



*The County of San Diego*

# Zoning Administrator Hearing Report

---

<b>Date:</b>	October 7, 2021	<b>Case/File No.:</b>	VZW Sony HP Wireless Telecommunication Facility Minor Use Permit Modification; PDS2020-ZAP-00-001W2, PDS2020-ER-03-08-040W2
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Wireless Telecommunication Facility
<b>Time:</b>	8:30 a.m.	<b>Location:</b>	16900 Camino San Bernardo San Diego, CA 92127
<b>Agenda Item:</b>	#1	<b>General Plan:</b>	Specific Plan Area
<b>Appeal Status:</b>	Appealable to the Planning Commission	<b>Zoning:</b>	Specific Plan (S88)
<b>Applicant/Owner:</b>	Verizon Wireless / Olivenhain Municipal Water District	<b>Community:</b>	San Dieguito Community Plan Area
<b>Environmental:</b>	CEQA § 15303 Exemption	<b>APN:</b>	678-242-05-00

---

## A. OVERVIEW

The purpose of this staff report is to provide the Zoning Administrator with the information necessary to consider the proposed Minor Use Permit (ZAP) Modification for a wireless telecommunication facility, conditions of approval and findings, and environmental findings prepared in accordance with the California Environmental Quality Act.

## B. REQUESTED ACTIONS

This is a request for the Zoning Administrator to evaluate the proposed 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. Approve the ZAP Modification PDS2020-ZAP-00-001W2, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

### **C. BACKGROUND**

On May 23, 2000, the Zoning Administrator approved a ZAP to authorize the construction, operation and maintenance of a wireless telecommunication facility for Verizon consisting of 12 panel antennas and a 4-foot dish mounted on the side of a 35-foot-tall water tank owned and operated by Olivenhain Municipal Water District. The original ZAP also included a 288 square foot equipment shelter for Verizon adjacent to the tank.

Since then, three other carriers have constructed, operated, and maintained wireless facilities mounted on the water tank, under separate use permits. Recently, the Olivenhain Municipal Water District has changed their policy for wireless facilities and are no longer allowing equipment to be located on their water tanks. They have requested that the wireless carriers remove their facilities from the water tank. As such, Verizon and T-Mobile have proposed to move their equipment onto new faux mono-broadleaf trees next to the water tank and combine the facilities into this one proposed Minor Use Permit Modification. The other two carriers on the site are Sprint and Cricket; Sprint has merged with T-Mobile, and Cricket now operates on AT&T's network. AT&T will be required to remove their equipment from the water tank as well and will likely co-locate onto one of the two proposed mono-broadleaf trees. That work is not included as part of this Modification. A Modification to the original ZAP is required for the construction of the two mono-broadleaf trees on the existing project site.

### **D. DEVELOPMENT PROPOSAL**

#### **1. Project Description**

The applicant requests a ZAP Modification to relocate the existing wireless telecommunication facilities, to bring the facility into conformance with the County of San Diego Wireless Ordinance, and to extend the approval period of the facility for 15 years. The applicant proposes to construct two new 60-foot-tall faux mono-broadleaf trees and locate the wireless telecommunications facilities for Verizon and T-Mobile onto the faux trees (Figures 1 and 2). The existing facilities will be removed from an existing water tank at the request of the Olivenhain Municipal Water District.

The project consists of the installation of twelve (12) panel antennas, six (6) remote radio units (RRUs), (3) Raycaps for Verizon Wireless on a new 60-foot mono-broadleaf tree and the installation of twelve (12) panel antennas, nine (9) remote radio heads (RRH's) for T-Mobile Wireless on a second new 60-foot mono-broadleaf tree. The project also includes the expansion of the Verizon equipment lease area from 900 square feet to 960 square feet and trenching for the coax is to be rerouted back to the existing equipment areas (Figure 3). The project also includes an existing 50-kW backup generator and an existing 133-gallon fuel tank. An exception to the 35-foot height requirement as stated in Section 4622 of the County Zoning Ordinance is requested as part of the proposed ZAP Modification. Access to the wireless telecommunication facility is provided off an existing driveway from Camino San Bernardo Drive, a public road.

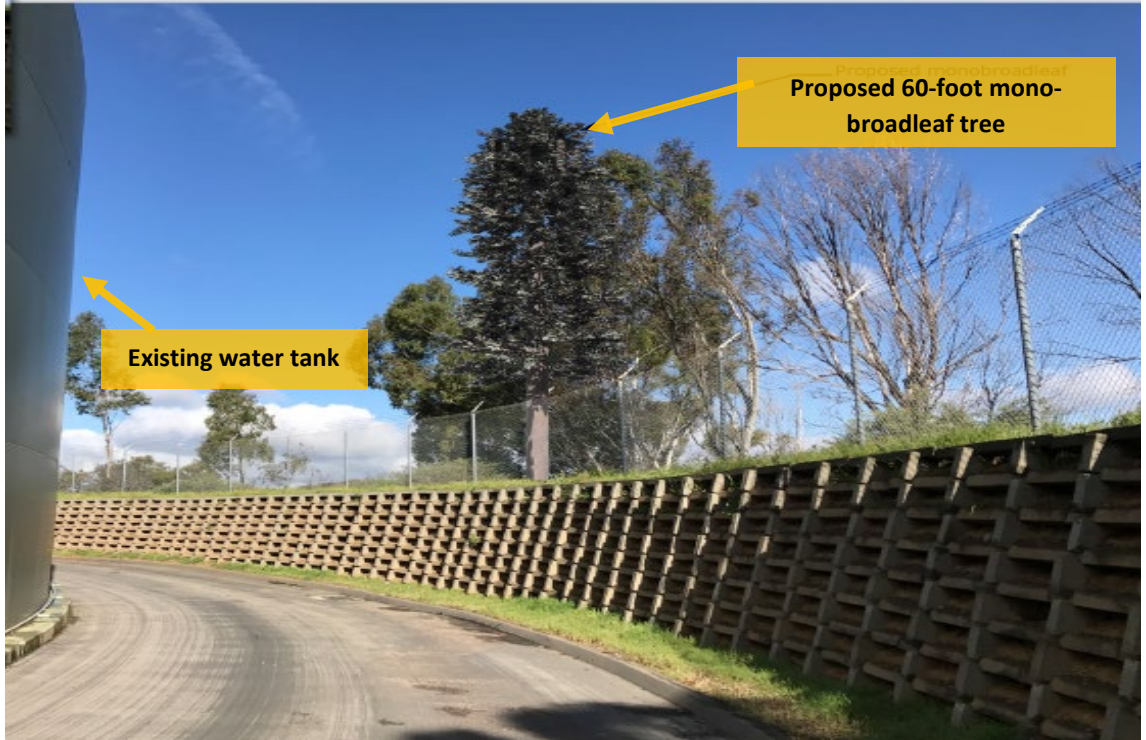


Figure 1: Photo-simulation of proposed T-Mobile mono-broadleaf tree from existing water tank.



Figure 2: Photo-simulation of proposed Verizon mono-broadleaf and existing equipment shelter.



*Figure 3: Verizon's existing equipment shelter and lease area.*

## **2. Subject Property and Surrounding Land Uses**

The project is located on a 2.2-acre site owned by Olivenhain Municipal Water District, within the San Dieguito Community Plan area (Figure 4). Access to the wireless facility is provided by an existing driveway off of Camino San Bernardo Drive. Onsite are four existing wireless telecommunication facilities attached to an existing 35-foot-tall water tank and associated ground equipment enclosures. The project site is zoned Specific Plan (S88), within an Open Space area of the 4S Ranch Specific Plan. The General Plan Regional Category is Rural, and the Land Use Designation is Specific Plan Area. The surrounding land uses can be categorized as General Impact Industrial, Residential, and Open Space (Figure 5 and Table D-1).



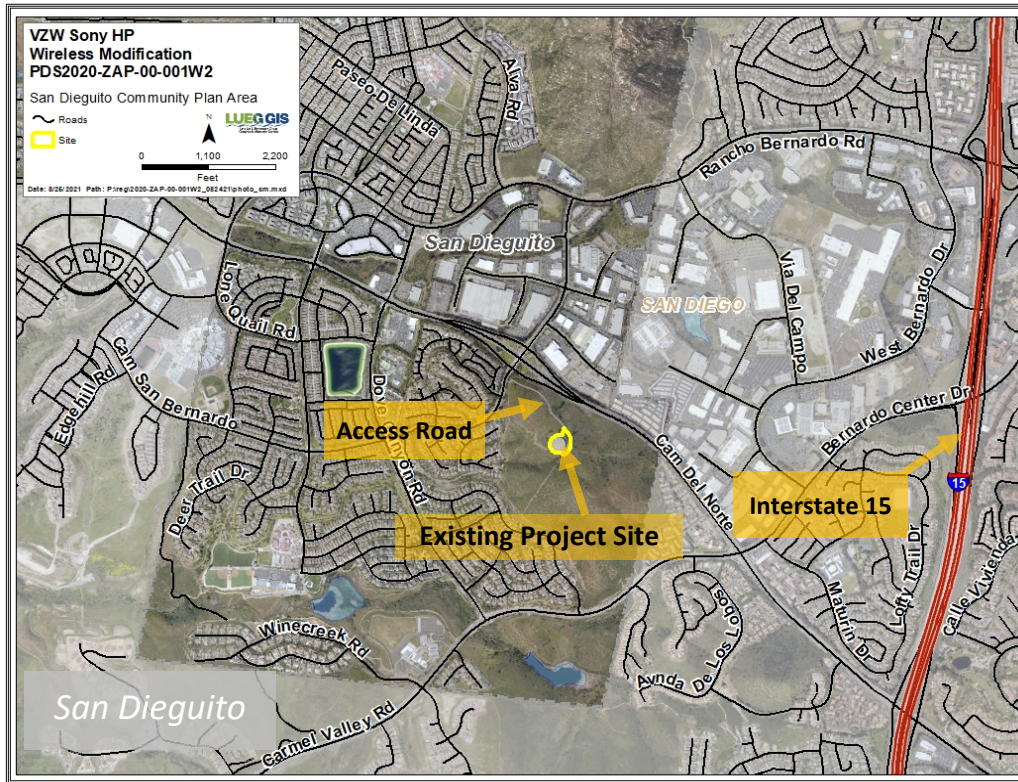


Figure 4: Vicinity Map



*Figure 5: Aerial photograph showing Project site and vicinity.*

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Specific Plan Area	General Impact Industrial (C36)	Camino Del Norte	Industrial
East	Specific Plan Area	Specific Planning Area (S88)	Camino Del Norte	Specific Planning Area
South	Specific Plan Area	Open Space (S80)	Cayenne Creek Road	Open Space
West	Specific Plan Area	Specific Planning Area (S88), Single Family Residential (RS)	Santanella Street	Residential

## E. ANALYSIS AND DISCUSSION

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

### 1. **Key Requirements for Requested Actions**

The Zoning Administrator should consider the requested actions and determine if the following determinations can be made:

- Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- Does the project comply with the policies set forth under the San Dieguito Community Plan?
- Is the proposed project consistent with the County's Zoning Ordinance?
- Is the project consistent with the County's Wireless Ordinance?
- Does the project comply with CEQA?

### 2. **Project Analysis**

#### Amortization

The proposed wireless telecommunication facilities are defined as "high visibility" according to Sections 6985 and 6991 of the Zoning Ordinance. The Project will modify Minor Use Permit ZAP-00-001W2, which was approved prior to the adoption of the Wireless Ordinance. ZAP findings have

been made to support the relocation of the facility from the water tank onto two faux mono-broadleaf trees.. Based on Section 6991 of the Zoning Ordinance, the applicant has indicated that the facility is valued at \$605,000, therefore the facility is required to be modified in 15 years. This time may be extended for an additional period of time by modifying the permit, if it found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.

#### Site Planning Analysis

The proposed wireless telecommunication facility modification is compatible with the surrounding land uses, existing structures, vegetation, and topography. The two proposed 60-foot-tall mono-broadleaf trees are designed to be compatible with the surrounding land uses, vegetation, and topography and will appear as mature trees which will blend in with the existing trees on the site. The proposed height and conversion to faux mono-broadleaf trees are necessary to reach over the 35-foot-tall water tank and provide unobstructed coverage. The location of the facility is partially screened by the existing water tank and surrounding utility elements including associated equipment shelters. The facility will be comparable in height to existing vertical elements such as mature trees on the subject property and in the surrounding vicinity. The proposed modification of the wireless facility to two faux mono-broadleaf trees will not introduce a new visual impact to nearby residences.

#### 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 over 1.5-miles west of Interstate 15, a Scenic Highway identified in the County of San Diego General Plan. Drivers utilizing Interstate 15 do not have a view of the facility due to distance, location on a hilltop, existing trees within the viewshed, as well as the adjacent 35-foot-tall water tank. The proposed wireless telecommunication facility will blend with the existing visual setting, be compatible with the existing community character and will not result in impacts to the natural environment or a scenic highway.

#### Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide continued cellular coverage to residents of the San Dieguito Community. The Project site is zoned S88 (Specific Plan Area), and within an Open Space area of the 4S Ranch Specific Plan, which is a non-preferred zone, and therefore requires an ASA. The applicant reviewed other potential sites within the area before deciding to pursue this location and submitted an ASA to demonstrate that coverage objectives could not be met in a preferred zone. Properties immediately surround the project are zoned residential, open space, and industrial. Co-location opportunities were explored; however, none exist within a two-mile radius of the project site. The industrial properties to the north are also located out of the network target coverage area for this facility. .

Due to the topography and distance from the desired coverage area, 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 with and without the proposed 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, specifically along Interstate 15 (Figure 6). GSA maps can also be found in Attachment F.

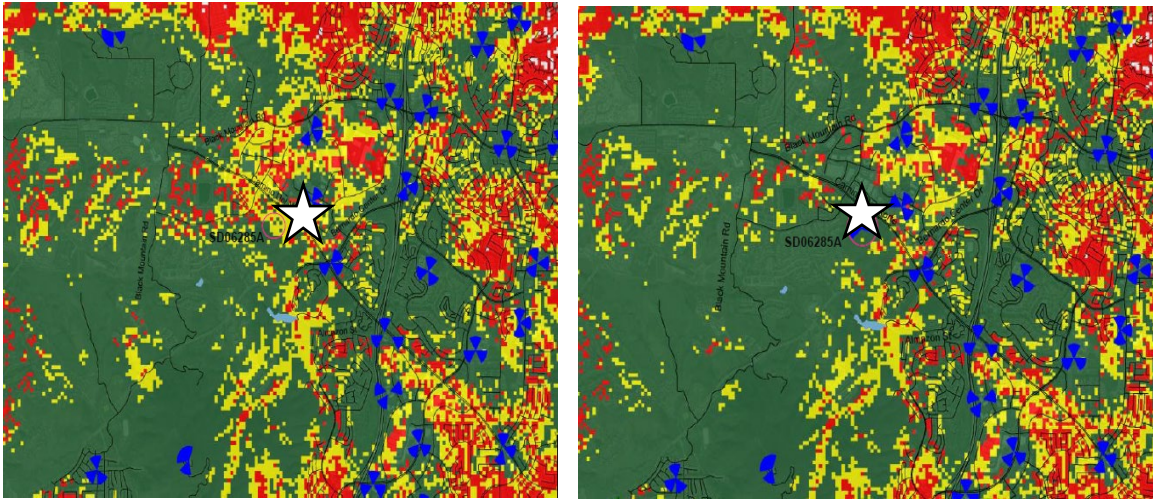


Figure 6: Coverage without Project (left) and coverage with Project (right).

### 3. General Plan Consistency

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

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<b>GOAL S-1 – Public Safety.</b> Enhanced public safety and the protection of public and private property.  <b>GOAL S-2 – Emergency Response.</b> 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 Project will provide continued coverage throughout the area, which is essential in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by continuing to provide service and coverage in the area.
<b>POLICY LU 15.2 – Co-Location of Telecommunication Facilities.</b> Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.	Nearby co-location opportunities did not meet the coverage objectives of the current site. The subject facility will allow co-location with other carriers to the extent feasible.



#### 4. Zoning Ordinance Consistency

##### a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Specific Plan (S88) zone with the incorporation of conditions of approval (See Table E-2).

Table E-2: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	S88	Yes, upon approval of Minor Use Permit Modification
Animal Regulation:	K	N/A
Density:	-	N/A
Lot Size:	-	N/A
Building Type:	H	N/A
Height:	G	Yes, upon approval of Minor Use Permit Modification
Lot Coverage:	-	N/A
Setback:	G	Yes
Open Space:	-	N/A
Special Area Regulations:	-	Yes, upon approval of Minor Use Permit Modification

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 Project includes a request to exceed the 35-foot height limit by 25 feet, which is necessary to meet the intended coverage objective.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of ZAP Modification
Section 4800 of the Zoning Ordinance requires that the project meet the "G" setback requirements of a 50-foot front yard setback, 10-foot interior side yard setback, 35-foot exterior side yard setback, and a 40-foot rear yard setback.	The Project will be located adjacent to an existing water tank, and the associated equipment enclosures will not be placed within the front, rear, or side yard setback. Therefore, the proposed facility would meet the "G" setback requirements per Section 4800 of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

##### b. Wireless Ordinance Consistency

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

Commission (FCC) regulations concerning RF emissions. Therefore, County decision makers do not consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also, staff does not require information from the Applicant concerning such effects from RF emissions associated with the Project. Information regarding potential health effects is available from the cellular providers upon request as required by the FCC.

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

*Table E-3: Wireless Ordinance Consistency*

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The existing equipment shelters and enclosures containing Verizon and T-Mobile equipment for the site are less than 10 feet in height.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed wireless telecommunications facility and existing equipment enclosure are located outside all required setbacks including front, rear, and side yard.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	The project site is zoned Specific Plan (S88) and is subject to noise level depending on the use being made of the property. The existing ground equipment for both Verizon and T-Mobile will remain. Trenching is needed for the coax to be rerouted back to the existing equipment areas. There are no new proposed ground equipment for this project. No new generator units are proposed. All equipment cabinets are located in a fully enclosed equipment shelter and noise from the existing cabinets	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
	would be considered less than signification. Based on this information, the noise levels are not anticipated to exceed the 45 dBA noise level requirement at the property line.	
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.	The Project is considered a "high visibility" facility because the facility is in a residential zone. Since the proposed Project has a valuation greater than \$500,000, the ZAP Modification has been conditioned to have a maximum term of 15 years.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The Project is located over one mile west of Interstate 15, a Scenic Highway identified in the County of San Diego General Plan. The Project is not visible from Interstate 15 due to location being on a hilltop, surrounding topography and existing structures in the area. In addition, the proposed mono-broad leaf is designed to avoid adverse visual impacts.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

## 5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and the proposed project qualifies for a categorical exemption under CEQA Section 15303. Section 15303 exempts the installation of Small, New Equipment and Facility in Small Structures. It has been determined that the project is not in an environmentally sensitive location; would not cause substantial change in the environment; is not on a hazardous waste site; would not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway.

## 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. No formal comments were received as a result of the public notices sent at the time of the ZAP Modification application submittal or during processing of the permit. Prior to the Zoning Administrator hearing, public notices were sent to property owners within 500 feet of the project site and included approximately 20 property owners.

**G. COMMUNITY PLANNING GROUP**

On October 8, 2020, the San Dieguito Community Planning Group recommended approval of the project by a vote of 7-0-0-6 (Ayes – 7; Noes – 0; Abstain – 0; Absent/Vacant - 6) without conditions. The San Dieguito Community Planning Group Recommendation Form is found in Attachment E, Public Documentation.

**H. STAFF 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 the California Environmental Quality Act (CEQA).
2. Approve ZAP PDS2020-ZAP-00-001W2, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

***Report Prepared By:***

Tabina Tonekaboni, Project Manager  
619-323-7299


[Tabina.Tonekaboni@sdcounty.ca.gov](mailto:Tabina.Tonekaboni@sdcounty.ca.gov)

***Report Approved By:***

Kathleen Flannery, Acting Director  
858-694-2962

[Kathleen.Flannery@sdcounty.ca.gov](mailto:Kathleen.Flannery@sdcounty.ca.gov)

**AUTHORIZED REPRESENTATIVE:** \_\_\_\_\_



ASHLEY SMITH, CHIEF

**ATTACHMENTS:**

Attachment A – Planning Documentation  
Attachment B – Form of Decision Approving PDS2020-ZAP-00-001W2  
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

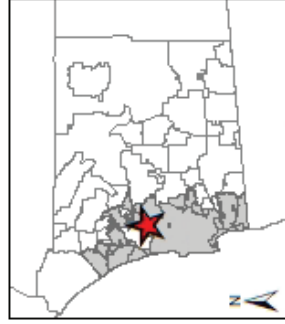


## **Attachment A – Planning Documentation**

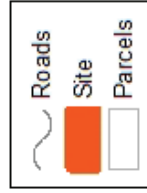
VZW Sony HP  
Wireless Modification  
PDS2020-ZAP-00-001W2

Vicinity Map

San Diego  
Community Plan Area



1:3,500,000

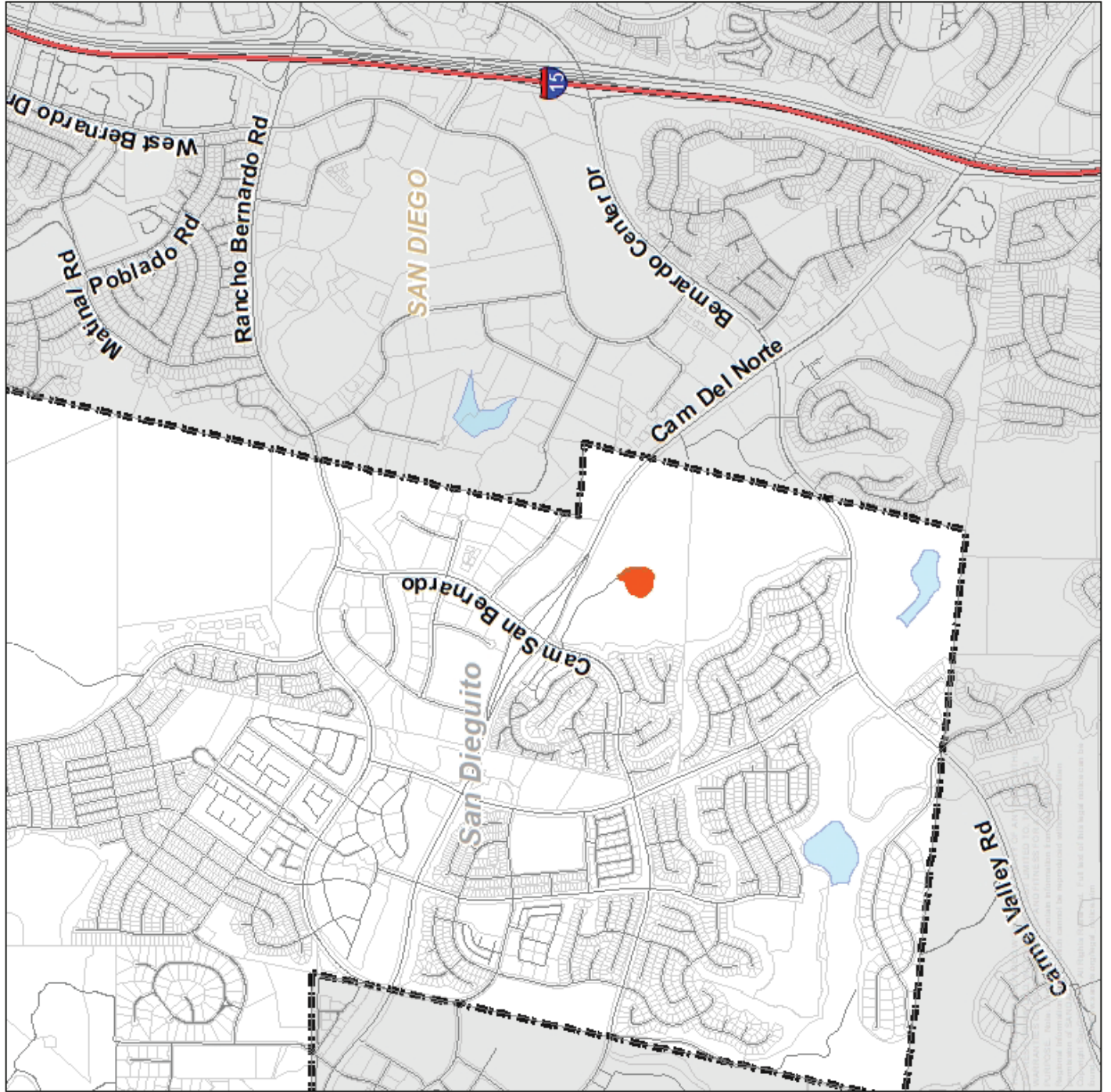


N

0 0.25 0.5  
Miles

**WUEG GIS**  
LAND-USE CONSULTANTS

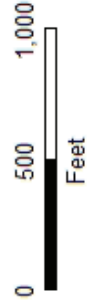
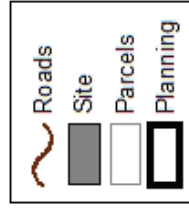
Date: 9/25/2021  
Path: P:\reg\2020-ZAP-00-001W2\_082421\vicinity.mxd



VZW Sony HP  
Wireless Modification  
PDS2020-ZAP-00-001W2

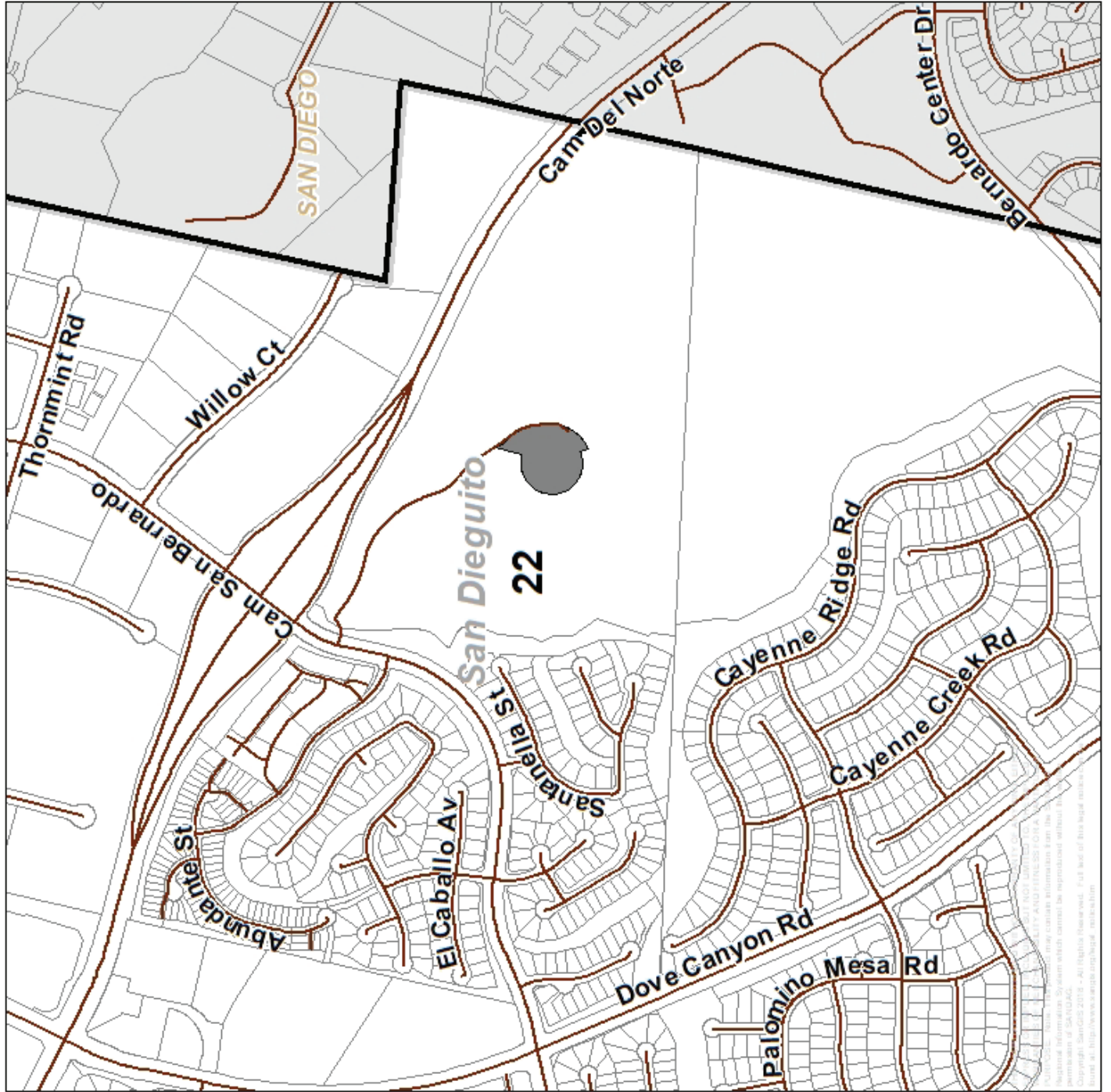
General Plan

San Diego  
Community Plan Area  
(22) Specific Plan Area



**WUEG GIS**  
LAND INFORMATION

Date: 9/25/2021  
Path: P:\reg\2020-ZAP-00-001W2\_082421\plan.mxd



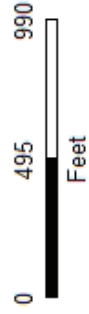
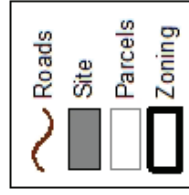


VZW Sony HP  
Wireless Modification  
PD S2020-ZAP-00-001W2

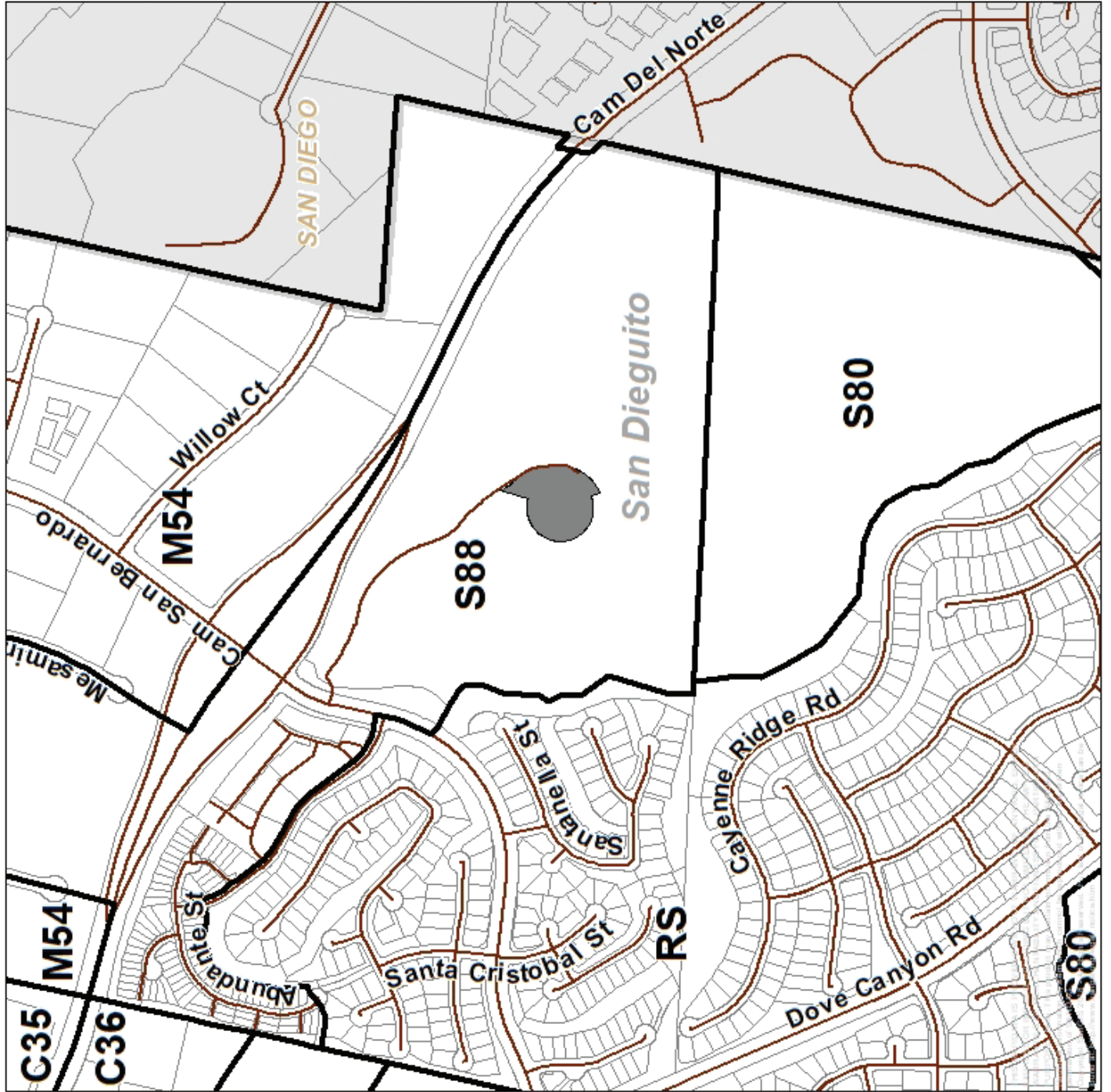
# Zoning

San Diegoito  
Community Plan Area

- C35 - General Commercial/Limited Residential
- C36 - General Commercial
- M54 - General Impact Industrial
- RS - Single Family Residential
- S80 - Open Space
- S88 - Specific Planning Area



Date: 9/8/2021  
Path: P:\reg\2020-ZAP-00-001W2\_082421\training.mxd



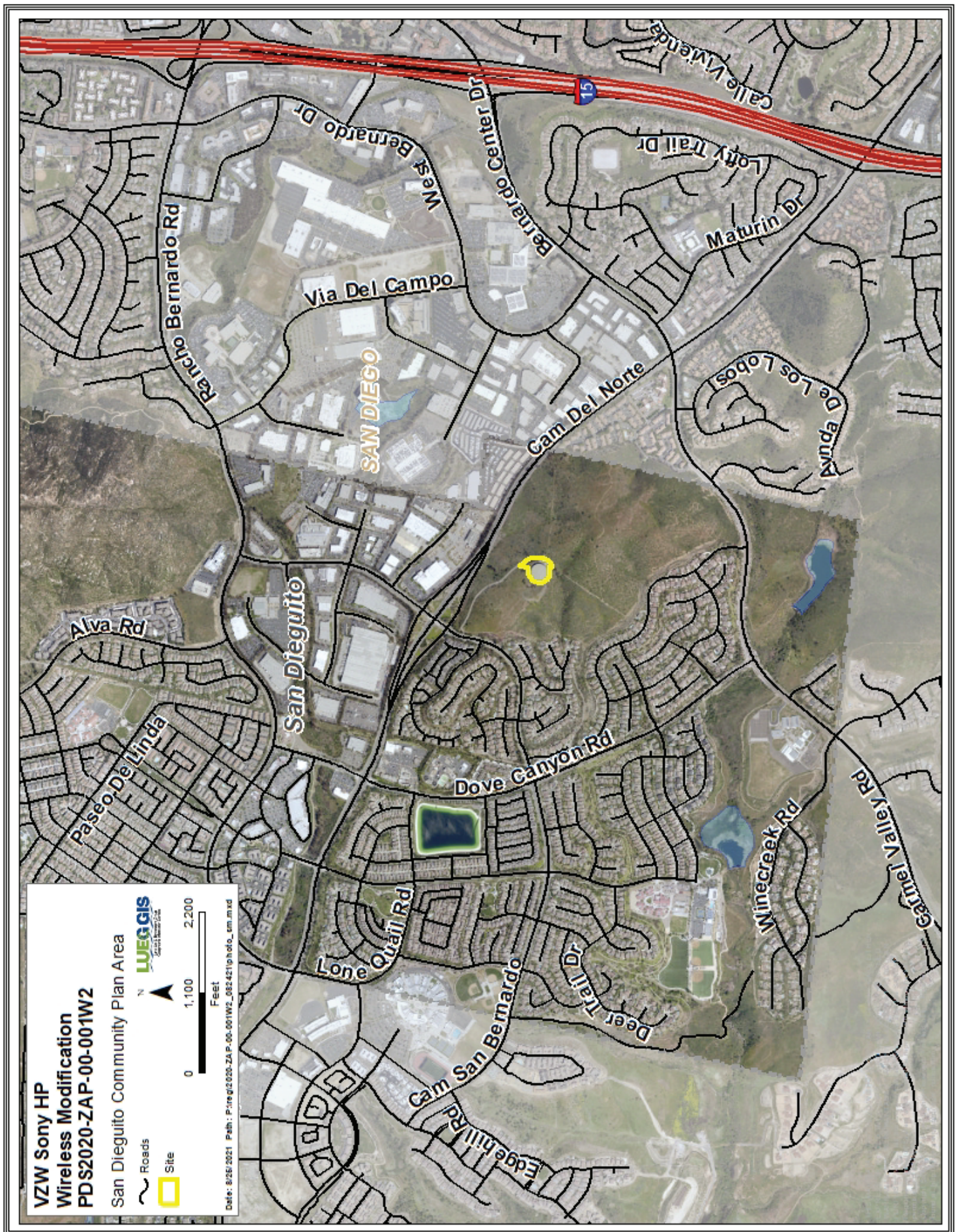




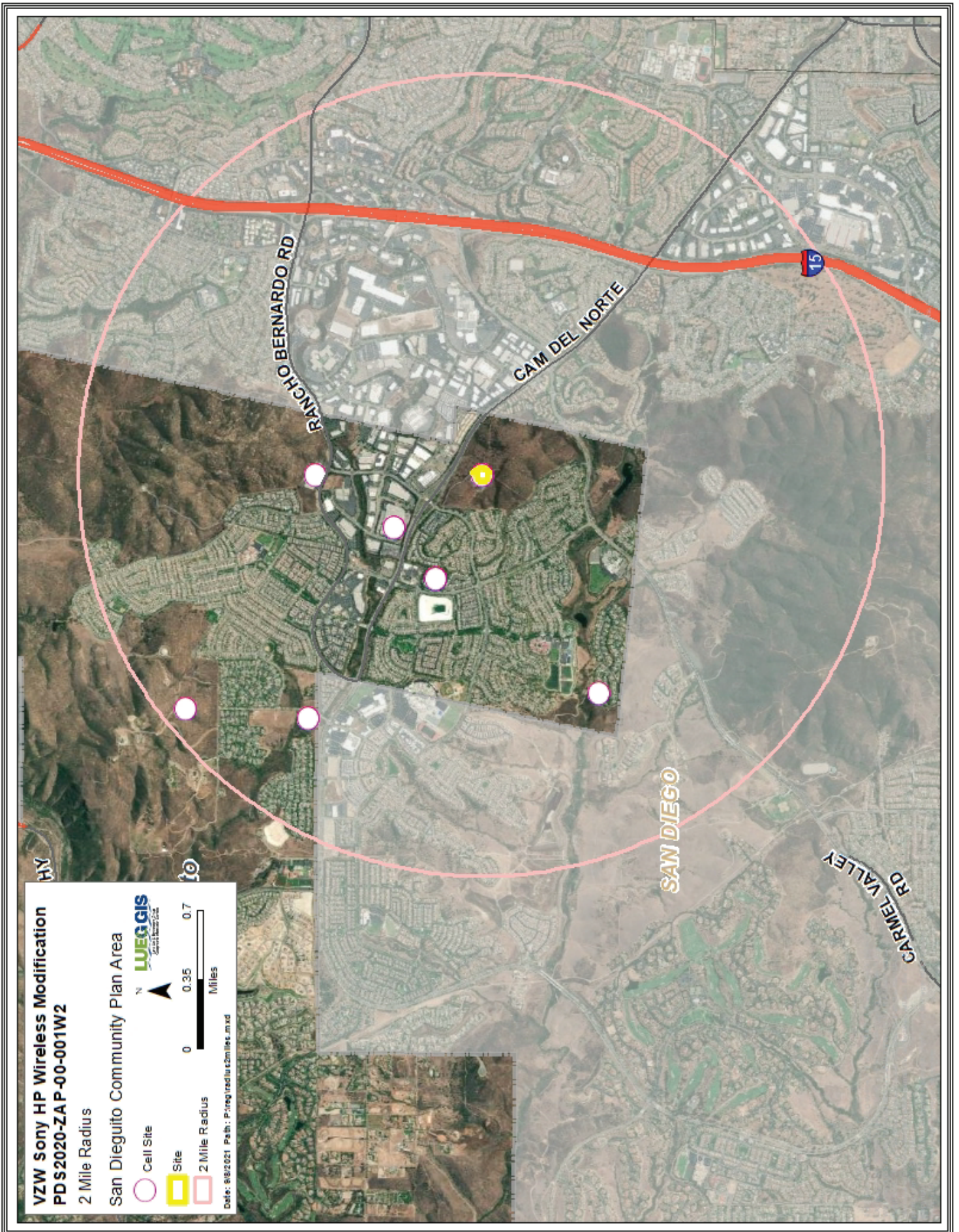








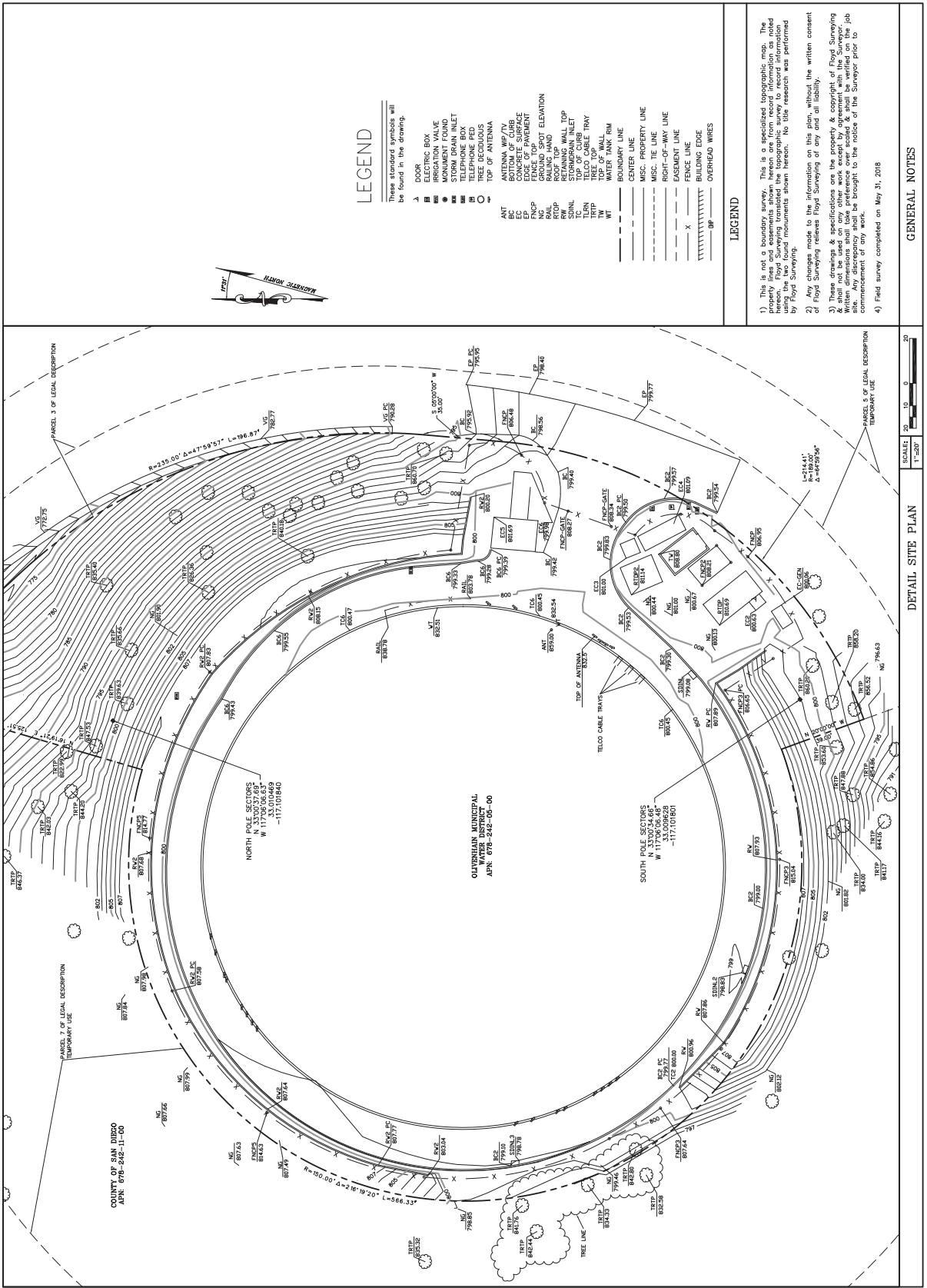












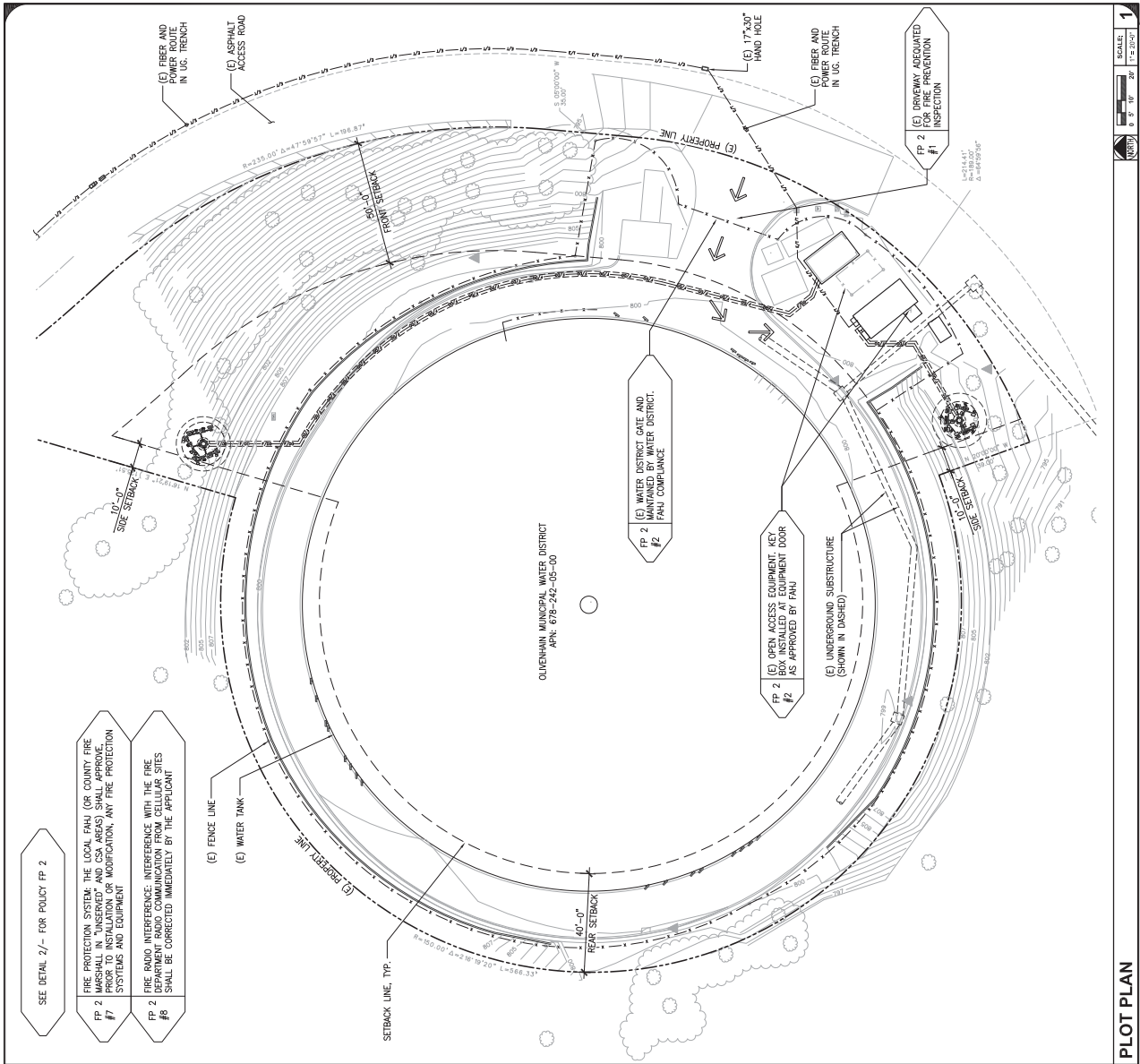










<b>ISSUE STATUS</b>		<b>DCI PACIFIC</b> <b>A/E/C WORKS</b> ARCHITECTURE   ENGINEERING   CONSULTING 24 COLUMBIA STREET, SUITE 110 BOWEN, CA 94801		<b>PROPRIETARY INFORMATION</b> THIS DOCUMENT IS THE PROPERTY OF DCI PACIFIC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DCI PACIFIC. ANY USE OF THIS DOCUMENT FOR OTHER THAN THE PROJECT FOR WHICH IT WAS PREPARED IS STRICTLY PROHIBITED.		 15505 SAND CANYON AVENUE, D1 IRVINE, CA 92618		 16900 CAMINO SAN BERNARDO SAN DIEGO, CA 92127		SONY HP		SHEET TITLE:  PLOT PLAN AND FIRE CODE POLICY FP 2		<b>A-1.1</b>	
---------------------	--	---	--	---	--	---	--	---	--	---------	--	--	--	--------------	--

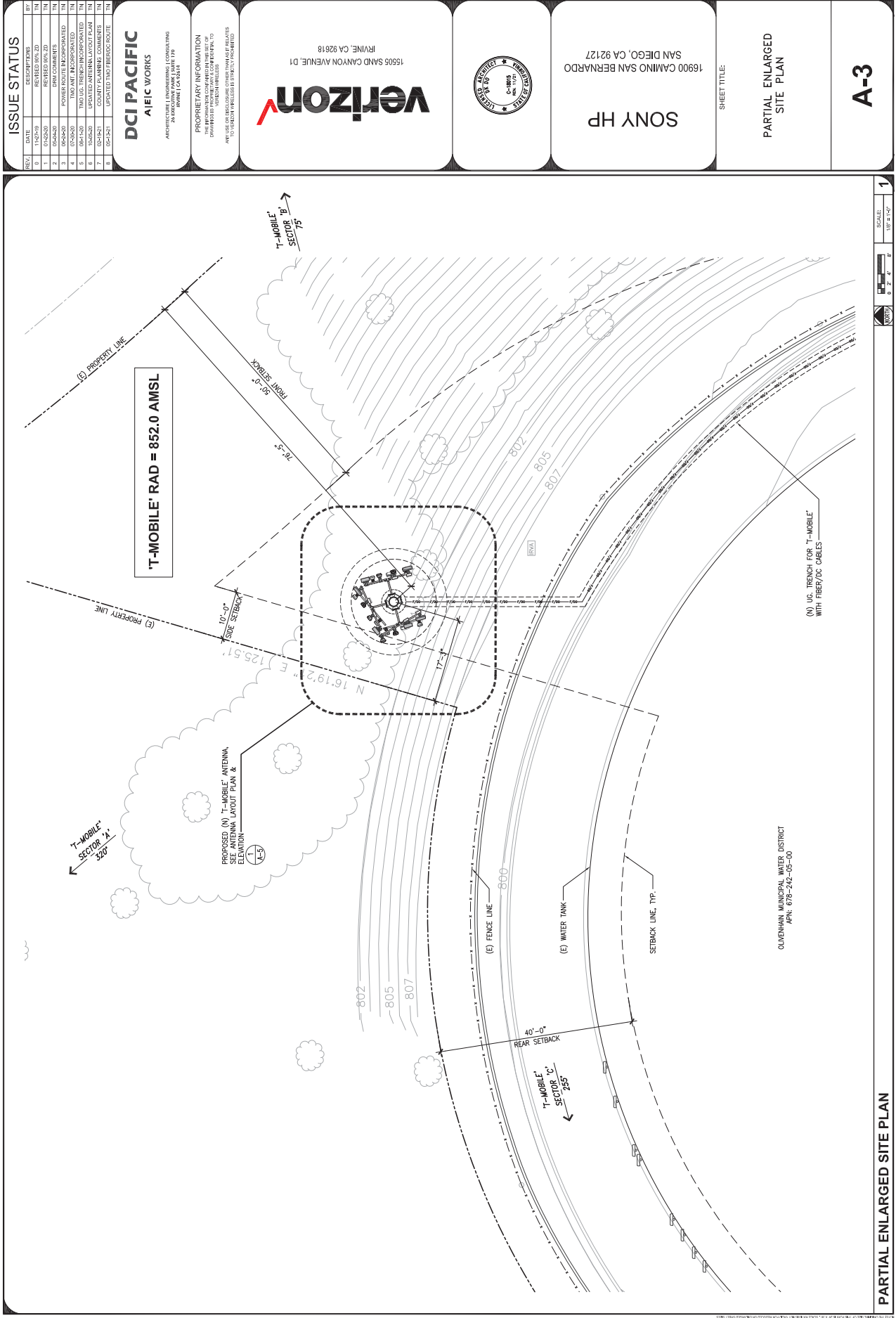


COUNTY OF SAN DIEGO Department of Planning and Land Use			
Subject:	Policy #	Effective Date	Page
<b>FIRE CODE COMPLIANCE FOR CELLULAR FACILITIES</b>	FP-2	Revised 01/10/2006 (Effective 3/21/2006)	2 of 9
<p>1. <b>ACCESS:</b> Roadways maintained and maintained by the cellular company solely for transportation of their equipment shall be deemed adequate for fire prevention inspection.</p> <p>2. <b>GATES &amp; BARRIERS:</b> Gates or other barriers across cell site access roads which also serve as the access roadways shall provide a rapid vehicle access by means of a key lock system that can be opened from either side of the roadway by means of a key box that is located in an accessible location. The location must be approved by the local jurisdiction. The gate or barrier shall be constructed of materials that are different from other structures throughout the County. Gates or other barriers across cell site access roads that do not also serve as fire access roads are unregulated by this policy.</p> <p>3. <b>CONSTRUCTION – STRUCTURE PROPOSED:</b> Cellular facilities that propose to construct new buildings and/or other cellular cabinets and equipment must meet the following requirements:</p> <ul style="list-style-type: none"> <li>a. Exterior walls must be non-combustible. (Examples: masonry, 2-hour rated steel, etc.).</li> <li>b. Eaves must be enclosed with fire resistant material (examples: stucco, cement-fiber board).</li> <li>c. Roofs must be class "A" assemblies with edge protection.</li> </ul> <p>d. Openings must be protected with fire-rated assemblies.</p> <p>4. <b>CONSTRUCTION – STRUCTURE NOT PROPOSED:</b> Cellular facilities that do not construct new buildings and/or other cellular cabinets and equipment with a structure must meet the following requirements:</p> <ul style="list-style-type: none"> <li>a. A 1/2" emergency block wall must be installed around all sides of the facility facing combustible vegetation to prevent ignition of vegetation.</li> </ul> <p>5. <b>FUEL MODIFICATION:</b> Cellular facilities that cannot be self-contained as defined in § 85.4(a) above must maintain a minimum 30 foot of fuel modification on all sides of the cellular facility or as required under the County's Combustible Vegetation and Other Natural Resource Ordinance.</p> <p>6. <b>FACILITY STANDBY POWER:</b> Emergency power or standby power supplies used at the facility must comply with California Fire Code section 907.1 and California Fire Code section 906.7.</p>			

COUNTY OF SAN DIEGO Department of Planning and Public Works			
Subject:	Policy #	Effective Date	Page
FIRE CODE COMPLIANCE FOR CELLULAR FACILITIES	FP 2	Revised 04/10/2008 Effective 02/1/2009	3 of 3
<p>7. <b>FIRE PROTECTION SYSTEM.</b> The local FAN (or County Fire Marshal) is "Informed" and CSN will be able to show, prior to installation of installation, any Fire Protection Systems and Equipment.</p> <p>8. <b>FIRE RADIO INTERFERENCE.</b> Interference with fire department radio communication from cellular sites shall be corrected immediately by the applicant.</p> <p><i>NOTE: The following Fire Protection Districts have elected not to participate in this policy:</i></p> <ul style="list-style-type: none"> <li>North County Fire Protection District</li> <li>Rancho Del Diablo (Escondido) MWD</li> <li>San Marcos Fire Protection District</li> <li>Vista Fire Protection District</li> </ul>			
 <b>JEFF MURPHY</b> Chief, CPU Building Division		 <b>BILL METCALFE</b> President San Diego County Fire Districts	







REV.	DATE	DESCRIPTIONS	BY
0	11/2/19	REVISED 90% ZD	TN
1	1/2/20	REVISED 90% ZD	TN
2	05/24/20	DRW COMMENTS	TN
3	06/24/20	POWER ROUTE INCORPORATED	TN
4	7/7/20/20	TWO ANT. INCORPORATED	TN
5	08/1/20	TWO LG. TRENCH INCORPORATED	TN
6	10/25/20	UPDATED ANTENNA LAYOUT PLAN	TN
7	02/18/21	COUNTY PLANNING COMMENTS	TN
8	05/21/21	UPDATED TWO EMBROID ROUTE	TN

**DCI PACIFIC**  
**A|E|C WORKS**

ARCHITECTURE | ENGINEERING | CONSULTING  
34, BUCKINGHAM PALACE, CHICAGO, IL 60611-1900

© 2006 The Authors  
Journal compilation © 2006 Blackwell Publishing Ltd

PROPRIETARY INFORMATION

PROPRIETARY INFORMATION  
THE INFORMATION CONTAINED IN THIS SET OF

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES  
VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES  
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

CONTRIBUTED BY THE UNIVERSITY OF ALABAMA

▲

**Verizon**

15505 SAND CANYON AVENUE, D1  
IRVINE, CA 92618

IRVINE, CA 92618



SONY HP

16900 CAMINO SAN BERNARDO  
SAN DIEGO, CA 92127

SAN DIEGO, CA 92127

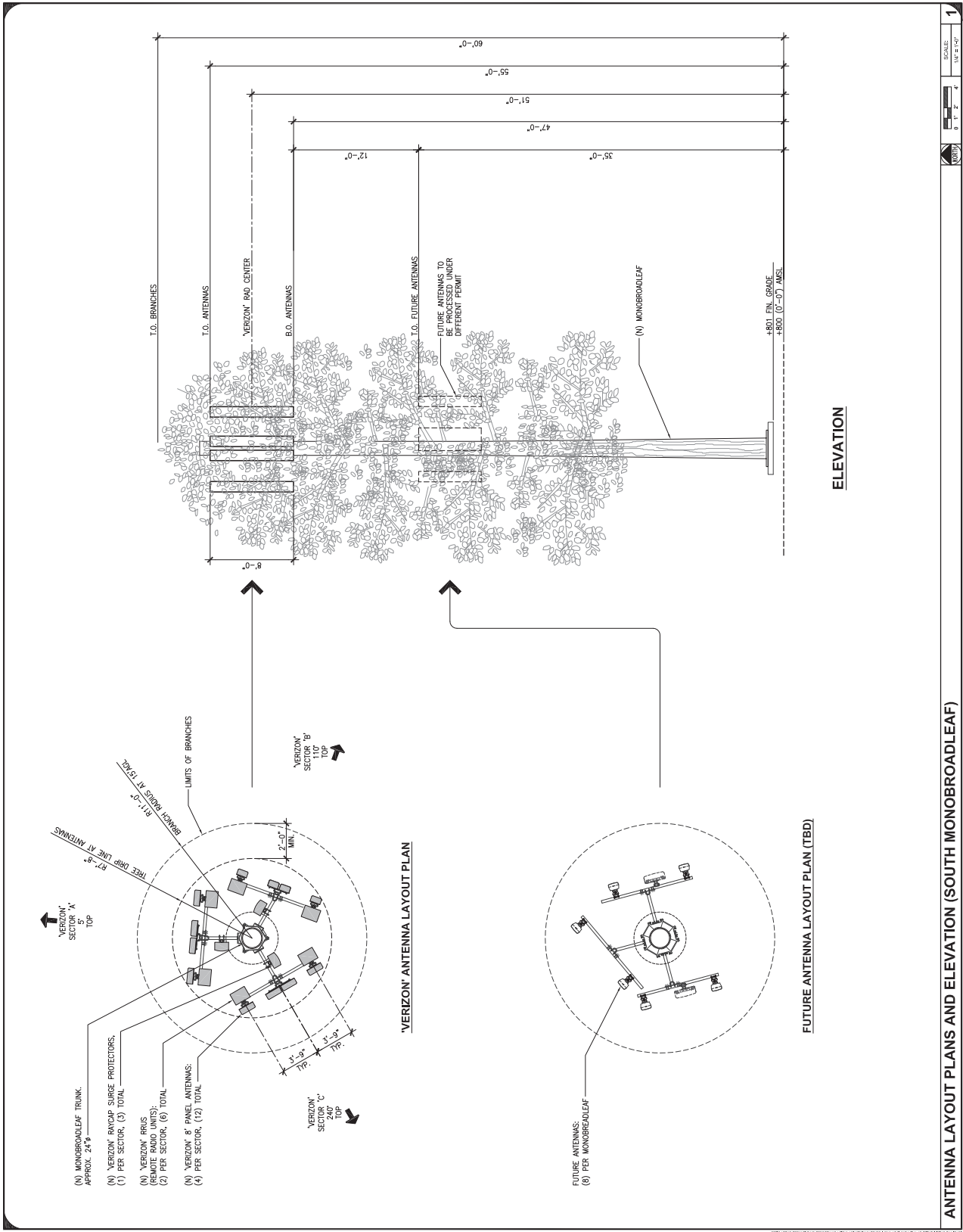
SHEET TITLE:

ANTENNA LAYOUT PLANS  
AND ELEVATION  
(SOUTH MONOBROADLEAF)

# ANTENNA LAYOUT PLANS AND ELEVATION

AND ELEVATION  
(SOUTH MONOBROADLEAF)

## A-4



## 'VERIZON' ANTENNA LAYOUT PLAN

## FUTURE ANTENNA LAYOUT PLAN (TBD)

## ELEVATION







**Attachment B – Form of Decision  
Approving PDS2020-ZAP-00-001W2**



# County of San Diego

**KATHLEEN A. FLANNERY**  
ACTING DIRECTOR

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
(858) 505-6445 General • (858) 694-2705 Codes • (858) 565-5920 Building Services  
[www.sdcounty.ca.gov/pds](http://www.sdcounty.ca.gov/pds)

**VINCE NICOLETTI**  
ACTING ASSISTANT DIRECTOR

October 7, 2021

## MINOR USE PERMIT MODIFICATION PDS2020-ZAP-00-001W2 FORM OF DECISION

**PERMITTEE:** AIRTOUCH CELLULAR VZW SONY HP WIRELESS  
**MINOR USE PERMIT:** PDS2020-ZAP-00-001W2  
**E.R. NUMBER:** PDS2020-ER-03-08-040W2  
**PROPERTY:** 16900 CAMINO SAN BERNARDO, SAN DIEGO, CA, 92127  
**APN(S):** 589-230-20-00

### DECISION OF THE ZONING ADMINISTRATOR

Grant in substantial conformance with the plot plan and elevations, dated February 29, 2000, consisting of two (2) sheets, a Minor Use Permit pursuant to Sections 1355, 2884(b), and 7352(b) of the Zoning Ordinance to allow the addition of twelve panel antennas and a 4-foot dish on the side of an existing 235-foot diameter, 35-foot-tall water tank, and to construct a supporting 12 feet equipment structures immediately adjacent to the tank.

The Minor Use Permit Modification for an unmanned wireless telecommunication facility consists of (12) sheets including plot plan and elevations dated May 12, 2021. This permit authorizes the construction, and maintenance of two new 60-foot-tall mono-broadleaf trees and associated equipment for Verizon and T-Mobile. The proposal includes the expansion of the Verizon equipment lease area to from 900 square feet to 960 square feet and trenching for the coax is to be rerouted back to the existing equipment areas. The existing facilities will be removed from an existing water tank at the request of the Olivenhain Municipal Water District.

Pursuant to Sections 6985 and 6991 of the Wireless Ordinance, the existing monopole is considered a "high visibility" facility and therefore, is subject to the amortization schedule of the Wireless Ordinance (Zoning Ordinance Section 6985), adopted in 2003. The proposed faux mono-broadleaf trees would be in harmony with the surrounding area. In accordance with the Zoning Ordinance, the facility shall have a maximum term of 15 years and be permitted through October 7, 2036 or at a later date as determined by the Director. This may be extended for an additional period of time by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

**MINOR USE PERMIT MODIFICATION EXPIRATION:** This Minor Use Permit shall expire on October 7, 2023 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.

.....  
**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:

**CONDITIONS FOR ZAP 00-001:**

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

- A. Prior to obtaining any building or other permit pursuant to this Minor Use Permit, and prior to commencement of construction or use of the property in reliance on this Minor Use Permit, the applicant shall:
  - 1. Payoff all deficit accounts associated with processing this application to the satisfaction of the ~~Department~~ Director of Planning and Land Use and the Department of Public Works. **[SATISFIED]**
- B. Prior to any occupancy or use of the premises pursuant to this major Use Permit, the applicant shall:
  - 1. Plant a minimum of one gallon shrubs every 5 feet immediately adjacent to the proposed structure to screen visibility of the structure from adjacent uses. (DPLU) **[SATISFIED]**
  - 2. Submit to the Director of Planning and Land Use evidence (such as photos) that the landscaping has been installed. (DPLU) **[SATISFIED]**

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

- C. The parking areas and driveways shall be well maintained.
- D. All landscaping shall be adequately watered and well maintained at all times.
- ~~E. The antennas and the dish shall be painted to match the water tank.~~
- F. The equipment storage structure shall be painted a neutral earth tone color. **[SATISFIED]**

**CONDITIONS FOR PDS2021-ZAP 00-001W12:**

**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. **GEN#3-FILING OF NOE**  
**INTENT:** In order to comply with CEQA and State law, the permit NOE shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOE and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOE form and required filing fees to the San Diego County Recorder's Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOE was filed and that a copy of the document is on file at PDS.
  
4. **CULT#1 ARCHAEOLOGICAL MONITORING**  
**INTENT:** In order to mitigate for potential impacts to undiscovered buried archaeological resources, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining



Significance for Cultural Resources and the California Environmental Quality Act (CEQA).  
**DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform cultural resource monitoring and a potential data recovery program during all earth-disturbing activities. The archaeological monitoring program shall include but is not limited to the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction as identified below. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archaeologist shall provide evidence that a Kumeyaay and Luiseno Native American has been contracted to perform Native American Monitoring for the project.
- c. The Project Archaeologist and Kumeyaay and Luiseno Native American monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program.
- d. The Project Archaeologist and Kumeyaay and Luiseno Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay and Luiseno Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay and Luiseno Native American Monitor.
- e. In the event that previously unidentified potentially significant cultural resources are discovered:
  1. The Project Archaeologist or the Kumeyaay and Luiseno Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
  2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
  3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay and Luiseno Native American Monitor, shall determine the significance of the discovered resources.
  4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
  5. Isolates and clearly non-significant deposits shall be minimally documented in the field.
  6. Should the cultural materials for isolates and non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay and Luiseno Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.

7. A Research Design and Data Recovery Program to mitigate impacts to significant cultural resources shall be prepared by the Project Archaeologist in coordination with the Kumeyaay and Luiseno Native American Monitor. The Research Design and Data Recovery Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources.
  8. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods.
- f. If any human remains are discovered:
1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
  2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
  3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
  4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
  5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
  6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- g. Upon conclusion of field work, if archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation phase of the monitoring.

**DOCUMENTATION:** The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PDS, PPD]. Alternatively, provide signed documentation from the State Historic Preservation Officer SHPO - Section 106 consultation) that monitoring is not required which will satisfy this condition. **TIMING:** Prior to approval of any building permits or issuance of any other permit. **MONITORING:** The [PDS, PPD] shall review the contract or letter of acceptance and MOU for compliance with this condition.

5. **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 **550** feet of unobstructed intersectional sight distance in the southerly direction (northbound direction) from the proposed private road easement along **Camino San Bernardo Drive** 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 a **4.1A Major Road** as described in Table 5 based on a speed of **55 MPH**, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

**DOCUMENTATION:** The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

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

#### 6. **GEN#4-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.

#### 7. **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 March 20, 2020, 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.

8. **PLN#1–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.

9. **PLN#2–SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].**

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

10. **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](mailto: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.

#### 11. **CULT#2 CULTURAL RESOURCES REPORT**

**INTENT:** In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that the disposition of all cultural materials has been completed which may include but is not limited to the following:
  - (1) Prehistoric archaeological materials collected during the archaeological monitoring program shall be submitted and curated at a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- (2) Historic materials shall be curated at a San Diego curation facility, as identified above, and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

**DOCUMENTATION:** The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC), the San Luis Rey Band of Mission Indians, the Pechanga Band of Temecula Luiseno Indians, and any culturally affiliated Tribe who requests a copy. Alternatively, provide signed documentation from the State Historic Preservation Officer SHPO (Section 106 consultation) that monitoring is not required which will satisfy this condition. **TIMING:** Prior to any occupancy or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance this condition and the report format guidelines.

## 12. **UTILITIES#1–PAVEMENT CUT POLICY**

**INTENT:** In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with [County Policy RO-7](#) adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS, LDR] for review. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, and prior to use of the property in reliance of this permit, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** [PDS, LDR] shall review the acknowledgement letter to determine compliance with the condition.

## 13. **ROADS#2–ANNEX TO LIGHTING DISTRICT**

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



**BUILDING PERMIT:** *(Prior to approval of any building plan and the issuance of any building permit).*

**14. GEN-TIE LINE GRADING**

**INTENT:** In order to allow the placement of the **fiber and DC cable** generation tie line within private properties and in accordance with the [County of San Diego Grading Ordinance](#), a grading permit shall be obtained. **DESCRIPTION OF REQUIREMENT:** The undergrounding shall meet or exceed the requirements set forth in the San Diego County Design Standards and San Diego Regional Standard Drawings M-15, M-22, and M-23 to the satisfaction of [PDS, LDR]. **DOCUMENTATION:** The applicant shall obtain the grading permit and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to [PDS, LDR]. **TIMING:** Prior to approval of any building plan and the issuance of any building permit or use of the premises in reliance of this permit, the offsite grading permit for gen-tie shall be obtained. **MONITORING:** [PDS, LDR] shall review the permit for compliance with this condition and the applicable improvement plans and implement any conditions of the permit in the County improvement plans.

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

**15. PLN#3–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.

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

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

following:

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved site photos dated 9/10/2020. 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.

17. **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 REQUIRMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in

disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

**18. 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 **550 feet** in the southerly direction (northbound direction) along **Camino San Bernardo Drive** from the private road easement street opening 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.

**GRADING/IMPROVEMENT PLAN NOTES**

**DURING CONSTRUCTION:** *(The following actions shall occur throughout the duration of the grading construction).*

**1. PALEO#GR-1 - PALEONTOLOGICAL MONITORING**

**INTENT:** In order to comply with the County of San Diego Significance and Report Format Guidelines for Paleontological Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has marginal levels of sensitive Paleontological resources. All grading activities are subject to the [County of San Diego Grading Ordinance Section 87.430](#), if any significant resources (Fossils) are encountered during grading activities.

- a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.
- b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the [San Diego County Guidelines for Determining Significance for Paleontological Resources](#).

**TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDC] shall make sure that the grading contractor is on-site performing the Monitoring duties of this condition. The [DPW, PDC] shall contact PDS if the grading contractor or applicant fails to comply with this condition.



**ROUGH GRADING: (Prior to rough grading approval and issuance of any building permit).****2. PALEO#GR-2 - PALEONTOLOGICAL MONITORING**

**INTENT:** In order to comply with the County of San Diego Significance and Report Format Guidelines for Paleontological Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

- a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#).
- b. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

**DOCUMENTATION:** The applicant shall submit the letter report to PDS for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection ([Grading Ordinance SEC 87.421.a.2](#)), the letter report shall be completed. **MONITORING:** PDS shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

.....

**FINDINGS FOR ZAP 00-001**
**ORIGINAL MINOR USE PERMIT FINDINGS****FINDINGS:**

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

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

This is a request to locate twelve panel antennas and a 4-foot dish on the side of an existing 25 foot diameter, 35 foot tall water tank, and to construct a supporting 12 feet by 24 feet equipment structure immediately adjacent to the tank.

**Scale and Bulk:**

The panel antennas will not extend higher than the roof of the water tank. The antennas will be grouped in 3 sets of four around the tank and will each be approximately 1 foot by 4 feet. The 4-foot diameter dish will be located on the side of the tank. The 12 foot by 24 foot equipment building will be on the southeast side

of the tank and 10 feet high. The existing water tank is the only structure within 800 feet of the project. The tank is very large, 32 feet tall around the edges and 42 feet tall in the center. The tank covers over an acre of land, 43,744 square feet. The site is located on a hilltop at a much higher elevation than the surrounding homes and businesses, which are at a minimum of 800 feet away. The properties to the north across Camino Del Norte are developed with industrial businesses. The buildings differ greatly in size, but from the water tank site only rooftops are seen. The hillside and existing mature eucalyptus trees block the visibility from the residences, which are approximately 2,500 square foot homes. The water tank will be between the equipment storage structure and the residences. The scale and bulk of the proposed facility will not significantly change the characteristics of the area.

Coverage: The project site is 2.20 acres and the water tank covers over an acre of the site. Therefore with the addition of the 288 square foot equipment structure the coverage will increase from 45.6 percent to 45.9 percent. The site is surrounded by 61.81 acres of open space.

Density: The density of the site will not change, since no dwelling units exist and none are proposed.

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

The site has existing access by a graded service road, which is gated. The electrical service will be connected to the existing transformer on site.

The proposed facility will be unmanned and service for maintenance approximately twice per month. No other public facilities, services, or utilities will be utilized. Therefore, the proposed facility will not have an impact on the availability of public facilities, services, or utilities.

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

The character of the neighborhood is a developing industrial and residential area. The immediate location is surrounded by 61.81 acres of open space with no structures. Across Camino Del Norte to the north is developed with industrial business. To the southeast a residential property is under constructed. All businesses and residences are at least 800 feet away. The neighborhood character will not be effected, since the antennas will be painted the same color as the water tank and be mounted on the side of the tank. The equipment structure will not be visible from surrounding homes and businesses, since the topography, the water tank, and existing mature eucalyptus trees will act as screening. The noise output from the equipment is minimal, approximately 50 decibels at the source. The noise from the equipment cannot be heard from the surrounding homes or businesses.

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

The location will be unmanned, and period maintenance trips will be necessary, approximately twice per month. The addition of two regular trips per month will not create a significant increase in traffic. The only access to the site is via a gated service road.

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

The site has adequate access, public infrastructure, and utilities. The project will not require any alteration to the existing landform. No vegetation will be removed, no significant grading is necessary, drainage will not be altered, and parking will remain unchanged.

5. Any other relevant impact of the propose use, and

No other relevant impacts have been identified.

- b. That the impacts, as described in Paragraph "a" of this section and the location of the proposed use will be consistent with the San Diego County General Plan.

The General Plan Designation for this site is (21) Specific Plan Area. The site is specified as a water tank located in designated open space zone. Necessary public services and utilities are permitted by the Specific Plan. Furthermore, the Public Safety Element policies encourage continual improvement of a countywide telephone communications system. The facility will improve the service capability for a consumer oriented communications company.

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

The project as proposed has been found to be Categorically Exempt from the State of California Environmental Quality Act Guidelines, pursuant to Section 15303. Section 15303 exempts the installation of Small, New Equipment and Facility in Small Structures. It has been determined that the project is not in an environmentally sensitive location; would not cause substantial change in the environment; is not on a hazardous waste site; would not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway.

## **FINDINGS FOR PDS2020-ZAP-00-001W12**

### **MINOR USE PERMIT FINDINGS**

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



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

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

Harmony: The project is a Minor Use Permit Modification to allow the relocation, construction, operation, and maintenance of an unmanned telecommunication facility. The subject property is developed with an existing 35-foot-tall water tank located on a hillside. The project site contains existing equipment areas that are set back from the property, behind the water tank and concealed from public view. The hillside and existing mature trees block the visibility from the residences, which are approximately 2,500 square foot homes. The project consists of two 60' faux mono-broadleaf trees below the top of the ridgeline and adjacent to existing 35'-55' trees that will blend into the hillside in scale and design. The design and coloration of the facility would allow the project to blend into the natural environment, reducing the visual contrast of the project. Due to topography, height of the enclosure and existing vegetation, the enclosure is not visible to nearby residents or motorists, will be comparable in height to the existing trees on site and will blend in with the existing vegetation. The faux mono-broad trees will not be visible to the community due to the facility location, however the existing vegetation on the property and in the surrounding area, and distance from public roads help buffer views of the facility and contribute to the harmony in scale, bulk, and coverage.

Coverage:

The project site is 2.2 acres and located adjacent to an existing water tank that covers an acre of the site. The associated equipment within the lease area is existing, therefore the expansion of the lease area from 900 to 960 square feet will not significantly impact site coverage, and is less than one percent lot coverage. Therefore, the project is compatible with consideration to coverage.

Density:

The proposed project does not have a residential component and would therefore not result in any change to density.

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

The project is located within the Rancho Santa Fe Fire Protection District and was reviewed and found to comply with Policy FP-2 because the equipment and emergency power backup generator is located within a non-combustible enclosure. The project does not require water or sewer services. Electrical and telephone services are available on site. All required utilities are therefore available for the project.

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

The project is an unmanned wireless telecommunication facility which would consist of two 60-foot-tall faux mono-broadleaf trees with existing equipment. The conversion from mounted antennas on the water tank to a faux mono-broadleaf tree helps the facility blend into the community, with nearby trees and vegetation on site. Photosimulations on file illustrate that the proposed camouflaged facility blends in with the surrounding area, and the associated equipments are unobtrusive to the surrounding viewshed. Property to the west supports single family residences; property to the northeast supports industrial uses and property to the southwest is native vegetation.

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

The traffic generated from the project is expected to be one maintenance trip per month and will utilize Camino San Bernardo, a public road for access. Existing parking is available on the property.

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

The applicant proposes a modification to a Minor Use Permit for the relocation and conversion of an existing unmanned telecommunication facility to a faux mono-broadleaf tree. The subject property is 2.2 acres in size and is developed with access and utility services adequate to serve the proposed use. The project will not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

6. Any other relevant impact of the proposed use:

No relevant impacts were identified.

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

The project is subject to the General Plan Use Designation Specific Plan Area and is zoned S88 (Specific Plan). The project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project complies with General Plan Policy LU 15.1 – telecommunication facilities compatibility with setting because it would support the surrounding community, has been designed and sited to minimize visual impacts, would not result in adverse impacts to the natural environment and would be compatible with existing nearby development and community

character. Lastly, the project complies with General Plan Policy COS 11.3 because the project has been designed to minimize visual impacts by camouflaging the facility so as not to impact the viewshed of neighboring uses or detract from the visual settings of nearby roads. Therefore, the project is 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 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is a modification to an unmanned wireless telecommunication facility that involves the installation of Small, New Equipment and Facility in Small Structures. It has been determined that the project is not in an environmentally sensitive location; would not cause substantial change in the environment; is not on a hazardous waste site; would not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway.

## WIRELESS TELECOMMUNICATION FINDINGS

The proposed wireless telecommunications facility is in a preferred zone and preferred location, as described in Section 6986C of the Wireless Telecommunication Facilities Ordinance. The site is zoned General Commercial (C36) and has an existing commercial building which the facility is to be placed upon. In addition, the location has been determined to be preferable due to aesthetic and community character compatibility since the camouflaged facility is designed to match the existing buildings façade which would minimize visual impacts, and would be compatible to existing and surrounding development.

.....

**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 Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

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

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

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROGRAM/susmppdf/lid\\_handbook\\_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

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

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

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

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

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

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

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

**NOTICE:** The subject property may contain sensitive vegetation communities and/or sensitive plant and animal species, which may be subject to regulation by federal, State, and/or County agencies, including but not limited to U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, and the County of San Diego. Disturbance of such resources without appropriate biological assessment of impacts and mitigation may be a violation of such regulations. It is the applicant's responsibility to ensure that no project impacts occur outside of the developed/disturbed footprint. If impacts to sensitive biological resources would occur, the

applicant is responsible for consulting with the County and each agency as required and to obtain all necessary permits, agreements, or approvals before commencing any activity which could impact the sensitive habitat or species.

**NOTICE:** The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

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

**NOTICE:** To comply with State law, the applicant/owner must file the Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (5) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOD/NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
<b>Planning &amp; Development Services (PDS)</b>			
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		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health (DEH)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			



Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
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  
KATHLEEN A. FLANNERY, ACTING DIRECTOR

By:

Michael D. Johnson, Zoning Administrator  
Planning & Development Services

cc:

Verizon Wireless; 15505 Sand Canyon Avenue, D-1, Irvine, CA 92618  
Jill Cleveland; 302 State Place, Escondido, CA 92029

email cc:

Denise Russell, Planning Manager, Project Planning, PDS  
Tabina Tonekaboni, Project Manager, Project Planning, PDS  
Ed Sinsay, Team Leader, Land Development, PDS  
San Dieguito Community Planning Group

## **Attachment C –Environmental Documentation**

## NOTICE OF EXEMPTION

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

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

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

Project Name: VZW Sony HP Wireless Telecommunication Facility Minor Use Permit Modification; PDS2020-ZAP-00-001W2, PDS2020-ER-03-08-040W2

Project Location: 16900 Camino San Bernardo, San Diego, CA 92127; APN: 678-242-05-00

Project Applicant: Verizon Wireless – 15505 Sand Canyon Avenue, D-1, Irvine CA 92618

Project Description: The project is a Minor Use Permit Modification to construct, operate, and maintain two existing unmanned wireless telecommunication facilities. The project consists of modifying (2) two existing telecommunication facilities by removing antennas/radios from the existing water tank and relocating onto (2) new 60-foot mono-broadleaf trees. The applicant proposes (12) antennas, (6) remote radio units (RRU's), (3) raycaps for Verizon Wireless on a 60-foot mono-broadleaf tree, and (12) antennas and (9) remote radio heads (RRH's) on a second 60-foot mono-broadleaf tree for T-Mobile Wireless. The project also includes the expansion of the Verizon equipment lease area to 960 square feet and trenching for the coax is to be rerouted back to the existing equipment areas. The project is located at 16900 Camino San Bernardo in the San Dieguito Community Plan area, within unincorporated San Diego County. The site is subject to the General Plan Land Use Designation Specific Plan Area. Zoning for the site is S88 (Specific Plan). Access would be provided by a proposed driveway off Camino San Bernardo Drive.

Agency Approving Project: County of San Diego

County Contact Person: Tabina Tonekaboni Telephone Number: (619) 323-7299

Date Form Completed: October 7, 2021

This is to advise that the County of San Diego Zoning Administrator has approved the above-described project on October 7, 2021 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: 15303-NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES
  - ☐ 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 15303 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunications 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.

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) 495-5427

Name (Print): \_\_\_\_\_ Tabina Tonekaboni 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 VZW Sony HP Wireless Telecommunication Facility Minor Use Permit Modification PDS2020-ZAP-00-001W2; PDS2020-ER-03-08-040W2

October 7, 2021

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

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

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

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

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

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

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

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

The project is for an unmanned telecommunications facility and will not use any groundwater for any purpose, including irrigation or domestic supply.

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

The wetland and wetland buffer regulations

YES   NO   NOT APPLICABLE/EXEMPT

(Sections 86.604(a) and (b)) of the Resource Protection Ordinance? ☐ ☐ ☒

The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance? YES ☐ NO ☐ NOT APPLICABLE/EXEMPT ☒

The Steep Slope section (Section 86.604(e))? YES ☐ NO ☐ NOT APPLICABLE/EXEMPT ☒

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

The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance? YES ☐ NO ☐ NOT APPLICABLE/EXEMPT ☒

***Wetland and Wetland Buffers:***

The Resource Protection Ordinance is not applicable to this project.

***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 Sections 86.604(c) and (d) of the Resource Protection Ordinance.

***Steep Slopes:***

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). Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

***Sensitive Habitat Lands:***

The Resource Protection Ordinance is not applicable to this project.

***Significant Prehistoric and Historic Sites:***

County records, as well as the database from the South Coastal Information Center has been reviewed and it has been determined that the project site has not been surveyed. However, the area has already been disturbed for the construction of the cell site. As such, no cultural study will be required, however, archaeological monitoring will be required.. As such, the project complies with the RPO.

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

YES

☒

NO

☐

NOT APPLICABLE

☐

The project Storm Water Management Plan has been reviewed and is found to be complete and in compliance with the WPO. The project has been found to be exempt from Hydromodification requirements for the following reasons: it is a standard project and hydromodification management requirements do not apply.

**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.

Staff has reviewed the plot plans and information provided and has determined it to be adequate as it relates to County Noise Standards conformance. The project site is zoned Specific Plan (S88) and is subject to noise level depending on the use being made of the property. The existing ground equipment for both Verizon and T-Mobile will remain. Trenching is needed for the coax to be rerouted back to the existing equipment areas. There is no new proposed ground equipment for this project. No generator units are proposed, the project consists of existing generator. All equipment cabinets would be located in a fully enclosed equipment shelter and noise from the existing cabinets would be considered less than signification. Based on this information, the noise levels are not anticipated to exceed the 45 dBA noise level requirement at the property line. Additionally, the project Minor Use Permit decision would be conditioned to require a Deviation or Modification to this Minor Use Permit prior to any proposal of an additional generator unit. Therefore, based on project design and location, the project would comply with County noise standards. The project is not anticipated to exceed the sound level requirements pursuant to County Noise Ordinance, Section 36.404.

Additionally, the project is also subject to the County Noise Ordinance that regulates the temporary noise limits. Temporary construction noise is subject to Section 36.408, 409, and 410. Noise from construction activities is one of the main noise producing sources from this project. Construction is expected to last for approximately 4 weeks and will include equipment such as the crane, man-lift, jackhammer, backhoe, and drill rig. Blasting and/or rock crushing is not proposed. Temporary noise from construction and grading is not expected to exceed the eight-hour average of 75 dBA. Construction work will comply with the allowable hours of operation indicated in Section 36.408 of the Noise Ordinance. The project demonstrates Noise Ordinance compliance and conformance to the County Noise Element.

## **Attachment D – Environmental Findings**



**VZW SONY HP  
WIRELESS TELECOMMUNICATIONS FACILITY  
MINOR USE PERMIT MODIFICATION  
PDS2020-ZAP-00-001W2**

**ENVIRONMENTAL FINDINGS**

October 7, 2021

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 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**



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

Record ID(s): PDS2020-ZAP-00-001W2

Project Name: VZW Sony HP

Project Manager: Tabina Tonekaboni

Project Manager's Phone: 858-495-5418

Scope of Review:

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

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

Initial Review and Comment:

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

Planning Group review and advisory vote:

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

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

Notification of scheduled hearings:

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



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

Record ID(s): PDS2020-ZAP-00-001W2

Project Name: VZW Sony HP

Planning/Sponsor Group: San Dieguito

Results of Planning/Sponsor Group Review

Meeting Date: October 8, 2020

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

Approved as presented

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

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

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

**VOTE:** 7 Yes 0 No 0 Abstain 6 Vacant/Absent

**C. Recommended conditions of approval:**

Approved as presented

Reported by: Philip J Fisch Position: Member Date: 10/11/2020

**Please email recommendations to BOTH EMAILS;**

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

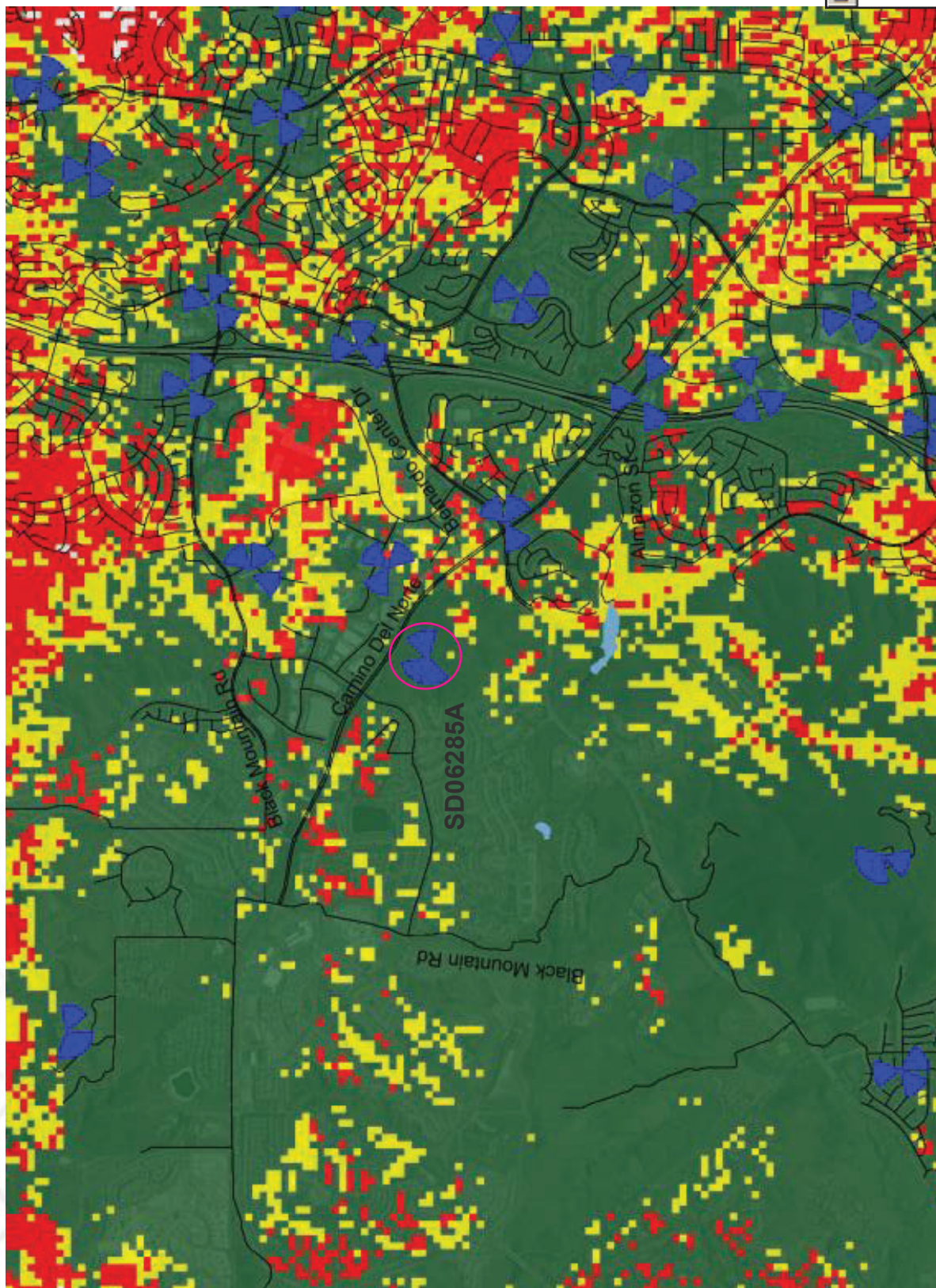
5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

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





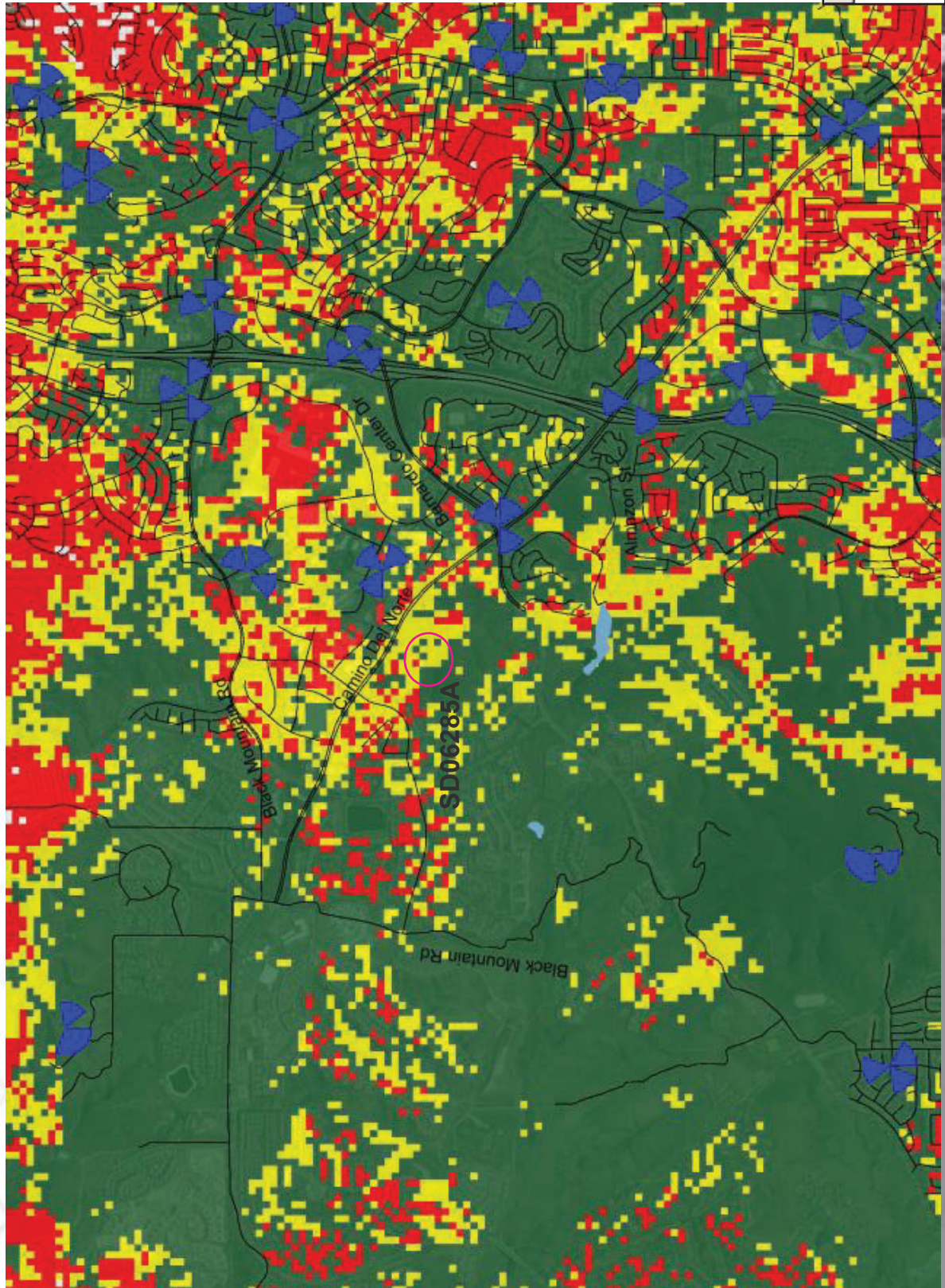
**Attachment F – Photo-Simulations, Geographic  
Service Area Maps, and Alternative Site Analysis**



Label	Colour
Poor	Red
Fair	Yellow
Good	Green









**EXISTING**



**Sony HP**

16900 Camino San Bernardo  
San Diego, CA 92127

**verizon**

1 - 69

Proposed monobroadleafs



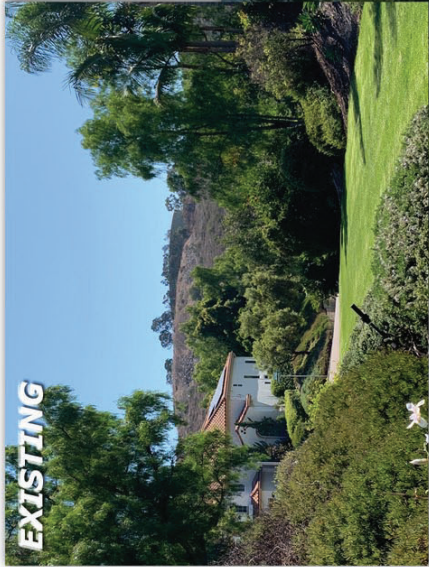
These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

**SDC PDS RCVD 09-10-20  
ZAP00-001W2 PROPOSED**

8/10/2020

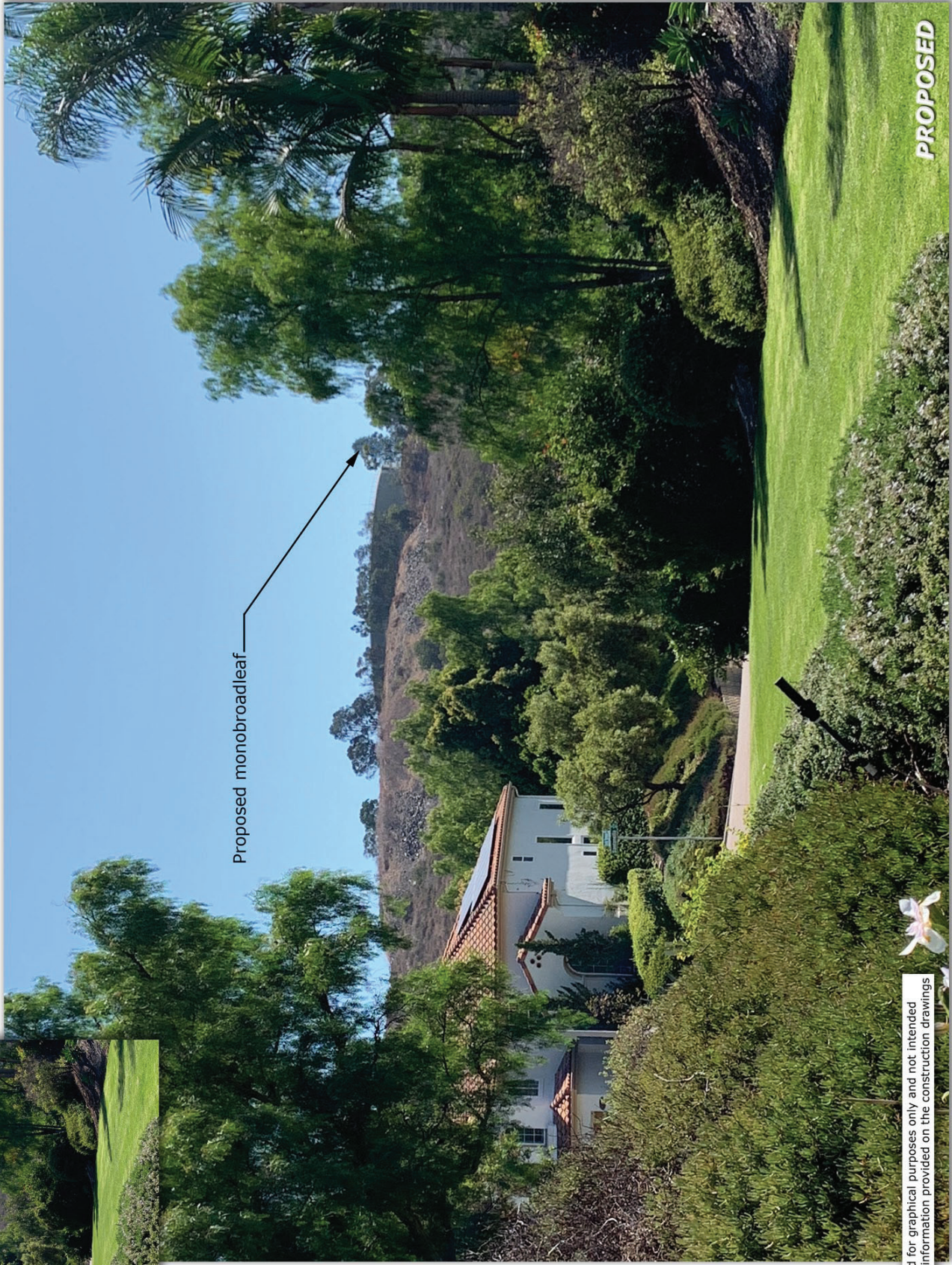
**Photosimulation of proposed telecommunications site: View south toward site from Camino San Bernardo**





**Sony HP**  
16900 Camino San Bernardo  
San Diego, CA 92127

**verizon**



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

Photosimulation of proposed telecommunications site: View northeast toward site from Alipaz Court



**EXISTING**



**Sony HP**

16900 Camino San Bernardo  
San Diego, CA 92127

**verizon**

1 - 71

Proposed monobroadleaf



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

8/10/2020

**Photosimulation of proposed telecommunications site: View of proposed TMO MonoBroadleaf from water tank property**

**PROPOSED**





**Sony HP**  
16900 Camino San Bernardo  
San Diego, CA 92127

**verizon**



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

**PROPOSED**

*Photosimulation of proposed telecommunications site: View of proposed VZW MonoBroadleaf from water tank property*



**VZW SONY HP / TMO OLIVENHAIN  
16900 CAMINO SAN BERNARDO, SAN DIEGO  
ALTERNATE SITE ANALYSIS**

**SITE SELECTION/PREFERRED SITES PER SECTION 6986**

The proposed modification to the existing site is zoned S-88 (Specific Plan) in the County Zoning Ordinance Section 6986A.1.(a). The proposed project includes modifying two (2) existing wireless facilities by removing the Verizon (VZW) and T-Mobile (TMO) antennas and radios on the existing water tank and relocating to two (2) new 60' MonoBroadleaf trees with ancillary antennas and radios. No changes are being proposed to the existing ground equipment areas and generator. Verizon has an equipment shelter and a generator. TMO has outdoor cabinets on a concrete pad. The project site is at a ground elevation of 800 feet above mean sea level (AMSL) and is a water tank facility.

Adding two (2) new MonoBroadleaves allows each carrier to continue providing essential services to the 4S Ranch community and to design a stealth facility amongst existing mature vegetation, back dropped by the existing 40 feet water tank. The property owner, Olivenhain Municipal Water District, enacted a new policy to no longer allow antennas on their water tank. They have asked the wireless carriers to remove the antennas at this facility, which has precipitated this application.

The proposed location for the two (2) new MonoBroadleaves was chosen because of the coverage afforded by its strategic location and lack of nearby obstructions to allow a signal to reach the geographical service area. It is needed for both coverage and capacity. Without these sites would be little to no wireless coverage. With the continued operation of these sites, it also relieves some capacity off the adjacent sites, allowing them to work more optimally. The new faux trees with antennas need to see enough of the terrain to the north towards Camino del Norte along with the residential areas to the south, east and west of the site. The project location also provides the technical ability to control the frequencies of the site within a defined geographical area and provide connectivity to its neighboring sites in the local network.

**Preferred Sites in the Geographical Service Area**

There are no preferred sites in the geographical service area; most all zoning designations in the area residential. The industrial and commercial properties to the north are much lower in elevation (over 100') and don't allow for optimal coverage to the residential neighborhoods.

This site has the advantage of being of higher elevation, is surrounded by the Christopher Hill Preserve and does not abut residences.

**SDC PDS RCVD 09-10-20  
ZAP00-001W2**



**Water Tanks**

The existing site consists of a water tank, owned by the Olivenhain Municipal Water District. They have a policy on all of their tanks, to disallow collocation. In cases where there are existing antennas on tanks, they are in the process of relocating them off the tanks, which is the reason for this Modification request.

**Utility Towers, Poles, traffic lights, street lights**

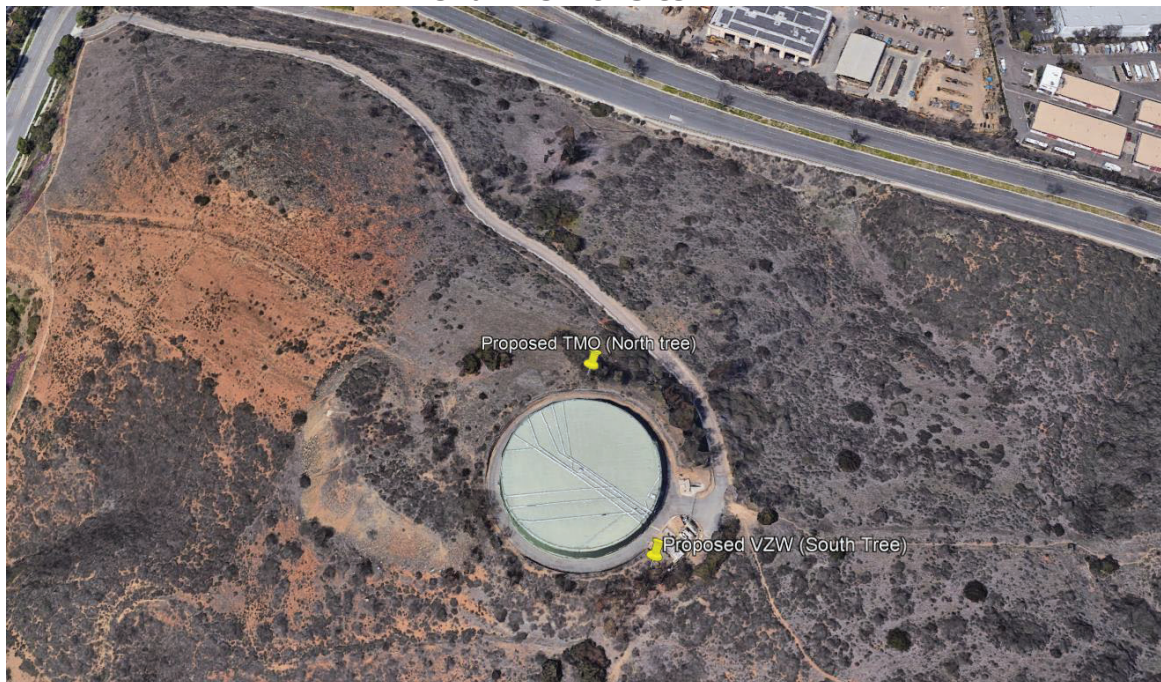
There are no utility towers in the area and the traffic/street lights are significantly lower in elevation and are adjacent to residential properties.

**Commercial and Industrial Building**

The commercial and industrial uses to the north of this site are significantly lower in elevation and will not meet the coverage objectives.

**County or Other Government Facilities**

There are no County or other government facilities in the area.

**Aerial View of Site****EXISTING SITES WITHIN THE GEOGRAPHICAL SERVICE AREA**

There are 3 carriers that currently reside on this property. There are no other existing sites within a one-half mile radius of this site. The terrain limits looking for any alternative site.

## ZONING ORDINANCE

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

## DRAFT FINDINGS

1. Harmony in scale, bulk, coverage and density. The proposed project is in harmony, scale and bulk with the surrounding area, as there are other trees of similar height on this property. By placing the 60' Mono-Broadleaves below the top of the ridgeline and adjacent to existing 35'-55' trees, it blends into the hillside in scale and design. The existing equipment areas are set back in the property, behind the water tank and concealed from public view.
2. Available public facilities, services and utilities. The property is located within the Rancho Santa Fe Fire Protection District and meets their guidelines for available service. Electrical and telephone services are available on-site. The subject property is connected by a paved driveway from Camino San Bernardo. Therefore, all public facilities, services and utilities are available and exist on the property.
3. The harmful effect, if any, upon desirable neighborhood character. The project would not adversely affect the neighborhood character because the project is designed to be camouflaged as faux trees and blend into the existing uses on the property.
4. The generation of traffic and the capacity and physical character of surrounding streets. The traffic generated from this proposed project is expected to average one to two maintenance trips per month and would utilize an existing driveway off Camino San Bernardo.
5. The suitability of the site for the type and intensity of use or development which is proposed. The modification of the telecommunication facilities would not require significant alteration to the landform. The MonoBroadleaves are proposed within disturbed areas of the property. The project, as designed, would be camouflaged, not change the characteristics of the area and is suitable for this site, type and intensity of uses.
6. Project findings 1 through 5 and the project location will be consistent with the San Diego County General Plan.
7. The requirements of the CEQA have been complied with.

## **Attachment G – Ownership Disclosure**





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

Record ID(s) \_\_\_\_\_

Assessor's Parcel Number(s) 678-242-05

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.

Olivenhain Municipal Water District  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

\_\_\_\_\_  
 Signature of Applicant

Jill Cleveland, Agent

\_\_\_\_\_  
 Print Name

08/25/2020

\_\_\_\_\_  
 Date

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

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770  
<http://www.sdcountry.ca.gov/pds>

