The County of San Diego

Planning Commission Hearing Report

Date:	April 18, 2025	**Case/File No.:**	Crown Castle Santa Ysabel Wireless Telecommunication Facility Major Use Permit Modification; PDS2022-MUP-06-095W1; PDS2022-ER-06-10-11A
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	**Project:**	Wireless Telecommunication Facility
Time:	9:00 a.m.	**Location:**	29313 SR-78, Santa Ysabel, CA 92070
Agenda Item:	#1	**General Plan:**	Rural Lands 80 (RL-80)
Appeal Status:	Appealable to the Board of Supervisors	**Zoning:**	General Agricultural (A72)
Applicant/Owner:	Crown Castle	**Community:**	North Mountain Subregional Plan Area
Environmental:	CEQA §15164 Mitigated Negative Declaration (MND) Addendum	**APN(s):**	248-020-11-00 248-130-13-00

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 Crown Castle Santa Ysabel 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: PDS2006-3300-06-095) was approved on November 7, 2008, to construct, operate, and maintain a wireless telecommunication facility consisting of a 50-foot-tall mono-pine tree capable of housing 36 panel antennas, 12 for each of the three carriers, AT&T, T-Mobile, and Verizon, along with the three associated 10-foot-tall concrete masonry unit (CMU) equipment enclosures for each carrier, all surrounded by a 6-foot-tall chain-link fence within a 2,223 square foot lease area (38' x 58.5').

Since the approval of the MUP, seven minor deviations have been processed to keep up with maintenance and industry upgrades; these include removal, replacement, and new installation of various panel antennas, remote radio units (RRU), radio frequency (RF) filters, direct current (DC) surge suppressors, fiber and power cables, equipment enclosure racks, and the installation of a 25 kilowatt (kW) emergency backup generator with a 240-gallon diesel tank and related equipment within a 40-

square-foot corner (4' x 10') of the original lease area, in addition to other wireless facility industry updates and retrofits to keep the facility modern.

The Project, submitted July 22, 2022, expired on November 7, 2018, in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. This MUP Modification (Record ID: PDS2022-MUP-06-095W1) 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, an analysis, and discussion.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to 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 pursuant to the California Environmental Quality Act (CEQA).

2. Grant MUP Modification PDS2022-MUP-06-095W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

On November 7, 2008, the Planning Commission approved a MUP (Record ID: PDS2006-3300-06-095) for the installation, operation, and maintenance of a wireless telecommunication consisting of one (1) 50-foot-tall mono-pine tree capable of housing thirty-six (36) panel antennas, twelve (12) for each of the three (3) carriers, AT&T, Verizon, and T-Mobile, along with the three (3) associated 10-foot-tall concrete masonry unit (CMU) wall equipment enclosures for each carrier, all surrounded by a 6-foot-tall chain-link fence within a 2,223 square foot lease area (38' x 58.5')

Since the approval of the MUP, seven (7) minor deviations have been processed to keep up with maintenance and industry upgrades as discussed above.

D. DEVELOPMENT PROPOSAL

1. Project Description

The Project, submitted July 22, 2022, is a request for Crown Castle (Applicant) to continue operating and maintaining an existing wireless telecommunication facility, currently supporting three (3) carriers, AT&T, T-Mobile, and Verizon. The existing facility includes a 50-tall mono-pine tree with associated equipment located within three (3) existing CMU wall equipment enclosures, and no additional physical changes are being proposed under this permit. The facility expired on November 7, 2018, 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 before it needs to be re-evaluated against the technology available in the future.

The 107.93-acre project site is located at 29313 SR-78 in the North Mountain Subregional Plan Area and is subject to the General Plan Designation Rural Lands 80 (RL-80) and is zoned General Agriculture (A72).

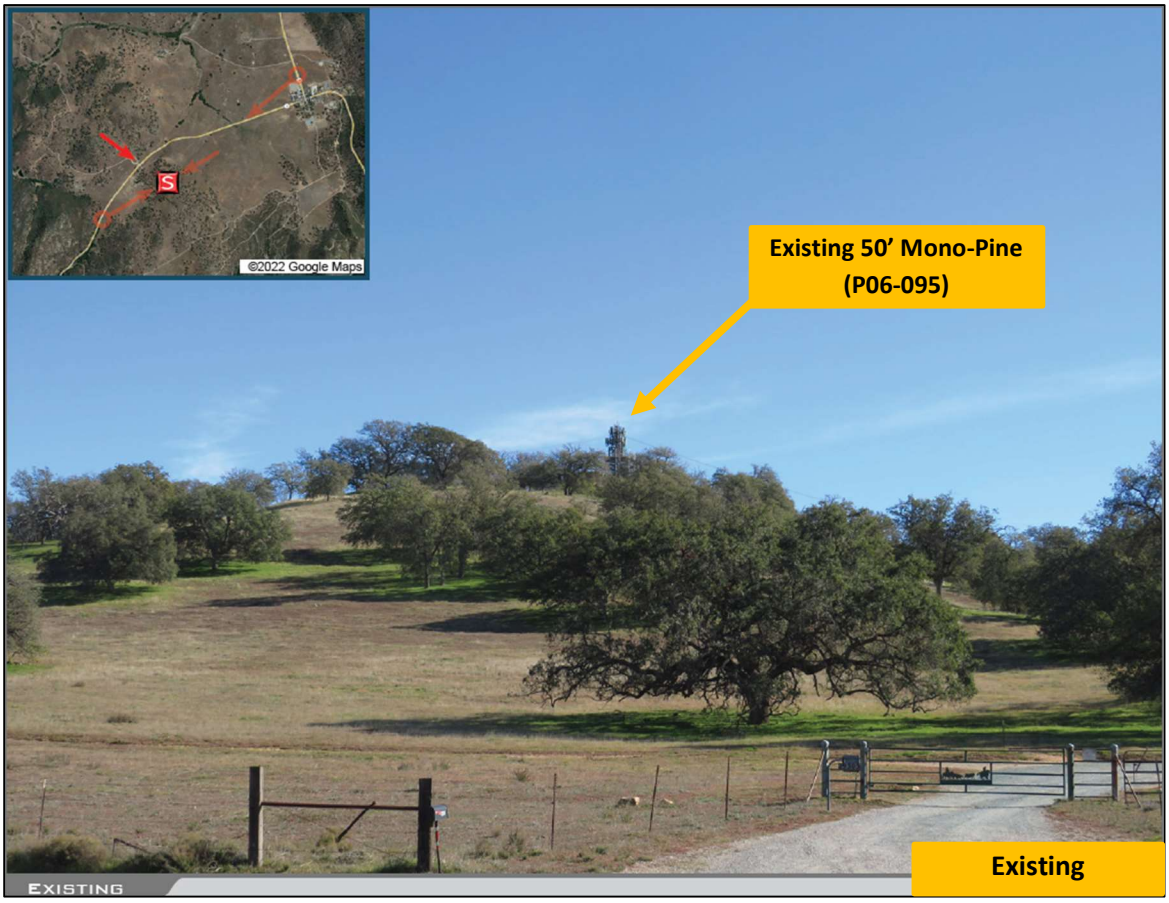


Figure 1: View of the existing facility.

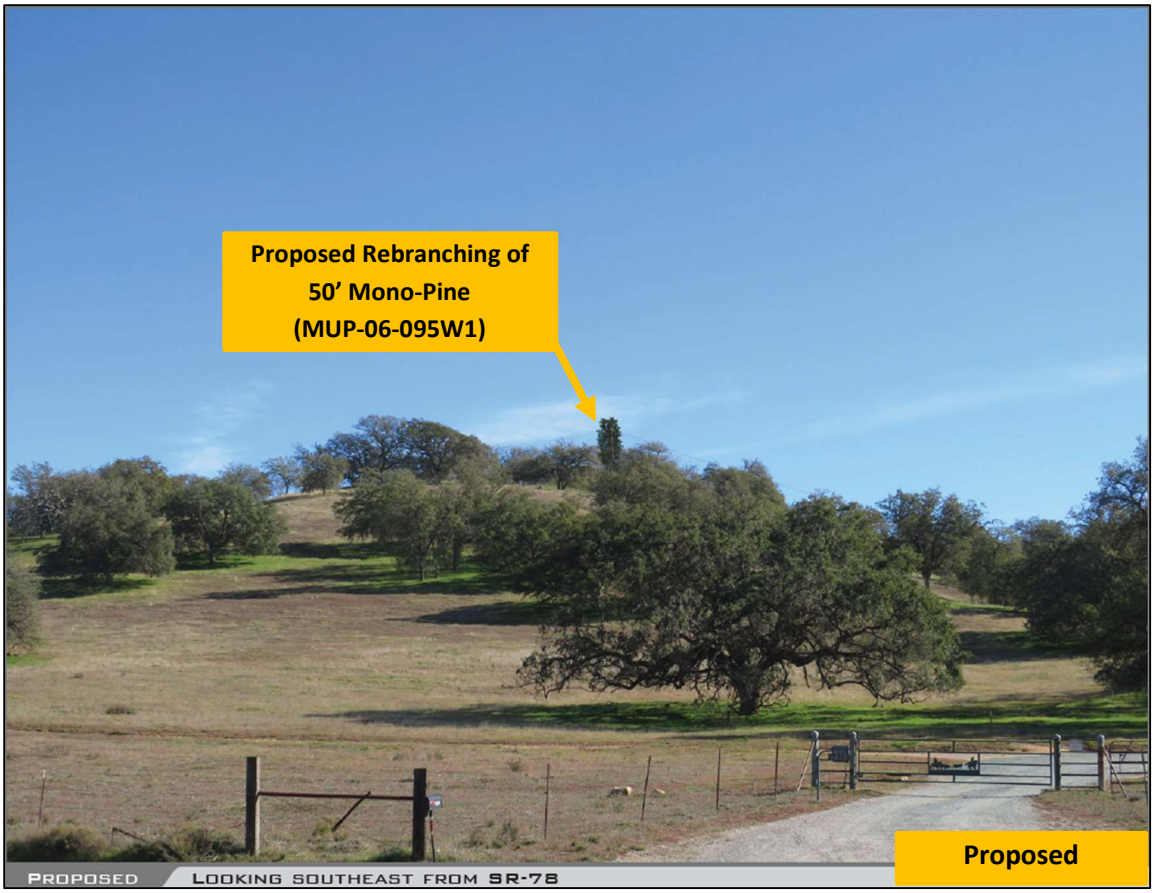


Figure 2: Photo simulation of the proposed facility.

2. Subject Property and Surrounding Land Uses

The project site (29313 SR-78) is located on a 107.93-acre, mostly undeveloped property and abuts SR-78 (Old Julian Highway). The facility is approximately 1,200 feet south of this scenic highway in the North Mountain Subregional Plan Area (see Figure 3). The project site is zoned General Agricultural (A72). The General Plan Regional Category is Rural, and the site is subject to the General Plan the Land Use Designation of Rural Lands 80 (RL-80).

The site contains an existing wireless telecommunication facility with a 50-foot-tall mono-pine for three (3) carriers (this Project). The subject property is surrounded by residential and agricultural uses (mostly vacant land). The properties located to the north, east, south, and west are zoned General Agricultural (A72), and the property to the northwest is zoned Open Space (S80).

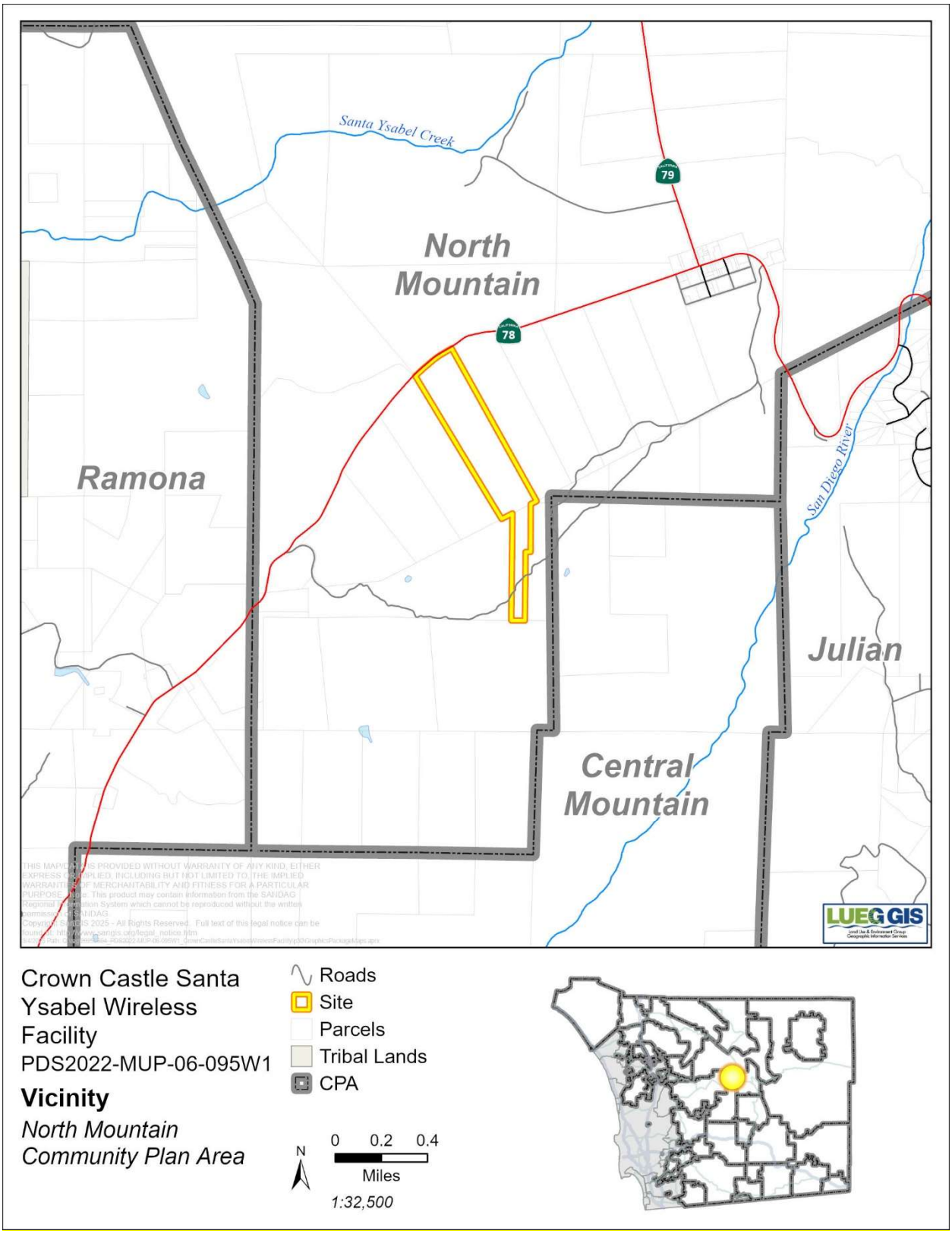


Figure 3: Vicinity Map

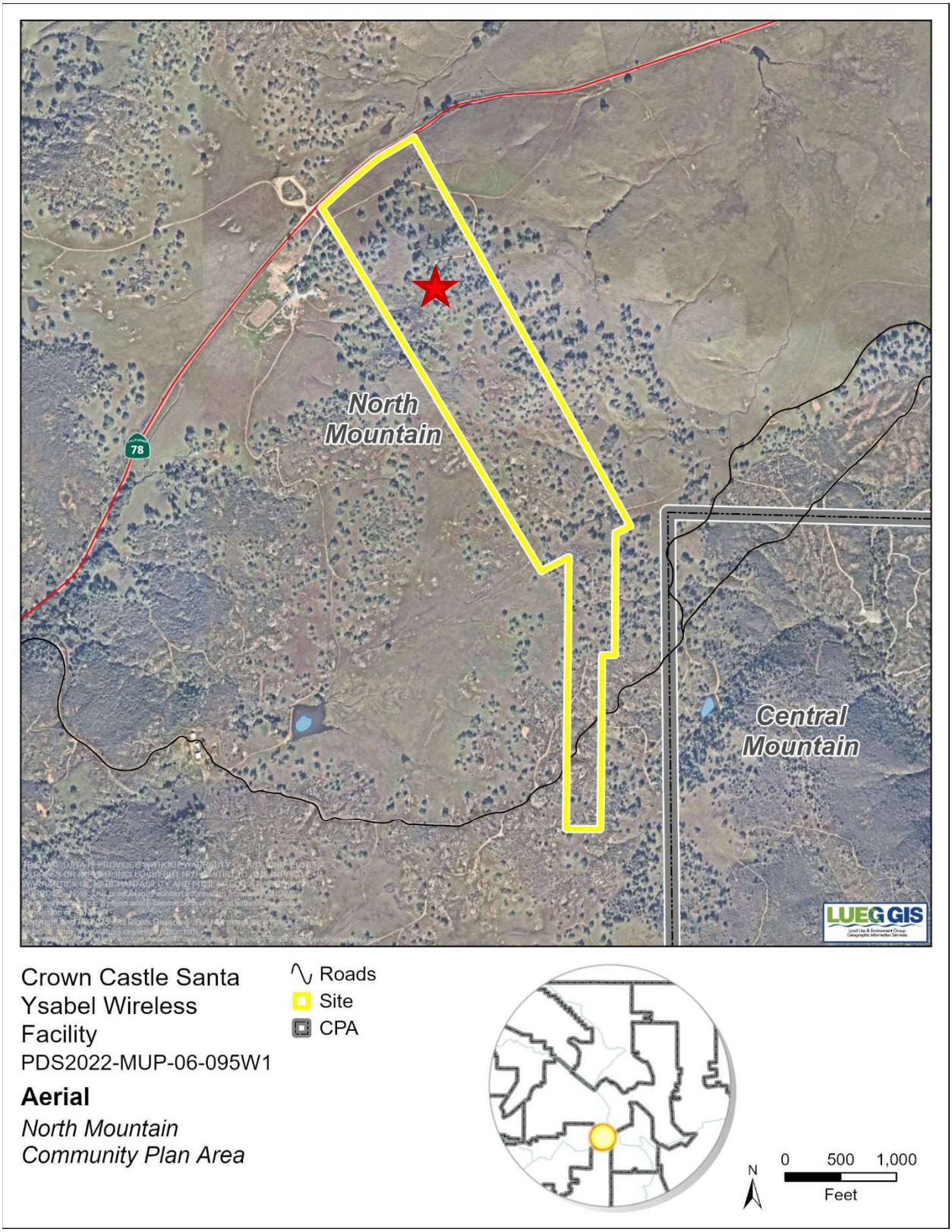


Figure 4: Aerial photograph of the project site. Location of the existing facility identified with a red star.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Rural Lands 80 (RL-80)	General Agricultural (A72)	SR-78	Vacant Land (Undeveloped)
West	Open Space – Conservation (OS-C)	Open Space (S80)	N/A	Vacant Land (Undeveloped)
East	Rural Lands 80 (RL-80)	General Agricultural (A72)	N/A	Vacant Land (Undeveloped
South	Rural Lands 80 (RL-80)	General Agricultural (A72)	N/A	Vacant Land (Undeveloped

E. ANALYSIS AND DISCUSSION

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

1. Key Requirements for Requested Actions

a. Is the proposed Project consistent with the vision, goals, and policies of the General Plan?
b. Does the Project comply with the policies set forth under the North Mountain Subregional Plan?
c. Is the proposed Project consistent with the County's Zoning Ordinance?
d. Is the proposed Project consistent with the County's Wireless Ordinance?
e. Does the Project comply with CEQA?

2. Project 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 would set a new expiration date of April 18, 2040, in accordance with the amortization schedule.

Amortization

The Project is subject to amortization because faux trees are defined as "high visibility" facilities and the site is within an agricultural 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 considered high visibility and require use permits are given a maximum term limit based on the valuation of the facility. The Project subject to this MUP Modification is valued at approximately $865,000 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 a 107.93-acre site. Agricultural uses and vacant land surround the property. The closest residential neighbor is approximately 6,000 feet northeast of the facility. Nearby roads and properties will have views of the Project. However, the existing 50-foot-tall mono-pine is compatible with the surrounding land because it will appear as part of the existing landscape on the project site and within the project vicinity. The facility will also be similar in height to the existing trees on the subject property. The mono-pine tree is located at the northern portion of the subject parcel and is positioned away from nearby residences. The equipment enclosure is currently concealed from public views and further camouflaged with landscaping, the Project will be conditioned with the ongoing maintenance of upkeeping the existing landscaping included with the original project to continue to properly camouflage it. The proposed wireless telecommunication facility is compatible with adjacent uses in terms of scale, bulk, and community character because of the camouflaged design that is consistent with other natural features on the property. The facility will appear as part of the existing landscaping and thus blend into the visual setting in the vicinity. In addition, the Project has been conditioned to ensure the existing mono-pine tree is rebranched and maintained to match the submitted photo-simulations.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires the 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 be compatible with existing development and community character. The proposed facility abuts SR-78, is approximately 1,200 feet south of SR-78, a Scenic Highway identified in the County of San Diego General Plan. Drivers along the road will have intermittent views of the Project from the road due to the elevation and topography of the site. The Project will blend with the surrounding vegetation and will be camouflaged with tree-branching to match the existing trees of similar height and existing landscaping on the property. For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity and be compatible with the existing community character.

Alternative Sites Analysis (ASA)

The facility 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.

All preferred locations and preferred zones located within the project vicinity were reviewed. The closest commercial zone is approximately 1.21 miles to the east and would not meet the coverage

objectives of the Project. Additional co-location opportunities on existing wireless telecommunication facilities were also analyzed. However, all other nearby wireless telecommunication facilities are in non-preferred zones and would not meet the coverage objectives the Applicant requires for the Project to be feasible. Co-locating on any of the adjacent wireless telecommunication facilities would also result in the placement of the facilities below the height of the existing facility, resulting in reduced coverage. Within the area that Crown Castle seeks to cover, no "preferred zones" exist to establish a facility within a reasonable distance. The coverage objective is also entirely residential or agricultural-zoned and moving the facility would create a coverage gap. Further information detailing the ASA can be found in Attachment F.

The Geographic Service Area (GSA) maps illustrate coverage in the area and depict the coverage provided by the Project. The GSA maps demonstrate that the proposed location and height are necessary for the carriers to continue providing coverage and adequate service to motorists and residents in the area (Figure 5). The 50-foot height is necessary to allow the antennas to provide coverage due to the surrounding topography. The GSA maps can also be found in Attachment F.

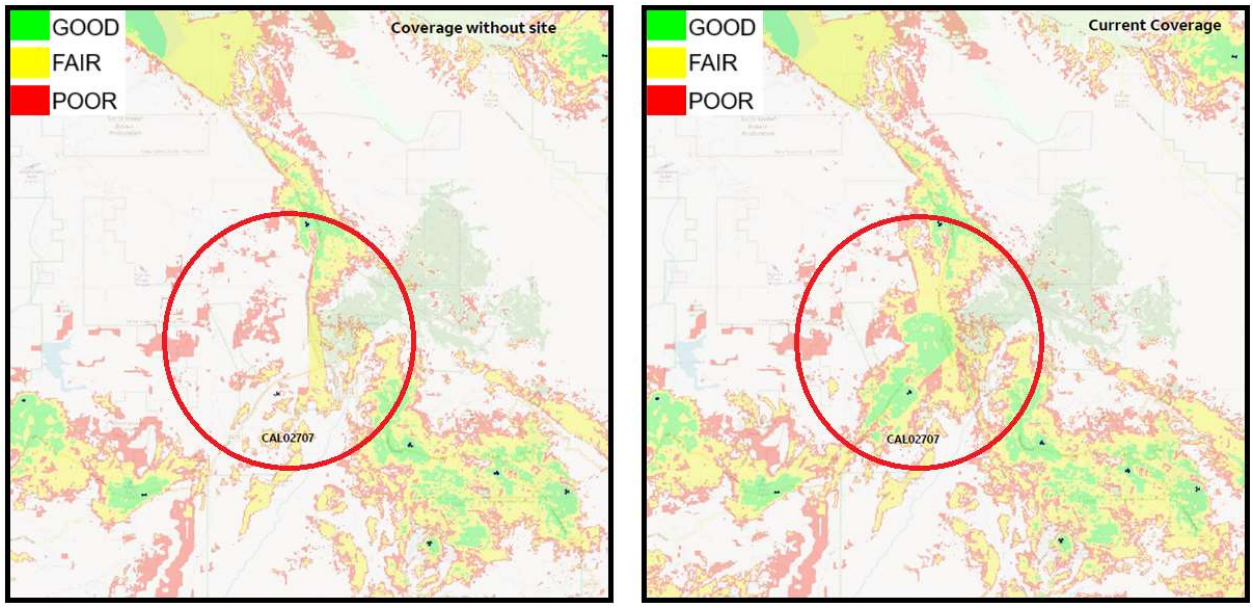


Figure 5: Coverage without the Project (left) and with the Project (right) for both AT&T

3. General Plan Consistency

The proposed Project is consistent with the 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 public safety and the protection of public and private property.	The Project will continue to provide coverage throughout the area, which is essential in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by continuing to provide service and coverage in the area. In addition, the facility is

	equipped with an existing standby generator in the event of a power outage or other emergency situation.
GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.	The wireless telecommunication facility will minimize telecommunication interruptions by continuing coverage in the area. Additionally, the existing project site contains an existing generator that will allow the proposed wireless telecommunication facility to operate in the event of a power outage or other emergency situation.
POLICY LU-15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.	The Project consists of renewing an existing facility. The Project has been designed to sufficiently blend in with the existing environment with tree branching to camouflage the antennas and closely match the exiting landscape.
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.	This Project is currently a co-location facility and contains three (3) carriers: AT&T, T-Mobile, & Verizon.
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.	The proposed facility is located south of SR-78, a Scenic Highway identified by the County of San Diego General Plan. The Project is designed to match the existing landscaping and trees within the surrounding area. The Project also includes conditions to ensure the faux tree remains in conformance with the photo simulations to further camouflage the Project and blend in with the surroundings.

4. Subregional Plan Consistency

The proposed Project is consistent with the relevant North Mountain Subregional Plan Area goals, policies, and actions as described in Table E-2.

Table E-2: North Mountain Subregional Plan Conformance

Subregional Plan Policy	Explanation of Project Conformance
1. COMMUNITY CHARACTER Policy 2. Preserve the rural character by discouraging required urban scale improvements, such as sidewalks, curbs, gutters, and street lighting, where the public health, safety and welfare are not endangered.	The proposed facility consists of a mono-pine which will blend in with the existing landscape and vegetation on the property. The wireless telecommunication facility will minimize telecommunication interruptions by continuing coverage in the area. Additionally, the project site contains an existing generator that will allow the

	Project to operate in the event of a power outage or other emergency.
2. LAND USE Policy 4. Discourage the type of development which would result in traffic volumes that would adversely impact local communities.	Continued operations of the proposed facility will not generate any additional trips that will result in an increase in the current traffic patterns.

5. Zoning Ordinance Consistency

a. Development Regulations

The proposed Project complies with all applicable zoning requirements of the General Agricultural (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:	40 AC	N/A
Building Type:	C	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:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35-feet in height.	The mono-pine is 50 feet tall, and the height limit is 35 feet. The Project will be in conformance with the previously approved 50-foot height exception.	Yes ☒ No ☐ Upon approval of a MUP Modification.
Section 4800 of the Zoning Ordinance requires that the Project meet the "C" setback requirements of 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 wireless telecommunication facility and equipment enclosures are located outside of all required setbacks including front, rear and side yard setbacks.	Yes ☒ No ☐

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 Communications

Commission (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 is required by 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 is required by the FCC.

Table E-4: Wireless Ordinance Development Regulations

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 equipment necessary for the Project is located within an existing 10-foot-tall concrete masonry unit (CMU) equipment enclosure that is screened from view because it is screened by landscaping to match the surrounding residential structures.	Yes ☒ No ☐
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 and equipment enclosures are located outside of all required setbacks including front, rear and side yard.	Yes ☒ No ☐
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The project site is zoned General Agricultural (A72), which is subject to the most restrictive one-hour sound level requirement of 45 dBA at the project property line, according to Section 36.404 of the County Noise Ordinance. The Project does not propose any new noise-producing equipment. The existing equipment and generators have been reviewed and found to be consistent with the County Noise Ordinance, Section 36.404. Therefore, the Project as designed would demonstrate compliance with County noise standards. The Project is not anticipated to exceed the sound level requirements pursuant to County Noise Ordinance, Section 36.404.C	Yes ☒ No ☐
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits	The Project is considered a "high visibility" facility because the facility is a mono-broadleaf	Yes ☒ No ☐

the term of a "high visibility" facility, depending on the valuation of the wireless facility.	tree. 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 $865,000, 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.	
Section 6987.D of the Wireless Telecommunication Ordinance states that in cases where the facility site is visible from a Scenic Highway, as identified in the General Plan, the facility shall be designed and located in such a manner as to avoid adverse visual impacts using design methods such as type of facility, camouflaging, screening and landscaping.	The Project is located is located approximately 1,200 feet south of SR-78, the nearest State and County Designated Scenic Highway. Due to the camouflaged design, the Project will not negatively impact surrounding scenic vistas.	Yes ☒ No ☐

6. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA. An Addendum dated April 18, 2025, to the previously adopted Mitigated Negative Declaration (MND) (Log No. ER-06-10-11A) dated July 17, 2008, 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 require mitigation measures that were not previously analyzed in the adopted MND.

F. COMMUNITY PLANNING GROUP RECOMMENDATION

The North Mountain Subregional Plan area does not have a community planning group, so a recommendation is not available for this Project.

G. PUBLIC INPUT

The Project was first submitted to PDS on July 22, 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 300 feet from the project site. No written comments 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 the minimum 20 property owners, within a radius of 7,000 feet from the project site.

H. RECOMMENDATION

Staff recommends that the Planning Commission 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 pursuant to the California Environmental Quality Act (CEQA).

2. Grant MUP Modification PDS2022-MUP-06-095W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:	***Report Approved By:***
Alexandro Barrenechea, Project Manager	Vince Nicoletti, Director
619-323-8709	858-694-2962
Alexandro.Barrenechea@sdcounty.ca.gov	vince.nicoletti@sdcounty.ca.gov

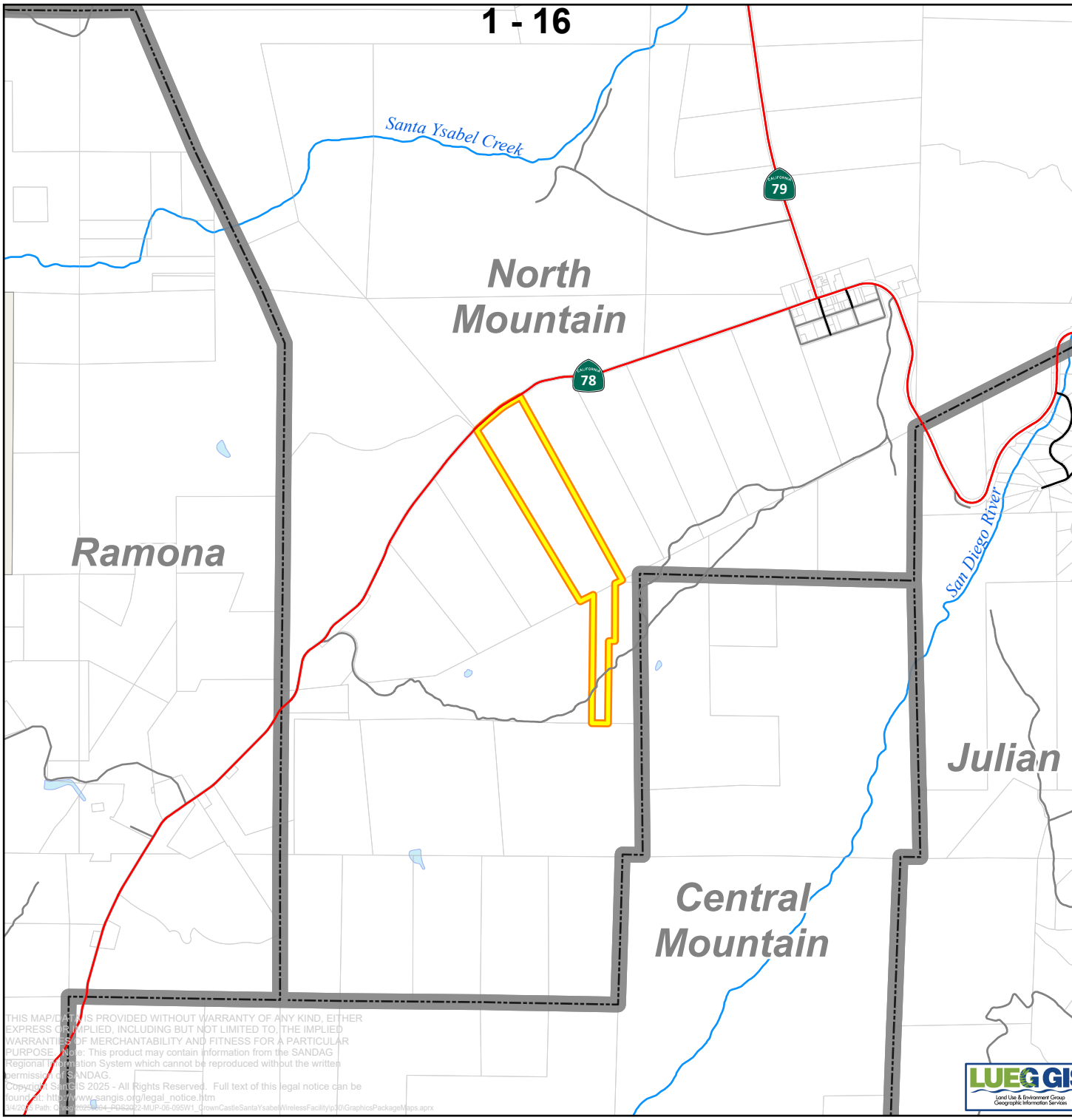
AUTHORIZED REPRESENTATIVE: Vince Nicoletti

VINCE NICOLETTI, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2022-MUP-06-095W1
Attachment C – Environmental Documentation
Attachment D – Environmental Findings
Attachment E – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis
Attachment F – Ownership Disclosure

Attachment A – Planning Documentation



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Crown Castle Santa Ysabel Wireless Facility
PDS2022-MUP-06-095W1

Vicinity

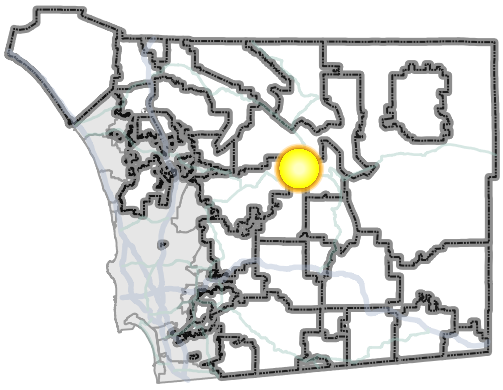
North Mountain Community Plan Area

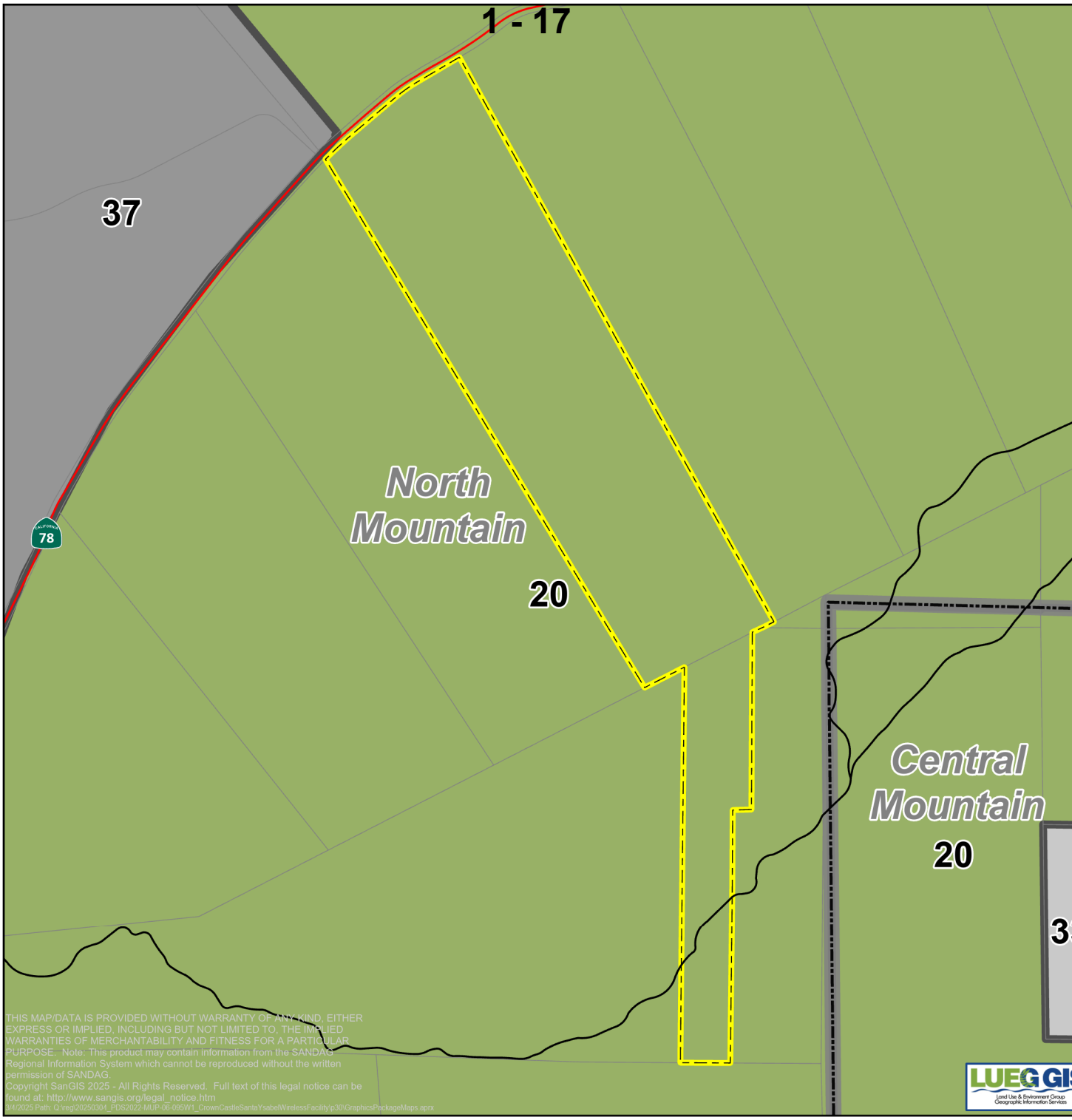
- Roads
- Site
- Parcels
- Tribal Lands
- CPA

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Crown Castle Santa Ysabel Wireless Facility

PDS2022-MUP-06-095W1

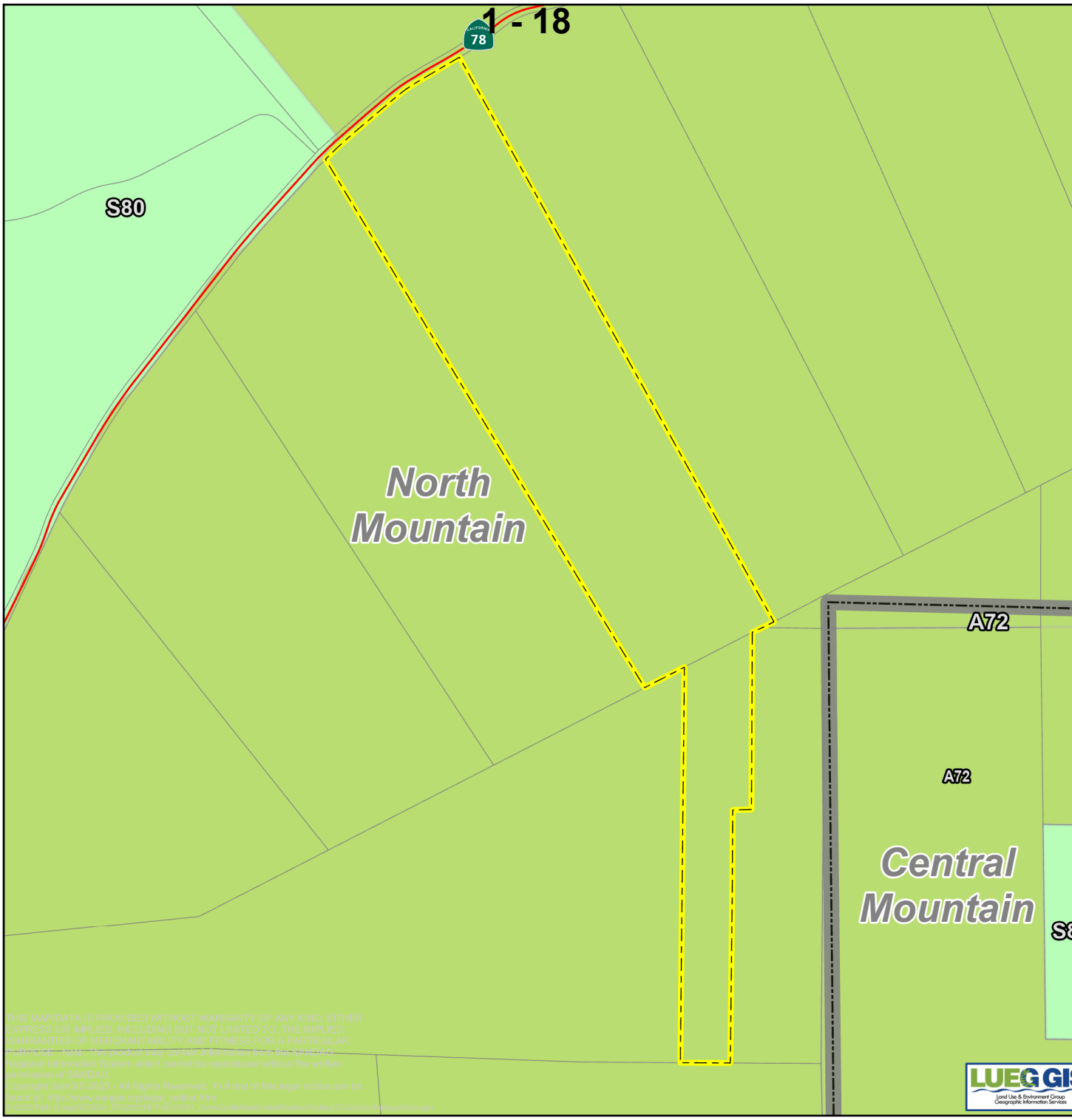
General Plan

North Mountain Community Plan Area

Roads
Site
Parcels
CPA

General Plan
(20) Rural Lands (RL-80)
(33) Public Agency Lands
(37) Open Space (Conservation)

N 0 370 7
Feet



Crown Castle Santa Ysabel Wireless Facility

PDS2022-MUP-06-095W1

Zoning

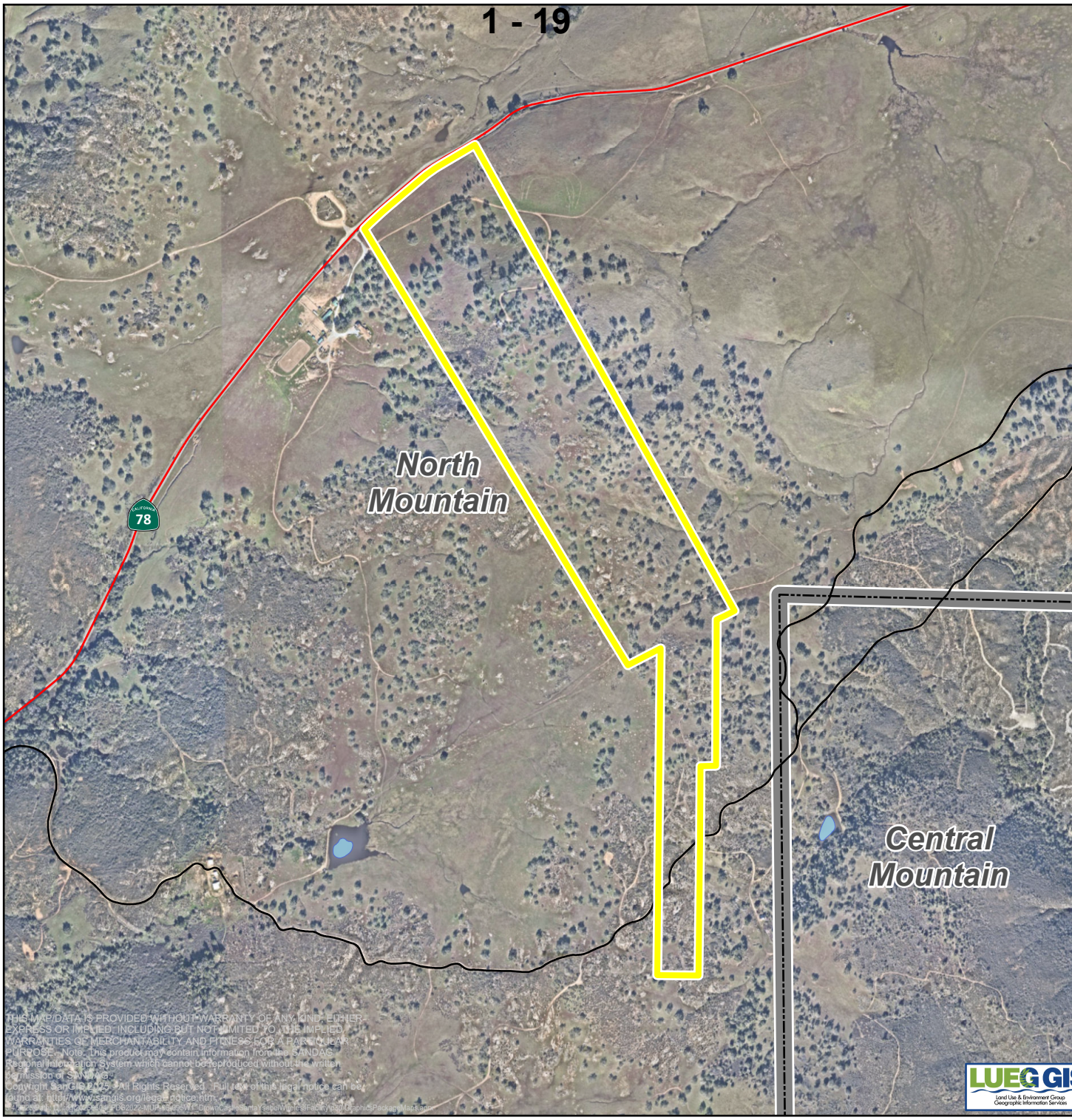
North Mountain Community Plan Area

Roads
Site
Parcels
CPA

Zoning

(A) Agriculture
(S80) Open Space

N 0 370 7
Feet



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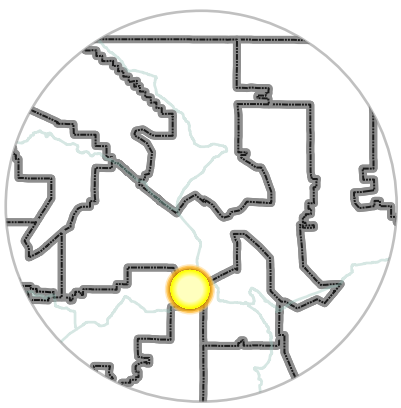
Crown Castle Santa Ysabel Wireless Facility

PDS2022-MUP-06-095W1

Aerial

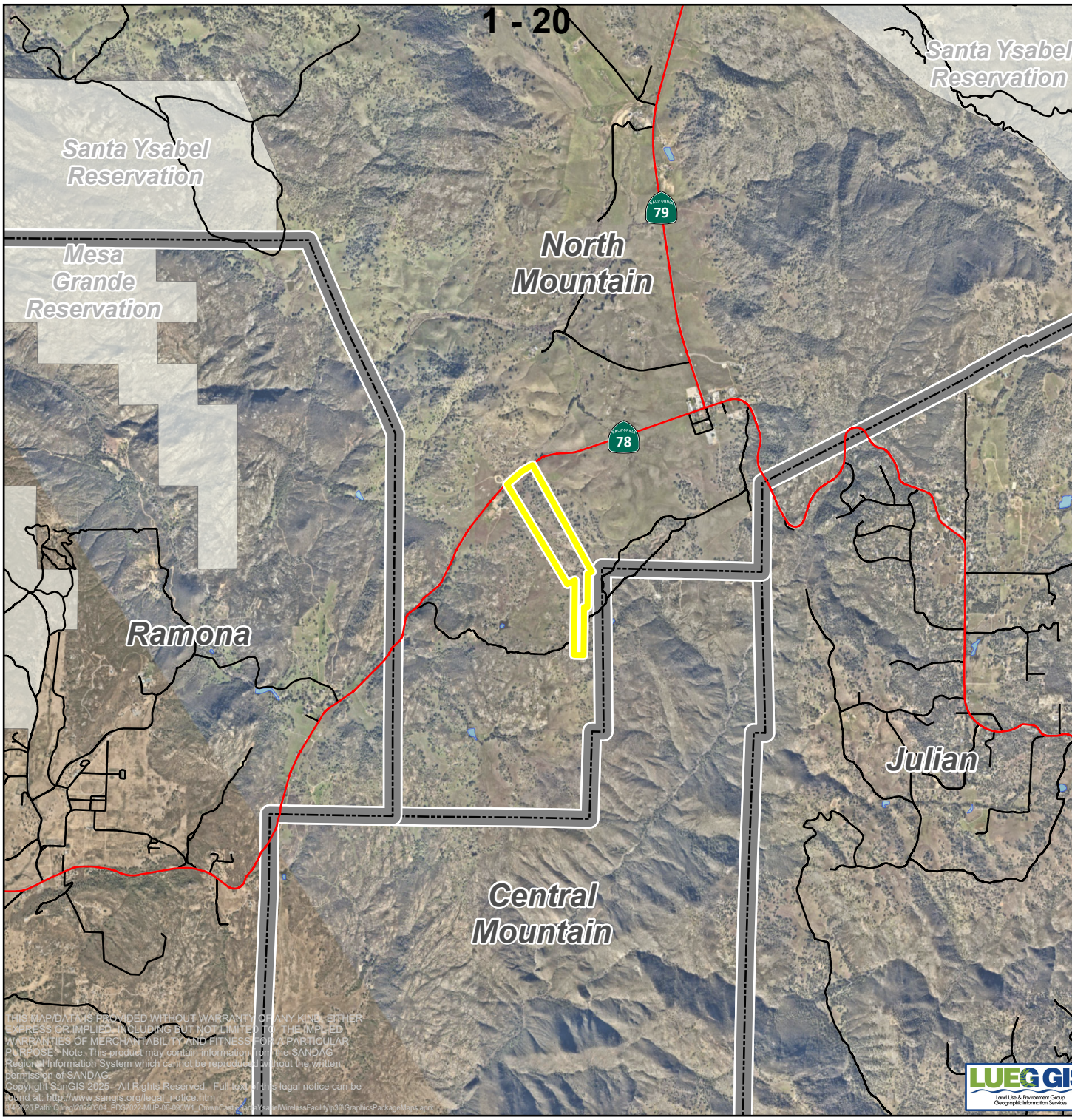
North Mountain Community Plan Area

Roads
Site
CPA



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0 500 1,000
Feet



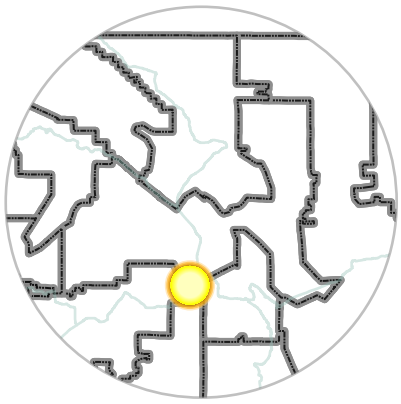
Crown Castle Santa Ysabel Wireless Facility

PDS2022-MUP-06-095W1

Aerial

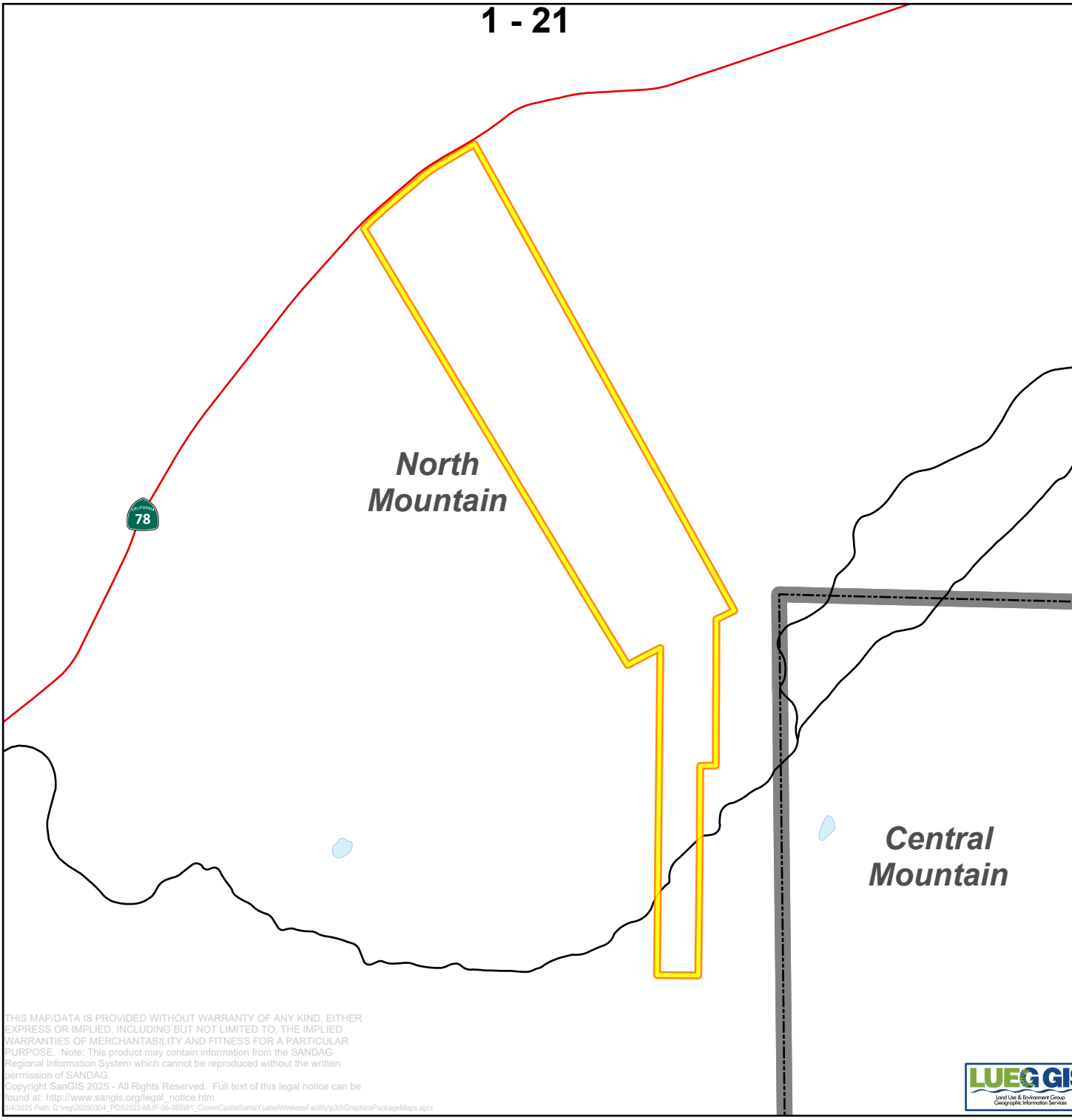
North Mountain Community Plan Area

- Roads
- Site
- Tribal Lands
- CPA



N

0 0.5 Miles



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LUEG GIS
Land Use & Environment Group
Geographic Information Services

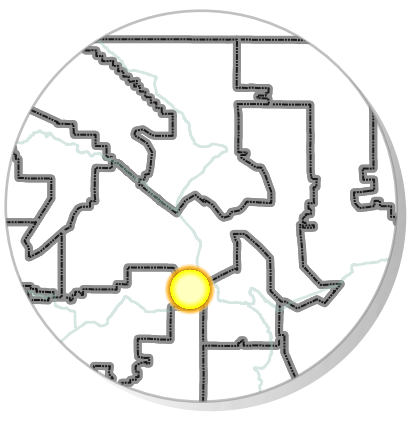
Crown Castle Santa Ysabel Wireless Facility

PDS2022-MUP-06-095W1

Site Location

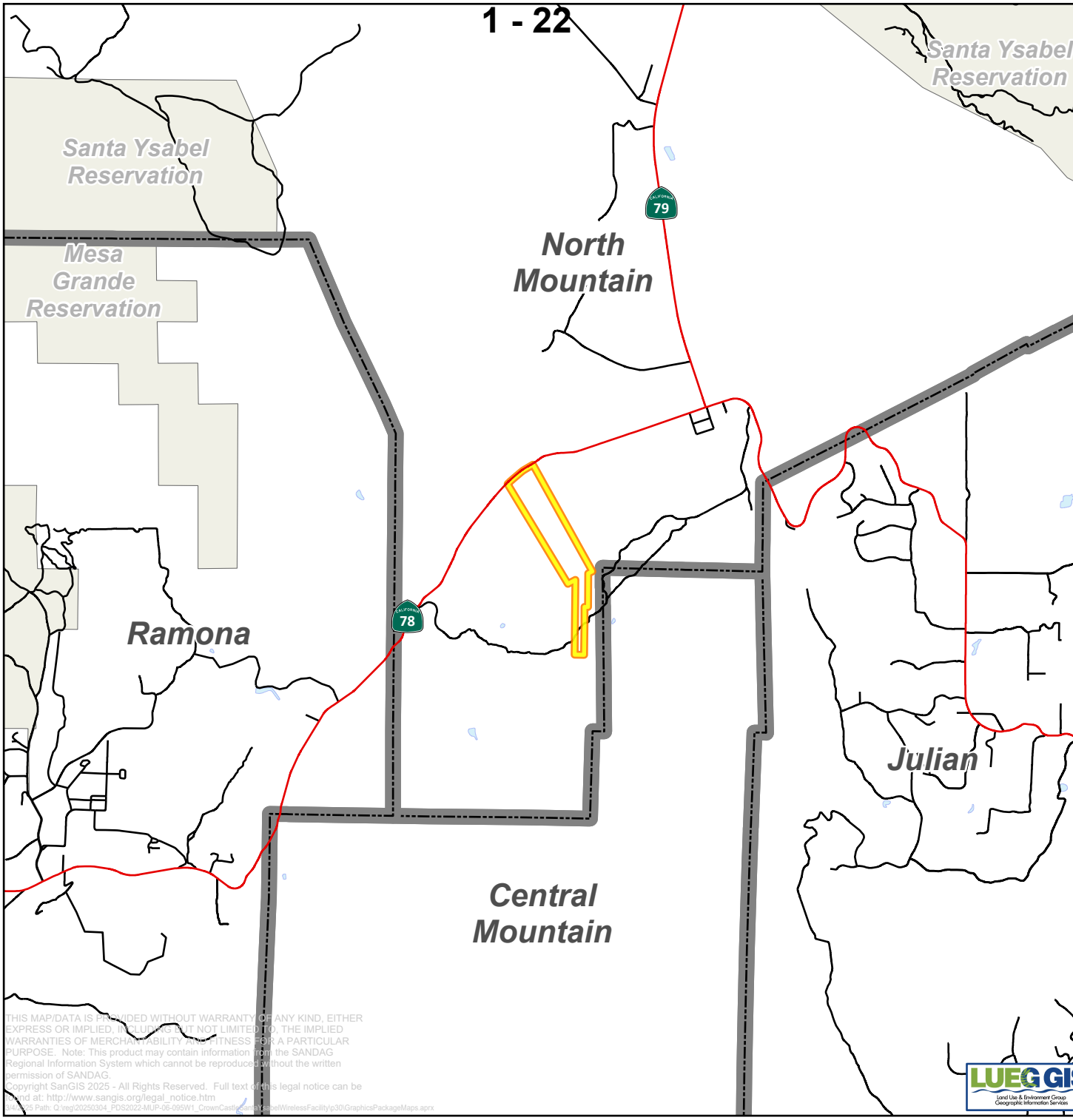
North Mountain Community Plan Area

Roads
Site
CPA



N

0 500 1,000
Feet



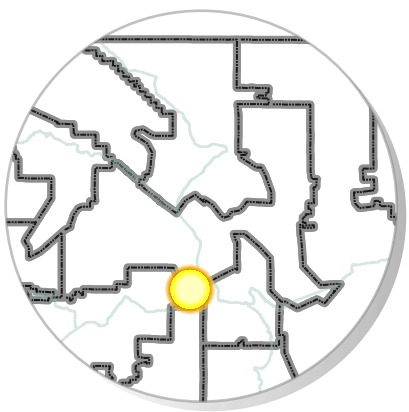
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Crown Castle Santa Ysabel Wireless Facility
PDS2022-MUP-06-095W1

Site Location

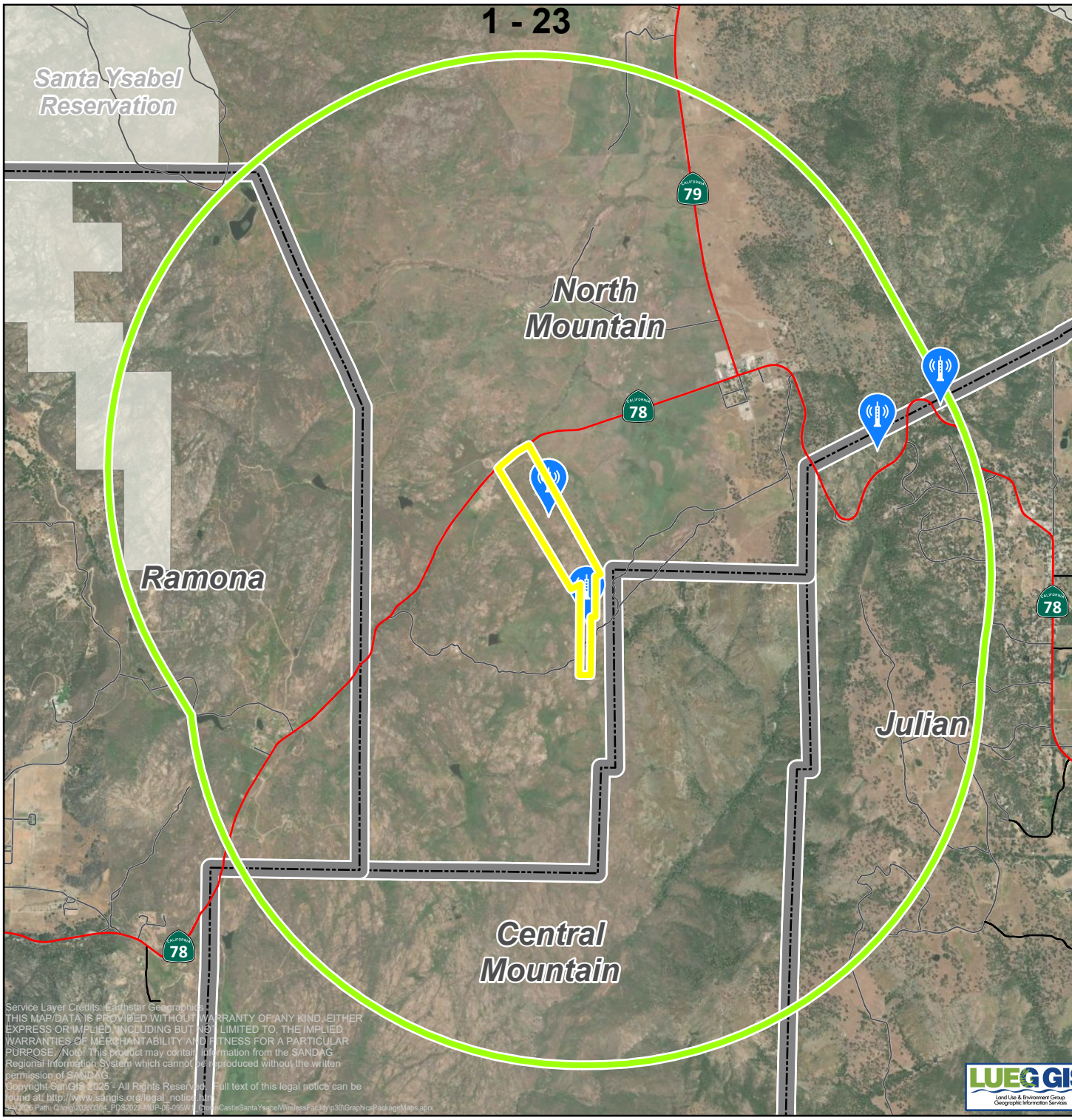
North Mountain Community Plan Area

Roads
Site
Tribal Lands
CPA



N

0 0.5
Miles



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LUEG GIS
Land Use & Environment Group
Geographic Information Services

Crown Castle Santa Ysabel Wireless Facility

PDS2022-MUP-06-095W1

Cell Towers within Two Miles

North Mountain Community Plan Area

- Roads
- Site
- Tribal Lands
- CPA
- Cell Tower
- 2-Mile Buffer

N

0 0.3

Miles

CROWN CASTLE

SITE NAME: SANTA YSABEL
SITE TYPE: MONOTREE
TOWER HEIGHT: 48'-0"
MAJOR USE PERMIT MODIFICATION: MUP-06-095W1

BUSINESS UNIT #: 818111
SITE ADDRESS: 29313 HWY 78 SANTA YSABEL, CA 92065
COUNTY: SAN DIEGO
JURISDICTION: COUNTY OF SAN DIEGO

SITE INFORMATION

CROWN CASTLE USA INC. SITE NAME:	SANTA YSABEL
SITE ADDRESS:	29313 HWY 78 SANTA YSABEL, CA 92065
COUNTY:	SAN DIEGO
MAP/PARCEL #:	248-020-11-00
AREA OF CONSTRUCTION:	EXISTING
LATITUDE:	33.100261
LONGITUDE:	-116.691797
LAT/LONG TYPE:	NAD83
GROUND ELEVATION:	3058'
CURRENT ZONING:	AGRICULTURAL
JURISDICTION:	COUNTY OF SAN DIEGO
OCCUPANCY CLASSIFICATION:	U
TYPE OF CONSTRUCTION:	IIB
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
PROPERTY OWNER:	T-THREE, LLC P.O. BOX 330 SANTA YSABEL, CA 92070
TOWER OWNER/APPLICANT:	CROWN CASTLE 2000 CORPORATE DRIVE CANONSBURG, PA 15317 JIM LEE - (714) 642-8036
ELECTRIC PROVIDER:	SAN DIEGO GAS & ELECTRIC 800-411-7343
TELCO PROVIDER:	AT&T 800-331-0500

PROJECT TEAM

A&E FIRM:	TELCYTE INFRASTRUCTURE SERVICES 3450 N HIGLEY RD, SUITE 102 MESA, AZ 85215 CWOLFE@TELCYTE.COM
CROWN CASTLE USA INC. DISTRICT CONTACTS:	200 SPECTRUM CENTER DRIVE, SUITE 1700 & 1800 IRVINE, CA 92618 MARK J LINMAN - ENTITLEMENT CONSULTANT (619)997-8288 MJLINMAN@COX.NET

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
C-1.1	OVERALL SITE PLAN
C-1.2	ENLARGED SITE PLAN
C-1.3	SITE PLAN
C-2	EXISTING ELEVATION
C-3	EXISTING ANTENNA SCHEDULE
C-4	EXISTING ANTENNA SCHEDULE
C-5	EXISTING ANTENNA SCHEDULE
C-6	EXISTING ANTENNA PLANS
EP01	Erosion Control Plan
EX01	Drainage Sub-Basin Exhibit
LP01	Conceptual Landscape Plan

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 22X34. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

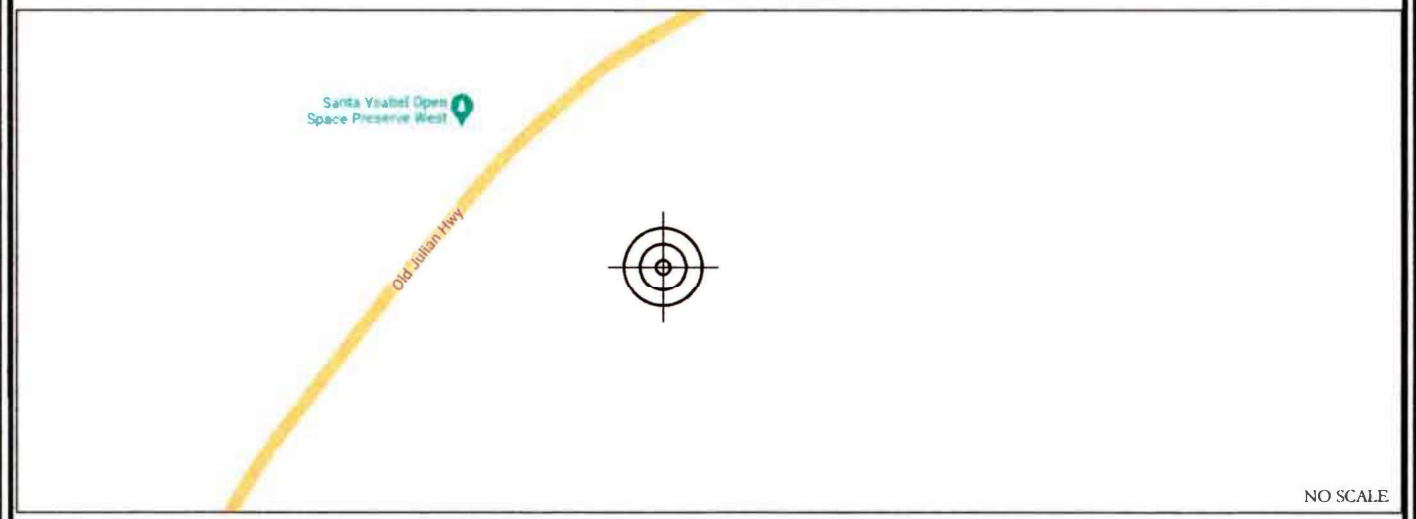
PROJECT DESCRIPTION

CROWN CASTLE PROPOSES TO RENEW THE MAJOR USE PERMIT FOR AN EXISTING WIRELESS COMMUNICATION FACILITY.

- PROPOSED RE-BRANCHING AS REQUIRED.

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

LOCATION MAP



NO SCALE

FROM SAN FRANCISCO INTERNATIONAL AIRPORT. HEAD SOUTHWEST ON AIRPORT ACCESS RD 0.2 MI. CONTINUE STRAIGHT TO STAY ON AIRPORT ACCESS RD 0.1 MI. SLIGHT LEFT ONTO INTERNATIONAL TERMINAL ARRIVALS LEVEL 0.1 MI. KEEP LEFT TO STAY ON INTERNATIONAL TERMINAL ARRIVALS LEVEL 0.3 MI. MERGE ONTO US-101 S VIA THE RAMP TO SAN JOSE 0.5 MI. FOLLOW US-101 S TO CA-35/CA-92 W (14.4 MI). MERGE ONTO US-101 S 6.5 MI. TAKE EXIT 414B TO MERGE ONTO CA-92 W TOWARD HALF MOON BAY 7.9 MI. FOLLOW CA-92 W AND CA-1 N/CABRILLO HWY N TO MIRAMAR DR (7.7 MI). KEEP LEFT TO CONTINUE ON CA-35/CA-92 W 5.0 MI. TURN RIGHT ONTO MAIN ST 0.3 MI. TURN RIGHT ONTO CA-1 N/CABRILLO HWY N 2.0 MI. MIRADA RD TURNS LEFT AND BECOMES PURISIMA WAY 492 FT. TURN RIGHT ONTO MIRAMAR DR 0.2 MI. SLIGHT LEFT TO STAY ON MIRAMAR DR. DESTINATION WILL BE ON THE RIGHT

APPLICABLE CODES/REFERENCE DOCUMENTS

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

CODE TYPE	CODE
BUILDING	2022 CBC (2021 IBC W/AMMENDMENTS)
MECHANICAL	2022 CMC (2021 IMC W/AMMENDMENTS)
ELECTRICAL	2022 CEC (2020 NEC W/AMMENDMENTS)
FIRE	2022 CFC (2021 IFC W/AMMENDMENTS)

CALL CALIFORNIA ONE CALL
(800) 227-2600
CALL 3 WORKING DAYS BEFORE YOU DIG!

SDC PDS RCVD 05-015-24

MUP06-095W1

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IRVINE, CA 92618

TELCYTE INFRASTRUCTURE SERVICES
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MESA, AZ 85215

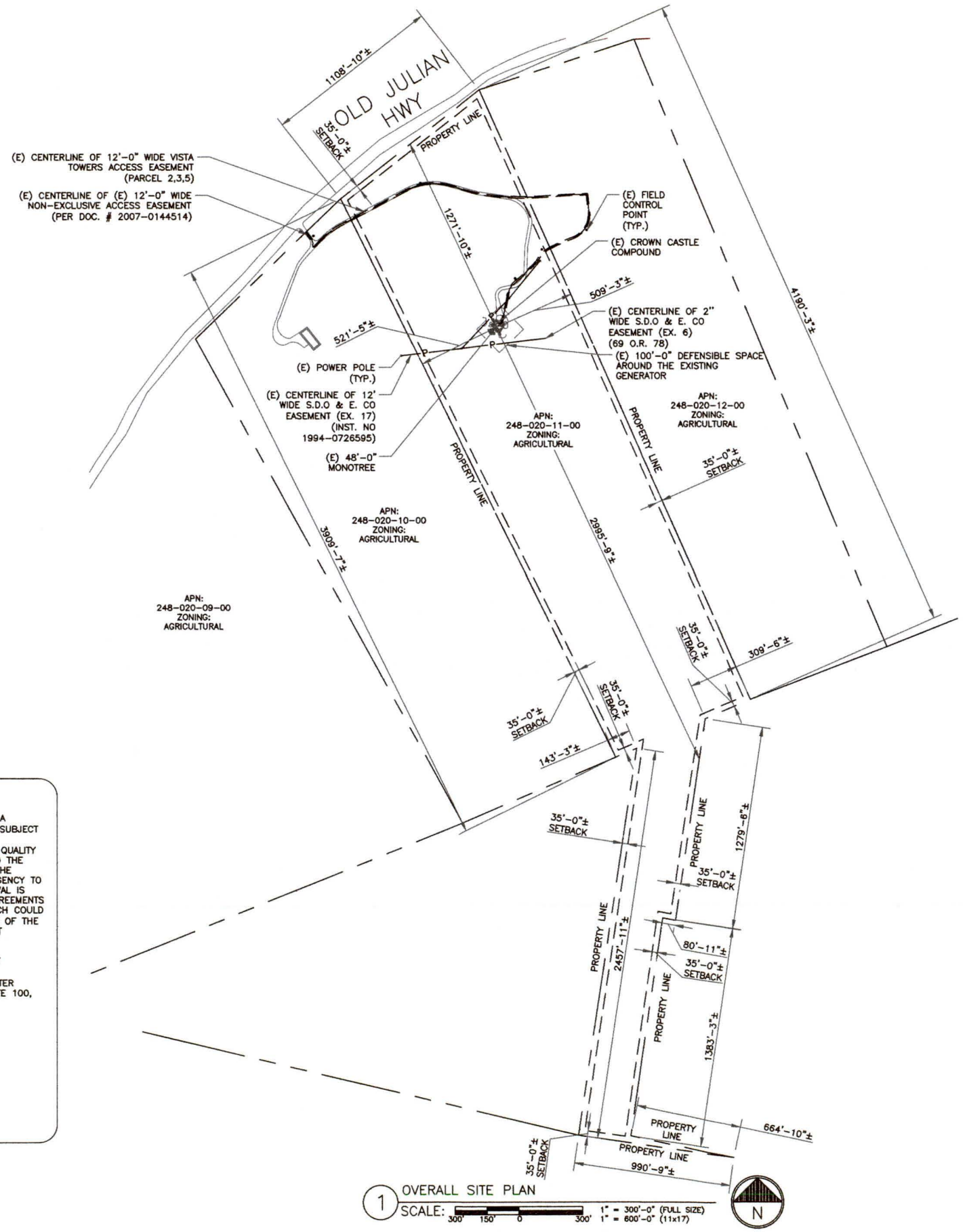
BU #: **818111**
SANTA YSABEL
29313 HWY 78
SANTA YSABEL, CA 92065
EXISTING 48'-0" MONOTREE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES/QA
0	07/12/22	NP	PRELIMINARY	JD
1	07/15/22	JD	CLIENT REVISIONS	CW
2	01/31/23	AK	CLIENT REVISIONS	CW
3	08/17/23	MM	CLIENT REVISIONS	CW

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SHEET NUMBER: T-1
REVISION: 3



1 OVERALL SITE PLAN
SCALE: 300' 150' 0 300' 1" = 300'-0" (FULL SIZE) 1" = 600'-0" (11x17)

NOTICE:

THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY. THE AGENCY CONTACT INFORMATION IS PROVIDED BELOW.

U.S. ARMY CORPS OF ENGINEERS: 6010 HIDDEN VALLEY RD, SUITE 105, CARLSBAD, CA 92011-4219; (858) 674-5386; HTTP://WWW.USACE.ARMY.MIL/ REGIONAL WATER QUALITY CONTROL BOARD: 9174 SKY PARK COURT, SUITE 100, SAN DIEGO, CA 92123-4340; 467-2952; HTTP://WWW.WATERBOARDS.CA.GOV/SANDIEGO/ CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92123; (858) 467-4201; HTTP://WWW.DFG.CA.GOV/

NOTE:

THIS PERMIT DOES NOT ALLOW THE PERMITEE TO VIOLATE ANY LOCAL, STATE, AND FEDERAL ORDINANCES. IT IS THE PERMITEES RESPONSIBILITY TO OBTAIN ANY LOCAL, STATE, AND FEDERAL PERMITS.

SITE PLAN DISCLAIMER:

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

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IRVINE, CA 92618

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

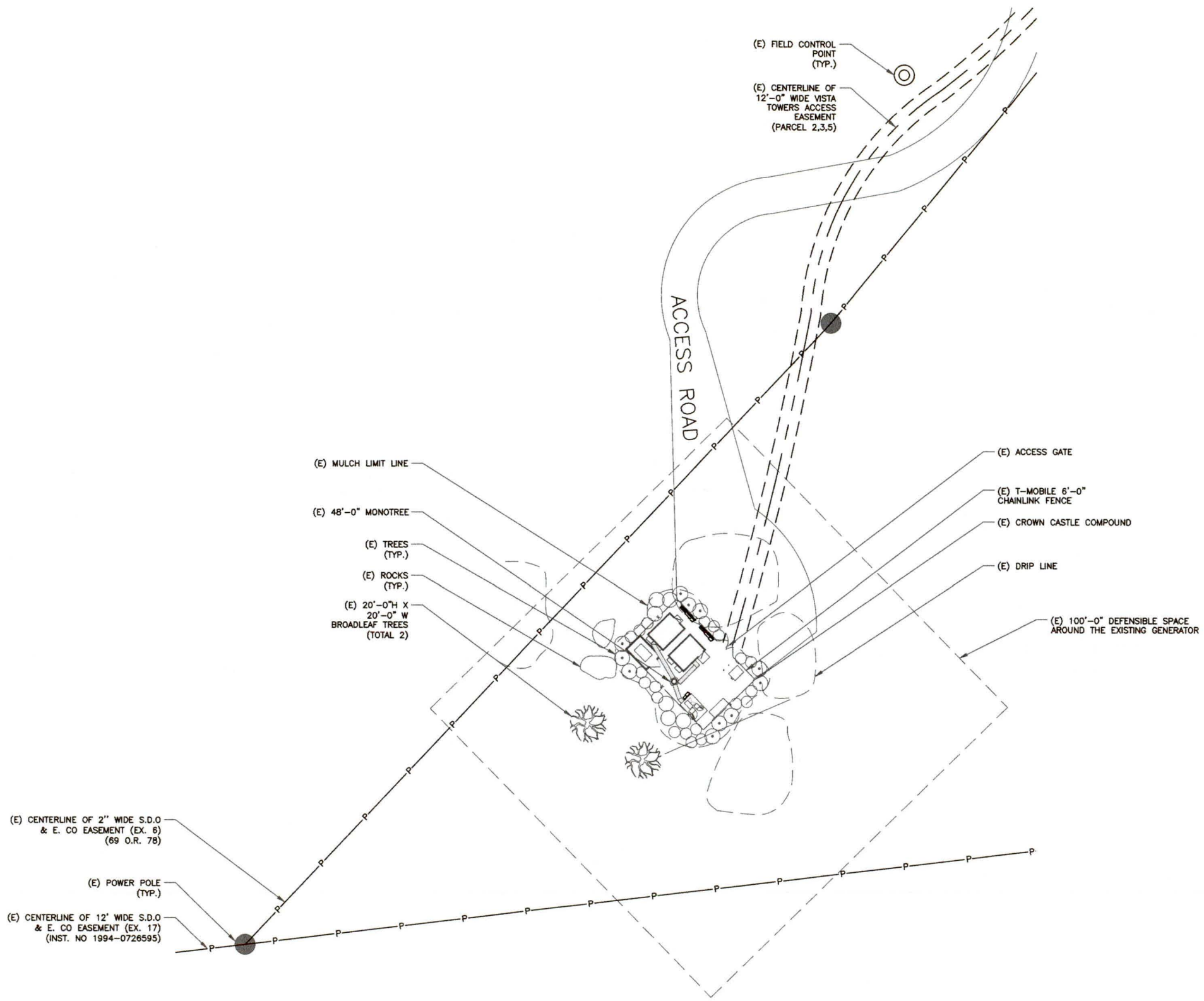
BU #: **818111**
SANTA YSABEL
29313 HWY 78
SANTA YSABEL, CA 92065
EXISTING 48'-0" MONOTREE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	07/12/22	NP	PRELIMINARY	JD
1	07/15/22	JD	CLIENT REVISIONS	CW
2	01/31/23	AK	CLIENT REVISIONS	CW
3	08/17/23	MM	CLIENT REVISIONS	CW

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SHEET NUMBER: C-1.1
REVISION: 3



1 ENLARGED SITE PLAN

SCALE: 30' 15' 0 30' 1"=30'-0" (FULL SIZE) 1"=60'-0" (11x17)

N

SITE PLAN DISCLAIMER:

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GENERATOR NOTE:

A 100'-0" DEFENSIBLE SPACE AROUND THE GENERATOR IS REQUIRED. THE AREA SHOULD BE VOID OF BRUSH, DEAD OR DYING TREES.

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IRVINE, CA 92618

TELCYTE
INFRASTRUCTURE SERVICES
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MESA, AZ 85215

BU #: **818111**
SANTA YSABEL
29313 HWY 78
SANTA YSABEL, CA 92065
EXISTING 48'-0" MONOTREE

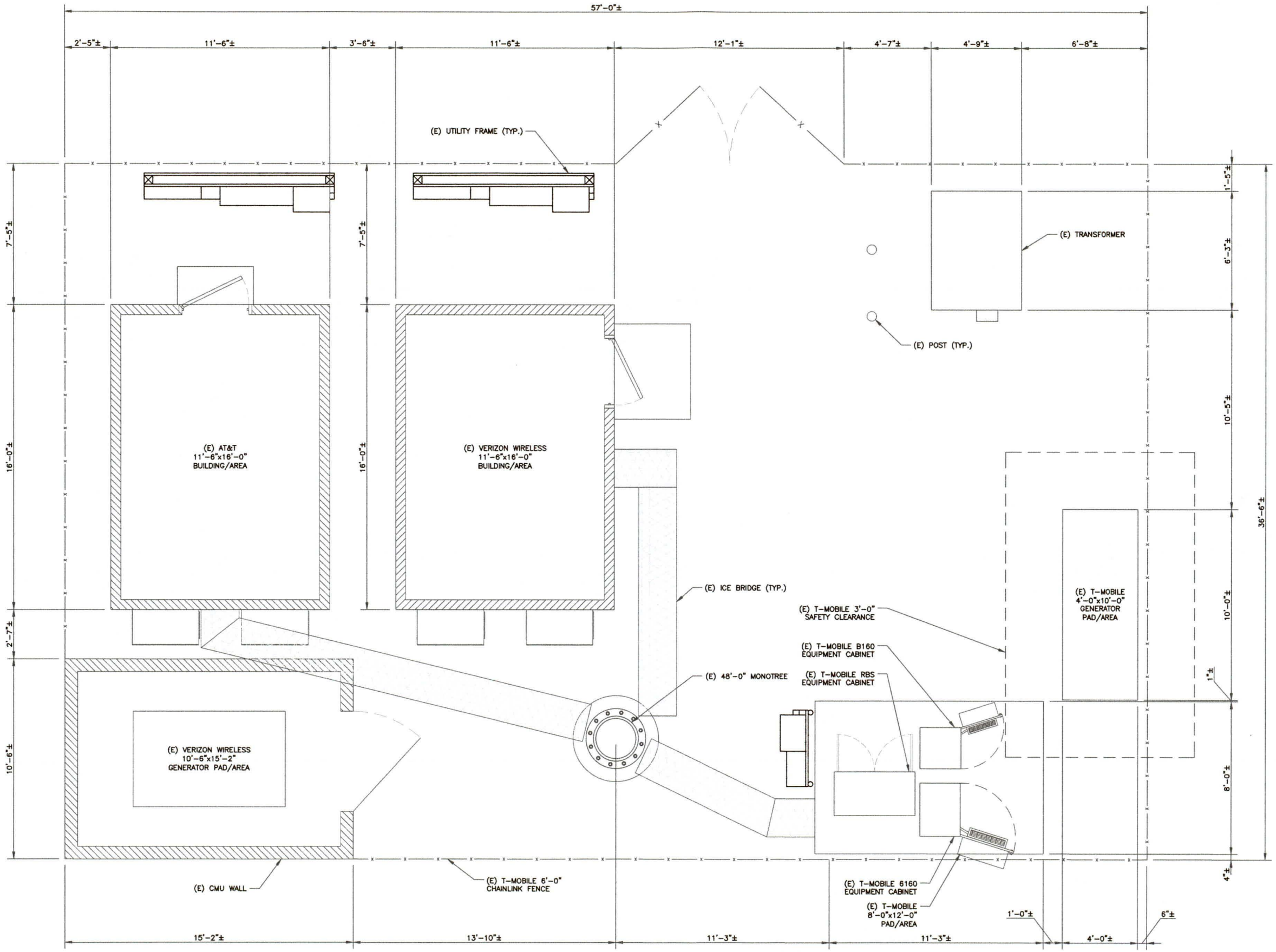
ISSUED FOR:

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1	07/15/22	JD	CLIENT REVISIONS	CW
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3	08/17/23	MM	CLIENT REVISIONS	CW

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SHEET NUMBER: C-1.2

REVISION: 3



1 SITE PLAN
SCALE: 3/8"=1'-0" (FULL SIZE)
3/16"=1'-0" (11x17)

N

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IRVINE, CA 92618

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INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: **818111**
SANTA YSABEL
29313 HWY 78
SANTA YSABEL, CA 92065
EXISTING 48'-0" MONOTREE

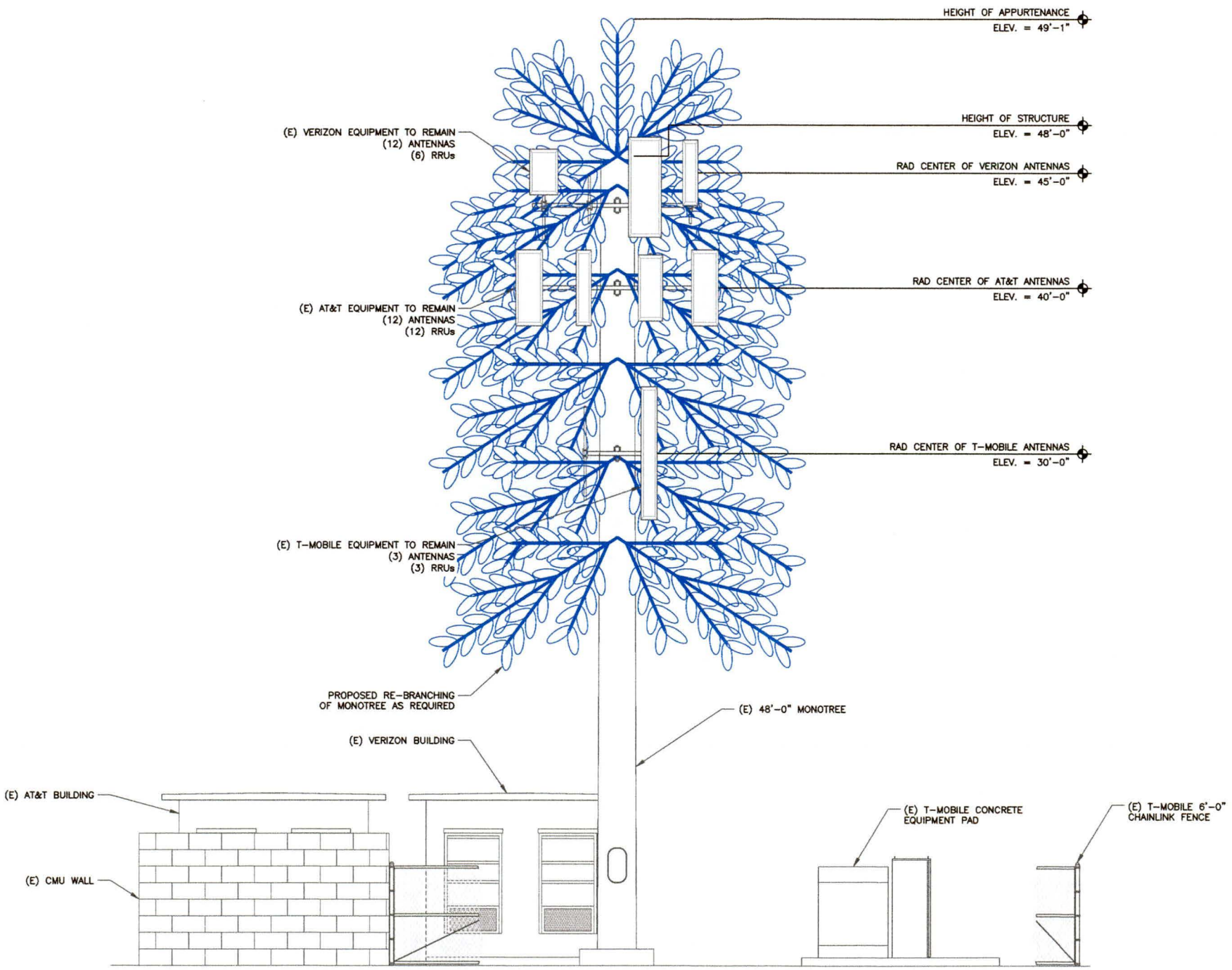
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3	08/17/23	MM	CLIENT REVISIONS	CW

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SHEET NUMBER: C-1.3
REVISION: 3

NOTES:
- ANTENNAS SHALL BE MOUNTED TO THE MONOTREE AND PAINTED TO MATCH THE FAUX TREE.
- THE ANTENNS SHALL BE COVERED WITH "SOCKS" AND THE TREE FOLIAGE SHALL MATCH THE DESIGN OF THE THE ORIGINAL USE PERMIT 3300-06-095.



1 EXISTING ELEVATION
SCALE: NOT TO SCALE

JURISDICTIONAL APPROVAL:

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BU #: **818111**
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29313 HWY 78
SANTA YSABEL, CA 92065
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3	08/17/23	MM	CLIENT REVISIONS	CW

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SHEET NUMBER: C-2
REVISION: 3

EQUIPMENT SCHEDULE

ALPHA

POSITION	ANTENNA				RADIO			DIPLEXER			TMA		SURGE PROTECTION		CABLES			
	CARRIER	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	T-MOBILE	(E) COMMSCOPE SBNH-1D65C	145°	30'-0"	1	(E) RRUS 11 B12	TOWER	-	-	-	-	-	-	-	1	COAX	1 1/4"	45'-0"
A1	AT&T	(E) COMMSCOPE NNHH-65A-R4	7°	40'-0"	1	(E) RRUS 4478 B14_CCIV2	TOWER	-	-	-	-	-	1	DC6-48-60-18-8F	1	COAX	3/4"	50'-0"
A2	AT&T	(E) COMMSCOPE SBNHH-1D45A	10°	40'-0"	1	(E) RRUS 32 B30	TOWER	-	-	-	-	-	1	DC6-48-60-18-8F	3	COAX	3/4"	50'-0"
															2	COAX	3/8"	50'-0"
A3	AT&T	(E) POWERWAVE 7750	8°	40'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A4	AT&T	(E) COMMSCOPE NNHH-65A-R4	10°	40'-0"	1	(E) RRUS 8843 B2/B66A_CCIV2	TOWER	-	-	-	-	-	-	-	4	COAX	7/8"	50'-0"
					1	(E) RRUS 4449 B5/B12	TOWER								1	COAX	3/4"	50'-0"
A1	VERIZON	(E) ANTEL BXA-80063-4CF-EDIN-4	80°	47'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A2	VERIZON	(E) COMMSCOPE SBNHH-1D65B	80°	46'-0"	1	(E) RRUS 8843	TOWER	-	-	-	-	-	-	-	12	COAX	7/8"	60'-0"
		(E) COMMSCOPE SBNHH-1D65B	80°	46'-0"	1	(E) RRUS 4449	TOWER								1	COAX	1 5/8"	60'-0"
A3	VERIZON	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A4	VERIZON	(E) ERICSSON AIR 6449	80°	47'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		(E) ERICSSON 4408 W/KRE 105 281/1	80°	43'-0"														

1 EXISTING ALPHA ANTENNA SCHEDULE
SCALE: NOT TO SCALE

JURISDICTIONAL APPROVAL:

CROWN CASTLE
200 SPECTRUM CENTER DR, SUITE 1700 & 1800
IRVINE, CA 92618

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
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SHEET NUMBER: C-3
REVISION: 3

EQUIPMENT SCHEDULE

BETA

POSITION	ANTENNA				RADIO			DIPLEXER			TMA			SURGE PROTECTION	CABLES			
	CARRIER	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
B1	T-MOBILE	(E) COMMSCOPE SBNH-1D65C	250°	30'-0"	1	(E) RRUS 11 B12	TOWER	-	-	-	-	-	-	-	1	COAX	1 1/4"	45'-0"
B1	AT&T	(E) POWERWAVE 7750	104°	40'-0"	-	-	-	-	-	-	-	-	-	-	4	COAX	7/8"	50'-0"
															2	COAX	3/4"	50'-0"
B2	AT&T	(E) COMMSCOPE NNHH-65A-R4	106°	40'-0"	1	(E) RRUS 4478 B14_CCIV2	TOWER	-	-	-	-	-	-	-	-	-	-	-
B3	AT&T	(E) POWERWAVE 7750	109°	40'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4	AT&T	(E) COMMSCOPE NNHH-65A-R4	106°	40'-0"	1	(E) RRUS 8843 B2/B66A_CCIV2	TOWER	-	-	-	-	-	-	-	4	COAX	7/8"	50'-0"
					1	(E) RRUS 4449 B5/B12	TOWER											
B1	VERIZON	(E) ANTEL BXA-80063-4CF-EDIN-4	225°	47'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	VERIZON	(E) COMMSCOPE SBNHH-1D65B	225°	46'-0"	1	(E) RRUS 8843	TOWER	-	-	-	-	-	-	-	6	COAX	7/8"	60'-0"
		(E) COMMSCOPE SBNHH-1D65B	225°	46'-0"	1	(E) RRUS 4449	TOWER											
B3	VERIZON	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4	VERIZON	(E) ERICSSON AIR 6449	225°	47'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		(E) ERICSSON 4408 W/KRE 105 281/1	225°	43'-0"														

1 EXISTING BETA ANTENNA SCHEDULE
SCALE: NOT TO SCALE

JURISDICTIONAL APPROVAL:

CROWN CASTLE
200 SPECTRUM CENTER DR, SUITE 1700 & 1800
IRVINE, CA 92618

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: **818111**
SANTA YSABEL
29313 HWY 78
SANTA YSABEL, CA 92065
EXISTING 48'-0" MONOTREE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	07/12/22	NP	PRELIMINARY	JD
1	07/15/22	JD	CLIENT REVISIONS	CW
2	01/31/23	AK	CLIENT REVISIONS	CW
3	08/17/23	MM	CLIENT REVISIONS	CW

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SHEET NUMBER: C-4
REVISION: 3

EQUIPMENT SCHEDULE

GAMMA

POSITION	ANTENNA				RADIO			DIPLEXER			TMA			SURGE PROTECTION	CABLES			
	CARRIER	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
C1	T-MOBILE	(E) COMMSCOPE SBNH-1D65C	345°	30'-0"	1	(E) RRUS 11 B12	TOWER	-	-	-	-	-	-	-	1	COAX	1 1/4"	45'-0"
C1	AT&T	(E) COMMSCOPE NNHH-65A-R4	225°	40'-0"	1	(E) RRUS 4478 B14_CCIV2	TOWER	-	-	-	-	-	-	-	2	COAX	7/8"	50'-0"
C2	AT&T	(E) CCI HPA-65R-BUU-H6	230°	40'-0"	1	(E) RRUS 32 B30	TOWER	-	-	-	-	-	-	-	2	COAX	7/8"	50'-0"
C3	AT&T	(E) POWERWAVE 7750	224°	40'-0"	-	-	-	-	-	-	-	-	-	-	1	COAX	7/8"	50'-0"
C4	AT&T	(E) COMMSCOPE NNHH-65A-R4	225°	40'-0"	1	(E) RRUS 8843 B2/B66A_CCIV2	TOWER	-	-	-	-	-	-	-	1	COAX	7/8"	50'-0"
					1	(E) RRUS 4449 B5/B12	TOWER											
C1	VERIZON	(E) ANTEL BXA-80063-4CF-EDIN-4	355°	47'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C2	VERIZON	(E) COMMSCOPE SBNHH-1D65B	355°	46'-0"	1	(E) RRUS 8843	TOWER	-	-	-	-	-	-	-	6	COAX	7/8"	60'-0"
		(E) COMMSCOPE SBNHH-1D65B	355°	46'-0"	1	(E) RRUS 4449	TOWER											
C3	VERIZON	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C4	VERIZON	(E) ERICSSON AIR 6449	355°	47'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		(E) ERICSSON 4408 W/KRE 105 281/1	355°	43'-0"														

1 EXISTING GAMMA ANTENNA SCHEDULE
SCALE: NOT TO SCALE

JURISDICTIONAL APPROVAL:

CROWN CASTLE
200 SPECTRUM CENTER DR, SUITE 1700 & 1800
IRVINE, CA 92618

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

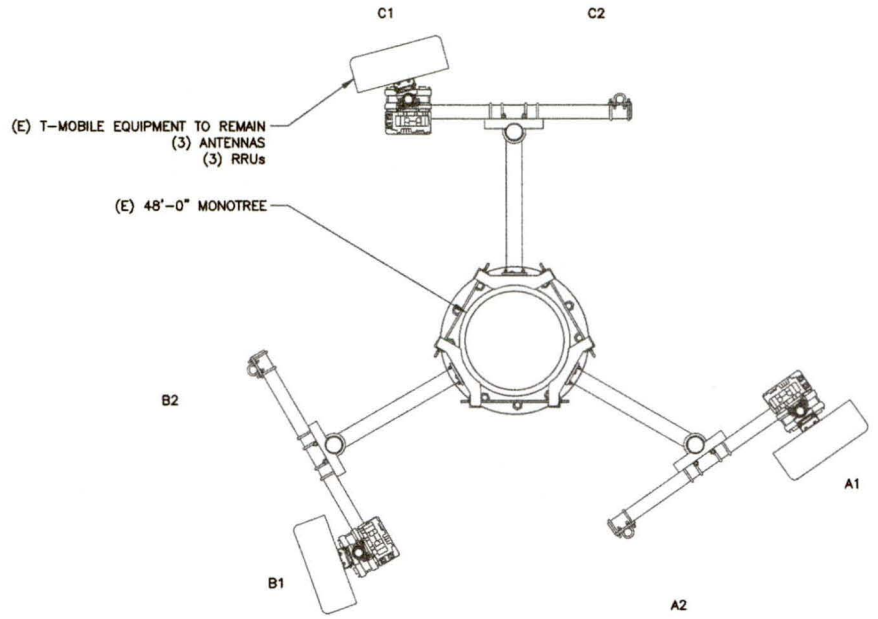
BU #: **818111**
SANTA YSABEL
29313 HWY 78
SANTA YSABEL, CA 92065
EXISTING 48'-0" MONOTREE

ISSUED FOR:

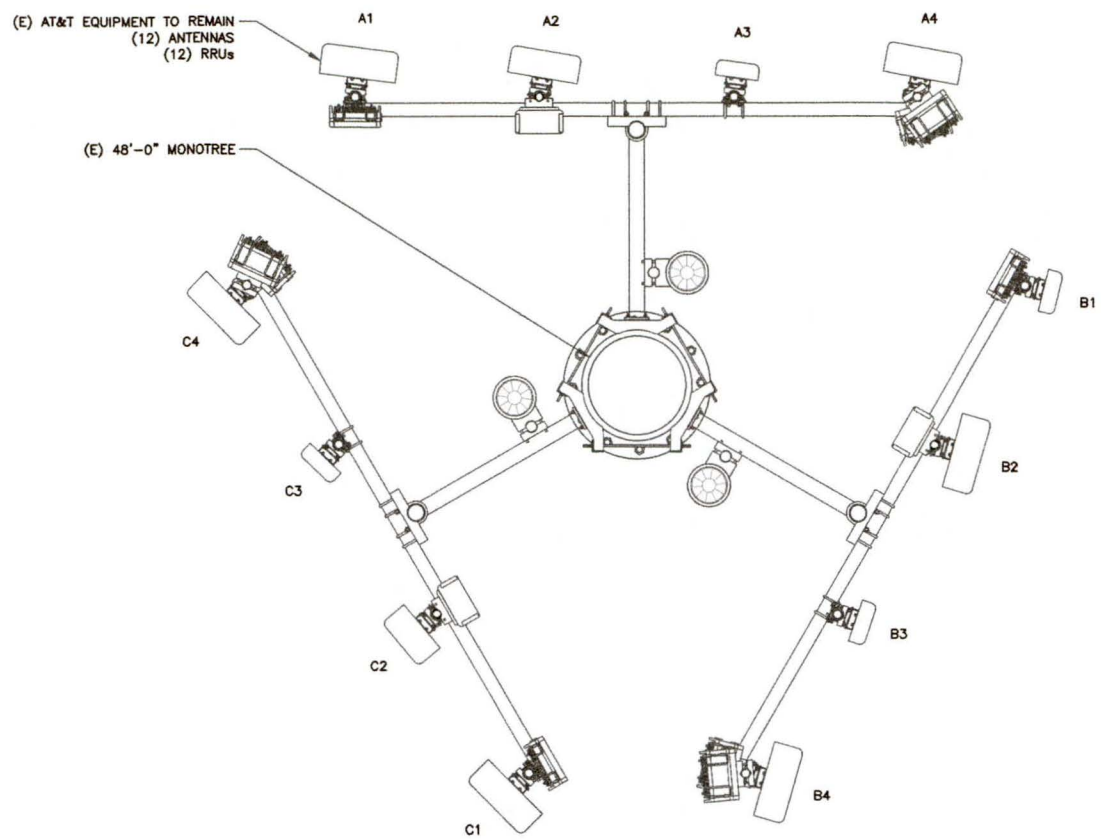
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1	07/15/22	JD	CLIENT REVISIONS	CW
2	01/31/23	AK	CLIENT REVISIONS	CW
3	08/17/23	MM	CLIENT REVISIONS	CW

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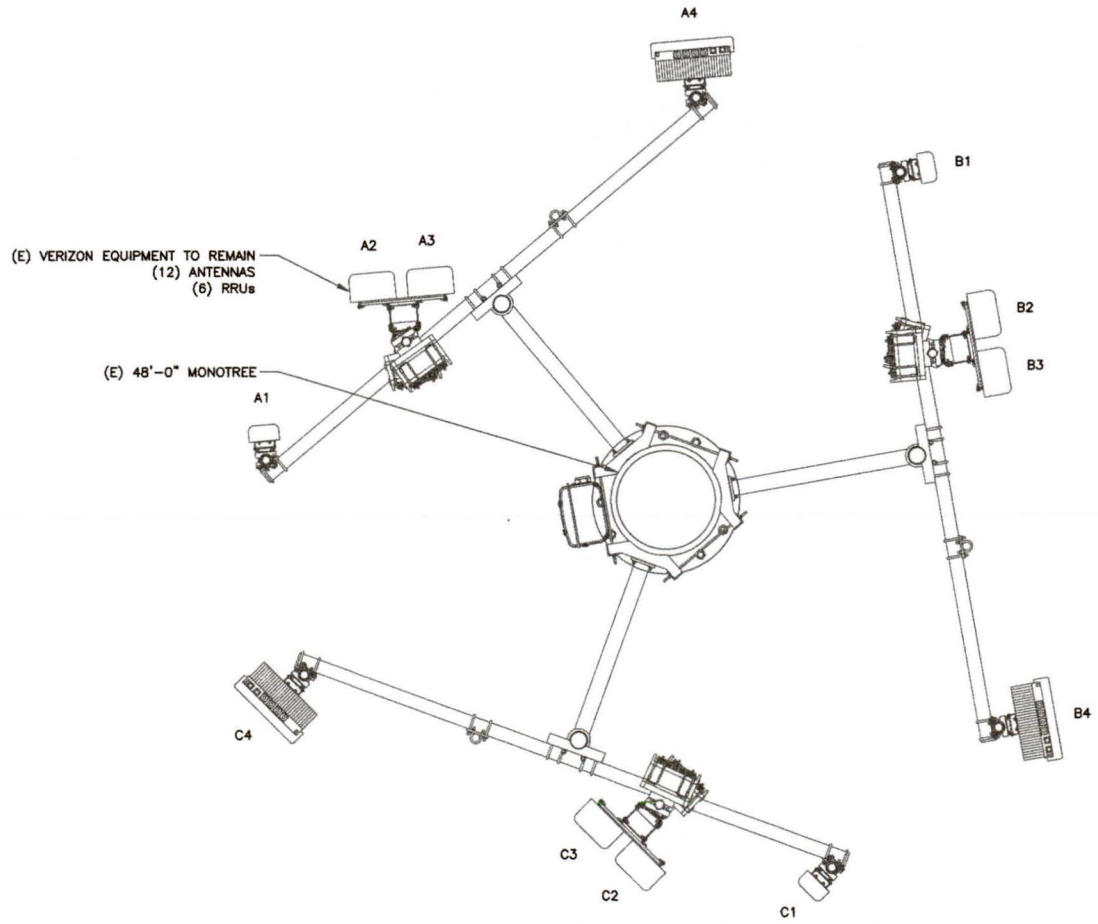
SHEET NUMBER: C-5
REVISION: 3



1 EXISTING T-MOBILE ANTENNA PLAN AT 30'-0"
SCALE: NOT TO SCALE



2 EXISTING AT&T ANTENNA PLAN AT 40'-0"
SCALE: NOT TO SCALE



3 EXISTING VERIZON ANTENNA PLAN AT 45'-0"
SCALE: NOT TO SCALE

JURISDICTIONAL APPROVAL:

CROWN CASTLE
200 SPECTRUM CENTER DR, SUITE 1700 & 1800
IRVINE, CA 92618

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: **818111**
SANTA YSABEL
29313 HWY 78
SANTA YSABEL, CA 92065
EXISTING 48'-0" MONOTREE

ISSUED FOR:

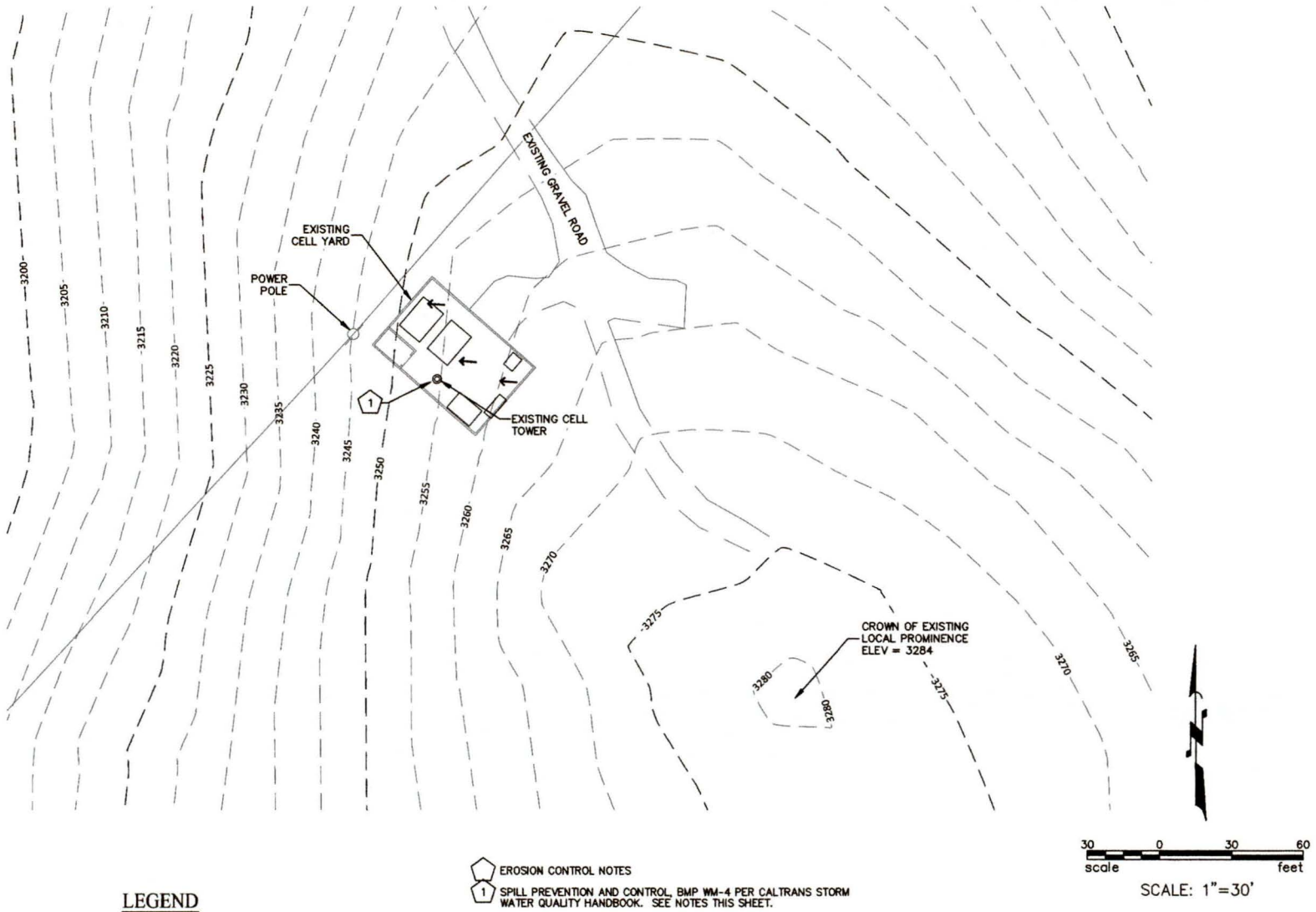
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0	07/12/22	NP	PRELIMINARY	JD
1	07/15/22	JD	CLIENT REVISIONS	CW
2	01/31/23	AK	CLIENT REVISIONS	CW
3	08/17/23	MM	CLIENT REVISIONS	CW

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TO ALTER THIS DOCUMENT.

SHEET NUMBER: C-6
REVISION: 3

EROSION CONTROL PLAN

29313 HWY 78
SANTA YSABEL, CA 92065
BU: 818111
PARCEL: 248-020-11-00



SCALE: 1"=30'

EROSION CONTROL NOTES

1 SPILL PREVENTION AND CONTROL, BMP WM-4 PER CALTRANS STORM WATER QUALITY HANDBOOK. SEE NOTES THIS SHEET.

LEGEND

LEASE LINE

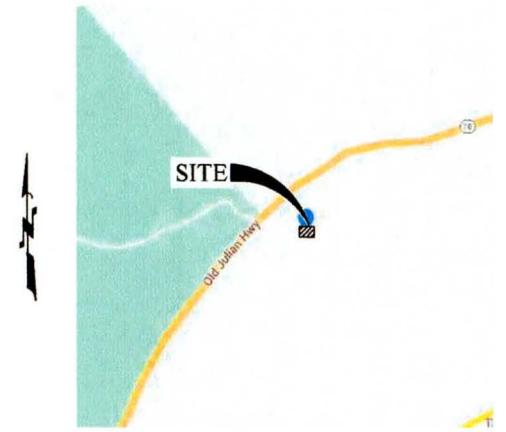
EASEMENT LINE

DRAINAGE ARROW

DRAINAGE SUB-BASIN CALCULATIONS:

TOPOGRAPHICAL INFORMATION SHOWS THE EXISTING CELL TOWER YARD IS LOCATED APPROXIMATELY 175' NW OF A LOCAL PROMINENCE. NO OTHER OFFSITE FLOWS AFFECT THE SITE. THE CONTRIBUTING AREA OF THE DRAINAGE SUB-BASIN COMPRISES 5129 SF OR 0.118 AC. SINCE THE DRAINAGE SUB-BASIN IS LESS THAN 100 ACRES, NO INUNDATION CALCULATIONS ARE REQUIRED.

NOTE: AN EXISTING CMU WALL PROTECTS THE CELL YARD FROM INUNDATION GENERATED BY THIS DRAINAGE SUB-BASIN.



VICINITY MAP
(N.T.S.)

This document has been reviewed and approved by AMMTEC as it relates to construction only

EROSION CONTROL POINT OF CONTACT:

ALAN MONEY, P.E.
PRESIDENT AMMTEC CONSULTANTS, LLC
2447 W 12TH St, STE #1
TEMPE, AZ 85281
PHONE: (480) 927-9696
EMAIL: AMMTEC@AMMTEC.COM

BEST MANAGEMENT PRACTICE NOTES:

-CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.

-USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.

NARRATIVE

THIS SAN DIEGO STORMWATER QUALITY MANAGEMENT PLAN (SWQMP) CONTAINS THE BMPS REQUIRED FOR WORK PROPOSED FOR THIS SITE. WORK AT THIS SITE DOES NOT INVOLVE GROUND DISTURBANCES OR TRENCHING.

THIS PROJECT INCLUDES THE FOLLOWING: INSTALLATION OF FEEDLINES IN ABOVEGROUND CONDUIT PIPES, INSTALLATION OF NEW COMMUNICATIONS EQUIPMENT, PAINTING THE EXISTING CELL TOWER, INSTALLATION OF FAUX SHRUB BRANCHES ON SAID EXISTING CELL TOWER.

A REVIEW OF POSSIBLE POLLUTANT GENERATING SOURCES FINDS ONE SOURCE THAT REQUIRES THE STORMWATER BMP "WM-4" SPILL PREVENTION AND CONTROL BMP TO MITIGATE ANY PAINT SPILLS. NO OTHER BMPS APPLY.

BMP WM-4 NOTES:
SPILL PREVENTION AND CONTROL

CLEANUP AND STORAGE PROCEDURES

MINOR SPILLS:
- MINOR SPILLS TYPICALLY INVOLVE SMALL QUANTITIES OF OIL, GASOLINE, PAINT, ETC., WHICH CAN BE CONTROLLED BY THE FIRST RESPONDER AT THE DISCOVERY OF THE SPILL.
- USE ABSORBENT MATERIALS ON SMALL SPILLS RATHER THAN HOSING DOWN OR BURYING THE SPILL.
- REMOVE THE ABSORBENT MATERIALS PROMPTLY AND DISPOSE OF PROPERLY.
- THE PRACTICE COMMONLY FOLLOWED FOR A MINOR SPILL IS:
  - CONTAIN THE SPREAD OF THE SPILL.
  - RECOVER SPILLED MATERIALS.
  - CLEAN THE AREA AND/OR PROPERLY DISPOSE OF CONTAMINATED MATERIALS.

SEMI-SIGNIFICANT SPILLS:
- SEMI-SIGNIFICANT SPILLS STILL CAN BE CONTROLLED BY THE FIRST RESPONDER ALONG WITH THE AID OF OTHER PERSONNEL SUCH AS LABORERS AND THE FOREMAN, ETC. THIS RESPONSE MAY REQUIRE THE CESSATION OF ALL OTHER ACTIVITIES.

CLEAN-UP SPILLS IMMEDIATELY:
- NOTIFY THE WPC MANAGER IMMEDIATELY. THE WPC MANAGER SHALL NOTIFY THE RE AND PREPARE THE PROPER NOTIFICATIONS AS REQUIRED.

CONTAIN SPREAD OF THE SPILL.
- IF THE SPILL OCCURS ON PAVED OR IMPERMEABLE SURFACES, CLEAN UP USING "DRY" METHODS (ABSORBENT MATERIALS, CAT LITTER AND/OR RAGS). CONTAIN THE SPILL BY ENCIRCLING WITH ABSORBENT MATERIALS.
- IF THE SPILL OCCURS IN DIRT AREAS, IMMEDIATELY CONTAIN THE SPILL. DIG UP AND PROPERLY DISPOSE OF CONTAMINATED SOIL.
- IF THE SPILL OCCURS DURING RAIN, COVER SPILL WITH TARPS TO PREVENT CONTAMINATING RUNOFF.

SEE CALTRANS STORM WATER QUALITY HANDBOOKS, CONSTRUCTION SITE BMP MANUAL, MAY 2017 FOR A COMPLETE BMP DESCRIPTION AND PROCEDURE.

TELCYTE
INFRASTRUCTURE SERVICES

REGISTERED PROFESSIONAL ENGINEER
ALAN E. MONEY
46989
Jun 10, 2024
CIVIL
STATE OF CALIFORNIA

PROJECT NAME
SANTA YSABEL MONOTREE
29313 HWY 78
SANTA YSABEL, CA 92065

SHEET TITLE
EROSION CONTROL PLAN

REVISIONS:

DATE	11/14/23
DESIGN	PCW
DRAWN	PCW
CHK'D	PCW
SUB.	

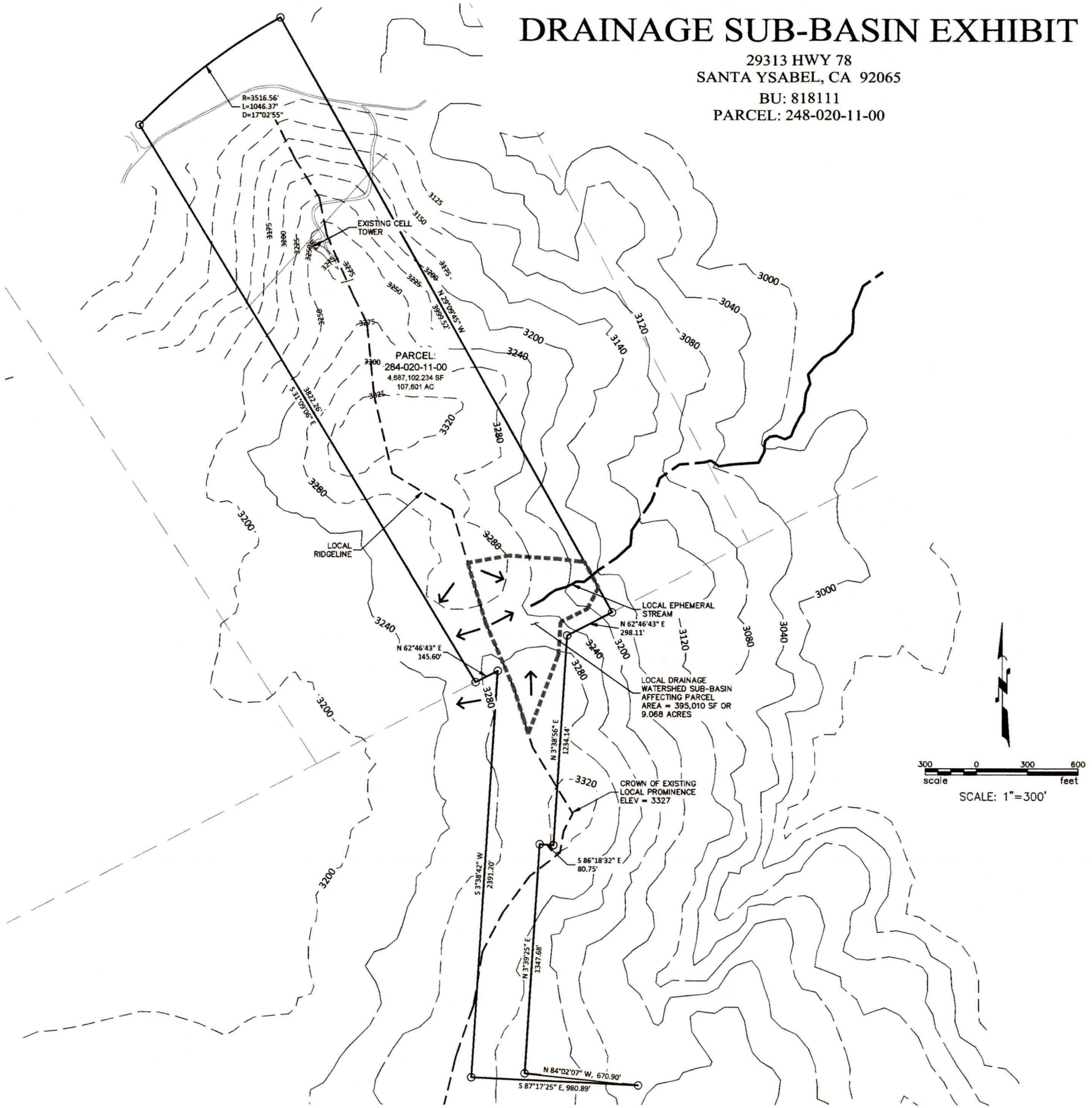
23076EP01.DWG

EP01

SHEET NO.
1/1

DRAINAGE SUB-BASIN EXHIBIT

29313 HWY 78
SANTA YSABEL, CA 92065
BU: 818111
PARCEL: 248-020-11-00





VICINITY MAP
(N.T.S.)

NARRATIVE

THIS EXHIBIT DISPLAYS THE EXISTING WATERSHED DRAINAGE SUB-BASIN THAT IMPACTS THE SUBJECT PARCEL. THE STORM RUNOFF FROM SAID SUB-BASIN FLOWS INTO A LOCAL EPHEMERAL STREAM BED AS SHOWN HEREON.

THE CONTRIBUTING AREA OF THE DRAINAGE SUB-BASIN COMPRISES 395,010 SF OR 9.068 ACRES. SINCE THE DRAINAGE SUB-BASIN IS LESS THAN 100 ACRES, NO INUNDATION CALCULATIONS ARE REQUIRED.

LEGEND

- PARCEL BOUNDARY
- DRAINAGE SUB-BASIN BOUNDARY
- DRAINAGE ARROW

300 0 300 600
scale feet
SCALE: 1"=300'

TELCYTE
INFRASTRUCTURE SERVICES

REGISTERED PROFESSIONAL ENGINEER
ALAN E. MONETT
46919
May 02, 2024
CIVIL
STATE OF CALIFORNIA

PROJECT NAME
SANTA YSABEL MONOTREE
29313 HWY 78
SANTA YSABEL, CA 92065

SHEET TITLE
DRAINAGE SUB-BASIN EXHIBIT

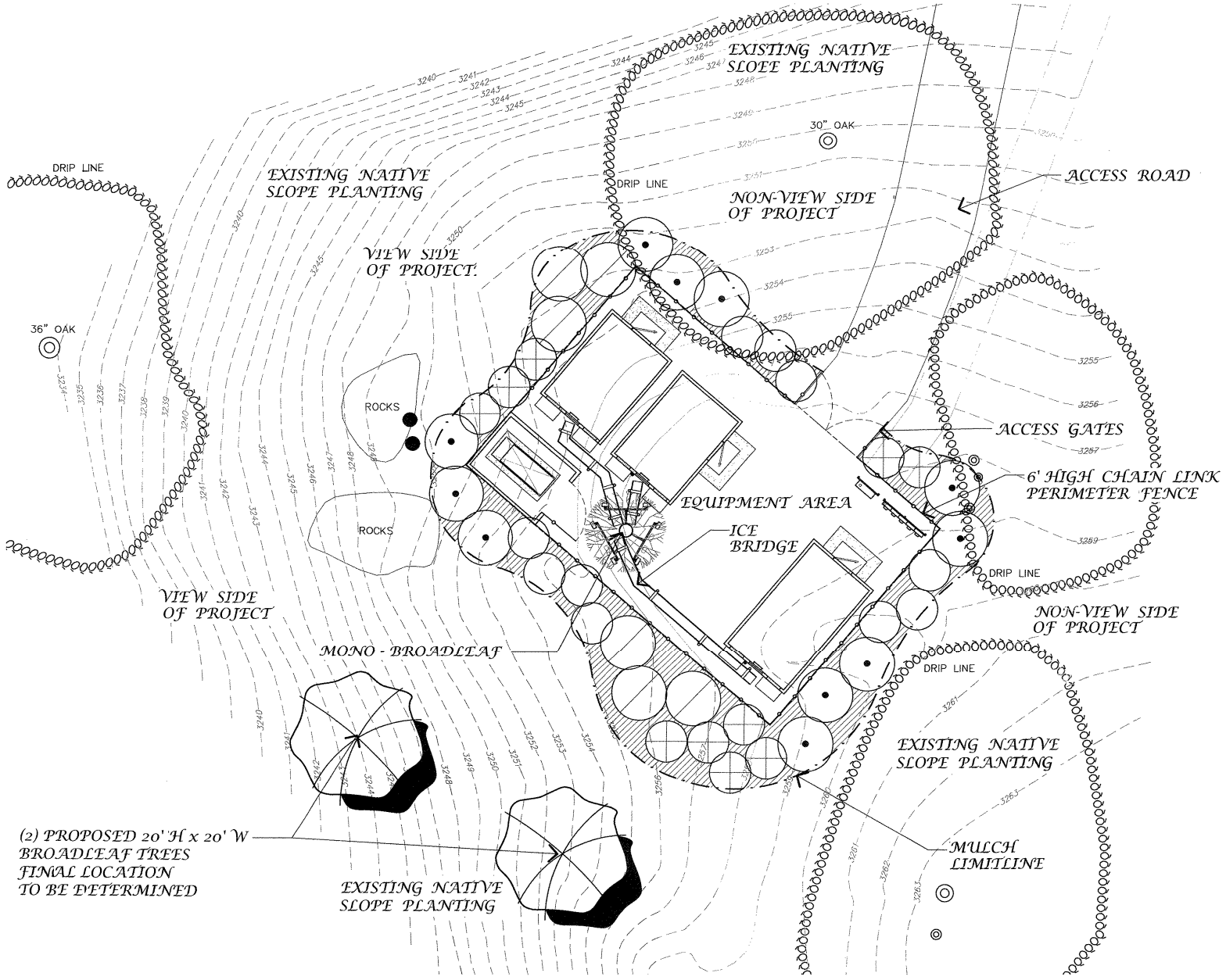
REVISIONS:

DATE	4/25/24
DESIGN	PCW
DRAWN	PCW
CHK'D	PCW
SUB.	

24006EX01.DWG

EX01

SHEET NO.
1/1



CONCEPTUAL PLANT PALETTE:

SYMBOL	DESCRIPTION BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES:					
	NATIVE OAKS TO REMAIN				PROTECT IN PLACE
SHRUBS:	TO BE SELECTED FROM THE FOLLOWING, WITH SPECIES-APPROPRIATE SPACING:				
	DENDROMECON HARTFORDII	ISLAND BUSH POPPY	11	1 GALLON	5' ON CENTER
	HETEROMELES ARBUTIFOLIA	TOYON	6	1 GALLON	5' ON CENTER
	PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY	10	1 GALLON	6' ON CENTER
	RHUS OVATA	SUGAR BUSH	10	1 GALLON	6' ON CENTER
GROUND COVER:					
MULCH	ALL PLANTED AREAS TO RECEIVE 2" THICK LAYER OF RECYCLED BARK MULCH, 4"-SCREEN SIZE.				

PLANTING NOTES:

1. PLANTING IS CONCEPTUAL ONLY, AND SHALL SATISFY ALL RELATED COUNTY OF SAN DIEGO GUIDELINES AND REQUIREMENTS.
2. THE SPECIES PROPOSED HEREIN WILL BE ABLE TO ACHIEVE A MINIMUM HEIGHT OF 30' WITHIN TWO FULL GROWING SEASONS.
3. THE OWNER / APPLICANT IS RESPONSIBLE FOR MAINTAINING THE VEGETATION FOLLOWING INSTALLATION, INCLUDING REPLACING DEAD PLANT MATERIAL AS NEEDED.
4. PLANTING AREAS WILL BE WATERED AUTOMATICALLY BY A TEMPORARY WATER TANK AND IRRIGATION SYSTEM, WITH RAIN SENSOR DEVICE, UNTIL PLANTS ARE ESTABLISHED (APPROXIMATELY 1 TO 2 YEARS).
5. THE OWNER / APPLICANT IS RESPONSIBLE FOR MAINTAINING THE AUTOMATIC IRRIGATION SYSTEM FOLLOWING INSTALLATION, INCLUDING REPLACING ANY BROKEN PARTS AS NEEDED.

CONCEPTUAL LANDSCAPE PLAN FOR:

SANTA YSABEL CELL SITE

HIGHWAY 78, SANTA YSABEL, CA 92070

CLIENT: VISTA TOWERS, L.L.C., 10161 BROADVIEW PLACE, NORTH TUSTIN, CA 95816

Taken from original MUP Plans:

PDS2006-3300-06-095

NOTE:
THIS PLAN IS CONCEPTUAL AND NOT INTENDED FOR CONSTRUCTION.

November 12, 2007

0 5 10 20

LandSpectrum
LANDSCAPE ARCHITECTURE
PLANNING . URBAN DESIGN

410 GODDARD, #200
IRVINE, CA 92618
P: (949) 450-0720
F: (949) 450-0788
WWW.LANDSPECTRUM.COM

LP01

Attachment B – Form of Decision Approving PDS2022-MUP-06-095W1

DIRECTOR

VINCE NICOLETTI

County of San Diego

PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE, SUITE 210
SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
WWW.SDCPDS.ORG

COMMISSIONERS

RONALD ASHMAN (CHAIR)
MICHAEL EDWARDS (VICE CHAIR)
MOLLY WEBER
YOLANDA CALVO
DAVID PALLINGER

APRIL 18, 2025

PROJECT NAME:	CROWN CASTLE SAN YSABEL WIRELESS FACILITY
PROJECT TYPE:	MAJOR USE PERMIT (MUP) MODIFICATION WIRELESS TELECOMMUNICATIONS FACILITY: TIER 4
PROJECT APPLICANT:	CROWN CASTLE
PROJECT RECORD ID:	PDS2022-MUP-06-095W1
ENVIRONMENTAL LOG NO.:	PDS2022-ER-06-10-11A
PROJECT ADDRESS:	29313 SR-78, SANTA YSABEL, CA 92070
PROJECT APN:	248-020-11-00, 248-130-13-00
TRUST ACCOUNT NO.:	2212922-D-09376

DECISION OF THE PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION P06-095 (PDS2006-3300-06-095)

GRANT, as per plot plan and elevations dated September 24, 2008, consisting of 8 sheets, as amended and 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 telecommunications facility for a period of ten years (end date: November 7, 2018). The proposed facility includes a 50-foot-tall mono-pine tree to which 36 panel antennas will be mounted, including 12 each for AT&T, Verizon, and T-Mobile. Associated equipment will be enclosed in three, 10-foot-high Concrete Masonry Unit (CMU) equipment shelters, surrounded by a 6-foot-tall chain link fence and landscaping for screening. Pursuant to Section 6985.A. of the Zoning Ordinance, a Major Use Permit is required because the project site is located in an area zoned A72 (General Agriculture), 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 the telecommunication facility to be 50 feet in height where 35 feet is the maximum height allowed.

MODIFICATION TO MAJOR USE PERMIT DECISION MUP-06-095W1 (PDS2022-MUP-06-095W1)

GRANT, as per plot plan, equipment plan, and elevations approved April 18, 2025, consisting of twelve (12) sheets approved concurrently herewith, and photo simulations consisting of four (4) sheets dated February 9, 2023, a Major Use Permit Modification, for the renewal, operation, continued use, and maintenance of a wireless telecommunication facility pursuant to Section 6985 of the Zoning Ordinance. This permit authorizes the continued use of a 50-foot mono-broadleaf tree and associated

equipment enclosures. This permit is pursuant to Section 6985, 6986, and Section 7385 of the Zoning Ordinance.

The wireless telecommunication facility is considered a "high visibility" facility; therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 15 years (April 18, 2040). This may be extended for an additional period of time by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on April 18, 2027, 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.

ORIGINAL MAJOR USE PERMIT CONDITIONS P06-095

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, including a grading permit, pursuant to this Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:

   1. Provide evidence to the satisfaction of the Director of Planning and Land Use that 1.17 acres of Engelmann oak woodland habitat credit has been secured in a mitigation bank approved by the California Department of Fish & Game, located in Northern San Diego County. 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 1.17 acres of Engelmann oak woodland habitat located in Northern San Diego County. 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.

2. Provide evidence to the satisfaction of the Director of Public Works (DPW) that the following "Specific Environmental Notes" have been placed on the grading, and or improvement plans, and or Building Plans:

   a. "Restrict all brushing, clearing and/or grading such that none will be allowed within 300 feet of Engelmann oak woodland habitat during the breeding season of migratory birds. This is defined as occurring between February 15thand August 31st. The Director of Planning and Land Use may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, that no active nests are present in the vicinity of the brushing, clearing or grading." **[DPLU, FEE]**

3. Provide evidence that vehicular access to the project site is approved to the satisfaction of the Fire Protection District having jurisdiction.

4. Provide recorded documentation showing that the subject property is connected to a publicly maintained road by an easement for road purposes, and that this easement shall be for the benefit and use of the subject property. Recordation data for said easement shall be shown on the Plot Plan. This requirement applies to off-site access to the property.

5. Obtain a grading permit, required prior to commencing of the grading, where quantities exceed 200 cubic yards of material and/or cuts or fills are eight feet (8') or more in height per criteria of Section 87.202 of the County Code.

6. Pay the Transportation Impact Fee (TIF) in accordance with County Ordinance #9919.

7. Furnish the Director of Planning and Land Use a letter from DPW stating Conditions A.2-A.6 have been completed to that department's satisfaction.

B. Prior to use of the premises pursuant to the Major Use Permit, the applicant shall complete the following requirements:

1. Obtain approval from CALTRANS concerning access onto SR78. (An Encroachment Permit may be required from CALTRANS for any work within the State right-of-way.)

2. Have a registered civil engineer, a registered traffic engineer, or a licensed land surveyor provide a certified signed statement that physically, there is a minimum unobstructed sight distance in both directions along SR78 from the private easement road serving the property, for the prevailing operating speed of traffic on SR78, per CALTRANS standards.

3. 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.

4. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Department of Public Works, stating Conditions B.1-B.3 have been completed to that department's satisfaction.

5. Provide photographic evidence to the Director of Planning and Land Use that demonstrates that each panel antenna mounted to the mono-broadleaf has been covered with a "sock" (a slip-on cover).

C. For the duration of this Minor Use Permit, the applicant shall:

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. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance.

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

6. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss,

or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.

7. The applicant shall maintain the appearance of the facility and associated equipment shelter, as depicted in photo simulations on file with Major Use Permit P06-095 (Attachment C), 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 telecommunications 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 telecommunications facility shall notify the County of such intention no less than 60 days prior to the final day of use.

12. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use.

13. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first.

14. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner.

15. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

16. Noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.

17. Be prohibited from installing any additional unspecified exterior equipment such as air conditioners or standby generators without a permit modification.

18. Equipment cabinets and antenna structures shall be secured to prohibit unauthorized access.

19. 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 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.

D. This Major Use Permit shall expire on November 7, 2010, 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.

E. The following shall be the Mitigation Monitoring or Reporting Program for MAJOR USE PERMIT P06-095; SANTA YSABEL 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.1, A.2

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

MODIFICATION TO MAJOR USE PERMIT CONDITIONS MUP-06-095W1

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

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

1. **GEN#1–COST RECOVERY**
   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 evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust 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 trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. **GEN#2–FILING OF NOE**
   INTENT: In order to comply with CEQA and State law, the permit NOE shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOE and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOE form and required filing fees to the San Diego County Recorder's Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOE was filed and that a copy of the document is on file at PDS.

3. **GEN#3–RECORDATION OF DECISION**
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, 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.\

4. **ROADS#1–CALTRANS' ENCROACHMENT PERMIT**
INTENT: In order to ensure that improvements for the connection between the private road easement and State Route (SR) 78 comply with the County of San Diego Public Road Standards, County of San Diego Private Road Standards, and The Caltrans Facility Standards and Requirements, an encroachment permit from CALTRANS shall be obtained and implemented. **DESCRIPTION OF REQUIREMENT:** A permit shall be obtained from CALTRANS for the improvements to be made within the public right-of-way. A copy of the permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the [PDS, LDR]. **DOCUMENTATION:** The applicant shall obtain the encroachment permit and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [PDS, LDR]. The developer shall obtain an encroachment permit from CALTRANS authorizing access onto SR 78. This will allow CALTRANS to set conditions such as sight distance and road improvements. The applicant should contact the CALTRANS Permit Office at (619) 688-6843 for additional details. **TIMING:** Prior to the approval of any plan, issuance of any County permit, and prior to occupancy or use of the premises in reliance of this permit, the encroachment permit shall be obtained. **MONITORING:** The [PDS, LDR] shall review the permit for compliance with this condition and the applicable improvement plans and implement any conditions of the permit in the County improvement plans.

5. **ROADS#2–SIGHT DISTANCE**
INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

   a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is 600 feet of unobstructed intersectional sight distance in both directions from the proposed driveway along State Route (SR) 78 in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances meet the required intersectional Sight Distance requirements of 600 feet as described in Table 5 based on a speed of 60 miles per hour, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.

b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [*PDS, LDR*] for review. **TIMING:** 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, the sight distance shall be verified. **MONITORING:** The [*PDS, LDR*] shall verify the sight distance certifications.

6. **ROADS#3–TRANSPORTATION IMPACT FEE**
INTENT: In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the Transportation Impact Fee (TIF) Ordinance Number 77.201-77.223, the TIF shall be paid. **DESCRIPTION OF REQUIREMENT:** The TIF shall be paid pursuant to the County TIF Ordinance number 77.201-77.223 for Select Industrial Uses in the Ramona Community Planning area based on the Average Daily Trips (ADT) identified in the approved Traffic Study. The fee is calculated pursuant to the ordinance. **DOCUMENTATION:** The applicant shall pay the TIF at the [*PDS, ZONING*] and provide a copy of the receipt to the [*PDS, BD*] at time of permit issuance. The cost of the fee shall be calculated at time of payment. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, or use of the premises in reliance of this permit, the TIF shall be paid. **MONITORING:** The [*PDS, ZONING*] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant. [*PDS, BD*] shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance.

OCCUPANCY AND WITHIN 270 DAYS FROM DATE OF THIS DECISION: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

7. **GEN#4–INSPECTION FEE**
INTENT: In order to comply with Zoning Ordinance Section 7362.e, the inspection fee shall be paid. **DESCRIPTION OF REQIREMENT:** 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.

8. **PLN#1–SITE PLAN IMPLEMENTATION**
INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes but is not limited to installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment

shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

9. **PLN#2–PHOTO SIMULATION, REBRANCHING, LANDSCAPING**
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 and rebranched sufficiently to substantially comply with the approved photo-simulations dated **02/09/2023**, to ensure that the wireless antennas and other was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

10. **ROADS#4–ANNEX TO LIGHTING DISTRICT**
INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the County of San Diego Board Policy I-18 and The County of San Diego Public Road Standards, the property shall transfer into the Lighting District. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [*PDS, LDR*]. The applicant shall provide the receipt to [*PDS, PCC*]. **TIMING:** Prior to occupancy of the first structure built in association with this permit or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [*PDS, LDR*] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

11. **ROADS#5–SIGHT DISTANCE**
INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is 600 feet of unobstructed intersectional sight distance in both directions from the proposed driveway along ***SR 78*** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances meet the required intersectional Sight Distance requirements of 600 feet as described in Table 5 based on a speed of 60 MPH, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in

Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [*PDS, LDR*] for review. **TIMING:** Prior to occupancy of the first structure built in association with this permit, or use of the premises in reliance of this permit, and annually after that until the project is completely built, the sight distance shall be verified. **MONITORING:** The [*PDS, LDR*] shall verify the sight distance certifications for compliance with this condition.

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

12. **PLN#3–SITE CONFORMANCE**
INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plans, building plans, and plot plans. This includes but is not limited to maintaining the following: painting all necessary aesthetics design features, and all lighting wall/fencing. Failure to conform to the approved plot plans; is an unlawful use of the land and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **Documentation:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a deviation or a modification pursuant to the County of San Diego Zoning Ordinance. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter that cannot be seen by an adjacent residence, parcel or roadway, shall not require modification or deviation of the permit. Expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require a modification or deviation. **Timing:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **Monitoring:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

13. **PLN#4–SITE CONFORMANCE (WIRELESS)**
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 November 9, 2021. 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.

e. The applicant shall maintain the facility in compliance with all requirements of the San Diego County Fire Protection District.

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

14. ROADS6–PRIVATE ROAD MAINTENANCE

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

15. ROADS#7–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of 600 feet in both directions along ***SR 78 from*** the project

driveway openings for the life of this permit. **DOCUMENTATION**: A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [*PDS, Code Compliance Division*] is responsible for compliance of this permit.

ORIGINAL MAJOR USE PERMIT FINDINGS P06-095

CEQA FINDINGS

The Mitigated Negative Declaration dated July 17, 2008, on file with DPLU as Environmental Review Number 06-10-011; 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

The project is a Major Use Permit for the construction and operation of an unmanned wireless telecommunications facility that will consist of a 50-foot-tall mono-broadleaf tree to which 36 panel antennas will be mounted, including 12 each for AT&T, Verizon, and T-Mobile. Associated equipment will be enclosed in three, 10-foot-high Concrete Masonry Unit (CMU) equipment shelters, surrounded by a 6-foot-tall chain link fence and landscaping for screening. The equipment shelter will be located in the northern portion of the parcel. The facility will be located 480 feet from the western (closest) property line.

The project site is 87 acres in size and is currently undeveloped (with the exception of the dirt access road). The area in which the project site is located can be categorized as rural.

The project is compatible with the surrounding area which is comprised of agricultural land uses, residential land uses, and undeveloped land, because the project, as designed is stealth, and will blend into the project site with minimal effects to the surrounding area.

Scale and Bulk:

The subject parcel is currently undeveloped. The proposed unmanned wireless telecommunications facility includes a 50-foot-tall mono-broadleaf and three associated 10-foot-tall equipment shelters, all of which are consistent with the height requirement of the Zoning Ordinance.

Photo simulations on file with Major Use Permit P06-095 (Attachment C) illustrate that the proposed mono-broadleaf and associated equipment shelters are unobtrusive to the surrounding viewshed. The view from the surrounding area will be minimized because the project is designed to be stealth (antennas will be mounted to the mono-broadleaf, painted to match the faux tree, and covered with "socks") and will blend into the surrounding vegetation and topography. The faux tree will be screened by 2 new Coast Live Oak trees and several existing Engelmann Oak trees. The equipment shelter will be screened by 11 Island Bush Poppy shrubs, 10 Holly Leaf Cherry Shrubs, 10 Sugar Bush shrubs, and 6 Toyon shrubs. Surrounding land uses include residential, agricultural, and undeveloped land. The project is compatible with adjacent uses in terms of scale and bulk because of the stealth design, the existence of other vertical elements (existing oak trees), and the location of the facility. Therefore, the project will be compatible with adjacent uses, in terms of scale and bulk.

Coverage:

The subject parcel is 87 acres in size. Surrounding land uses consist of residential land uses, agricultural land uses, and undeveloped land with parcel sizes ranging from approximately one acre to over 500 acres in size. The project is located on a parcel that is currently undeveloped. The lease area for this unmanned wireless telecommunications facility will total 2,223 square-feet (less than 1 % lot coverage). Due to the small scale of the facility, the project will not contribute significantly to the existing site coverage. As such, the addition of the telecommunication facility will maintain similar coverage with surrounding parcels. Considering the size of the subject lot compared with the size and location of the proposed structure, and the coverage characteristics of surrounding properties, the addition of the telecommunication facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

Density:

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

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

   The project is within the jurisdiction of the County of San Diego Fire Marshal. The Fire Marshal has certified the availability of fire protection. In addition, the project has been reviewed and found to be FP-2 compliant. The project will not require water or sewer services. The landscaping will be irrigated through the use of a temporary irrigation system, filled with trucked-in water provided by the applicant. 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 will not adversely affect the desirable neighborhood character because the project proposes a wireless telecommunication facility that is designed to be stealth. The equipment shelter will be located within a CMU enclosure to conceal it from the surrounding properties. Photo simulations on file with Major Use Permit P06-095 (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 Oak trees. To further integrate the facility into the existing landscape, the faux tree will be screened by 2 new Coast Live Oak trees and the equipment shelter will be screened by 11 Island Bush Poppy shrubs, 10 Holly Leaf Cherry Shrubs, 10 Sugar Bush shrubs, and 6 Toyon shrubs. Surrounding land uses include residential, agriculture, undeveloped land, and a small commercial area to the northeast. The photo simulations demonstrate that the project is visually unobtrusive to the surrounding viewshed. The addition of telecommunication facility will not have a significant visual impact on the neighborhood character because the project as designed is stealth. 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 1-2 maintenance trips per month and will utilize an existing dirt access road off State Route 78, a public road for access. Parking will be 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 State Route 78.

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 telecommunications facility. The subject property is 87 acres in size and is developed with access and utility services adequate to serve the proposed use. The installation of the telecommunication facility will not require significant alteration to the landform. The project, as designed, will be stealth 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 Land Use Element Policy - 1.6, Environmentally Constrained Area (ECA), General Plan Land Use Designation (20) General Agriculture, and the North Mountain Subregional 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.

The subject parcel is designated 1.6, Environmentally Constrained Area (ECA) under the Regional Land Use Element, due to its designation as an Agricultural Preserve under a Williamson Act Contract. The wireless telecommunication facility is consistent with the allowed uses detailed within the contract. Therefore, there will be no conflict with existing zoning for agricultural use, or a Williamson Act Contract.

(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 06-10-011.

WIRELESS TELECOMMUNICATIONS FINDINGS

The location and zoning, as described in Section 6986B and 6986C of the Wireless Telecommunications Facilities Ordinance, has been determined to be preferable due to aesthetic and community character compatibility.

The project is a non-preferred location in a non-preferred zone. Pursuant to Section 6986B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternate site analysis and discussed preferred locations in the area and why they were not technologically or legally feasible. Due to the camouflaging of the facility (mono-broadleaf set amongst mature oaks), the distance from any residences, and the lack of preferred zones or preferred locations in the surrounding area that could meet the coverage objective, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

MODIFICATION TO MAJOR USE PERMIT FINDINGS (MUP-06-095W1)

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

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

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

The proposed wireless telecommunication facility consists of the renewal of one (1) 50-foot-tall mono-pine, , with their associated three (3) 10-foot-tall CMU wall equipment enclosures, and concrete pad areas for backup generators. Rebranching is being proposed for the existing mono-pine already erected to help conceal the antennas as much as possible and better camouflage the structure with the surrounding terrain.

Photo simulations on file with Major Use Permit MUP-06-095W1 illustrate that the proposed wireless telecommunication facility and associated equipment are unobtrusive to the surrounding viewshed. The view from the surrounding area would be minimized because the project is designed to be camouflaged and would blend into the surrounding environment and topography. Surrounding land uses include single family residential and agricultural uses.

The project is compatible with adjacent uses in terms of scale and bulk because of the camouflaged design, the existence of other similar vertical elements, existing trees along SR-78, and the location of the facility. Additionally, the proposed location is setback 509-feet from the closest property line, and 1,271-feet from SR-78, the nearest public road. Therefore, the project would not substantially increase the scale and bulk of the existing structure and result in negative impacts to the surrounding areas.

The project site parcel is 107.93-acres in area. Surrounding land uses consist of single-family residential and agricultural uses with parcel sizes ranging from approximately 8 acres to over 40 acres in size. The project is located on a parcel that is only developed with this existing facility. The lease area for this wireless telecommunication facility would total 2,223-square-feet (0.04% of the lot coverage). Due to the small footprint of the facility, the addition of the telecommunication facility would maintain similar coverage with surrounding parcels.

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

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

The project is located within the San Diego County Fire Protection District, which confirmed the availability of fire protection services for the site and reviewed the project description and plans and found it to be FP-2 compliant. The project will not require water or sewer services. Electrical and telephone services are available on-site, all required utilities are therefore available for the project.

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

The project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged. The equipment enclosures will be located within an FP-2 compliant CMU enclosure to conceal equipment it from the surrounding properties.

Photo simulations on file with Major Use Permit Modification MUP-06-095W1 illustrate that the line, form, and color of the facility would be largely consistent with other elements that make up the visual setting of the area, such as the tree line along SR-78. The provided photo simulations demonstrate that the project would be visually unobtrusive to the surrounding viewshed.

Furthermore, the project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to be one maintenance trip per month and would utilize SR-78, a public road for access. Existing parking is available on the property. The use associated with this Major Use Permit Modification would be compatible with the existing nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and would be compatible with adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of SR-78.

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

The applicant proposes a Major Use Permit Modification for the authorization of a wireless telecommunication facility. The subject property is 107.93-acres in area and is developed with access and utility services adequate to serve the proposed use. The installation and ongoing use of the telecommunication facility would not require significant alteration to the landform. The project, as designed, would be camouflaged and would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

None identified.

b. *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 Rural Regional Category, Rural Lands 80 (RL-80) Land Use Designation and the North Mountain Subregional Plan Area. The project complies with the General Plan because commercial uses are allowed if they support the local population. In addition, the project would be consistent with the General Plan Land Use Element Goal 15 because the siting and design of the proposed facility would blend in with the visual setting in the vicinity, would be compatible with the existing community character and would not result in impacts to the natural environment. The project site is located along SR-78 which is designated as a County scenic highway per the General Plan. The project would be consistent with General Plan Goal COS-11 because the project has been sited and designed to minimize visual impacts by integrating the project into an existing structure and avoiding impacts to the natural environment.

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

An Addendum dated April 18, 2025, to the previously adopted Mitigated Negative Declaration (Log No. 06-10-011) dated July 17, 2008, 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.

WIRELESS TELECOMMUNICATION FINDINGS

The location and zoning, as described in Section 6986.B and 6986.C of the Wireless Telecommunication Facilities Ordinance, has been determined to be preferable due to aesthetic and community character compatibility.

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

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

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 be in compliance with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County Road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.
EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way. The Excavation Permit application form can be found at the following link: https://www.sandiegocounty.gov/content/sdc/dpw/pfdlist.html

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

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.

JURISDICTIONAL WATERBODIES NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

- U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; http://www.usace.army.mil/
- Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; http://www.waterboards.ca.gov/sandiego/
- California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; http://www.dfg.ca.gov/

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting

Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

TRANSPORTATION IMPACT FEE: The project may be subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [*PDS, LD Counter*] and provide a copy of the receipt to the [*PDS, BD*] at time of permit issuance.

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

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health and Quality (DEHQ)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA

Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

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

COUNTY OF SAN DIEGO PLANNING COMMISSION
VINCE NICOLETTI, DIRECTOR

By:

Ashley Smith, Chief
Project Planning Division

email cc:

Project Planning Division
Ashley Smith, Chief, Smith, Ashley.Smith2@sdcounty.ca.gov
Michael Johnson, Group Program Manager, Michael.Johnson1@sdcounty.ca.gov
Alexandro Barrenechea, Project Manager, Alexandro.Barrenechea@sdcounty.ca.gov

Land Development Division
Taylor Ryan, PE, Project Manager Taylor.Ryan@sdcounty.ca.gov
Sean McLean, PE, Senior Civil Engineer, Sean.McLean@sdcounty.ca.gov

Applicant(s)
Mark J. Linman, Land Use and Development Consulting, mjlinman@cox.net
Benjamin Tulloch, Agent for Service of Process, T-Three LLC, A California Limited Liability Company (Entity No. 202122810249)

Attachment C – Environmental Documentation

NOTICE OF DETERMINATION

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

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Section Secretary
5510 Overland Avenue, Suite 210
San Diego, CA 92123

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

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

Project Name and Number(s):	Crown Castle Santa Ysabel Wireless Telecommunication Facility; PDS2022-MUP-06-095W1; PDS2022-ER-06-10-11A
Project Location:	29313 SR-78, Santa Ysabel, CA 92070; APN(s): 248-020-11-00, 248-130-13-00
Project Applicant:	Mark J. Linman, Land Use and Development Consulting, mjlinman@cox.net, (619) 997-8288 for T-Three LLC, A California Limited Liability Company (Entity No. 202122810249)
Project Description:	The project is a Major Use Permit Modification to renew and extend the operational period of a wireless telecommunication facility. The proposed Crown Castle facility consists of a 50-foot-tall mono-pine tower with a total of 27 panel antennas and 21 remote radio units (RRU), with associated equipment enclosures and backup generator platforms for each carrier on site: AT&T, T-Mobile, Verizon. The project is located south of Highway SR-78 in the North Mountain Subregional Planning Area within the unincorporated area of the County of San Diego. The project site land use regulation is a General Agricultural A72 zone.
Agency Approving Project:	County of San Diego
County Contact Person:	Alexandro Barrenechea, 619-323-8709
Date Form Completed:	4/18/2025

This is to advise that the County of San Diego Director of the Department of Planning & Development Services has approved the above-described project on October 2, 2023, and has made the following determinations:

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

Project status under Fish and Wildlife Code Section 711.4 (Department of Fish and Wildlife Fees):
☐ Certificate of Fee Exemption (attached)
☒ Proof of Payment of Fees (attached)

Fish and Wildlife Code Section 711.4 compliance for the subject project is covered by a previous payment of fees associated with the environmental review conducted for TPM 20975RPL2; Log No. 05-008-028

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

Date received for filing and posting at OPR: _____

Signature: _____ Telephone: (619) 323-8709

Name (Print): Alexandro Barrenechea Title: Project Manager

This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15075 or 15094.

County of San Diego

VINCE NICOLETTI
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CA 92123
(858) 505-6445 GENERAL ▪ (858) 694-2705 CODES
(858) 565-5920 BUILDING SERVICES
WWW.SDCPDS.ORG

April 18, 2025

Environmental Review Update Checklist Form
For Projects with Previously Approved Environmental Documents
For Purposes of Consideration of the
Crown Castle Santa Ysabel Wireless Telecommunication Facility
Major Use Permit (MUP) Modification
PDS2022-MUP-06-095W1

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND), 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 ***Mitigated Negative Declaration (MND)***:

An MND for Vista Towers Santa Ysabel Wireless Telecommunication Facility, MUP-06-095, ER #06-10-011, was adopted by the County of San Diego Board of Supervisors on November 7, 2008. The adopted MND found the project would have potentially significant but mitigatable effects to the following environmental topic areas: biological resources and transportation. All other impacts were determined to be less than significant or there were no impacts.

1. Lead agency name and address:

   County of San Diego, Planning & Development Services
   5510 Overland Avenue, Suite 210
   San Diego, CA 92123-1239

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

2. Project applicant's name and address:

   Crown Castle
   2000 Corporate Drive
   Canonsburg, PA
   Contact: Jim Lee (714) 642-8036

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

   The previously approved project is a Major Use Permit (MUP) to construct an unmanned wireless telecommunication facility. The proposed Vista Towers facility consists of a faux broadleaf tree, 50 feet in height, with antennas and an associated equipment shelter. The proposed mono-pine will carry three arrays of 12 panel antennas for up to three carriers, for a total of 36 panel antennas. The project proposes equipment shelters for each wireless carrier and a 30-kilowatt (kw) standby generator for Verizon, surrounded by a 6-foot-tall concrete masonry unit (CMU) block wall. The Verizon and T-Mobile equipment shelters will each measure 16 feet long by 11.5 feet wide by 10 feet in height. The AT&T equipment shelter will measure 20 feet long by 11.5 feet wide by 10 feet in height. The project site is located off Highway 78 in the North Mountain Sub Regional Planning Area, within unincorporated San Diego County. Access would be provided by an existing 12-foot-wide dirt access road off Highway 78, which would be extended 165 feet to serve the project site.

   The site is subject to the General Plan Regional Category ECA – Environmentally Constrained Area, Land Use Designation Rural Lands 80 (RL-80). Zoning for the site is General Agriculture (A72).

4. 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 proposing to renew the MUP for an existing wireless communication facility, with proposed re-branching of the mono-pine as required. The project includes rebranching the tower and continued maintenance of the previously approved landscaping from the original design and a time extension to continue operating the site for another 15 years. No ground disturbance would be required as part of the proposed project.

5. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR**.

   The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☒ NONE

☐ Aesthetics	☐ Agriculture and Forest Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology & Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Haz Materials
☐ Hydrology & Water Quality	☐ Land Use & Planning	☐ Mineral Resources
☐ Noise	☐ Population & Housing	☐ Public Services
☐ Recreation	☐ Transportation/Traffic	☐ Tribal Cultural Resources
☐ Utilities & Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

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

☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or previously certified EIR is adequate upon completion of an ADDENDUM.

☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines

Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

Alexandro Barrenechea — **4/18/2025**

Signature — Date

Alexandro Barrenechea — **Project Manager**

Printed Name — 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 ND 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 ND 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 ND 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 ND was adopted, shows any of the following:

    a. The project will have one or more significant effects not discussed in the previous EIR or ND; or

    b. Significant effects previously examined will be substantially more severe than shown in the previously adopted ND 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 ND or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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

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

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

The Addendum is only required to analyze those environmental topics addressed in the original Specific Plan EIR. This precedent has been set in two appellate court decisions upholding the preparation of an Addendum for a previously certified EIR *Concerned Dublin Citizens V. City of Dublin*, 214 Cal.App.4th 1301 (2013) and *Citizens for Responsible Equitable Environmental Development V. City of San Diego*, 196 Cal.App.4th 515 (2011). In both cases the lead agency prepared an Addendum to a previously certified EIR. These appellate court decisions indicate that the issues discussed in an Addendum may be limited to those addressed in the original EIR. They also indicate that "changed circumstances" means physical changes, not legal changes. Based on this approach, only the topics originally addressed in the certified EIR are required to be addressed in the Addendum. Thus, any CEQA topics that have been added or modified since 2008 are not required to be addressed. Nevertheless, this Addendum has included separate discussions addressing energy (Section VI), greenhouse gas (GHG) emissions (Section VIII), tribal cultural resources (Section XVIII), and wildfire (Section XX).

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

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

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

YES	NO
☐	☒

The previously adopted IS/MND identified less than significant or no impacts for scenic vistas, scenic resources within a state scenic highway, and visual character and quality. The previous IS/MND determined that the project would not have an adverse effect on the scenic vista because the telecommunications facility is compatible with the existing visual environment in terms of visual character and quality since the facility will blend in with the surrounding oak trees. Photo simulations prepared for the previously adopted IS/MND demonstrated minimal views of the project from Highway 78, due to the integration with the existing tree canopy.

The project site is comprised of sloping topography and is surrounded by agricultural uses (field crops), undeveloped land, and open space preserves. The proposed project would renew the MUP for the existing wireless communication facility, with proposed re-branching of the mono-pine as required to camouflage telecommunication antennas and related equipment. Therefore, the proposed project would ensure continued compatibility of the telecommunications facility with the existing visual environment. The proposed project would not introduce new sources of light or glare as compared to the previously adopted project. As a result, the proposed project would not result in any new significant impacts or substantially more severe impacts related to aesthetics as compared to the previous IS/MND.

Therefore, the proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken that would require major revisions to the previous IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance with respect 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	NO
☐	☒

The previously adopted IS/MND identified less than significant impacts to Agricultural and Forestry Resources. Additionally, mitigation for biological resources from the previously approved project (compensatory habitat for loss of Engelmann oak woodland) applies to the proposed project. The project site and the surrounding area have land designated as Farmland of Local Significance; however, the proposed telecommunication facility would not interfere with existing or potential future agricultural operations. Furthermore, the facility is proposed in an area that is not currently being used for agriculture. Therefore, the proposed project would not have a significant adverse impact or cumulative level impacts related to the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance to a non-agricultural use.

In addition, there are no changes in circumstances under which the proposed project is undertaken that would require major revisions to the previous IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance with respect 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 previously adopted IS/MND identified less than significant impacts related to air quality due limited scale of construction and the negligible operational vehicle trips (1-2 per month) associated with the project. The proposed project is a renewal of the MUP for the unmanned wireless telecommunication facility, with proposed re-branching of the mono-pine as required. Therefore, the proposed project would not result in substantial air pollutant emissions related to construction or operational activities.

The proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

In addition, there are no changes in circumstances under which the project is undertaken that would require major revisions to the previous MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance with respect 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 previously adopted IS/MND found significant impacts to biological resources and provided mitigation that reduced the impacts to less than significant. As described in the previous IS/MND, mitigation for the loss of 0.39 acres of Engelmann oak woodland habitat includes the purchase of 1.17 acres of Engelmann oak woodland habitat in an off-site mitigation bank.

The proposed project is a renewal of the MUP for the unmanned wireless telecommunication facility, with proposed re-branching of the mono-pine as required. The previously adopted IS/MND contained mitigation for impacts to vegetation communities for the entire area of the proposed project and the proposed project would not result in additional ground disturbance. Therefore, no additional mitigation measures for impacts to vegetation are required.

The proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken that would require major revisions to the previous IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance with respect 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 previously adopted IS/MND found no impacts to cultural resources. Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by a County of San Diego staff archaeologist, the previously adopted IS/MND determined that the project site does not contain any historical or archaeological resources. Further, a review of the paleontological maps provided by the San Diego Museum of Natural History indicates that the project is located on igneous rock and has no potential for producing fossil remains. Additionally, according to the previously adopted IS/MND, no known unique geologic features were identified on the property or in the immediate vicinity during a site visit conducted at the time.

The proposed project is a renewal of the MUP, with proposed re-branching of the mono-pine as required. Implementation of the proposed project would not result in ground disturbance; therefore, the proposed project would not result in the potential to disturb unknown buried historical or archaeological resources at the project site.

Therefore, the proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken that would require major revisions to the previous IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance with respect to cultural resources.

VI. ENERGY – 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 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 conflicting with or obstructing a state or local plan for renewable energy or energy efficiency?

YES	NO
☐	☒

The previously adopted IS/MND did not include an energy analysis as it was not required by CEQA at that time. However, given the proposed project is a renewal of the existing MUP, with limited operations associated with re-branching of the mono-pine as required, proposed project operations would remain the same as described for the previously approved project.

Most energy consumption would result from the limited operation of off-road construction equipment and on-road vehicle trips associated with commutes by construction workers and haul trucks trips. Construction activities would be conducted in compliance with local, state, and federal regulations (e.g., USEPA and CARB engine emissions standards, which require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption, and limitations on engine idling times, etc.). Compliance with these regulations would reduce short-term energy demand during the proposed project's construction to the extent feasible and increase the project's energy efficiency. Once construction activities are complete, there would be no additional energy use associated with the project site, and it wouldn't generate any new energy demand beyond current conditions.

Therefore, the proposed project would not result in substantial changes and would not cause new significant environmental effects. In addition, there are no changes in circumstances under which the project is undertaken that would require major revisions to the previous IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance with respect to energy.

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	NO
☐	☒

The previously adopted IS/MND determined impacts to geology and soils were less than significant. The proposed project is a renewal of the MUP for the unmanned wireless telecommunication facility, with proposed re-branching of the mono-pine as required. The proposed project includes the following: installation of feedlines in aboveground conduit pipes, installation of new communications equipment, painting the existing cell tower, and installation of faux shrub branches on existing cell tower. No ground disturbance or trenching is required.

Thus, the proposed project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken that would require major revisions to the previous IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance with respect to geology and soil.

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	NO
☐	☒

The previously adopted IS/MND did not include a greenhouse gas emissions (GHG) analysis as it was not required by CEQA at that time. However, given the proposed project is a renewal of the MUP, with limited operations associated with re-branching of the mono-pine as required, project GHG emissions would be primarily associated with the limited construction activities. Once construction activities are complete, there would be no additional GHG emissions beyond current conditions following construction.

Therefore, the proposed project would not result in substantial changes and would not cause new significant environmental effects. In addition, there are no changes in circumstances under which the project is undertaken that would require major revisions to the previous IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance with respect to GHG 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	NO
☐	☒

The previously adopted IS/MND identified less than significant impacts relating to hazards and hazardous materials. The proposed project is a renewal of the MUP for the unmanned wireless telecommunication facility, with proposed re-branching of the mono-pine as required. The proposed project would not create a significant hazard to the public or the environment because it does not

propose the storage, use, transport, emission, or disposal of Hazardous Substances; would not contain, handle, or store any potential sources of chemicals or compounds that would present a significant risk of accidental explosion or release of hazardous substances; does not propose the handling, storage, or transport of hazardous materials within one-quarter mile of an existing or proposed school; nor is the project located on a site listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5.

The proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken that would require major revisions to the previous IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance with respect 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	NO
☐	☒

The previously adopted IS/MND identified less than significant impacts relating to hydrology and water quality as the project required completion of a Stormwater Management Plan (SWMP) for Minor Projects in compliance with the County of San Diego Watershed Protection Ordinance.

The proposed project is a renewal of the MUP for the unmanned wireless telecommunication facility, with proposed re-branching of the mono-pine as required. The proposed project does not involve construction of new or expanded development that could alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or that would substantially increase the rate or amount of surface runoff. Existing natural topography, vegetation, or drainage courses on-site or off-site would not be altered as a result of the proposed project; therefore, existing drainage patterns would not be altered, and flooding would not increase as a result of the proposed project.

According to the Drainage Certification Letter (Appendix A), the improvements to the mono-pine would be above grade and do not include any alteration to existing grade conditions. Therefore, the proposed project would not impact the volume of velocity of the 100-year rain event peak runoff to the detriment of downstream property owner and facilities.

The proposed project would not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including but not limited to the following: regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. 0.25 mile).

The proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken that would require major revisions to the previous IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance with respect 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	NO
☐	☒

The previously adopted IS/MND identified less than significant impacts to Land Use and Planning. The proposed project is a renewal of the MUP for the unmanned wireless telecommunication facility, with proposed re-branching of the mono-pine as required. The proposed project does not propose the introduction of new infrastructure such as major roadways or water supply systems, or utilities to the area. Further, implementation of the project would occur within the previously approved project site and would not divide an existing community.

The project site is comprised of sloping topography and is surrounded by agricultural uses (field crops), undeveloped land, and open space preserves. There is a single-family residence to the west, and otherwise the project site is surrounded by open pasture. The property fronts Highway 78 and access would be provided by an existing 12-foot-wide dirt access road off Highway 78, which was extended to 165 feet under the previously approved project.

The project site is zoned A72 (General Agriculture) and is subject to the General Plan Regional Category ECA – Environmentally Constrained Area, Land Use Designation Rural Lands 80 (RL-80). The project, as proposed, is consistent with the General Plan because it is an unmanned telecommunication facility and minor impact utilities are anticipated in ECA Regional Category and (20) General Agriculture Land Use Designation. Further, the project would be implemented while maintaining the goals and policies of the (20) General Agriculture Land Use Designation of the North Mountain Sub Regional Plan.

Renewal of the MUP and re-branching of the mono-pine would not change the General Plan Land Use Designation. The proposed project does not conflict with goals, policies, and implementation of the County's General Plan or North Mountain Sub Regional Plan.

The proposed project does not propose substantial changes and there are no substantial changes in circumstances that would result in new significant environmental effects or a substantial increase in the severity of the previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken that would require major revisions to the previous IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance with respect 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	NO
☐	☒

The previously adopted IS/MND identified no impacts to mineral resources due to the limited area of construction associated with the wireless telecommunication facility. Due to the small size of the previously approved project, any future use or availability of mineral resources would not be lost as a result of the project. The proposed project is a renewal of the MUP for the unmanned wireless telecommunication facility, with proposed re-branching of the mono-pine as required. No ground disturbances or trenching is required.

Therefore, the proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes with respect to the circumstances under which the project is undertaken, that would require major revisions to the previous IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects.

There is no new information of substantial importance with respect 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 ground borne vibration or ground borne 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	NO
☐	☒

The previously adopted IS/MND identified less than significant impacts to noise. The previously approved project is an unmanned wireless telecommunication facility that includes air conditioners and a standby generator, which produce stationary operational noise. The project site is surrounded by agricultural uses (field crops), undeveloped land, and open space preserves. The project would not be located within 200 feet from a residential use or other noise sensitive use and would not be located within 100 feet from a property line.

The proposed project is a renewal of the MUP for the existing wireless communication facility, with proposed re-branching of the mono-pine as required. Therefore, it is reasonable to assume that the proposed project would not increase operational noise and vibration levels as compared to existing conditions previously evaluated in the IS/MND. Therefore, the proposed project would not expose persons to or generate noise levels in excess of general plan or noise ordinance standards. Furthermore, the proposed project is required to comply with the standards in the County Noise Ordinance.

The proposed project would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken that would require major revisions to the previous IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance with respect to 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	NO
☐	☒

The previously adopted IS/MND identified no impacts to population and housing. The proposed project is a renewal of the MUP for the existing wireless communication facility, with proposed re-branching of the mono-pine as required. Therefore, it is reasonable to assume that the proposed project would impact population and housing similarly to the project that was previously evaluated in the IS/MND. As such, the proposed project would not induce substantial population growth or displace existing people or housing.

Therefore, the proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken, that would require major revisions to the previous IS/MND due to the involvement of

significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance with respect 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	NO
☐	☒

The previously adopted IS/MND identified no impacts to public services. The proposed project is a renewal of the MUP for the existing unmanned wireless telecommunication facility, with proposed re-branching of the mono-pine as required. Given that the proposed project would not induce population growth and would be limited to the previous project site, the proposed project would not result in the need for significantly altered or new public services or facilities, including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times, or other performance service ratios or objectives for any public services.

The proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken that would require major revisions to the previous IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance with respect 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	NO
☐	☒

The previously adopted IS/MND identified no impacts to recreation. The proposed project is a renewal of the MUP for the existing unmanned wireless telecommunication facility, with proposed re-branching of the mono-pine as required, and would not necessitate the development of any recreational facilities. Additionally, the project does not propose any residential uses, which would result in increased use of existing recreational facilities.

Therefore, the proposed project would not result in substantial land use changes and would not cause a new significant environmental effect or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken that would require major revisions to the previous IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance with respect 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	NO
☐	☒

The previously adopted IS/MND identified less than significant impacts to transportation and traffic with mitigation incorporated. Access would be provided by an existing 12-foot-wide dirt access road off Highway 78, which was extended to 165 feet under the previously approved project. The property fronts Highway 78 and is accessed via an existing private access road.

The proposed project is a renewal of the MUP for the existing unmanned wireless telecommunication facility, with proposed re-branching of the mono-pine as required. Traffic associated with the proposed project would be during the construction phase. The temporary nature of the construction activities would not result in any permanent employment from which VMT could be quantified. Operationally, the project would not produce any additional traffic or vehicle trips as compared to the existing conditions considering the wireless telecommunication facility would continue to operate as an unmanned facility. According to the Sight Distance Analysis (Appendix B), the 2012 County of San Diego Public Road Standards sight distance requirement is met. Therefore, the project would not result in substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections).

The proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there are no changes in circumstances under which the project is undertaken that will require major revisions to the previous IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance with respect 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	NO
☐	☒

The previously adopted IS/MND did not include a tribal cultural resource analysis as it was not required by CEQA at that time. However, the proposed project is a renewal of the MUP, with proposed re-branching of the mono-pine, and does not require ground disturbances or trenching; therefore, the proposed project would not unearth or otherwise disturb any tribal cultural resources that were not already discovered during construction associated with the previously approved project.

The proposed project would not result in substantial changes and would not cause new significant environmental effects with respect to tribal cultural resources. In addition, there are no changes in circumstances under which the IS/MND is undertaken that will require major revisions to the previous IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects.

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	NO
☐	☒

The previously adopted IS/MND identified no impacts to utilities and service systems. The previously approved project is an unmanned wireless telecommunication facility and does not include new or expanded water, wastewater, or stormwater treatment facilities or stormwater drainage facilities or require the construction or expansion of water, wastewater, or stormwater treatment facilities. Therefore, it was determined the project would not require any construction of new or expanded facilities which could cause significant environmental effects.

The proposed project is a renewal of the MUP, with proposed re-branching of the mono-pine, that would not rely on water service for any purpose. Additionally, the project would not generate any solid waste or produce any wastewater; therefore, the project would not interfere with any landfill or wastewater treatment provider's service capacity.

Therefore, the proposed project would not result in substantial changes and would not cause new significant environmental effects or a substantial increase in the severity of previously identified

significant effects. In addition, there are no changes in circumstances under which the project is undertaken that would require major revisions to the previous IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance with respect to utilities and service systems.

XX. WILDFIRE – 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 on wildfire including: substantially impairment an adopted emergency response plan or emergency evacuation plan; exacerbating wildfire risks due to slope, prevailing winds, and other factors, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; requiring the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; and/or exposing people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

YES	NO
☐	☒

The previously adopted IS/MND did not include a wildfire analysis as it was not required by CEQA at that time. The proposed project is a renewal of the MUP for an existing unmanned wireless telecommunication facility, with proposed re-branching of the mono-pine as required. The proposed project would not exacerbate wildlife risks. Although the project area is within a very high fire hazard severity zone (CAL FIRE 2024), no roadway lane closures would be required for completion of the mono-pine re-branching and access would be provided by an existing 12-foot-wide dirt access road off Highway 78 (which was extended to 165 feet under the previously approved project).

Given the proposed project is a renewal of the MUP, with proposed re-branching of the mono-pine as required, the proposed project would be similar to the existing conditions from the previously approved project. Operation of the proposed project would not exacerbate wildfire risk as compared to existing conditions, and the project proposes no project occupants that could be exposed to wildfire risks. Furthermore, the proposed project would not involve activities that could disrupt emergency access along surrounding roadways.

The proposed project would not result in substantial changes and would not cause new significant environmental effects. In addition, there are no changes in circumstances under which the project is undertaken that would require major revisions to the previous IS/MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance with respect to wildfire hazards.

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	NO
☐	☒

As discussed above, the proposed project would not 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.

The proposed project changes overall result in less or similar impacts as those identified and evaluated in the adopted IS/MND. There are no new cumulative impacts or impacts that are more severe when taken together with the project. The project changes would not contribute to a cumulatively considerable impact on the environment.

As described in this Addendum, there are no changes in the project, no changes in circumstances under which the project is undertaken, and no "new information of substantial importance" that results in any of the mandatory findings of significance.

APPENDICES

A. Drainage Certification letter dated November 29, 2022, from AMMTec Consultants, PLLC Consulting Engineering Services

B. Sight Distance Analysis letter dated June 28, 2023, from AMMTec Consultants, PLLC Consulting Engineering Services

REFERENCES

California Department of Forestry and Fire Protection (CAL FIRE). 2024. Fire Hazard Severity Zone Viewer. https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247

REVIEW FOR APPLICABILITY OF COMPLIANCE WITH ORDINANCES / POLICIES

FOR PURPOSES OF CONSIDERATION OF
Crown Castle Santa Ysabel Wireless Telecommunications Facility
Major Use Permit Modification
PDS2022-MUP-06-095W1
PDS2022-ER-06-10-11A

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

YES	NO	NOT APPLICABLE / EXEMPT
☐	☐	☒

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

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

YES	NO	NOT APPLICABLE / EXEMPT
☐	☐	☒

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

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

YES	NO	NOT APPLICABLE / EXEMPT
☐	☐	☒

The landscaping was established by water supplied by a temporary water tank and will not use any groundwater for any purpose, including irrigation or domestic supply.

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

	YES	NO	NOT APPLICABLE/EXEMPT
The wetland and wetland buffer regulations (Section 86.604(a) and (b)) of the Resource Protection Ordinance?	☐	☐	☒
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	☒	☐	☐

The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	☒	☐	☐

Discussion:

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

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. Sensitive habitat lands were identified on the site. However, the project will not complete any development, grading, grubbing, clearing, or any other activity that will damage the sensitive habitat lands. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:
The property has been surveyed by a County of San Diego approved archaeologist/historian, and it has been determined that the property does not contain any archaeological/ historical sites. As such, the project complies with the RPO.

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

YES	NO	NOT APPLICABLE/EXEMPT
☒	☐	☐

Planning & Development Services (PDS) and Department of Public Works (DPW) staff have reviewed the Stormwater Quality Management Plan (SWQMP) for Minor Projects submitted to the County of San Diego on July 19, 2022, prepared by Mark Linman of Land Use and Development Consulting, for the proposed wireless telecommunications facility in the North Mountain Subregional Planning Area within the County of San Diego. This document complies with the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO, Section 67.817).

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

YES	NO	NOT APPLICABLE/EXEMPT
☒	☐	☐

Staff has reviewed the plot plans and information provided and has determined it to be adequate as it relates to County Noise Standards conformance. The project consists of a Major Use Permit Modification to renew one (1) existing 50-foot-tall mono-pine. The project site as well as the surrounding parcels are zoned General Agriculture (A72) and Open Space (S80), which is subject to the most restrictive one-hour sound level requirement of 45 dBA at the project property line. The proposal does not involve the installation of substantial noise generating equipment. The project does not propose any new generator units. The existing ground equipment is located within one (1) existing concrete masonry unit (CMU) wall equipment enclosure and above (1) concrete pad area within the lease area. Therefore, the project as designed would demonstrate compliance with County noise standards. The project is not anticipated to exceed the sound level requirements pursuant to County Noise Ordinance, Section 36.404.

NOTICE OF DETERMINATION

014751

TO: ☒ Recorder/County Clerk
Attn: Anthony J. Consul
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

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

FROM: County of San Diego
Department of Planning and Land Use, M.S. O650
Attn: Regulatory Planning Section Secretary
5201 Ruffin Road, Suite B
San Diego, CA 92123

FILED
Gregory J. Smith, Recorder/County Clerk
NOV 12 2008
L. Kesian
DEPUTY

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

Project Name and Number(s): SANTA YSABEL WIRELESS TELECOMMUNICATION FACILITY; P06-095; ER 06-10-011

Project Location: Highway 78, Santa Ysabel, CA (APN 248-020-11)

Project Applicant & Phone #: Karen Adler, 302 State Place, Escondido, CA 92029 (760) 715-3416

Project Description: The project is a Major Use Permit to construct an unmanned wireless telecommunication facility. The proposed Vista Towers facility consists of a faux broadleaf tree, 50 feet in height, with antennas and an associated equipment shelter. The proposed faux pine will carry 12 panel antennas for Verizon, 12 panel antennas for AT&T, and 12 panel antennas for T-Mobile, for a total of 36 panel antennas. The project proposes equipment shelters for each wireless carrier and a 30kw standby generator for Verizon, surrounded by a 6-foot tall CMU block wall. Access would be provided by a dirt access road off Highway 78.

FILED IN THE OFFICE OF THE COUNTY CLERK
San Diego County on NOV 12 2008
Posted NOV 12 2008 Removed DEC 23 2008
Returned to agency on DEC 23 2008
Deputy L. Kesian

Agency Approving Project: County of San Diego

County Contact Person: Kevin Johnston Telephone: (858) 694-3084

Date Form Completed: November 7, 2008

This is to advise that the County of San Diego Planning Commission has approved the above described project on November 7, 2008, and has made the following determinations:

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

The following determinations are only required for projects with Environmental Impact Reports:
5. A Statement of Overriding Considerations ☐ was ☐ was not adopted for this project.
6. Findings ☐ were ☐ were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

Project status under Fish and Game Code Section 711.4 (Department of Fish and Game Fees):
☐ Certificate of Fee Exemption (attached)
☒ Proof of Payment of Fees (attached)

The Environmental Impact Report or Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Department of Planning and Land Use, Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California.

Date received for filing and posting at OPR: _____

Signature: _____ Telephone: (858) 694-3084

Name (Print): Kevin Johnston Title: Land Use/Environmental Planner

This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15075 or 15094.

KJ

STATE OF CALIFORNIA - RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

367324

Lead Agency: DPLU Date: 6/11/08

County/State Agency of Filing: County of San Diego Document No.:

Project Title: Santa Ysabel P06-095, ER 06-10-011

Project Applicant Name: Vista Towers

Project Applicant Address: 10161 Broadview Pl.

City Tustin State CA Zip Code 92705 Phone Number: (714) 856-1000

Project Applicant *(check appropriate box)*:

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☑ Private Entity

Check Applicable Fees:

☐	Environmental Impact Report	$2606.75	$
☑	Negative Declaration	$1876.75	$ 1,876.75
☐	Application Fee Water Diversion *(State Water Resources Control Board Only)*	$886.25	$
☐	Projects Subject to Certified Regulatory Programs	$886.25	$
☑	County Administrative Fee	$50.00	$ 50.00
☐	Project that is exempt from fees		
	☐ Notice of Exemption		
	☐ DFG No Effect Determination (Form Attached)		

TOTAL RECEIVED $ 1,926.75

Signature and title of person receiving payment:

WHITE-PROJECT APPLICANT YELLOW-DFG/ASB PINK-LEAD AGENCY GOLDENROD-COUNTY CLERK

DFG 753.5a (Rev. 11/07)

PRINTED ON LINEMARK PAPER - HOLD TO LIGHT TO VIEW. FOR ADDITIONAL SECURITY FEATURES SEE BACK.

72609 Office AU # 11-24 1210(8)

OFFICIAL CHECK

7260901074

Operator I.D.: cu019659

May 24, 2008

PAY TO THE ORDER OF ***COUNTY OF SAN DIEGO***

****One thousand nine hundred twenty-six dollars and 75 cents**** ****$1,926.75****

WELLS FARGO & COMPANY ISSUER
420 MONTGOMERY STREET
SAN FRANCISCO, CA 94163
PAYABLE AT WELLS FARGO BANK, N.A.
FOR INQUIRIES CALL (480) 394-3122

VOID IF OVER US $ 1,926.75

Richard Levy
CONTROLLER

⑈7260901074⑈ ⑆121000248⑆4861 505337⑈

ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/dplu

MITIGATED NEGATIVE DECLARATION

July 17, 2008

Project Name: VISTA TOWERS SANTA YSABEL WIRELESS TELECOMMUNICATION FACILITY

Project Number(s): P06-095, ER #06-10-011

This Document is Considered Draft Until it is Adopted by the Appropriate County of San Diego Decision-Making Body.

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

a. Initial Study Form
b. Environmental Analysis Form and attached extended study for biological resources

1. California Environmental Quality Act Negative Declaration Findings:

   Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

A. TRANSPORTATION

1. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

B. BIOLOGICAL RESOURCES

1. Provide evidence to the satisfaction of the Director of Planning and Land Use that 1.17 acres of Engelmann oak woodland habitat credit has been secured in a mitigation bank approved by the California Department of Fish & Game, located in Northern San Diego County. Evidence of purchase shall include the following information to be provided by the mitigation bank:

   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 1.17 acres of Engelmann oak woodland habitat located in Northern San Diego County. 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.

2. Provide evidence to the satisfaction of the Director of Public Works (DPW) that the following "Specific Environmental Notes" have been placed on the grading, and or improvement plans, and or Building Plans:

   a. "Restrict all brushing, clearing and/or grading such that none will be allowed within 300 feet of Engelmann oak woodland habitat during the breeding season of migratory birds. This is defined as occurring between February 15th and August 31st. The Director of Planning and Land Use may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, that no active nests are present in the vicinity of the brushing, clearing or grading."

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

A. Be prohibited from installing any additional unspecified exterior equipment such as air conditioners or standby generators without a permit modification.

ADOPTION STATEMENT: This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

COUNTY OF SAN DIEGO PLANNING COMMISSION

on 11-7-08

Alyssa Maxson

Alyssa Maxson, Planning Manager
Regulatory Planning Division

County of San Diego

ERIC GIBSON
DIRECTOR

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/dplu

July 17, 2008

CEQA Initial Study - Environmental Checklist Form

(Based on the State CEQA Guidelines, Appendix G Rev. 10/04)

1. Project Number/Environmental Log Number/Title:

   MUP 06-095/ER 06-10-011/ SANTA YSABEL VISTA TOWERS

2. Lead agency name and address:
   County of San Diego, Department of Planning and Land Use
   5201 Ruffin Road, Suite B,
   San Diego, CA 92123-1666

3. a. Contact Kevin Johnston, Land Use/Environmental Planner
   b. Phone number: (858) 694-3084
   c. E-mail: kevin.johnston@sdcounty.ca.gov.

4. Project location:

   The project site is located on Highway 78 in the North Mountain Sub Regional Planning Area in the unincorporated portion of San Diego County. (APN 248-020-11)

   Thomas Brothers Coordinates: Page 1135/5A

5. Project sponsor's name and address:

   Karen Adler
   302 State Place
   Escondido, CA 92029

6. General Plan Designation

Community Plan:	North Mountain
Land Use Designation:	20, General Agriculture
Density:	0.025 DU/ acre

7. Zoning
   Use Regulation: A72
   Density: 0.025 DU/ acre
   Special Area Regulation: A

8. Description of project:

   The project is a Major Use Permit to construct an unmanned wireless telecommunication facility. The proposed Vista Towers facility consists of a faux broadleaf tree, 50 feet in height, with antennas and an associated equipment shelter. The proposed monobroadleaf will carry three arrays of 12 panel antennas for up to three carriers, for a total of 36 panel antennas. The project proposes equipment shelters for each wireless carrier and a 30kw standby generator for Verizon, surrounded by a 6-foot tall CMU block wall. The Verizon and T-Mobile equipment shelters will each measure 16 feet long x 11.5 feet wide x 10 feet in height. The AT&T equipment shelter will measure 20 feet long x 11.5 feet wide x 10 feet in height. The project site is located off Highway 78 in the North Mountain Sub Regional Planning Area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category ECA – Environmentally Constrained Area, Land Use Designation 20 (General Agriculture). Zoning for the site is A72 (General Agriculture). Access would be provided by an existing 12-foot wide dirt access road off Highway 78, which will be extended 165 feet to serve the project site.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

   The project site is comprised of sloping topography and is surrounded by agricultural uses (field crops), undeveloped land, and open space preserves. The property fronts Highway 78 and is accessed via an existing private access road.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Permit Type/Action	**Agency**
Major Use Permit	County of San Diego

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant with Mitigation Incorporated," as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☑ Biological Resources	☐ Cultural Resources	☐ Geology & Soils
☐ Hazards & Haz. Materials	☐ Hydrology & Water Quality	☐ Land Use & Planning
☐ Mineral Resources	☐ Noise	☐ Population & Housing
☐ Public Services	☐ Recreation	☑ Transportation/Traffic
☐ Utilities & Service Systems	☑ Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

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

☑ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Kevin Johnston
Signature

July 17, 2008
Date

Kevin Johnston
Printed Name

Land Use/Environmental Planner
Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- ☐ Potentially Significant Impact
- ☑ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways. Based on a site visit completed by Kevin Johnston, the proposed project is located near or within the viewshed of a scenic vista. The proposed project will not have an adverse effect on the scenic vista because the telecommunications facility is compatible with the existing visual environment in terms of visual character and quality because the facility will blend in with the surrounding oak trees. The existing visual character and quality of the project site and surrounding can be characterized as rural, with rolling hills and an abundance of mature trees. Photo simulations demonstrate minimal views from Highway 78, due to the integration with the existing tree canopy.

The project will not result in cumulative impacts on a scenic vista because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the scenic vista's viewshed and will not contribute to a cumulative impact due to the stealth design of the project and the presence of existing vertical elements on the property, including oak trees. Therefore, the project will not result in any adverse project or cumulative level effect on a scenic vista.

b) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ No Impact

Discussion/Explanation:

No Impact: The project does not propose any use of outdoor lighting or building materials with highly reflective properties such as highly reflective glass or high-gloss surface colors. Therefore, the project will not create any new sources of light pollution that could contribute to skyglow, light trespass or glare and adversely affect day or nighttime views in area.

II. AGRICULTURE RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

- ☐ Potentially Significant Impact
- ☑ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project site and the surrounding area have land designated as Farmland of Local Significance, however the proposed telecommunication facility would not interfere with existing or potential future agricultural operations. Furthermore, the facility is proposed in an area that is not currently being used for agriculture. Therefore, the project will not have a significant adverse project or cumulative level impacts related to the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance to a non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- ☐ Potentially Significant Impact
- ☑ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project site is zoned A72, which is considered to be an agricultural zone. However, the proposed project will not to result in a conflict in zoning for agricultural use, because the A72 Zone allows telecommunication facilities upon issuance of a permit and the facility will not conflict with existing uses in the agricultural zone. The project site is located on a site under a Williamson Act Contract, however, the wireless telecommunications facility is consistent with the allowed uses in the contract. Therefore, there will be no conflict with existing zoning for agricultural use, or a Williamson Act contract.

III. AIR QUALITY -- -- Would the project conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violate any air quality standard or contribute substantially to

an existing or projected air quality violation; expose sensitive receptors to substantial pollutant concentrations; or create objectionable odors affecting a substantial number of people?

☐ Potentially Significant Impact	☑ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project would not conflict or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violate any air quality standard or contribute substantially to an existing or projected air quality violation because emissions from the construction phase would be minimal and localized, resulting in PM_{10} and VOC emissions below the screening-level criteria established by San Diego Air Pollution Control District (SDAPCD) Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA air quality handbook section 6.2 and 6.3. Emissions associated with the project include very limited emissions of PM_{10}, NO_x and VOCs from construction/grading activities and trips to and from the facility. The limited scale of construction and the limited vehicle trips (1 – 2 per month) associated with the project would not constitute a significant air quality impact. Furthermore, any grading in excess of 200 cubic yards is subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3 for VOCs and PM_{10}. Also, the project does not include any elements that would cause objectionable odors and the project would not result in exposure of significant pollutant concentrations to sensitive receptors because the project will not produce significant pollutant concentrations.

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or indirectly through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service; have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ Potentially Significant Impact
☐ Less than Significant Impact
☑ Less than Significant with Mitigation Incorporated
☐ No Impact

Discussion/Explanation:

Less Than Significant with Mitigation Incorporated: Biological resources on the project site were evaluated by Pacific Southwest Biological Services and summarized in the Biological Letter Report dated December 18, 2007. The site is an unmanned wireless telecommunication facility that is impacting 0.39 acre of open Engelmann oak woodland with a 165-foot dirt road extension and construction of an equipment shelter. Engelmann oaks trees (*Quercus engelmannii*) are considered a special status plant species. The project does not propose the direct removal of individual oaks, however seven individual oak trees will be considered indirectly impacted from the project construction within 50 feet of the oak dripline. No other sensitive plant species were observed on-site. No special status wildlife species were observed on the project site. To mitigate for the loss of 0.39 acres of Engelmann oak woodland habitat, 1.17 acres of Engelmann oak woodland habitat shall be purchased off-site in a mitigation bank. The indirect impact to the seven Engelmann oak trees will be mitigated through the purchase of off site habitat and will contribute to the long term sustainability of the population.

The project will not impact wetlands, defined by Section 404 of the Clean Water Act through, discharging into, directly removing, filling, or hydrologically interrupting, any federally protected wetlands supported on the project site, nor will the project impede the movement of any native resident or migratory fish or wildlife species from using an established native resident or migratory wildlife corridor, or the use of native wildlife nursery sites. The site is surrounded by undeveloped lands which may facilitate movement of native or migratory wildlife species and/or may support wildlife nursery sites. The proposed facility is a small-scale project would not create a barrier to wildlife movement or impede the use of nursery sites. Rather, it will remain a passive part of the existing landscape and will have ample space on all sides for wildlife movement.

Therefore, the project will not result in significant impacts to any riparian habitat or sensitive natural community identified in the County of San Diego Resource Protection Ordinance, Natural Community Conservation Plan, Fish and Game Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations; to wetlands or waters of the U.S. as defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers; and will not impede the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

b) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Refer to the attached Ordinance Compliance Checklist dated April 18, 2008 for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP) Special Area Management Plans (SAMP) or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5; cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5; or disturb any human remains, including those interred outside of formal cemeteries?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☑ No Impact

Discussion/Explanation:

No Impact: Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by a County of San Diego staff archaeologist, it has been determined that the project site does not contain any historical or archaeological resources.

b) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☑ No Impact

Discussion/Explanation:

No Impact: A review of the paleontological maps provided by the San Diego Museum of Natural History indicates that the project is located on igneous rock and has no potential for producing fossil remains. Additionally, based on a site visit by Kevin Johnston, no known unique geologic features were identified on the property or in the immediate vicinity.

VI. GEOLOGY AND SOILS –

Would the project

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

   i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; landslides; ?
   ii. Strong seismic ground shaking?
   iii. Seismic-related ground failure, including liquefaction?
   iv. Landslides?
   v. Result in substantial soil erosion or the loss of topsoil?
   vi. Unstable geological conditions?

☐ Potentially Significant Impact	☑ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997. Fault-Rupture Hazards Zones in California and the Uniform Building Code (UBC) and the California Building Code (CBC) classifies all San Diego County with the highest seismic zone criteria, Zone 4. The site is not located within a landslide susceptibility area. Also, according to the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973, the soils on-site are identified as Holland Fine Sandy Loam and Sheephead Rocky Sandy Loam that have a soil erodibility rating of 'severe' and are not considered expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994).

The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death because the project is for an unmanned wireless telecommunication facility that would not involve habitable structures or significant construction of property. Also, to ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as

outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, there will be no potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking as a result of this project. The project will not have significant adverse impacts related to expansive soils because the project is required to comply the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes.

Based on the above, there will be a less than significant impact from the exposure of people or structures to potential adverse effects from rupture of a known earthquake fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or to substantial risks to life or property due to expansive soil. Also, the project will not result in substantial soil erosion or the loss of topsoil, nor will there be a potentially significant impact from the exposure of people or structures to unstable geologic conditions.

In addition, the project will not contribute to a cumulatively considerable impact because all the of past, present and future projects included on the list of projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Also, all the of past, present and future projects included on the list of projects that involve issuance of a building permit must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit.

b) Have 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?

☐ Potentially Significant Impact
☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☑ No Impact

Discussion/Explanation:

No Impact: The project is for an unmanned wireless telecommunication facility and does not propose any septic tanks or alternative wastewater disposal systems since no wastewater will be generated.

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes?

- ☐ Potentially Significant Impact
- ☐ Potentially Significant Unless Mitigation Incorporation
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances; will not contain, handle, or store any potential sources of chemicals or compounds that would present a significant risk of accidental explosion or release of hazardous substances; the project does not propose the handling, storage, or transport of hazardous materials within one-quarter mile of an existing or proposed school; nor is the project located on a site listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5.

b) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, public use airport or a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☑ No Impact

Discussion/Explanation:

No Impact: The project is not located within an airport land use plan; nor is it within two miles of a public airport, public use airport or a private airstrip.

c) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN:

Less Than Significant Impact: The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project will not interfere with this plan because it will not prohibit subsequent plans from being established.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

No Impact: The Dam Evacuation Plan will not be interfered with because the project is located outside a dam inundation zone.

d) Expose 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?

☐ Potentially Significant Impact ☑ Less than Significant Impact

☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The proposed project has demonstrated compliance with County Policy FP2, Fire Code Compliance for Cellular Facilities. The goal of the fire prevention standards in Policy FP2 are to make sure cellular sites are self protecting, with no fire agency emergency response anticipated, especially in major wildland incidents. This is accomplished primarily through construction with non-combustible exterior materials. Based on compliance with the County Policy FP2, Fire Code Compliance for Cellular Facilities, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

e) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☑ No Impact

Discussion/Explanation:

No Impact: The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, the project is for an unmanned telecommunication facility that would not include any new residents or occupants that could be exposed to existing vector sources.

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☑ No Impact

Discussion/Explanation:

No Impact: The project proposes an unmanned wireless telecommunication facility which requires completion of a Stormwater Management Plan (SWMP) for Minor Projects which demonstrates that the project will comply with all requirements of the

County of San Diego Watershed Protection Ordinance. The project proposes minor grading and trenching and construction of the telecommunication facility and will be required to implement site design measures and/or source control BMPs to protect pollutants to the maximum extent practicable from entering storm water runoff and receiving waters. Implementation of BMPs such as fiber rolls and sandbag barriers, as detailed in the SWMP for this project, will enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

The proposed BMPs identified in the project's SWMP for minor projects are consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the project will not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego, Incorporated Cities of San Diego County, and San Diego Unified Port District includes the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. Ordinance No. 9424 (WPO) has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Ordinance No. 9426 is Appendix A of Ordinance No. 9424 (WPO) and sets out in more detail, by project category, what Dischargers must do to comply with the Ordinance and to receive permits for projects and activities that are subject to the Ordinance. Collectively, these regulations establish standards for projects to follow which intend to improve water quality from headwaters to the deltas of each watershed in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

b) 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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☑ No Impact

Discussion/Explanation:

No Impact: The project will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). Therefore, no impact to groundwater resources is anticipated.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☑ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The project does not involve construction of new or expanded development that could alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or that would substantially increase the rate or amount of surface runoff. The project proposes minor grading and construction for the installation of an unmanned telecommunication facility. Existing natural topography, vegetation, or drainage courses on-site or off-site will not be altered as a result of the project, therefore existing drainage patterns will not be altered and flooding would not increase. Furthermore, the project has completed a Stormwater Management Plan that requires implementation of BMPs to prevent the erosion processes from occurring, and to prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI., Geology and Soils, Question b.

d) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ No Impact

Discussion/Explanation:

No Impact: There are no existing or planned storm water drainage systems proposed by the project, nor does the project require such systems. Furthermore, the proposed project will not result in no a significant increase in pervious surfaces that could contribute runoff water that would exceed the capacity of existing storm water drainage systems. Refer to VIII Hydrology and Water Quality Questions a, b, c, for further information.

e) Place housing 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?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ No Impact

Discussion/Explanation:

No Impact: The project does not propose any housing, therefore no impact from placing housing in a floodplain can occur.

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ No Impact

Discussion/Explanation:

No Impact: No 100-year flood hazard areas were identified on the project site therefore, no impact will occur.

g) Expose people or structures to a significant risk of loss, injury or death from flooding, including flooding as a result of the failure of a levee or dam; or from inundation by seiche, tsunami, or mudflow?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☑ No Impact

Discussion/Explanation:

No Impact: The project will not 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 or from inundation by seiche, tsunami or mudflow because the project is for an unmanned wireless telecommunication facility that would not involve people being located at the site and would not involve significant structures that would be considered a significant loss if flooding or other inundation events occurred. In addition, the San Diego County of Disaster Preparedness has an established emergency evacuation plan in the case of flooding or dam failure for the area and the project will not interfere with this plan.

IX. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☑ No Impact

Discussion/Explanation:

No Impact: The project does not propose introducing new infrastructure such as major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly disrupt or divide the established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

☐ Potentially Significant Impact ☑ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project is subject to the Regional Land Use Element Policy 1.6 Environmentally Constrained Area (ECA) and General Plan Land Use Designation (20) General Agriculture. The project, as proposed, is consistent with the General Plan because it is an unmanned telecommunication facility and minor impact utilities are anticipated in ECA Regional Category and (20) General Agriculture Land Use Designation. Civic uses are allowed if they support the local population. Therefore, the

project is in conformance with the policies of the Regional Land Use Element of the General Plan.

The site is subject to the (20) General Agriculture Land Use Designation of the North Mountain Sub Regional Plan. The plan aims to encourage development which will lead to a community with a balance of land uses, which will conserve natural and man-made resources, and which will provide a pleasant, safe environment for present and future residents. The plan also seeks to encourage development only in areas where public facilities and services can be easily provided. In this case, improved telecommunications facilities can be provided while maintaining the goals and policies of the Sub Regional Plan.

X. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state or to a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☑ No Impact

Discussion/Explanation:

No Impact: The project is for a wireless telecommunication facility that would involve a limited area of construction. Due to the small size of the project, any future use or availability of mineral resources would not be lost as a result of the project.

XI. NOISE -- Would the project result in:

a) 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?

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ Less than Significant Impact
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: General Plan – Noise Element
The County of San Diego General Plan, Noise Element, Policy 4b addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is in excess of CNEL 60 dB(A), modifications must be made to the project to reduce noise levels. Noise sensitive areas

include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute.

The project is for an unmanned wireless telecommunication facility. The facility includes an air conditioners and a standby generator which produce noise. Based on a site visit completed by Kevin Johnston the surrounding area consists of undeveloped land.

The proposed telecommunication facility would not be located within 200 feet from a multi-family residential use or other noise sensitive use and would not be located within 100' from a property line, therefore the project would not expose persons to or generate noise levels in excess of general plan or noise ordinance standards. Furthermore, the project will be conditioned to comply with the standards in the County Noise Ordinance.

Therefore, project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan the County of San Diego Noise Ordinance, or other applicable noise regulations. Also, the project's conformance to the County of San Diego General Plan (Noise Element, Policy 4b) and County of San Diego Noise Ordinance (Section 36-404 and 36.410) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

☐ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less than Significant Impact with Mitigation Incorporated	☑ No Impact

Discussion/Explanation:

No Impact: The project does not propose any of the following land uses that can be impacted by ground borne vibration or ground borne noise levels.

1. Buildings where low ambient vibration is essential for interior operation, including research and manufacturing facilities with special vibration constraints.
2. Residences and buildings where people normally sleep including hotels, hospitals, residences and where low ambient vibration is preferred.
3. Civic and institutional land uses including schools, churches, libraries, other institutions, and quiet office where low ambient vibration is preferred.
4. Concert halls for symphonies or other special use facilities where low ambient vibration is preferred.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive ground borne vibration or ground borne noise levels on-site or in the surrounding area.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- ☐ Potentially Significant Impact
- ☑ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Studies completed by the Organization of Industry Standards (ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747) state an increase of 10 dB is perceived as twice as loud and is perceived as a significant increase in the ambient noise level. The proposed project is for a wireless telecommunication facility that would not result in an increase in noise levels by 10 decibels due to the limited noise producing equipment included as part of the project and based on the fact that the project will comply with noise limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable noise control regulations as detailed in Question XI. a). Also, the project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems.

The project will not result in cumulatively noise impacts because a list of past, present and future projects within in the vicinity were evaluated. It was determined that the project in combination with a list of past, present and future project would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, public use airport or private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ No Impact

Discussion/Explanation:

No Impact: The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

XII. POPULATION AND HOUSING -- Would the project induce substantial population growth in an area, either directly or indirectly; displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ No Impact

Discussion/Explanation:

No Impact: The project is for an unmanned wireless telecommunication facility that would have no effect on the availability of housing. The project would not displace any housing or people and would not induce population growth. The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 service ratios, response times or other performance objectives for any of the public services:

i. Fire protection?
ii. Police protection?
iii. Schools?
iv. Parks?
v. Other public facilities?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ No Impact

Discussion/Explanation:

No Impact: Based on the service availability forms received for the project, the proposed project will not result in the need for significantly altered services or facilities. The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

XIV. RECREATION

a) Would the project increase 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?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ No Impact

Discussion/Explanation:

No Impact: The project does not propose any residential use, included but not limited to a residential subdivision, mobile home park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☑ No Impact

Discussion/Explanation:

No Impact: The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

XV. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- ☐ Potentially Significant Impact
- ☑ Less than Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project is for an unmanned wireless telecommunication facility that would involve the addition of approximately one to two trips per month to the site for maintenance activities. Given the County's traffic thresholds, 100 ADT on a road operating at LOS F and 200 ADT on a road operating at LOS E, there would be no direct impacts to a road segment. Using SANDAG's estimate for AM and PM peak hour trips, the project would generate less than five peak hour trips and will not exceed the five additional trips to a critical move threshold - especially when the trips are distributed on the road network. Therefore, the addition of approximately one trip per month would not cause a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions and the project would not have a significant direct project impact on traffic volume, which is considered substantial in relation to existing traffic load and capacity of the street system. Also refer to the answer for XV. b. below.

b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways?

- ☐ Potentially Significant Impact
- ☐ Less than Significant Impact
- ☑ Less Than Significant With Mitigation Incorporated
- ☐ No Impact

Discussion/Explanation:

Less Than Significant with Mitigation Incorporated: The proposed project will not have an individual impact on level of service standards based on the small number of trips involved (1 – 2 trips per month). Refer to Question XV a) for additional explanation. However, the project could contribute to a cumulative impact to level of service standards. The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate

potential cumulative impacts caused by traffic from future development. This program is based on a summary of projections method contained in an adopted planning document, as referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

The proposed project would generate approximately 1 – 2 trips per month. These trips will be distributed on circulation element roadways in the unincorporated county that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. These project trips therefore contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. Therefore, payment of the TIF, which will be required at issuance of building permits, in combination with other components of the program described above, will mitigate potential cumulative traffic impacts to less than significant.

In order to mitigate its incremental contribution to significant cumulative traffic impacts, the proposed project will pay the TIF prior to obtaining building permits.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

☐ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☑ No Impact

Discussion/Explanation:

No Impact: The proposed project is located outside of an Airport Master Plan Zone and is not adjacent to any public or private airports; therefore, the project will not result in a change in air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☑ No Impact

Discussion/Explanation:

No Impact: The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create or place curves, slopes or walls which impedes adequate site distance on a road.

e) Result in inadequate emergency access?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☑ No Impact

Discussion/Explanation:

No Impact: The proposed project will not result in inadequate emergency access. The project is not served by a dead-end road that exceeds the maximum cumulative length permitted by the Consolidated Fire Code for the 17 Fire Protection Districts in San Diego County; therefore, the project has adequate emergency access.

f) Result in inadequate parking capacity?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☑ No Impact

Discussion/Explanation:

No Impact: An area for one vehicle is available near the proposed telecommunication facility for the approximate monthly maintenance visits. Due to the limited frequency of vehicle trips to the site and the fact that only one car will visit the site per visit, parking capacity is not a significant issues. Nonetheless, there is ample space for one vehicle to park for the periodic maintenance visits. Thus, the project will not result in an insufficient parking capacity on-site or off-site.

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

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☑ No Impact

Discussion/Explanation:

No Impact: The proposed project is for an unmanned telecommunication facility. The implementation will not result in any construction or new road design features and does not propose any hazards or barriers for pedestrians or bicyclists, therefore the project will not conflict with policies regarding alternative transportation.

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects

☐ Potentially Significant Impact
☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☑ No Impact

Discussion/Explanation:

No Impact: The project does not involve any uses that will discharge any wastewater to sanitary sewer or on-site wastewater systems (septic). Therefore, the project will not exceed any wastewater treatment requirements. Also, the project does not include new or expanded water or wastewater treatment facilities or require the construction or expansion of water or wastewater treatment facilities. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

b) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☐ Potentially Significant Impact
☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☑ No Impact

Discussion/Explanation:

No Impact: The project does not involve the construction of new or expanded stormwater drainage facilities. As a result, significant environmental effects would not occur from the construction of new or expanded facilities.

c) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☑ No Impact

Discussion/Explanation:

No Impact: The proposed project does not involve or require water services from a water district. The project is for an unmanned wireless telecommunications facility that does rely on water service for any purpose.

d) 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?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☑ No Impact

Discussion/Explanation:

No Impact: The proposed project for an unmanned wireless telecommunication facility and will not produce any wastewater; therefore, the project will not interfere with any wastewater treatment providers service capacity.

e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and comply with federal, state, and local statutes and regulations related to solid waste?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☑ No Impact

Discussion/Explanation:

No Impact: The project is for an unmanned wireless telecommunication facility and would not generate solid waste nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County. Therefore, compliance with any Federal, State, or local statutes or regulation related to solid waste is not applicable to this project.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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?

☐ Potentially Significant Impact
☐ Less than Significant Impact
☑ Less Than Significant With Mitigation Incorporated
☐ No Impact

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. Resources that have been evaluated as significant that would be potentially impacted by the project include Engelmann Oak Woodland. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes securing chaparral habitat credit in a mitigation bank approved by the California Department of Fish & Game, located in Northern San Diego County. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined to meet this Mandatory Finding of Significance.

b) 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)?

☐ Potentially Significant Impact
☐ Less than Significant Impact
☑ Less Than Significant With Mitigation Incorporated
☐ No Impact

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME	PERMIT/MAP NUMBER
Hoskins Ranch	TPM 20863
Julian Pie Co. Site Plan	S 88-152
Younglife Oakbridge	P 77-005-09

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to transportation and traffic. However, mitigation has been included that clearly reduces these cumulative effects to a level below significant. This mitigation includes payment of the TIF, which will be required prior to the issuance of building permits. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

☐ Potentially Significant Impact	☐ Less than Significant Impact
☑ Less Than Significant With Mitigation Incorporated	☐ No Impact

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated:
In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to the following: traffic. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes payment of the Transportation Impact Fee. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to http://www4.law.cornell.edu/uscode/. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

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County of San Diego Agricultural Enterprises and Consumer Information Ordinance, 1994, Title 6, Division 3, Ch. 4. Sections 63.401-63.408. (www.amlegal.com)

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Attachment D – Environmental Findings

Environmental Findings

Crown Castle Santa Ysabel
Wireless Telecommunications Facility
Major Use Permit Modification
PDS2022-MUP-06-095W1
PDS2022-ER-06-10-11A

1. Find that the Mitigated Negative Declaration on file with Planning & Development Services as Environmental Review Number Log No. 06-10-011 was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein and the Addendum thereto dated April 18, 2025 on file with PDS as Environmental Review Number PDS2022-ER-06-10-11A prior to approving the project; and

2. Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted Mitigated Negative Declaration dated July 17, 2008, 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 April 18, 2025

3. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).

4. 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 – Photo-Simulations, Geographic Service Area (GSA) Maps, and Alternative Site Analysis (ASA)

CROWN CASTLE

818111

Santa Ysabel

29313 Highway 78 Santa Ysabel CA 92065

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 1



Existing



Proposed Looking southeast from SR-78

Accuracy of photo simulation based upon information provided by project applicant.

CROWN CASTLE

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Santa Ysabel

29313 Highway 78 Santa Ysabel CA 92065

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View 2



Existing



Proposed Looking southwest from SR-79

Accuracy of photo simulation based upon information provided by project applicant.

CROWN CASTLE

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Santa Ysabel

29313 Highway 78 Santa Ysabel CA 92065

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View 3



Existing



Proposed Looking northeast from SR-78

Accuracy of photo simulation based upon information provided by project applicant.

CROWN CASTLE

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Santa Ysabel

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View 4



Existing



Proposed Looking southwest from site

Accuracy of photo simulation based upon information provided by project applicant.

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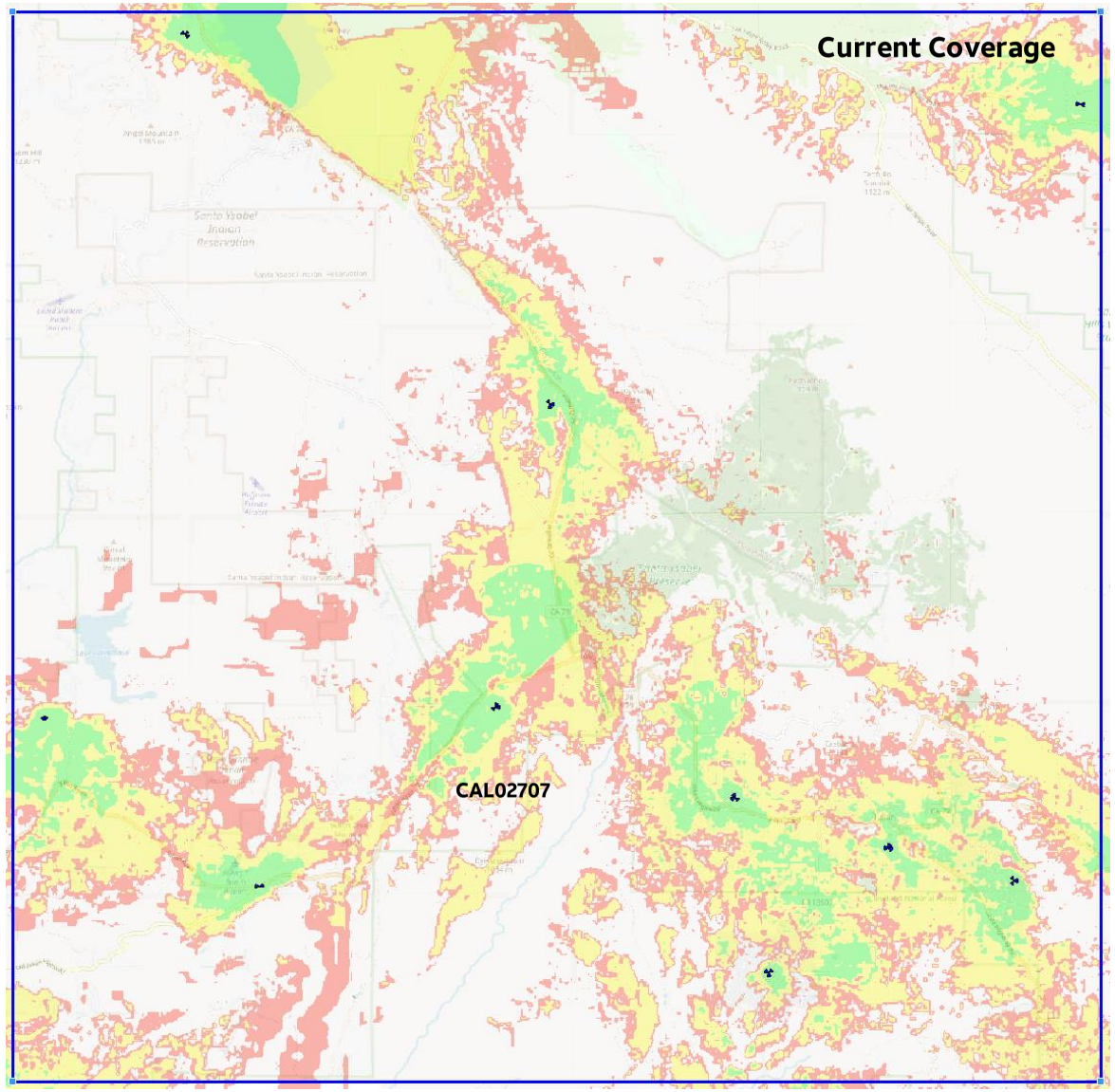
Coverage Plots

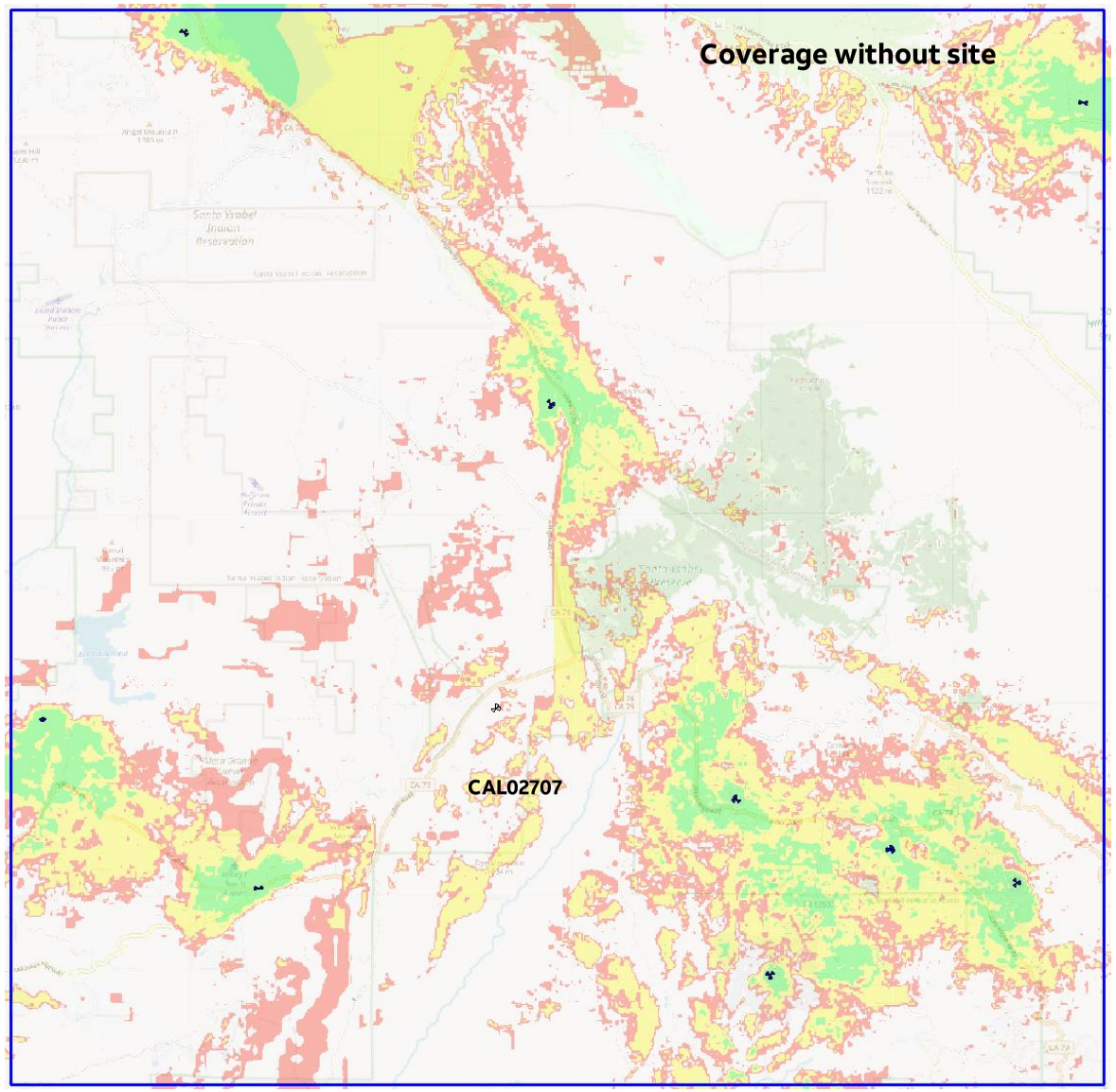
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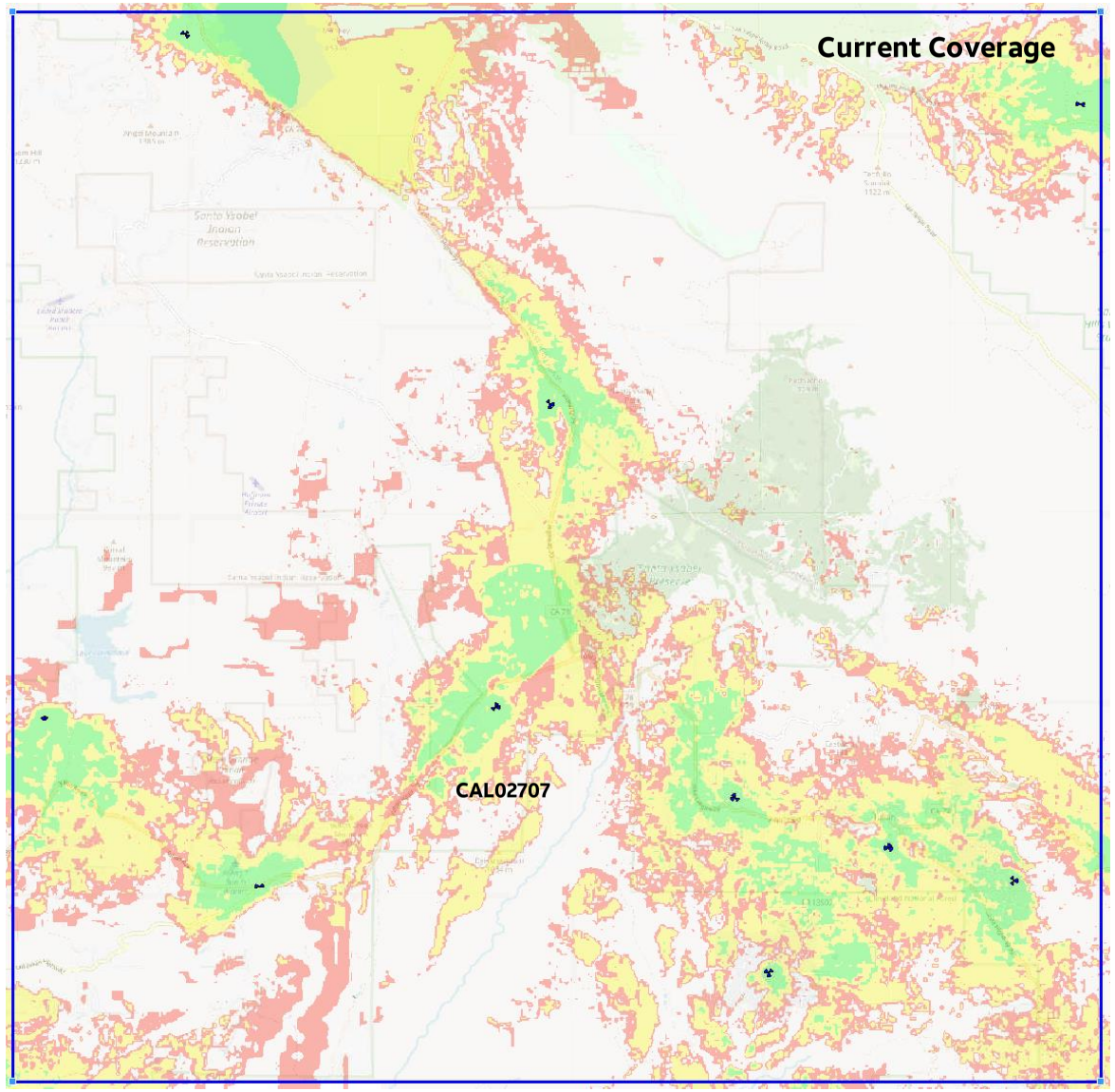


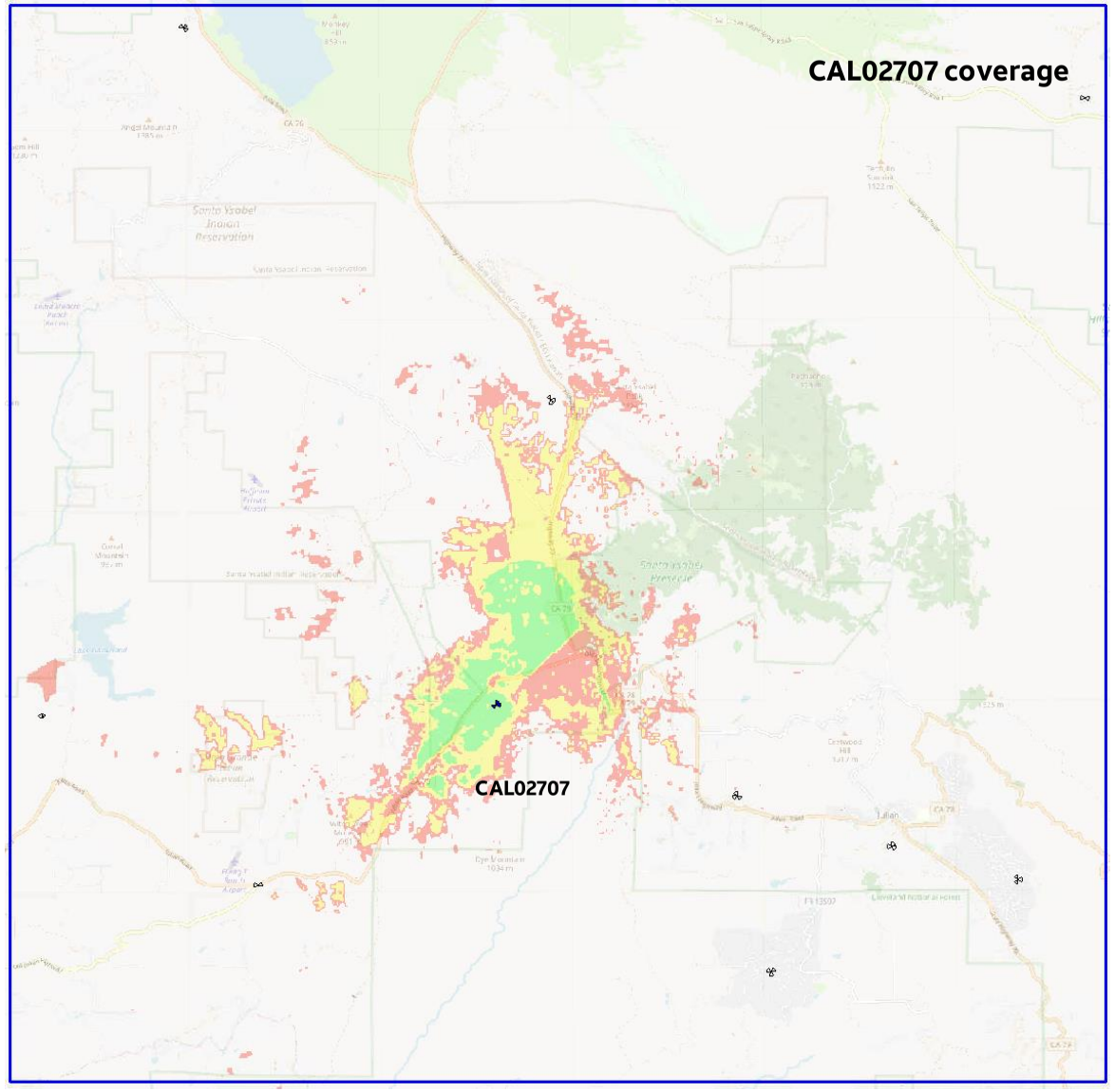


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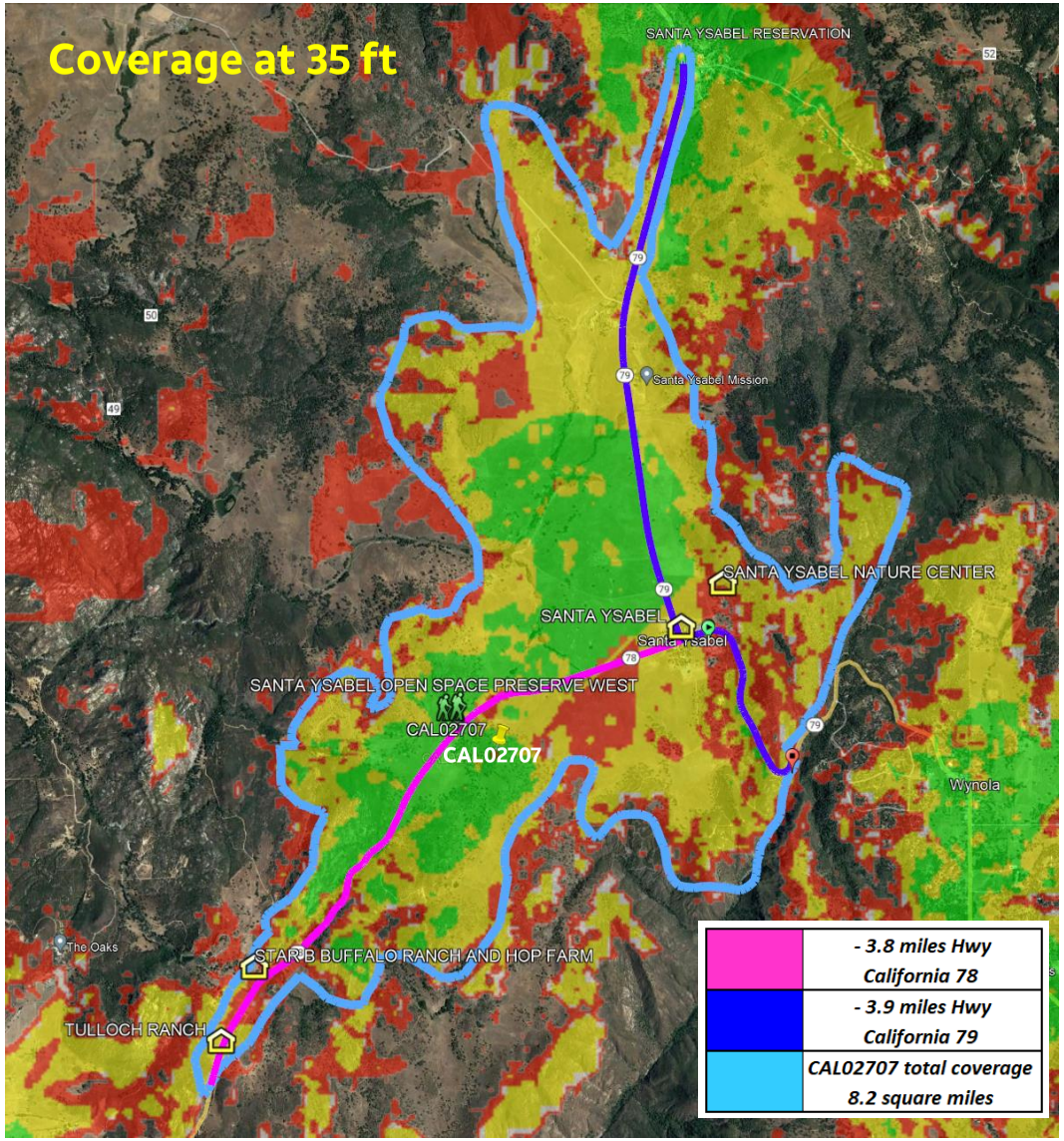


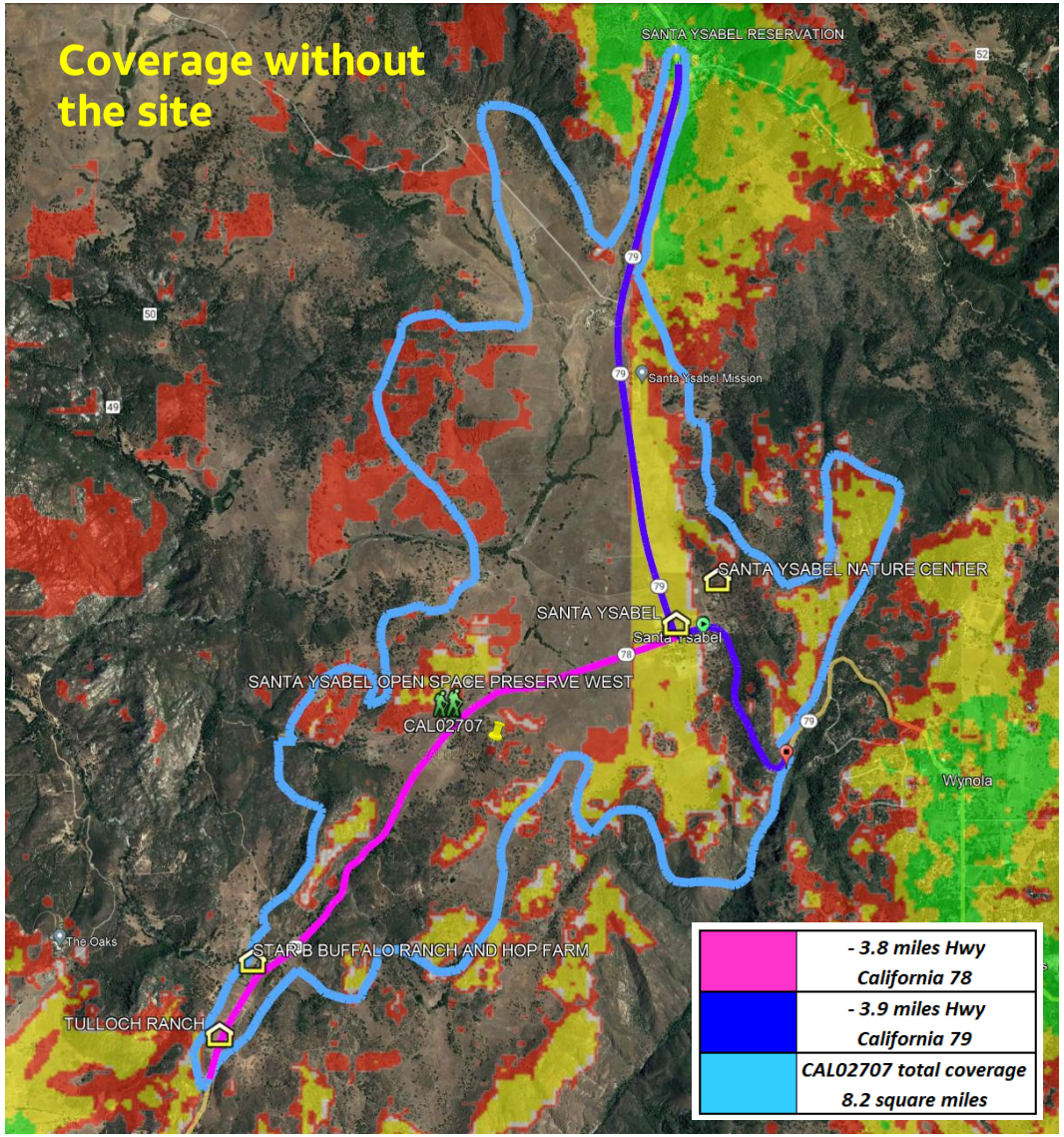


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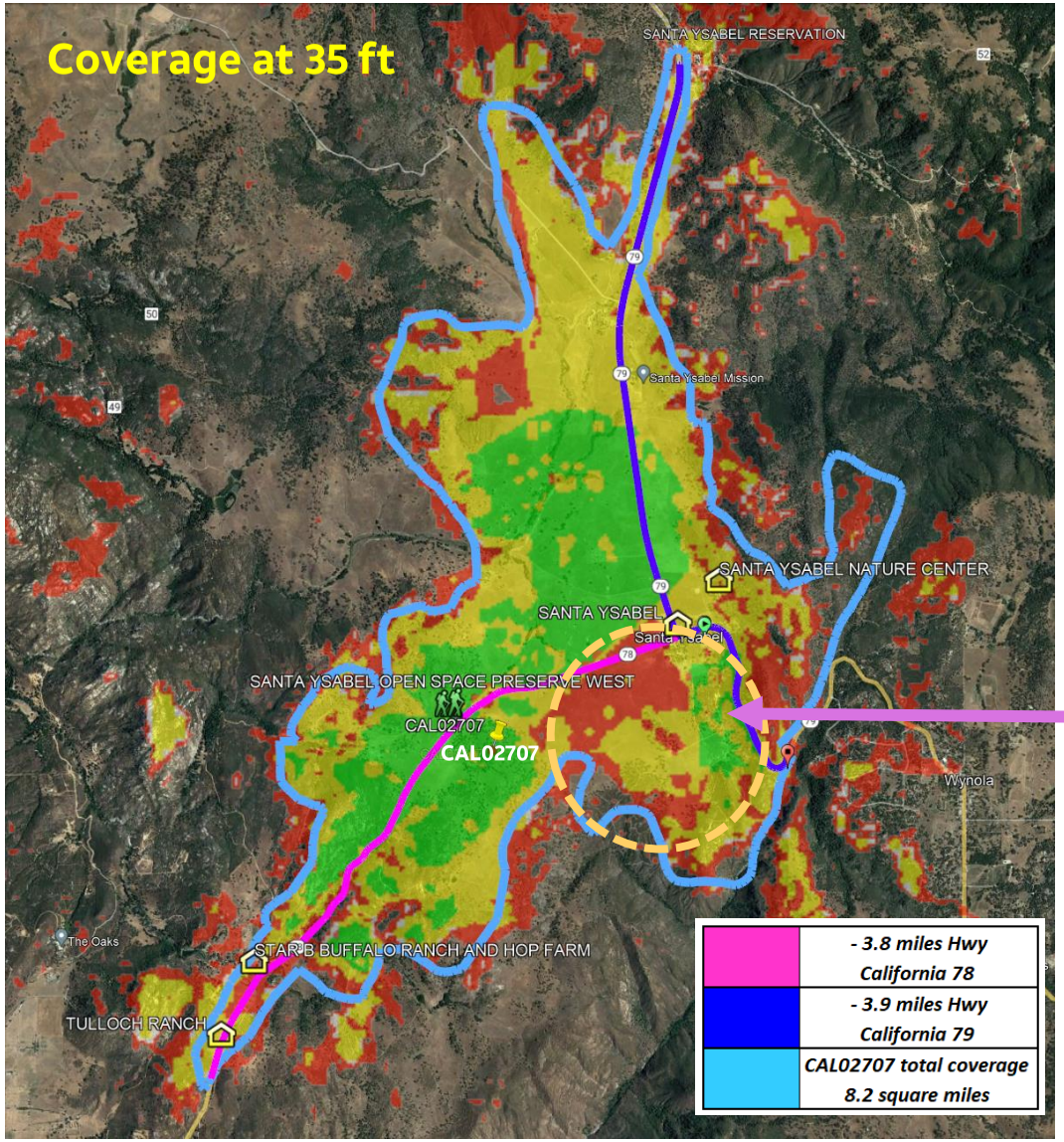


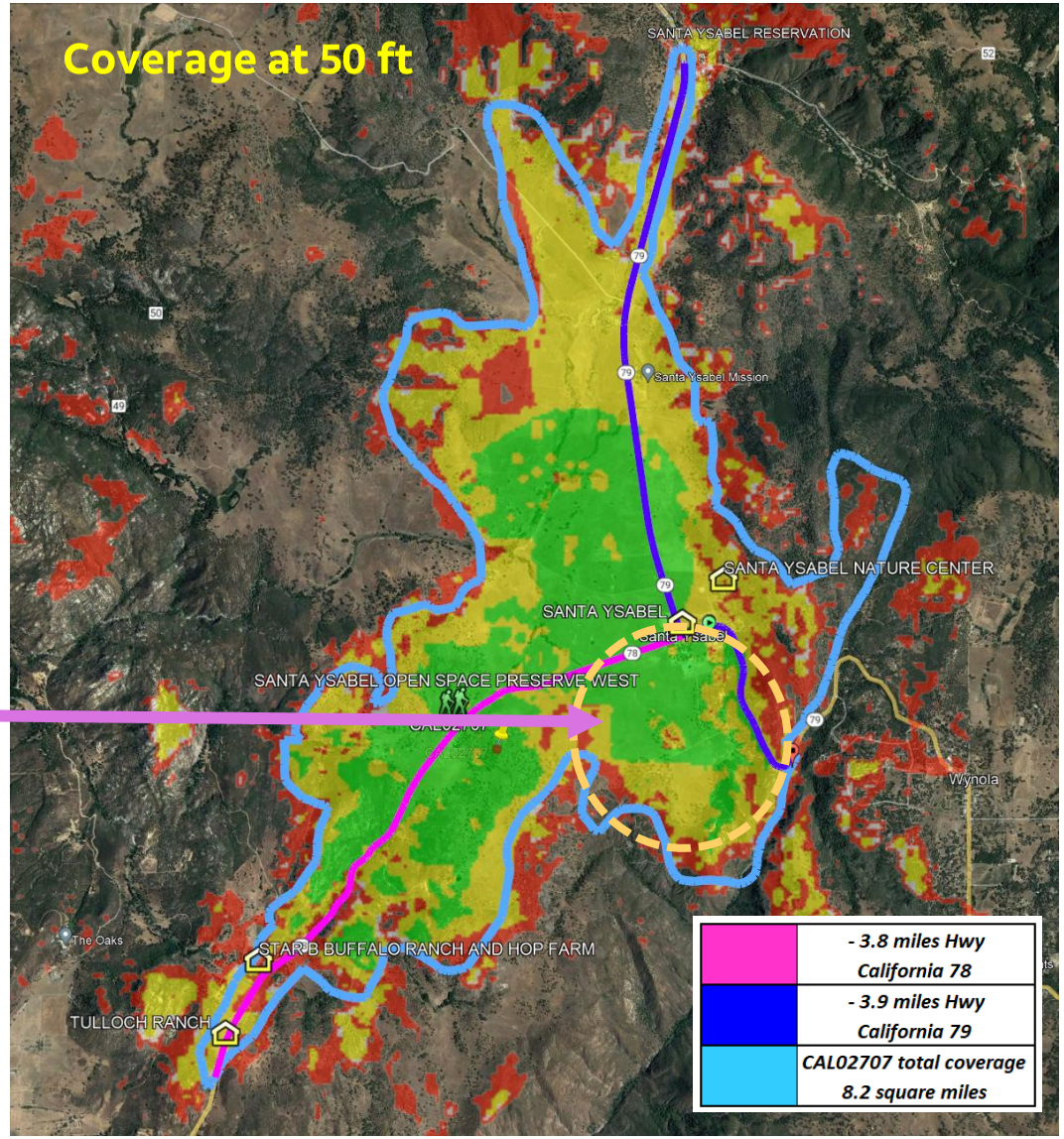


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CAL02707 Existing coverage at 35 ft vs 50 ft

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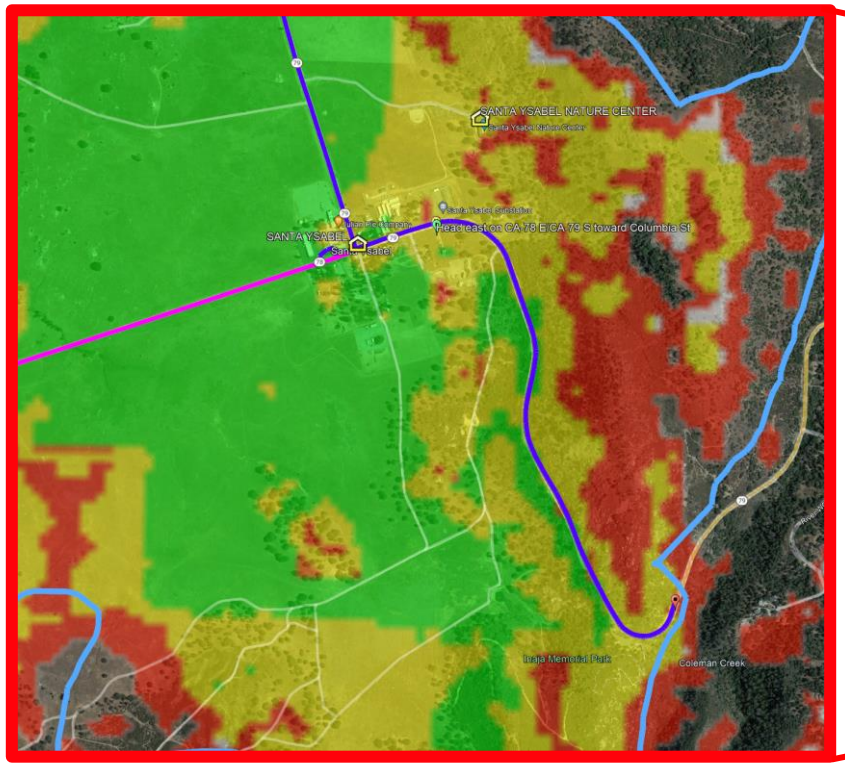


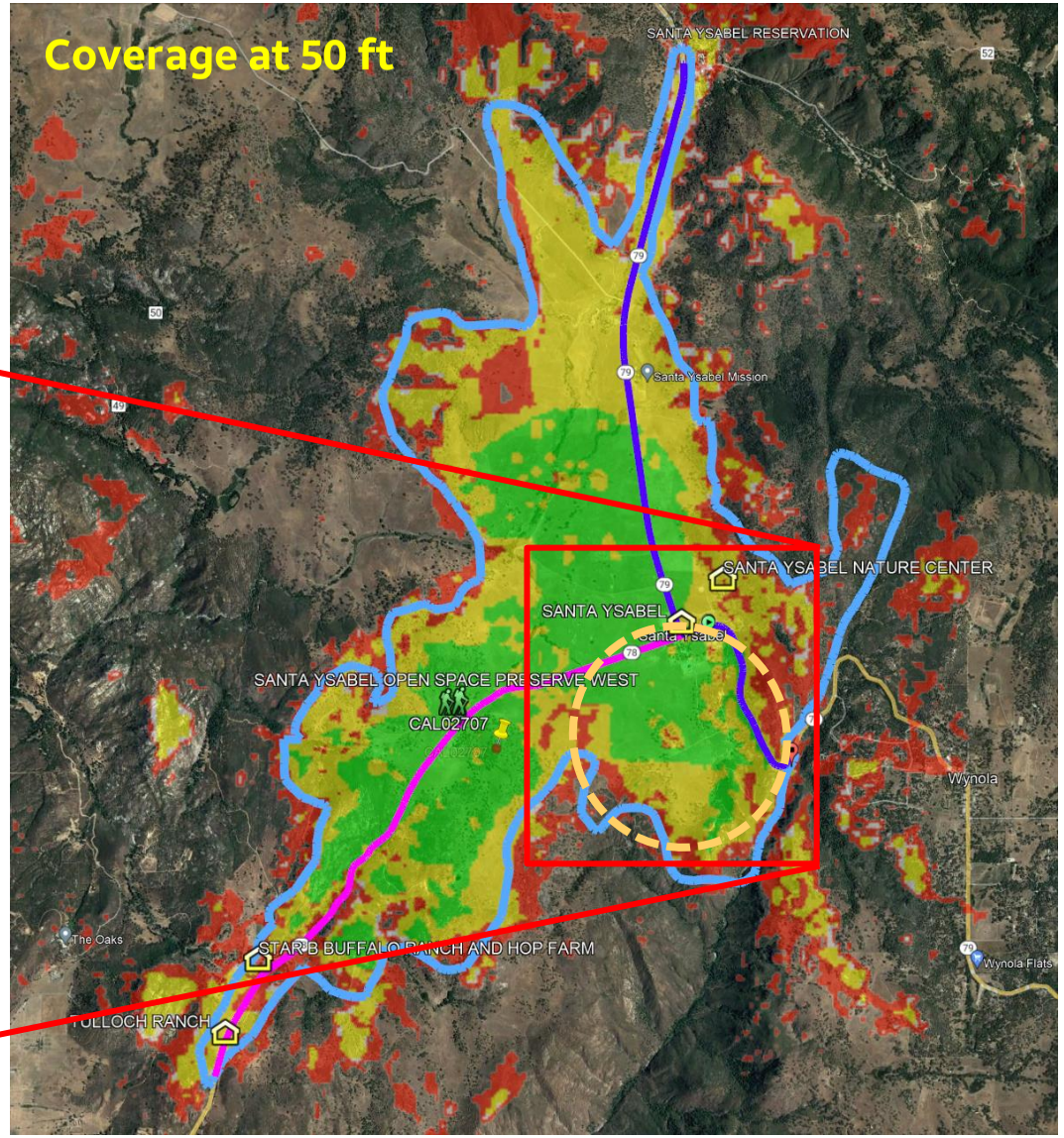
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A significant gain is observed in the coverage at 50 ft for Santa Ysabel town



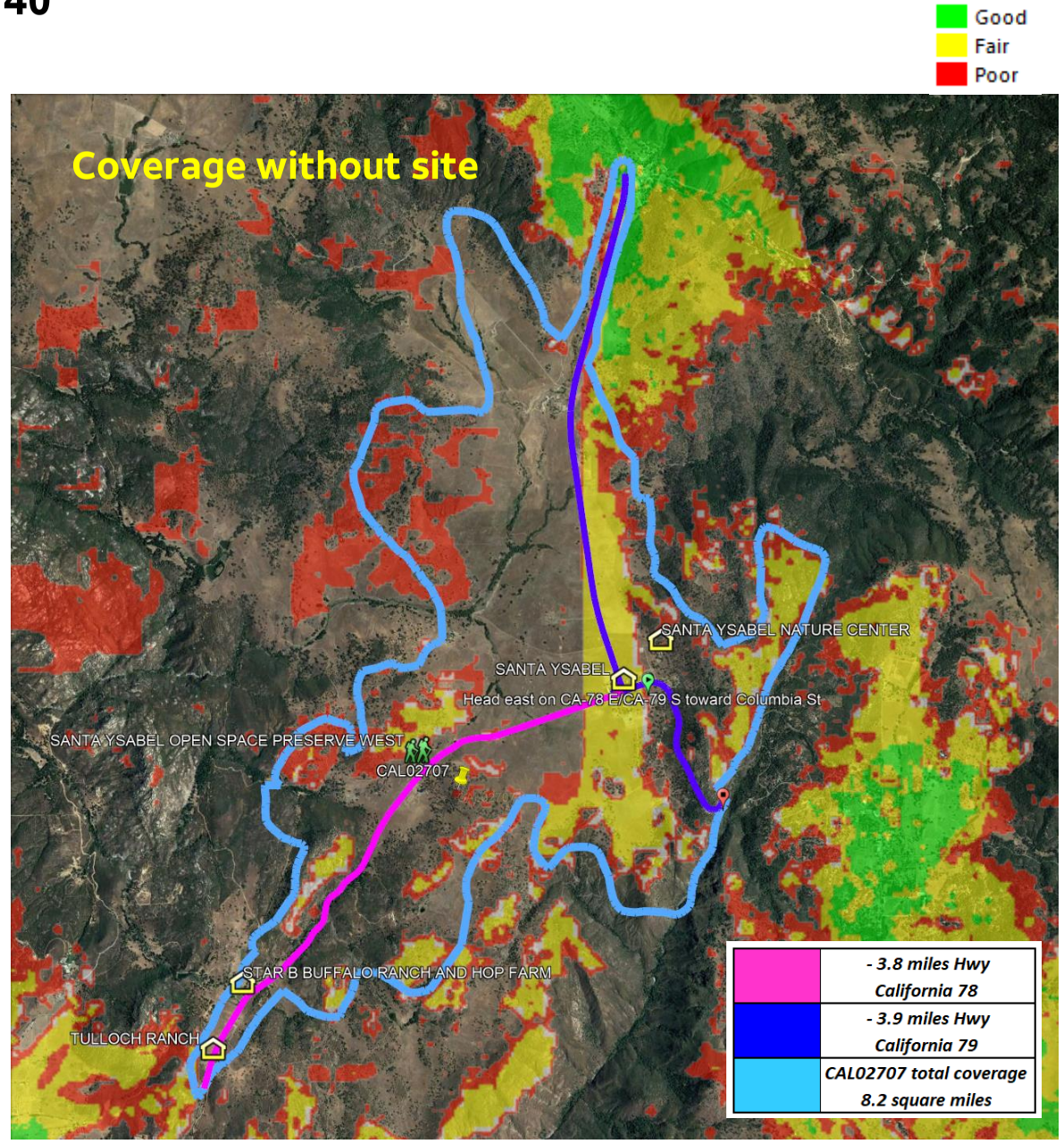


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List of towns, ranches and road sections that would be affected by shutting down the site:

- **California Highway 78 -3.8 miles (pink line)**
- **California Highway 79 – 4.7 miles (blue line)**
- **Santa Ysabel town**
- **Santa Ysabel Nature Center**
- **Santa Ysabel Substation**
- **Santa Ysabel United States Postal Service**
- **Santa Ysabel Ramco Petroleum**
- **Santa Ysabel Julian Pie Company**
- **Santa Ysabel Dudley's Famous Bakery and Café**
- **Santa Ysabel Open Space Preserve Way**
- **Star B Buffalo Ranch and Hop Farm**
- **Tulloch Ranch**



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Disadvantages if the site goes down:

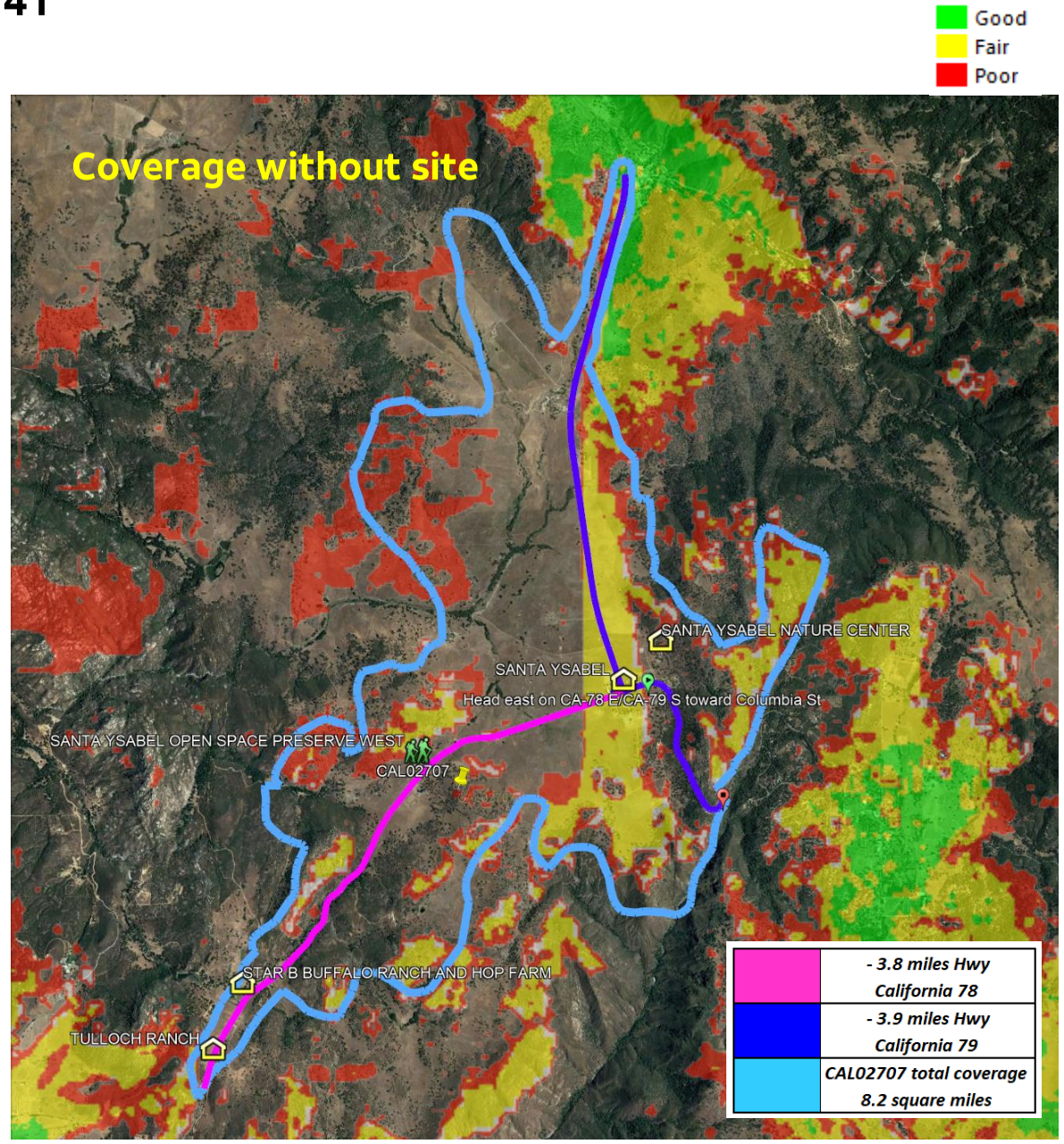
1. Loss of coverage

2. Impossibility of reporting emergencies in case of road accidents, fires, emergencies in the town of Santa Ysabel or in neighboring ranches

3. Impossibility of communication for first responders in case of emergencies

4. Low speed connection in areas where the mobile takes coverage of very distant sites

5. Outdoor sports such as hiking, biking, are practiced in the area, which would reduce the coverage for those areas in case of emergencies



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Alternative Site Analysis

Santa Ysabel Telecommunications Site
PDS2022-MUP-06-095W1
Crown Castle

Introduction

The project is the continued use of an existing communications site is located near the community of Santa Ysabel, just northwest of Julian, in the North Mountain Planning area of the County of San Diego in the Second Supervisorial District. The property has a zoning designation of Agriculture (A72) with a General Plan designation of Rural Lands (RL-80).

The project is located on Assessor's Parcel Number 248-020-11, west of State Route 79, along Highway 78, at 29313 Highway 78. The existing Crown Castle Santa Ysabel telecommunication facility is located in the central portion of the property at the top of a knoll. The ground elevation at the project location is 3,255.5 feet. The subject parcel is approximately 107.6 acres in size and the surrounding area can be categorized as agricultural and vacant land use types.

The project site is not located in a *preferred zone* per Section 6986 of the County Zoning Ordinance. Due to the presence of multiple carriers on the facility, the installation is classified as a co-location which is considered a preferred location. The facility consists of panel and dish antennas mounted to an existing faux tree structure, which is classified as a camouflage wireless communication facility.

Project History

The original Major Use Permit (MUP-06-095) for this facility was approved by the County of San Diego Planning Commission on November 7, 2008. The approved facility consisted of a 50-foot tall faux tree with 36 panel antennas. Equipment was enclosed in three, 10-foot tall shelters surrounded by a 6-foot tall chain link fence.

The facility has been in constant use since it's initial construction. Throughout the years, there have been seven Minor Deviations approved to the permit. Six of those deviations involved the replacement of antennas or equipment and one was for the addition of a back-up generator.

Project Coverage Objectives

The existing facility currently supports two different carriers; Verizon and AT&T. While their networks are different, the coverage objectives for this site are similar. The objective of the project is to maintain wireless service within the area along Highway 78 between Witch Creek to the west and Inaja Memorial to the east and along a portion of Highway 79 north of Santa Ysabel. The site provides a coverage area of approximately 8.2 square miles.

Verizon has existing sites along Highway 78 located at Witch Creek to the west and near Wynola to the east. AT&T also has sites located along Highway 78. The AT&T site to the west is located at the intersection of Highway 78 and Old Julian Highway.

Coverage maps for both carriers are provided with this submittal.

Preferred Zones within the Project Vicinity

Section 6986 of the County Zoning Ordinance defines preferred zones for telecommunications facilities. Preferred zones are typically either commercial or industrial zones. The majority of the land within the proposed coverage area is either Open Space (Conservation) or Rural Lands with some Semi-Rural and Public Lands. The existing land uses within the project area are shown on the attached figure.

The nearest commercial property is located to the east in the community of Santa Ysabel at the intersection of Highways 78 and 79. This area has properties designated for Commercial and Village Residential uses.

Preferred Locations within the Project Vicinity

Preferred locations are defined in Section 6986 of the Zoning Ordinance as existing structures such as water tanks, utility towers and poles, traffic lights, "cobra-style" street lights, and roadway overpasses. County or other governmental facilities are also considered to be preferred locations.

There are no water tanks, traffic lights, street lights or overpasses in the vicinity of the site that would meet the coverage objectives. The only public facility within the area is the Santa Ysabel Nature Center located northeast of the intersection of Highways 78 and 79, approximately two miles east of the project site.

Approved Cell Site within Project Vicinity

There are no other approved facilities within the area that could meet the coverage objectives for the site. The nearest cell sites within the project vicinity are located approximately 2.9 miles to the southwest, 3.4 miles to the southeast, and 4.1 miles to the north. None of these locations are able to meet the coverage objectives.

The locations of the existing cell sites within the area are shown on the attached figure.

Alternative Sites Considered

In order for a potential telecommunications site to be a viable alternative it must be able to meet the coverage objective, be available for lease, and have necessary infrastructure available to the site. The coverage objective area contains mountainous topography with limited roads and scattered development. The availability of utilities is limited. Some properties to the north of

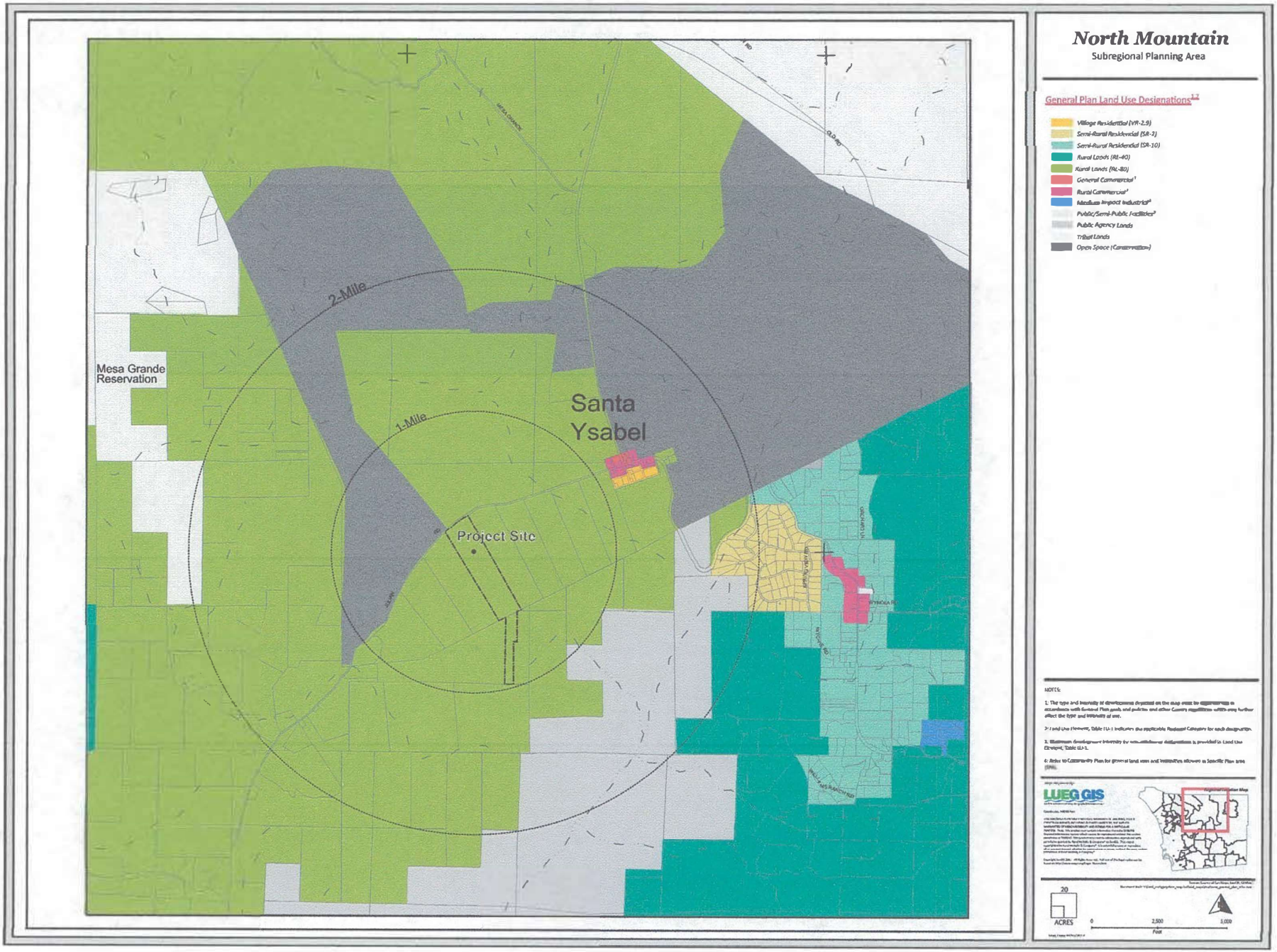
Highway 78 and to the east of Highway 79 are in public ownership. Sites that are considered appropriate for wireless facilities use are very limited.

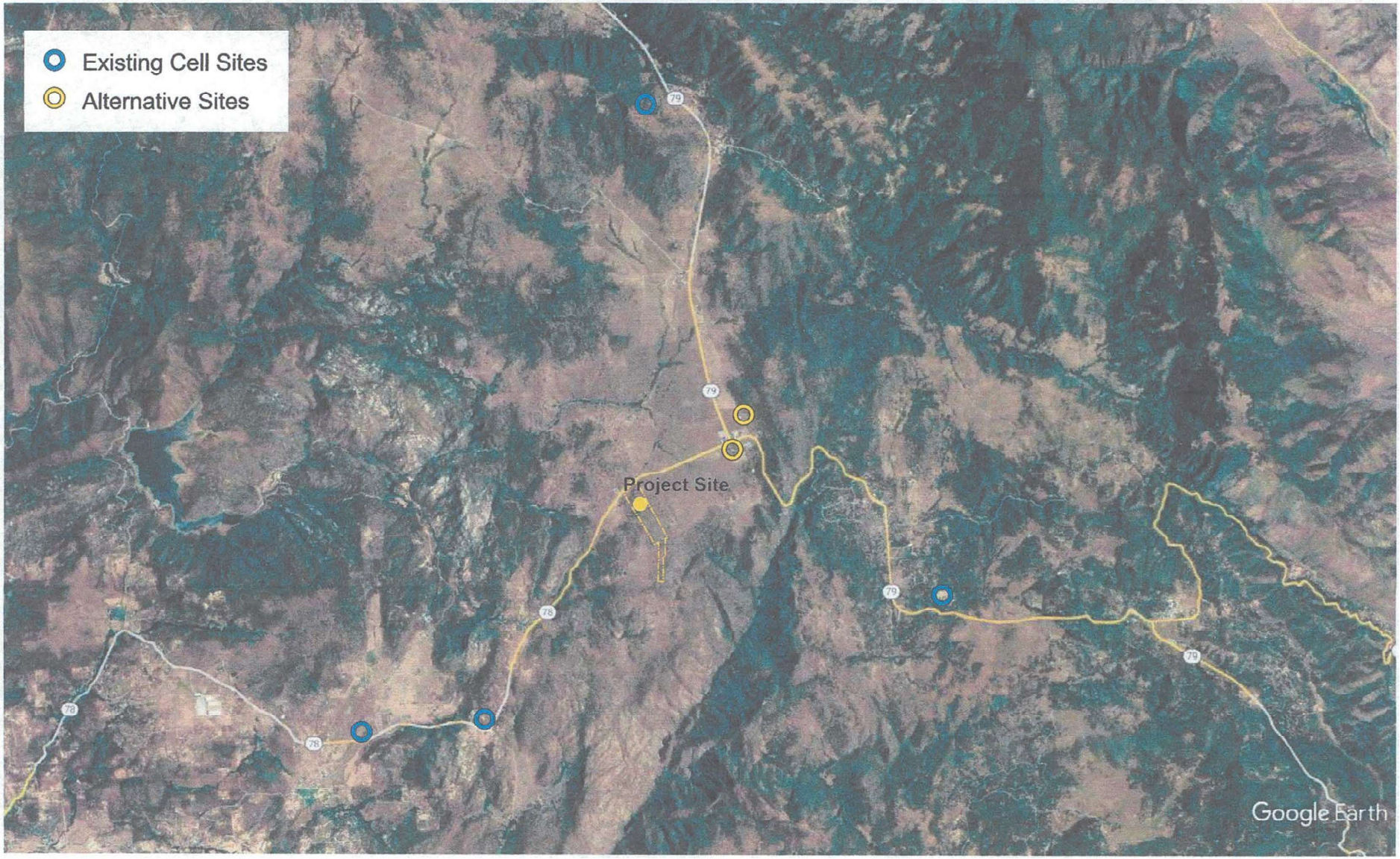
The first alternative that was considered is a commercial location at the intersection of Highways 78 and 79. This location is located approximately 1.2 miles northeast of the project site. This location has commercial zoning and available utilities. The elevation in this area is approximately 2,990 feet. This location would not provide similar coverage as compared to the current project site. The site is approximately 270 feet lower in elevation. A facility at this location would result in reduce coverage due to the lower elevation and blockage by intervening topography. This would result in gaps in coverage and would necessitate additional sites to maintain the existing level of coverage. This alternative is not viable because the site would not provide comparable coverage to the existing site.

The second alternative location that was considered is located at the Santa Ysabel Nature Center located northeast of the intersection of Highways 78 and 79, approximately two miles east of the project site. This location is located northeast of the intersection of Highways 78 and 79. The center is accessed via a driveway on Highway 79. This location is at an elevation of approximately 3,070 feet. This elevation is approximately 185 feet lower than the project site. Coverage from this alternative site would be limited to the portion of Highway 79 to the north of the site and reduced coverage to areas to the west and southeast. Coverage to the west and southeast along Highways 78 and 79 would be significantly decreased due to intervening topography.

The locations of the existing cell sites within the vicinity and the location of the alternative sites considered are shown on the attached exhibit. Also attached are 3D exhibits showing the existing terrain relative to the sites.

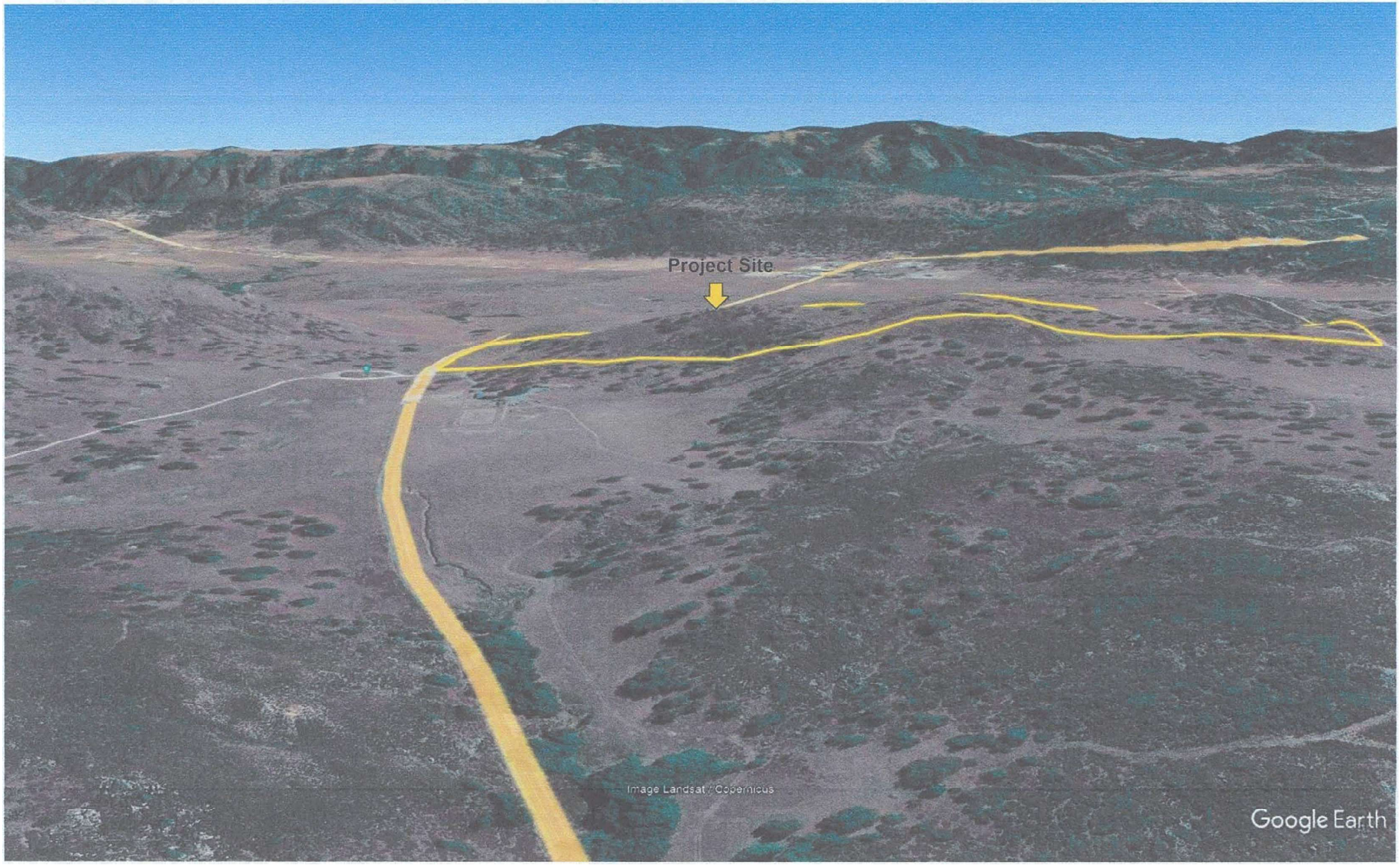
Ultimately the proposed project site was chosen because it is an established telecommunications site, has all infrastructure available to serve the project, meets the coverage objectives and has an existing lease with a willing land owner.


2-Mile
1-Mile
Mesa Grande Reservation
Santa Ysabel
Project Site
North Mountain
Subregional Planning Area
General Plan Land Use Designations[1,2]
Village Residential (VR-2.9)
Semi-Rural Residential (SR-2)
Semi-Rural Residential (SR-10)
Rural Lands (RL-40)
Rural Lands (RL-80)
General Commercial[3]
Rural Commercial[3]
Medium Impact Industrial[3]
Public/Semi-Public Facilities[3]
Public Agency Lands
Tribal Lands
Open Space (Conservation)
NOTES:
LUEG GIS
20
ACRES
0
2,500
5,000
Feet



CROWN CASTLE

Crown Castle – Santa Ysabel
Existing and Alternative Sites
29313 Highway 78
Santa Ysabel, CA 92070



CROWN CASTLE

Crown Castle – Santa Ysabel
3D View from the West
29313 Highway 78
Santa Ysabel, CA 92070



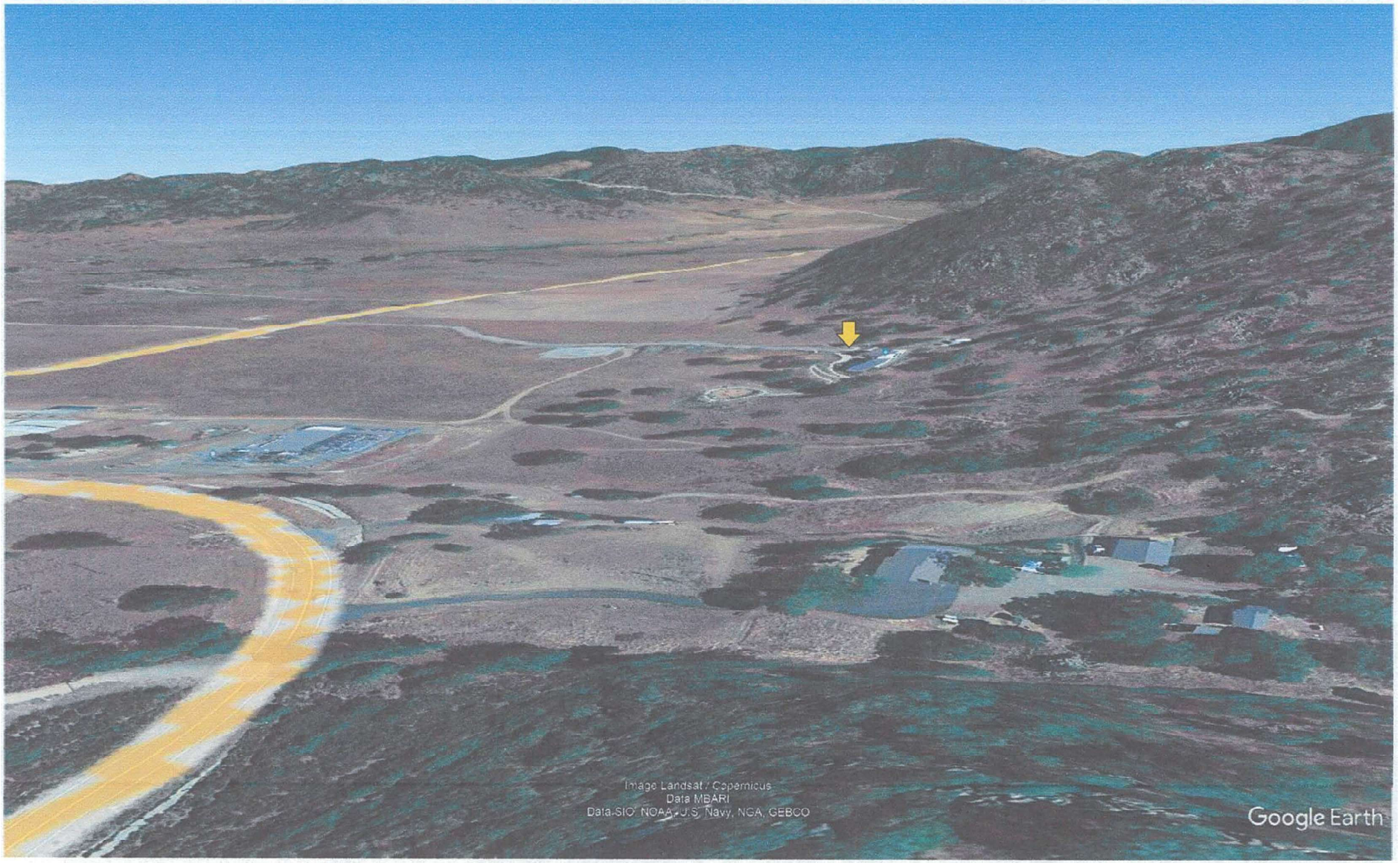
CROWN CASTLE

Crown Castle – Santa Ysabel
3D View from the Northeast
29313 Highway 78
Santa Ysabel, CA 92070



CROWN CASTLE

Crown Castle – Santa Ysabel
View of Alternatives Looking West
29313 Highway 78
Santa Ysabel, CA 92070



CROWN CASTLE

Crown Castle – Santa Ysabel
View of Alternative Looking North
29313 Highway 78
Santa Ysabel, CA 92070

Attachment F – 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) PDS2022-MUP-06-095W1

Assessor's Parcel Number(s) 248-020-11-00

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

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

Glenn and Margaret Drown Family Trust

J.E. Tulloch 2010 Trust

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.

Margaret Drown

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."

Mark Linman

Signature of Applicant

Digitally signed by Mark Linman
DN: cn=Mark Linman, o, ou, email=MJLinman@cox.net, c=US
Date: 2022.07.19 11:09:48 -07'00'

Print Name

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

SDC PDS RCVD 07-22-22
MUP06-095W1

October 4, 2022

County of San Diego
Planning & Development Services
5510 Overland Avenue, 3rd Floor
San Diego, CA 92123

RE: Assessor's Parcel Number: 248-020-11-00 and 248-130-13-00

Please be advised that Crown Castle and Mark Linman are hereby authorized to act on our behalf in the preparation and processing of applications and documentation relating to the entitlements and permits for the Major Use Permit and related approvals for a wireless communications facility located at the above-identified property located in the community of Santa Ysebel in the unincorporated area of the County of San Diego.

Sincerely,

By [signature] 10/17/2024
Signed Date

BENJAMIN W. TULLOCH AGENT FOR SERVICE OF PROCESS
Name Title