dates – Next RCPG Meeting to be 10-5-23,
Ramona Library, 1275 Main Street.**

ITEM 9: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf

The RCPG is advisory only to the County of San Diego. Community issues not related to planning and land use are not within the purview of this group. Item #6: Opportunity for members of the public to speak to the RCPG on any subject within the group's jurisdiction that does not appear as an item on this agenda. The RCPG cannot discuss these matters except to place them on a future agenda, refer them to a subcommittee, or to County staff. Speakers will be limited to 3 minutes. Please fill out a speaker request form located at the rear of the room and present to Vice Chairperson.

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

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

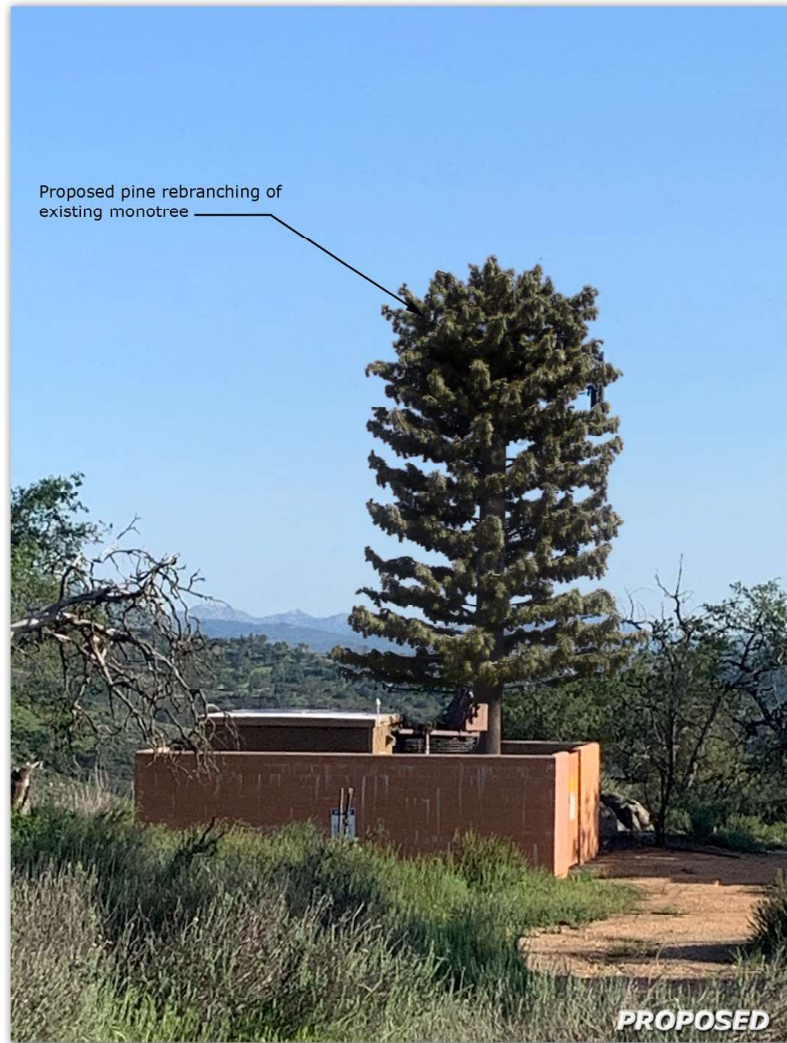
EXISTING



Rancho Santa Teresa - HWY 78 CA
 Site Number: 411105
 24709 Sutherland Drive
 Ramona CA 92065



Proposed pine rebranching of
 existing monotree



PROPOSED

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

9/28/2022

Photosimulation of proposed telecommunications site: Looking south toward VZW site from property driveway

EXISTING

Rancho Santa Teresa - HWY 78 CA
 Site Number: 411105
 24709 Sutherland Drive
 Ramona CA 92065



AMERICAN TOWER

Proposed pine rebranching of
 existing monotree

PROPOSED

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

9/28/2022

Photosimulation of proposed telecommunications site: Looking south toward VZW site from property driveway

EXISTING



Rancho Santa Teresa - HWY 78 CA
 Site Number: 411105
 24709 Sutherland Drive
 Ramona CA 92065



AMERICAN TOWER

Proposed pine rebranching of
 existing monotree



PROPOSED

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

9/28/2022

Photosimulation of proposed telecommunications site: Zoomed in view northwest toward site from Sutherland Dam Road

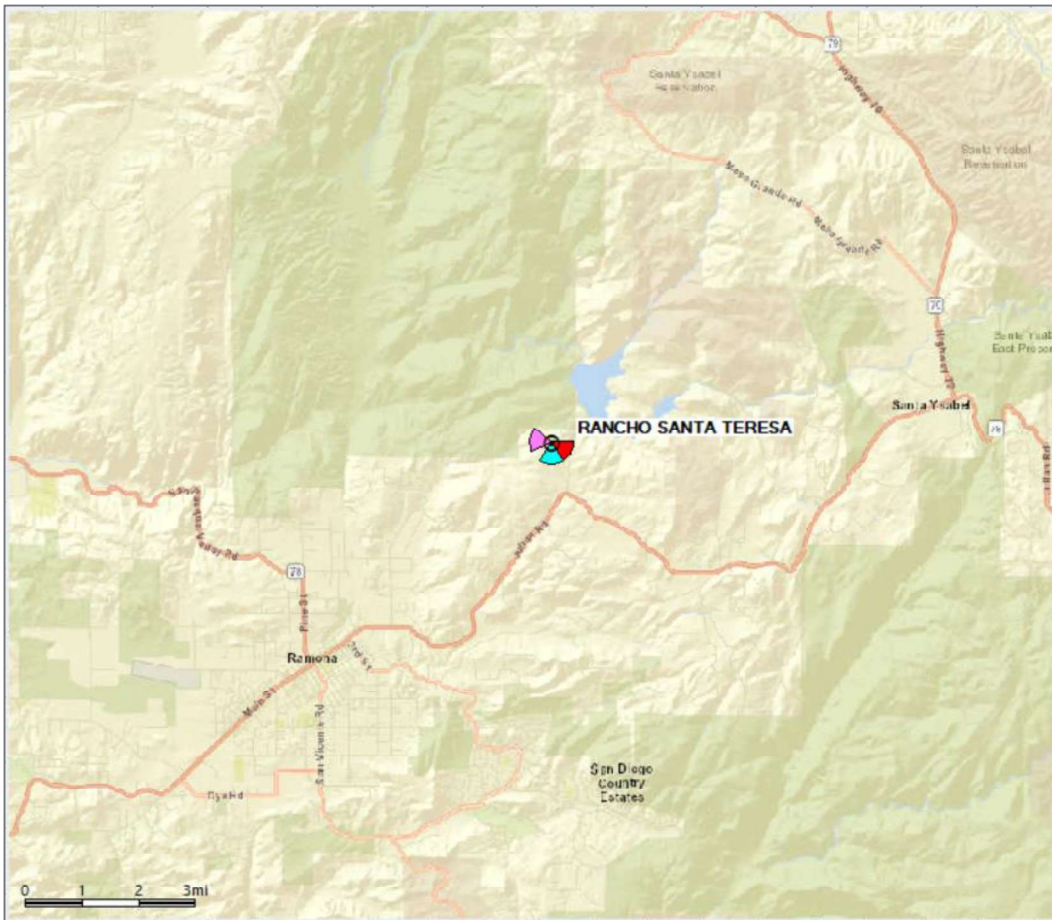
RANCHO SANTA TERESA

Coverage Plots
July 12th 2023

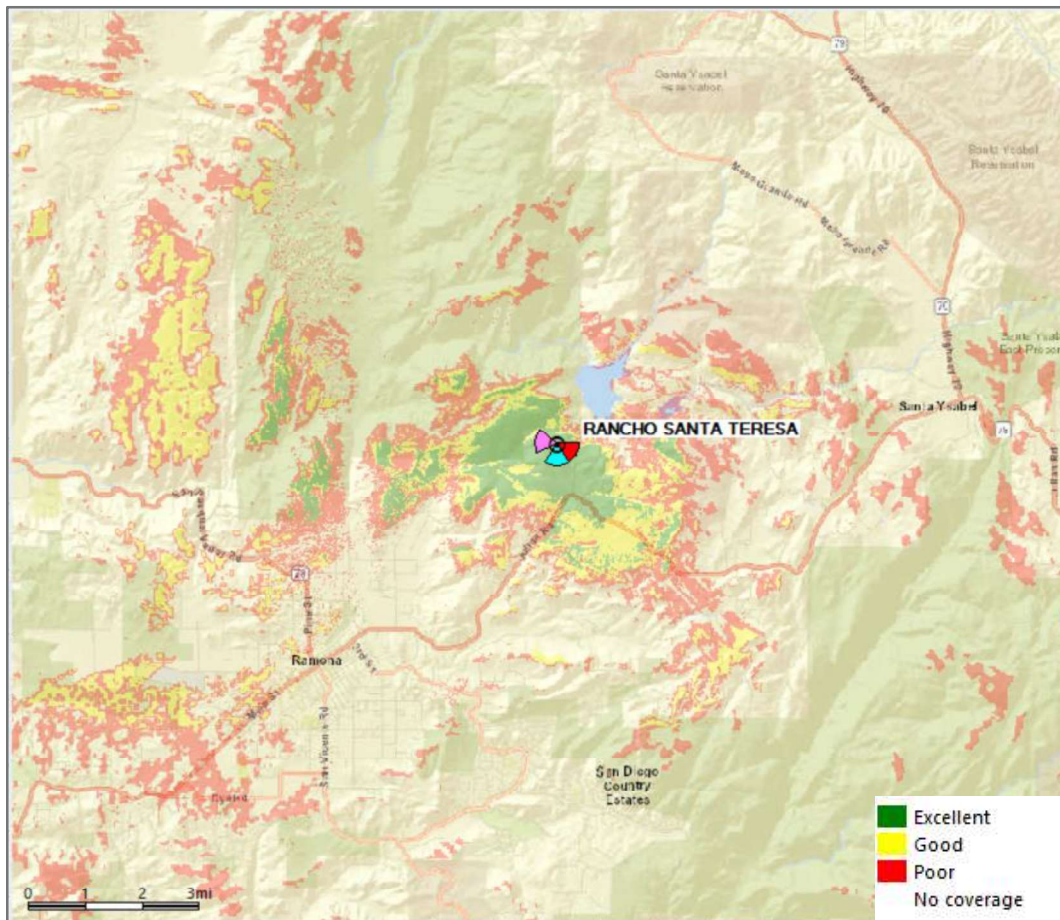


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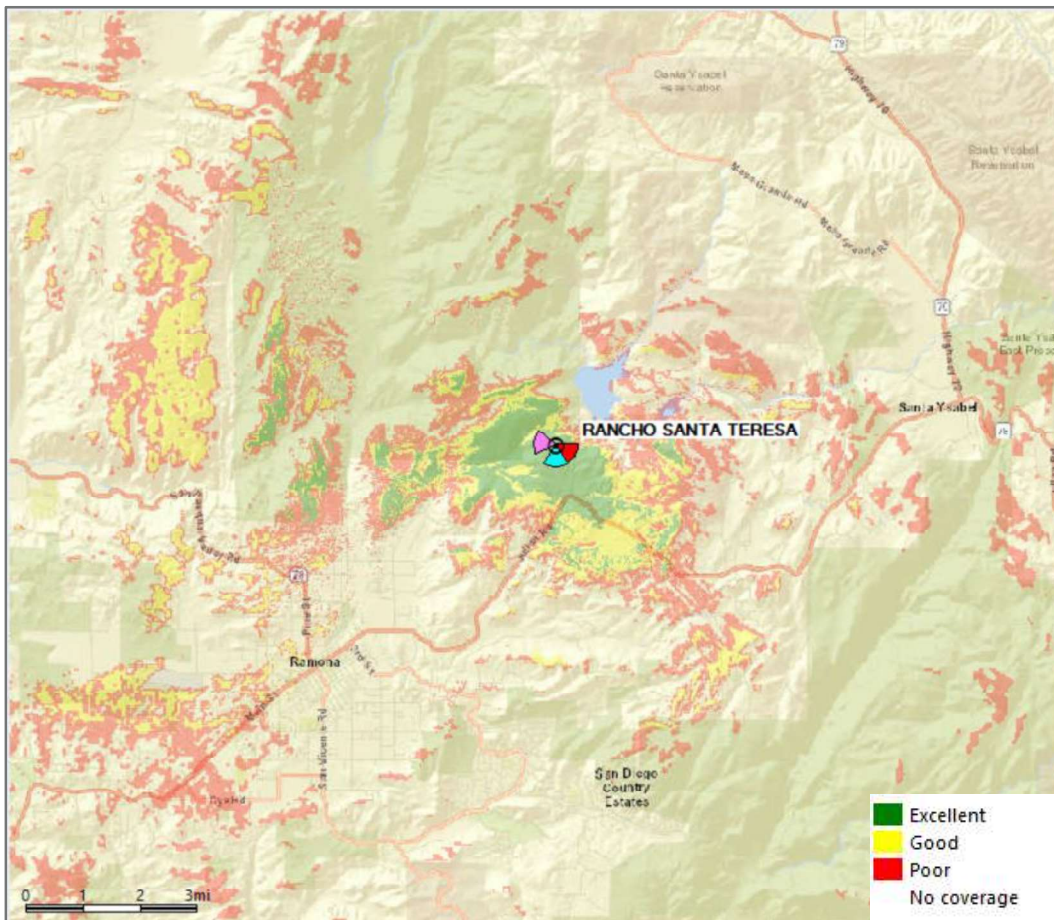
Site RANCHO SANTA TERESA



Site Coverage at 33ft



Site Coverage at 27ft



ATC RANCHO SANTA TERESA 24709 SUTHERLAND DRIVE, RAMONA ALTERNATE SITE ANALYSIS

SITE SELECTION/PREFERRED SITES PER SECTION 6986

The proposed renewal of the Major Use Permit is located in A-72 (General Agriculture) zone district. The site consists of a 40' MonoBroadleaf with Verizon antennas and equipment shelter and the cell site is managed by ATC Sequoia LLC. The project site is at a ground elevation of approximately 2,660 feet above mean sea level (AMSL) and the property is owned by Stephen Leonard and Daniel MacDonald that has a residence and another wireless communication facility adjacent to this facility.

Surrounding properties in the area of the existing site are also designated A-72, Agricultural and is situated in a strategic elevated location north and back from Hwy 78 with views toward Lake Sutherland (reservoir). It also is surrounded by natural vegetation, rock outcroppings and topography, blending into the existing landscape. A strategic design strategy when the site was initially identified is to be set back from the highway/road corridor. This location is approximately one mile from Hwy 78. ATC is proposing to rebranch the existing MonoBroadleaf to a MonoPine as part of this project, as the pine branches are sturdier in high wind areas.

Preferred Sites in the Geographical Service Area

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

- o Water Tanks -There are no water tanks in the area for collocation.
- o Utility Towers, Poles, traffic lights, street lights - There are no traffic or street lights or utility poles in this rural part of the County.
- o Commercial and Industrial Building – There are no commercial or industrial buildings in this rural agricultural part of the County.
- o County or Other Government Facilities – There are no known County or Government facilities that would have any existing infrastructure to accommodate the height needed for a wireless communication facility.

ALTERNATE SITE EVALUATION

There are no existing sites outside of this property in the vicinity that are suitable as alternatives. There is another wireless carrier on the property, right next to this MonoTree with approximately the same height MonoTree. Keeping the two facilities separate allows the heights to remain lower, rather than one taller facility. Therefore, collocation is not ideal in this location.

Aerial View of Surrounding Area



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 communication facility infrastructure. This facility is valued at \$600,000, therefore, the permit expiration should be a minimum of 15 years.

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 other trees, vegetation and rock outcroppings in the vicinity. The location of the 40' MonoBroadleaf within existing vegetation/trees blends into the area in scale and design. The existing equipment area is set back in the property and concealed from public view. ATC is proposing to rebranch the MonoBroadleaf as part of this project to a MonoPine.
2. Available public facilities, services and utilities. The property is located within the Ramona 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 driveway from Sutherland Drive. 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 and constructed as a faux tree, blending 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 maintenance trip per month and would utilize an existing driveway off Sutherland Drive.
5. The suitability of the site for the type and intensity of use or development which is proposed. The existing wireless communication facility does not require any alteration to the landform. The project, as designed and constructed, is camouflaged, does 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.

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) _____

Assessor's Parcel Number(s) _____

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.

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

Signature of Applicant _____

Jill Cleveland
Print Name _____

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

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>





AMERICAN TOWER®
CORPORATION

LETTER OF AUTHORIZATION

AUTHORIZED AGENT NAME: PlanCom, Inc.

ATC Site Name: Rancho Santa Teresa- HWY 78 CA; ATC Site: 411105

Site Address: 24709 Sutherland Dr, Ramona, CA 92065

APN: 246-061-23-00

I, DANIEL MACDONALD AND STEPHEN LEONARD (Lessor, Property Owner, and or duly authorized agent thereof) of the property identified above do hereby authorize PlanCom, Inc., American Tower*, their parents, subsidiaries, affiliates, successors, assigns, contractors, and agents, to act as my non-exclusive agent for the sole purpose of filing and consummating an application for Conditional Use Permit renewal as required by the applicable permitting authorities.

Signature:

Daniel McDonald

Print Name:

DANIEL MACDONALD
DEC 21, 2021

Signature:

Stephen Leonard

Print Name:

Stephen Leonard
Dec 21, 2021

*American Tower as used herein includes any affiliates or subsidiaries of American Tower Corporation

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On 12/21/21

before me, Lindsey Lelevier, Notary Public
(insert name and title of the officer)

personally appeared Daniel MacDonald

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lindsey Lelevier

(Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On 12/21/21 before me, Lindsey Lelevier, Notary Public
(insert name and title of the officer)

personally appeared Stephen Leonard
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lindsey Lelevier

(Seal)

