



The County of San Diego

Zoning Administrator Hearing Report

Date:	May 30, 2019	Case/File No.:	Deer Springs Wireless Major Use Permit Modification; PDS2018-ZAP-99-023W1, PDS2018-ER-99-08-045A
Place:	County Administration Center 1600 Pacific Highway, Room 310 San Diego, CA 92101	Project:	Wireless Telecommunication Facility
Time:	8:30 a.m.	Location:	2691 Mesa Rock Road
Agenda Item:	#2	General Plan:	General Commercial/ Office Professional/Public/Semi-Public Facilities
Appeal Status:	Appealable to the Planning Commission	Zoning:	Office-Professional (C30) /General Commercial (C36)
Applicant/Owner:	Crown Castle/Four Brothers Real Estate LLC	Community:	Twin Oaks Valley Community Sponsor Group
Environmental:	CEQA §15301 Exemption	APN:	186-611-22

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Zoning Administrator to evaluate the proposed Minor Use Permit (ZAP) Modification to add to an existing wireless telecommunication facility, determine if the required findings can be made and, if so, take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
- b. Grant Minor User Permit PDS2018-ZAP-99-023W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

2. 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 County Metropolitan Subregional Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with the County's Wireless Ordinance?
- e. Does the project comply with CEQA?

B. BACKGROUND

The site is an approved, operating wireless telecommunication facility as permitted under a Minor Use Permit (ZAP99-023). On May 23, 2000, the Zoning Administrator approved the Minor Use Permit, ZAP99-023, for an unmanned telecommunications facility consisting of a 50-foot monopole with twenty (20) antennae to be used by carriers AT&T and Sprint.

The permit granted AT&T two (2) sector arrays, four (4) antennae per sector, for a total for eight (8) antennae at the top of the pole and Sprint three (3) sector arrays, four (4) antennae per sector for a total of twelve (12) antennae at the pole's 35-foot elevation. Additionally, the permit granted six (6) cabinet base transceiver stations, one (1) power panel and one (1) telephone interface (telco) cabinet on a 200 square-foot concrete base within the 432 square foot AT&T lease areas located southeast of the monopole, as well as four (4) radio and power cabinets, and two (2) electric and telephone interface (telco) cabinets within the 300 square foot Sprint lease area located southwest of the monopole. The wireless facility is located on a concrete slab approximately 200 feet north west of an existing cell site (Figure 1).

Pursuant to Section 4622 (b) of the Zoning Ordinance, the ZAP granted an exception to the required 35-foot height designator to allow a height of 50-feet to accommodate the proposed monopole.

On June 4, 2013, a Minor Deviation to Minor Use Permit ZAP99-023 was approved by the Director of Planning & Development Services (PDS) to replace two (2) existing AT&T antennae with three (3) new antennae, increasing the total amount of approve antennae to twenty-one (21). Other changes involved replacing AT&T's existing chain-link fence with an eight-foot concrete masonry unit (CMU) block wall enclosure and adding a total of twelve (12) new remote radio units.

C. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a ZAP Modification to bring the existing wireless telecommunication facility into conformance with the County of San Diego Wireless Ordinance and extend the approval period of the wireless telecommunication facility of 15 years. The applicant proposes to redesign the existing 50-foot tall monopole as a 54-foot tall faux mono-eucalyptus tree to blend with other mature trees on the site. The footprint of the lease area is not expanding, and the existing monopole will be used for the mono-eucalyptus and painted to match bark colors. The existing foundation will be used, and no grading, blasting, trenching or removal of trees will be required. The applicant also requests to

maintain the existing CMU enclosure and will be adequately screened from Interstate 15 (I-15) by a live 24 inches x 36 inches Purple Roble Locust tree.

The site is subject to the Special Area Regulation B-Designator, which were also reviewed as part of the approved Minor Use Permit. The proposed mono-eucalyptus will maintain the existing twenty-one (21) panel antennae and related equipment and no additional equipment will be added on the existing tower. The existing chain link fence with brown slates surrounding the CMU enclosure, which will be painted brown to blend in with the surrounding earth tones. Access is provided to the property by a private dirt driveway connecting to Mesa Rock Road (a County Maintained road).

Figure 1: View of existing 50-foot tall monopole (left) and proposed replacement (right), looking northeast

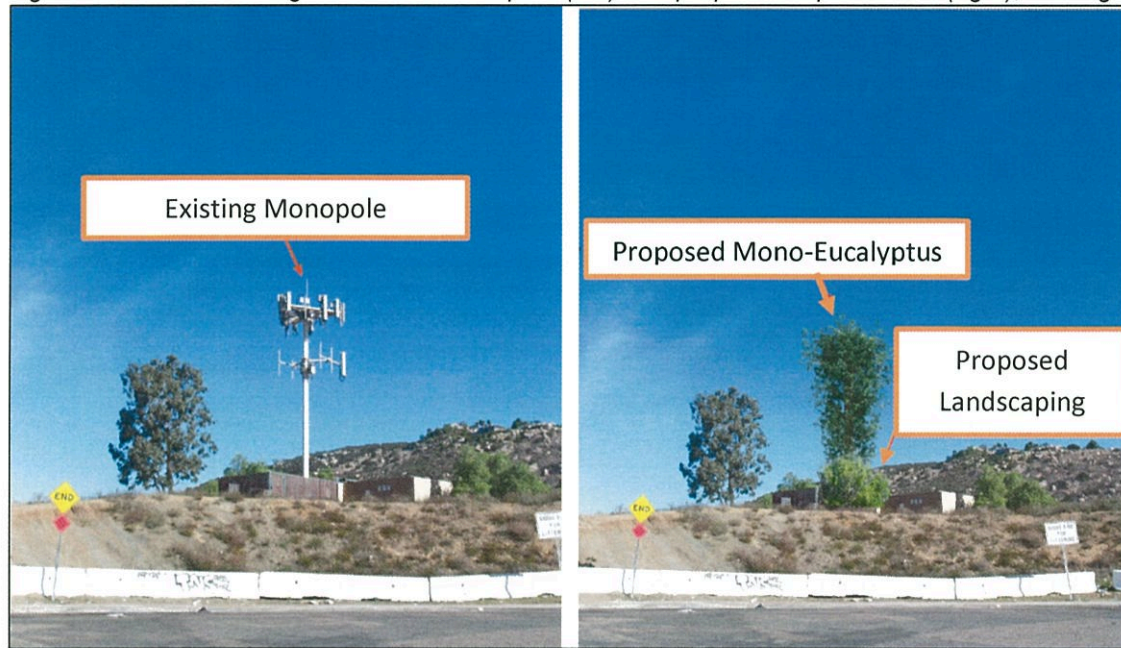
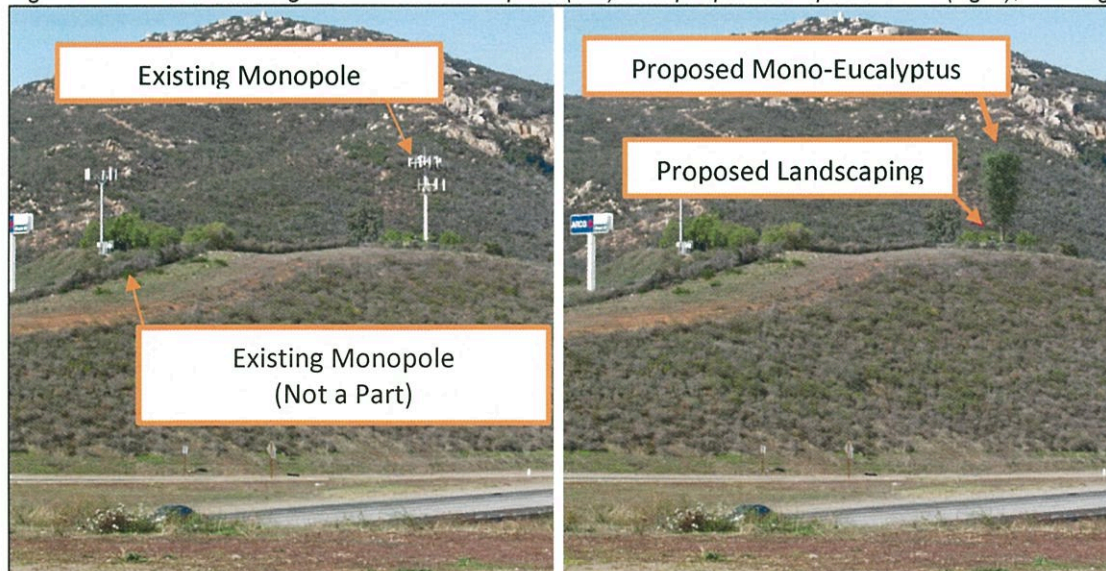


Figure 2: View of existing 50-foot tall monopole (left) and proposed replacement (right), looking west



2. Subject Property and Surrounding Land Uses

The subject property is 1.53 acres located at 2691 Mesa Rock Road, in the Twin Oaks Community Sponsor Group/North County Metropolitan Subregional Plan area. The site is currently developed with two other wireless telecommunication facilities with associated CMU enclosure shelters. The site is visible from I-15. The site is surrounded by vegetation and sits atop a large hill. Surrounding land uses can be characterized as rural and includes vacant land and commercial uses (Gas Station). The proposed facility is located approximately 62 feet from the property line and 688 feet from the nearest commercial structure (Figure 3).

Figure 3: Aerial Photograph



Figure 4: Aerial photo showing the location of the existing facility.

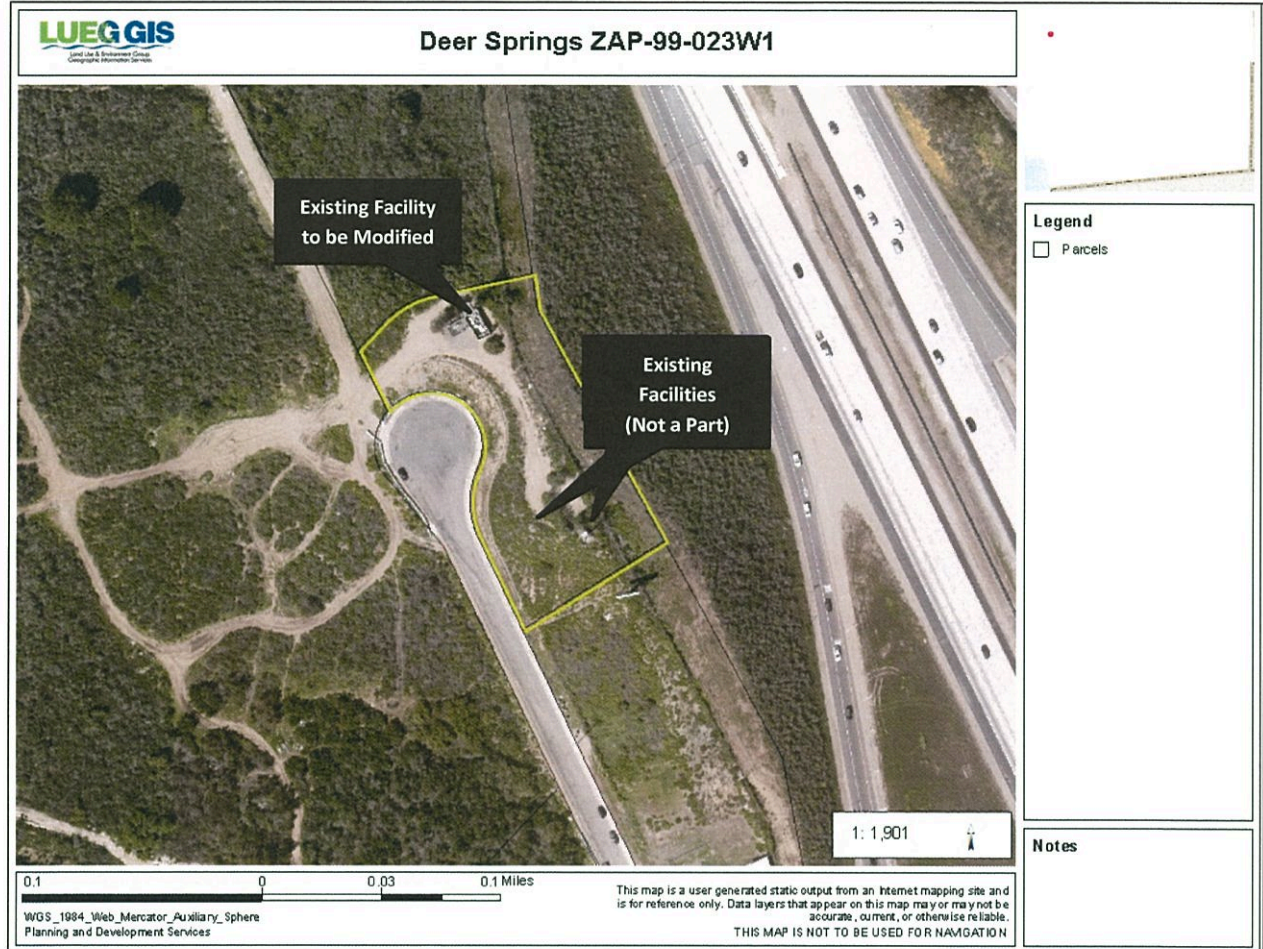


Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Office Professional & Public/Semi-Public Facilities	Office Professional (C30)	N/A	Vacant
East	Public/Semi-Public Facilities	Transportation/Utility Corridor (S94)	I-15	Interstate 15
South	General Commercial	General Commercial (C36)	SR 67	Commercial
West	Office Professional	Office Professional (C30)	Air Mail Lane	Vacant

D. ANALYSIS AND DISCUSSION

The project has been reviewed to ensure it conforms to the relevant ordinances, policies and guidelines, including the San Diego County General Plan, Twin Oaks Community Sponsor Group/North County Metropolitan Subregional Plan area, the County's Zoning Ordinance, and CEQA Guidelines. The following items were reviewed throughout the project's processing and are detailed below: Site Planning Analysis, Community Compatibility, and Alternative Site Analysis (ASA). No public comments were received during processing of the Minor Use Permit.

1. Analysis

The project is located in a preferred zone and the proposed faux mono-eucalyptus tree is considered a highly visible facility at a non-preferred location. The project would amend Minor Use Permit (ZAP) (99-023), which was approved prior to adoption of the Wireless Ordinance. The previously approved modification was not designed as a faux facility and therefore, does not comply with the Wireless Ordinance.

a) Site Planning Analysis

The proposed wireless telecommunication facility is designed to match the surrounding mature trees. The existing brown slate chain link fence enclosure is proposed to be painted with an earth tone color similar to the existing surroundings. A field visit by staff determined that the proposed 54-foot faux mono-eucalyptus tree would be compatible with the surrounding land uses and existing structures because the design, location, and surrounding elements match the bulk and scale of the proposed project.

There are existing trees of similar height and bulk of the proposed faux mono-eucalyptus tree as seen in Figures 1 and 2.

b) Community Compatibility/Visual

The proposed wireless telecommunication facility is located approximately 271 feet southwest of I-15. The surrounding area has rolling topography with hills around the project site. The existing facility is currently visible to north bound motorists traveling along Mesa Rock Road and to north and south bound motorists traveling along I-15. However, the proposed Purple Robe Locust tree as well as the redesign to a mono-eucalyptus tree will help to camouflage the existing antennae and CMU enclosure to those traveling along the I-15 and Mesa Rock Road.

The existing monopole will be painted, and mono-tree branches will be added, in order to disguise the wireless facility and better integrate it into the aesthetics of the surrounding area, including the proposed Purple Robe Locust tree.

The redesign will result in a height increase from 50- feet to 54- feet to the top of the mono-eucalyptus. The proposed project will be conforming to the amortization policy set forth in Section 6991 of the Wireless Telecommunications Facilities Ordinance.

Additionally, the closest residence to the project site is located approximately 1502 feet to the south. Those property owners will have limited views of the proposed wireless telecommunication facility due to the location of the existing mature vegetation surrounding the residence, the sloping topography and the distance from the facility. The wireless telecommunication facility will be visible from the closest structure, an Arco gas station located approximately 688 feet south of the wireless telecommunication facility. The proposed faux mono-eucalyptus tree will be visible from surrounding lands but will blend in with the character of the area because it is designed to be similar to vegetation that appears in the vicinity of the project.

The project site is visible from the point at which Deer Springs Road meets Mesa Rock Road. At this point, the topography slopes up to the project site located on a hill at the end of Mesa Rock Road. Views from the nearest public roads to the proposed wireless telecommunication facility, Mesa Rock road and Deer Springs Road, will be buffered by the sloping topography, other existing telecommunication facilities, and mature trees. Therefore, it can be found that views from Mesa Rock road and Deer Springs Road would not be significantly affected by the proposed wireless telecommunication facility.

c) Amortization

The existing wireless telecommunication facility is located in a commercial zone, is defined as a "high-visibility" facility, and has a fair market value of \$500,000 or more. As discussed in the following section, the continued use of the wireless telecommunication facility is recommended because no preferred site or co-location opportunity was found within the coverage area. The proposed facility does not currently impact visual resources in the surrounding area because it is screened by existing mature trees and a proposed Purple Robe Locust tree. ZAP findings have been made to support the continued operation of the proposed 54-foot tall faux mono-eucalyptus tree.

d) Alternative Site Analysis

The proposed wireless telecommunication facility is designed to provide increased cellular service to the surrounding area and allow the applicant to provide broader coverage to surrounding residents, motorists, businesses, and visitors. The site is split zoned Office Professional (C30) and General Commercial (C36). The wireless facility is located within a preferred zone and a non-preferred location per the County Zoning Ordinance. The applicant reviewed other potential sites within the area before deciding to pursue this location and submitted an ASA to demonstrate that coverage objectives could not be met in another preferred location or a preferred zone.

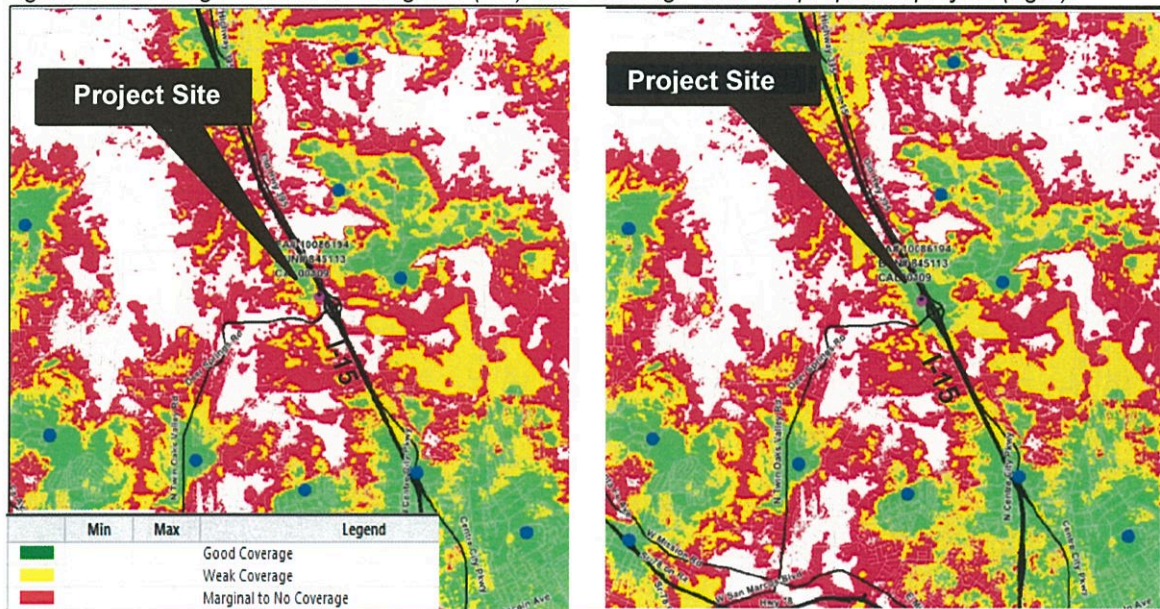
The applicant explored the option of locating the facility within a preferred location – existing structures or government facilities – but found that within the intended coverage area there are no existing viable structures.

Other existing structures were evaluated including utility poles, water tanks, and other non-residential land uses. Due to the area terrain, the lack of structures with an appropriate height within the coverage area, technical infeasibility, and distance, these various structures were

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

The Geographic Service Area (GSA) maps shown in Figure 5 illustrate the projected area coverage without the existing facility and the coverage with the proposed facility. The GSA maps provided by the applicant demonstrate that the proposed location is necessary for the carrier to close the coverage gap in the surrounding area and provide adequate service. All GSA maps can also be found in Attachment F.

Figure 5: Coverage without existing site (left) and coverage with the proposed project (right).



2. General Plan Consistency

The site is subject to the General Commercial (C-1), Office Professional (C-2), and Public/Semi-Public Facilities (P/SP) land use designations. The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table D-1.

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.	The proposed project will allow for increased coverage throughout the area, which is essential in the event of an emergency.

General Plan Policy	Explanation of Project Conformance
<p>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.</p>	<p>The proposed project will minimize telecommunication interruptions by improving coverage in the area. Additionally, there is an existing back-up generator to allow the wireless telecommunication facility to operate in the event of a power outage. The noise produced by the existing equipment has been evaluated under the original Minor Use Permit (ZAP99-023) and was determined to emit an acceptable level of noise. The project would not create a change in the existing noise environment and is therefore anticipated to be in compliance with the County of San Diego Noise Ordinance Section(s) 36.404.</p>
<p>POLICY COS 11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>	<p>Although the proposed project will be visible from a State Scenic Highway (Interstate 15), measures will be taken to ensure the project is camouflaged with the existing landscape. The proposed facility has been designed to have the appearance of a faux mono-eucalyptus tree and is similar to other mature trees in the area. The proposed telecommunication facility will be camouflaged behind a proposed Purple Roe Locust, which will maintain the rural community character. Therefore, the new wireless telecommunication facility and CMU enclosure would not adversely affect a scenic resource.</p>
<p>POLICY COS 11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p>	<p>The proposed project was sited and designed to minimize the view from the surrounding area land and I-15 by using the existing wireless telecommunication facility. The applicant pursued various alternative sites within the area; however, none could produce the same coverage as the proposed location. Sloping terrain and existing and proposed trees surrounding the site will help buffer and screen potential visual impacts and help blend the wireless telecommunication facility into the existing setting.</p>

General Plan Policy	Explanation of Project Conformance
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 proposed faux mono-eucalyptus tree will be substantially similar to the existing vegetation. As identified in the photo-simulations, the proposed Live Purple Robe Locust tree will help screen the chain link enclosure and help minimize the views of the facility from public vantage points. For these reasons, the wireless telecommunication facility would blend with the visual setting in the vicinity, be compatible with the existing community character, and would not result in impacts to the natural environment.
POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.	The applicant provides co-location opportunities on the proposed facility, thereby satisfying this policy.

3. Community Plan Consistency

The proposed project is consistent with the following relevant North County Metropolitan Subregional Plan goals, policies, and actions as described in Table D-2.

Table D-2: North County Metropolitan Subregional Plan Conformance

Community Plan Policy	Explanation of Project Conformance
I-15 Corridor Policy LU-I.A. – Individual projects shall reinforce the character of the sites, the attributes of adjacent projects, and preserve viewsheds, natural topographic features, and natural watercourses.	The design of the project is a faux mono-eucalyptus, which complies with the guidelines of the North County Metro Subregional Plan as it will camouflage an existing cell tower into a faux mono-eucalyptus tree, which is permitted in the Zoning Ordinance regulations.
I-15 Corridor Policy LU-D.1. – Visual screening for portions of development projects shall be provided to include satellite dishes, parking, and service areas located in viewshed areas.	The proposed project will provide landscaping to provide further screening of the project. This will mitigate any visual impacts to a level below significance.

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the General Commercial (C36) and Office Professional (C30) zones with the incorporation of conditions of approval (See Table D-3). The Zoning Administrator should consider whether or not the included

conditions of approval ensure compatibility of the proposed project with the surrounding properties and overall community character.

Table D-3: County Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS			CONSISTENT?
Use Regulation:	C36	C30	Yes, with issuance of ZAP
Animal Regulation:	Q	S	N/A
Density:	-	-	N/A
Lot Size:	-	6000	Yes
Building Type:	W	W	Yes
Height:	G	G	Yes, with issuance of ZAP
Lot Coverage:	-	-	N/A
Setback:	E	O	Yes
Open Space:	-	-	N/A
Special Area Regulations:	B	B, D	Yes, with issuance of ZAP

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 applicant is proposing a 54-foot tall faux mono-eucalyptus tree which exceeds the height limit for the zone. Pursuant to Section 4622(j) of the County Zoning Ordinance, the height of the wireless facility is permitted to exceed the maximum height requirements when, a Minor Use Permit granted an exemption to the height regulations. The height increase is necessary in order to accommodate the additional faux branches and to provide the same level of coverage.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 5756 of the Zoning Ordinance requires a Site Plan prior to the approval of the alteration or construction of any structure on land subject to the Community Design Review Area Regulations.	Per Section 5757 an exemption from the Site Plan Permit requirements of Section 5756 may be granted to project with concurrent discretionary permits under which all of the purposes and requirements of the Site Plan Permit process are fulfilled. The B Designator requirements have been reviewed as part of this Minor Use Permit Modification.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Telecommunications Facilities

The proposed project is classified as a Tier 3 site pursuant to Section 6985A of the County Zoning Ordinance, which requires a ZAP because the facility is proposed in a commercial zone (C36) that has a B-Designator and is a highly visible area, which is a preferred zone in a non-preferred location for telecommunication facilities pursuant to Section 6986 of the County Zoning

Ordinance. The site was selected because no preferred zones or other preferred locations exist in the service area that meets the coverage objectives of the carrier. The wireless telecommunication facility would fill several coverage gaps which would allow AT&T and Sprint to have better network coverage along the local road network and the surrounding residential and commercial areas. The proposed project will be redesigning the existing monopole wireless facility as a faux mono-eucalyptus tree using the existing pole and antennae.

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 it is required from the FCC.

The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular facilities. Therefore, staff does not require information from the applicant on potential health effects from EMR associated with the project. Generally, this information is available from the cellular providers upon request as it is required by the FCC.

Table D-4: Wireless Ordinance Development Regulations

Development Standard	Proposed/Provided	Complies?
Section 6985.C.4 of the Wireless Telecommunications Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The project complies with the 50-foot setback requirement. The setback from the proposed facility to the nearest residential property line is over 680 feet.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed antennae and CMU enclosure would be placed outside all required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
<p>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.</p>	<p>The project includes an existing slated chain-link fence enclosure with a height of seven feet as well as a CMU enclosure with a height of eight feet. The existing enclosure would be seen from select neighbors' property; however, it would blend in with the surrounding earth tones. The slated chain link fence will be painted Wax Cloth (Sherwin Williams 816157) to approximate the color of the existing compound. The terrain and mature trees along the northern property line would provide screening of the equipment and wireless telecommunication facility from residential views and from the I-15.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>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.</p>	<p>The project proposes to redesign the existing monopole to convert it into a mono-eucalyptus tree. The noise produced by the existing telecommunication facility has been evaluated under the original Minor Use Permit (ZAP99-023) and was determined to emit an acceptable level of noise. No new noise-producing equipment or operational uses are proposed as part of the project. The project would not create a change in the existing noise environment and is therefore anticipated to be in compliance with the County of San Diego Noise Ordinance Section(s) 36.404. In addition, no changes to the CMU enclosure are proposed, and no new generator or changes to an existing generator are proposed.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and qualifies for a categorical exemption under CEQA Section 15301. Section 15301 exempts the installation, operation, repair, maintenance, and minor alterations of existing private structures, facilities, and mechanical equipment involving negligible or no expansions of use beyond that existing at the time of the lead agency's determination. It has been determined that the project is not in an environmentally sensitive location, will not have a cumulative effect on the environment, is not on a hazardous waste site, will not cause

substantial change in the significance of a historical resource, and would not result in damage to a scenic highway.

E. COMMUNITY SPONSOR GROUP

On July 20, 2018, the Twin Oaks Valley Community Sponsor Group (CSG) recommended approval of the project by a vote of 4-0-0-3-0 (Ayes – 4; Noes – 0; Abstain – 0; Absent – 3; Vacant – 0). The Twin Oaks Valley CSG Minutes are found in Attachment E, Public Documentation.

F. PUBLIC INPUT

No public opposition and no comments to the project were received recently or when the notice was sent at the time of project application.

G. RECOMMENDATIONS

Staff recommends that the Zoning Administrator take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant Minor User Permit PDS2018-ZAP-99-023W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:

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Report Approved By:

Mark Wardlaw, Director
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AUTHORIZED REPRESENTATIVE: _____



DARIN NEUFELD, CHIEF

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2018-ZAP-99-023W1

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

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

Attachment G – Ownership Disclosure

Attachment A – Planning Documentation



CC BUN: 845113
SITE NAME: SD0109 DEER SPRINGS
2691 MESA ROCK ROAD
ESCONDIDO, CA 92026
COUNTY OF SAN DIEGO



CC BUN: 845113

CC SITE NAME:
SD0109 DEER SPRINGS

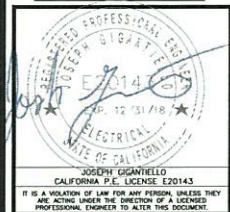
LATITUDE: N 33°11'59.03"
LONGITUDE: W 117° 7'43.06"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	01/25/18	REVIEW
0	03/27/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	07/05/18	SUBMITTAL
3	08/20/18	SUBMITTAL
4	10/12/18	SUBMITTAL
5	02/12/19	SUBMITTAL



Dewberry Engineers Inc.
1815 BRIGGS ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 856.783.3678



DRAWN BY: JSR

REVIEWED BY: MSM

CHECKED BY: JG

PROJECT NUMBER: 50092941

SITE ADDRESS:

2691 MESA ROCK ROAD
ESCONDIDO, CA 92026

SHEET TITLE

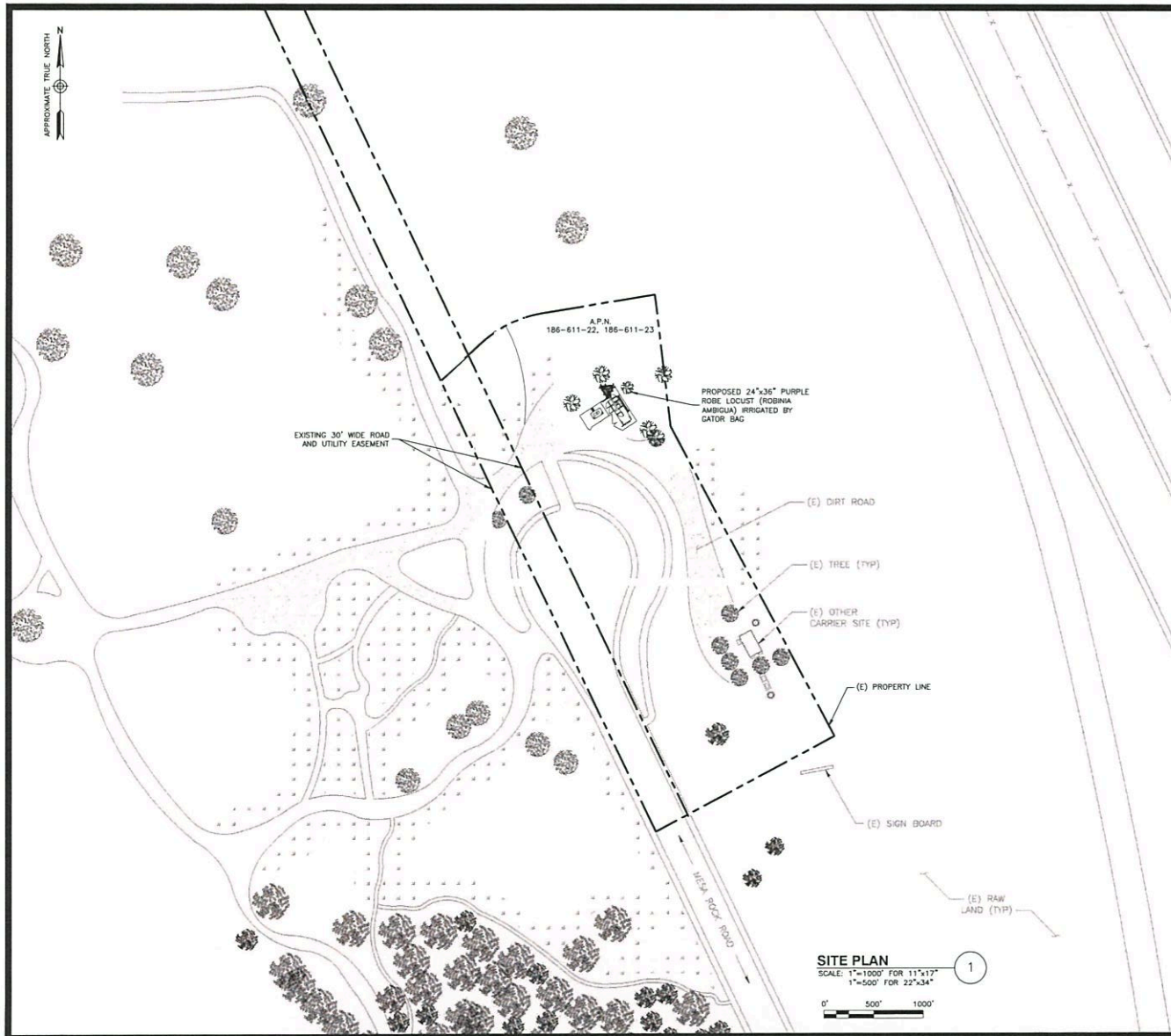
TITLE SHEET

SHEET NUMBER

T-1

2-16

PROJECT TEAM	VICINITY MAP	PROJECT DESCRIPTION	DRAWING INDEX
<p>ENGINEER: DEWBERRY ENGINEERS INC. 1015 BRIGGS ROAD, SUITE 210 MOUNT LAUREL, NJ 08054 PHONE: 856.780.3640 CONTACT: MICHAEL MOORE</p> <p>PROJECT MANAGER: CROWN CASTLE 2055 S STEARMAN DR CHANDLER, AZ 85286 PHONE: (480) 735-6917 CONTACT: NICOLE KITZKE</p> <p>CONSTRUCTION MANAGER: CROWN CASTLE 200 SPECTRUM CENTER DRIVE, SUITE 1300 IRVINE, CA 92618 PHONE: (951) 795-6795 CONTACT: JESSE CASTANEDA EMAIL: Jesse.Castaneda@crowncastle.com</p>		<p>APPLICANT: CROWN CASTLE GT COMPANY LLC</p> <p>APPLICANT ADDRESS: 2055 S STEARMAN DR CHANDLER, AZ 85286</p> <p>LATITUDE: N 33° 11' 57.001"</p> <p>LONGITUDE: W -117° 7' 41.998"</p> <p>ASSESSOR'S PARCEL NO.: 186-611-22 & 186-611-23</p> <p>PROJECT ADDRESS: 2691 MESA ROCK ROAD ESCONDIDO, CA 92026</p> <p>JURISDICTION: COUNTY OF SAN DIEGO</p> <p>PROPOSED HEIGHT: 54'-0"</p> <p>THOMAS BROTHERS PAGE: 1088 - D4</p> <p>CURRENT USE: UNMANNED TELECOMMUNICATIONS FACILITY</p> <p>PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY</p> <p>PROPERTY OWNER: TS RANCH 11672 CAMINITO CORRIENTE, SAN DIEGO, CA 92128</p> <p>TYPE OF CONSTRUCTION: V-B</p> <p>OCCUPANCY GROUP: U-2</p>	<p>T-1 TITLE SHEET</p> <p>Z-1 EXISTING PLOT PLAN LAYOUT</p> <p>Z-2 ENLARGED SITE PLAN</p> <p>Z-3 EXISTING EQUIPMENT LAYOUT</p> <p>Z-4 PROPOSED EQUIPMENT LAYOUT</p> <p>Z-5 ANTENNA LAYOUT</p> <p>Z-6 ELEVATIONS SHEET 1</p> <p>Z-7 ELEVATIONS SHEET 2</p> <p>Z-8 ELEVATIONS SHEET 3</p> <p>Z-9 ELEVATIONS SHEET 4</p> <p>TOPO-1 TOPOGRAPHIC SURVEY</p> <p>LS-1 PLOT PLAN</p>
DRIVING DIRECTIONS	CODE COMPLIANCE	PROJECT SUMMARY	APPROVALS
<p>DIRECTIONS FROM T-MOBILE OFFICE:</p> <p>START OUT GOING NORTHEAST ON PACIFIC CENTER BLVD. TOWARD WIRELESS WAY. GO 0.2 MI. TAKE THE 2ND RIGHT ONTO PACIFIC HEIGHTS BLVD. GO 0.5 MI. TURN LEFT ONTO MIRA MESA BLVD. GO 4.6 MI. TAKE THE RAMP ONTO I-15 N. GO 20.7 MI. TAKE EXIT 37 FOR DEER SPRINGS ROAD/MOUNTAIN MEADOW ROAD. GO 0.3 MI. TURN LEFT ONTO DEER SPRINGS ROAD. GO 0.2 MI. TAKE THE 1ST RIGHT ONTO MESA ROCK ROAD. AFTER 0.3 MI., SITE WILL BE ON THE RIGHT.</p>	<p>ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:</p> <ul style="list-style-type: none">• 2016 CALIFORNIA BUILDING CODE• 2016 CALIFORNIA MECHANICAL CODE• 2016 CALIFORNIA PLUMBING CODE• 2016 CALIFORNIA ELECTRICAL CODE <p>IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.</p>	<p>THE PROJECT IS FOR THE CONTINUED OPERATION OF A CELLULAR COMMUNICATIONS NETWORK</p> <p>S.O.W.:</p> <ul style="list-style-type: none">• COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA• PAINT EXISTING COMPOUND FENCING WITH SHERWIN WILLIAMS COLOR "WAX CLOTH" #816157 <p>GENERAL NOTES</p> <p>1. THE FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSIBLE BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.</p>	<p>PROJECT MANAGER: _____ DATE: _____</p> <p>CONSTRUCTION MANAGER: _____ DATE: _____</p> <p>LEASING/ SITE ACQUISITION: _____ DATE: _____</p> <p>RF ENGINEER: _____ DATE: _____</p> <p>LANDLORD/ TOWER OWNER: _____ DATE: _____</p> <p>OPERATIONS: _____ DATE: _____</p>



SCOPE OF WORK:

- COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA
- PAINT EXISTING SHELTER WITH SHERWIN WILLIAMS COLOR "WAX CLOTH" #616157

DISCLAIMER:

THIS SET OF DRAWINGS WAS PREPARED UTILIZING INFORMATION OBTAINED FROM PUBLIC DOCUMENTS MADE AVAILABLE ON JURISDICTION WEBSITE. DEWBERRY ENGINEERS INC. CANNOT GUARANTEE THE ACCURACY OF THE DATA AND INFORMATION DEPICTED ON HEREBY EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR THE TRUTH, VALIDITY, INVALIDITY, ACCURACY, INACCURACY OF ANY SAID DATA AND INFORMATION. THE PARCEL LINES ON MAPS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE USED AS A SURVEY PRODUCT. USER ACCEPTS RESPONSIBILITY FOR THE UNAUTHORIZED USE OR TRANSMISSION OF ANY SUCH DATA OR INFORMATION IN ITS ACTUAL OR ALTERED FORM.

NOTES:

1. THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE NEW INSTALLATION.
3. THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.
4. NO GRADING IS PROPOSED AS PART OF THIS PROJECT. NO TRENCHING WILL BE REQUIRED. EXISTING POLE FOUNDATION IS TO BE UTILIZED.



CC BUN: 845113

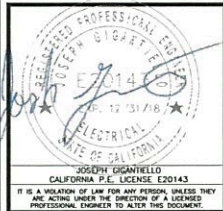
CC SITE NAME:
SD0109 DEER SPRINGS

LATITUDE: N 33°11'59.03"

LONGITUDE: W 117° 7'43.06"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	01/25/18	REVIEW
0	03/27/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	07/05/18	SUBMITTAL
3	08/20/18	SUBMITTAL
4	10/12/18	SUBMITTAL
5	02/12/19	SUBMITTAL

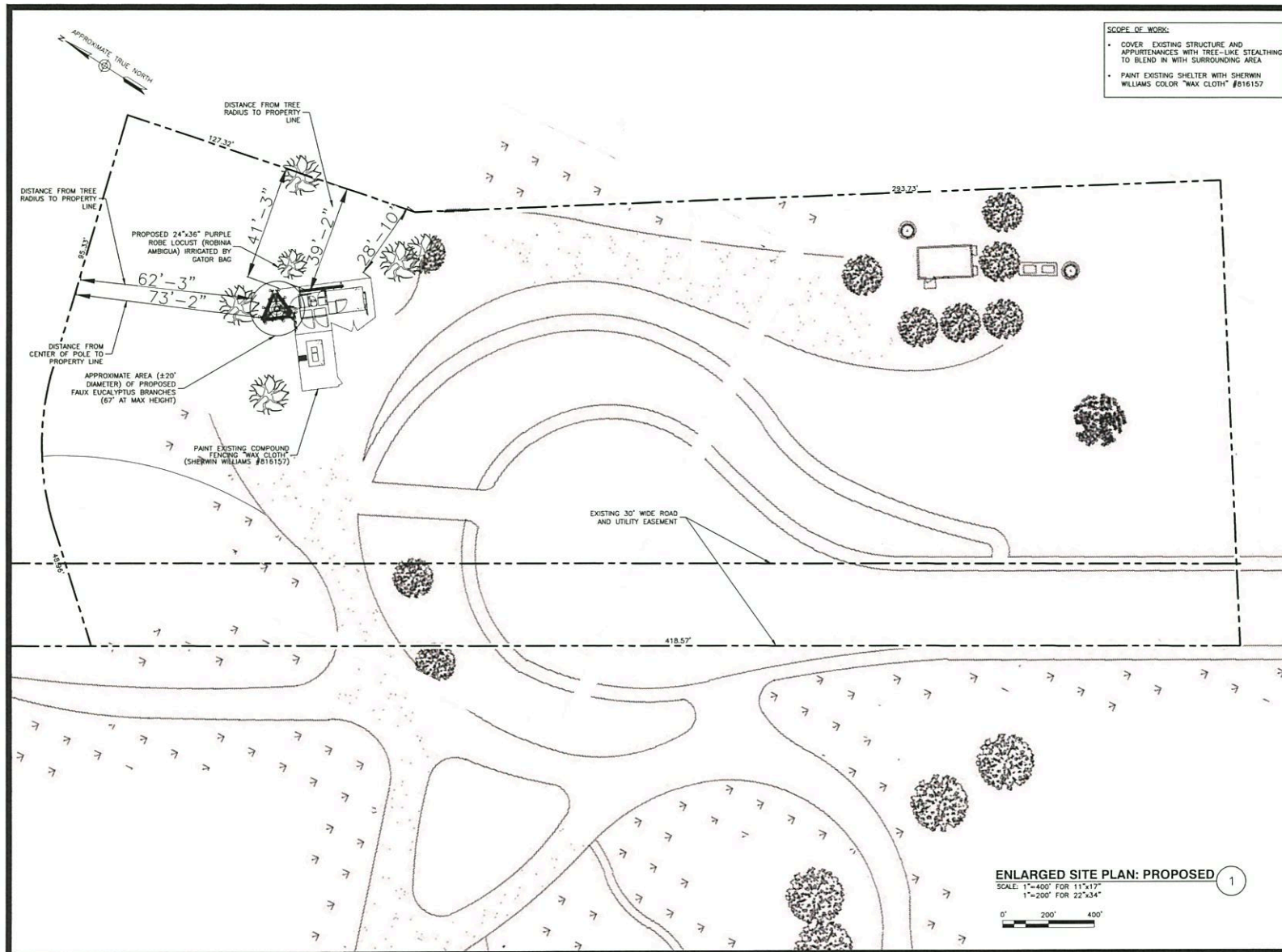


DRAWN BY:	JSR
REVIEWED BY:	MSM
CHECKED BY:	JG
PROJECT NUMBER:	50092941
SITE ADDRESS:	

2691 MESA ROCK ROAD
ESCONDIDO, CA 92026

SHEET TITLE
EXISTING PLOT PLAN LAYOUT
SHEET NUMBER

Z-1



SCOPE OF WORK:

- COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA
- PAINT EXISTING SHELTER WITH SHERWIN WILLIAMS COLOR "WAX CLOTH" #816157

CROWN CASTLE
200 SPECTRUM CENTER DRIVE
SUITE 1900
IRVINE, CA 92618

CC BUN: 845113

CC SITE NAME:
SD0109 DEER SPRINGS

LATITUDE: N 33°11'59.03"
LONGITUDE: W 117°7'43.06"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	01/25/18	REVIEW
0	03/27/18	SUBMITTAL
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3	08/20/18	SUBMITTAL
4	10/12/18	SUBMITTAL
5	02/12/19	SUBMITTAL

Dewberry
Dewberry Engineers Inc.
1015 BRIGGS ROAD
SUITE 210
MT LAJOLLA, NJ 08054
PHONE: 856.780.3670

JOSEPH GIGANTE
CALIFORNIA P.E. LICENSE E20143
12/31/18
ELECTRICAL
STATE OF CALIFORNIA
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DRAWN BY: JSR
REVIEWED BY: MSM
CHECKED BY: JG
PROJECT NUMBER: 50092941
SITE ADDRESS:

2691 MESA ROCK ROAD
ESCONDIDO, CA 92026

SHEET TITLE
ENLARGED SITE PLAN
SHEET NUMBER

Z-2

ENLARGED SITE PLAN: PROPOSED 1

SCALE: 1"=400' FOR 11"x17"
1"=200' FOR 22"x34"

0' 200' 400'

2-18

CC BUN: 845113

CC SITE NAME:
SD0109 DEER SPRINGS

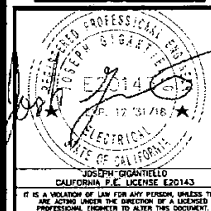
LATITUDE: N 33°11'59.03"
LONGITUDE: W 117° 7'43.06"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	01/25/18	REVIEW
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4	10/12/18	SUBMITTAL
5	02/12/19	SUBMITTAL

Dewberry

Dewberry Engineers Inc.
1015 BRIGGS ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 856.140.3555



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REVIEWED BY: MSM

CHECKED BY: JG

PROJECT NUMBER: 50082941

SITE ADDRESS:

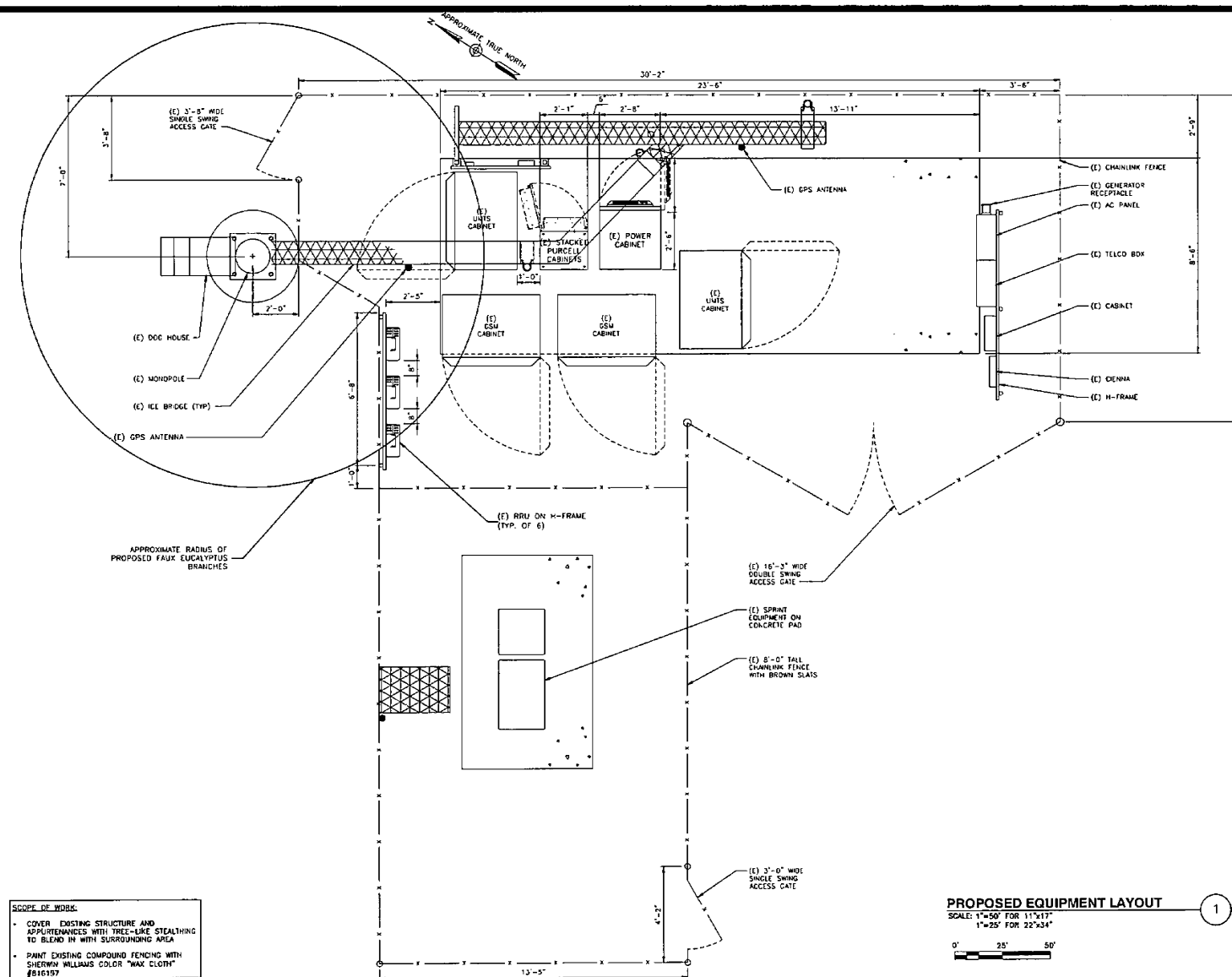
2691 MESA ROCK ROAD
ESCONDIDO, CA 92026

SHEET TITLE

PROPOSED EQUIPMENT
LAYOUT

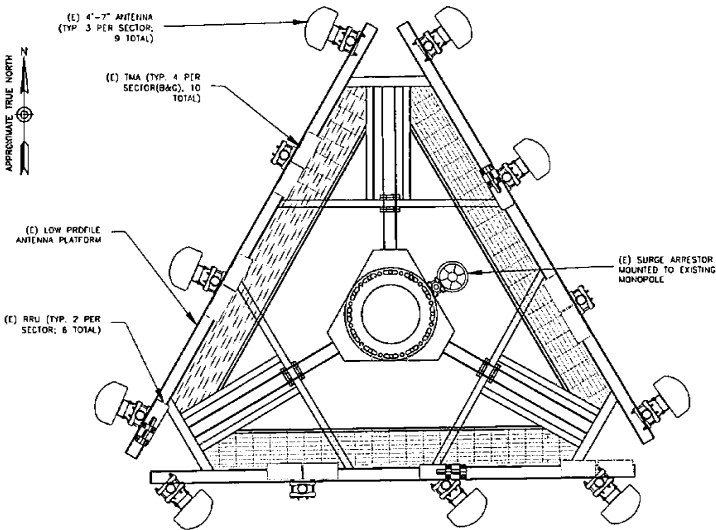
SHEET NUMBER

Z-4



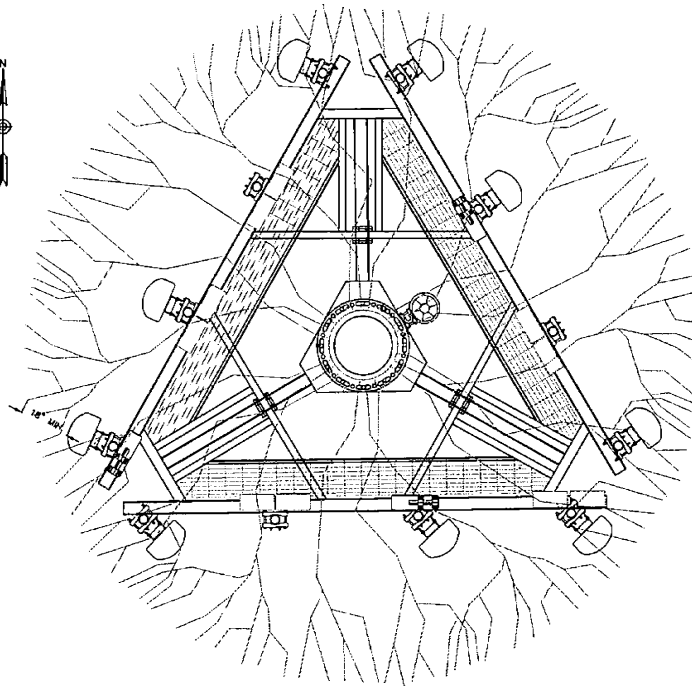
SCOPE OF WORK:

- COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA
- PAINT EXISTING COMPOUND FENCING WITH SHERWIN WILLIAMS COLOR "WAX CLOTH" #916157



EXISTING ANTENNA PLAN
SCALE: N.T.S.

1



PROPOSED ANTENNA PLAN
SCALE: N.T.S.

3

NOTE:

- FAUX EUCALYPTUS BRANCHES SHALL EXTEND A MINIMUM OF 18\"/>



CC BUN: 845113

CC SITE NAME:
SD0109 DEER SPRINGS

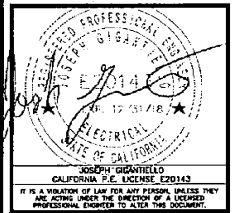
LATITUDE: N 33°11'59.03"
LONGITUDE: W 117° 7'43.06"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	01/25/18	REVIEW
D	03/27/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	07/05/18	SUBMITTAL
3	08/20/18	SUBMITTAL
4	10/12/18	SUBMITTAL
5	02/12/19	SUBMITTAL



Dewberry Engineers Inc.
1018 BRIGGS ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 856.780.3576



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DRAWN BY:	JSR
REVIEWED BY:	MSW
CHECKED BY:	JG
PROJECT NUMBER:	50092941
SITE ADDRESS:	

2691 MESA ROCK ROAD
ESCONDIDO, CA 92026

SHEET TITLE

ANTENNA LAYOUT

SHEET NUMBER

Z-5

CC BUN: 845113

CC SITE NAME:
SD0109 DEER SPRINGS

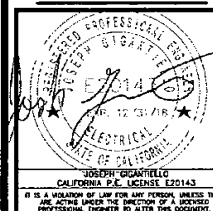
LATITUDE: N 33°11'59.03"
LONGITUDE: W 117° 7'43.06"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	01/25/18	REVIEW
0	03/27/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	07/05/18	SUBMITTAL
3	08/20/18	SUBMITTAL
4	10/12/18	SUBMITTAL
5	02/12/19	SUBMITTAL

Dewberry

Dewberry Engineers Inc.
1215 BANGS ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 856.762.3576



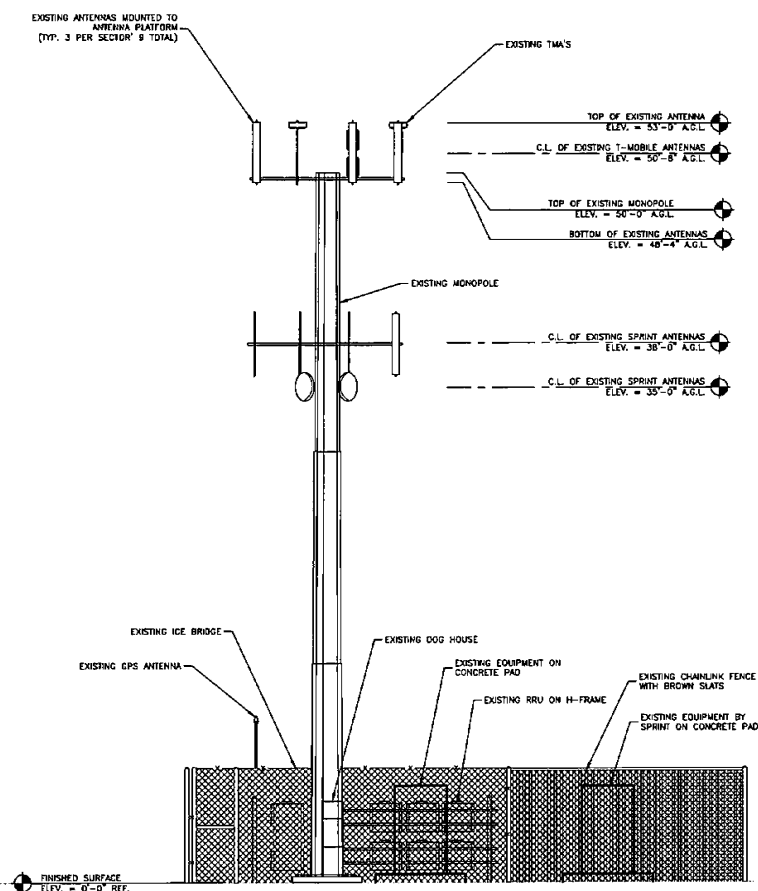
DRAWN BY: JSR
REVIEWED BY: MSM
CHECKED BY: JG
PROJECT NUMBER: 50092941
SITE ADDRESS:

2691 MESA ROCK ROAD
ESCONDIDO, CA 92026

SHEET TITLE
ELEVATIONS
SHEET 1
SHEET NUMBER

Z-6

- SCOPE OF WORK:
- COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA
 - PAINT EXISTING COMPOUND FENCING WITH SHERWIN WILLIAMS COLOR "WAX CLOTH" #816157

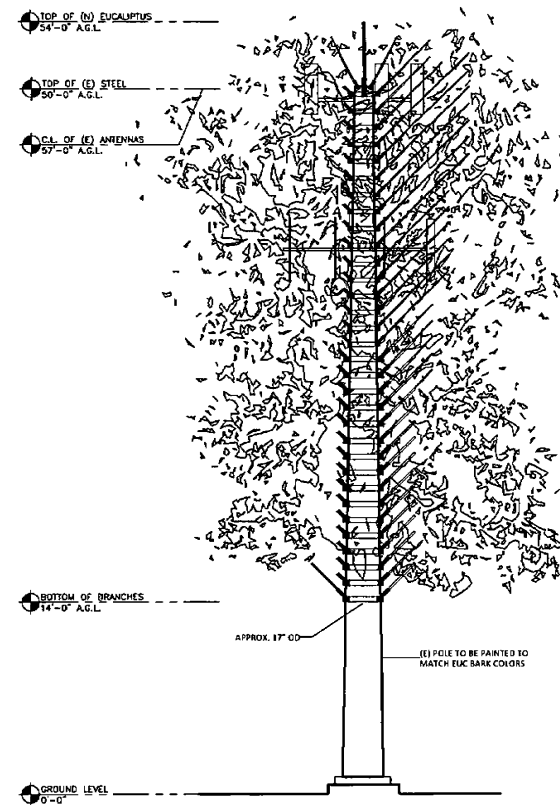


EXISTING NORTH ELEVATION

SCALE: 1/8"=1' FOR 11"x17"
1/4"=1' FOR 22"x34"



1



PROPOSED NORTH ELEVATION

SCALE: 1/8"=1' FOR 11"x17"
1/4"=1' FOR 22"x34"



2

CC BUN: 845113

CC SITE NAME:
SD0109 DEER SPRINGS

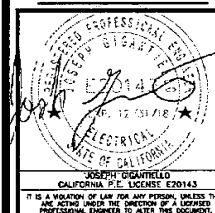
LATITUDE: N 33°11'59.03"
LONGITUDE: W 117° 7'43.06"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	01/25/18	REVIEW
0	03/27/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	07/05/18	SUBMITTAL
3	08/20/18	SUBMITTAL
4	10/12/18	SUBMITTAL
5	02/12/19	SUBMITTAL

Dewberry

Dewberry Engineers Inc.
1018 BRIGGS ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE 609.780.3576



DRAWN BY: JSR
REVIEWED BY: MSW
CHECKED BY: JG
PROJECT NUMBER: 00082941
SITE ADDRESS:

2691 MESA ROCK ROAD
ESCONDIDO, CA 92026

SHEET TITLE

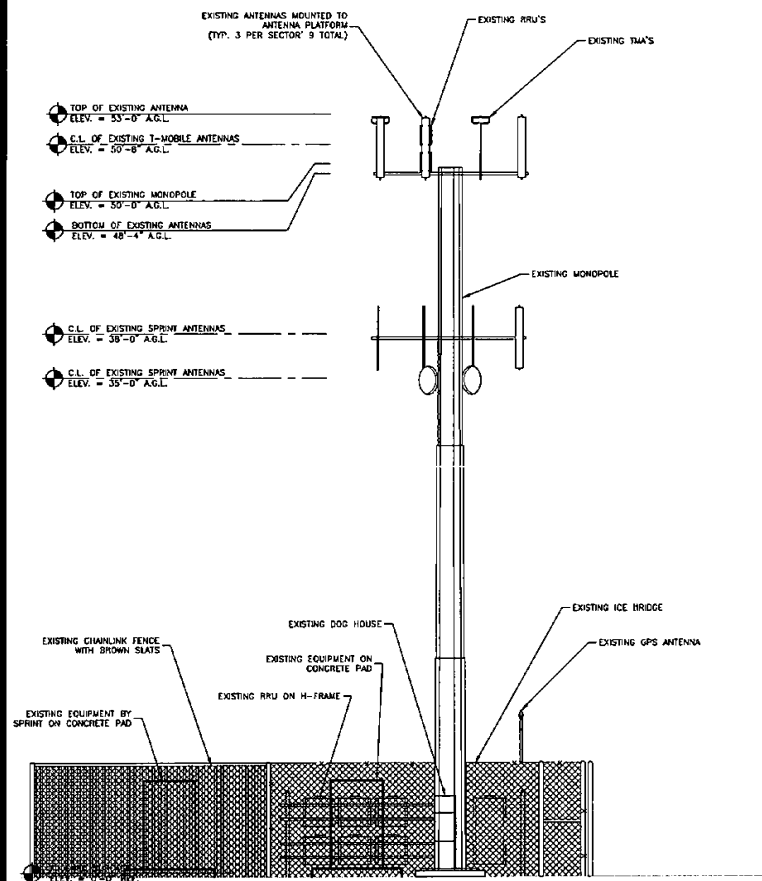
ELEVATIONS
SHEET 2

SHEET NUMBER

Z-7

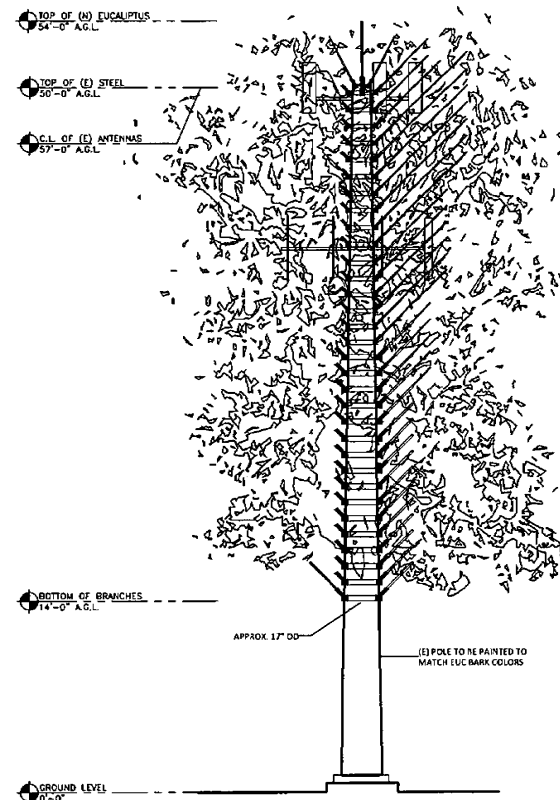
SCOPE OF WORK:

- COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA
- PAINT EXISTING COMPOUND FENCING WITH SHERWIN WILLIAMS COLOR "WAX CLOTH" #016157



EXISTING SOUTH ELEVATION

SCALE: 1/8"=1' FOR 11"x17"
1/4"=1' FOR 22"x34"



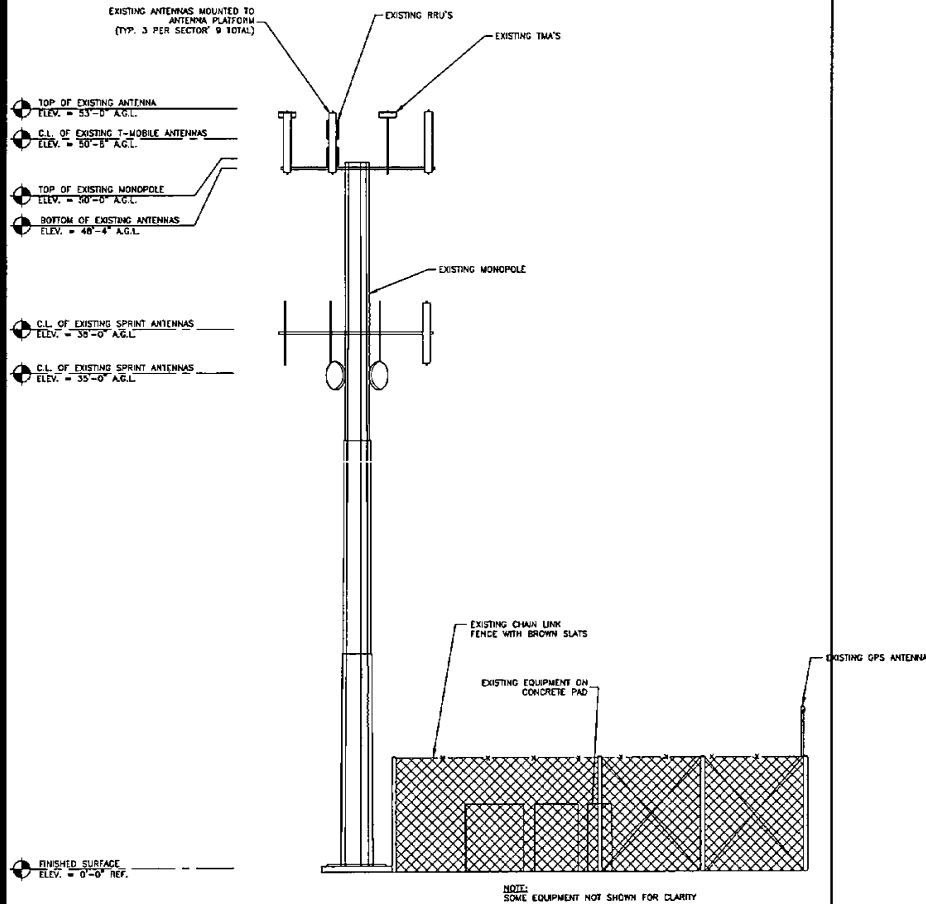
PROPOSED SOUTH ELEVATION

SCALE: 1/8"=1' FOR 11"x17"
1/4"=1' FOR 22"x34"



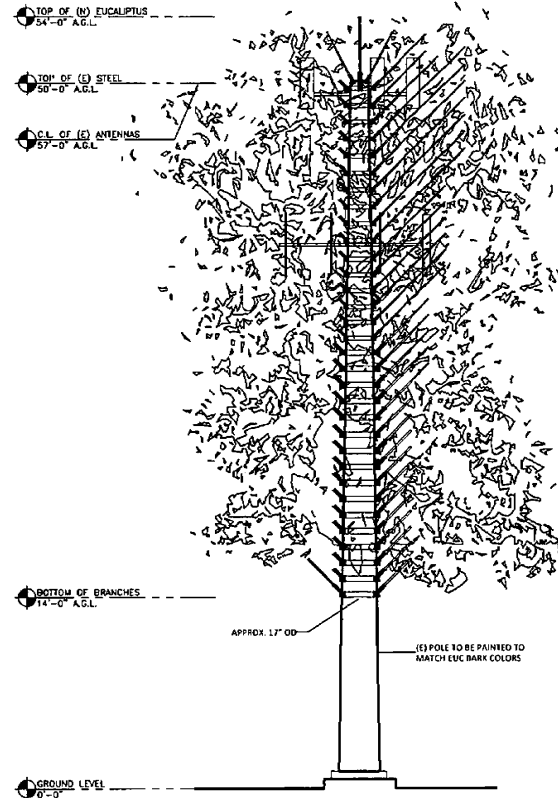
SECRET OF WORK

- COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA
- PAINT EXISTING COMPOUND FENCING WITH SHERWIN WILLIAMS COLOR "WAX CLOTH" #818157



EXISTING EAST ELEVATION

SCALE: 1/8"=1' FOR 11'x17"
1/4"=1' FOR 22'x34"



PROPOSED EAST ELEVATION

SCALE: 1/8"=1' FOR 11'x17"
1/4"=1' FOR 22'x34"



CC BUN: 845113

CC SITE NAME:
SD0109 DEER SPRINGS

LATITUDE: N 33°11'58.03"

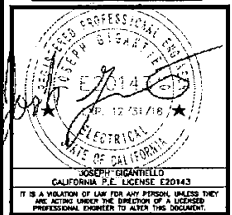
LONGITUDE: W 117°7'43.06"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	01/25/18	REVIEW
0	03/27/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	07/05/18	SUBMITTAL
3	08/20/18	SUBMITTAL
4	10/12/18	SUBMITTAL
5	02/12/19	SUBMITTAL



Dewberry Engineers Inc.
1018 BRIGGS ROAD
SUITE 218
MT LAUREL, NJ 08054
PHONE: 856.780.3576



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DRAWN BY: JSR

REVIEWED BY: MSM

CHECKED BY: JG

PROJECT NUMBER: 50092641

SITE ADDRESS:

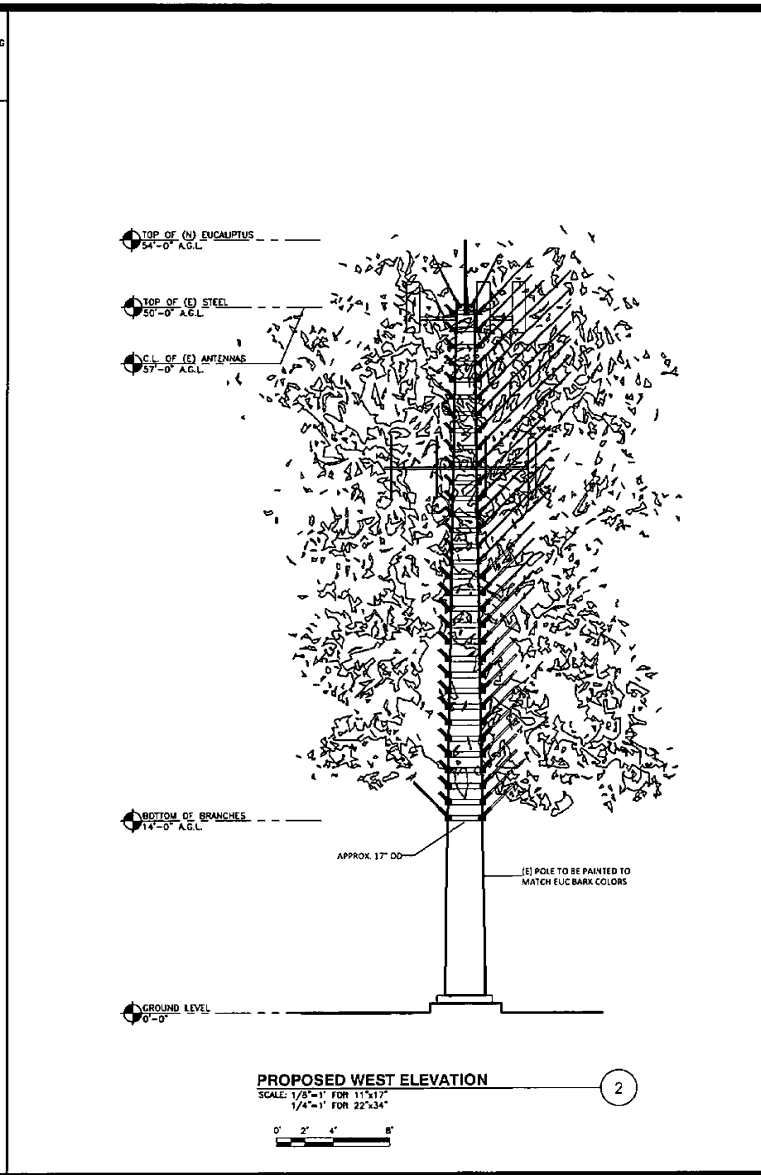
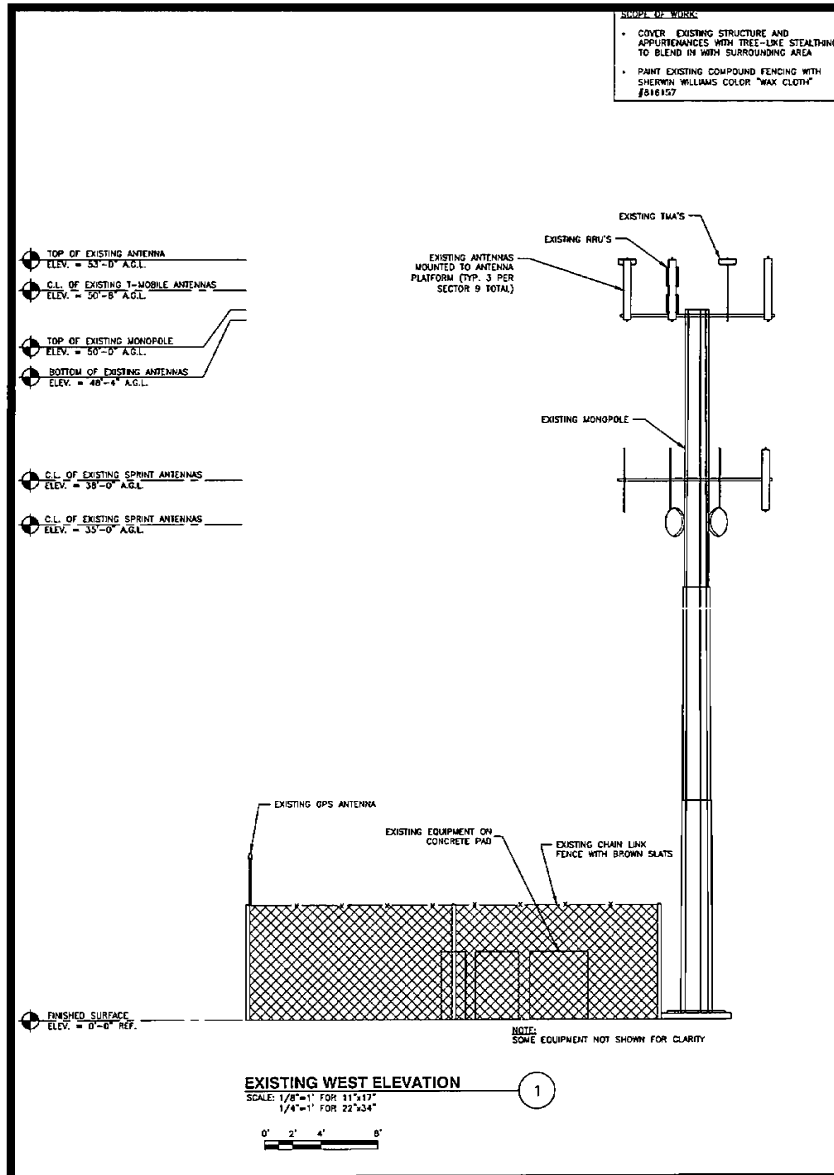
2691 MESA ROCK ROAD
ESCONDIDO, CA 92026

SHEET TITLE

ELEVATIONS
SHEET 3

SHEET NUMBER

Z-8



CROWN CASTLE
 200 SPECTRUM CENTER DRIVE
 SUITE 1900
 IRVINE, CA 92618

CC BUN: 845113

CC SITE NAME:
 SD0109 DEER SPRINGS

LATITUDE: N 33°11'59.03"
LONGITUDE: W 117° 7'43.06"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	01/25/18	REVIEW
0	03/27/18	SUBMITTAL
1	04/11/18	SUBMITTAL
2	07/05/18	SUBMITTAL
3	08/20/18	SUBMITTAL
4	10/12/18	SUBMITTAL
5	02/12/19	SUBMITTAL

Dewberry Engineers Inc.
 1615 BRIGGS ROAD
 SUITE 210
 MT LAUREL, NJ 08054
 PHONE: 908.280.3072

JOSEPH DIGIANELLO
 CALIFORNIA P.E. LICENSE: E20143

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DRAWN BY: JSR

REVIEWED BY: MSM

CHECKED BY: JG

PROJECT NUMBER: 00082941

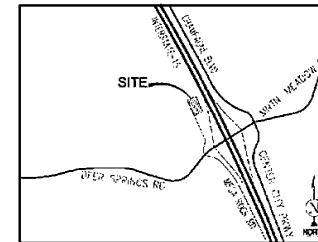
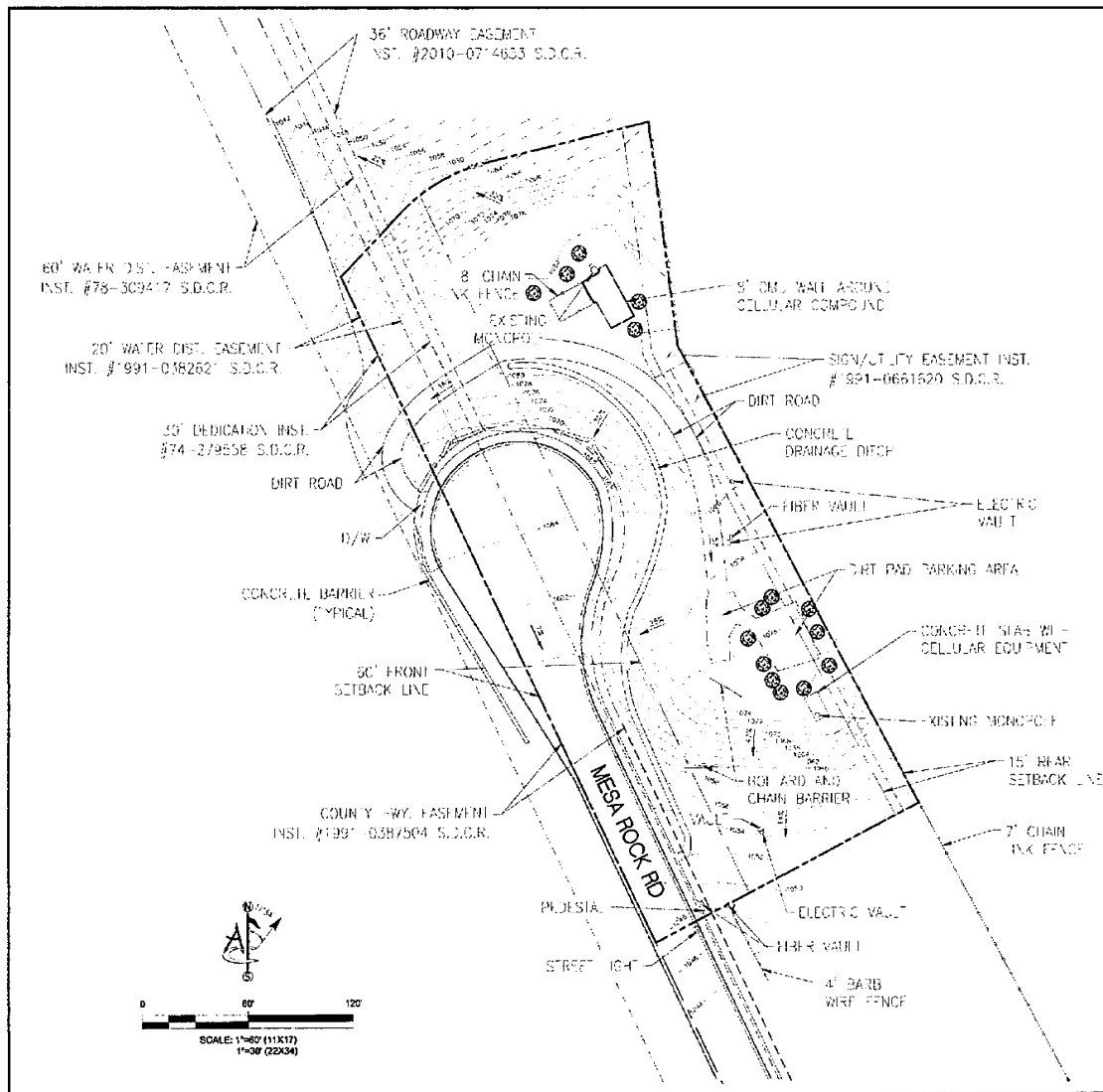
SITE ADDRESS:

2691 MESA ROCK ROAD
 ESCONDIDO, CA 92026

SHEET TITLE
 ELEVATIONS
 SHEET 4

SHEET NUMBER

Z-9



VICINITY MAP
N.T.S.

OWNER
FOLK BROTHERS REAL ESTATE, LLC
AND THE "ZAVARAS FAMILY TRUST"
6552 DEWITT
SAN DIEGO, CA 92119

CONTACT
LAURA SMITH
949-937-4367

SITE ADDRESS
MESA ROCK ROAD NORTH
OF DEER SPRINGS ROAD
SAN MARCOS, CA 92026
APR. 195.61' 22.09'
S. 125.33' E. 04.13'
ACRES MORE OR LESS (NET)

SUMMARY EXISTING
N/A

SUMMARY PROPOSED
N/A

LEGEND	
	DRAINAGE ARROW
	UTILITY POLE
	DRIVEWAY
	SAN DIEGO COUNTY RECORDS
	WOOD FENCE
	ROAD CENTERLINE
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE
	EASEMENT
	OVERHEAD LINE



PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO CROWN CASTLE IS STRICTLY PROHIBITED.

SITE NAME
DEER SPRINGS

B.U.N.
845113
SITE ADDRESS
MESA ROCK RD NORTH
OF DEER SPRINGS RD
SAN MARCOS, CA 92026
SAN DIEGO COUNTY



ambit consulting
428 MAIN STREET, SUITE 200
UNION CITY, CALIFORNIA 94586
(925) 656-4077

REV.	DATE	DESCRIPTION	BY
0	04/11/18	PRELIMINARY	RAG

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NO.
TOPO-1

**Attachment B – Form of Decision
Approving PDS2018-ZAP-99-023W1**



MARK WARDLAW
Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

KATHLEEN FLANNERY
Assistant Director

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

March 23, 2000
May 30, 2019

PERMITTEE: CROWN CASTLE
MINOR USE PERMIT
MODIFICATION: PDS2018-ZAP-99-023W1
E.R. NUMBER: PDS2018-ER-99-08-045A
PROPERTY: 2691 Mesa Rock Road
APN: 186-611-22

DECISION OF THE ZONING ADMINISTRATOR

ORIGINAL MINOR USE PERMIT DECISION (P99-023)

GRANT, in substantial conformance with the site plan and elevation, dated January 27, 2000, consisting of a title page and five (5) sheets, a Minor Use Permit pursuant to Sections 1355, 2524 (a), 4622 (b), and 7352 of The Zoning Ordinance to allow construction of an unmanned telecommunications facility consisting of a 50-foot high monopole with a total of 20 antennae to be used by two carriers - AT&T and Sprint. The top of the monopole, to be used by AT&T, will have two (2) sector arrays, four (4) antennas per sector, for a total eight (8) antennae. At the pole's 35 foot elevation, Sprint will have three (3) sector arrays, four (4) antennae per sector, for a total of twelve (12) antennae. At the base of the monopole will be two lease areas for the two carriers' related exterior radio and power cabinets. The approximately 432 square foot AT&T lease area, located southeast of the monopole, consists of a six (6) cabinet base transceiver station, one (1) power panel, and one (1) telephone interface (telco) cabinet on an approximately 200 square-foot concrete base. Sprint's approximately 300 square feet lease area, located southwest of the monopole, consists of four (4) radio and power cabinets and two (2) electric and telephone interface (telco) cabinets. Pursuant to Section 4622 (b) of The Zoning Ordinance. A specific exemption is granted to allow a height of 50 feet to accommodate the proposed monopole where height is restricted to a maximum of 35 feet. The B designator requirements have been reviewed as part of the Minor Use Permit.

MODIFICATION TO MINOR USE PERMIT DECISION (PDS2018-ZAP-99-023W1)

This Minor Use Permit Modification for ZAP-99-023W¹ consists of 12 sheets including a plot plan, equipment layout, and elevations dated February 22, 2019. This permit modification authorizes the construction, operation and maintenance of a 54-foot tall faux mono-eucalyptus. The facility includes an existing emergency backup generator that is located within the seven-foot tall chain-link fence. The 356-square foot CMU enclosure

will also house the proposed equipment cabinets, pursuant to Sections 6980 and 7350 of the Zoning Ordinance.

MINOR USE PERMIT MODIFICATION EXPIRATION: This Minor Use Permit Modification shall expire on **May 30, 2021** 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 Minor Use Permit Modification has commenced prior to said expiration date.

~~**MINOR USE PERMIT EXPIRATION:** This Minor Use Permit shall expire on **May 23, 2002**, unless construction or use in reliance on this Minor Use Permit has commenced prior to said expiration date.~~

The wireless telecommunication facility is considered a "high visibility" facility; therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Minor Use Permit shall have a maximum term of 15 years (ending May 30, 2036, at 4:00 p.m.). This may be extended for an additional period of time through modification of this permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

.....

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

CONDITIONS FOR ZAP-99-023

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

- A.** Prior to obtaining any building or other permit pursuant to this Minor Use Permit, prior to commencement of construction or use of the property in reliance on this Minor Use Permit, the applicant shall:
 - 1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use.
 - 2. Provide evidence to the satisfaction of the Director of the Department of Planning and Land Use, such as a letter of intent that Sprint or another telecommunications carrier has agreed to co-locate facilities on the monopole.

- B.** Prior to any occupancy or use of the premises pursuant to this Minor Use Permit, the applicant shall:
1. Provide evidence to the satisfaction of the Director of the Department of Planning and Land Use that the color of all BTS equipment cabinets. Fencing, monopole, and antennas shall be green or tan with a non-reflective finished surface.
 2. Provide evidence to the satisfaction of the Director of the Department of Planning and Land Use that the landscaping (16 trees) as shown on the Equipment Plan has been installed as shown on the Equipment Plan dated January 27, 2000.

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

- C.** The access road shall be well maintained.
- D.** All landscaping shall be adequately watered and well maintained at all times. Any dead plants shall be replaced with those that are consistent with the Equipment Plan dated January 27, 2000.
- E.** The equipment shall be well maintained.
- F.** The color of all equipment cabinets, monopole, and antennas shall be green or tan with a non-reflective finished surface.

SPECIFIC CONDITIONS FOR MINOR USE PERMIT MODIFICATION ZAP-99-023W1

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

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—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 and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

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

3. GEN#3—INSPECTION FEE

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

4. PLN#1—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 Minor Use Permit plot plan and the building plans. This includes, but is not limited to: improving all parking areas and driveways, installing all required design features, removal of the monopole, painting all structures with the approved colors, antennas set in at least 18-inches from the tip of the faux branches, required and approved signage is installed and located properly, 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. **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, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.

5. PLN#2—SITE CONFORMANCE: [PDS, PCC] [UO, FG] [PDS, FEE]

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

6. PLN#3–PHOTOSIMULATION [PDS, FEE]

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo simulations dated 9/28/2018 to ensure that the site was built to be screened from public view.

- a. Each panel antenna mounted to the faux mono-broadleaf will not extend past the branching.
- b. Each panel antenna mounted to the faux mono-broadleaf will be painted green to match the faux branches.
- c. The proposed landscaping and irrigation must be as proposed in the plot plan and visualizations.

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 photos and photo simulations for compliance with this condition.

7. LNDSCP#1–CERTIFICATION OF INSTALLATION

INTENT: In order to provide adequate Landscaping that provides screening, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading ordinance and the San Dieguito Design Guidelines, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved plot plan and visualizations. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The

applicant shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved plot plan and visualizations. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved plot plan and visualizations.

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

7. NOISE#1—ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]

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

8. PLN#4—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 building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking and driveways areas, painting all necessary aesthetics design features, upkeep of the faux tree, and all lighting wall and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **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 enforcement of this permit.

9. PLN#5 - SITE CONFORMANCE: [PDS, PCO] [OG].

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

- a. Maintain the appearance of the facility and associated equipment enclosure, as depicted in the approved plot plans.
- 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 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.
- f. The antennas shall remain setback at least 18-inches from the edge of the faux branches.
- g. The telecommunication facility shall be inspected annually to ensure it is operating properly and the facility remains undamaged. The applicant shall provide the necessary inspection fee on an annual basis.
- h. The facility and back-up generator shall be maintained and tested only between the hours of 7am to 6pm Monday through Friday, not including holidays.

- i. The applicant is responsible for maintaining the installed landscaping and ensure that the landscaping is adequately screening the chain-link fencing.

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

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to the following County of San Diego, State of California, and 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 be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan (SWQMP), all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: 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 be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

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

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

<http://www.sdcountry.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to periodic adjustment as changes are made to the National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements imposed by the San Diego Regional Water Quality Control Board (Regional Board) on discharges from municipal separate storm sewer systems (MS4). The new MS4 Permit was adopted by the Regional Board on May 8, 2013 and amended on November 18, 2015. The County has begun the process of amending ordinances and taking other action to implement the new MS4 Permit. Additional studies and other action may be needed to comply with the new and future MS4 Permits.

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

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

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

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

The undersigned, as the individual(s) with legal authority to fully represent the above-referenced project, concur with the inclusion of the above-listed amendments as conditions of approval of the referenced project.

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner

and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

FINDINGS FOR P99-023

Pursuant to Section 7358 (see Section 7359 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 Minor Use Permit Modification are made:

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

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

The project proposes an unmanned telecommunications facility consisting of a 50-foot high monopole with a total of 20 antennae to be used by two carriers - AT&T and Sprint. The top of the monopole, to be used by AT&T, will have two (2) sector arrays, four (4) antennas per sector, for a total eight (8) antennae. At the pole's 35 foot elevation, Sprint will have three (3) sector arrays, four (4) antennae per sector, for a total of twelve (12) antennae. At the base of the monopole will be two lease areas for the two 'carriers' related exterior radio and power cabinets. The approximately 432 square foot AT&T lease area, located southeast of the monopole, consists of a six (6) cabinet base transceiver station, one (1) power panel, and one (1) telephone interface (telco) cabinet on an approximately 200 square-foot concrete base. Sprint's approximately 300 square feet lease area, located southwest of the monopole, consists of four (4) radio and power cabinets and two (2) electric and telephone interface (telco) cabinets.

Scale and Bulk:

The proposed 50-foot monopole is consistent in scale with the two existing 35-foot monopoles and the 35-foot to 40-foot high power poles onsite. The proposed equipment cabinets are consistent in scale with existing equipment cabinets. Required landscaping and the existing onsite vegetation will screen the project. The bulk of the project is minimal, and is compatible with existing onsite power poles, telecommunication monopoles, antennas and cabinets. Required landscaping and the existing on-site vegetation will screen the related equipment cabinets and a portion of the monopole.

Coverage:

Since the project is a Minor Use Permit Modification. P90-031W2 for the co-location and operation of a microwave dish antenna 4 feet in diameter mounted to an existing 60-foot steel monopole. The project will not contribute to the existing site coverage, nor will it substantially increase

the scale and bulk of the existing structures. As such, the addition of the microwave dish antenna will maintain similar coverage with surrounding parcels, and will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

Density:

There will be no change in density because the existing and proposed uses are non-residential.

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

The project proposes an unmanned telecommunications facility that will require maintenance service approximately once a month by each of the two carriers. The project will utilize an existing access road and will extend electrical and telephone service from onsite existing power poles. Therefore, the project will not have a harmful effect on the availability of public facilities, services, or utilities.

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

Existing and planned land uses in the vicinity of the project comprise commercial use (ARCO gas station/mini-mart with one freeway oriented sign) to the south and vacant land to the north and west. To the east lies Interstate 15 at an elevational difference of 75 feet above the project site. East of Interstate 15 are a few scattered residential properties, with distant views to the site. The project will be located within the central portion of the parcel, on the east edge of Mesa Rock Road. On-site vegetation provides some screening of the project, while additional landscaping will provide additional screening. The project proposes only minor grading at a volume of cut and fill at five cubic yards. Therefore, the existing landform remains substantially unaltered. The facility will produce no noise or glare. Maintenance activities will not occur after daylight hours except in emergency situations. The facility is similar in scale and appearance to the existing telecommunications facility and power poles onsite and in the area. The proposed use will not have a harmful effect on neighborhood character because the use is similar to the existing use on site and the area adjacent to the site is zoned for limited impact industrial uses.

Additionally, the color of the facility and proposed landscaping will provide some degree of integration with the surrounding vegetation and topography. Based on the above, the project will not have a harmful effect on desirable neighborhood character.

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

The project proposes an unmanned telecommunications facility that will require monthly maintenance by each of the two carriers. The total four

vehicle trips (two in, two out) per month that will be generated by the project's two carriers will not impact the capacity and physical character of surrounding streets. The facility will be accessed off of an existing dirt road extending from Mesa Rock Road, a paved, public road that serves commercial and industrial properties.

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

The proposed facility will encumber only a small portion (732 square feet) of the 2.75-acre site. An existing dirt road extending from Mesa Rock Road will provide adequate access. Required electrical and telephone utilities are available onsite to serve the unmanned facility. The project proposes only minor grading (cut and fill volume of five cubic yards). Drainage patterns will not be altered. The facility will not disrupt the existing telecommunications facilities. The two vehicles that will visit the site each month will be able to park onsite while maintenance duties are performed. Therefore, the site is suitable for the type and intensity of development that is proposed by the project.

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 proposed project is subject to Regional Land Use Element Policy 1.1 Current Urban Development Area (CUDA) and General Plan Land Use Designation (15) Limited Impact Industrial. The (15) Limited Impact Industrial Designation allows industrial uses with limited impacts and the Public Safety Element policies encourage continual improvement of a County-wide telephone communications system. The proposed facility improves the service capability for a consumer oriented communications company. Consistent with (15) Limited Impact Industrial Land Use Designation, the subject property is zoned M52 Limited Impact Industrial. The M52 use regulations permit wireless telecommunications facilities under the Minor Impact Utilities use type pursuant to the Zoning Ordinance Section 2524(a), subject to approval of a Minor Use Permit. Therefore, the proposed use is consistent with the San Diego County General Plan.

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

It is recommended to find, on the basis of the whole record, that there is no substantial evidence that the project will have a significant effect on the environment. Consider the Negative Declaration, together with comments received during public review, and adopt it, finding that it reflects the independent judgment and analysis of the Zoning Administrator.

FINDINGS FOR PDS2018-ZAP-99-023W1

- (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:

Harmony:

The proposed wireless telecommunication facility is located approximately 271 feet southwest of Interstate 15 (I-15). The surrounding area has rolling topography with hills around the project site. The existing facility is currently visible to north bound motorists traveling along Mesa Rock Road and to north and south bound motorists traveling along I-15. However, the proposed Purple Robe Locust tree as well as the redesign to a mono-eucalyptus will help to camouflage the existing antennae and enclosure to those traveling along the I-15 and Mesa Rock Road.

Views from the nearest public roads to the proposed wireless telecommunication facility, Mesa Rock Road and Deer Springs Road, will be buffered by the sloping topography, other existing telecommunication facilities, and mature trees. Therefore, it can be found that views from Mesa Rock Road and Deer Springs Road would not be significantly affected by the proposed wireless telecommunication facility.

Scale / Bulk:

Additionally, the closest residence to the project site is located approximately 1502 feet to the south. Those property owners will have limited views of the proposed wireless telecommunication facility due to the location of the existing mature vegetation surrounding the residence, the sloping topography and the distance from the facility. The wireless telecommunication facility will be visible from the closest structure, an Arco gas station located approximately 688 feet south of the wireless telecommunication facility. The proposed faux mono-eucalyptus tree will be visible from surrounding lands but will blend in with the rural character of the area because it is designed to be similar to vegetation that appears in the vicinity of the project. The project site is visible from the point at which Deer Springs Road meets Mesa Rock Road. At this point, the topography slopes up to the project site located on a hill at the end of Mesa Rock Road.

Coverage:

The site is currently developed with at least three wireless telecommunication facilities with associated equipment shelters. The surrounding area is characterized as commercial and undeveloped land. The existing enclosure is approximately 200 square feet. The total lease area (faux tree and equipment enclosures) is 432 square feet. The lease

area for this unmanned wireless telecommunication facility would total approximately 0.01 acres (less than 1% lot coverage). Due to the small footprint, the alteration of the telecommunication facility would maintain similar coverage with surrounding parcels.

Density:

The project is a ZAP Modification for the authorization of a wireless telecommunication facility is a commercial use and this project does not have a residential component subject to density.

Therefore, the location, design and operating characteristics of the proposed project would be compatible with adjacent uses and structures with consideration given to scale, bulk, coverage and density.

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

The project is within the jurisdiction of the Deer Springs Fire Protection District. The project is in compliance with Cell Site Policy FP-2 for fire protection. The project does not require sewer service. Electrical and telephone services are available on-site. Therefore, all required services are available for the project.

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

The project is a ZAP Modification for the authorization of a wireless telecommunication facility. The facility would include a faux mono-eucalyptus with a height of 54 feet. Noise would be attenuated within the existing CMU enclosure. The project site is located in a commercial area neighborhood. The project is approximately 1,502 feet from the nearest residence.

The project would not adversely affect the desirable neighborhood character because the project involves a wireless telecommunications facility that has been designed to be camouflaged. The equipment would be largely shielded from view because it would be camouflaged as a faux mono-eucalyptus tree and the equipment enclosure is enclosed by a CMU enclosure, both of which are typical and expected structure types in the vicinity of the project. Photo-simulations 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 surrounding area, such as existing structures and mature trees. The photo-simulations demonstrate that although the project would be visible from the surrounding areas, it would not be visually intrusive. Additionally, the project was reviewed for potential noise impacts and was determined to be consistent with the County Noise Ordinance. The project 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 project is expected to generate one maintenance trip per month. Existing parking is available on Mesa Rock Road. The use is compatible with the existing commercial character of the area because the number of maintenance trips would not substantially alter the expected traffic or physical character of the surrounding streets, and would be compatible with adjacent uses. Therefore, the traffic generated by the project would not substantially increase or alter the physical character of the surrounding streets.

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

The applicant proposed a ZAP Modification for the authorization of an unmanned wireless telecommunication facility. The subject property is developed with access and utility services adequate to serve the proposed use. The proposed wireless telecommunication facility on the approximately 1.53-acre parcel would not require additional access or utility services to serve the project, nor would the project require significant alteration of the existing landform. Therefore, because the project would not change the characteristics of the area, the type and intensity of the proposed use is suitable for the site.

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 site is subject to the General Commercial (C-1), Office Professional (C-2), and Public/Semi-Public Facilities (P/SP) land use designations. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project would be consistent with the General Plan Land Use Element Policy 15.1 and 15.2 because the siting and design of the proposed facility would blend in with the visual setting of the vicinity, compatible with the existing community character, and would not result in impacts to the natural environment. For these reasons, the project would be consistent with the San Diego County General Plan.

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

Pursuant to CEQA Guidelines Section 15301, the project is exempt from CEQA because it is an existing unmanned wireless facility involving negligible or no

expansion of use beyond that existing at the time of the lead agency's determination. The proposed use would remain the same as the existing use, with the exception of attaching branches to convert the wireless facility into a camouflaged facility.

WIRELESS TELECOMMUNICATION FINDING

The project site is a non-preferred location in a 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 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 AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

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

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

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of

the permit. If the County determines the applicant is not complying with the Minor Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Minor Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

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

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

https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/watershedpdf/County_BMPDM.pdf

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

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

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

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3284, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

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

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

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

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

NOTICE: The project was found to be "Exempt" from the California Environmental Quality Act (CEQA), therefore no fee is required.

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

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

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

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

Darin Neufeld, Chief
Project Planning Division
Department of Planning & Development Services

cc:

Crown Castle, 205 S. Stearman Drive, Chandler, AZ 85286
Nicholas Koutoufidis, Project Manager
Bronwyn Brown, Manager

Attachment C –Environmental Documentation

2-50 NOTICE OF EXEMPTION

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

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

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

Project Name: Deer Springs Wireless Site Minor Use Permit Modification; PDS2018-ZAP-99-023W1PDS2018-ER-99-08-045A

Project Location: 2691 Mesa Rock Road, Twin Oaks Community Plan Area, within unincorporated San Diego County, CA; APN: 186-611-22

Project Applicant: Crown Castle, Nicole Kitzke, P: 480-735-6917, 2055 S. Stearman Drive, Chandler, Arizona, 85286

Existing Conditions: The site is an approved, operating wireless telecommunication facility as permitted under a Minor Use Permit (ZAP99-023). On May 23, 2000, the Zoning Administrator approved the Minor Use Permit, ZAP99-023, for an unmanned telecommunications facility consisting of a 50-foot monopole with twenty (20) antennae to be used by carriers AT&T and Sprin

Project Description: The applicant requests a ZAP Modification to bring the existing wireless telecommunication facility into conformance with the County for San Diego Wireless Ordinance and extend the approval period of the wireless telecommunication facility of 15 years. The applicant proposes to redesign the existing 50-foot tall monopole as a 54-foot tall faux mono-eucalyptus tree to blend with other mature trees on the site. The footprint of the lease area is not expanding, and the existing monopole will be used for the mono-eucalyptus and painted to match bark colors. The existing foundation will be used, and no grading, blasting, trenching or removal of trees will be required. The applicant also requests to maintain the existing equipment compound and is also proposing a live 24"x36" Purple Robe Locust tree for further screening from Interstate 15.

Agency Approving Project: County of San Diego

County Contact Person: Nicholas Koutoufidis Telephone Number: (858) 495-5329

Date Form Completed: May 30, 2019

This is to advise that the County of San Diego Director of Planning & Development Services (PDS) has approved the above described project on May 30th, 2019/Item # 5 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☐ Statutory Exemption. C Section:
 - ☒ **Categorical Exemption. G Section: 15301**
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - ☐ G 15182 - Residential Projects Pursuant to a Specific Plan
 - ☐ G 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt:

Section 21084 of the Public Resources Code requires the CEQA Guidelines to include a list of classes of projects which have been determined to not have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. PDS Staff has determined the project is categorically exempt pursuant to Class 1, Existing Facilities, for the reasons described below.

2 - 51

Categorical Exemption: Section 15301 – Existing Facilities

Section 15301 of the CEQA Guidelines consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations, of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. As stated in the CEQA Guidelines, the key consideration for applying this exemption is whether the project involves negligible or no expansion of an existing use.

Section 15301 lists 16 different examples of projects that would be expected to fall within Class 1. However, the types of "existing facilities" itemized within Class 1 are not intended to be all-inclusive of the types of projects which might fall within the class. The following are some examples of projects listed in Section 15301:

- additions to existing structures, provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less;
- demolition and removal of individual small structures (such as one single-family residence);
- conversion of a single-family residence to office use; and
- use of a single-family residence as a small family day care home, as defined in Section 1596.78 of the Health and Safety Code

The proposed project is exempt from CEQA as there would be a negligible expansion of the existing use. Pursuant to CEQA Guidelines Section 15301, the project is exempt from CEQA because it is an existing unmanned wireless facility involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed use would remain the same as the existing use, with the exception of attaching branches to convert the wireless facility into a camouflaged facility.

The proposed project is consistent with Sections 15301 – Existing Facilities, 15300.2 – Exceptions and Appendix G of the CEQA Guidelines. Therefore, the project may rely on the categorical exemption for the reasons documented above.

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

Signature: _____ Telephone: 858-495-5329

Name (Print): Nicholas Koutoufidis Title: Land Use/Environmental Planner

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

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

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
Deer Springs Wireless Telecommunication Facility Minor Use Permit Modification,
PDS2018-ZAP-99-023W1; PDS2018-ER-99-08-045A

May 30, 2019

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

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

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

The proposed project and any off-site improvements related to the proposed project are 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 project is an unmanned wireless telecommunication facility and does not propose the addition of any landscaping that require groundwater. Therefore, the project will not rely on groundwater.

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

The wetland and wetland buffer regulations
(Sections 86.604(a) and (b)) of the Resource
Protection Ordinance?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?

YES ☐ NO ☐ NOT APPLICABLE/EXEMPT ☒

The Steep Slope section (Section 86.604(e))?

YES ☒ NO ☐ NOT APPLICABLE/EXEMPT ☐

The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?

YES ☒ NO ☐ NOT APPLICABLE/EXEMPT ☐

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

YES ☒ NO ☐ NOT APPLICABLE/EXEMPT ☐

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 Section PDS2018-ER-99-08-045A s 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

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

Steep Slopes:

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

Sensitive Habitats:

No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

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

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

YES

☒

NO

☐

NOT APPLICABLE

☐

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

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

YES

☒

NO

☐

NOT APPLICABLE

☐

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

No new noise-producing equipment or operational uses are proposed as part of the project. The project would not create a change in the existing noise environment and is therefore anticipated to be in compliance with the County of San Diego Noise Ordinance Section(s) 36.404. In addition, no changes to ground-level equipment are proposed, and no new generator or changes to an existing generator are proposed.

Attachment D – Environmental Findings

DEER SPRINGS WIRELESS TELECOMMUNICATION FACILITY
MINOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2018-ZAP-99-023W1
ENVIRONMENTAL LOG: PDS2018-ER-99-08-045A

ENVIRONMENTAL FINDINGS

1. Find that the Notice of Exemption on file with Planning & Development Services as Environmental Review Number PDS2018-ER-99-08-045A was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein prior to approving the project; and

Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts 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 as explained in the Environmental Review Update Checklist dated April 5, 2019.

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

Attachment E – Public Documentation



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

Record ID(s): PDS 201 - ZAP - 99-023W 1
 Project Name: FAUX HOOB-TREE CELL TOWER
 Project Manager: ANGELICA TRUONG
 Project Manager's Phone: 858-495-5421

Scope of Review:

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

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

Initial Review and Comment:

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

Planning Group review and advisory vote:

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

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

Notification of scheduled hearings:

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

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



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

Record ID(s): POS 201-2AP-99-023W1

Project Name: FAUX MOND - TREE CELL TOWER

Planning/Sponsor Group: TWIN OAKS VALLEY CSG

Results of Planning/Sponsor Group Review

Meeting Date: JUNE 20, 2010

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

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

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

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

VOTE: 4 Yes 0 No Abstain 3 Vacant/Absent

C. Recommended conditions of approval:

Reported by: Tom Krumm Position: Chair Date: 7/10/10

Please email recommendations to BOTH EMAILS;

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

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



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

DEER SPRINGS CROWN CASTLE WIRELESS TELECOMMUNICATION FACILITY
SCOPING LETTER
 RECORD ID: PDS2018-ZAP-99-023W1; PROJECT ADDRESS: 2691 MESA ROCK ROAD,
 ESCONDIDO, CA 92025; APN: 186-611-20

ITEM 13-1—13-3: Alternative Site Analysis

Item 13-1—Coverage Justification: this AT&T site provides coverage along the I-15 corridor and Deer Springs Road intersection, which is a high-traffic area (q.v., Figure 1, green shading). To lose this site, AT&T would have a significant drop in coverage along both this portion of I-15 and the Deer Springs on-/off-ramps. For AT&T customers, they would experience a high volume of dropped calls, as the carrier signal would not have a site to hand off the call from adjacent sites in all directions.

Item 13-2—Nearby Sites: following are the closest sites to the subject site, and the reason why they are non-viable for a collocation for AT&T and Sprint, the two carriers located on this tower. Figure 1 illustrates the approximate location of these nearest sites.

In general, it should be noted that carrier signals propagate via line-of-site radio signals, which inherently have a limited broadcast range. In the most optimal environment for RF propagation (flat terrain with no physical barriers such as two-story buildings, sparse foliage, no other radio signals interfering, low barometric pressure and low humidity, and low call/data traffic), an average site can cover upwards of one mile. With each mitigating factor, the distance a signal can carry begins to diminish.

1. **Crown Tower**—too far away at 1.60 miles, to provide the coverage footprint that AT&T and Sprint are covering here (the intersection of Deer Springs and I-15 north- and south-bound. The signals would also experience physical interference from the topography and foliage in the area.
2. **Sprint/T-Mobile Collocation**—both carriers have a site here, which provides coverage to the residents in the northeastern part of Escondido, and interconnects with the subject site. It is too far away at 1.20 miles to meet the coverage objective, given the topography and landscape.
3. **Sprint Site**—Sprint has an existing site at this location, providing coverage along the Deer Springs interior, and interconnects to the Sprint site at the subject location. Topography and landscape (mature trees) prevent this location from covering the Deer Springs/I-15 intersection.
4. **SBA Tower**—too far south (1.2 miles) to interconnect with the nearby Sprint/AT&T sites respectively, and would not cover the Deer Springs/I-15 intersection.
5. **Verizon Site**—too far away at .80 miles, given the hilly terrain/topography, and the tower is loaded with panel antennas and microwave dishes; there is no space on the existing tower. Regardless, the centerline for the antennas would be far too low and the distance too great to propagate to the coverage objective.

**DEER SPRINGS CROWN CASTLE WIRELESS TELECOMMUNICATION FACILITY
SCOPING LETTER**
RECORD ID: PDS2018-ZAP-99-023W1; PROJECT ADDRESS: 2691 MESA ROCK ROAD,
ESCONDIDO, CA 92025; APN: 186-611-20

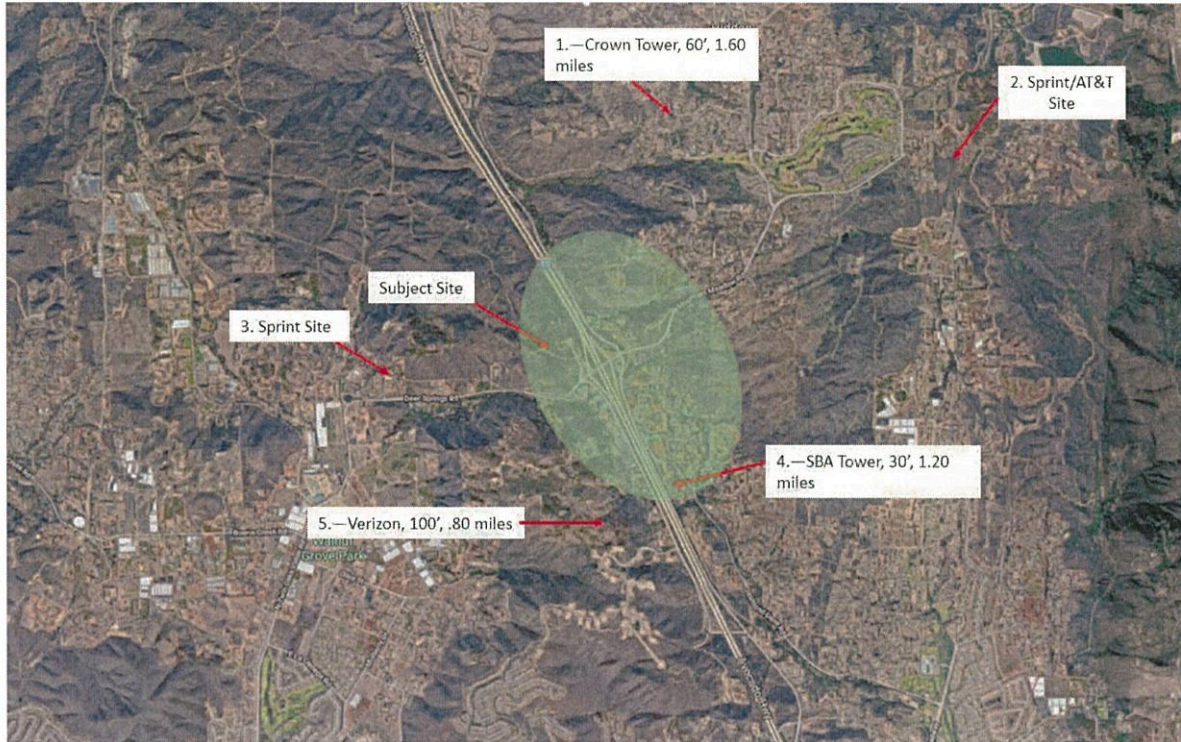


Figure 1

Item 13-3—Preferred versus Non-Preferred Zones: Per the scoping letter, this item is informational only and does not require a response/correction.

Item 14-2: Revised AT&T GSA

CAL00109 Coverage plots at
35,45 and 55 ft.

FA# 10086194 = BUN# 845113

October, 30 2018

Jorge Melchor



CAL00455 coverage impact due to rad center reduction

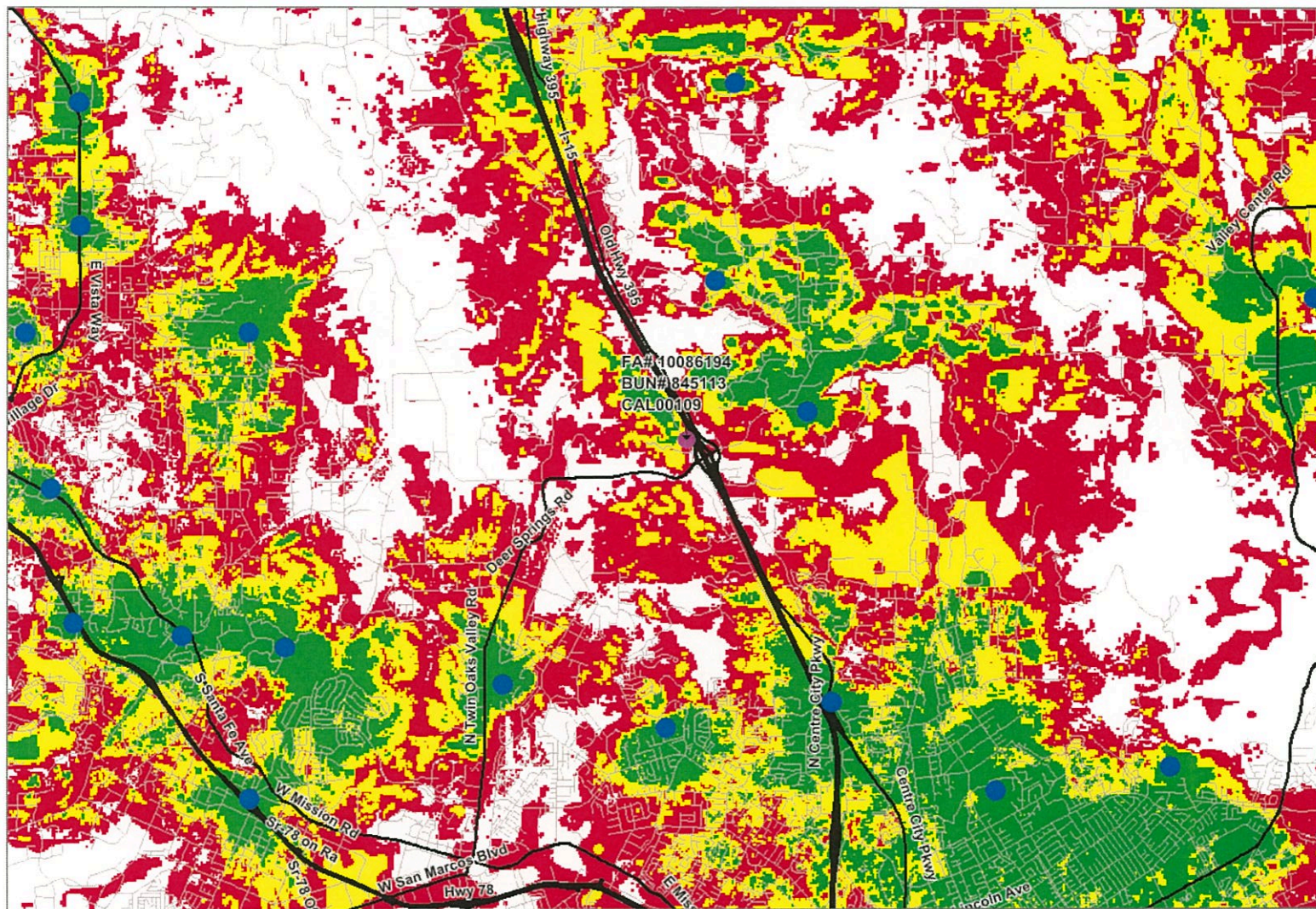
Coverage impact

Zone	Prediction	Legend	Reference area (mi²)	Baseline @ 55 ft	Rad center @45 feet	Delta 55 to 45	Degradation % 55 to 45	Rad center @35	Delta 55 to 35	Degradation % 55 to 35	Description
Focus Zone	RSRP (dBm) - Indoor		27.28	68.64	68.58	-0.06	0%	68.51	-0.13	-0.2%	RSRP is a measure of the signal level provided at a certain area or location. In this table it can be observed that the overall coverage gets reduced by 0.2% (0.13 square miles) when the rad center gets reduced from 55ft to 35ft. In addition please notice how the coverage that is considered good gets reduced by 3% when changing the rad center 55 to 35ft
Focus Zone	RSRP (dBm) - Indoor	Good	27.28	9.58	9.45	-0.13	-1%	9.32	-0.26	-3%	
Focus Zone	RSRP (dBm) - Indoor	Fair	27.28	28.37	28.26	-0.11	0%	28.14	-0.23	-1%	
Focus Zone	RSRP (dBm) - Indoor	Poor	27.28	68.64	68.58	-0.06	0%	68.51	-0.13	0%	

Throughput impact (speeds)

Zone	Prediction	Legend	Reference area (mi²)	Baseline @ 55 ft	Rad center @45 feet	Delta 55 to 45	Degradation % 55 to 45	Rad center @35	Delta 55 to 35	Degradation % 55 to 35	Description
Focus Zone	SINR (DL) (dB)		27.28	95.17	95.18	0.01	0%	95.19	0.02	0%	SINR is an indirect measure of throughput. When SINR degrades customers will experience less speed in their devices. Please notice that the best levels of throughput get degraded by 6% when the rad center is reduced from 55 to 35ft. Also notice how the bad levels of SINR increase by 0.02%
Focus Zone	SINR (DL) (dB)	PD SCH C/(I+N) Level (DL) (dB) >=15	27.28	0.31	0.3	-0.01	-3%	0.29	-0.02	-6%	
Focus Zone	SINR (DL) (dB)	PD SCH C/(I+N) Level (DL) (dB) >=10	27.28	2.05	1.99	-0.06	-3%	1.93	-0.12	-6%	
Focus Zone	SINR (DL) (dB)	PD SCH C/(I+N) Level (DL) (dB) >=5	27.28	12.18	12.18	0	0%	12.11	-0.07	-1%	
Focus Zone	SINR (DL) (dB)	PD SCH C/(I+N) Level (DL) (dB) >=2	27.28	20.83	20.87	0.04	0%	20.87	0.04	0%	
Focus Zone	SINR (DL) (dB)	PD SCH C/(I+N) Level (DL) (dB) >=0	27.28	29.98	30.1	0.12	0%	30.14	0.16	1%	
Focus Zone	SINR (DL) (dB)	PD SCH C/(I+N) Level (DL) (dB) >=-2	27.28	42.22	42.31	0.09	0%	42.35	0.13	0%	
Focus Zone	SINR (DL) (dB)	PD SCH C/(I+N) Level (DL) (dB) >=-5	27.28	64.62	64.64	0.02	0%	64.72	0.1	0%	
Focus Zone	SINR (DL) (dB)	PD SCH C/(I+N) Level (DL) (dB) >=-10	27.28	95.17	95.18	0.01	0%	95.19	0.02	0.02%	

Coverage Without CAL00109

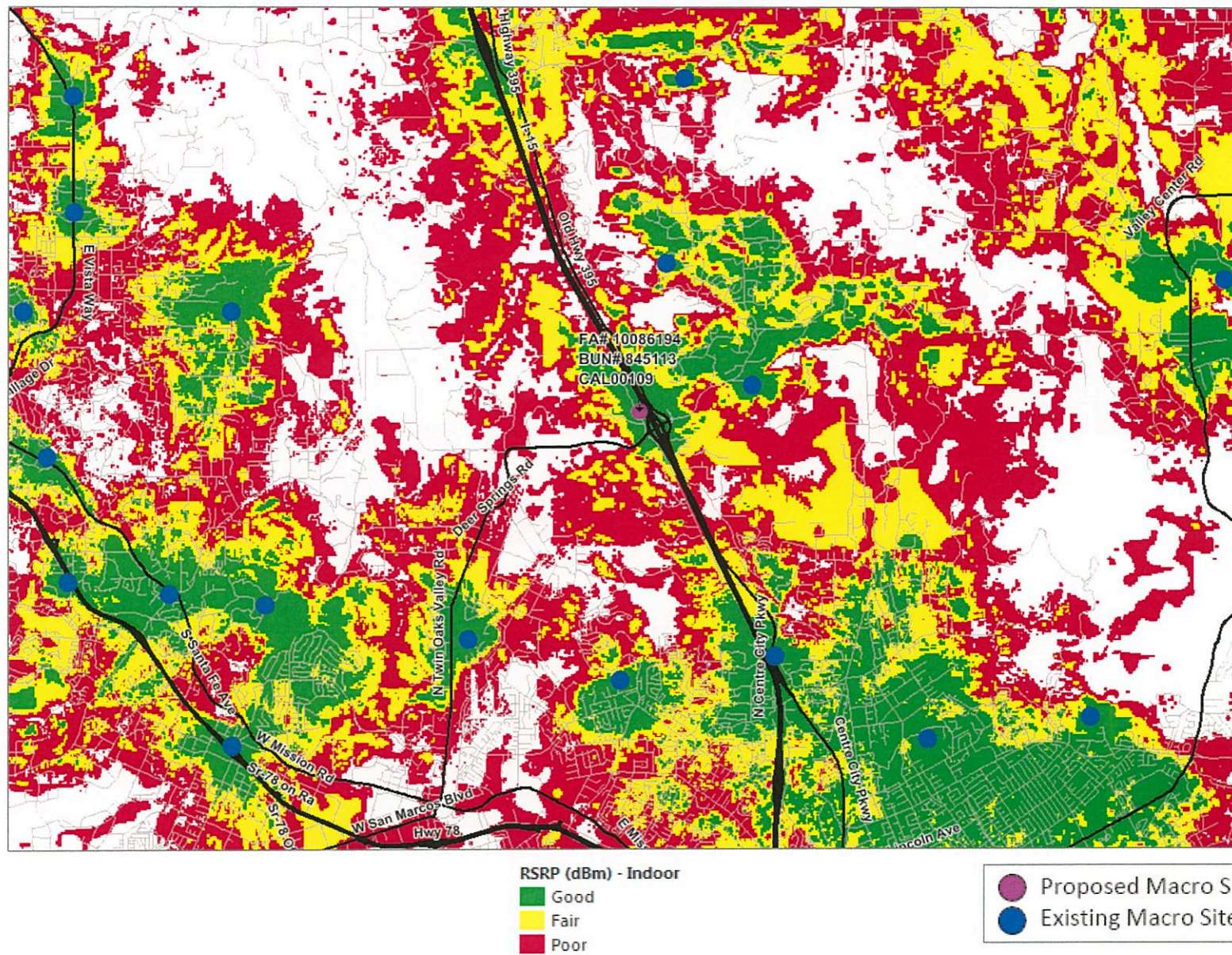


RSRP (dBm) - Indoor

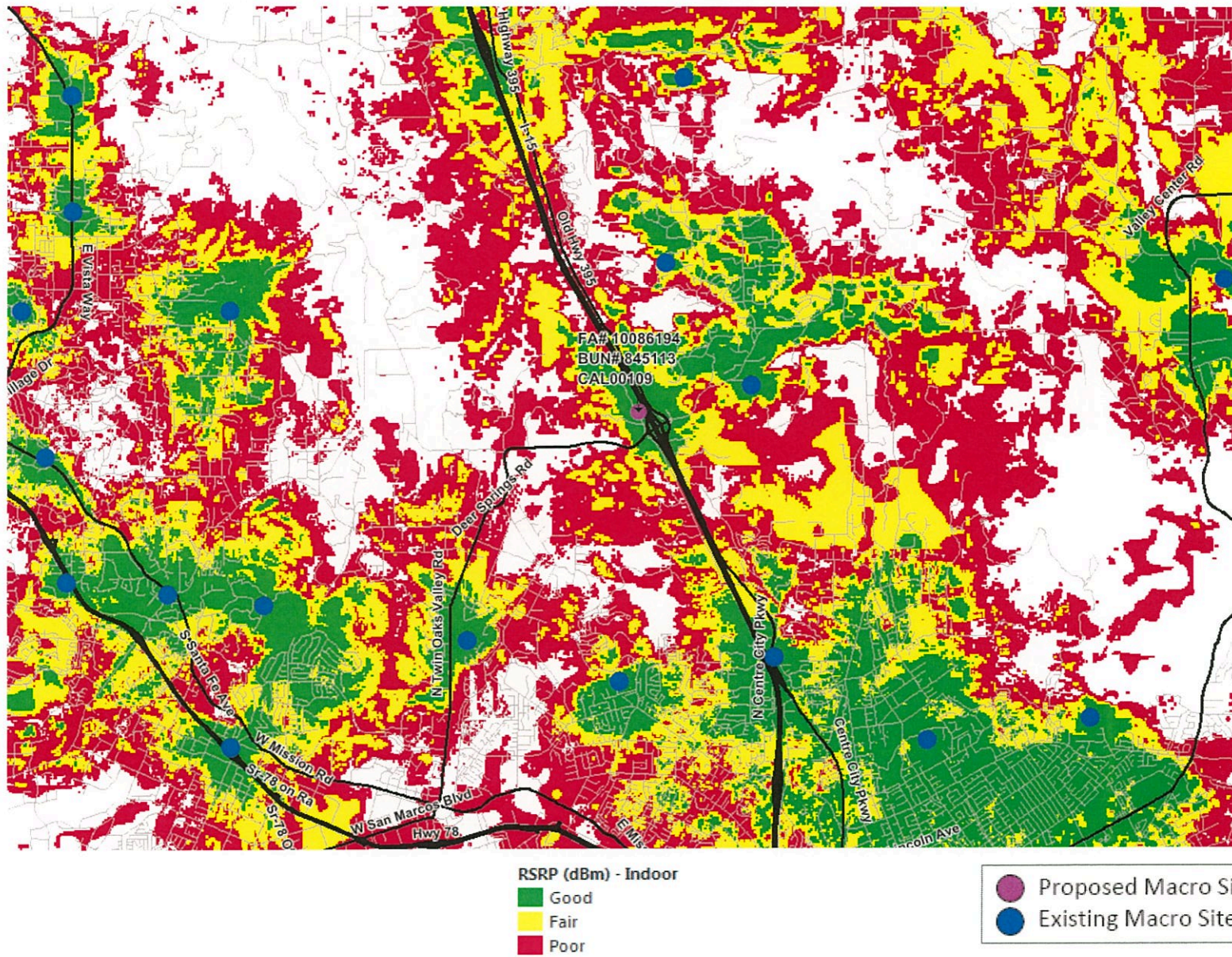
Good
Fair
Poor

Proposed Macro Site
Existing Macro Site

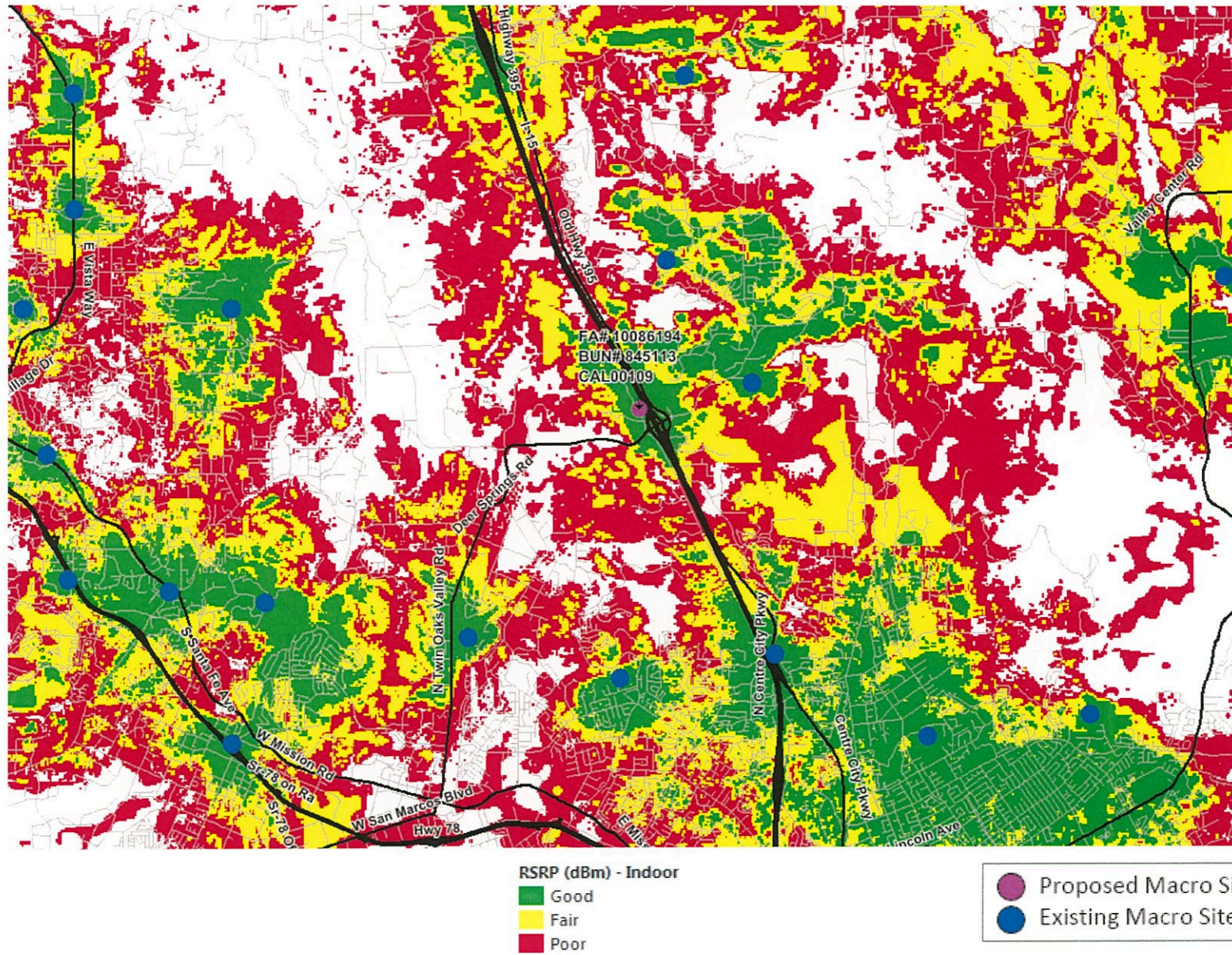
Coverage With CAL00109 @35ft rad center



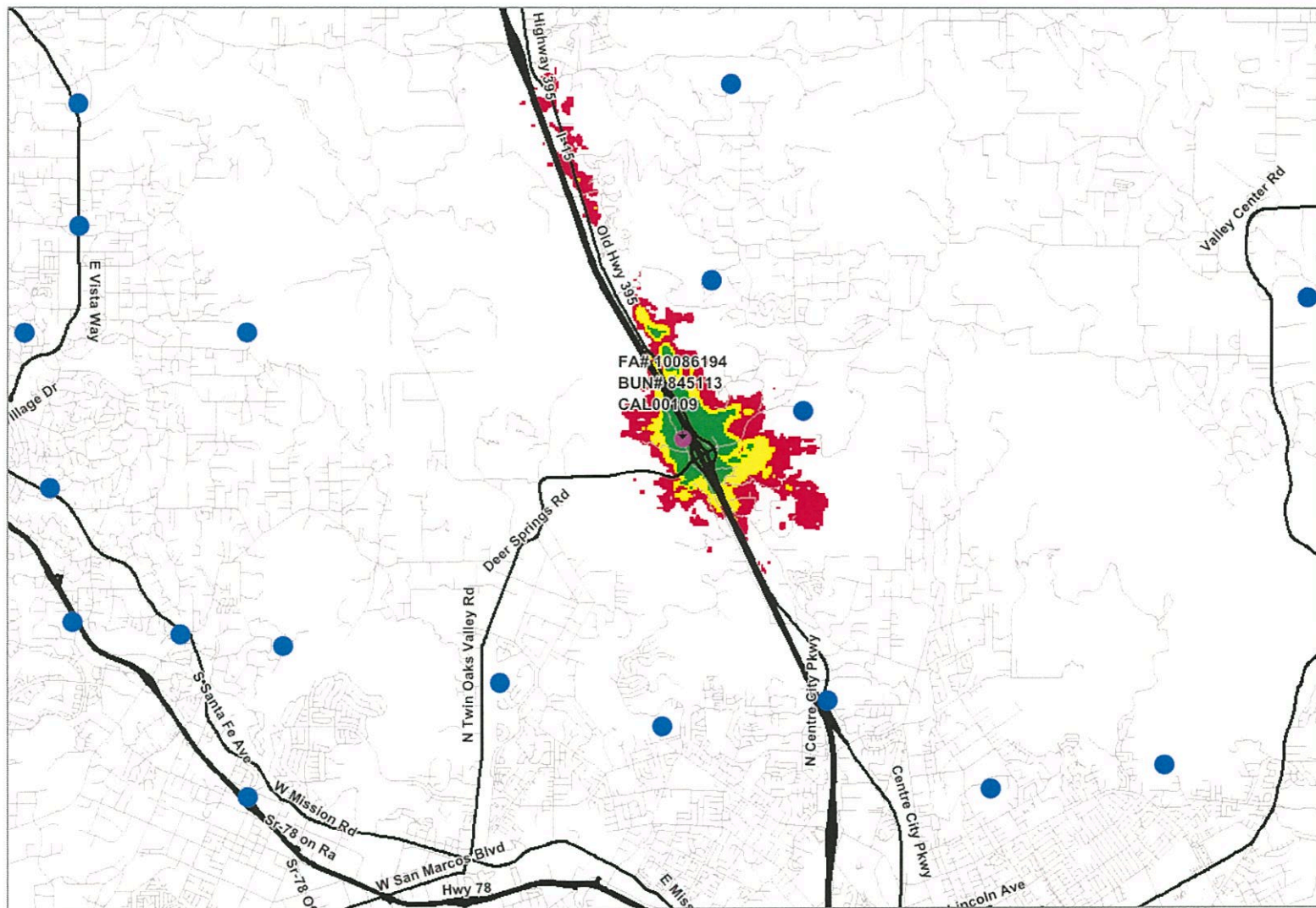
Coverage With CAL00109 @45ft rad center



Coverage With CAL00109 @55ft rad center



Single site coverage for CAL00109 @35ft rad center

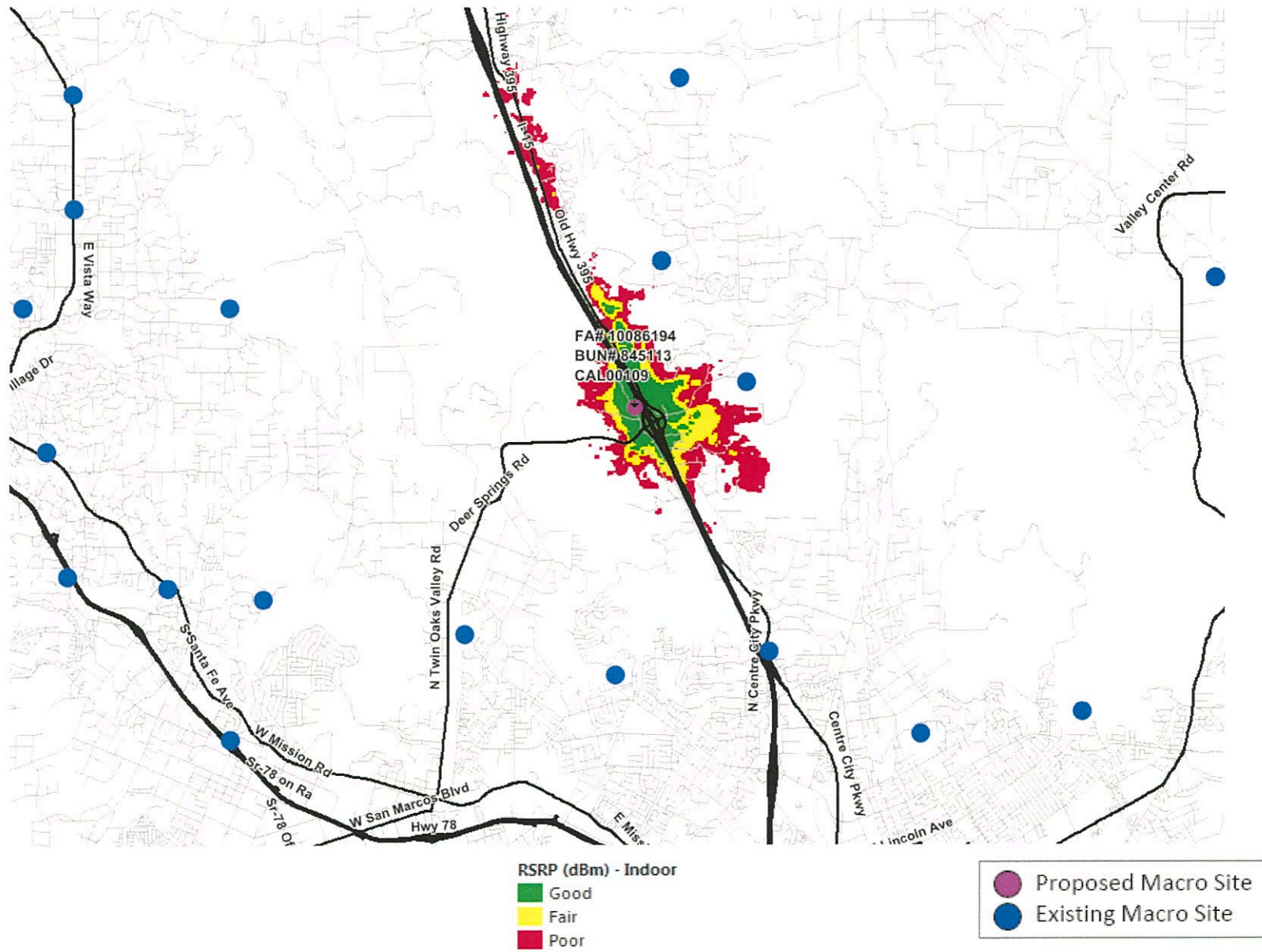


RSRP (dBm) - Indoor

- Good
- Fair
- Poor

- Proposed Macro Site
- Existing Macro Site

Single site coverage for CAL00109 @45ft rad center



Single site coverage for CAL00109 @55ft rad center



ITEM 13-1—13-3: Alternative Site Analysis

Item 13-1—Coverage Justification: this AT&T site provides coverage along the I-15 corridor and Deer Springs Road intersection, which is a high-traffic area (q.v., Figure 1, green shading). To lose this site, AT&T would have a significant drop in coverage along both this portion of I-15 and the Deer Springs on-/off-ramps. For AT&T customers, they would experience a high volume of dropped calls, as the carrier signal would not have a site to hand off the call from adjacent sites in all directions.

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1. **AT&T (Crown Tower)**—near the subject site, this 30' high monopole is of insufficient height for additional carriers to locate. AT&T requires 10'-15' separation from its competition (to avoid RF interference), which would put a second carrier at a centerline of approximately 15', and a third carrier would be impossible.

To combine both towers into one taller tower that could support 3 carriers would require an overall tower height of 80' or more, given the coverage objectives of all 3 carriers and their need for the existing respective centerlines and need to interconnect with neighboring sites. This would create a starker visual impact to the area than the existing two towers. In addition, this second tower is within a specific Crown portfolio for which there are convoluted rights involving multiple parties not controlled by Crown. Finally, the underlying landlord has plans to develop these parcels and is not willing to give up additional land to accommodate a new tower.

2. **Crown Tower**—too far away at 1.60 miles, to provide the coverage footprint that AT&T and Sprint are covering here (the intersection of Deer Springs and I-15 north- and south-bound. The signals would also experience physical interference from the topography and foliage in the area.
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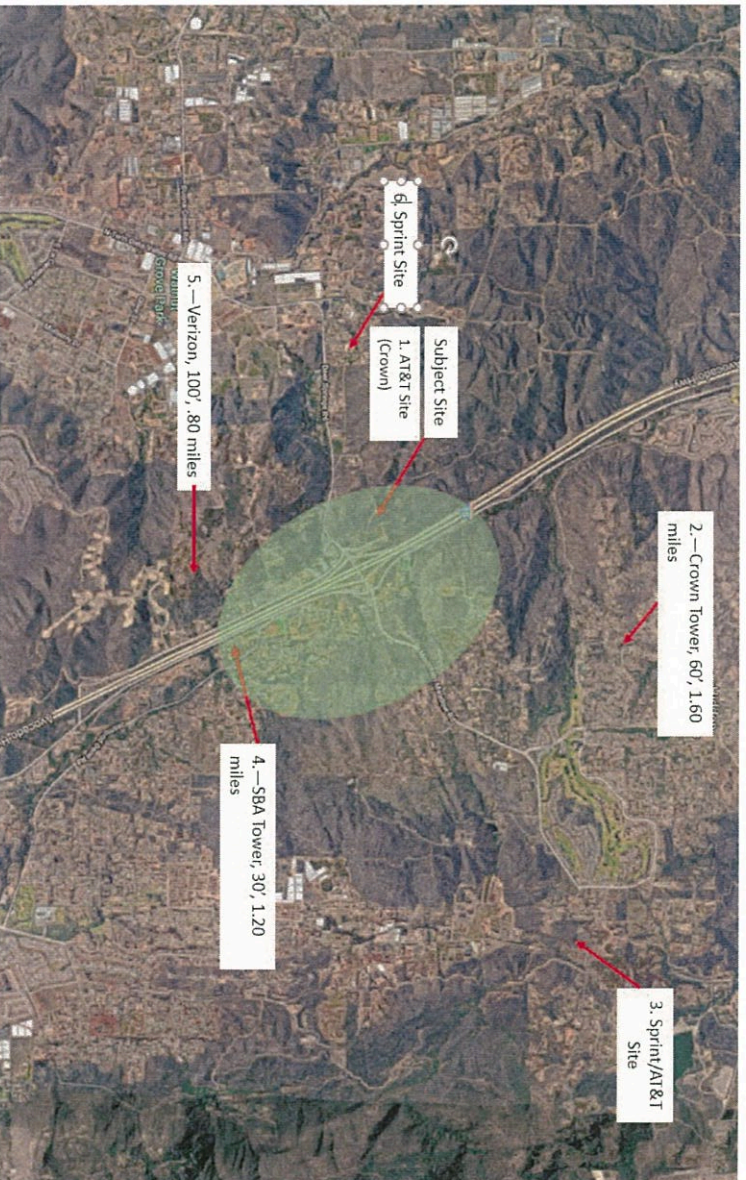
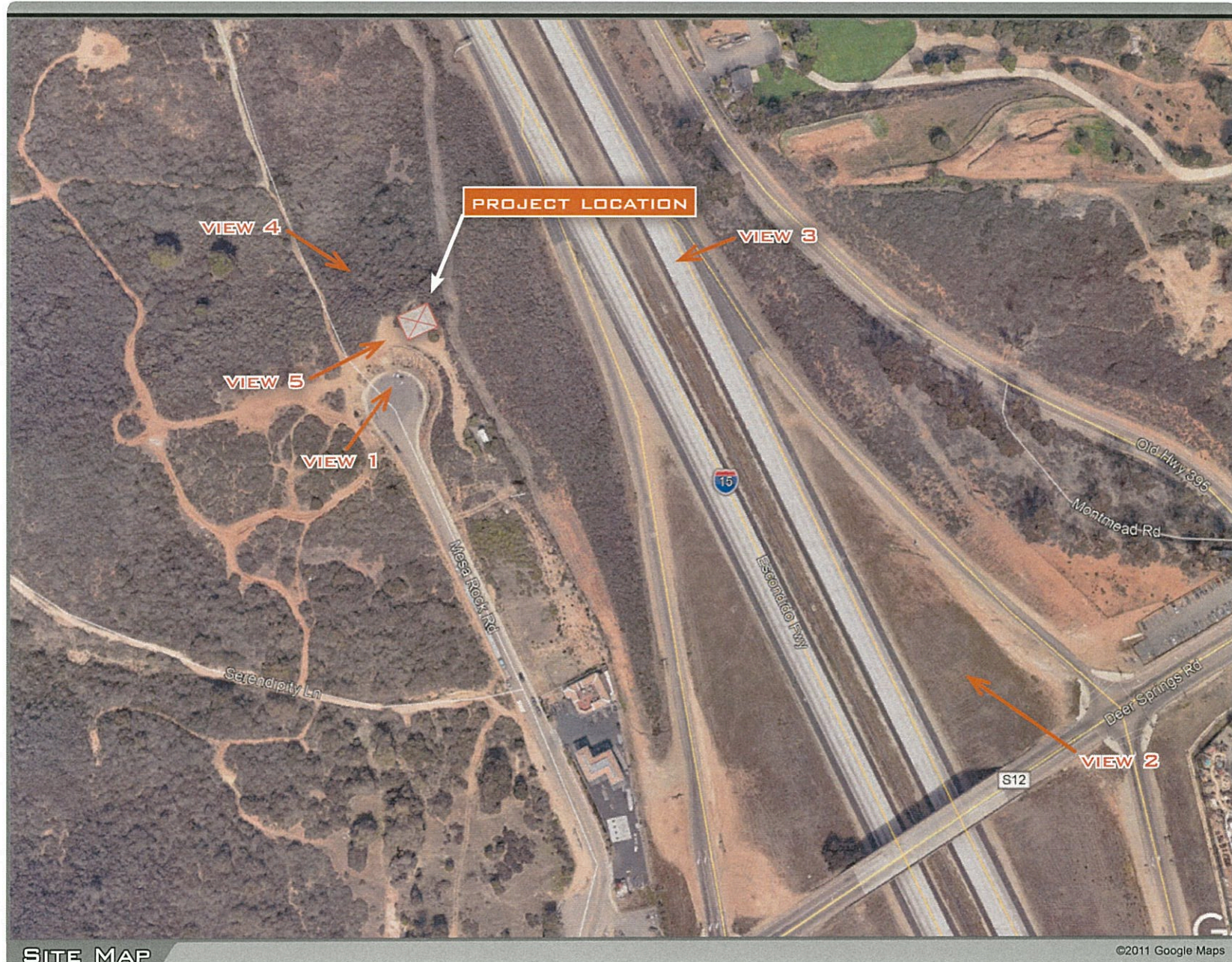
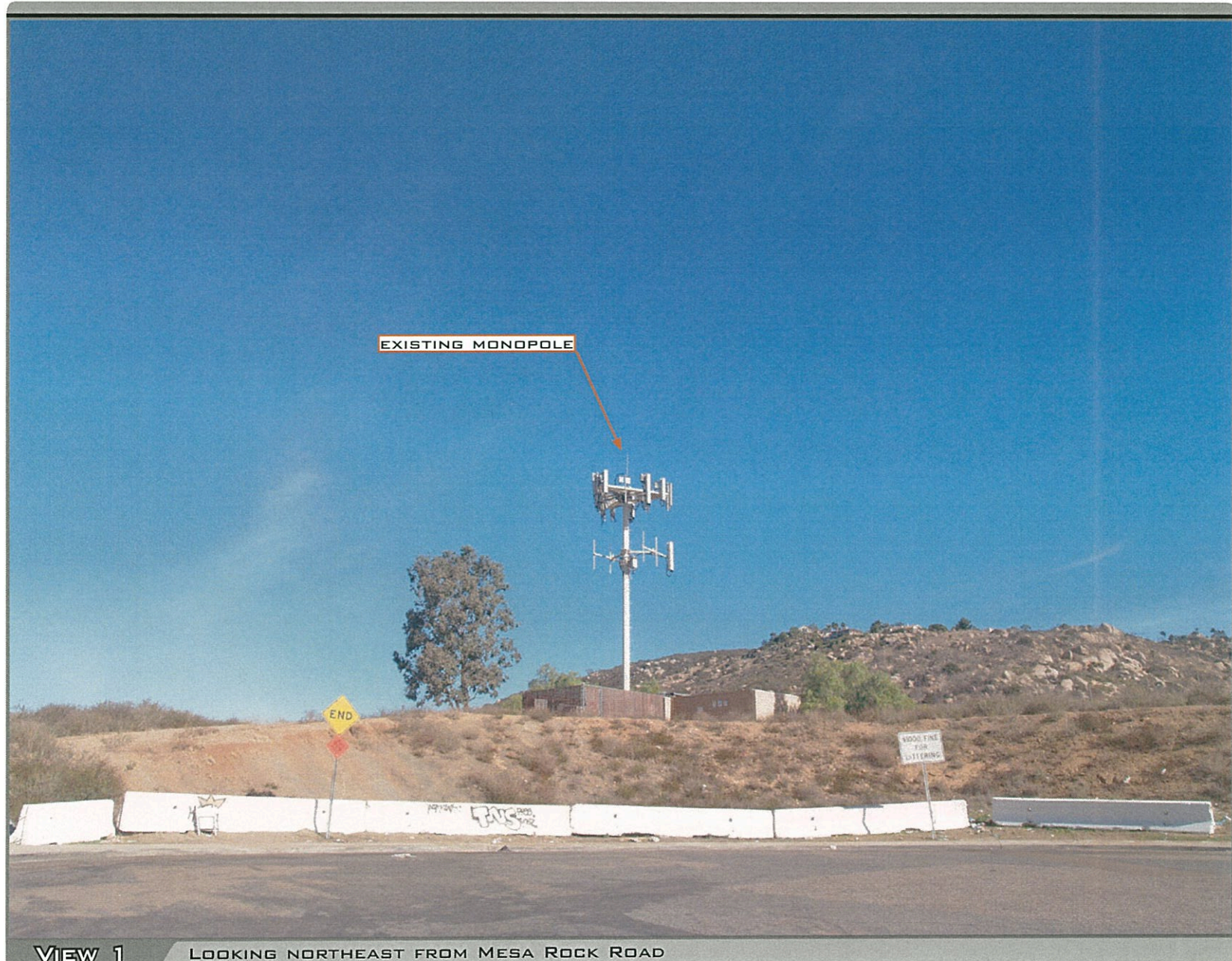


Figure 1

Item 13-3—Preferred versus Non-Preferred Zones: Per the scoping letter, this item is informational only and does not require a response/correction.







VIEW 2

LOOKING NORTHWEST FROM DEER SPRINGS ROAD





VIEW 4

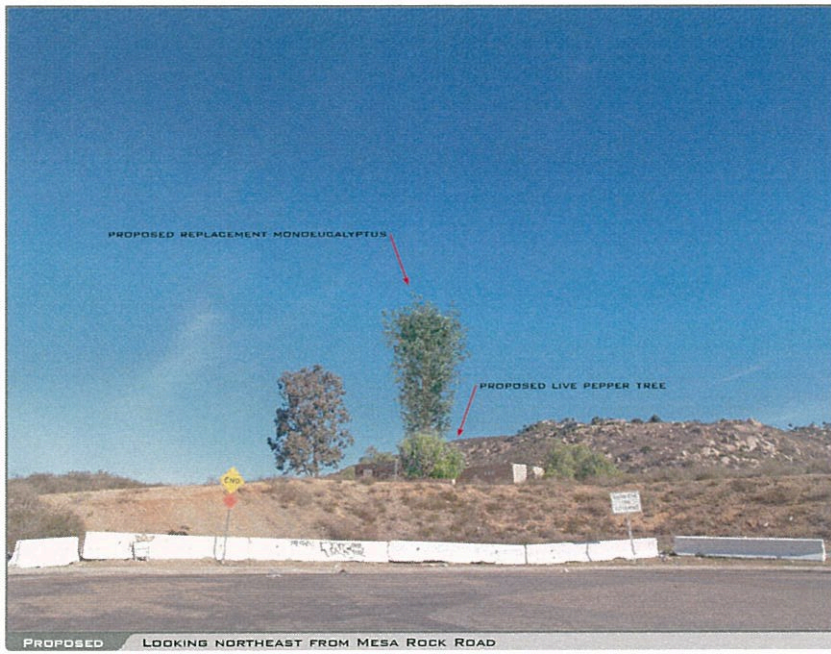
LOOKING SOUTHEAST FROM ADJACENT ACCESS ROAD

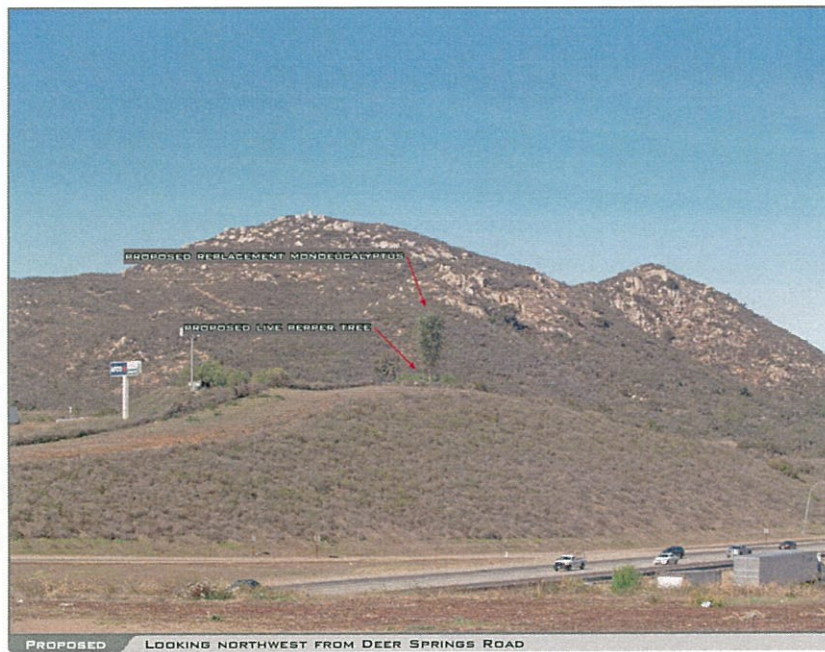
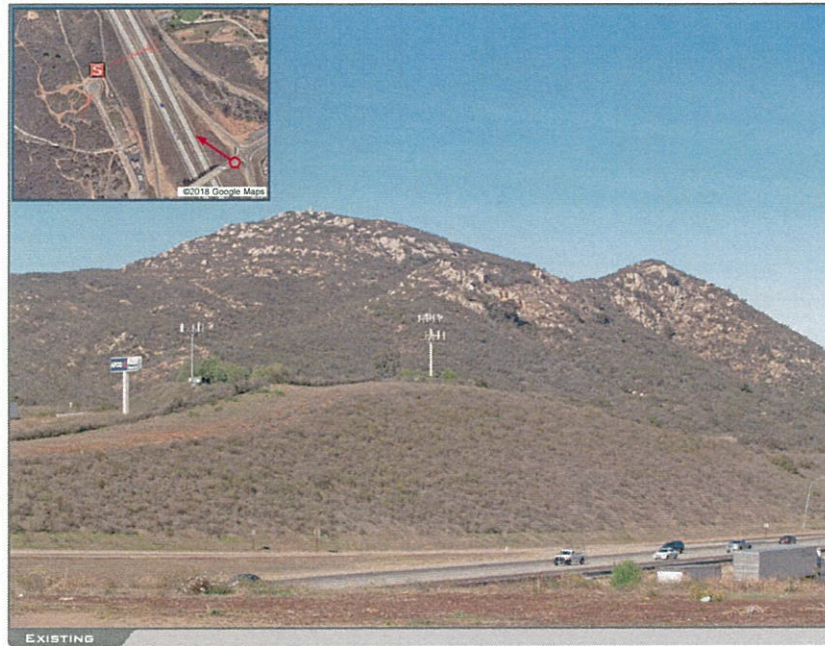


VIEW 5

LOOKING NORTHEAST FROM MESA ROCK ROAD

VIEW 1







LOOKING SOUTHWEST FROM I-15

Attachment G – Ownership Disclosure



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

Record ID(s) Parent case # ZAP 99-023 W 1

Assessor's Parcel Number(s) 186-611-22

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.

Four Brothers Real Estate LLC (property owner)

Crown Castle (lessee and telecom facility owner)

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

Managing Partner (signator on behalf of property owner)

Mark Seal (signator on behalf of lessee/facility owner)

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.

N/A

Unknown

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."

Michael Blackwell- Pramira
 Signature of Applicant

Michael Blackwell- Pramira
 Print Name

04/19/2018
 Date

04/19/2018
 Date

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

SDC PDS RCVD 04-30-18

ZAP99-023W1

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

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

