



The County of San Diego

Zoning Administrator Hearing Report

Date:	December 19, 2019	Case/File No.:	Bernesser Wireless Telecommunication Facility Minor Use Permit Modification; PDS2018-ZAP-99-015W2, PDS2019-ER-99-08-015B
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	8:30 a.m.	Location:	28407 Gordon Hill Road
Agenda Item:	#1	General Plan:	Semi-Rural Residential (SR-4)
Appeal Status:	Appealable to the Planning Commission	Zoning:	Limited Agriculture (A70)
Applicant/Owner:	Tom Hanna on behalf of Crown Castle	Community:	Valley Center Community Plan Area
Environmental:	CEQA § 15301 Exemption	APN:	185-180-66 & 67

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Zoning Administrator to evaluate the proposed Minor Use Permit (ZAP) Modification for a 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 ZAP Modification PDS2018-ZAP-99-015W2, 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 Valley Center Community 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

On August 13, 1999, the Zoning Administrator approved a ZAP (Record ID: 3400-99-015) for the installation and operation of a wireless telecommunication facility consisting of a 35-foot tall monopole and two associated equipment cabinets on an approximately 100 square foot concrete pad.

On January 25, 2005, the Zoning Administrator denied a ZAP Modification (Record ID: 3401-99-015-01) for the installation of 4 new panel antennas and 1 new microwave antenna to the existing 35-foot tall monopole as well as the installation of four outdoor equipment cabinets. It was found that the project demonstrated unreasonable delays in processing resulting in denial in accordance with Section 15109 of the CEQA.

Since the original ZAP was approved, several Minor Deviations were processed resulting in the property containing the originally approved 35-foot tall monopole with antennas as well as the supporting equipment cabinets.

Additionally, the project site contains a second wireless telecommunication facility designed as a 35-foot tall faux tree with an associated equipment enclosure authorized by a Major Use Permit (MUP) (Record ID: MUP-08-034) that was approved by the Planning Commission on March 19, 2010.

C. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a ZAP Modification for the conversion of an existing 35-foot tall monopole into a 38-foot faux mono-eucalyptus on the subject property within the Valley Center Community Plan (Figures 1 and 2). The ZAP Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. Supporting equipment for the site includes two equipment cabinets located on a concrete pad directly adjacent to the proposed 38-foot tall faux mono-eucalyptus tree. A height exception in accordance with Section 4622 of the Zoning Ordinance is required to authorize additional height for the facility to accommodate faux branching for the faux tree design. No trenching or grading is proposed or required for the project as all construction will occur within the same footprint of the existing lease area and equipment enclosure. Access to the wireless telecommunication facility is provided by a series of private roads including Gordon Hill Road that ultimately connect to Old Castle Road, a County-maintained road.



Figure 1: Existing 35-foot tall monopole looking southeast toward site



Figure 2: Proposed 38-foot tall faux mono-eucalyptus tree looking southeast toward site

2. Subject Property and Surrounding Land Uses

The project site is comprised of an approximately 4.06 acre site and is located east of I-15 (Figure 3). The existing wireless telecommunication facility is located approximately a quarter of a mile south of Old Castle Road, a Scenic Highway identified in the General Plan. The Lawrence Welk Resort is located over a mile southwest of the wireless telecommunication facility. The surrounding land uses can primarily be categorized as open space, residential and resort uses.

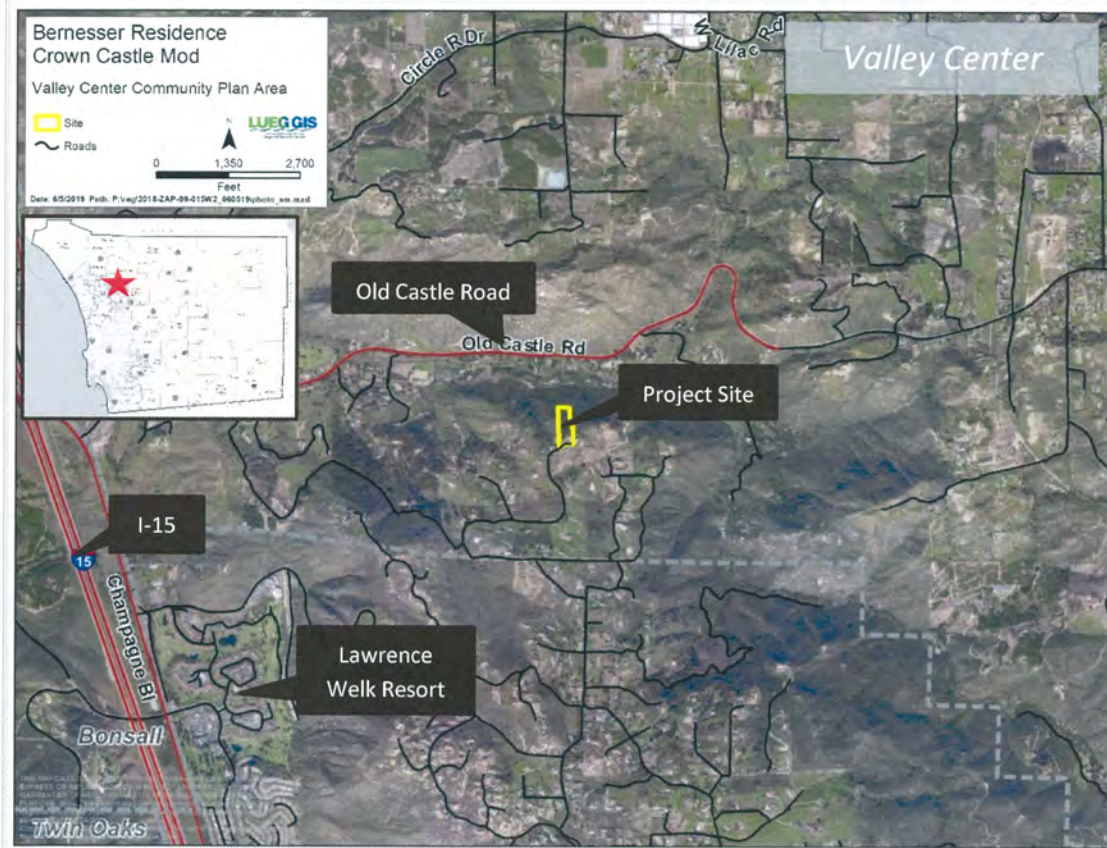


Figure 3: Aerial photograph showing proposed project site and project vicinity



Figure 4: Aerial photograph showing proposed project site and project vicinity

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Rural Lands (RL-20)	Rural Residential (RR)	Old Castle Road	Vacant Land, Residential
East	Semi-Rural Residential (SR-4)	Limited Agriculture (A70)	N/A	Vacant Land, Residential
South	Semi-Rural Residential (SR-4)	Limited Agriculture (A70)	Gordon Hill Road	Vacant Land, Residential
West	Semi-Rural Residential (SR-4)	Limited Agriculture (A70)	N/A	Vacant Land, Residential

D. ANALYSIS AND DISCUSSION

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

1. Analysis

The project is located in a non-preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a ZAP Modification and amortization of the wireless facility for a 10-year period.

Amortization

The existing wireless telecommunication facility is located in a residential zone and is defined as "high visibility" according to Sections 6985 and 6991 of the Zoning Ordinance. ZAP findings have been made to support the continued operation of the facility and for the proposed 38-foot tall faux mono-eucalyptus tree design. The proposed project will bring the wireless telecommunication facility into conformance with the amortization requirements in the Zoning Ordinance through the conversion of the wireless telecommunication facility into a 38-foot faux mono-eucalyptus tree.

Site Planning Analysis

The proposed 38-foot tall, faux mono-eucalyptus tree will be compatible with the surrounding land uses and the topography in the vicinity of the project because the faux mono-eucalyptus will appear as a mature tree which matches the existing vegetation on the project site and within the project vicinity. The faux mono-eucalyptus tree is located on the northeastern portion of the subject property and is positioned away from nearby residences. The supporting equipment will continue to be screened from public views by existing vegetation and an on-site avocado grove. In addition, the facility will be of comparable height to existing trees and vertical elements on the subject property such as mature trees and a second wireless facility designed as a faux tree.

Scenic Highway/Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas and natural features. The proposed wireless telecommunication facility is located approximately a quarter of a mile south of Old Castle Road, a Scenic Highway identified in the County of San Diego General Plan. The existing facility is visible from a portion of Old Castle Road, a Scenic Highway designated in the County of San Diego General Plan. Section 6987.D of the Zoning Ordinance does not permit the construction of monopoles or similar structures that are visible from Scenic Highways. The proposed ZAP Modification will bring the facility into conformance with Section 6987.D of the Zoning Ordinance as the project will result in the conversion of the existing monopole into a faux mono-eucalyptus tree which is a permitted visual structure when a wireless telecommunication facility is visible from a scenic highway. Drivers utilizing Old Castle Road will have limited views of the facility due to intervening hills and vegetation between the wireless facility and the highway. The facility will appear as a mature tree which is an expected visual element within the

project vicinity to motorists traveling along public roads in the area as the surrounding visual landscape consists of vegetation and trees along slopes and hill sides. For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity, be compatible with the existing community character, and will not result in impacts to the natural environment.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide continued cellular service coverage to motorists traveling along Old Castle Road and to residents of the Valley Center Community. The site is zoned A70 (Limited Agriculture), which is a non-preferred zone, and therefore requires an ASA. The applicant reviewed other potential sites within the area as part of the submitted ASA in order to demonstrate that the coverage objective could not be met in a preferred zone.

All preferred locations and preferred zones located within the project vicinity were reviewed during the processing of the ZAP Modification application. Additional co-location opportunities on existing wireless telecommunication facilities were analyzed. However, all other wireless telecommunication facilities are located at lower elevations approximately 2 miles away and would not meet coverage objectives or are located on the subject property. Co-locating on the adjacent wireless telecommunication facility on the project site would result in the placement of the antennas below the avocado grove canopy and existing mature vegetation reducing coverage provided by the facility.

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

The Geographic Service Area (GSA) maps illustrate coverage in the area and depict the coverage provided by the wireless telecommunication facility with and without the subject facility. The GSA maps demonstrate that the proposed location is necessary for the carrier to maintain coverage in the surrounding area and provide adequate service to motorists in the area (Figure 5). GSA maps can also be found in Attachment F.

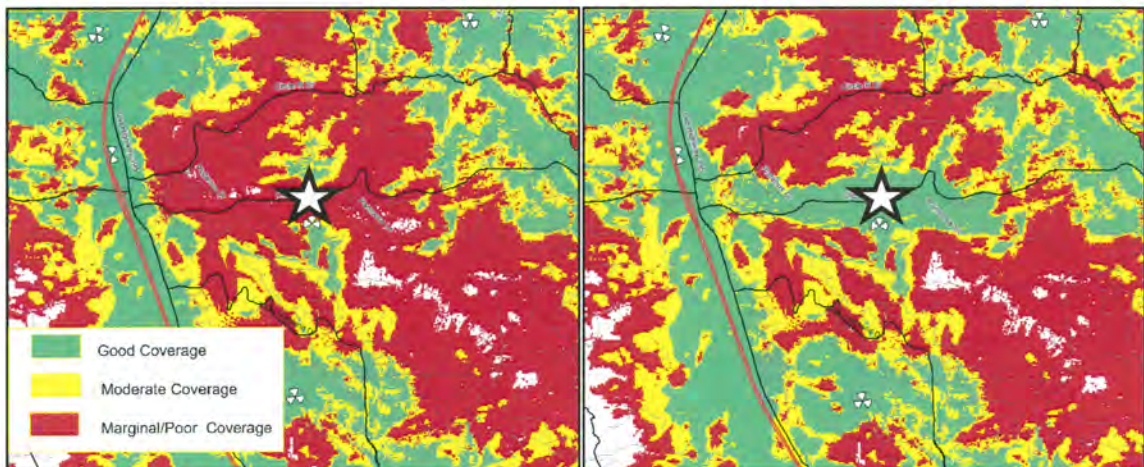


Figure 5: Coverage without facility (left) and with the facility (right).

2. General Plan Consistency

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 changes to the wireless telecommunication facility will allow for continued coverage throughout the area, which is essential in the event of an emergency.
GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.	The wireless telecommunication facility will minimize telecommunication interruptions by continuing coverage in the area and increase the volume and data coverage of phone calls that will allow the facility to provide service to the surrounding area.
POLICY COS 11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.	The wireless telecommunication facility is approximately a quarter of a mile south of Old Castle Road, a Scenic Highway identified in the County of San Diego General Plan. The proposed faux mono-eucalyptus tree will be compatible with the natural features and community character within the project vicinity and on the subject property. Drivers utilizing Old Castle Road will have limited views of the facility due to the overall distance from the road. The supporting equipment for the facility is screened from views by existing mature vegetation and trees as well as rolling hills. The faux mono-eucalyptus will appear as a mature tree which is an expected visual feature of the project site as there are existing mature trees and an avocado grove on the property. In addition, the facility will be of comparable height to existing trees as well as a second faux tree design wireless telecommunication facility on the project site. For these reasons, the faux mono-eucalyptus tree wireless telecommunication facility with existing supporting equipment will blend with the visual setting in the vicinity, will be sited and designed to be compatible with the existing community character, and will not result in impacts to the natural environment or a scenic resource.
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.	
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.	

General Plan Policy	Explanation of Project Conformance
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.	There are no other feasible co-location opportunities within a two-mile radius. Other existing telecommunication facilities are too low in height to meet the coverage objectives or are located on the subject project site.

3. Community Plan Consistency

The proposed project is consistent with the following relevant Valley Center Community Planning Area goals, policies, and actions as described in Table D-2.

Table D-2: Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
Noise Goal – Maintain an environment free of excessive noise by providing control of noise at its source, along the noise transmission path and at the receiver site.	The subject project does not propose any additional noise producing equipment and all potential noise generating equipment are located within existing equipment cabinets. The facility is positioned away from nearby residences and the existing avocado groves and vegetation attenuate sound produced by the existing facility.

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Limited Agriculture (A70) zone with the incorporation of conditions of approval (See Table D-3).

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, upon approval of a ZAP Modification.
Animal Regulation:	L	N/A
Density:	-	N/A
Lot Size:	4AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a ZAP Modification.
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The proposal is for a 38-foot tall faux mono-eucalyptus tree. The design and height of the project will be in conformance with the height requirement upon approval of a height exception with the ZAP Modification.	Yes ☒ No ☐
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed faux mono-eucalyptus tree and supporting equipment will be located out of all required setbacks including front, rear, and side yard setbacks.	Yes ☒ No ☐

b. Wireless Ordinance Consistency

By federal law, the County is prohibited from regulating the placement, construction and Modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions, if the facilities comply with the FCC's regulations concerning RF emissions. Therefore, County decision makers do not consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also, staff does not require information from the applicant concerning such effects from RF emissions associated with the project. Information regarding potential health effects is available from the cellular providers upon request as it is also required from the Federal Communication Commission.

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

Table D-4: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The supporting equipment for the facility is located on an existing concrete pad with two equipment cabinets. Views of the supporting equipment are screened by on-site mature vegetation and an avocado grove.	Yes ☒ No ☐

Development Standard	Proposed/Provided	Complies?
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The original wireless facility was approved prior to the adoption of the Wireless Ordinance. The current modification has been submitted in accordance with the amortization schedule of the Zoning Ordinance and will not result in furthering any setback nonconformity.	Yes ☒ No ☐
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed faux mono-eucalyptus tree and supporting equipment will be located out of all required setbacks including front, rear, and side yard setbacks.	Yes ☒ No ☐
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The project site is zoned A70 and is subject to the most restrictive one-hour average sound level limit of 45 dBA at the property lines according to Section 36.404 of the County Noise Ordinance. The current project does not propose additional noise generating equipment. Existing noise generating equipment consist of supporting equipment within equipment cabinets that do not produce noise levels which exceed the 45 dBA requirement at the property line. Therefore, the project will comply with the County Noise Ordinance.	Yes ☒ No ☐
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.	The proposed project is considered a "high visibility" facility because the facility is a faux eucalyptus tree within a residential zone. Since the wireless telecommunication facility authorized by the ZAP has a valuation more than \$10,000 but less than \$500,000, the ZAP Modification has been conditioned to have a maximum term of 10 years.	Yes ☒ No ☐

Development Standard	Proposed/Provided	Complies?
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The proposed project consists of converting an existing monopole wireless telecommunication facility into a 38-foot tall faux eucalyptus tree that is designed to avoid adverse visual impacts.	Yes ☒ No ☐

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and for a categorical exemption under CEQA Section 15301. Section 15301 exempts projects which consist of minor alterations to existing structures, facilities, or mechanical equipment involving negligible or no expansion of use. It has been determined that the project is not in an environmentally sensitive location, will not have a cumulative effect on the environment, is not on a hazardous waste site, will not cause substantial change in the significance of a historical resource, and will not result in damage to a scenic highway.

E. COMMUNITY SPONSOR GROUP AND/OR DESIGN REVIEW BOARD

On July 9, 2018, the applicant presented the ZAP Modification at the Valley Center Community Planning Group (CPG) meeting. The Valley Center CPG voted to recommend approval of the ZAP Modification by a vote of (13-Yes, 0-No, 0-Abstain, 2-Vacant/Absent).

F. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 300 feet of the project site until at least 20 different property owners were noticed. Staff was contacted as result of the noticing from a neighboring property owner asking about general questions regarding the project and the noticing process. No additional comments were received as a result of the noticing.

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 ZAP Modification PDS2018-ZAP-99-015W2, 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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AUTHORIZED REPRESENTATIVE:



DARIN NEUFELD, CHIEF

ATTACHMENTS:

Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2018-ZAP-99-015W2
Attachment C – Environmental Documentation
Attachment D – Environmental Findings
Attachment E – Public Documentation
Attachment F – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis
Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

Bernesser Residence Crown Castle Mod Vicinity Map

Valley Center
Community Plan Area

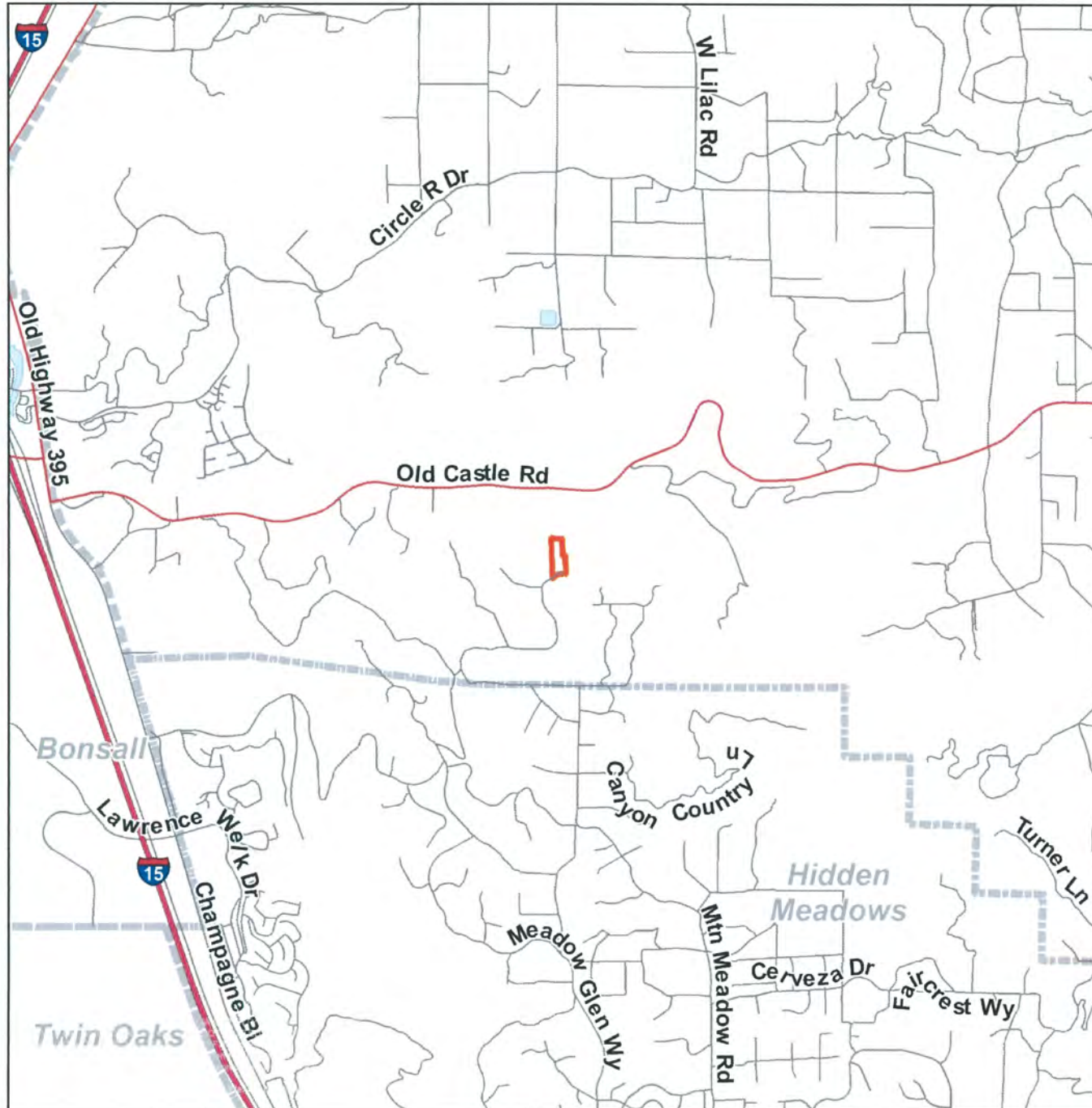


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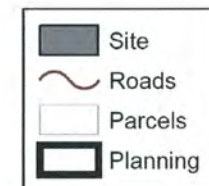
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Bernesser Residence Crown Castle Mod General Plan

Valley Center
Community Plan Area

- (13) Semi-Rural Residential (SR-4)
- (18) Rural Lands (RL-20)
- (32) Public/Semi-Public Facilities

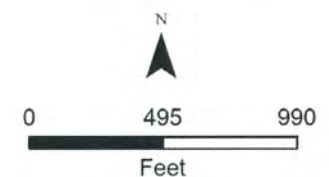
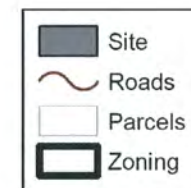
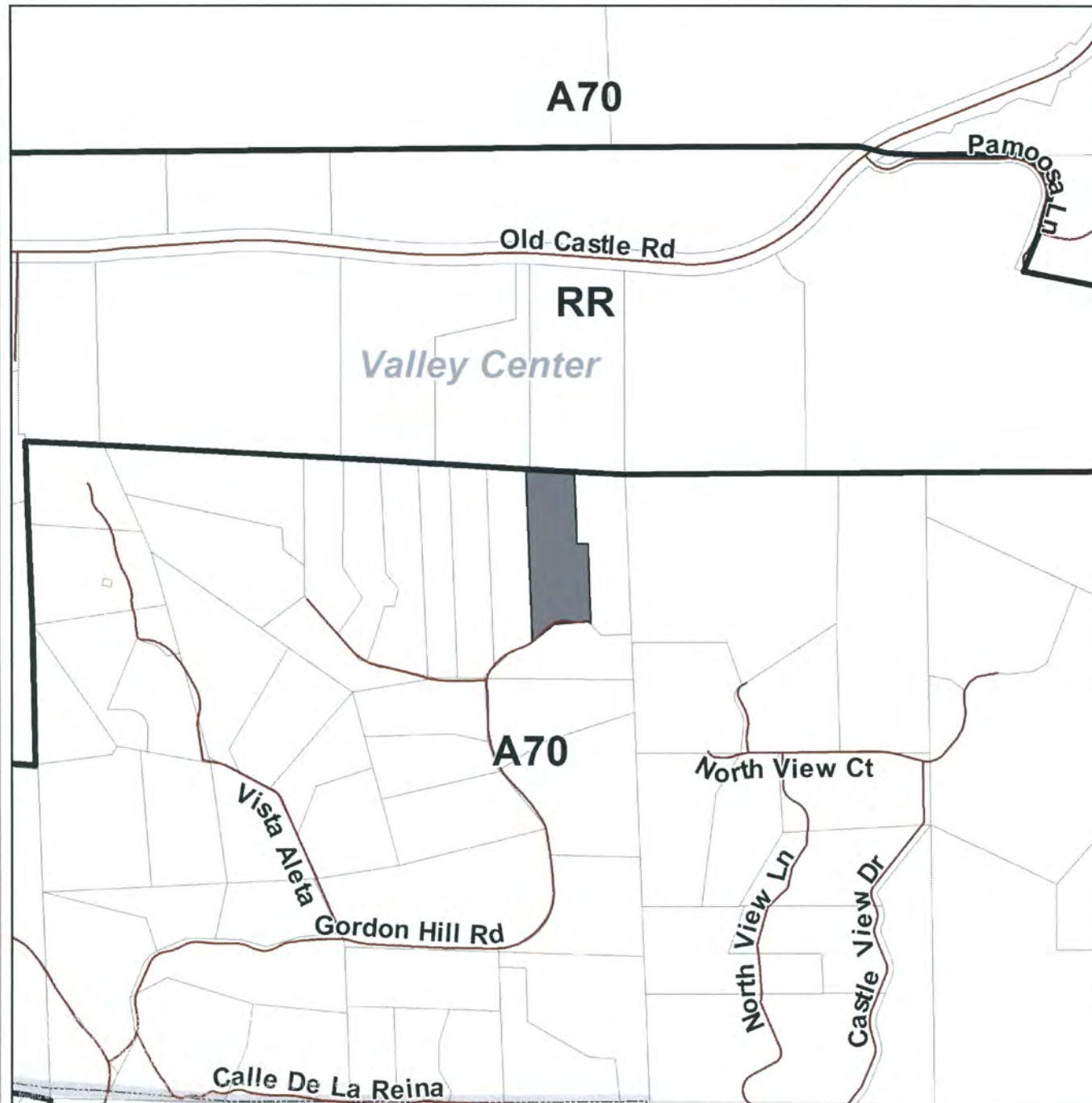


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Bernesser Residence Crown Castle Mod Zoning

Valley Center
Community Plan Area

A70 - Limited Agricultural
RR - Rural Residential



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Land Use & Environmental Consulting
Geographic Information Systems

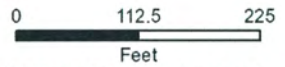
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Bernesser Residence
Crown Castle Mod

Valley Center Community Plan Area



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Valley Center

Gordon Hill Rd

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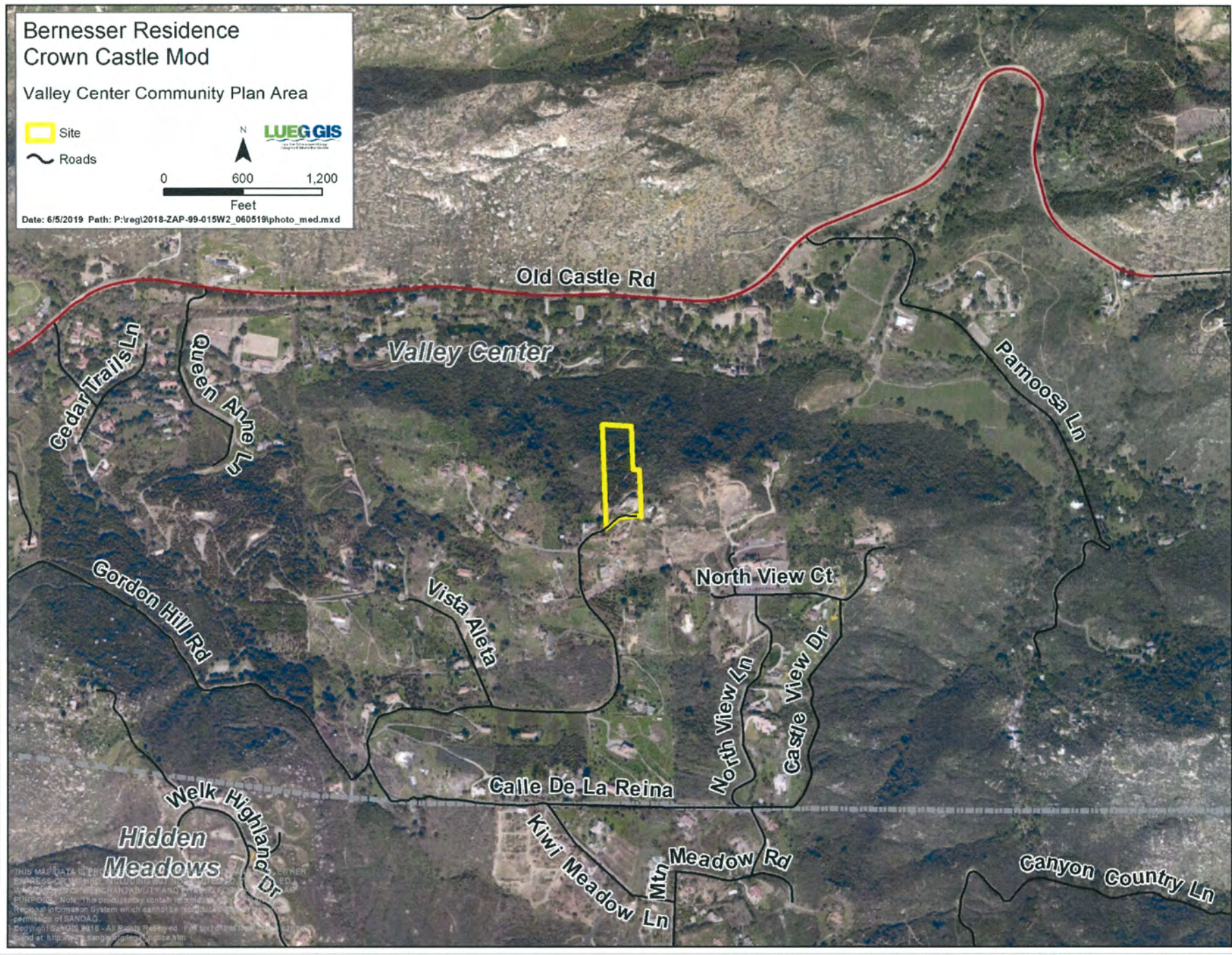
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Bernesser Residence
Crown Castle Mod

Valley Center Community Plan Area



Site



Roads

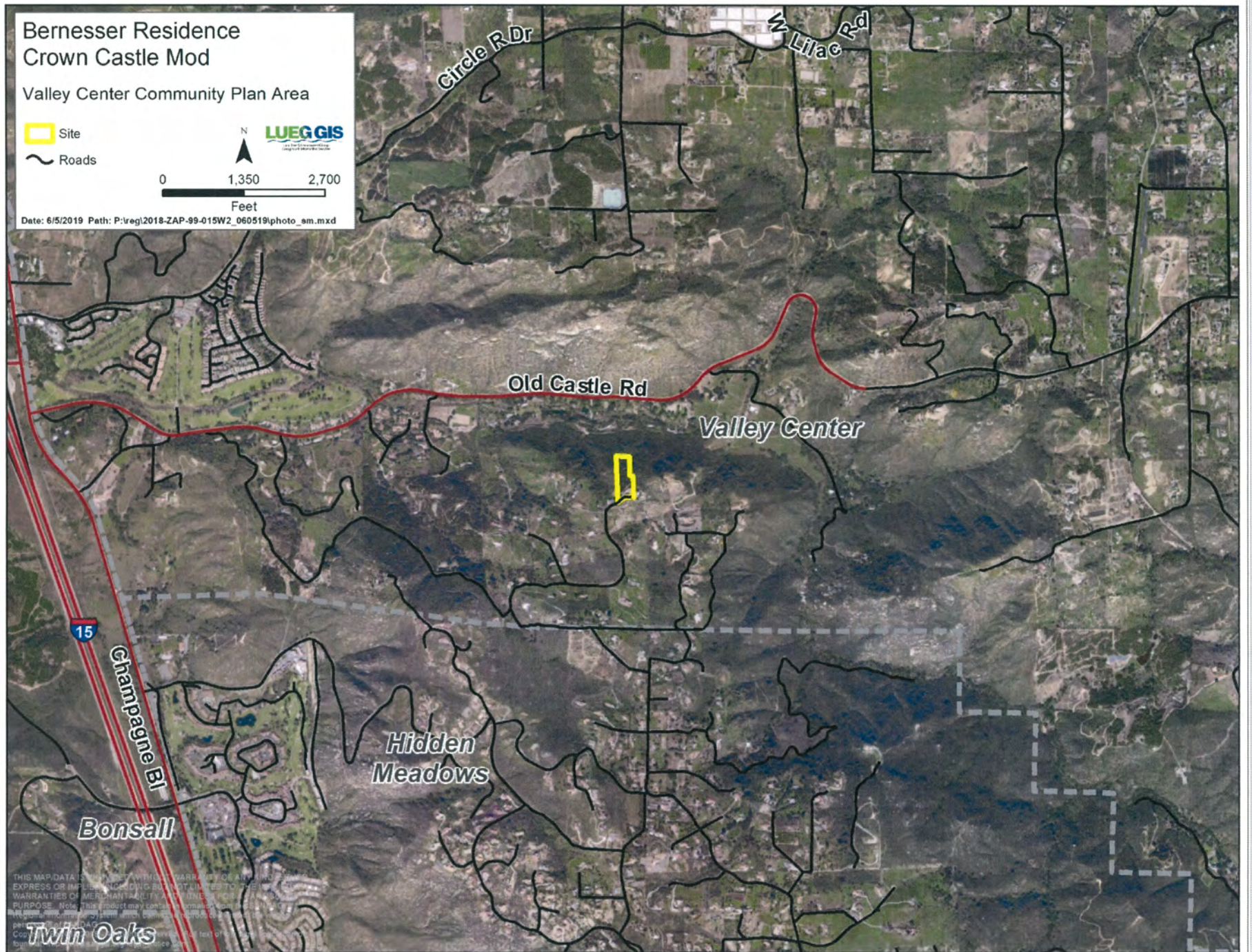
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Bernesser Residence

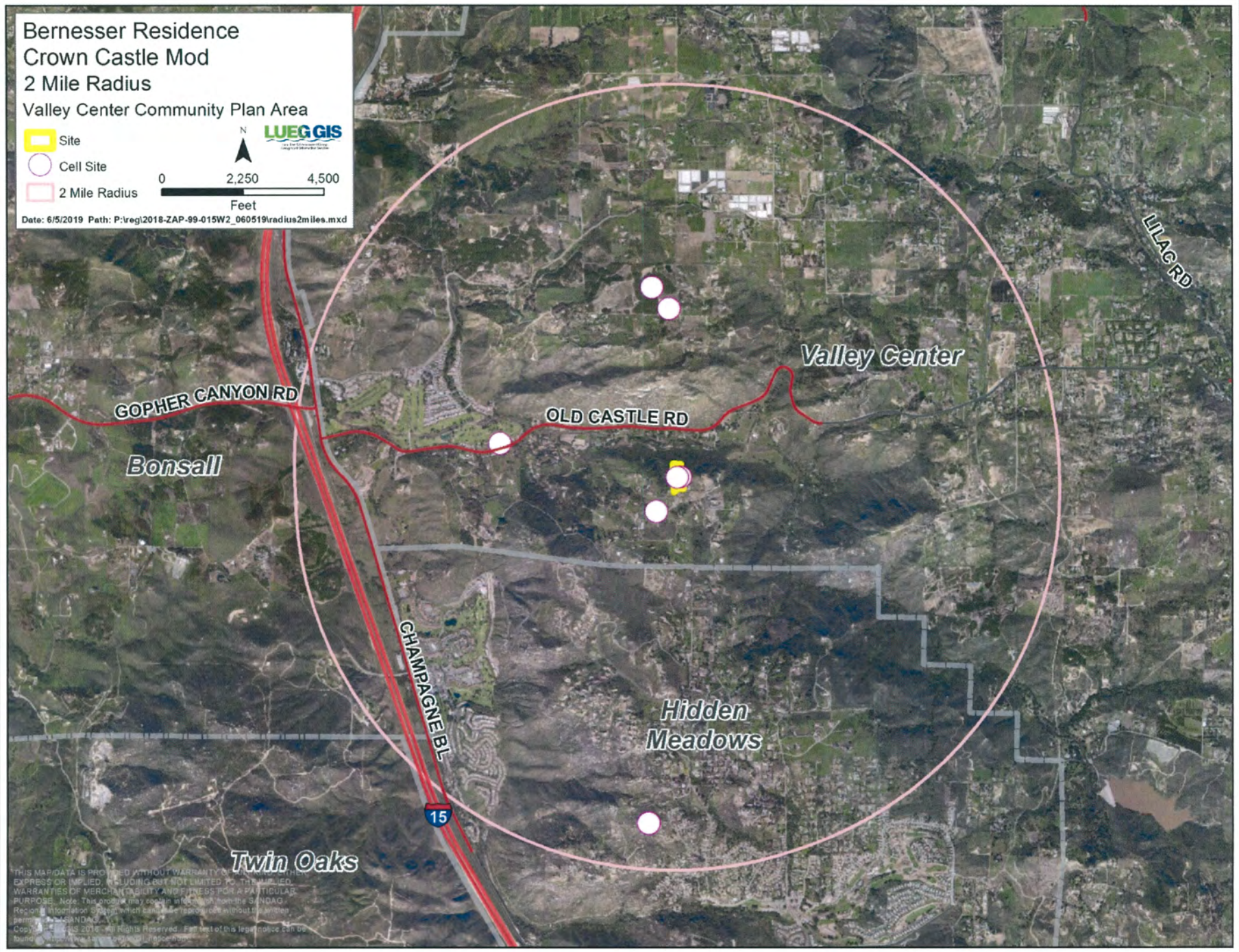
Crown Castle Mod

2 Mile Radius

Valley Center Community Plan Area



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CC BUN: 827581
SITE NAME: SD353 BERNESSESS RESIDENCE
28407 GORDON HILL RD
VALLEY CENTER, CA 92082
COUNTY OF SAN DIEGO



CC BUN: 827581

CC SITE NAME:
SD353
BERNESSESS RESIDENCE

LATITUDE: N 33°14'51.9815"
LONGITUDE: W 117°07'14.0052"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	01/17/18	REVIEW
B	01/24/18	REVIEW
C	02/22/18	REVIEW
D	04/06/18	SUBMITTAL
1	04/17/18	SUBMITTAL
2	08/17/18	SUBMITTAL
3	09/19/18	SUBMITTAL



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

28407 GORDON HILL RD.
VALLEY CENTER, CA
92082

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

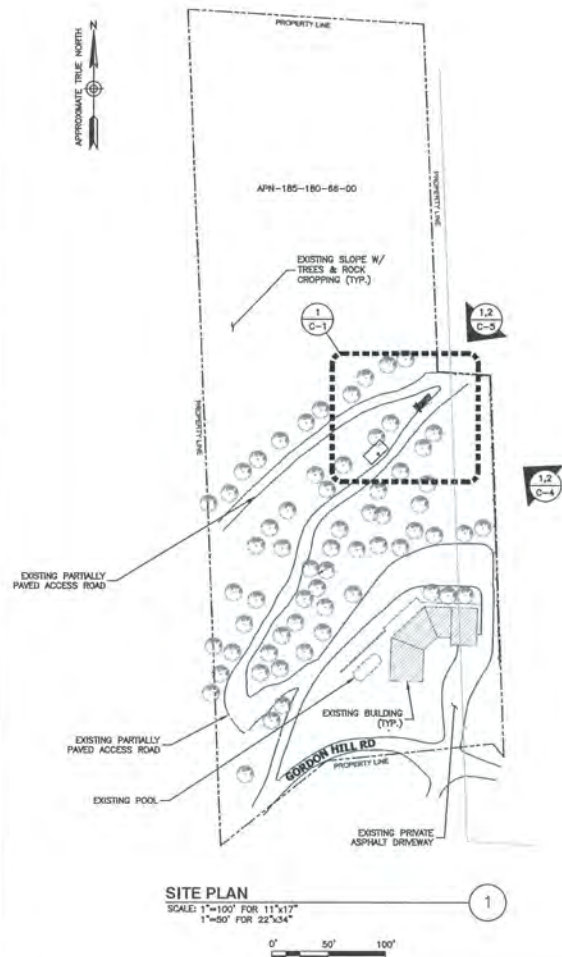
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ZAP99-015W2

1 - 22

PROJECT TEAM ENGINEER: DEWBERRY ENGINEERS INC. 1015 BRIGGS ROAD, SUITE 210 MOUNT LAUREL, NJ 08054 PHONE: (856) 760.3076 CONTACT: MICHAEL MOORE PROJECT MANAGER: CROWN CASTLE 2055 S STEARMAN DR CHANDLER, AZ 85286 PHONE: (480) 735-6917 CONTACT: NICOLE KITZKE CONSTRUCTION MANAGER: CROWN CASTLE 200 SPECTRUM CENTER DRIVE, SUITE 1900 IRVINE, CA 92618 PHONE: (951) 795-6795 CONTACT: JESSE CASTANEDA EMAIL: Jesse.Castaneda@crowncastle.com	VICINITY MAP 	PROJECT DESCRIPTION APPLICANT: CROWN CASTLE APPLICANT ADDRESS: 2055 S STEARMAN DR, CHANDLER, AZ 85286 LATITUDE: N 33° 14' 51.9815" LONGITUDE: W -117° 07' 14.0052" ASSESSOR'S PARCEL NO.: 185-180-66-00 PROJECT ADDRESS: 28407 GORDON HILL RD, VALLEY CENTER, CA 92082 JURISDICTION: COUNTY OF SAN DIEGO CURRENT USE: UNMANNED TELECOMMUNICATIONS FACILITY PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY PROPERTY OWNER: JUNE ANN BERNESSESS TRUST, 28407 GORDON HILL RD, VALLEY CENTER, CA 92082, CONTACT: JUNE ANN BERNESSESS, PHONE: (760) 749-3737 TYPE OF CONSTRUCTION: VN OCCUPANCY GROUP: R-3	DRAWING INDEX <table><tr><td>T-1</td><td>TITLE SHEET</td></tr><tr><td>Z-1</td><td>SITE PLAN</td></tr><tr><td>Z-2</td><td>EQUIPMENT LAYOUT</td></tr><tr><td>Z-3</td><td>ANTENNA LAYOUT</td></tr><tr><td>Z-4</td><td>ELEVATIONS SHEET 1</td></tr><tr><td>Z-5</td><td>ELEVATIONS SHEET 2</td></tr><tr><td>Z-6</td><td>TOPO SURVEY</td></tr><tr><td>Z-7</td><td>PLOT PLAN</td></tr></table>	T-1	TITLE SHEET	Z-1	SITE PLAN	Z-2	EQUIPMENT LAYOUT	Z-3	ANTENNA LAYOUT	Z-4	ELEVATIONS SHEET 1	Z-5	ELEVATIONS SHEET 2	Z-6	TOPO SURVEY	Z-7	PLOT PLAN
T-1	TITLE SHEET																		
Z-1	SITE PLAN																		
Z-2	EQUIPMENT LAYOUT																		
Z-3	ANTENNA LAYOUT																		
Z-4	ELEVATIONS SHEET 1																		
Z-5	ELEVATIONS SHEET 2																		
Z-6	TOPO SURVEY																		
Z-7	PLOT PLAN																		
DRIVING DIRECTIONS DIRECTIONS FROM T-MOBILE OFFICE: 1. HEAD NORTHEAST TOWARD BARRANCA PKWY. 2. TURN RIGHT ONTO BARRANCA PKWY. 3. TURN RIGHT AT THE 1ST CROSS STREET ONTO ADA. 4. TURN RIGHT ONTO ALTON PKWY. 5. TURN LEFT ONTO ENTERPRISE DR. 6. TURN LEFT TO MERGE ONTO I-5 S. 7. TAKE EXIT 54A TO MERGE ONTO CA-78 E/SAN LUIS REY MISSION EXPY. 8. MERGE ONTO CA-78 E/SAN LUIS REY MISSION EXPY. 9. TURN RIGHT ONTO E VISTA WAY. 10. TURN LEFT ONTO GOMER CANYON RD. 11. TURN RIGHT ONTO CHAMPAGNE BLVD. 12. TURN LEFT ONTO OLD CASTLE RD. 13. TURN RIGHT ONTO GORDON HILL RD. 14. DESTINATION WILL BE ON THE LEFT.	CODE COMPLIANCE ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES: 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ELECTRICAL CODE 2009 CITY OF LOS ANGELES STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "GREENBOOK" 2009 CITY OF LOS ANGELES SPECIAL SPECIFICATIONS FOR THE CONSTRUCTION OF STREET LIGHTING SYSTEMS IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.	PROJECT DESCRIPTION THE PROJECT IS FOR THE CONTINUED OPERATION OF A CELLULAR COMMUNICATIONS NETWORK. S.O.W.: COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA GENERAL NOTES 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.	APPROVALS PROJECT MANAGER: _____ DATE: _____ CONSTRUCTION MANAGER: _____ DATE: _____ LEASING/ SITE ACQUISITION: _____ DATE: _____ RF ENGINEER: _____ DATE: _____ LANDLORD/ TOWER OWNER: _____ DATE: _____ OPERATIONS: _____ DATE: _____																

SCOPE OF WORK:

- COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA

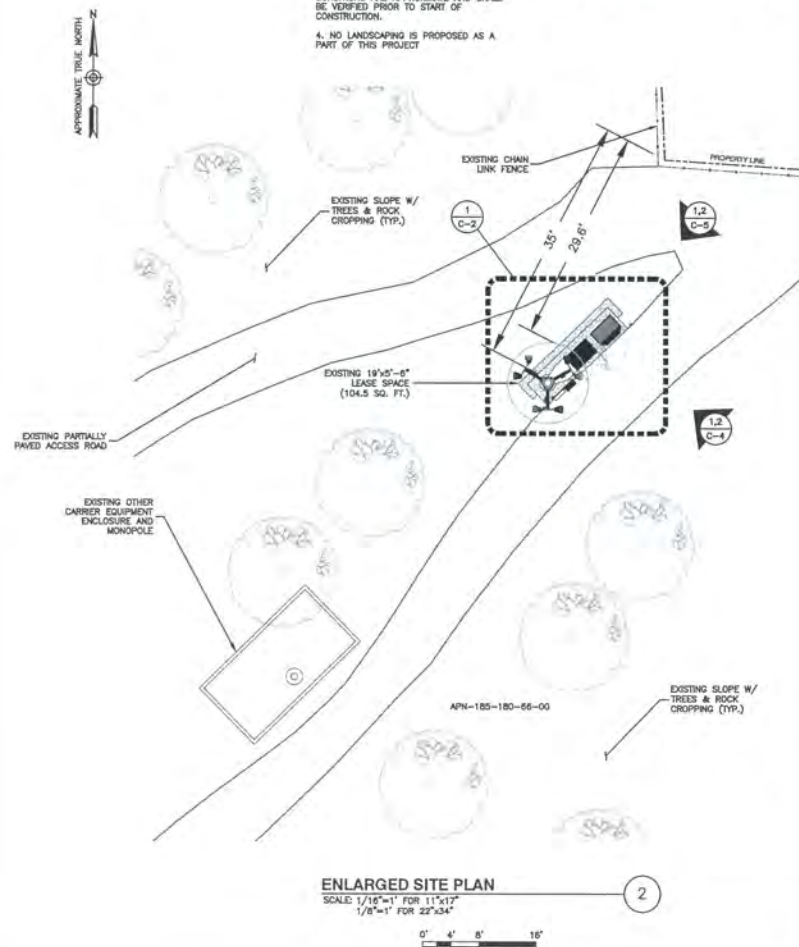


NOTES:

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 LANDSCAPING IS PROPOSED AS A PART OF THIS PROJECT

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, INVIOLABILITY, 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.



CROWN CASTLE
200 SPECTRUM CENTER DRIVE
SUITE 1000
IRVINE, CA 92618

CC BUN: 827581

CC SITE NAME:
SD363
BERNESSER RESIDENCE

LATITUDE: N 33°14'51.9815"
LONGITUDE: W 117°07'14.0052"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	01/17/18	REVIEW
B	01/24/18	REVIEW
C	02/22/18	REVIEW
D	04/06/18	SUBMITTAL
1	04/17/18	SUBMITTAL
2	08/17/18	SUBMITTAL
3	09/19/18	SUBMITTAL

Dewberry

Dewberry Engineers Inc.
1015 BEECH ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 908.260.5070



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

28407 GORDON HILL RD.
VALLEY CENTER, CA
92082

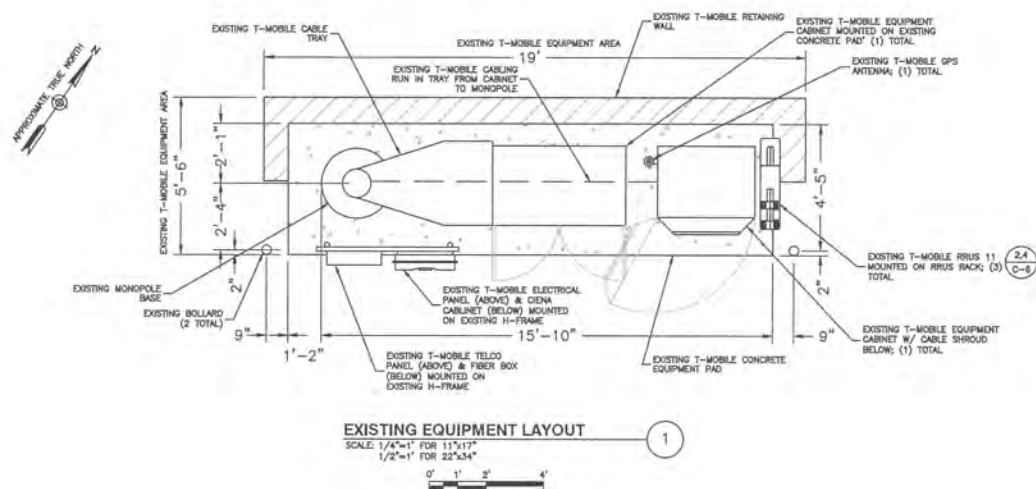
SHEET TITLE:

SITE PLAN

SHEET NUMBER

Z-1

- 4. COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA



CC BUN: 827581

CC SITE NAME:
SD353
BERNESSER RESIDENCE

LATITUDE: N 33°14'51.9815"
LONGITUDE: W 117°07'14.0052"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	01/17/18	REVIEW
B	01/24/18	REVIEW
C	02/22/18	REVIEW
0	04/06/18	SUBMITTAL
1	04/17/18	SUBMITTAL
2	08/17/18	SUBMITTAL
3	09/19/18	SUBMITTAL



Dewberry Engineers Inc.
1015 BRIGGS ROAD
SUITE 210
MT LAUREL, NJ 08055
PHONE: 856.780.3000



DRAWN BY: JSR

REVIEWED BY:	MSM
--------------	-----

CHECKED BY:	JG
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PROJECT NUMBER:	50092941
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SITE ADDRESS:

28407 GORDON HILL RD.
VALLEY CENTER, CA
92082

SHEET TITLE

EQUIPMENT LAYOUT

SHEET NUMBER

Z-2

- + COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA



CC BUN: 827581

CC SITE NAME:
SD353
BERNISSER RESIDENCE

LATITUDE: N 33°14'51.9815"
LONGITUDE: W 117°07'14.0052"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	01/17/18	REVIEW
B	01/24/18	REVIEW
C	02/22/18	REVIEW
0	04/06/18	SUBMITTAL
1	04/17/18	SUBMITTAL
2	08/17/18	SUBMITTAL
3	09/19/18	SUBMITTAL

Dewberry

Dewberry Engineers Inc.
1015 BRIGGS ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 856.766.3070



DRAWN BY: JSR
REVIEWED BY: MSM
CHECKED BY: JG
PROJECT NUMBER: 50092841
SITE ADDRESS:

28407 GORDON HILL RD.
VALLEY CENTER, CA
92082

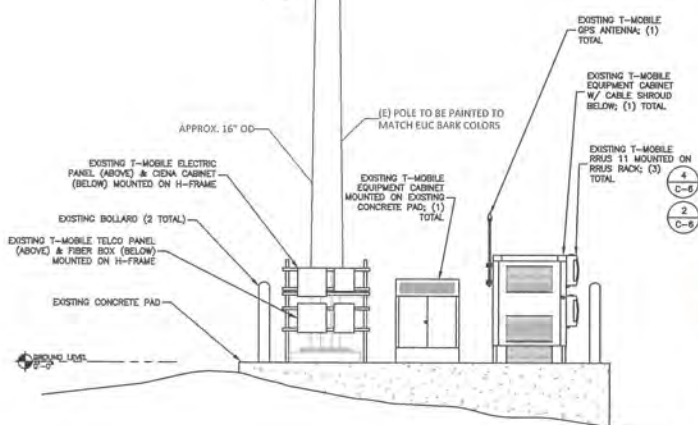
SHEET TITLE:
ELEVATIONS
SHEET 1
SHEET NUMBER:

Z-4

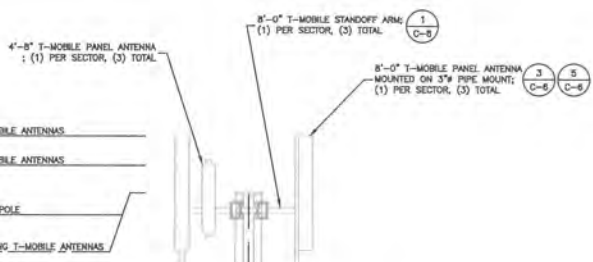
SCOPE OF WORK:
* COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA

SEE EXHIBIT SHEET 2-5
TOP OF MONOPOLE
30'-0" A.G.L.

TOP OF (E) POLE
30'-0" A.G.L.
C.L. OF DD ANTENNA
30'-0" A.G.L.
BOTTOM OF REMOVED
30'-0" A.G.L.



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



EXISTING SOUTHEAST ELEVATION

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

0' 2' 4' 8'

CC BUN: 827581

CC SITE NAME:
SD353
BERNESSER RESIDENCE

LATITUDE: N 33°14'51.9815"
LONGITUDE: W 117°07'14.0052"

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	01/17/18	REVIEW
B	01/24/18	REVIEW
C	02/22/18	REVIEW
0	04/06/18	SUBMITTAL
1	04/17/18	SUBMITTAL
2	08/17/18	SUBMITTAL
3	09/19/18	SUBMITTAL

Dewberry

Dewberry Engineers Inc.
1015 BIRCHWOOD ROAD
SUITE 210
MT LAUREL, NJ 08054
PHONE: 856.386.3776



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

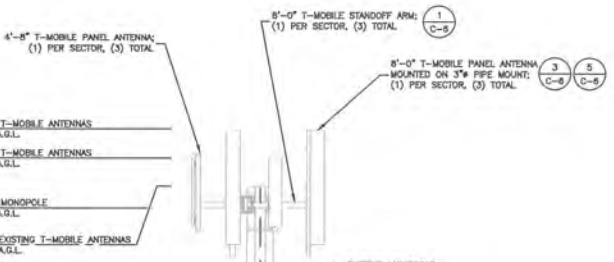
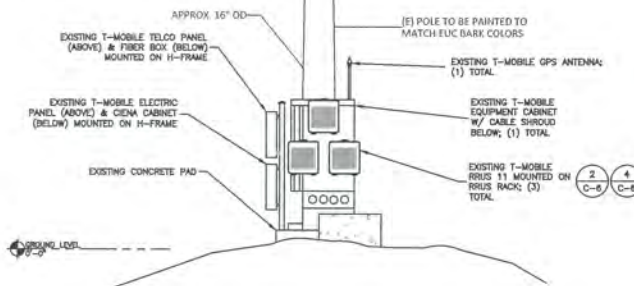
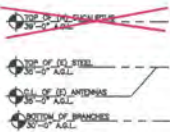
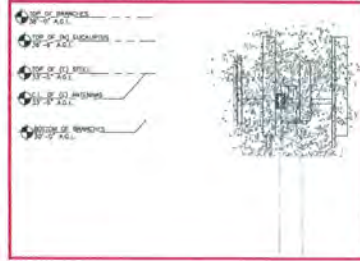
28407 GORDON HILL RD.
VALLEY CENTER, CA
92082

SHEET TITLE
ELEVATIONS
SHEET 2
SHEET NUMBER

Z-5

SCOPE OF WORK:

1. COVER EXISTING STRUCTURE AND APPURTENANCES WITH TREE-LIKE STEALTHING TO BLEND IN WITH SURROUNDING AREA



EXISTING NORTHEAST ELEVATION

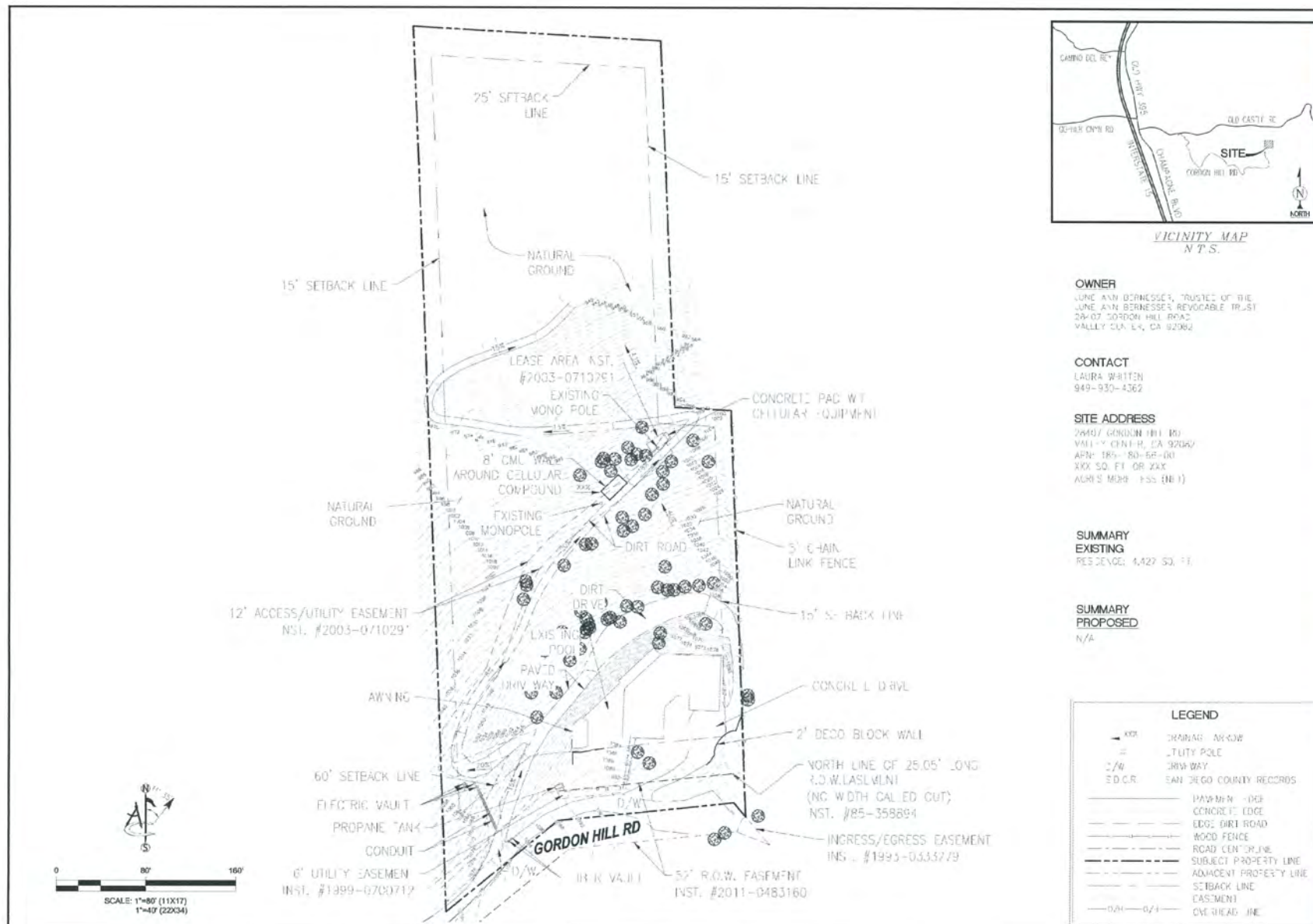
SCALE: 1/8"=1' FOR 11"x17"
1/4"=1' FOR 22"x34"



NEW NORTHEAST ELEVATION

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





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

SITE NAME
SD353
BERNESSEY RESIDENCE

B.U.N.
827581

SITE ADDRESS
28407 GORDON HILL RD
VALLEY CENTER, CA 92082

SAN DIEGO COUNTY



ambit consulting
420 MAIN STREET, SUITE 200
SAN DIEGO, CALIFORNIA 92101
(619) 429-4072

REV.	DATE	DESCRIPTION	BY
0	04/16/18	SUBMITTAL	AND

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NO.
TOPO-1



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
SD353
BERNESSER
RESIDENCE

B.U.N.
827581

SITE ADDRESS
28407 GORDON HILL RD
VALLEY CENTER, CA 92082

SAN DIEGO COUNTY



ambit consulting
428 MAIN STREET, SUITE 200
HOBOKEN, NJ 07030
TEL: (201) 686-4072

REV.	DATE	DESCRIPTION	BY
0	04/15/18	SUBMITTAL	RAG

SHEET TITLE
PLOT
PLAN

SHEET NO.
LS-1



VICINITY MAP
N.T.S.

OWNER
JUNE ANN BERNESSER, TRUSTEE OF THE
JUNE ANN BERNESSER REVOCABLE TRUST
28407 GORDON HILL ROAD
VALLEY CENTER, CA 92082

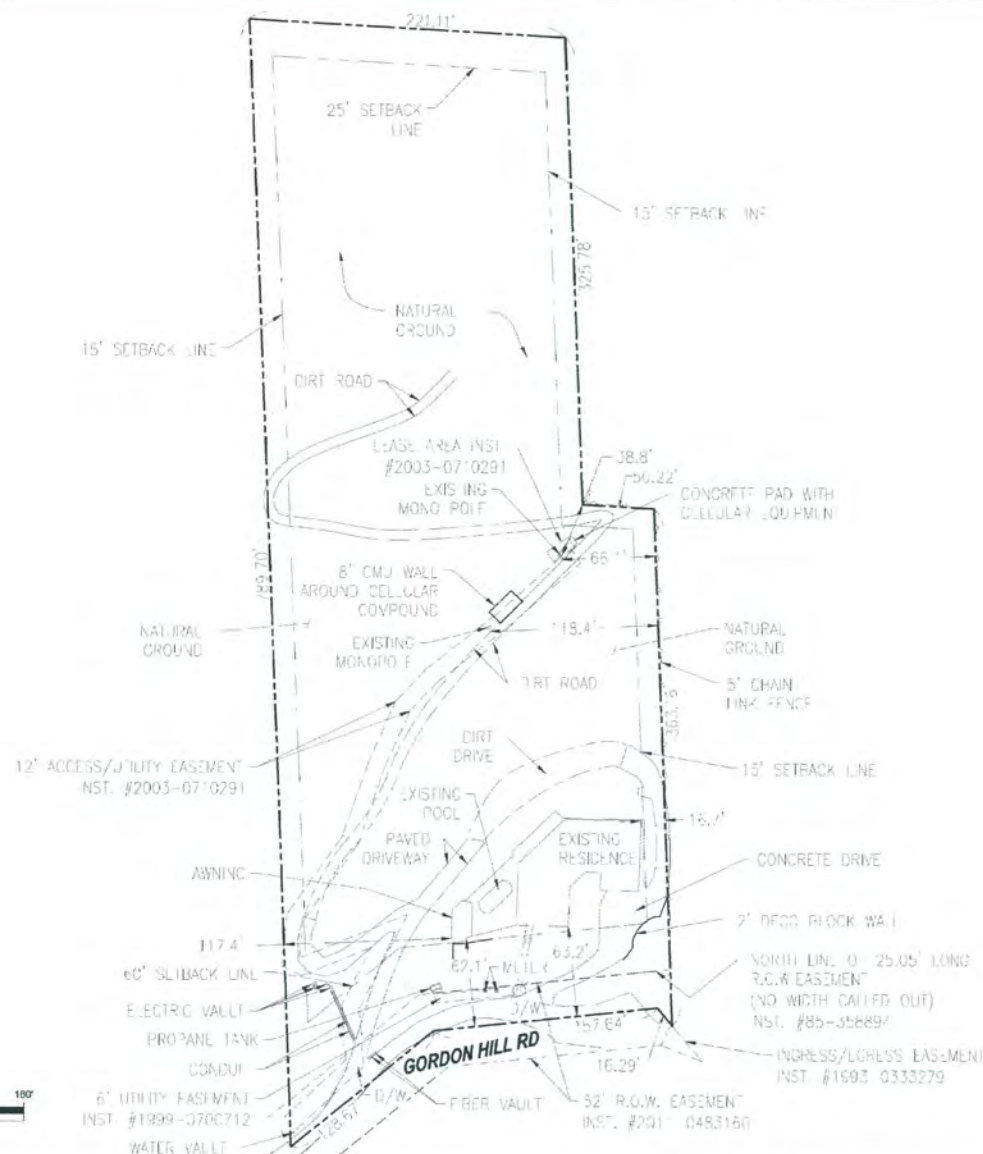
CONTACT
LAURA WHITTEN
949-930-4152

SITE ADDRESS
28407 GORDON HILL RD
VALLEY CENTER, CA 92082
APN: 185-180-66-70
167,970 SQ. FT. OR 3.86
ACRES MORE OR LESS (NET)

SUMMARY
EXISTING
RESIDENCE: 4,127 SQ. FT.

SUMMARY
PROPOSED
N/A

LEGEND	
	DRAINAGE ARROW
	UTILITY POLE
	DRYWAY
	SAN DIEGO COUNTY RECORDS
	PAVEMENT EDGL
	CONCRETE CURB
	EDGE DIRT ROAD
	WOOD FENCE
	ROAD CENTERLINE
	SUBLOT PROPERTY LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE
	FASFMENT
	OVERHEAD LINE



**Attachment B – Form of Decision
Approving PDS2018-ZAP-99-015W2**



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

December 19, 2019

PERMITTEE: CROWN CASTLE (ATTN: TOM HANNA)
MINOR USE PERMIT: PDS2018-ZAP-99-015W2
E.R. NUMBER: PDS2019-ER-99-08-015B
PROPERTY: 28407 GORDON HILL ROAD IN THE VALLEY CENTER COMMUNITY
PLANNING AREA WITHIN UNINCORPORATED SAN DIEGO COUNTY
APNS: 185-180-66-00 & 185-180-67-00

DECISION OF THE ZONING ADMINISTRATOR

ORIGINAL MINOR USE PERMIT DECISION (ZAP-99-015):

Grant, in substantial conformance with the approved replacement plot plan and elevations dated July 9, 1999 consisting of 5 sheets, a Minor Use Permit to authorize the location and use of a wireless communication facility consisting of six (6) panel antennas, mounted to a 35 foot tall monopole, and two equipment cabinets pursuant to Sections 1355, 2704, and 7350 et seq. of the Zoning Ordinance.

MINOR USE PERMIT MODIFICATION DECISION (ZAP-99-015W1):

Denied, January 25, 2005 due to inadequate progress.

MINOR USE PERMIT MODIFICATION DECISION (ZAP-99-015W2):

This Minor Use Permit Modification, ZAP-99-015W2 for a wireless telecommunications facility, which consists of eight sheets including plot plan, equipment layout and elevations, dated July 18, 2019. This permit modification authorizes modifications to the existing wireless telecommunication facility which consists of the conversion of an existing 35-foot tall monopole into a 38-foot tall faux mono-eucalyptus tree.

Also granted is a specific exception pursuant to Section 4622(g) of the Zoning Ordinance to allow the wireless telecommunication facility to be a maximum height of 38 feet in height where 35 feet is the maximum height allowed.

This 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 10 years (ending December 19, 2029, 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.

MINOR USE PERMIT EXPIRATION: This Minor Use Permit shall expire on **December 19, 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 has commenced prior to said expiration date.

.....

CONDITIONS FOR PREVIOUS MINOR USE PERMIT ZAP-99-015:

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this 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:

The following conditions are imposed with the granting of the Minor Use Permit.

- A. 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.
- B. Prior to obtaining any building permit pursuant to this Minor Use Permit, and prior to commencement of construction or use of the property in reliance on this Minor Use Permit, the applicant shall carry out the following:
 - 1. The entire monopole along with six antennas shall be painted a flat green color (Cedar Green - SW 4072).
 - 2. The portion of the avocado grove that acts as a backdrop to screen the proposed cellular facility shall remain as long as the facility is in existence. The portion of the avocado grove to remain shall be defined as an area consisting of a minimum 30 foot radius to the south of the cellular facility site.
 - 3. Payoff all existing deficit accounts associated with the processing this application to the satisfaction of the Department of Planning and Land Use.
- C. 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:
 - 1. Any damage to Gordon Hill Road associated with the installation of the facility or maintenance of the facility shall be repaired by the applicant.
 - 2. Facilities shall be removed when no longer in use.

SPECIFIC CONDITIONS FOR MINOR USE PERMIT MODIFICATION ZAP-99-015W2:

Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Minor Use Permit. Please note that all applicable ongoing conditions associated with the original Minor Use Permit approval shall apply. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

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

1. **GEN#1–COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.
2. **GEN#2–RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**
INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.
3. **ROADS#1–SIGHT DISTANCE**
INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**
 - a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is 400 feet of unobstructed intersectional sight distance in both directions from the proposed access road serving the project along **Old Castle Road** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances

exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

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

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

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

4. 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.

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

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated 9/28/18 to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

6. PLN#2-SITE CONFORMANCE (WIRELESS)

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall

substantially comply with the approved plot plans. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved plot plans. **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.

7. **PLN#3–SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].**

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

8. **HAZ#1–HEALTH AND SAFETY PLAN**

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section contact is Joan Swanson, (858) 505-6880 or by email at joan.swanson@sdcounty.ca.gov. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

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

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

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

10. PLN#5–SITE CONFORMANCE (WIRELESS): [PDS, PCO] [OG].

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

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations dated 9/28/18. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.

- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

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

11. **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, CODES] is responsible for enforcement of this permit.

12. **ROADS#2-ROAD MAINTENANCE**
INTENT: In order to ensure that the on and offsite private roads are maintained and not damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on-site and offsite private roads that serve the Project. Furthermore, the applicant is responsible for maintenance on a proportional basis (number of trips) during the term of this permit to on-site and offsite private roads that serve the Project. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

13. ROADS#3-SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of 400' in both directions along **Old Castle Road** from the project access road for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

MINOR USE PERMIT MODIFICATION FINDINGS FOR PDS2018-ZAP-99-015W2:

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Minor Use Permit (ZAP) 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*

Scale and Bulk:

The project site is developed with a single-family residence as well as an avocado grove and a second wireless telecommunication facility in a faux tree design. The proposed project consists of the conversion of an existing 35-foot tall monopole into a 38-foot tall faux tree design. Photo-simulations on file with the subject Minor Use Permit Modification illustrate that the proposed alterations to the wireless telecommunication facility are designed to be compatible with the surrounding land uses, vegetation, and topography by having a faux tree design on a property containing similar mature trees and vegetation. The wireless telecommunication facility is approximately a quarter of a mile south of Old Castle Road, a Scenic Highway identified in the County of San Diego General Plan. The proposed faux mono-eucalyptus tree will be compatible with the natural features and community character within the project vicinity and on the subject property. Drivers utilizing Old Castle Road will have limited views of the facility due to the overall distance from the road. The supporting equipment for the facility is screened from views by existing mature vegetation and trees as well as rolling hills. The faux mono-eucalyptus will appear as a mature tree which is an expected visual feature of the project site as there are existing mature trees and an avocado grove on the property. In addition, the facility will be of comparable height to existing trees as well as a second faux tree design wireless telecommunication facility on the project site.

Coverage:

The subject parcel is approximately 4.06 acres in size. All construction associated with the proposed project will be located within the existing footprint and lease area adjacent to the monopole of the wireless telecommunication facility. Considering the size of the subject property, scope of work, and minor alterations to the existing facility, the proposed project will be in harmony with the existing coverage and will not result in additional changes to the footprint of the wireless telecommunication facility.

Density:

The project is a Minor Use Permit Modification to authorize alterations to an existing telecommunication facility and does not have a residential component subject to density.

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

The project is located within the jurisdiction of the Deer Springs Fire Protection District. The project has been reviewed by the County of San Diego Fire Authority and found to not create an increase in fire hazard. The project would not require additional water or sewer services. Electrical and telephone services are available on-site. The proposed project involves construction to an existing wireless telecommunication facility with existing access to adequate utilities. All required utilities are therefore available for the project.

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

The project is a Minor Use Permit Modification for the authorization of Modifications to an existing wireless telecommunication facility. The Minor Use Permit modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in sections 6985 and 6991. The project consists of the conversion of an existing monopole into a faux tree design based on the visual landscape of the project site. No trenching or grading is proposed or required for the project as all construction will occur within the same footprint of the existing lease area and equipment enclosure.

The wireless telecommunication facility is approximately a quarter of a mile south of Old Castle Road, a Scenic Highway identified in the County of San Diego General Plan. The proposed faux mono-eucalyptus tree will be compatible with the natural features and community character within the project vicinity and on the subject property. Drivers utilizing Old Castle Road will have limited views of the facility due to the overall distance from the road. The proposed project will bring the facility into conformance with Section 6987 of the Zoning Ordinance as it will result in the removal of a monopole that is visible from a Scenic Highway and monopoles are not permitted in areas that are visible from Scenic Highways. In addition, the Valley Center Community Planning Group recommended approval of

the design of the project by a vote of 13-Yes, 0-No and 2-Abstain/Vacant/Absent at the group's July 9, 2018 meeting. The line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area, such as the existing utility poles onsite.

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

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

The traffic generated from the project is expected to result in approximately one trip per month and access to the site will be provided from a series of private roads including Gordon Hill Road, a privately maintained road, which ultimately connects to Old Castle Road, a County-Maintained Road. The use associated with this Minor Use Permit is compatible with the existing rural nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and will be compatible with adjacent uses. Therefore, the number of maintenance trips will not substantially increase or alter the physical character of Gordon Hill Road or Old Castle Road.

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

The applicant proposes a Minor Use Permit Modification for the authorization of alterations to an existing unmanned wireless telecommunication facility. The subject property is approximately 4.06 acres in size and has access and utility services adequate to serve the proposed use. The alterations to the existing monopole will be within the same development footprint of an existing wireless telecommunication facility and would not result in significant alterations to the land form or grading. The project, as designed, would be camouflaged, would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

None identified.

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

The project is within the Semi-Rural Residential General Plan Land Use Designation, and it is within the Valley Center Community Planning Area. The project complies with the General Plan because it is consistent with the goals and policies outlined in the General Plan including policies COS 11.1, COS 11.3 and LU 15.1 which focus on protection of scenic resources and visual compatibility of wireless telecommunication facilities. In addition, the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

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

Pursuant to Section 15301 of the State CEQA Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

WIRELESS TELECOMMUNICATION FINDINGS

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

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

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

the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the 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 Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

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

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

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

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

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

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

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

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

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	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 Zoning Administrator, this decision may be appealed to the County Planning Commission 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 Zoning Administrator 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.

PLANNING & DEVELOPMENT SERVICES
MARK WARDLAW, DIRECTOR

By:

Eric Lardy, Zoning Administrator
Planning & Development Services

email cc:

Ed Sinsay, Team Leader, Land Development, PDS
Sean Oberbauer, Project Manager, Project Planning, PDS
Ashley Smith, Planning Manager, Planning & Development Services
Tom Hanna, tom.hanna@cmhcg.com

Attachment C – Environmental Documentation

1-47 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. 0650
Attn: Project Planning Division Section Secretary

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

Project Name: Bernesser Wireless Telecommunication Facility Minor Use Permit Modification; PDS2018-ZAP-99-015W2; PDS2019-ER-99-08-015B

Project Location: The project is located at 28407 Gordon Hill Road in the Valley Center Community Planning Area, within unincorporated San Diego County. (APN: 185-180-66 & 67)

Project Applicant: Tom Hanna on behalf of Crown Castle; 32628 North 24th Drive, Phoenix, AZ 85085

Project Description: The applicant requests a ZAP Modification for the conversion of an existing 35-foot tall monopole into a 38-foot faux mono-eucalyptus tree in the Valley Center Community Planning Area. Supporting equipment for the site includes two equipment cabinets located on a concrete pad directly adjacent to the proposed 38-foot tall faux mono-eucalyptus tree.

Agency Approving Project: County of San Diego

County Contact Person: Sean Oberbauer Telephone Number: (858) 495-5747

Date Form Completed: December 19, 2019

This is to advise that the County of San Diego Zoning Administrator has approved the above described project on December 19, 2019 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: Pursuant to Section 15301 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it consists of minor alterations to existing structures, facilities, or mechanical equipment involving negligible or no expansion of use. It has been determined that the project is not in an environmentally sensitive location, will not have a cumulative effect on the environment, is not on a hazardous waste site, will not cause substantial change in the significance of a historical resource, and will not result in damage to a scenic highway.

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) 495-5747

Name (Print): Sean Oberbauer 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

**Bernesser Wireless Telecommunication Facility
Minor Use Permit Modification,
PDS2018-ZAP-99-015W2; PDS2019-ER-99-08-015B**

December 19, 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
☒

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

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

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

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

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☒

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

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

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES ☒	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 <u>Steep Slope</u> 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. The current project application will be located within the same developed footprint of the original approval. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

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

Steep Slopes:

The average slope for the property is greater 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). The scope of the project involves alterations to an existing wireless telecommunication facility and the project does not propose further development into steep slopes. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the proposed wireless facility development footprint and immediate surrounding area as the site contains an avocado grove. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the Resource Protection Ordinance.

Significant Prehistoric and Historic Sites:

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 as the current project application will be located within the same developed footprint of the original approval. 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.

The project is zoned Limited Agriculture (A70) and is subject to a restrictive sound level requirement of a one-hour average 45 dBA limit at the project property line. The current project does not propose any additional noise generating equipment. 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. The project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required.

Attachment D – Environmental Findings

**BERNESSER WIRELESS TELECOMMUNICATIONS FACILITY
MINOR USE PERMIT MODIFICATION**

**PDS2018-ZAP-99-015W2,
ENVIRONMENTAL LOG NO. PDS2019-ER-99-08-015B**

ENVIRONMENTAL FINDINGS

December 19, 2019

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 for the reasons stated in the Notice of Exemption.
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

Valley Center Community Planning Group

Approved Minutes for a regular meeting held on **July 9, 2018** at 7:00 p.m. in the Valley Center Community Hall, 28246 Lilac Road, Valley Center, California 92082.

Oliver Smith, **Chair**; Ann Quinley, **Vice-Chair**; James Garritson, **Secretary**

A=Absent; Ab=Abstention; BOS=Board of Supervisors; PDS=Department of Planning & Development Services; DPW=Department of Public Works; DRB=Valley Center Design Review Board; GP= County General Plan; N=Nay; P=Present; PC=County Planning Commission; R=Recused; SC=Subcommittee; TBD=To Be Determined; VCCPG=Valley Center Community Planning Group; VC= Valley Center; VCPRD=Valley Center Parks & Recreation District; Y=Yea

A. Roll Call

- Meeting was called to order at **7:05 p.m.** and a Quorum was established with **13 members present.**
- Jeana Boulos - P
- William Del Pilar - P
- Susan Fajardo - P
- James Garritson - P
- Dina Gharmalkar - P
- Steve Hutchison - P
- Susan Janisch - P
- Jennifer Lindley - P
- Kathy MacKenzie - P
- ~~Vacant~~ - P
- LaVonne Norwood - P
- Claire Plotner - A
- Ann Quinley - P
- Oliver Smith - P
- Jon Vick - P

B. Pledge of Allegiance

C. Approval of Minutes from Regular Meeting of June 11, 2018

- **Motion: To approve the Minutes from the June 11, 2018 meeting.**
- **Maker/Second:** MacKenzie/Quinley
- **Motion Carries 13-0-0 (Y-N-Ab).**

D. Public Communication/Open Forum Members of the public may address the Planning Group on any topic not on the agenda.

- The Chair shared information to the community about the present openings on the VCCPG, Design and Review Board, and the I-15 Corridor Board.
- Larry Glavinic (audience) shared information about decisions made about the County. He said the County, State, and the Federal governments are not doing anything about the developing new roads.

E. Action items (VCCPG advisory vote may be taken on the following items).

1) Presentation by Everett Hauser, AICP, PTP, Transportation Specialist, Planning and Development Services. The County of San Diego is developing an active transportation plan (ATP) for the unincorporated county. Active transportation plans identify goals, objectives and actions to increase public health through safe and convenient Active transportation. The draft plan and supporting information are available on the website www.sandiegocounty.gov/pds/advance/ActiveTransportationPlan.html. (Smith)

- A presentation about San Diego County's active transportation plan was presented by Eric Houser.
- There was an inventory of 760 miles of County roads and nearly half of these roads do not have sidewalks. He explains that there are Class I, II, III, and IV Classifications for bicycles.

Mobility improvements are made through Direct Dollars, Competitive Grants, and Private Development. Eric shared some examples of public and private improvements.

- Mr. Hutchison asked what is the classification of the Heritage Trail. He also asked about how the County makes a decision about proposals on the Master Plan.
- Ms. Norwood asked if all parks & schools were included in the inventory and the answer was yes.
- Mr. Garritson and Mr. Del Pilar asked questions about how this plan will be funded. Mr. Vick asked if the gas tax repeal could affect the plan.
- Pam Wiedenkiller (audience) has concerns about the lack of a bike pathway along Vesper Road and Star Valley Park. Eric asked the Planning Group and Community to email him with any recommendations. Pam wanted to know how the community of Valley Center can prioritize the implementation of sections of the plan.
- Minette Ozaki (audience) would like a classification change to a III or IV along Valley Center Road and Vesper Road.
- Electric bicycles are allowed on bike lanes if they do not exceed 20 mph.
- Mr. Vick asked if the County automatically adds a bike lane when it resurfaces a road. The County usually will add a 4-5 foot lane whenever road expansion takes place.
- Kevin Smith (audience) asked a general question about the right-of-ways located along Vesper Road. Eric explained some of the design level evaluations that the County will review.
- Joaquin Aganza (audience) would like an equestrian pathway located along Vesper Road.
- Robert Efird (County) asked the Community to please send any further suggestions to the County.

2) Discussion and possible vote on PDS2018-ZAP-99-015W2 Crown Castle Minor Use Permit Modification. Crown Castle is proposing the following primary components: Redesign one (1) existing 39' high antenna support structure (leaf covers over antennas and bark colored paint on the pole) Maintain existing equipment compound. This project is located at 28407 Gordon Hill Rd. (MacKenzie, Fajardo)

- Ms. MacKenzie recommended that the Planning Group vote for this project.
- **Motion: To approve the Crown Castle Minor Use Permit Modification PDS2018-ZAP-99-015W2.**
- **Maker/Second: MacKenzie/Boulos**
- **Motion Carries 13-0-0 (Y-N-Ab).**

3) Discussion and possible vote on PDS2017-TM-5087TE Orchard Run TM Extension and PDS2018-STP-05-055W1 Site Plan Modification (Vick)

- Kerry Garza is requesting an extension of the 1998 tentative map. The SVSC has been asked to review 3 items: a request for a 2-year extension of the tentative map; renewal of the Habitat Loss permit, and Site Plan modifications.
- Kerry shared that the time extension only applies to time. No other issues can be revised. He needs more time because of numerous delays with the affordable housing project.
- Kerry shared updates about the Orchard Run project and an upcoming presentation he will give to the community and Planning Group.
- Mr. Vick read a letter from Kerry Garza about the removal of eucalyptus trees due to County and State fire codes.
- **Motion: To approve the time extension for the maximum of two years for the Orchard Run project.**

- **Maker/Second:** Del Pilar/Mackenzie
- **Motion Carries 13-0-0 (Y-N-Ab).**

4) Discussion and possible vote on CIP (Capital Improvement Plan) List Items from Mobility Subcommittee (Hutchison) See Attachment.

- The Chair spoke about making revisions to the current priority list approved by the VCCPG.
- Mr. Gharmalkar explained that the County will do a study whenever a recommendation is made for a project, but they do not perform "studies". If the Planning Group does not specifically request a roundabout, the County will place traffic signals.
- Mr. Garritson and Mr. Del Pilar asked for clarification about what we are voting on tonight.
- Mr. Glavanic (audience) made a comment that the Planning Group needs to have a lot of data that will warrant the construction of roundabouts along VC Road at Mirar de Valle and Miller Road. Mr. Hutchison responded that the warrants are present and that this would be confirmed by DPW during their analysis.
- Chair Smith shared information about the safety agencies in Valley Center.
- Mr. Hutchison recommends having an evacuation plan that includes all possible road options.
- Lori Jacobs (audience) lives along Vesper Road and shared that 50 emails have been sent to the County about the construction of a pathway. Lori would like
- The Chair asked Mr. Gharmalkar what he recommends for the priority list.
- Mr. Hutchison would like to take a vote on the CIP priority list tonight. There was a lot of discussion about the wording of the June motion concerning roundabouts.
- **Motion: To take the CIP list back to the Mobility Subcommittee with the request to develop a clearly defined list.**
- **Maker/Second:** Gharmalkar/Norwood
- **Motion Carries (Y-N-Ab).**
- **13-0-0 (Y-N-Ab).**
- Jeana Boulos - Y
- William Del Pilar - Y
- Susan Fajardo - Y
- James Garritson - Y
- Dina Gharmalkar - Y
- Steve Hutchison - Y
- Susan Janisch - Y
- Jennifer Lindley - Y
- Kathy MacKenzie - Y
- LaVonne Norwood - Y
- Ann Quinley - Y
- Oliver Smith - Y
- Jon Vick - Y

5) Discussion only update on Planning Commission hearing on PSRs (Property Specific Requests) for Valley Center (Hutchison)

- Mr. Hutchison shared information about the rezoning of VC51, VC57, VC67 and VC7+. He said that there will be a hearing before the County about VC7+ in September. Mr. Hutchison also asked County staff about the bundling of projects.

F. Group Business

1) Meeting Updates: Next Regular Monthly VCCPG meeting: August 13, 2018

2) Introduction of candidates for seat #5 vacancy made available by the resignation of Ashly Mellor. (Fajardo)

- Eileen Heveron shared background about her service dog. She moved to Valley Center four months ago. She brings a fresh perspective because of this newness. She was heavily involved in private education, including National University. She has a lot of background in education consulting and management. She has worked with a variety of organizations and

people. She lives on two acres in the Hilltop Winery and plans on remaining in Valley Center.

- Delores Chavez Harmes shared background about herself. She lives in the Ranch, owns her own accounting business, and is involved in charitable work. She serves on numerous committees, including the One San Diego initiative. Delores helped re-organize the finances of the Valley Center Chamber of Commerce. She owned a general construction company back in the 80s.
- Chair Smith explained that all the VCCPG can do is make recommendations to the County. Land use is an emotional issue and this is a forum for the community to discuss the pros and cons. Planning Group members all have a variety of backgrounds. We cannot stop progress, but we can help guide it. We work with developers and are also willing to stand our ground about developments.

I. Adjournment

- **The meeting adjourned at 9:47 p.m.**
- **Minutes were approved on August 13, 2018.**

James Garritson, Secretary

Appendix VCCPG July 9, 2018 Minutes

Attachment 1

Discussion and Possible Vote on Revisions to the CIP List (Gharmalkar) CIP Mark Perrett, CIP Section Program Manager, stated that San Diego County CIP list does not consider new roads in their funding. In addition, priority on community's CIP list, local enthusiasm, road classification as well as expense goes into the choosing of various projects among other criteria.

In addition, Richard Chin in Public Works Transportation called a member of the subcommittee. "After a lengthy discussion he said the Valley Center Community Planning Group needs to submit a formal request for the Community Evacuation Roads projects to be funded similar to the CIP listing for roads within the system. (A separate list from what we have been sending in)."

Motion: Remove Priority numbers 1 and 2 from the September 2017 CIP list as the work is in progress and successfully funded. Motion by: Michael O'Connor Second by Dorothy Kennedy Vote: 6 Ayes/ 0 Abstain/ 0 Nos

Motion: Remove Priority 6 and 8 from the September 2017 CIP List because they are part of an evacuation route system. Place these roads in a separate CIP list for evacuation roads. Motion by: Dorothy Kennedy Second by: Larry Glavanic 6 Ayes/ 0 Abstain/ 0 Nos

Motion: Move New Roads to a different list: Road 19 and Road 14. Motion: Larry Glavanic Second: Michael O'Connor 6 Ayes/ 0 Abstain/ 0 Nos

Attachment 2

Here is the e-mail from Kerry Garza:

Oliver and others,

I want to address your comments below regarding eucalyptus trees, the TM extension, and the Habitat Loss Permit for the Orchard Run project.

As we discussed last year with our first request for a TM extension, (which was approved administratively) the County has made it clear that the only topic available for discussion is time. The project has all the discretionary approvals already and they are not being modified. The County would just like the CPG formal response to the Time Extension as last year. There should be no other issues tied to it. I would appreciate your approval tonight so that the County can continue their process in a timely manner.

The Eucalyptus trees are required to be removed per our fire plans, as in all new projects, because they are so flammable. They are considered an invasive species and fire hazard. We are not allowed to plant Eucalyptus trees on any new project and each jurisdiction throughout the state generally requires them to be removed. We removed the trees outside of the breeding season to avoid any impacts to nesting birds. Having heard the concerns of your group and other citizens for many years now about fire danger, we felt it was best for the VC community to remove those fire threats before something bad happened. As you can see, we are in another fire season with losses already in the County. We do not want to contribute to the risk in Valley Center.

Habitat Loss Permits only address endangered species and on Orchard Run that is limited to a small area of Coastal Sage Scrub (CSS). The EIR addressed this back in the 90's and the project has an approved HLP that we are updating. It has nothing to do with the Eucalyptus trees or anything else existing on the site. We have not impacted the CSS area at this point. The CSS mitigation was finalized by Mr. Belanich many years ago and there will be no changes to that mitigation or impact. I believe your collective groups do not need to make a recommendation vote on the HLP, the County was just informing the group about the update.

I look forward to seeing you all at the meeting tonight.

Kerry Garza, President
TC-plain55
9909 Mira Mesa Boulevard, Suite 150
San Diego, CA 92131
858-248-4951 Direct
858-204-1342 Cell
www.touchstonecommunities.com



Attachment 3

Dorothy Kennedy Email
July 9, 2018

Jon Vick pulled a fast one on both the Valley Center Community Planning Group and the Mobility Subcommittee.

1) In May, 2018 the Mobility Subcommittee approved his motion that read:
"Move to recommend the implementation of the recommended option for traffic control on Valley Center Road at the major intersections of Miller Road and at Mirar de Valle, and other intersections, to include a study of control options, be added as priority #1 on the DPW CIP list, with the understanding that DPW will consider multiple options and functional designs that will maximize safety and enhance traffic throughput, including roundabouts and synchronized traffic lights, and that will accommodate emergency response and evacuations."

Note that this was a request to put the STUDY of traffic controls onto the CIP list as priority #1, bumping down all the older necessary projects.

2) On June 7, 2018 the Roadrunner ran a big front page summary of all that was to be on the June 11 VCCPG agenda. The headlines read:
"PLANNING GROUP TO TAKE UP ROUNDABOUTS MONDAY" Now where did the Roadrunner get that information?
And there was a large contingent in the audience in favor of roundabouts.

The motion Mr. Vick had read into the minutes in June was NOT what the Mobility Subcommittee approved. "Moved to recommend the design and construction of modern roundabouts at Valley Center Road and (1) Mirar de Valle and (2) Miller Roads" as CIP Priority 1 & 2."

Quite a bit of difference.

3) On July 5th the Mobility Subcommittee revisited the May motion and decided to revise it based on the "overwhelming wishes of the community for roundabouts". "After all, we have lots of room for roundabouts". Not on Valley Center Road though. And sixty people do not make a majority and cannot be considered a final majority.

Dorothy Kennedy

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



SITE MAP

**SDC PDS RCVD 09-28-18
ZAP99-015W2**

©2011 Google Maps



VIEW 1

LOOKING SOUTHEAST FROM OLD CASTLE ROAD



VIEW 2

LOOKING SOUTHWEST FROM OLD CASTLE ROAD



VIEW 3

LOOKING SOUTHWEST FROM PAMOOSA LANE





VIEW 1



EXISTING



PROPOSED LOOKING SOUTHEAST FROM OLD CASTLE ROAD

VIEW 2



EXISTING



PROPOSED LOOKING SOUTHWEST FROM OLD CASTLE ROAD

VIEW 3



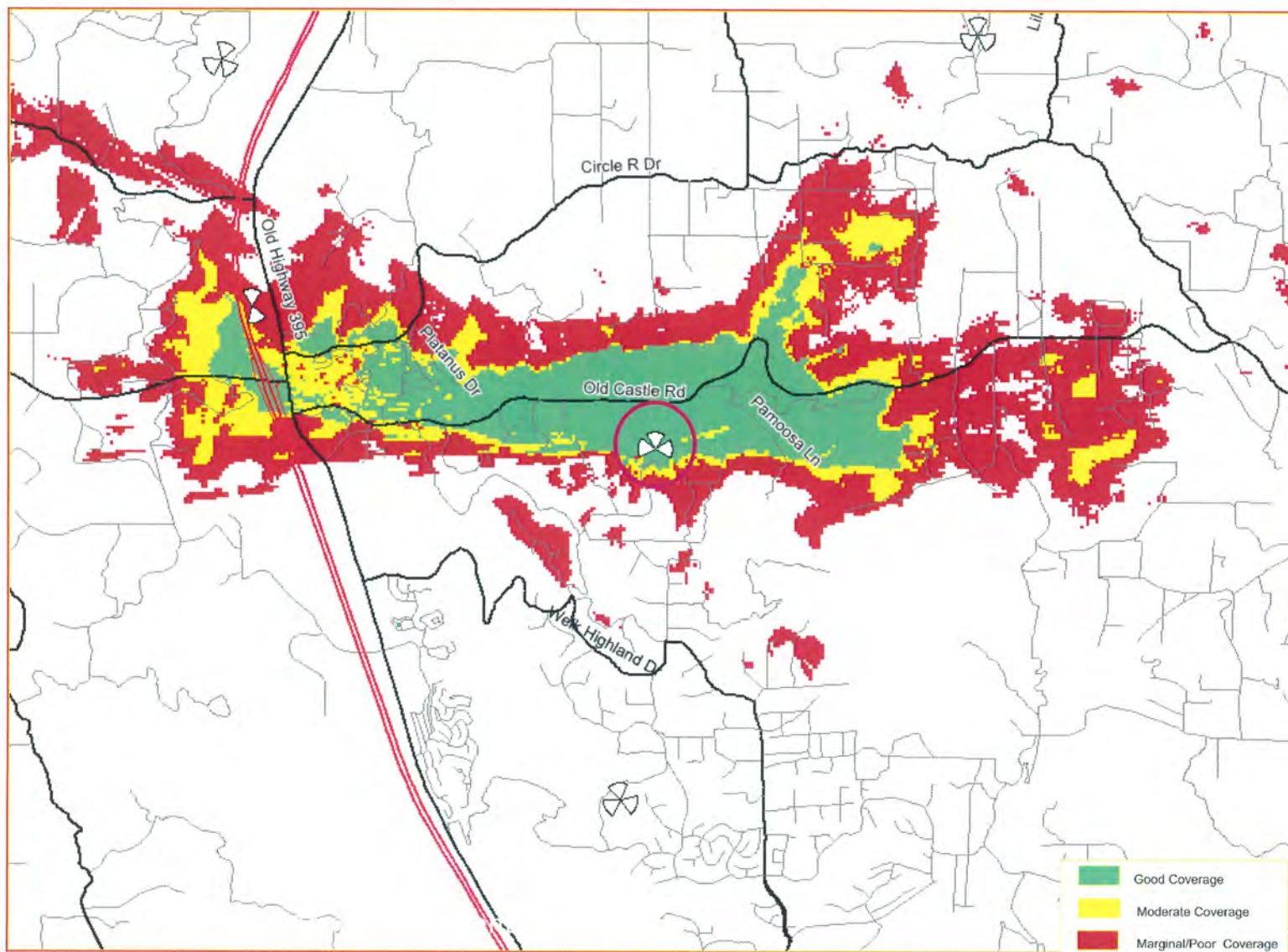
EXISTING



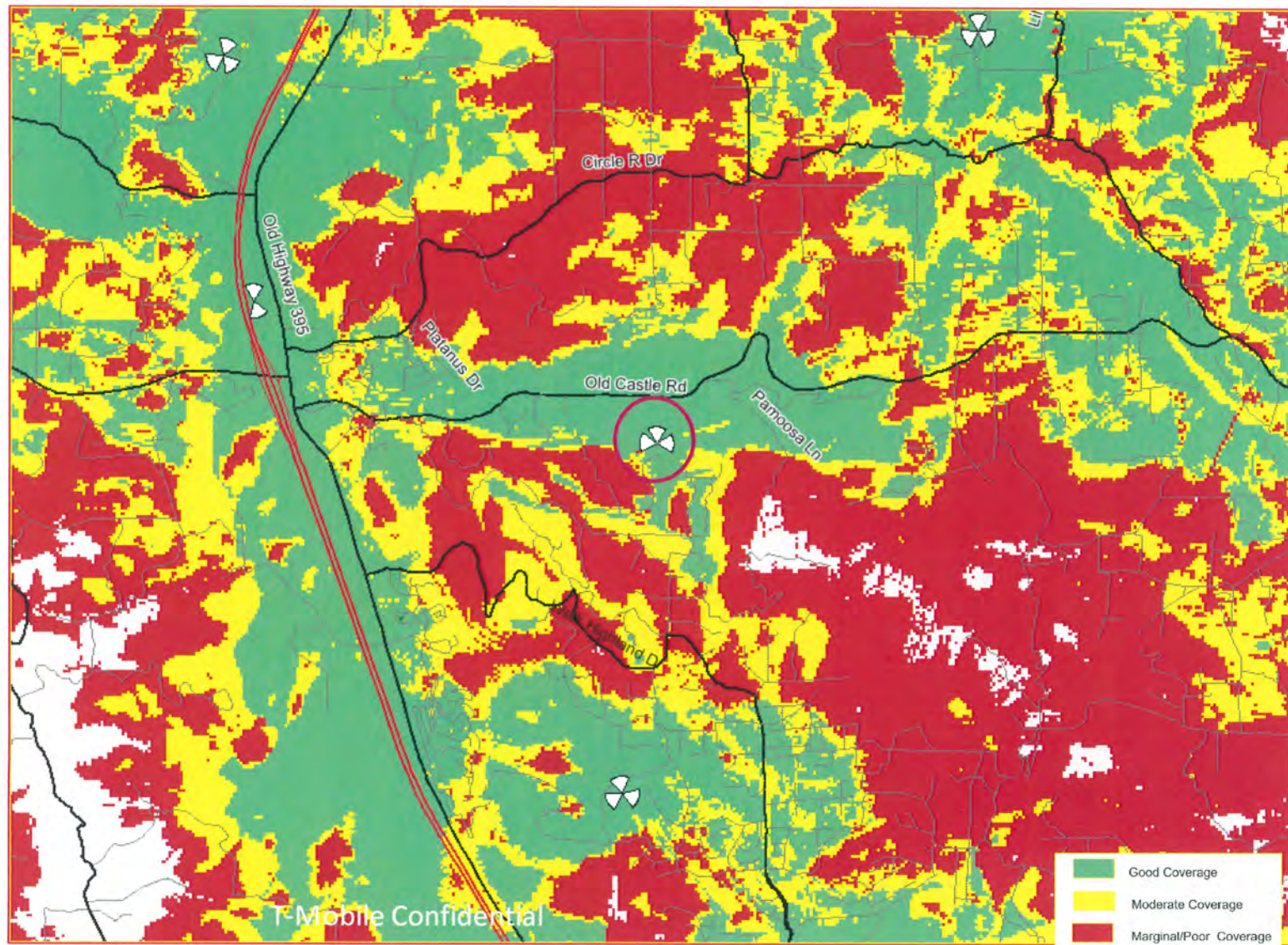
PROPOSED

LOOKING NORTHEAST FROM SITE

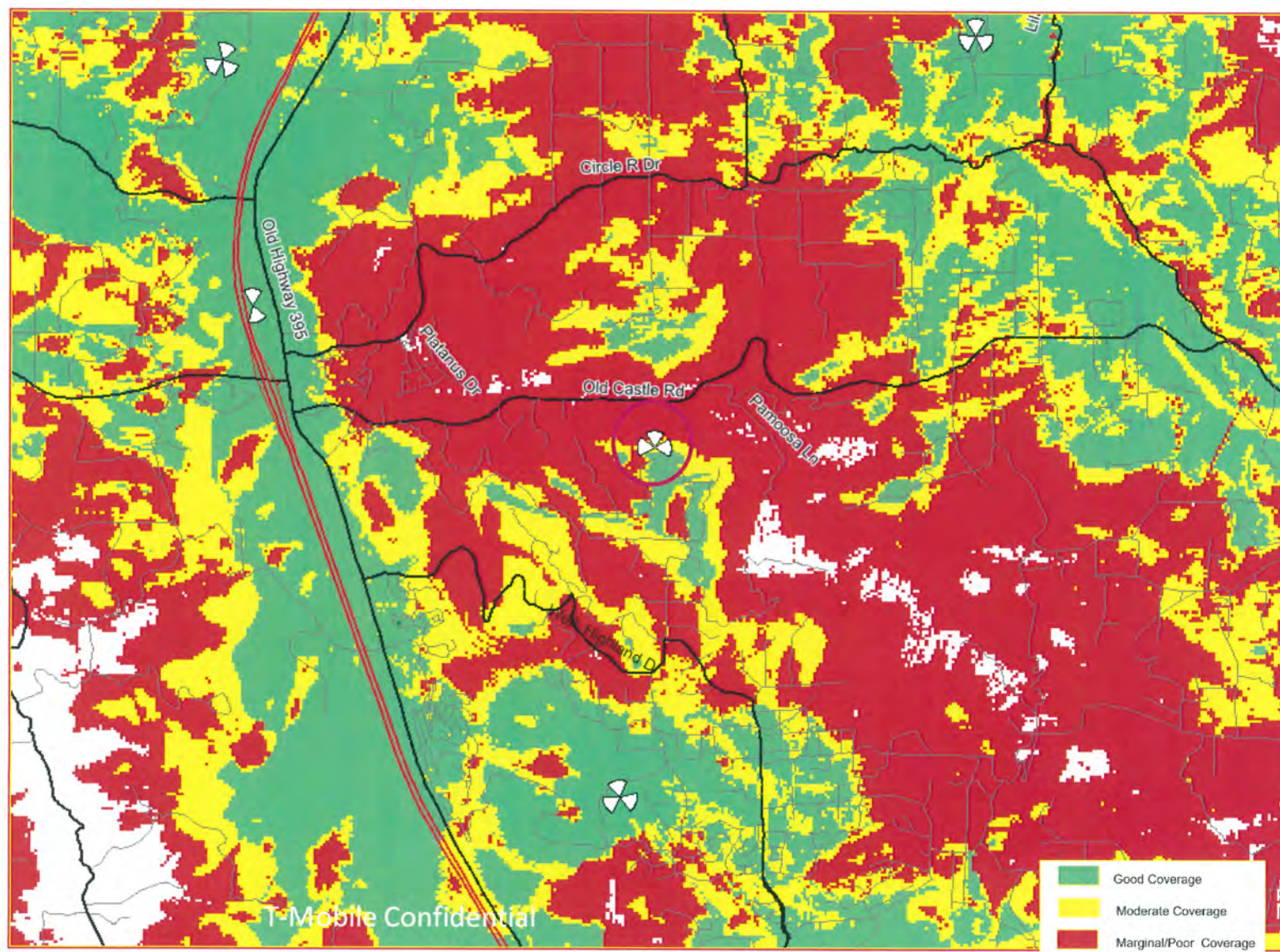
L 600 Coverage for SD06353A



L 600 Coverage for SD06353A and Neighbor sites



L 600 Coverage for Neighbor sites minus SD06353A



28407 Gordon Hill Road

Item 7-1: Underlying Zones. Per the original application package, the underlying zone is A70 (Agricultural). The surrounding zones are: RR (Rural Residential) to the north; and A70 to the south, east and west.

Items 7-2 & 7-3: Neighboring Sites. The topography in this area is mountainous and curvy terrain and mature vegetation, with tree lines averaging 20-30' throughout. Because RF signals work on line-of-site, this type of topography means a wireless telecommunication facility ("WTF") will not cover as far as a WTF located in a flat area with minimal vegetation (e.g., desert, flat lands of the mid-West, etc.).

As such, for another site in the vicinity to be able to provide the same coverage footprint T-Mobile needs for its coverage objective with this site (denoted in green Figure 1), a neighboring site would have to be: a) near the subject site; and b) tall enough to broadcast over the tree-line and neighboring undulations of the hilly terrain.

In the most optimal situation (flat terrain with one-story buildings and limited vegetation; no nearby interference from other carriers or radio stations, etc.), a site located on flat terrain with visibility for miles can broadcast a signal out up to a mile. The nearest sites—with the exception of one also located on the subject parcel (discussed below)—average two miles from the subject site. Given the hilly terrain, none of these farther sites would provide the coverage footprint T-Mobile needs to cover this area.

There is another tower located on the existing parcel, but as Figure 2 illustrates, the antennas would be placed at a height of approximately 25'. It would in essence mean a second carrier would be broadcasting into the surrounding trees, and would come nowhere near the height needed to cover this area, which includes providing in-car coverage along Old Castle Road. This would ultimately lead to the need for another tower to compensate for what this location failed to provide, in the way of coverage.

PROJECT NAME: Bernesser Residence Minor Use Permit Modification
RECORD ID: PDS2018-ZAP-99-015W2

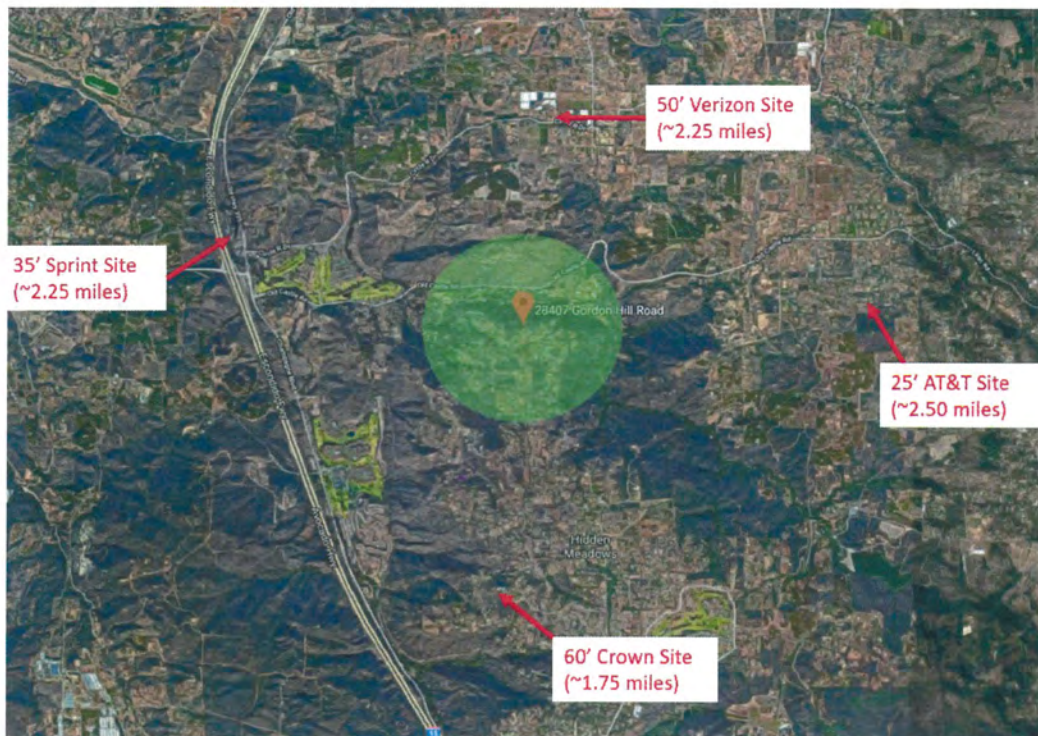


Figure 1



Figure 2

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 99-015

Assessor's Parcel Number(s) 185-180-66 & 185-180-67

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.

June Bernesser (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.

June Bernesser (Owner)

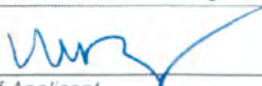
Mark Seal (signator on behalf of lessee/facility owner)

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."


 Signature of Applicant

Michael Blackwell-Pramira

Print Name

04/17/2018

Date

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

**SDC PDS RCVD 04-25-18
 ZAP99-015W2**

SDC PD:

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

