



The County of San Diego

Planning Commission Hearing Report

Date:	July 14, 2023	Case/File No.:	CCI Bancroft Baptist; PDS2022-MUP-22-005, PDS 2022-ER-22-18-001
Place:	County Operations Center 5520 Overland Avenue San Diego, CA 92123	Project:	Major Use Permit for a Wireless Telecommunications Facility.
Time:	9:00 a.m.	Location:	2300 Bancroft Drive/Avocado Street, Spring Valley
Agenda Item:	#1	General Plan:	Village Residential 4.3 (VR-4.3)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Single-Family Residential (RS)
Applicant/Owner:	New Seasons Church	Community:	Spring Valley Community Plan Area
Environmental:	CEQA §15301 Exemption	APN:	503-420-08

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider a proposed Major Use Permit (MUP) for the CCI Bancroft Baptist Wireless Telecommunication Facility (Project), conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Planning & Development Services (PDS) staff recommends approval of the MUP, with the conditions noted in the attached MUP decision (Attachment B).

The Project, submitted in April 2022, expired on April 30, 2018, in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. This MUP (Record ID: PDS2022-MUP-22-005) is a request to bring the existing wireless telecommunication facility into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991. The project also consists of the installation of new branching on the existing 45-foot mono-palm.

This report includes a staff recommendation, a Project description, analysis and discussion, and the Spring Valley Community Planning Group recommendation.

B. REQUESTED ACTIONS

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

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
2. Grant Major Use Permit PDS2022-MUP-22-005, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

On August 22, 2000, the Zoning Administrator approved a Minor Use Permit (ZAP; PDS1999-3400-99-039) for the wireless telecommunication facility consisting of nine panel antennas mounted to a faux mono-palm tree approximately 45 feet in height, two equipment cabinets, and one Global Positioning Satellite (GPS) antenna. Since approval of the ZAP, multiple Minor Deviations and a Modification were approved for minor equipment changes, upgrades, and maintenance of the faux mono-palm tree. A specific exemption in accordance with Section 4622(b) of the Zoning Ordinance authorized the faux mono-palm tree to be 45 feet in height where 35 feet is the maximum height allowed. The original ZAP was approved for a 15-year period commencing on the date of adoption of the amortization schedule in Zoning Ordinance Section 6991 (adopted April 30, 2003) and expired on April 30, 2018.

D. DEVELOPMENT PROPOSAL

1. Project Description

The Project, submitted in April 2022, is a request for Crown Castle to operate and maintain an existing wireless telecommunication facility. All existing equipment will stay the same, the footprint of the facility is not expanding, and the location of the equipment and faux mono-palm tree will remain the same. The existing facility includes a 45-foot-tall faux mono-palm tree and supporting equipment located within an existing 8-foot-tall equipment enclosure (Figure 1). The Applicant proposes to re-branch the existing 45-foot-tall faux mono-palm tree to better camouflage the antennas (Figure 2). The project does not propose any new equipment or change to the footprint of the facility. The facility expired on April 30, 2018, in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. As part of the amortization process, the facility is required to obtain approval of an MUP to bring the facility into conformance with the current requirements for Wireless Telecommunication Facilities within Section 6980 through 6993 of the Zoning Ordinance. The Applicant proposes to extend the term for the existing wireless facility for 15 years. The design of the wireless telecommunication facility was found to utilize the most current technology and will be granted an additional 15 years of operations before it needs to be re-evaluated against the technology available in the future.



Figure 1: View on site of current conditions of existing 45-foot-tall mono-palm, looking north onsite.



Figure 2: View of existing 45-foot-tall mono-palm with proposed additional palm fronds, looking north onsite.

2. Subject Property and Surrounding Land Uses

The Project is located on a 3.56-acre parcel within the Spring Valley Community Plan area (Figure 3). The project site is zoned Single-Family Residential (RS). The General Plan Regional Category is Village, and the Land Use Designation is Village Residential 4.3 (VR-4.3). The site contains the existing telecommunication facility consisting of a faux mono-palm tree and equipment enclosure, and church facilities that are not associated with this Major Use Permit (Figure 4). Surrounding land uses are primarily multi- and single-family residential as well as Bancroft Elementary School (Table D-1). The view of the proposed facility would be minimized because the project is designed to be camouflaged.

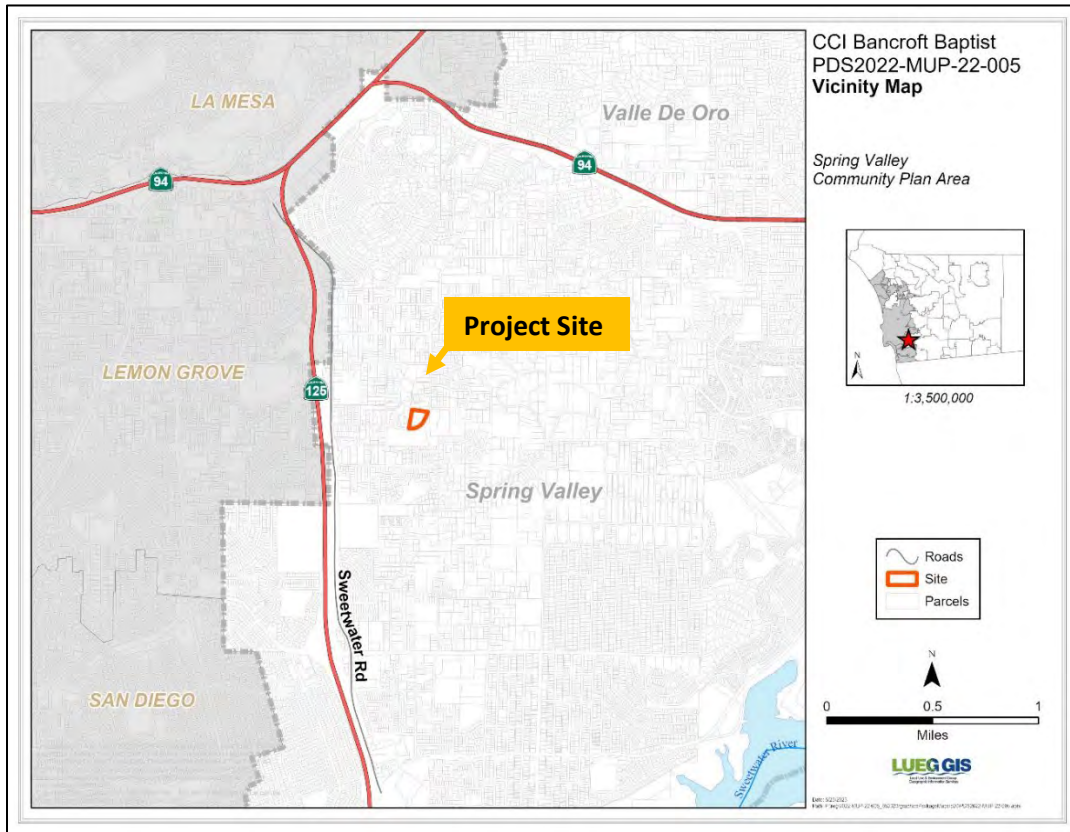


Figure 3: Vicinity map

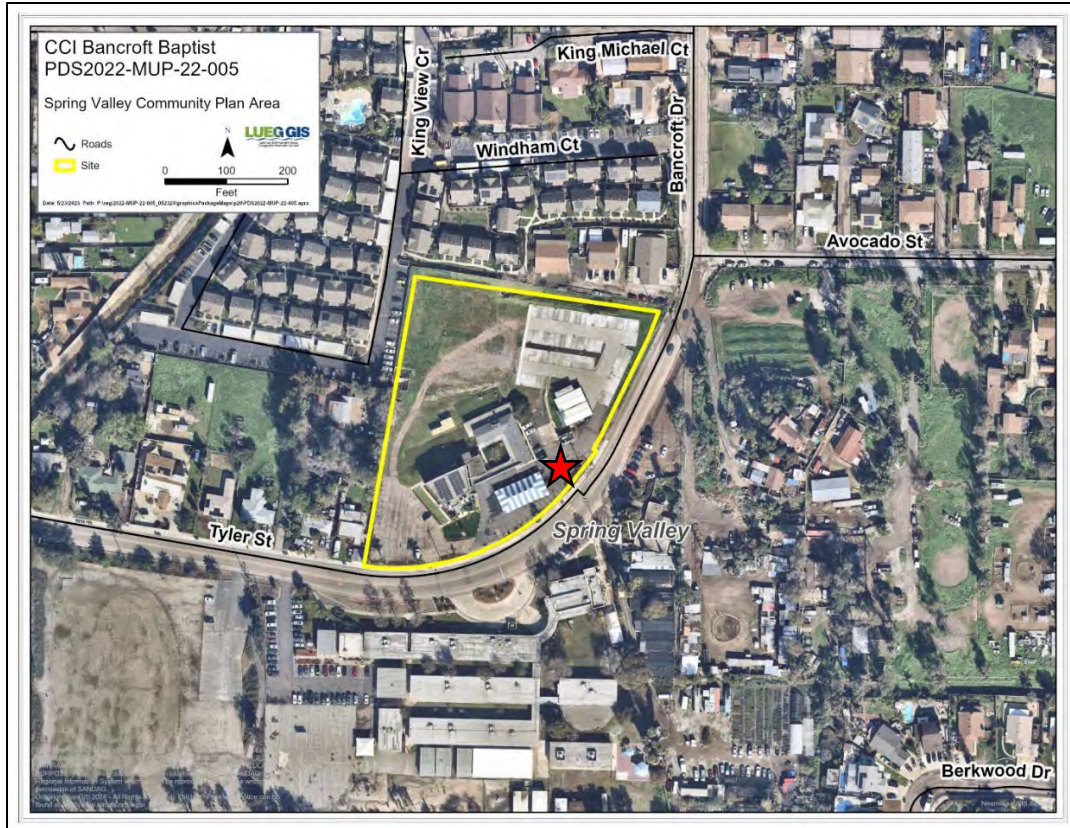


Figure 4: Aerial photograph of project site. Location of existing facility identified with red star.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Residential -15	Variable Family Residential (RV)	Windham Court	Multi- and Single-Family Residential
East	Village Residential-4.3/7.3	Single-Family Residential (RS)	Avocado Street	Single-Family Residential
South	Public/Semi Public Facilities	Single-Family Residential (RS)	Tyler Street	Bancroft Elementary School
West	Village Residential-4.3/7.3	Single-Family Residential (RS)	Central Avenue	Single-Family Residential

E. ANALYSIS AND DISCUSSION

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

1. Key Requirements

- a. Is the Project consistent with the vision, goals, and policies of the General Plan?

- b. Does the Project comply with the goals and policies of the Spring Valley Community Plan?
- c. Is the Project consistent with the County's Zoning Ordinance?
- d. Is the Project consistent with the County's Wireless Ordinance?
- e. Does the Project comply with CEQA?

2. Project Analysis

The Project is located in a non-preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a MUP and amortization of the wireless facility for a 15-year period. If approved, this MUP will set a new expiration of July 14, 2038, in accordance with the amortization schedule.

Amortization

The Project is subject to amortization because a faux tree is defined as a "high visibility" facility and the site is within a residential zone, which is a non-preferred zone. This means the existing facility must be brought into conformance with the Zoning Ordinance requirements within a specified time, as stated in Section 6991 of the Zoning Ordinance. It also has a term limit pursuant to Zoning Ordinance Section 6985.C.11, which states that projects that are considered high visibility and require use permits are given a maximum term limit based on the valuation of the facility. This Project is considered a high visibility structure and requires a MUP to continue operation and maintenance and renew the facility's term limits. The Project subject to this MUP is valued at approximately \$651,000 and will therefore have a maximum term of 15 years. This time may be extended by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.

Site Planning Analysis

The Project is located on a 3.56-acre property owned by New Seasons Church. The 45-foot-tall mono-palm tree is designed to be compatible with the surrounding land uses. The facility will add additional palm fronds to help it blend with surrounding area and does not propose any additional equipment. By camouflaging the antennas and blending in with the surrounding environment, the facility is sited within a location that will not impact the surrounding community character.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. In addition, Policy LU 15.1 requires that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character. The County of San Diego General Plan identifies State Route 94 (CA-94) as a County Scenic Highway in the vicinity of the site. The proposed facility is approximately 1.4 miles from CA-94 and is not visible from the scenic corridor due to distance and intervening topography and vegetation. The facility will appear as a mature tree, which is an expected visual element within the project vicinity.

The closest neighboring residence to the Project is approximately 150 feet to the southeast. The residents there will have views of the Project due to the facility remaining in its existing location. The facility will be visible from surrounding areas but due to existing landscape and the proposed addition of faux palm fronds, the facility will screen the existing antennas further from view. Therefore, the

proposed wireless telecommunication facility will not stand out from the existing visual setting, will be compatible with the existing community character, and will not result in impacts to the natural environment or a scenic highway.

Alternative Site Analysis

The facility currently provides cellular service to the surrounding residents, visitors, and motorists. The site is zoned Single-Family Residential (RS), a non-preferred zone for wireless facilities. Section 6986.C. of the Zoning Ordinance states that wireless facilities shall not be approved in non-preferred zones when siting in a preferred zone or preferred location is feasible unless the proposed site is preferable due to aesthetic and community character compatibility. The Applicant provided an Alternative Site Analysis (ASA) to demonstrate the feasibility of co-location on existing wireless telecommunication facilities in the Project vicinity. The Applicant demonstrated in the ASA that there are no feasible co-location opportunities and moving the facility would create a gap in coverage (Figure 5). All other wireless telecommunication facilities are located outside the Applicant's target coverage area and the applicant found that other existing sites are not capable of supporting them.

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

The Geographic Service Area (GSA) maps shown in the figure below, illustrate coverage in the area, with and without the wireless telecommunication facility. The GSA maps demonstrate that the existing location is necessary to provide continued coverage and adequate service to motorists and residents in the area (Figure 5). The 45-foot height of the facility is necessary to maintain existing coverage and is similar in height to surrounding trees. These GSA maps for Crown Castle can also be found in Attachment F.

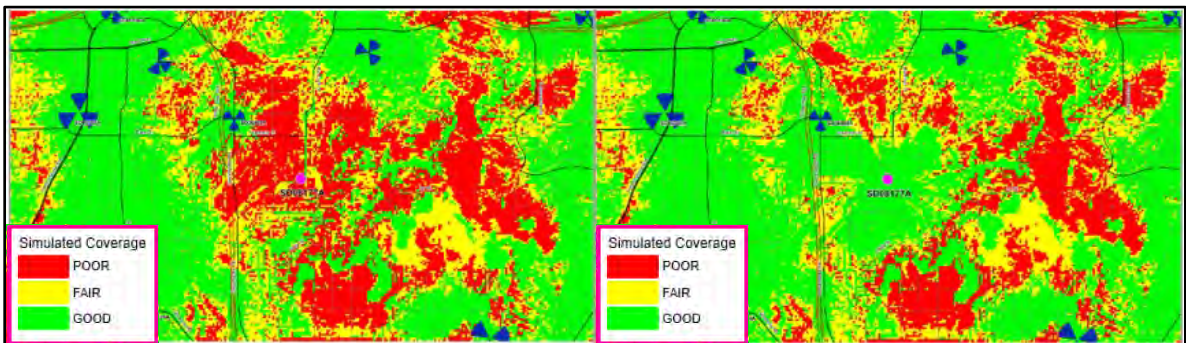


Figure 5: Coverage without Project (left) and coverage with Project (right).

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
<p>GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.</p> <p>GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The Project will provide coverage throughout the area, which is essential in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by continuing to provide service and coverage in the area. In addition, the facility is equipped with an existing standby generator in the event of a power outage or other emergency.</p>
<p>POLICY COS-11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p> <p>POLICY COS-11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas</p>	<p>The wireless telecommunication facility is approximately 1.4 miles from CA-94, a Scenic Highway identified in the County of San Diego General Plan. The site is not visible from CA-94 due to distance and intervening topography and vegetation. The faux mono-palm will appear as a mature tree which is an expected visual feature of the project site, and the applicant is adding new branching to better camouflage the antennas.</p>
<p>POLICY LU-15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The facility will add additional palm fronds to help it blend with surrounding area and does not propose any additional equipment. By camouflaging the antennas and blending in with the surrounding environment, the facility is sited within a location that will not impact the surrounding community character.</p>
<p>POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p>	<p>The facility is available to provide co-location opportunities for other carriers as feasible.</p>

4. Zoning Ordinance Consistency

a. Development Regulations

The Project site is zoned Single-Family Residential (RS). The proposed Project does not propose to change the existing General Plan Land Use Designation and is consistent to the Zoning Use Regulations Compatibility Matrix (Zoning Ordinance Section 2050).

Table E-2: Zoning Ordinance Development Regulations

ZONING REGULATIONS	CURRENT	CONSISTENT?
Use Regulation:	RS	Yes, upon approval of an MUP
Animal Regulation:	Q	N/A
Density:	-	N/A
Lot Size:	10000	N/A
Building Type:	C	N/A
Height:	G (35')	Yes, upon approval of an MUP
Lot Coverage:	-	N/A
Setback:	H	Yes
Open Space:	-	N/A
Special Area Regulations:	C; D1	Yes, upon approval of a MUP

Table E-3: Zoning Ordinance Development Regulations

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 existing facility is 45 feet tall. The Project includes a request to exceed the 35-foot height limit, which is necessary since the mono-palm tree is an existing structure.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP.
Section 4800 of the Zoning Ordinance requires that the project meet the "H" setback requirements for a 50-foot front yard setback, 10-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The existing location of the facility and associated equipment enclosure are located outside all required setbacks including front, rear, and side yard setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
The site is subject to a "C" Special Area Regulations for Airport Compatibility.	The Project was reviewed for requirements pursuant to the "C" Special Area Designator. It was determined no additional requirements are necessary due to the facility not exceeding the current height of the existing 45-foot-tall mono-palm tree.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP
The site is subject to a "D1" Special Area Regulations for Floodplains, Ordinance 7423.	The project area is not located within the 100-year floodplain.	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 Communications Commission (FCC) regulations concerning RF emissions. Therefore, County decision-makers cannot consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also, information is not required 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 by the FCC.

Table E-4: Wireless Ordinance Development Regulations

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The existing supporting equipment for the facility is less than 10 feet in height.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The proposed wireless telecommunications facility and supporting equipment is setback more than 50-feet from the closest residential property line.	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 antennas and equipment enclosures will be placed outside all required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	No construction or new ground disturbance would occur on site. The proposal does not involve the installation of noise generating equipment and does not propose any new generator units. Therefore, the project as designed would demonstrate compliance with County noise standards. The project is not anticipated to exceed the sound level requirements pursuant to County Noise Ordinance, Section 36.404.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6987.D of the Wireless Telecommunication Ordinance states that in cases where the facility site is visible from a Scenic Highway, as identified in the General Plan, the facility shall be designed and located in such a manner as to avoid adverse visual impacts using design methods such as type of facility, camouflaging, screening and landscaping.	The site is not visible from any nearby scenic roads or highways due to the distance and topography.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA and qualifies for a categorical exemption under CEQA Section 15301. Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. It has been determined that the Project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

F. COMMUNITY PLANNING GROUP RECOMMENDATION

On June 16, 2022, the Spring Valley Community Planning Group (CPG) considered the Project and recommend approval of the proposed MUP by a vote of 12-1-0-2 (12-Ayes, 1-Noes, 0-Abstain, 2-Vacant/Absent). The Spring Valley CPG Recommendation Form can be found in Attachment E.

G. PUBLIC INPUT

The project was first submitted on April 26, 2022, and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 500 feet of the project site until at least 20 different property owners were noticed. A total of 217 notices were sent out. Staff received general questions regarding the Project following the public notices sent at the time of the MUP application submittal and

during processing of the permit. Notice of today's hearing was sent to 217 property owners, which includes all property owners within 500 feet of the project site. Notice of the Project was also posted at the site.

G. RECOMMENDATIONS

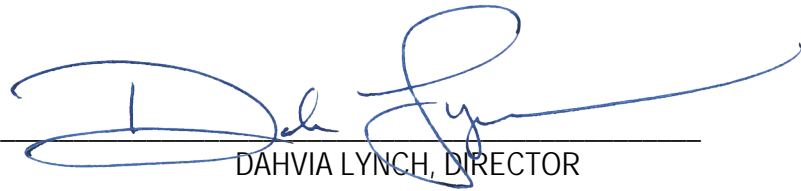
Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP PDS2022-MUP-22-005, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:
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 Dahvia Lynch, Director
 858-694-2962
dahvia.lynch@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:



DAHVIA LYNCH, DIRECTOR

ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2022-MUP-22-005
- 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
Documents**



BANCROFT BAPTIST

2300 BANCROFT DR.
SPRING VALLEY, CA 91977

OVERALL HEIGHT
45'-0" A.G.L.

PROJECT DESCRIPTION

THIS IS A UNBUNDLED WIRELESS TELECOMMUNICATIONS FACILITY THAT CONSISTS OF THE FOLLOWING:

- (1) TOWER EQUIPMENT ENCLOSURE TO BE BUILT
- (1) TOWER FOUNDATION WITHIN AN EXISTING
- (1) TOWER ELEVATION TO BE BUILT
- (1) TOWER FOUNDATION TO BE BUILT
- (1) TOWER ENCLOSURE TO BE BUILT
- (1) TOWER FOUNDATION TO BE BUILT
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- (1) TOWER FOUNDATION TO BE BUILT

NO OTHER WORK IS PROPOSED UNDER THESE PLANS.

EQUIPMENT AREA: 100 SF
TOTAL PROJECT AREA: 370 SF

PROJECT TEAM

ARCHITECTURE:
CROWN CASTLE
2300 BANCROFT DR.
SPRING VALLEY, CA 91977
TEL: 619-441-1111
WWW.CROWNCASTLE.COM

PLANNING:
CROWN CASTLE
2300 BANCROFT DR.
SPRING VALLEY, CA 91977
TEL: 619-441-1111
WWW.CROWNCASTLE.COM

VICINITY MAP



DRIVING DIRECTIONS

- From: Downtown San Diego
1. TAKE I-15 NORTH TO I-805 SOUTH
2. TAKE I-805 SOUTH TO I-15 NORTH
3. TAKE I-15 NORTH TO I-805 SOUTH
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GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS.
THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF SPRING VALLEY.

PROJECT SUMMARY

APPLICANT: CROWN CASTLE
ASSESSOR'S PARCEL NUMBER: 47N-30-00-000-000
LEGAL DESCRIPTION: PARCEL 12, SECTION 12, T3S, R1E, S10E, SAN DIEGO COUNTY, CALIFORNIA
PROPERTY OWNER: CROWN CASTLE
TOWER OWNER: CROWN CASTLE
PROPERTY INFORMATION: 2300 BANCROFT STREET, SPRING VALLEY, CA 91977
CONSTRUCTION INFORMATION: NO NEW GROUND DISTURBANCE
AREA OF CONSTRUCTION: 100 SF
TYPE OF CONSTRUCTION: TOWER FOUNDATION AND ENCLOSURE
USE: WIRELESS TELECOMMUNICATIONS
DATE: 11/11/2015
APPROVED BY: [Signature]

CODE COMPLIANCE

- 2015 CALIFORNIA BUILDING CODE
- 2015 CALIFORNIA ELECTRICAL CODE
- 2015 CALIFORNIA MECHANICAL CODE
- 2015 CALIFORNIA FIRE CODE
- 2015 CALIFORNIA LANDMARKS AND HISTORIC PRESERVATION CODE

SHEET

DESCRIPTION

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-0	SITE PLAN
A-1	ENHANCED SITE PLAN
A-2	EQUIPMENT PLAN
A-3	MONITOR PLAN
A-4	EXTERNAL ELEVATIONS
A-5	BOUNDARY DETAILS
A-6	TOWERING DETAILS

ZONING DRAWINGS

811 logo with text: "Keep what's below. Call before you dig." Includes phone number 811 and website www.811.com.

ISSUE STATUS

NO.	DATE	DESCRIPTION	BY
1	11/11/2015	ISSUED FOR PERMIT	AW
2	11/11/2015	PERMIT TO CONSTRUCTION	AW
3	11/11/2015	PLANNING COMMISSION	AW
4	11/11/2015	CITY OF SPRING VALLEY	AW

PLAN COM
302 STATE PLACE
ESPRESSO, CALIFORNIA 93828

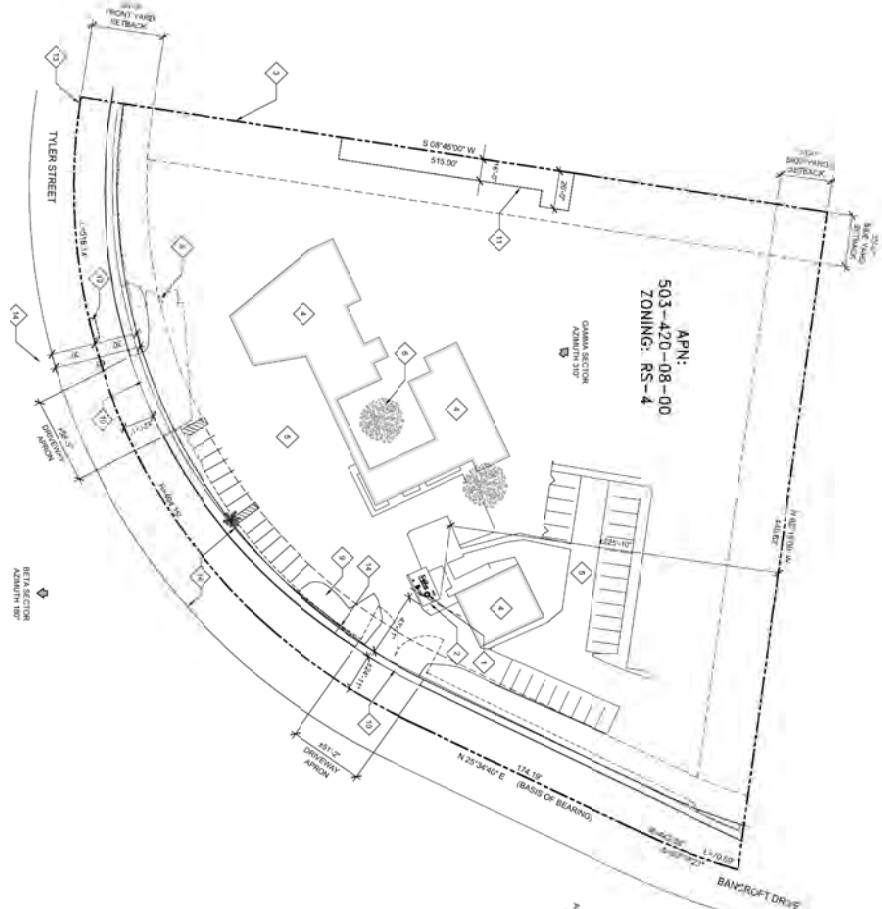
PROPRIETARY AND UNAVAILABLE
FOR REPRODUCTION WITHOUT THE WRITTEN
CONSENT OF PLAN COM, INC.

CROWN CASTLE

BANCROFT BAPTIST
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SPRING VALLEY, CA 91977

SHEET TITLE
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SITE PLAN

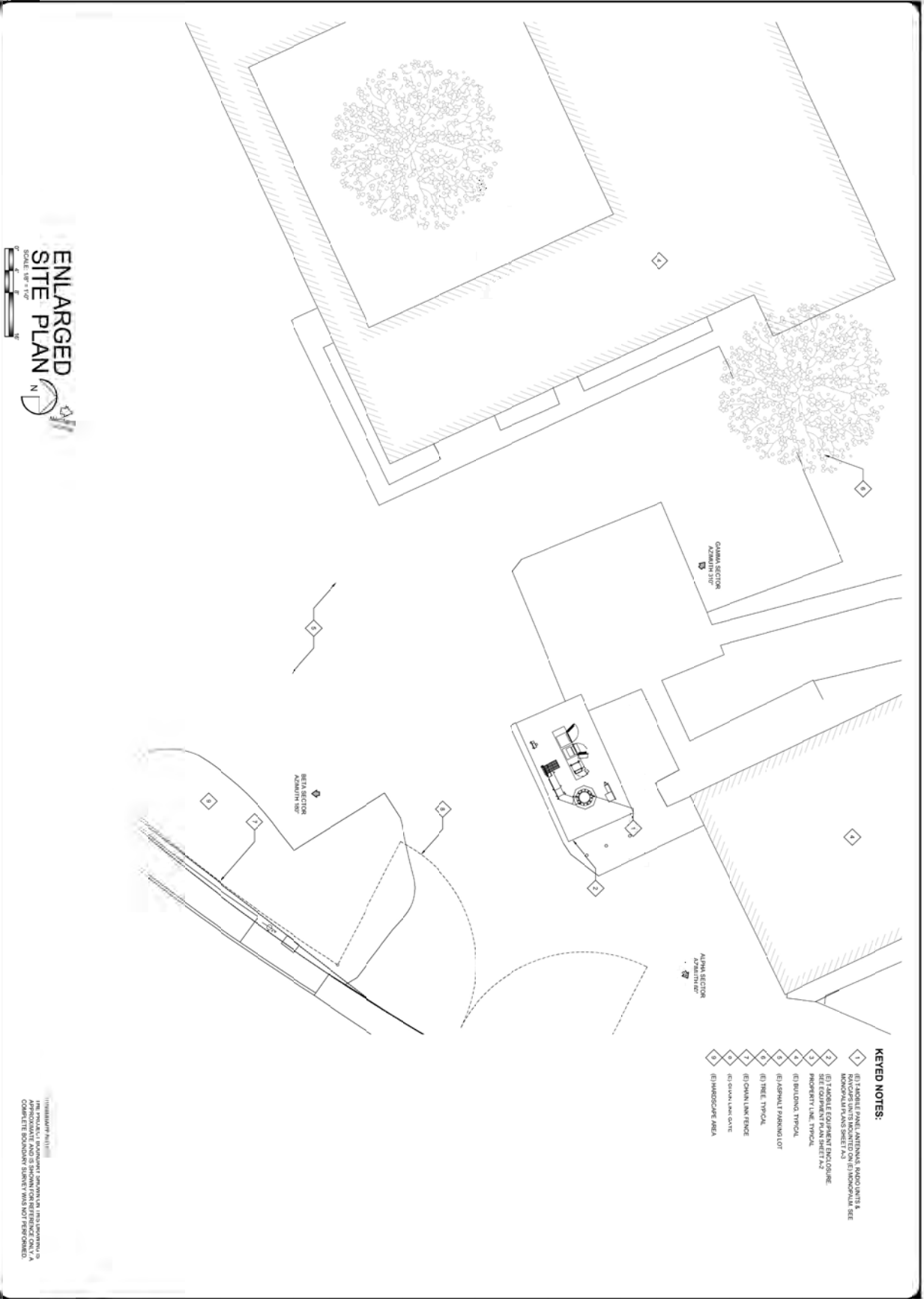


APN: 503-420-08-00
 ZONING: RS-4

- KEYED NOTES:**
- 1. EXISTING SMALL AIRFIELD PARCELS & BANCROFT BAPTIST CHURCH & PARCELS TO BE REMOVED FROM THIS SITE
 - 2. EXISTING BUILDING ENCLAVES
 - 3. EXISTING TYPICAL
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THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.

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ENLARGED SITE PLAN
 SCALE: 1/8" = 1'-0"
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- KEYED NOTES:**
- 1. (E) LABEL PANEL, ANTENNAS, RADIO UNITS & RANGING UNITS INSTALLED ON (E) HORIZONTAL BEECHWOODS AND SHELTERS
 - 2. (E) HORIZONTAL BEECHWOODS AND SHELTERS SEE SET EQUIPMENT PLAN SHEET 102
 - 3. PROPERTY LINE, TYPICAL
 - 4. (E) BUILDING, TYPICAL
 - 5. (E) ASPHALT PAVING LOT
 - 6. (E) TREE, TYPICAL
 - 7. (E) CHAIN LINK FENCE
 - 8. (E) CHAIN LINK GATE
 - 9. (E) LANDSCAPE AREA

(H) UNLabeled FOOTPRINTS
 UNLabeled FOOTPRINTS IN THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/02/21	CDP PERMITAL	SM
1	05/25/21	PLANNING COMMENTS	CS
2	05/06/23	PLANNING COMMENTS	SM

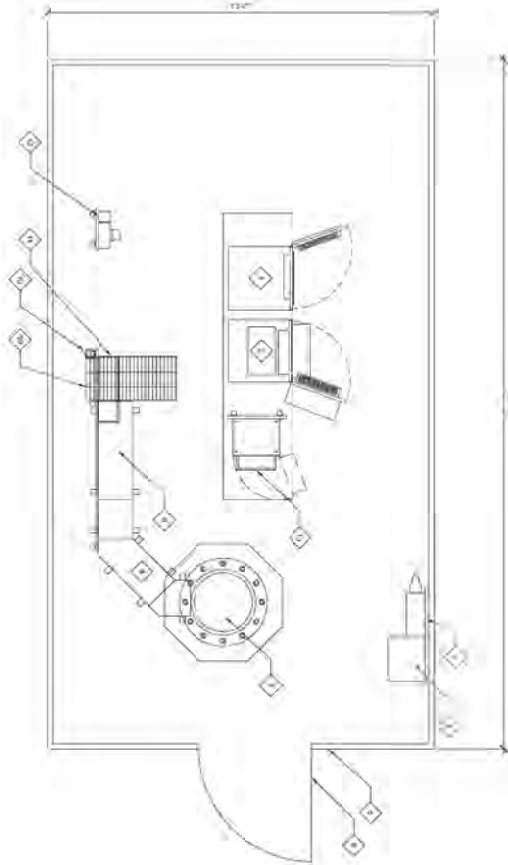
PLANCON
 TELECOMMUNICATIONS PROJECT MANAGEMENT
 302 STATE PLACE
 ESCONDIDO, CALIFORNIA 92029

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY AND CONFIDENTIAL INFORMATION OF PLANCON AND IS NOT TO BE DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF PLANCON.



BANCROFT BAPTIST
 2300 BANCROFT DR.
 SPRING VALLEY, CA 91977

ENLARGED SITE PLAN
 SHEET TITLE
A-1



(E) EQUIPMENT PLAN
Scale: 1/8" = 1'-0"



NEWED NOTES:

- 1-11 10' x 12' BENCHES IN FRONT CHURCH
- 1-12 10' x 12' BENCHES IN FRONT CHURCH
- 1-13 10' x 12' BENCHES IN FRONT CHURCH
- 1-14 10' x 12' BENCHES IN FRONT CHURCH
- 1-15 10' x 12' BENCHES IN FRONT CHURCH
- 1-16 10' x 12' BENCHES IN FRONT CHURCH
- 1-17 10' x 12' BENCHES IN FRONT CHURCH
- 1-18 10' x 12' BENCHES IN FRONT CHURCH
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- 1-100 10' x 12' BENCHES IN FRONT CHURCH

ISSUE STATUS	
NO.	DATE
1	2023-01-17
2	2023-01-17
3	2023-01-17
4	2023-01-17
5	2023-01-17
6	2023-01-17
7	2023-01-17
8	2023-01-17
9	2023-01-17
10	2023-01-17

PLANCOM
300 STATE PLACE
SAN JOSE, CALIFORNIA 95128
PROFESSIONAL ARCHITECTS



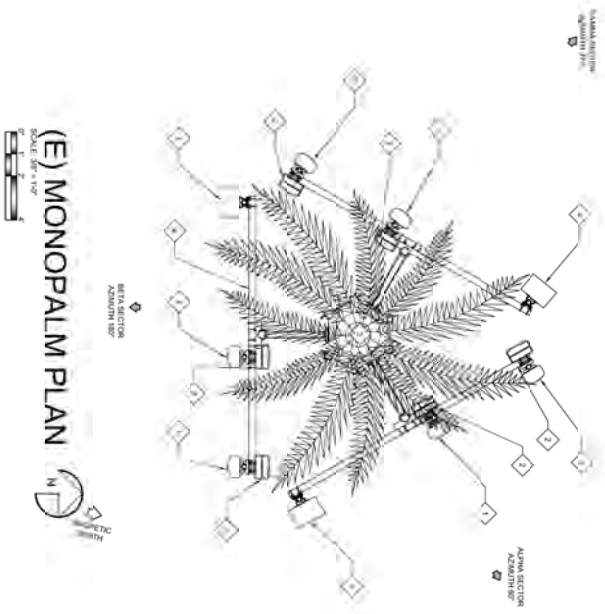
BANCROFT BAPTIST
300 BANCROFT DR
SPRING VALLEY, CA 91971

SHEET TITLE
EQUIPMENT PLAN
A-2

EXISTING T-MOBILE ANTENNA SCHEDULE					
ANTENNA NUMBER	ANTENNA MODEL	MAKE	HEIGHT	ANTENNA TYPE	LOCATION
STATION 1	COMBINATION DIRECTOR-SEA			1 DIRECTOR SEA AND 1 DIRECTOR	TOWER
STATION 2	PERI-MONOPALM-A-SUNNER		28' H	1 DIRECTOR SEA AND 1 DIRECTOR	TOWER
STATION 3	COMBINATION DIRECTOR-SEA			1 DIRECTOR SEA AND 1 DIRECTOR	TOWER
STATION 4	PERI-MONOPALM-A-SUNNER		28' H	1 DIRECTOR SEA AND 1 DIRECTOR	TOWER
STATION 5	COMBINATION DIRECTOR-SEA			1 DIRECTOR SEA AND 1 DIRECTOR	TOWER
STATION 6	PERI-MONOPALM-A-SUNNER		28' H	1 DIRECTOR SEA AND 1 DIRECTOR	TOWER
STATION 7	COMBINATION DIRECTOR-SEA			1 DIRECTOR SEA AND 1 DIRECTOR	TOWER
STATION 8	PERI-MONOPALM-A-SUNNER		28' H	1 DIRECTOR SEA AND 1 DIRECTOR	TOWER
STATION 9	COMBINATION DIRECTOR-SEA			1 DIRECTOR SEA AND 1 DIRECTOR	TOWER
STATION 10	PERI-MONOPALM-A-SUNNER		28' H	1 DIRECTOR SEA AND 1 DIRECTOR	TOWER
STATION 11	COMBINATION DIRECTOR-SEA			1 DIRECTOR SEA AND 1 DIRECTOR	TOWER
STATION 12	PERI-MONOPALM-A-SUNNER		28' H	1 DIRECTOR SEA AND 1 DIRECTOR	TOWER
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STATION 44	PERI-MONOPALM-A-SUNNER		28' H	1 DIRECTOR SEA AND 1 DIRECTOR	TOWER
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STATION 46	PERI-MONOPALM-A-SUNNER		28' H	1 DIRECTOR SEA AND 1 DIRECTOR	TOWER
STATION 47	COMBINATION DIRECTOR-SEA			1 DIRECTOR SEA AND 1 DIRECTOR	TOWER
STATION 48	PERI-MONOPALM-A-SUNNER		28' H	1 DIRECTOR SEA AND 1 DIRECTOR	TOWER
STATION 49	COMBINATION DIRECTOR-SEA			1 DIRECTOR SEA AND 1 DIRECTOR	TOWER
STATION 50	PERI-MONOPALM-A-SUNNER		28' H	1 DIRECTOR SEA AND 1 DIRECTOR	TOWER

KEYED NOTES:-

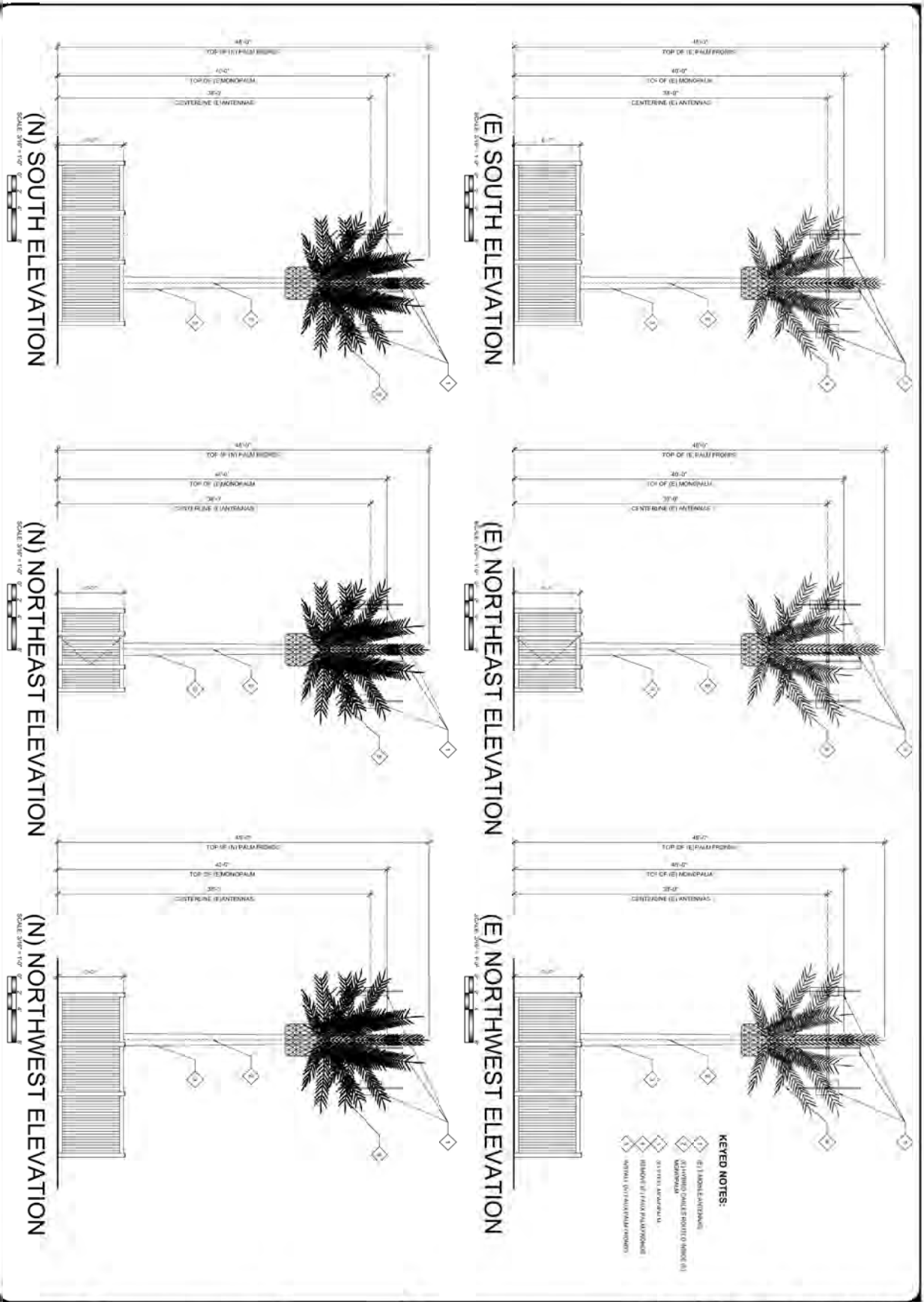
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- 2. 2. 1. TOWER SECTION, TOTAL OF 3
- 3. 3. 1. 1. TOWER SECTION, TOTAL OF 3
- 4. 4. 1. 1. 1. TOWER SECTION, TOTAL OF 3
- 5. 5. 1. 1. 1. 1. TOWER SECTION, TOTAL OF 3
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- 8. 8. 1. 1. 1. 1. 1. 1. 1. TOWER SECTION, TOTAL OF 3
- 9. 9. 1. 1. 1. 1. 1. 1. 1. 1. TOWER SECTION, TOTAL OF 3
- 10. 10. 1. 1. 1. 1. 1. 1. 1. 1. 1. TOWER SECTION, TOTAL OF 3



(E) MONOPALM PLAN
SCALE 1/8" = 1'-0"

(N) MONOPALM PLAN
SCALE 1/8" = 1'-0"

| <p>ISSUE STATUS</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr> <tr><td>1</td><td></td><td>CONSTRUCTION</td><td></td></tr> <tr><td>2</td><td></td><td>PERMITS</td><td></td></tr> <tr><td>3</td><td></td><td>PLANNING</td><td></td></tr> <tr><td>4</td><td></td><td>CONSTRUCTION</td><td></td></tr> <tr><td>5</td><td></td><td>CONSTRUCTION</td><td></td></tr> <tr><td>6</td><td></td><td>CONSTRUCTION</td><td></td></tr> <tr><td>7</td><td></td><td>CONSTRUCTION</td><td></td></tr> <tr><td>8</td><td></td><td>CONSTRUCTION</td><td></td></tr> <tr><td>9</td><td></td><td>CONSTRUCTION</td><td></td></tr> <tr><td>10</td><td></td><td>CONSTRUCTION</td><td></td></tr> </table> | NO. | DATE | DESCRIPTION | BY | 1 | | CONSTRUCTION | | 2 | | PERMITS | | 3 | | PLANNING | | 4 | | CONSTRUCTION | | 5 | | CONSTRUCTION | | 6 | | CONSTRUCTION | | 7 | | CONSTRUCTION | | 8 | | CONSTRUCTION | | 9 | | CONSTRUCTION | | 10 | | CONSTRUCTION | | <p>PLAN COME
300 STATE PLACE
ESCONDIDO, CALIFORNIA 92529</p> | <p>PROGRESSIVE ENVIRONMENTAL
300 STATE PLACE
ESCONDIDO, CALIFORNIA 92529</p> | <p>CROWN CASTLE</p> | <p>BANCROFT BAPTIST
2300 BANCROFT DR
SPRING VALLEY, CA 91977</p> | <p>SHEET TITLE
MONOPALM PLANS
A-3</p> |
|--|------|--------------|-------------|----|---|--|--------------|--|---|--|---------|--|---|--|----------|--|---|--|--------------|--|---|--|--------------|--|---|--|--------------|--|---|--|--------------|--|---|--|--------------|--|---|--|--------------|--|----|--|--------------|--|---|---|----------------------------|---|--|
| NO. | DATE | DESCRIPTION | BY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | | CONSTRUCTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | | PERMITS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | | PLANNING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | | CONSTRUCTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 10 | | CONSTRUCTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



| <p>A-4</p> | <p>BANCROFT BAPTIST</p> <p>2300 BANCROFT DR.
SPRING VALLEY, CA 91977</p> | <p>CROWN CASTLE</p> | <p>PLAN COM 1</p> <p>100 STATE PLACE
ESCONDIDO, CALIFORNIA 92529</p> | <p>ISSUE STATUS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td>PRELIMINARY</td> <td></td> </tr> <tr> <td>2</td> <td></td> <td>REVISED</td> <td></td> </tr> <tr> <td>3</td> <td></td> <td>REVISED</td> <td></td> </tr> <tr> <td>4</td> <td></td> <td>REVISED</td> <td></td> </tr> <tr> <td>5</td> <td></td> <td>REVISED</td> <td></td> </tr> <tr> <td>6</td> <td></td> <td>REVISED</td> <td></td> </tr> <tr> <td>7</td> <td></td> <td>REVISED</td> <td></td> </tr> <tr> <td>8</td> <td></td> <td>REVISED</td> <td></td> </tr> <tr> <td>9</td> <td></td> <td>REVISED</td> <td></td> </tr> <tr> <td>10</td> <td></td> <td>REVISED</td> <td></td> </tr> </tbody> </table> | NO. | DATE | DESCRIPTION | BY | 1 | | PRELIMINARY | | 2 | | REVISED | | 3 | | REVISED | | 4 | | REVISED | | 5 | | REVISED | | 6 | | REVISED | | 7 | | REVISED | | 8 | | REVISED | | 9 | | REVISED | | 10 | | REVISED | |
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CCI Bancroft Baptist
PDS2022-MUP-22-005
Zoning

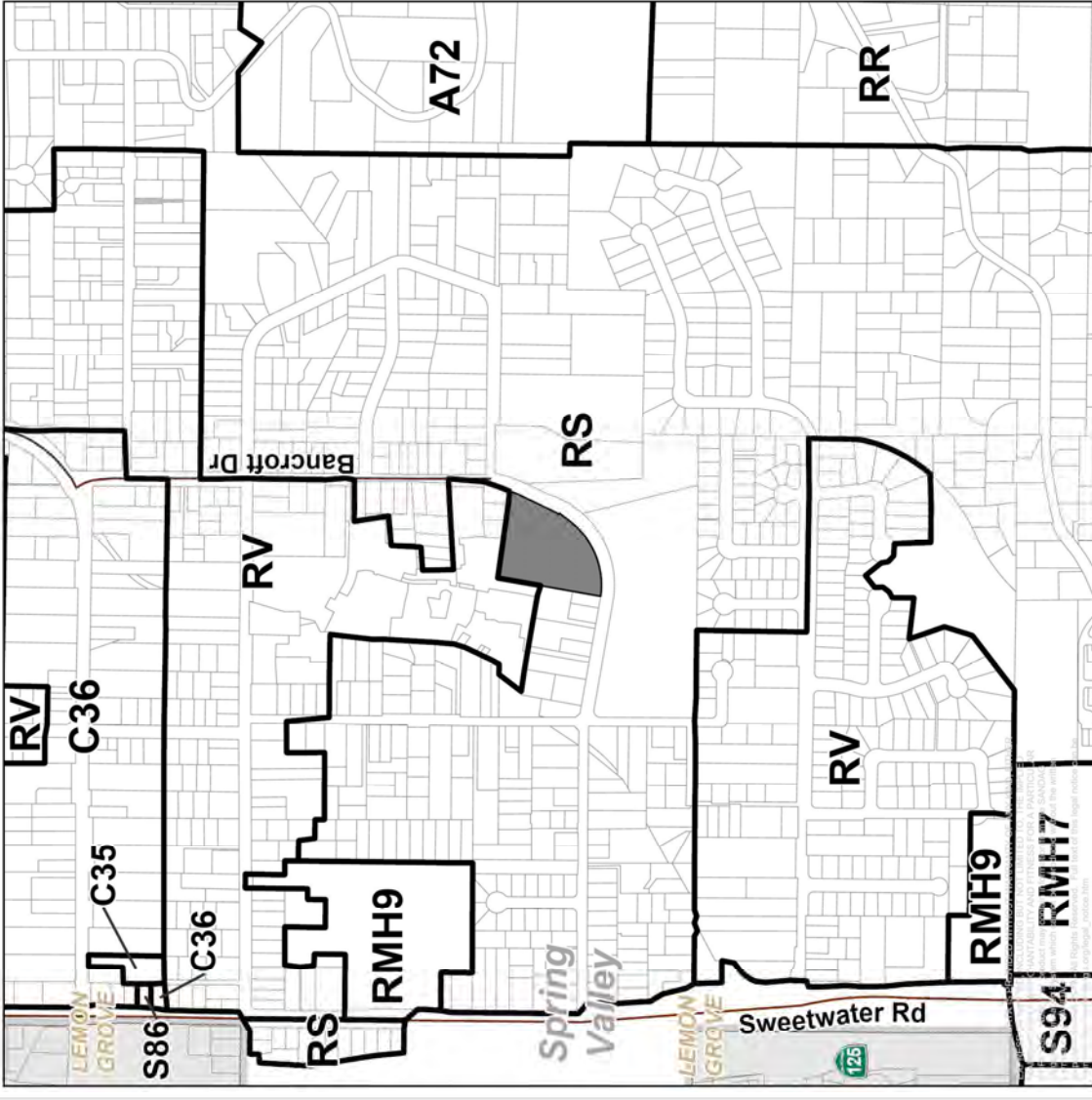
Spring Valley
Community Plan Area

- A72 - General Agricultural
- C35 - General Commercial/Limited Residential
- C36 - General Commercial
- RMH7 - Mobilehome Residential
- RMH9 - Mobilehome Residential
- RR - Rural Residential
- RS - Single Family Residential
- RV - Variable Family Residential
- S86 - Parking
- S94 - Transportation/Utility Corridor

Legend:
 Roads: Wavy line symbol
 Site: Solid grey rectangle
 Parcels: Thin black outline
 Zoning: Thick black outline



File: PDS2022
Date: 1/19/2022 11:29:22 AM
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CCI Bancroft Baptist
PDS2022-MUP-22-005
General Plan

Spring Valley
Community Plan Area

- (3) Village Residential (VR-15)
- (4) Village Residential (VR-10.9)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (9) Semi-Rural Residential (SR-1)
- (25) General Commercial
- (32) Public/Semi-Public Facilities
- (37) Open Space (Conservation)
- (41) Semi-Rural Residential (SR-0.5)

Roads

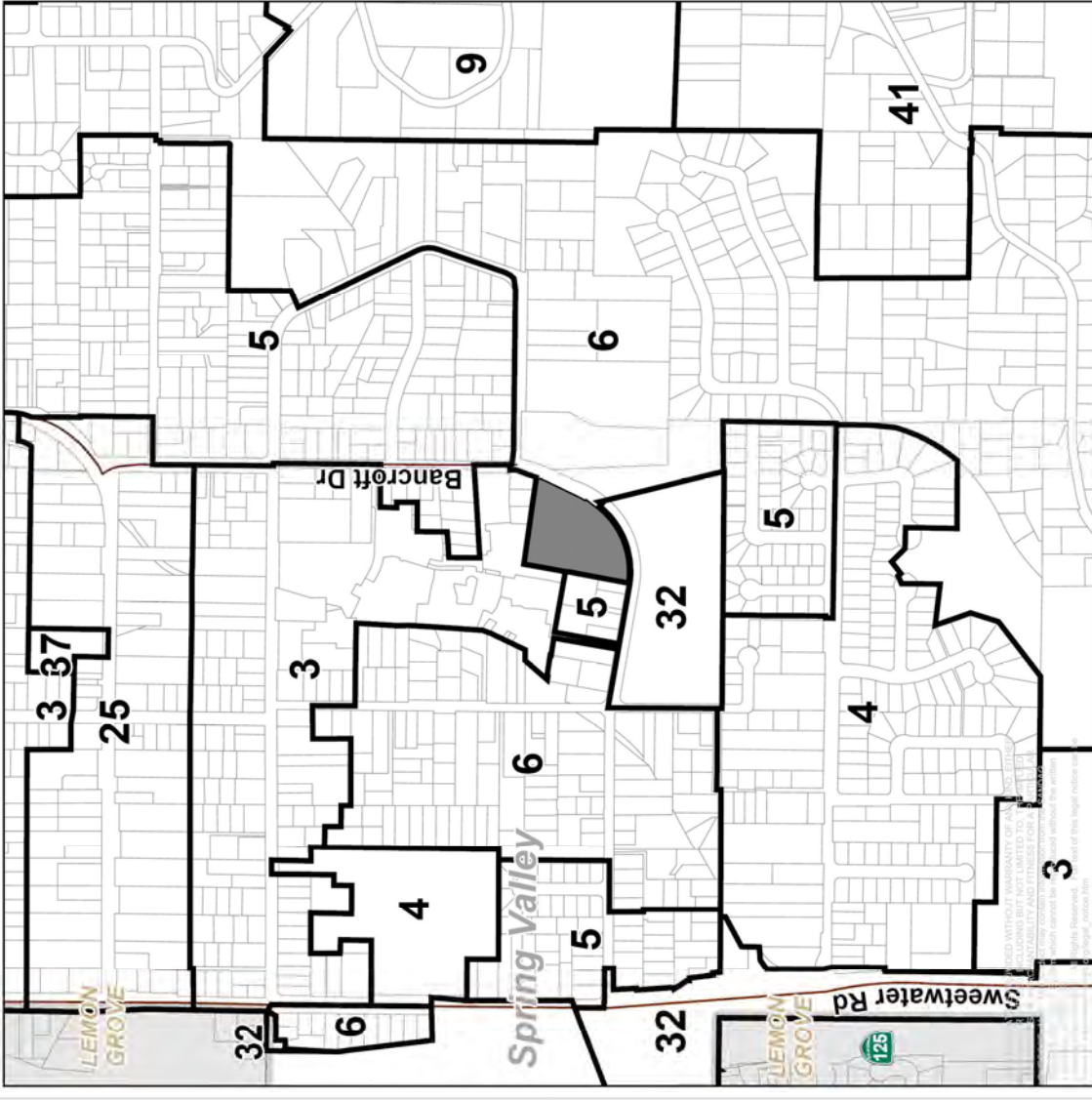
Site

Parcels

Planning



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Date: 11/22/2022 11:17 AM
Scale: 2:100.spp



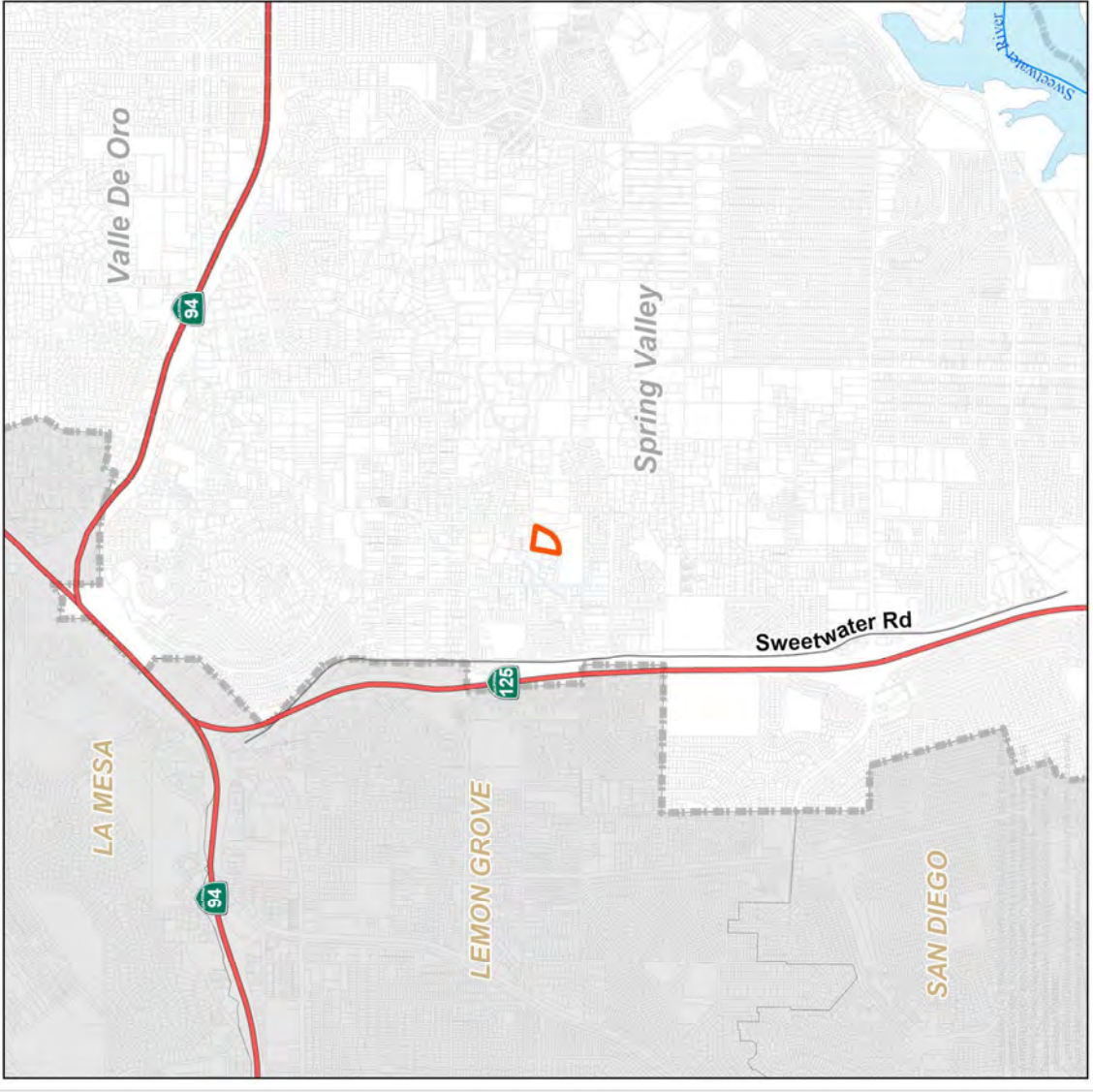
THIS DOCUMENT IS THE PROPERTY OF LUEGGIS & ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC PURPOSES FOR WHICH IT WAS PREPARED. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LUEGGIS & ASSOCIATES, INC. ALL RIGHTS RESERVED.

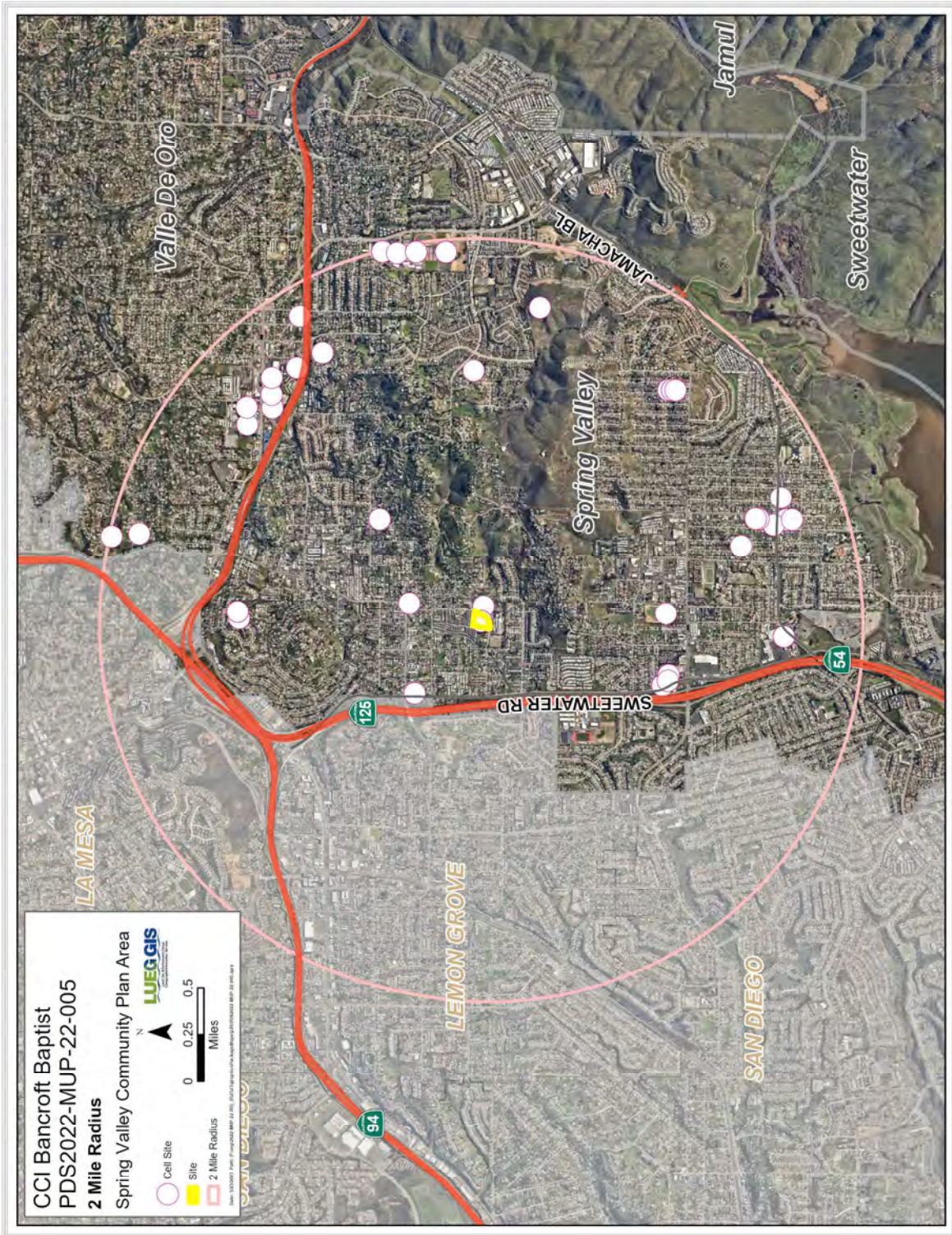
CCI Bancroft Baptist
PDS2022-MUP-22-005
Vicinity Map

Spring Valley
Community Plan Area

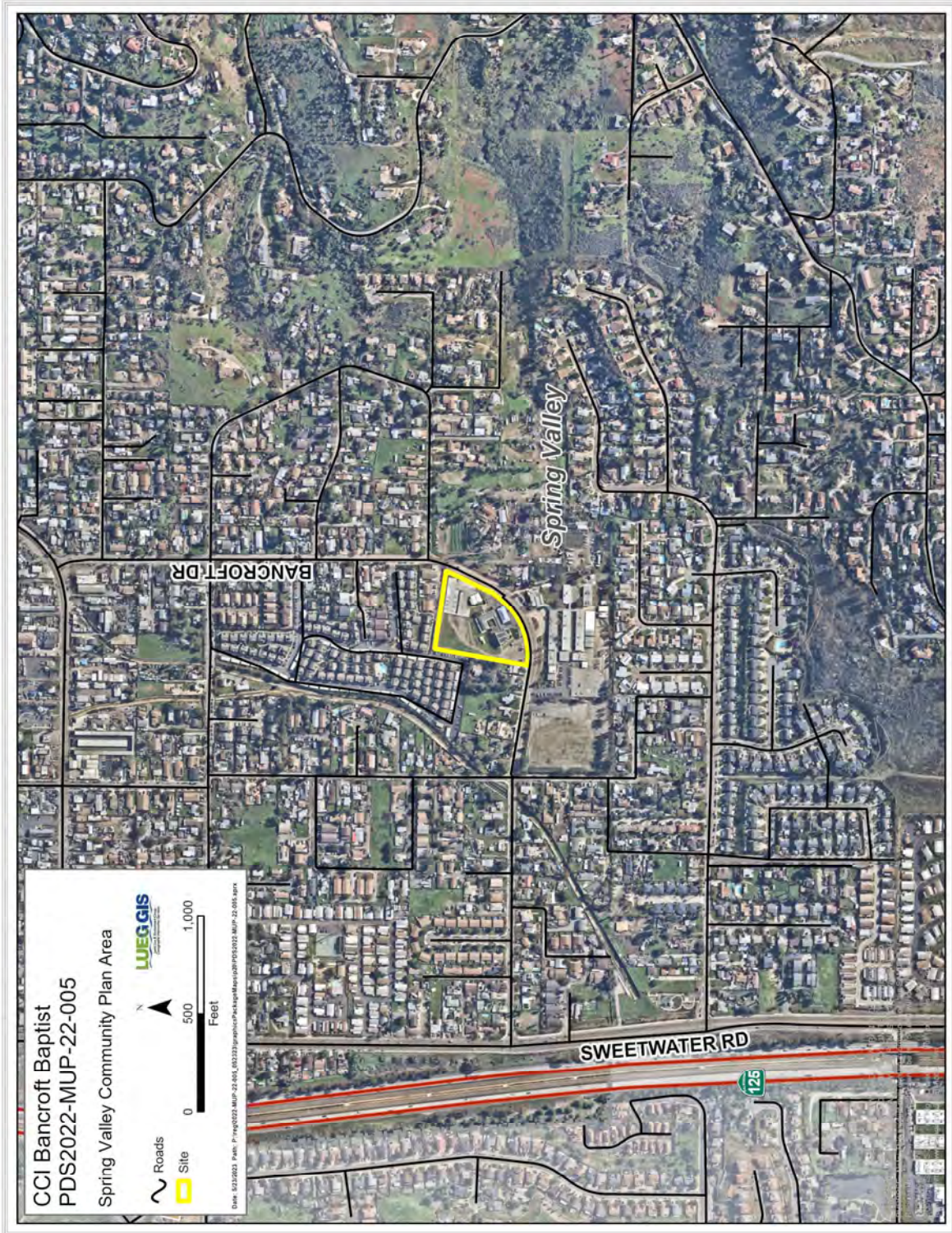


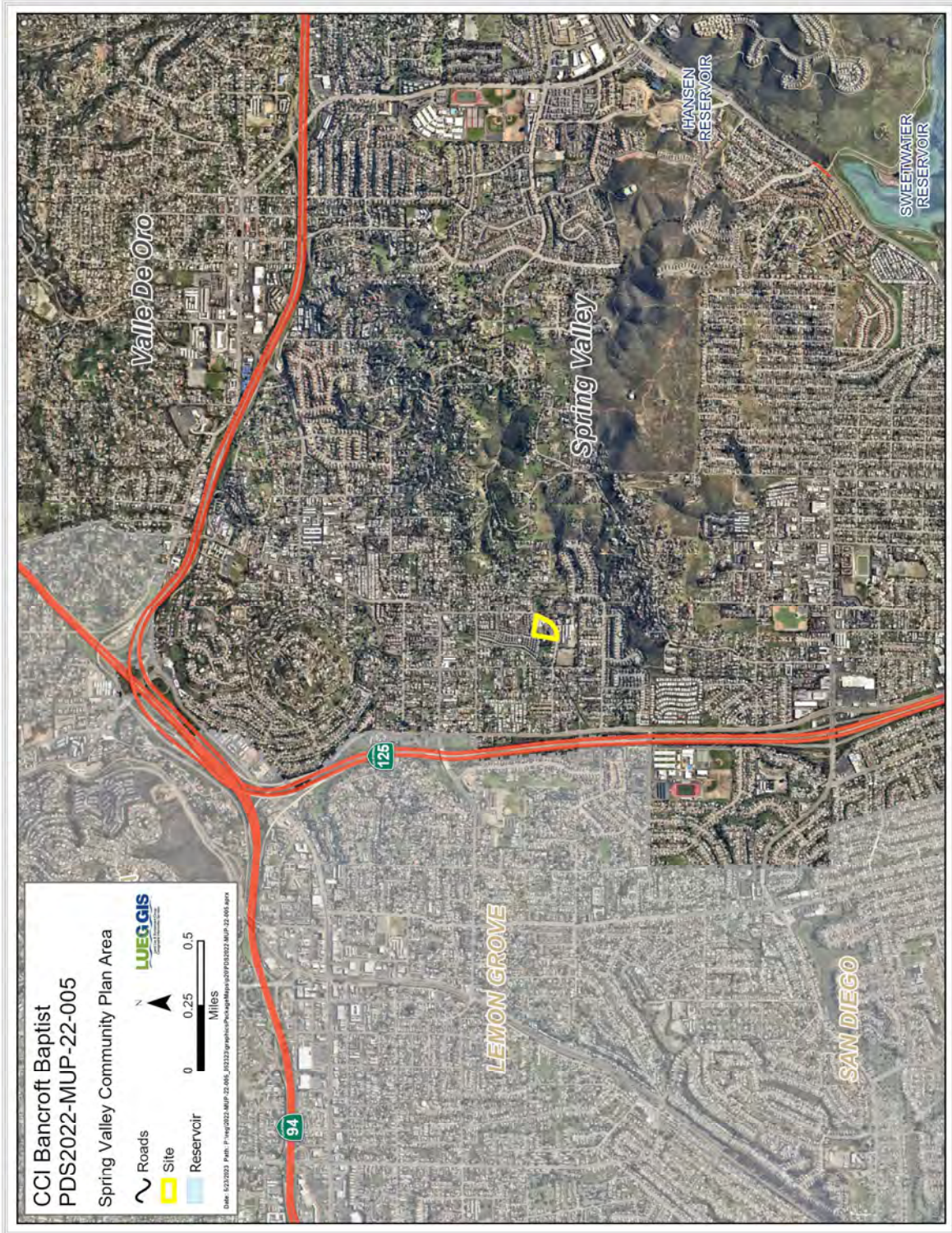
Map Project:
Date: 11/20/2022 11:41 AM
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Page: 22 of 100

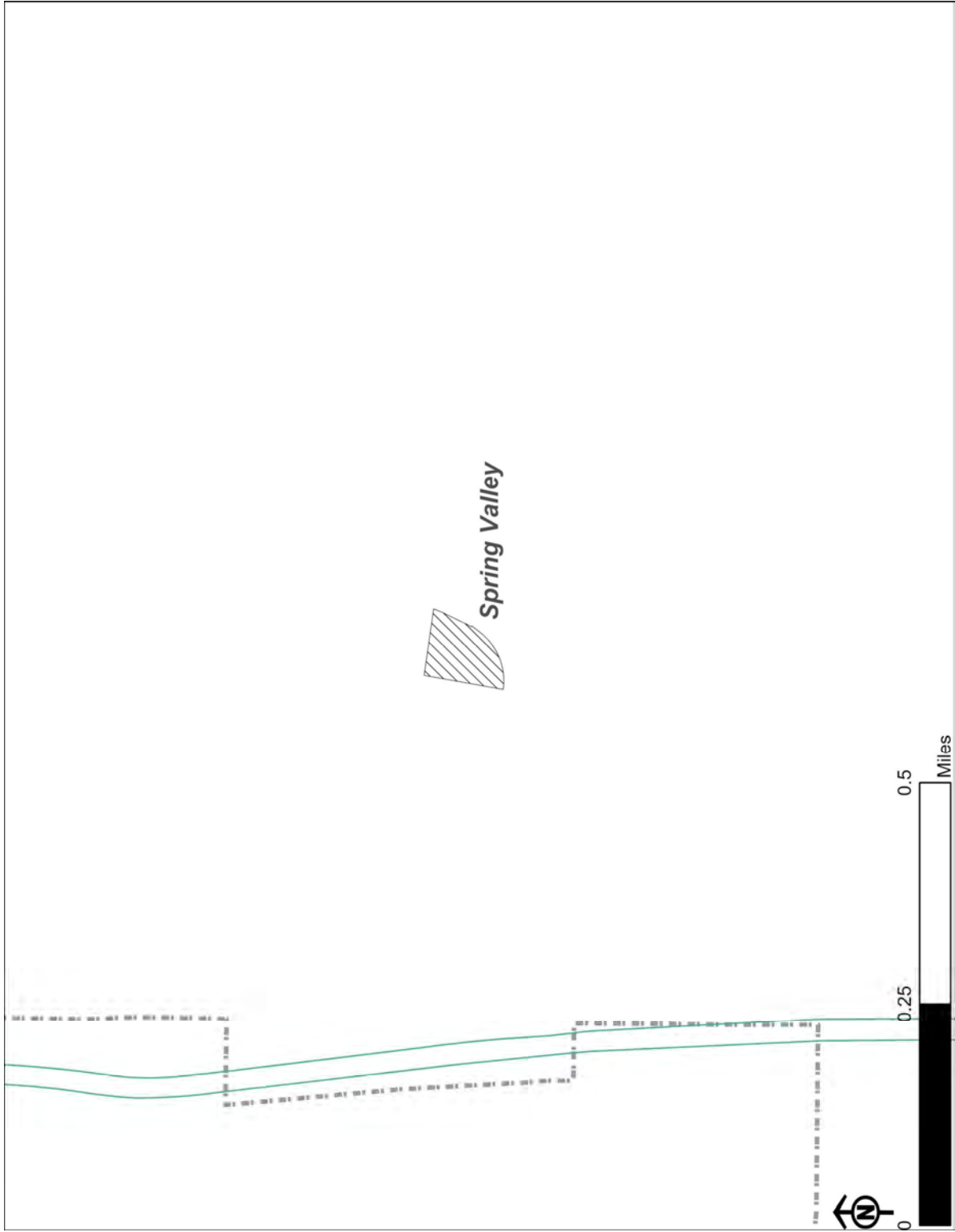












**Attachment B– Form of
Decision Approving
PDS2022-MUP-22-005**



County of San Diego

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

DAHVIA LYNCH
DIRECTOR

July 14, 2023

PERMITEE: Crown Castle
MAJOR USE PERMIT: PDS2022-MUP-22-005
E.R. NUMBER: PDS2020-ER-22-18-001
PROPERTY: 2300 Bancroft Drive, SPRING VALLEY
APN(S): 503-420-08-00

DECISION OF THE PLANNING COMMISSION

GRANT, as per plot plan dated April 06, 2023, consisting of eight sheets, approved concurrently herewith, and photosimulations consisting of 2 sheets dated January 25, 2023, a Major Use Permit, for the minor alteration, operation, and maintenance of an unmanned telecommunication facility pursuant to Section 6985 of the Zoning Ordinance. This permit authorizes the continued use and installation of additional branching to an existing 45-foot mono-palm tower. Pursuant to Section 6985A of the Zoning Ordinance, a Major Use Permit is required because the project site is located in an area zoned Single-Family Residential (RS), is not located on a high voltage transmission tower, and is not covered by a Wireless Community Master Plan.

Also grant, pursuant to Section 4620(g) of the Zoning Ordinance, an exception to the 35-foot height limit to allow the continued operation and minor alteration of a 45-foot-tall faux tree tower.

The wireless telecommunication facility is considered a “high visibility” facility; therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 15 years (July 14, 2038). This may be extended for an additional period by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **July 14, 2025**, at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

.....

WAIVERS AND EXCEPTIONS: This permit is hereby approved pursuant to the provisions of the County Public and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the County Public and Private Road Standards requirements to permit:

1. Tyler Street is classified as a non-mobility element public road in the County Road network. The Public Road Standards requires a minimum intersectional sight distance of 360 feet based on an 85-percentile speed of 36 MPH. The Department of Public Works approved a Design Exception Request to reduce the minimum intersectional sight distance criteria looking south (north-bound traffic) to the minimum operational stopping sight distance based on AASHTO requirements, which is 200 feet, on 04/04/2023. The available intersectional sight distance looking south (north-bound traffic) along Tyler Street is 234 feet.
2. Tyler Street is classified as a non-mobility element public road in the County Road network. The Public Road Standards requires a minimum intersectional sight distance of 350 feet based on an 85-percentile speed of 35 MPH. The Department of Public Works approved a Design Exception Request to reduce the minimum intersectional sight distance criteria looking north (south-bound traffic) to the minimum stopping sight distance based on AASHTO requirements, which is 252 feet, on 04/04/2023. The available intersectional sight distance looking north (south-bound traffic) along Tyler Street is 338 feet.

SPECIFIC CONDITIONS FOR MAJOR USE PERMIT MUP-23-005

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 Site Plan. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

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

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

2. **GEN#2–RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**
INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an ‘all-purpose acknowledgement’ and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder’s Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

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

3. **GEN#3–INSPECTION FEE**
INTENT: In order to comply with Zoning Ordinance Section 7362.e, the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

4. **PLN#1–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.

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

5. PLN#2–SITE CONFORMANCE

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

6. PLN#3–SITE CONFORMANCE (WIRELESS): [PDS, PCO] [OG].

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

- a. Maintain the appearance of the facility and associated equipment enclosure, as depicted in the approved photo simulations dated February 02, 2023. 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 plans; is an unlawful use of the land and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

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 maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:**

- a. There shall be a minimum unobstructed sight distance of 200 feet looking south (north-bound traffic) along **Tyler Street** from the driveway serving the facility, for the life of this permit.
- b. There shall be a minimum unobstructed sight distance of 252 feet looking north (south-bound traffic) along **Tyler Street** from the driveway serving the facility, 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.

.....

MAJOR USE PERMIT FINDINGS

CEQA FINDINGS

It is hereby found that the proposed project qualifies for an exemption as specified under California Environmental Quality Act Sections 15301 of the State CEQA Guidelines on file with PDS as Environmental Review Number PDS2020-ER-22-18-001.

WPO STORMWATER FINDINGS

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

RESOURCE PROTECTION ORDINANCE FINDINGS

It is hereby found that the use or development permitted by the application is in support of the granting of the Major Use Permit are made:

MAJOR USE PERMIT FINDINGS

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

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

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

The Project is a Major Use Permit to authorize the continued and operation of an existing 45-foot unmanned wireless telecommunication facility and the installation of additional branching on the mono-palm. The facility also includes keeping in place multiple existing, associated supporting equipment located within the enclosed lease area on concrete pads. The site is approximately 3.56 acres in size and contains a separate church and parking lot. Installing the additional branching on the mono-palm allows the site to blend with the surrounding village setting.

Scale and Bulk:

The Project area can be characterized as village. The area surrounding the site consists of a mix of lots ranging from as small as 6,000 square feet to as large as over four acres. Surrounding land uses are primarily multi- and single-family residential as well as Bancroft Elementary School. Due to intervening topography and distance from the site, the facility will not screen or block any views and will blend with the vegetated, tree-lined surroundings.

The photosimulations demonstrate that the existing 45-foot faux-palm tower will be visible from Tyler Street and Bancroft Drive, but it will simulate a tree and the view will be minimized as the faux-palm will be among existing vertical elements such as existing utility poles. For the reasons stated above, the Project will be in harmony with surrounding land uses in terms of scale and bulk and will not result in a negative impact to the surrounding area.

Coverage:

The subject site is approximately 3.56 acres. The area surrounding the site consists of a mix of lots ranging from as small as 6,000 square feet to as large as over four acres. The Project is located on a parcel that contains an existing church and parking lot. The Project equipment enclosure is approximately 315 square feet, approximately 0.2% of the site. Other properties in the immediate facility have houses and school building with other features such as swimming pools, and accessory buildings. Due to the relatively small scale of the Project facility, the project will maintain coverage similar to surrounding parcels.

Density:

No residential structures are proposed. The Project is a wireless telecommunication facility and does not include a residential component.

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

The project is located within the San Miguel Fire Protection District. The project has been reviewed and found to be FP-2 compliant. The project will not require water or sewer services. Electrical services are available on-site. All required utilities are therefore available for the project.

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

The project is a Major Use Permit for the authorization of an existing wireless telecommunication facility. The facility will include the continued operation and minor alteration of an existing 45-foot monopole. The project will not adversely affect the desirable neighborhood character because the project an existing monopole with a “stealth design” faux tree, which is designed to be camouflaged. The new branching will screen the antennas. Due to intervening topography and distance from the site, the facility will not screen or block any views. The project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, will not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project will not have a harmful effect on the neighborhood character.

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

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

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

The applicant requests a Major Use Permit for authorization to continue operating and minorly alter an existing unmanned wireless telecommunication facility. The subject property is 3.56 acres in size and is developed with access and utility services adequate to serve the proposed development and use. The project will not require significant alteration to the existing landform. Additionally, the facility will be camouflaged and will not significantly alter the visual or physical characteristics of the area. Therefore, the site is suitable for the proposed intensity of use and development.

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

None identified.

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

The project is subject to the Regional Category Village, Land Use Designation Rural Lands (VR-4.3). The Project complies with the General Plan because it is consistent with Policies LU-15.1 of the Land Use Element of the County General Plan. Policy LU15.1 requires that telecommunication facilities be sited and designed to minimize visual impacts, impacts to the natural environment, and are compatible with existing development and community character. As described above, the Project will minimize visual impacts, has no impacts on the natural environment, and is compatible with existing development and community character.

The project also is consistent with Public Safety Goal S-1 for enhanced public safety and the protection of public and private property, and Goal S-2 for effective emergency response. The Project will provide coverage throughout the area, which is essential in the event of an emergency.

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

Pursuant to Section 15301 of the State CEQA Guidelines, the project the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project consists of the continued use of an existing wireless communications facility, and the installation of new branching on the existing 45-foot mono-palm. It has been determined that the project site 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.

ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

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:

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.

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

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall comply with the new Municipal Permit regulations.* The County has provided a Low Impact Development (LID) Handbook as a source for LID information to be utilized by County staff and outside consultants for implementing LID in our region. The LID Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROG_RAM/susmppdf/lid_handbook_2014sm.pdf

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

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

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

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

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

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

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

.....

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

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

COUNTY OF SAN DIEGO PLANNING COMMISSION
 DAHVIA LYNCH, DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

Email cc:

Jill Cleveland
Michael Johnson, Planning Manager, Planning & Development Services

**Attachment
C-
Environmental
Documentation**

1 - 44 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: PDS2022-MUP-22-005 CCI Bancroft Baptist

Project Location: 2300 Bancroft Drive, Spring Valley, CA 91977

Project Applicant: Jill Cleveland Address: 302 State Place, Escondido, CA 92029 Telephone Number: 760-420-4833

Project Description: The project proposes to continue use of an existing wireless communications facility. The project also proposes to install new branching on the existing 45-foot mono-palm. The property has an existing Minor Use Permit that is being replaced by this proposed Major Use Permit. The project does not propose the use of water, sewer, or septic at this time. The project does not propose a diesel generator at this time. The project will be visited by the carrier approximately once a month for routine maintenance. The project takes access from Tyler Street, in the Spring Valley Community Plan Area. The property is located at 2300 Bancroft Drive/Avocado Street, APN 503-420-08. The property is zoned Single-Family Residential (RS), Regional Category Village, and General Plan Designation Village Residential VR-4.3.

Agency Approving Project: County of San Diego

County Contact Person: Jae Roland-Chase Telephone Number: 619-380-3130


Date Form Completed: June 14, 2023

This is to advise that the County of San Diego Planning Commission has approved the above described project on 7/14/2023/Item # 5 and found the project to be exempt from the CEQA under the following criteria:

- Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - Declared Emergency [C 21080(b)(3); G 15269(a)]
 - Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - Statutory Exemption. C Section:
 - Categorical Exemption. G Section: 15301 Existing Facilities
 - 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.
- Mitigation measures were were not made a condition of the approval of the project.
- A Mitigation reporting or monitoring plan was was not adopted for this project.

Statement of reasons why project is exempt: Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Pursuant to Section 15301 of the State Californian Environmental Quality Act Guidelines, the project is exempt from CEQA because it proposed minor alterations, maintenance, and operation of an existing unmanned wireless telecommunications facility. 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 an 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: (619) 380-3130

Name (Print): Jae Roland-Chase 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
CCI BANCROFT BAPTIST
Major Use Permit
PDS2022-MUP-22-005, PDS2022-ER-22-18-001**

July 14, 2023

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

Discussion:

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

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

YES NO NOT APPLICABLE/EXEMPT

Discussion:

Staff has determined the proposed project is exempt from the California Environmental Quality Act pursuant to CEQA Section 15301. Projects found to be exempt from CEQA are also exempt from the County’s Biological Mitigation Ordinance (Section 86.503(a)(1)). Therefore, the project is not subject to the requirements of the Biological Mitigation Ordinance. However, no project within the MSCP County Subarea Plan, regardless of exemption status, may conflict or otherwise hinder the MSCP preserve system.

The project is consistent with the MSCP Subarea Plan due to the following:

- The site does not support sensitive habitat or wildlife.
- Surrounding land uses include dense development.
- There are other conditions that would restrict wildlife use of the area for nesting, foraging or dispersal.
- The site is not within a core, linkage, Pre-Approved Mitigation Area, Preserve Area, or other highly sensitive area as designated by the MSCP.

- The site does not support any features that might encourage wildlife movement, such as a well-vegetated drainage, stream, or creek.

Based on the above facts, staff has determined that the proposed project will not hinder or conflict with the County Subarea Plan. No take authorization for incidental or deliberate impacts to state or federally listed species is granted with this determination. While no impacts to listed species are anticipated based on staff’s review of the project, the applicant is responsible for ensuring that none occur and/or appropriate authorization has been obtained.

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

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The project will obtain its water supply from the Helix Water District which obtains water from surface reservoirs and/or imported sources. The project 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 (Sections 86.604(a) and (b)) of the Resource Protection Ordinance? | YES
<input type="checkbox"/> | NO
<input type="checkbox"/> | NOT APPLICABLE/EXEMPT
<input checked="" type="checkbox"/> |
| The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance? | YES
<input type="checkbox"/> | NO
<input type="checkbox"/> | NOT APPLICABLE/EXEMPT
<input checked="" type="checkbox"/> |
| The Steep Slope section (Section 86.604(e))? | YES
<input type="checkbox"/> | NO
<input type="checkbox"/> | NOT APPLICABLE/EXEMPT
<input checked="" type="checkbox"/> |
| The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance? | YES
<input type="checkbox"/> | NO
<input type="checkbox"/> | NOT APPLICABLE/EXEMPT
<input checked="" type="checkbox"/> |
| The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance? | YES
<input type="checkbox"/> | NO
<input type="checkbox"/> | NOT APPLICABLE/EXEMPT
<input checked="" type="checkbox"/> |

Discussion:

Wetland and Wetland Buffers:

The project is exempt from CEQA; therefore, the RPO does not apply. The area is already disturbed, and no new impacts would occur.

Floodways and Floodplain Fringe:

The project is exempt from CEQA; therefore, the RPO does not apply. No new excavation or disturbance would occur.

Steep Slopes:

The project is exempt from CEQA; therefore, the RPO does not apply. No new excavation or disturbance would occur.

Sensitive Habitats:

The project is exempt from CEQA; therefore, the RPO does not apply. The area is already disturbed, and no new impacts would occur.

Significant Prehistoric and Historic Sites:

The project is exempt from CEQA; therefore, the RPO does not apply. The area is already disturbed, and no new impacts would occur.

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

Discussion:

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

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

YES

NO

NOT APPLICABLE

Discussion:

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 consists of the renewal of the Minor Use Permit with a Major Use Permit to continue operations of an existing wireless communications facility. The project would also include the removal and replacement of faux palm fronds on the existing facility tower. The project site is zoned single-family residential (RS-4), which is subject to the most restrictive one-hour

sound level requirement of 45 dBA at the property line. No construction or new ground disturbance would occur on site. The proposal does not involve the installation of noise generating equipment and does not propose any new generator units. Therefore, the project as design would demonstrate compliance with County noise standards. The project is not anticipated to exceed the sound level requirements pursuant to County Noise Ordinance, Section 36.404.

**Attachment D –
Environmental Findings**

**CCI BANCROFT BAPTIST WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT
PDS2022-MUP-22-005
ENVIRONMENTAL LOG NO. PDS2020-ER-22-18-001**

ENVIRONMENTAL FINDINGS

July 14, 2023

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15301 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

**Attachment E– Public
Documentation**



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

Record ID(s): _____

Project Name: _____

Project Manager: _____

Project Manager's Phone: _____

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 at your earliest convenience.

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): _____

Project Name: _____

Planning/Sponsor Group: _____

Results of Planning/Sponsor Group Review

Meeting Date: _____

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

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

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

- MOTION:**
- Approve without conditions
 - Approve with recommended conditions
 - Deny
 - Continue

VOTE: _____ Yes _____ No _____ Abstain _____ Vacant / Absent

C. Recommended conditions of approval:

Reported by: _____ Position: _____ Date: _____

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

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 694-8985 • (888) 267-8770
<http://www.sdcounty.ca.gov/pds>

County of San Diego
Spring Valley Community Planning Group
P.O. Box 1637, Spring Valley, CA 91979

Regular Meeting Minutes
TUESDAY, June 14, 2022, 7:00 P.M.

Join Meeting on-line:
<https://us06web.zoom.us/j/85107326350?pwd=Qkxvd24xaVZRWE1ZWJYdUNdEhKUT09>

Meeting ID: 851 0732 6350
Passcode: 242768

Phone in: +1 669 900 6833 (same meeting ID and Passcode)

Chair: Tim Snyder E-mail: tsnydersvcpg@gmail.com; Facebook: [Spring Valley Planning Group](#)

A. Members

| seat | Name | absent | seat | Name | absent |
|------|----------------------------|--------|------|------------------------------|--------|
| 1 | Tiffany Gonzalez Secretary | | 9 | Rod Gibbons | |
| 2 | Lora Lowes | | 10 | Chris Pearson | X |
| 3 | Jesse Robles | | 11 | James "Jim" Custeau | |
| 4 | Chris Pierce | | 12 | Victoria Abrenica Vice-Chair | |
| 5 | Hoger "Roger" Saleh | X | 13 | Edward Woodruff | |
| 6 | John Eugenio | | 14 | Robert "Bob" Eble | |
| 7 | Scott Harris | | 15 | Tim Snyder Chair | |
| 8 | Scott Shaffer | | | | |

The meeting was called to order at 7:00 p.m.

B. Notification is hereby provided that the SVCPG meeting may be recorded for purposes of preparation of the meeting minutes.

C. **PUBLIC COMMUNICATION** - Opportunity for the public to speak to the Planning Group on any subject matter within our jurisdiction that is not on the posted agenda.

Ms. Becky Rapp remarked about upcoming measures being proposed by Supervisor Joel Anderson regarding cannabis in unincorporated areas. The measures include restrictions on cannabis retail locations, billboard placements, and cannabis lounges. She encouraged attendance at the upcoming board of supervisor meeting on Wednesday, June 15.

Chris Pierce spoke about the California Strategic Growth Council grant regarding climate action plan efforts and hopes for a letter of support from the group to the Council.

Jesse Robles spoke about processes that the group follows regarding different types of packages, proposals, and how we perform business as a planning group. Robles talked about a conversation with the Chair of the group on how questions about these processes can and should be handled during meetings.

Thomas Krejci asked that the group do whatever they can in their power to have the Board of Supervisors and County Sheriff's department issue a statement on use of funds and preparation for potential events that can impact public safety.

D. Action Items:

1. Vanessa Pash, Planning Manager, Code Compliance Division, County of San Diego Planning and Development Services. Vanessa will go over the site plan process from the Planning Development Services perspective.

Ms. Vanessa Pash reviewed zone block and zoning regulations and according types of site plan reviews. She reviewed when projects could qualify for a waiver or exemption and when a full site plan is required.

Lowes inquired about being able to get larger plans than the computer/paper sized for our review purposes.

Shaffer asked what PDS uses to make the determination about requiring a site plan or a "B" waiver as planning groups do not see what is used to meet the objectives when these plans come before the group. Ms. Pash answered that if these plans come forward, they would meet setbacks and size requirements of zoning and not necessarily of the community design review guidelines.

Pierce asked if there is a hardship process in the event the planning group rejects a waiver or plan. He also asked if the proponent appeals the planning group's decision, if the planning group is informed. Ms. Pash said we would be informed.

Custeau clarified the date of the latest version of the area guidelines and asked about a recent event where a residence exceeded height but was able to be developed. Ms. Pash responded that they require our approval and if it happened, they were likely within zoning guidelines for height.

Harris asked if the presentation could be made available to the group. He also asked about the what the different letters in the ordinances refer to or mean.

Woodruff asked if the County knows if properties have existing code violations before they submit B-waiver requests and what the planning group can do. Ms. Pash answered that if there is an existing codes case the project is ineligible for a waiver.

Robles clarified that the documents we receive as a group are sometimes not able to be reviewed properly due to how they are delivered and if they can be provided in an all digital format for review.

2. Discretionary Permit Application, PDS2022-ER-22-18-001, PDS2022-MUP-22-005, APN 503-420-08-00, New Seasons Church, 2300 Bancroft Drive, Spring Valley.

Scope includes renewing the minor use permit with a new major use permit to continue operations of the existing wireless communications facility. Additional Branching is proposed to the existing monopalm. Presenters are Pierce and Harris, proponent is Jill Cleveland of Plancom, Inc.

Pierce briefed on the background of the project and the current requests. Jill Cleveland explained that they are requesting the major use permit in accordance with the requirements of the County though the use is remaining the same.

Lowes asked if full site compliance with guidelines is needed since it is a new major use permit being requested.

Eugenio asked if the height being proposed is within the height guidelines.

Gonzalez asked for clarification on minor and major use permit requests being proposed. Ms. Cleveland clarified that the minor use permit would no longer exist with approval of the major use permit and it is no longer effective as it has expired and the County now requires a new major use permit in accordance with new wireless ordinance.

Thomas Krejci commented about aesthetic changes regarding towers like this.

Motion: To approve the major use permit to continue operations of the wireless communications facility and to include additional branching to the existing monopalm as proposed.

M/S: (Pierce/Harris)

Vote: Aye (12); No (1-Lowes); Abstain (0); Absent (2); Vacant (0)

Motion: Passes

3. Continuance of Teleconferencing Meeting Option Pursuant to Government Code Section 54953(e). The group will vote to continue meeting on-line for the next 30 days.

Motion: Pursuant to Government Code section 54953(e)(3), a motion to find the legislative body has reconsidered the circumstances of the State of Emergency and state and local officials continue to recommend measures to promote social distancing. [This motion is intended to apply to all the legislative body subcommittees this legislative body has created.] Presenter: Snyder

Motion: To continue meeting on-line for the next 30 days.

M/S: (Shaffer/Lowes)

Vote: Aye (11); No (2-Robles, Harris); Abstain (0); Absent (2); Vacant (0)

Motion: Passes

E. Approval of Minutes of May 24, 2022 meeting.

Motion: Approve the minutes of May 24, 2022 meeting

M/S: (Abrenica/Custeau)

Vote: Aye (12); No (0); Abstain (1-Lowes); Absent (2); Vacant (0)

Motion: Passes

F. GROUP BUSINESS

1. Announcements.

- a. Abrenica talked about a cleanup effort by the Spring Valley Cleanup Crew behind Kempton Elementary, another to be held on June 26th at 10:00am. Tomorrow there is a climate action plan meeting regarding water, specifically for unincorporated areas.
- b. Gonzalez remarked on preferred method for adjustments to drafts of the minutes being emailed to the Secretary rather than made on the document.

2. Reports:

- a. Chair: Spoke about a community meeting being planned in late July to update on the steps being taken on the project for the Quarry Road project. Even number seats of our planning group are up for election this November. Chair Snyder will ask Jessica at PDS about the steps needing to be taken by anyone who will be running for those seats and this will be presented to those seats.
 - b. CSA 128: Meeting held last Tuesday and the wood chips under playground at Lamar Park is on priority list. The letter that was proposed was not approved or seconded for a motion as the board felt they did not have enough information. Community garden at Ildica Park is not fully open though grand opening was held. Some compost was dropped at the bins at the park though it is not yet fully accessible. Movies at the park happen this summer with various movies over various dates.
 - c. TAC: Meeting held last week but no projects within our area. Custeau plans to follow up with traffic engineers on several concerns, including Bancroft Street and different cross streets to Bancroft, the stoplight right turn restrictions at offramp of Bancroft from 94 East, and hazards at intersection of Blossom Lane and Sweetwater Road.
 - d. Highway Cleanup: Eugenio commented that permits to access the highway have expired, and he is awaiting word back on renewal of these permits.
3. Assign projects: New project upcoming on Campo and Broadway for sign replacements on the plaza in that area. Lowes has volunteered to take on this project along with Robles and Woodruff as there are 9 signs. Harris is performing a pre-intake for a full site plan request, pending full paperwork, at 645 Grand Avenue for Bullet Pump. No other new projects at this time.

4. Next meeting: June 28, 2022

G. ADJOURNMENT: 9:38 PM

FINAL

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

EXISTING

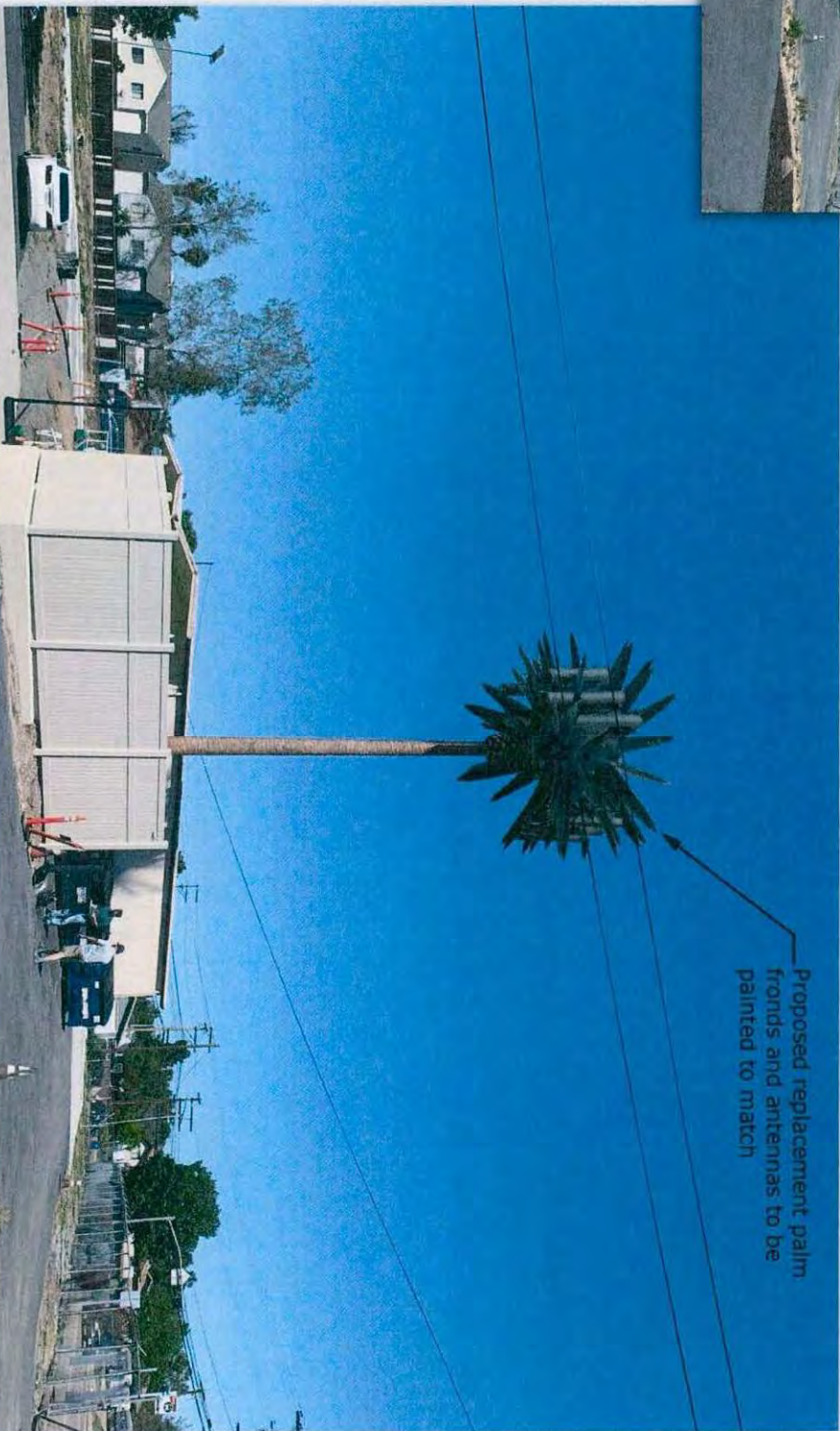


Bancroft Baptist
2300 Bancroft Dr.
Spring Valley, CA 91977



Proposed replacement palm
fronds and antennas to be
painted to match

1 - 61



SDC PDS RSVD 02-02-23

MUP22-005

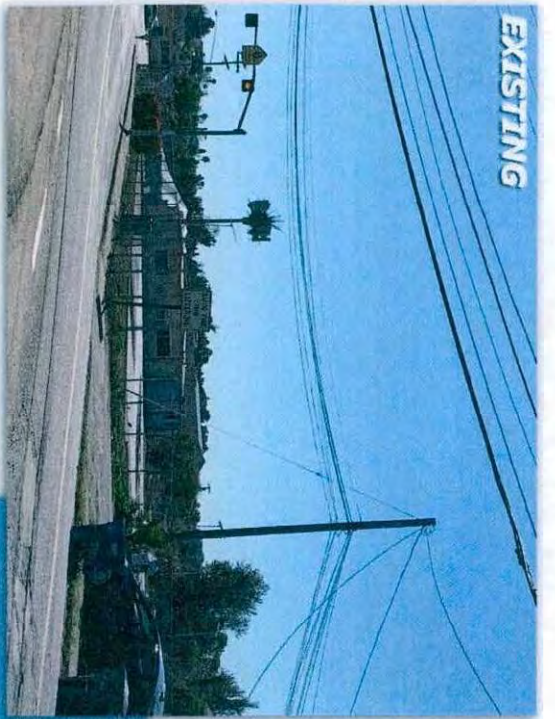
PROPOSED

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

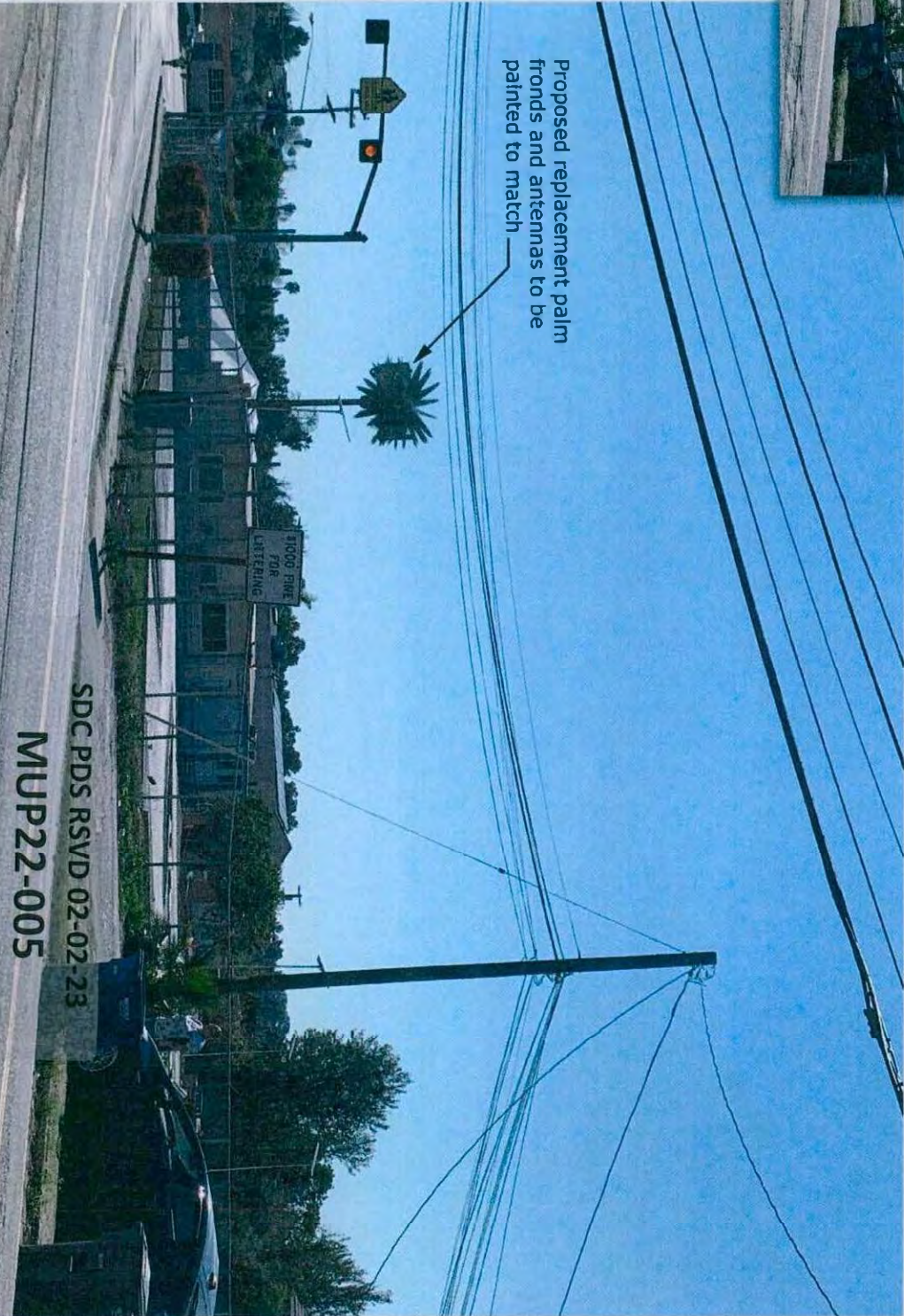
1/25/2023

Photosimulation of proposed telecommunications site: View North toward Site from property

EXISTING



Proposed replacement palm fronds and antennas to be painted to match



SDC PDS RSVD 02-02-23

MUP22-005

PROPOSED

Bancroft Baptist
2300 Bancroft Dr.
Spring Valley, CA 91977



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

1/25/2023

Photosimulation of proposed telecommunications site: View South toward Site from Bancroft Drive and Avocado Street

SD08177A Coverage Maps

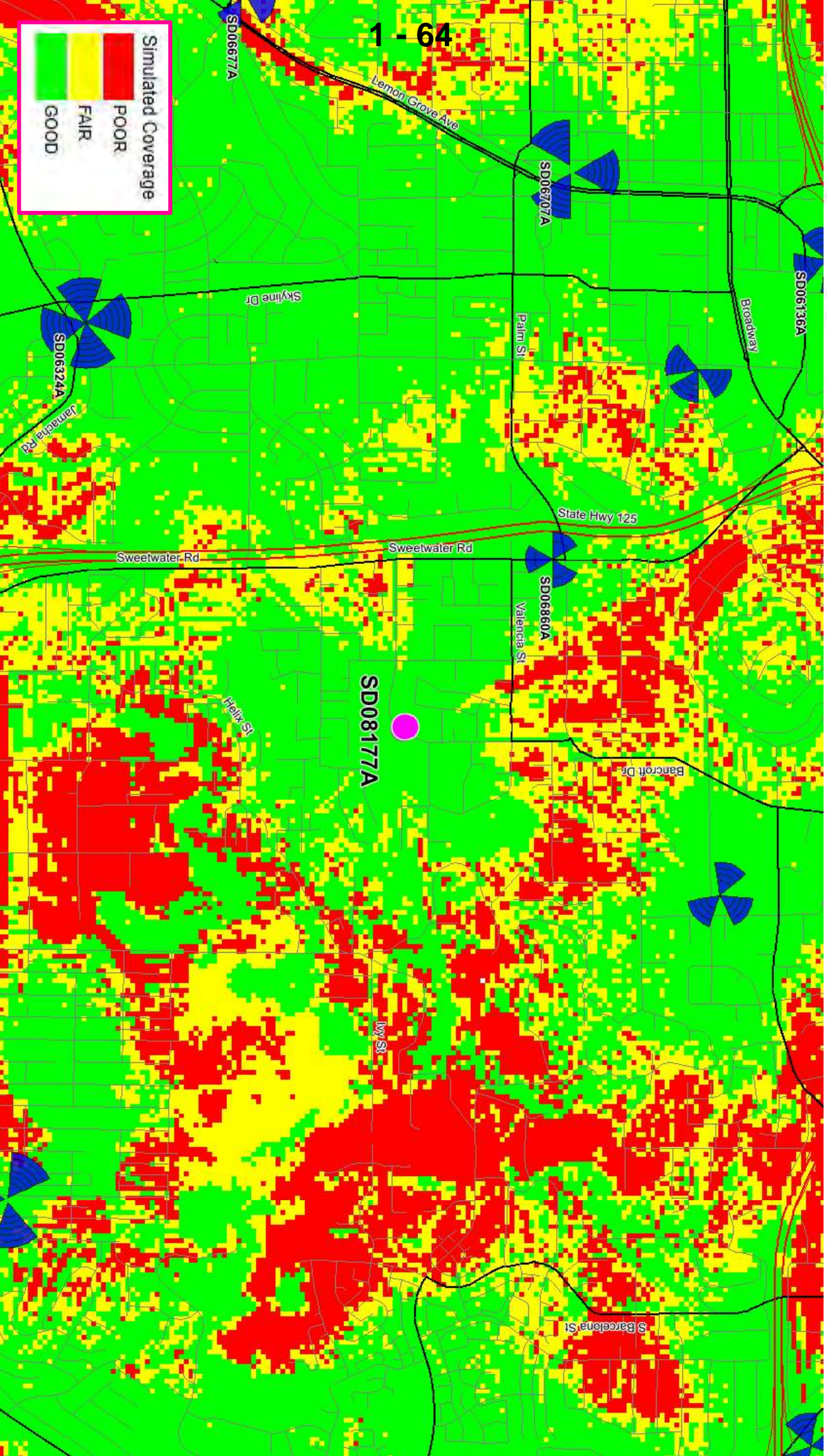
RF Team - San Diego Market

SDC PDS RCVD 05-06-22

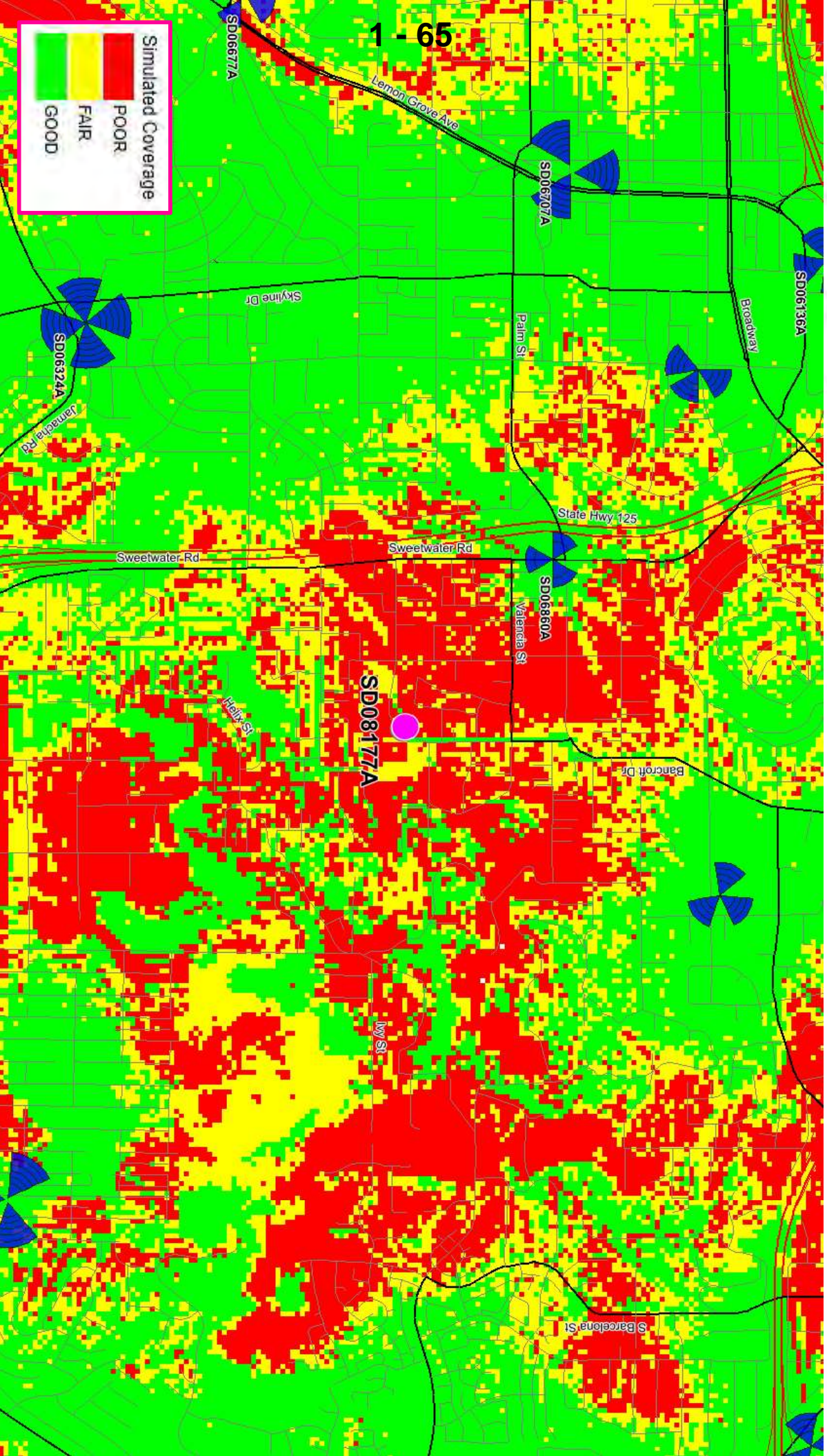
MUP22-005



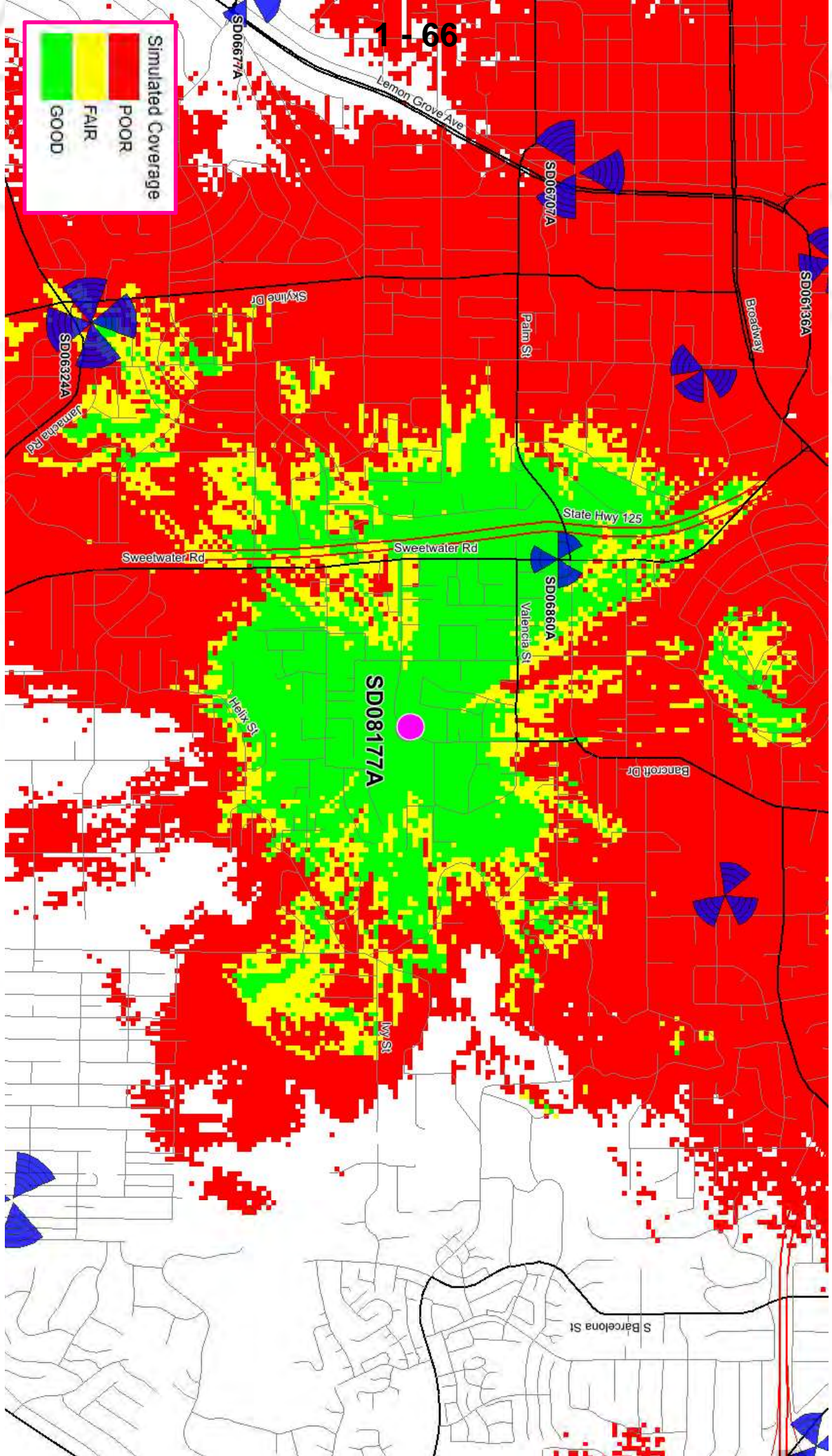
Area with SD08177A



Area without SD08177A



SD08177A Only



**CCI BANCROFT BAPTIST
2300 BANCROFT DRIVE, SPRING VALLEY
ALTERNATE SITE ANALYSIS**

SITE SELECTION/PREFERRED SITES PER SECTION 6986

The proposed renewal of the Use Permit from a Minor Use Permit to a Major Use Permit is located in residential zone district with a non-residential use on the property, a church. The site consists of an existing Crown Castle managed wireless communication facility with T-Mobile as the carrier occupying the 45' tall MonoPalm. The project site is at a ground elevation of approximately 330 feet above mean sea level (AMSL) and the property operates as a church with sanctuary, classrooms, field and parking lot on 3.56 acres. The property sits in a valley with hills to the east, south and west, surrounded by other residential zoned parcels.

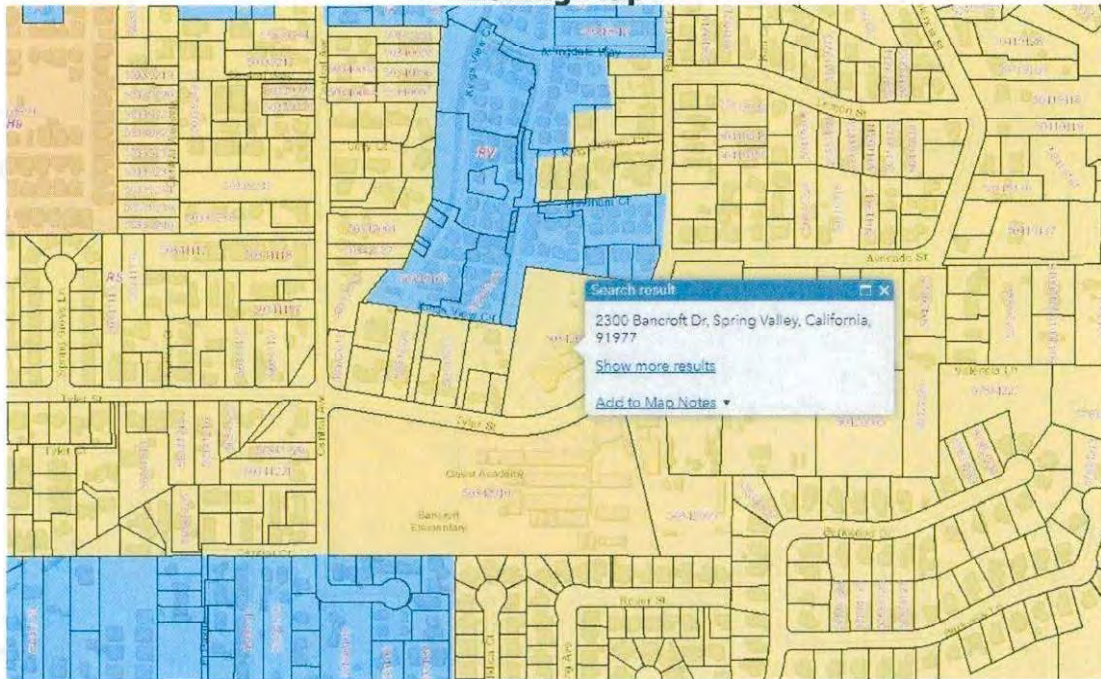
The location for the existing cell site was chosen because of the coverage afforded by its strategic location and lack of nearby obstructions to allow a signal to reach the geographical service area. It is needed for both coverage and capacity. Without this site, there would be little to no wireless coverage in the area. With the continued operation of this site, it also relieves some capacity off the adjacent sites, allowing them to work more optimally. 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 are residential. For the operation of a wireless telecommunication facility, a property needs to have (at a minimum) viable access, a willing landlord, utilities, and the ability to reach the intended coverage area.

This search ring is constrained by the topography as it sits in a valley with an elevated highway to the west, hills to the east and south, along with low buildings and residences. This does not offer the height needed for the antennas to provide optimal coverage which is why this facility at the existing height is essential for T-Mobile to provide adequate service this community, as further depicted in the Geographic Service Map. With T-Mobile's existing sites in place around this facility, and the closest within a half-mile, this further limits the ability for the site to be relocated or lowered. Lastly, a stealth tree requires an additional five feet in height in order to efficiently conceal the antennas within the branch canopy. The top of the existing pole is 40', with the antennas centerline at 38'. This existing wireless facility has been designed to be camouflaged as a MonoPalm to blend into the existing environment. In addition, no concerns were raised at the Spring Valley Community Planning Group over the existing design.

Zoning Map



Water Tanks

No water tanks were identified in this geographic service area.

Utility Towers, Poles, traffic lights, street lights

There are no utility towers or traffic/street lights in the immediate vicinity.

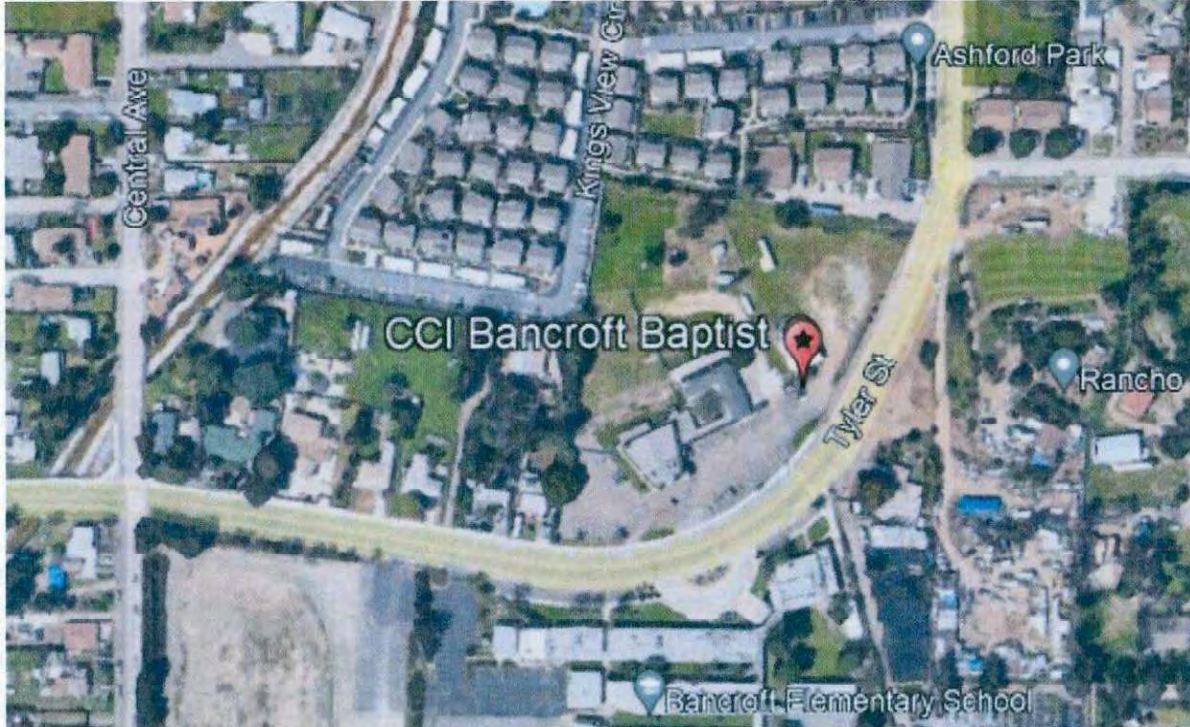
Commercial and Industrial Building

There is a few commercial zones further north, approximately one-half mile away, however, it is closer to other adjacent T-Mobile sites and that area does not meet the intended coverage area.

County or Other Government Facilities

There are no County or other government facilities that were identified in the geographic service area.

Aerial View of Site and Surroundings

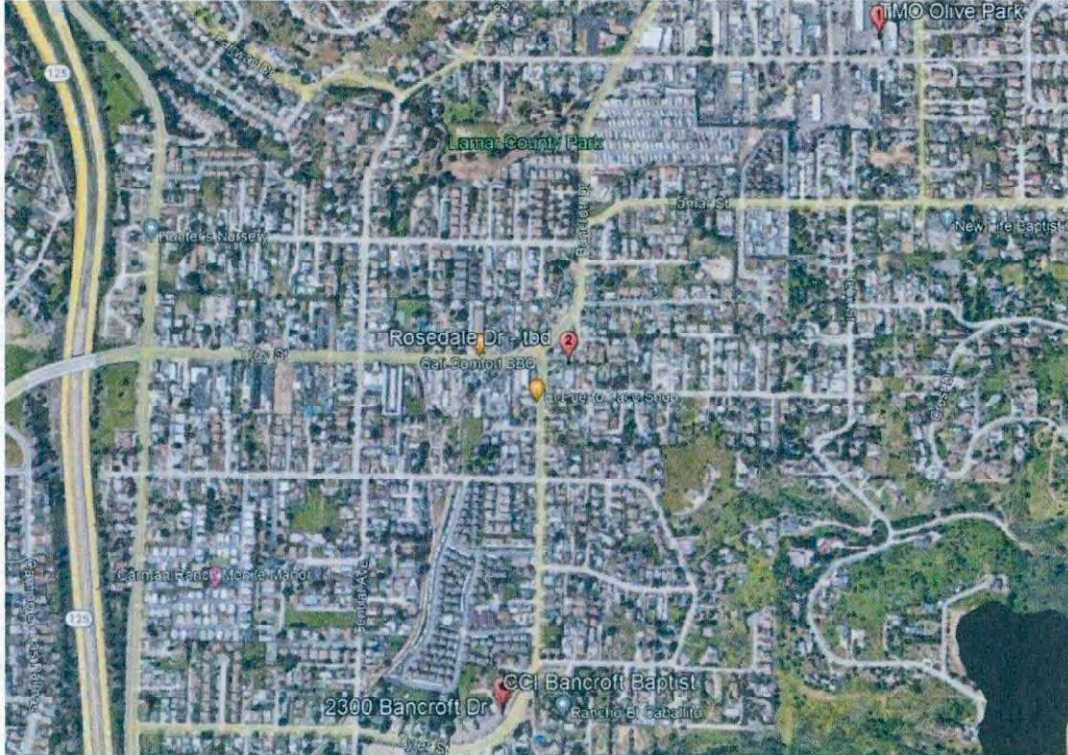


EXISTING SITES WITHIN THE GEOGRAPHICAL SERVICE AREA

Only one potential visible was examined within one-half mile radius of this site. Other existing TMO sites are identified in the RF Coverage Map which are not suitable replacements for this site.

- 1) Rosedale Drive – there appears to be a small cupola on the roof of an existing industrial building that could be an existing wireless facility, however, could not be confirmed. This location is approximately ½ mile away from the existing facility and appears close to their adjacent site to the north.
- 2) TMO Olive Park – 9236 Olive Drive – Existing TMO MonoTree that covers a different service area than the existing site at Bancroft Drive/Troy Street.

Aerial View of Surrounding Sites



ZONING ORDINANCE

The submitted application is in accordance with the amortization requirements of the Zoning Ordinance, Section 6991, which is intended to visually improve existing wireless communication facility infrastructure. This Major Use Permit application includes adding additional faux branching

DRAFT FINDINGS

1. Harmony in scale, bulk, coverage and density. The existing/project is in harmony, scale and bulk with the surrounding area, as the existing MonoPalm positioned adjacent to existing buildings on the property and the equipment enclosure is behind existing fencing. The overall height of the MonoPalm at 45' which allows for enough branching to screen the antennas from view. The proposed modifications include additional new branching. There are trees and existing overhead utilities in the area with similar heights to further blend the facility within the surrounding environment.
2. Available public facilities, services and utilities. The property is located within the San Miguel 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 Bancroft Drive/Tyler Street.

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 as a palm tree, blending with existing vegetation in the surrounding area. The land uses surrounding the site consist of multi-family residential to the north, single family residential to the east and west and elementary school to the south. The facility takes access off an existing paved driveway and no exterior lighting is proposed.
4. The generation of traffic and the capacity and physical character of surrounding streets. The traffic generated from this proposed project is off a public road is expected to average one to two maintenance trips per month and would utilize an existing driveway off Bancroft Drive/Tyler Street.
5. The suitability of the site for the type and intensity of use or development which is proposed. The existing wireless communication facility does not require any alteration to the landform. The project, as designed and constructed, is camouflaged, does not change the characteristics of the area and is suitable for this site, type and intensity of uses.
6. Project findings 1 through 5 and the project location will be consistent with the San Diego County General Plan.
7. The requirements of the CEQA have been complied with.

**Attachment G –
Ownership Disclosure**



County of San Diego, Planning ¹⁷³ & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) PDS2022-MUP-22-005

Assessor's Parcel Number(s) _____

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

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

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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

Signature of Applicant

Jill Cleveland
 Print Name

----- OFFICIAL USE ONLY -----
SDC PDS RCVD 05-06-22
MUP22-005

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123
 For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
<http://www.sdcounty.ca.gov/pds>





The Lyle Company
3140 Gold Camp Drive #30
Rancho Cordova, CA 95670
Tel: (916) 266-7000
Fax: (888) 566-0110

**An Authorized Vendor of
Crown Castle**

Crown Castle
1220 Augusta Drive #500
Houston, TX 77057

5/26/2021

Via Email

New Seasons Church
2300 Bancroft Drive
Spring Valley, CA 91977

RE: Letter of Authorization
Site ID: 880244
Site Name: Bancroft Baptist (8A)
Site Address: 2300 Bancroft Dr., Spring Valley, CA 91977

Dear New Seasons Church:

Sprint PCS has proposed to remove (9) antennas, (12) RRUs, (4) Hybrid cables. Add (9) antennas, (9) RRUs, (4) Hybrid cables. Final Configuration: (9) antennas, (9) RRUs, (4) Hybrid cables. Cabinet Notes: adding 2 E6160 battery / E6160 support cabinets.

Please allow this letter to serve as notification that Sprint PCS has contracted with Global Signal Acquisitions II LLC (a subsidiary of Crown Castle) to provide services related to local government zoning and permitting. Global Signal Acquisitions II LLC is working with Sprint PCS to manage this process.

This letter of authorization is required by County of San Diego, CA for Sprint PCS to apply for its building permit/zoning approvals which are required for the modification of their existing telecommunications equipment.

This letter neither overrides nor changes your current lease with Global Signal Acquisitions II LLC.

Please execute this letter of authorization where indicated below, thus granting your authorization for this application and send the original to Faaizah Akhtar using the self-addressed, stamped, envelope included in this mailing, or the email listed below.

Thank you for your continued cooperation with Global Signal Acquisitions II LLC.

Sincerely,

Faaizah Akhtar
Real Estate Specialist
Phone: (916)266-7088 / E-mail: Faaizah.Akhtar.Vendor@crowncastle.com

Approved By:

Name: NEW SEASONS CHURCH

Date: 6/1/2021

Signature: [Handwritten Signature]

Print Name: ROBERT ELLSWORTH

**SDC PDS RCVD 05-06-22
MUP22-005**