



*The County of San Diego*

# Planning Commission Hearing Report

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Date:	February 29, 2024	Case/File No.:	3CA60045A (Pine Hills) Wireless Telecommunication Facility Major Use Permit Modification; PDS2021-MUP-11-003W1; PDS2021-ER-11-10-002A
Place:	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	3218 Pine Hills Crest, Julian, CA 92036
Agenda Item:	<b>#2</b>	General Plan:	Semi-Rural
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Rural Residential (RR)
Applicant/Owner:	Boldyn Networks US I LLC/ Pine Hills Mutal Water Company	Community:	Julian Community Plan Area
Environmental:	CEQA §15303 Exemption	APN:	289-214-06-00

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## A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider a proposed Major Use Permit (MUP) Modification for the Boldyn 3CA60045A (Pine Hills) Wireless Telecommunication Facility (Project), conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Planning & Development Services (PDS) staff recommends approval of the MUP Modification, with the conditions noted in the attached MUP Modification decision (Attachment B).

The original MUP (Record ID: 3300-11-003) was approved on December 16, 2011 to install, operate, and maintain a wireless telecommunication facility consisting of twenty-four (24) panel antennas mounted on a 67-foot-high faux pine tree with supporting equipment located behind a 10-foot-tall concrete masonry wall (CMU) wall. The Project, submitted in October 2021, expired on December 16, 2021 in accordance with the amortization schedule in the **County of San Diego's** Zoning Ordinance Section 6991. This MUP Modification (Record ID: PDS2021-MUP-11-003W1) is required to bring the existing wireless

telecommunication facility into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991.

This report includes a staff recommendation, a Project description, analysis and discussion, and the Julian 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 MUP Modification PDS2021-MUP-11-003W1, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

On December 16, 2011, the Planning Commission approved a MUP (Record ID: 3300-11-003) for the installation, operation, and maintenance of a wireless telecommunication facility consisting of twenty-four (24) panel antennas mounted on a 67-foot-high faux pine tree. The associated equipment consists of two equipment shelters, a back-up diesel generator, a generator concrete building, and a 10-foot-tall concrete masonry unit (CMU) wall. A specific exemption in accordance with Section 4620 of the Zoning Ordinance authorized the wireless facility to be 67-feet in height where 35-feet is the maximum height allowed. The facility was approved to operate for a period of 10 years with an expiration date on December 16, 2021.

D. DEVELOPMENT PROPOSAL

1. Project Description

The Project, submitted October 2021, is a request for Boldyn (Applicant) to operate and maintain an existing wireless telecommunication facility. The existing facility includes a 67-foot-tall mono-pine and supporting equipment located within an existing 10-foot-tall CMU wall (Figure 1 and 2). The existing facility currently has both AT&T and Verizon antennas collocated on the faux pine tree. The footprint of the existing lease area is not expanding, and the location of the faux tree will remain the same. The facility expired on December 16, 2021, in accordance with the amortization schedule in **the County of San Diego's Zoning Ordinance Section 6991. As part of the amortization process, the** facility is required to obtain a MUP Modification to bring the facility into conformance with the current requirements for Wireless Telecommunication Facilities within Sections 6980 through 6993 of the Zoning Ordinance. The Applicant proposes to extend the term for the existing wireless facility for 10 years. The design of the wireless telecommunication facility was found to utilize the most current technology and will be granted an additional 10 years of operations before it needs to be re-evaluated against the technology available in the future. The 1.01-acre project site is located at 3218 Pine Hills Crest in the Julian Community Plan Area and is zoned Rural Residential (RR).



*Figure 1: View of the existing mono-pine tree, looking south on project site.*



Figure 2: View of existing 67-foot-tall mono-pine and equipment shelters looking south on project site.



2. Subject Property and Surrounding Land Uses

The Project is located on a 1.01-acre parcel within the Julian Community Plan Area (Figure 3). The project site is zoned Rural Residential (RR). The General Plan Regional Category is Semi-Rural, and the Land Use Designation is Semi-Rural Residential (SR-2). The site contains the existing telecommunication facility and two water tanks, owned by the Pine Hills Mutual Water Company. The subject property is surrounded by residential uses. The view of the proposed facility would be minimized because the project is designed to be camouflaged and would blend into the surrounding vegetation and topography (Figure 3 and 4 and Table D-1).

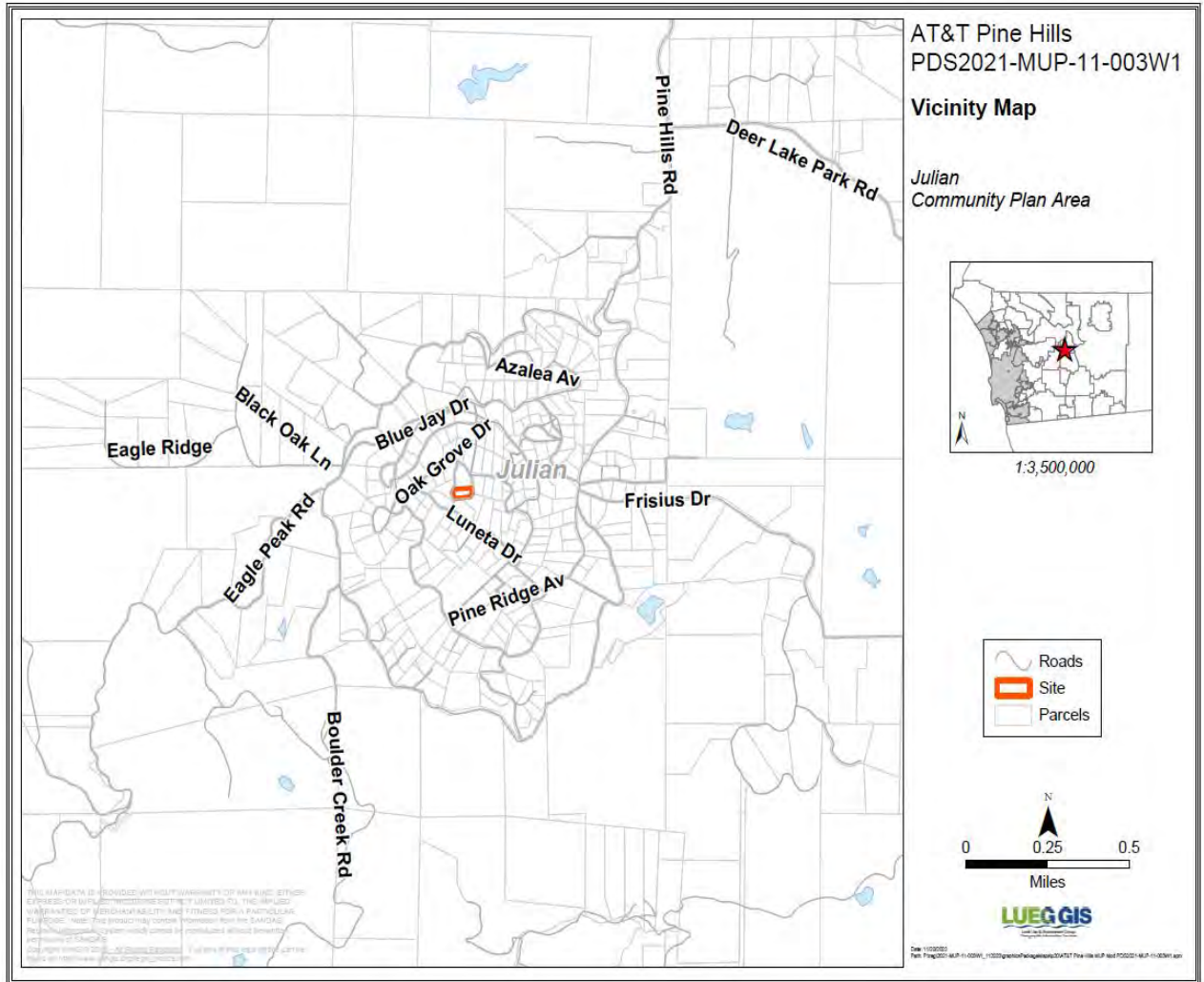


Figure 3: Vicinity map

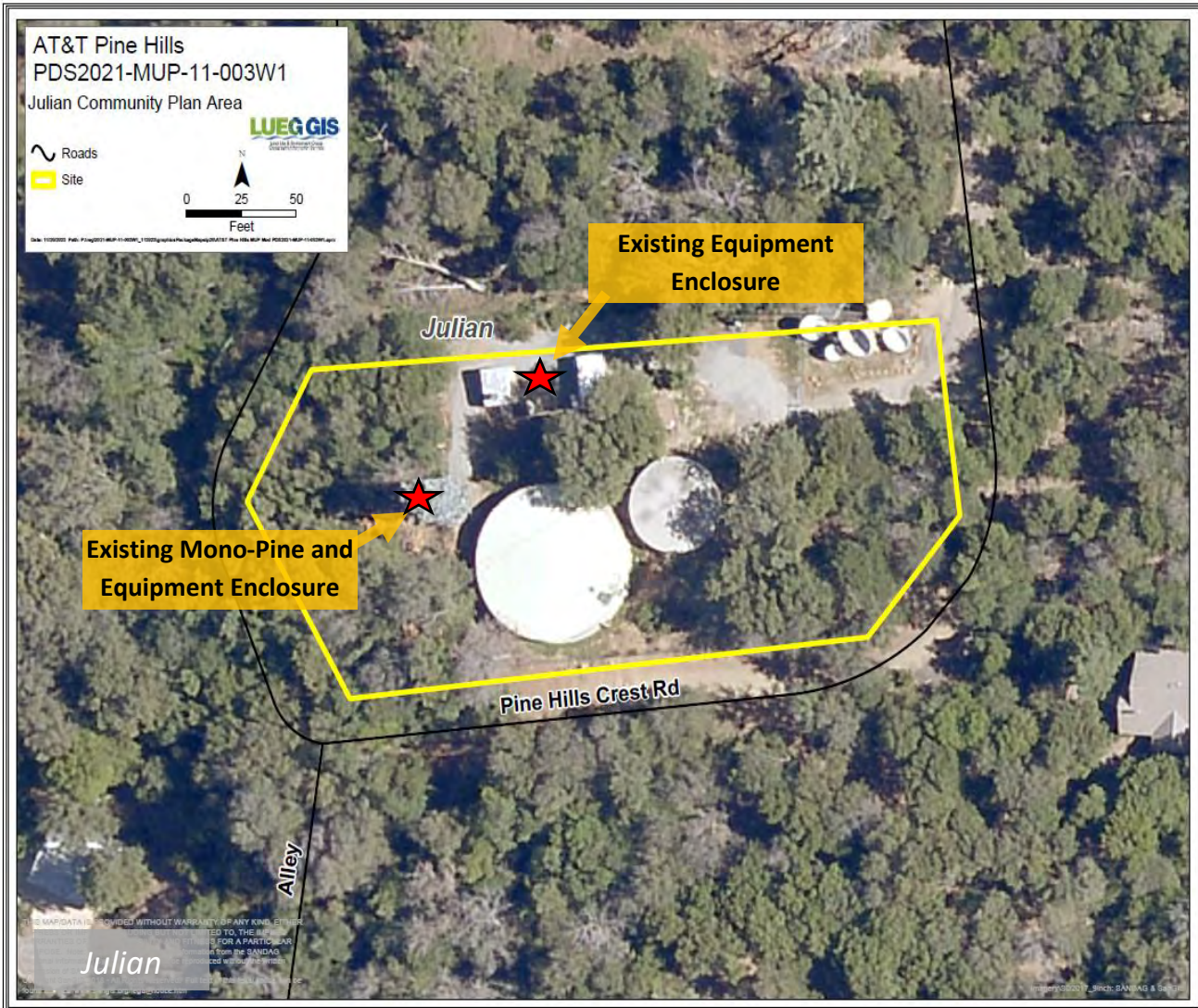


Figure 4: Aerial photograph of project site. Location of existing facility identified with red stars.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential	Rural Residential (RR)	Azalea Avenue	Residential
East	Semi-Rural Residential	Rural Residential (RR)	Frisius Drive	Residential
South	Semi-Rural Residential	Rural Residential (RR)	Pine Ridge Avenue	Residential
West	Semi-Rural Residential	Rural Residential (RR)	Fletcher Street	Residential

E. ANALYSIS AND DISCUSSION

The Project has been reviewed to ensure it conforms to all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the 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 for Requested Actions
  - a. Is the Project consistent with the vision, goals, and policies of the General Plan?
  - b. Is the Project consistent with the goals and policies of the Julian 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 Modification and amortization of the wireless facility for a 10-year period. If approved, this MUP Modification will set a new expiration of February 29, 2034 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 rural 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 Modification to continue operation and maintenance and to **renew the facility’s term limits**. The Project subject to this MUP Modification is valued at approximately \$300,000 and will therefore have a maximum term of 10 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 an approximate 1.01-acre site that is characterized as developed with two water towers. The 67-foot-tall mono-pine is designed to be compatible with the existing mature trees and vegetation. The equipment shelter and CMU block wall enclosure are painted and textured to match existing surroundings. By blending in with the existing visual 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 to be compatible with existing development and community character. The wireless telecommunication facility is designed in a manner of appropriate scale and design that complements the natural landscape. The facility will not have any adverse visual impacts on the surrounding community. The camouflaged antennas sufficiently blend in with the mature trees and vegetation that surround the site. The equipment enclosure is designed to match the existing surroundings. 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 Rural Residential (RR), a non-preferred zone for wireless facilities. Section 6986.C. of the Zoning Ordinance states that wireless facilities shall not be approved in non-preferred zones when siting in a preferred zone or preferred location is feasible unless the proposed site is preferable due to aesthetic and community character compatibility. The Applicant provided an Alternative Site



Analysis (ASA) to demonstrate the feasibility of co-location opportunities on existing wireless telecommunication facilities in the Project vicinity. The applicant explored this option but determined that there were no facilities in the vicinity that the subject wireless facility could co-locate onto. Co-location upon the existing water tanks is not feasible due to the height of the existing water tanks, which is not sufficient to maintain the same coverage levels in the area. In addition, the water tanks would not allow for the same level of camouflage that can be achieved with the existing faux monopine. **All other wireless telecommunication facilities are located outside the Applicant's target coverage area.**

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

The Geographic Service Area (GSA) maps shown in the below figure illustrate coverage in the area, with and without the wireless telecommunication facility. The GSA maps demonstrate that the existing location is necessary to continue providing coverage and adequate service to motorists and residents in the area (Figure 6). The 67-foot height of the facility is necessary to allow the antennas to provide coverage due to the surrounding topography. These GSA maps can also be found in Attachment F.

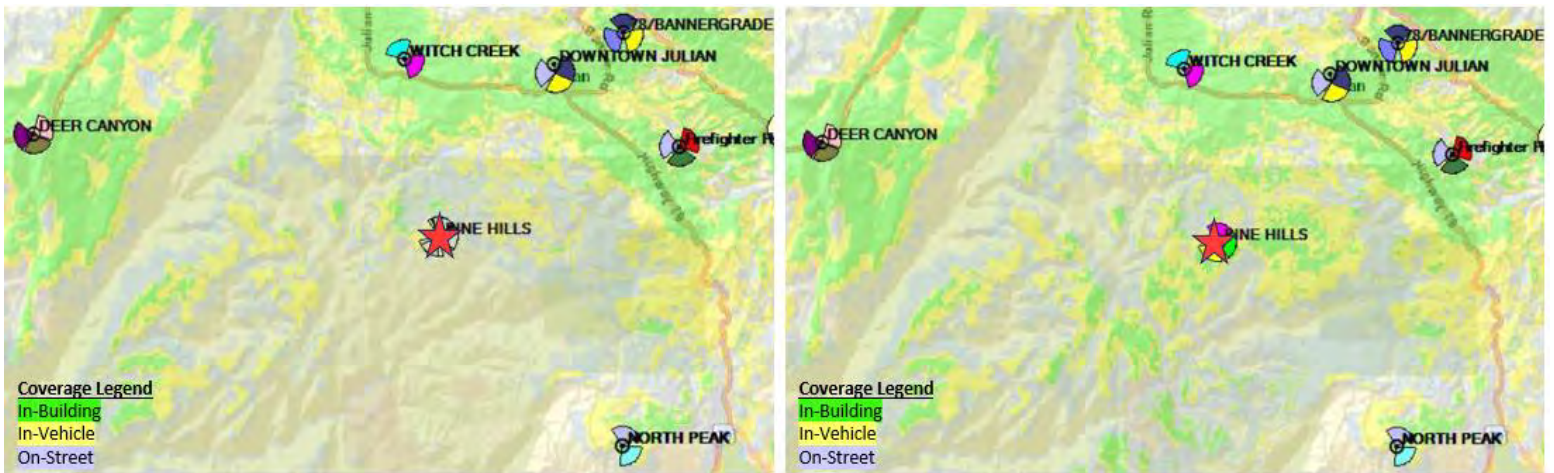


Figure 6: Verizon coverage without Project (left) and coverage with Project (right).

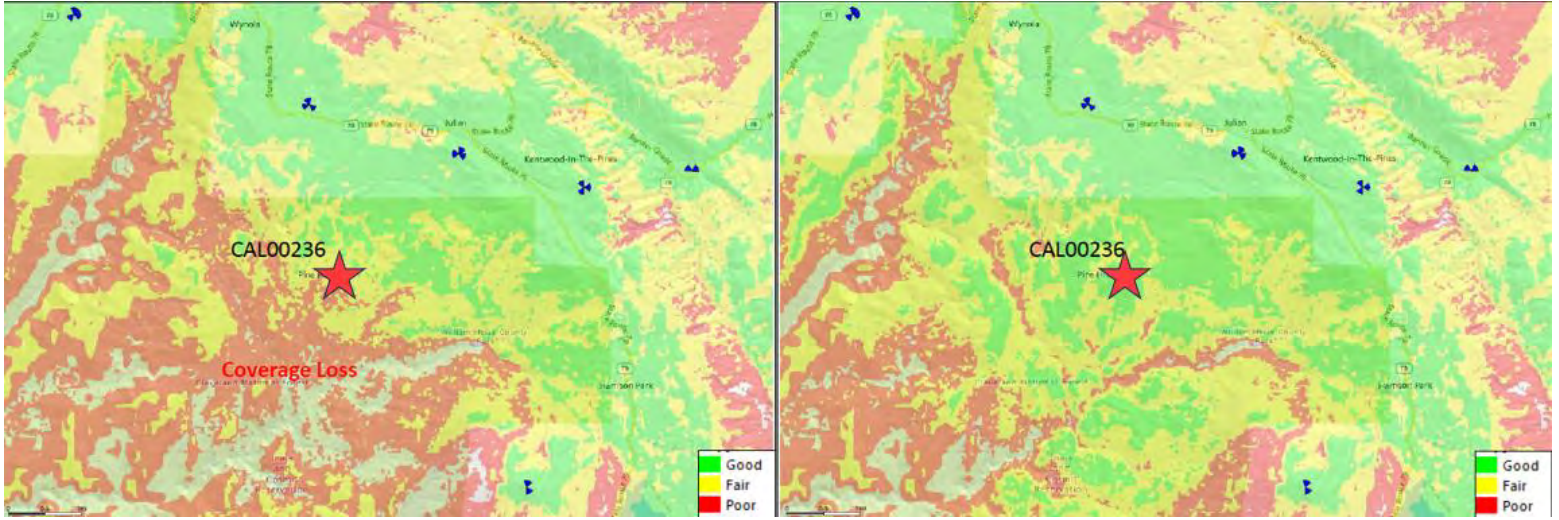


Figure 7: AT&T coverage without Project (left) and coverage with Project (right).



3. General Plan Consistency

The 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 continue providing coverage throughout the area, which is essential in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by continuing to provide service and coverage in the area. In addition, the facility is equipped with an existing standby generator in the event of a power outage or other emergency situation.</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 proposed camouflaged antennas and CMU enclosure have been sited and designed to minimize visual impacts and be compatible with the natural environment. The mature trees on the site help screen the faux mono-pine tree and CMU equipment enclosure from various viewsheds. For these reasons, the wireless telecommunication facility blends with the visual setting in the vicinity and be compatible with the existing development and 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. The facility currently has two carriers collocated on the existing facility: AT&amp;T and Verizon.</p>

4. Zoning Ordinance Consistency

a. Development Regulations

The Project complies with all applicable zoning requirements of the Rural Residential (RR) zone with the incorporation of conditions of approval (See Table E-2).

Table E-2: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RR	Yes, upon approval of a MUP Modification

## 2 - 12

Animal Regulation:	J	N/A
Density:	-	N/A
Lot Size:	1AC	N/A
Building Type:	C	N/A
Maximum Floor Area:	-	N/A
Floor Area Ratio:	-	N/A
Height:	G	Yes, upon approval of a MUP Modification
Lot Coverage:	-	N/A
Setback:	B	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel <b>has a designated height of "G"</b> which requires structures to be no more than 35 feet in height.	The mono-pine is 67 feet in height. The design and height of the Project will be in conformance with the previously approved 67-foot height exception.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP Modification.
Section 4800 of the Zoning Ordinance requires that the <b>project meet the "B" setback</b> requirements for a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 50-foot rear yard setback.	The proposed location of the wireless 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"/>

b. Wireless Ordinance Consistency

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

The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular facilities. Therefore, staff does not require information from the Applicant on potential health effects from EMR

## 2 - 13

associated with the Project. Generally, this information is available from the cellular providers upon request as it is also required from the FCC.

*Table E-3: Wireless Ordinance Consistency*

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The existing CMU enclosure for associated equipment is 10-feet-tall, which meets the 10-foot height allowance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The 67-foot-tall mono-pine is setback from the nearest residential property line by approximately 61 feet.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The mono-pine and equipment enclosure are located outside all required building setbacks including front, rear, and side yard.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the <b>County's Noise Ordinance on an average hourly basis.</b>	The project site is zoned RR and is subject to the most restrictive one-hour average sound level limit of 45 dBA at the property lines, according to Section 36.404 of the County Noise Ordinance. The Project includes a previously approved standby generator that is located within a CMU enclosure and does not produce noise levels which exceed the 45 dBA requirement at the property line. Therefore, the Project will comply with the County Noise Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.11 of the Wireless Telecommunication Ordinance <b>limits the term of a "high visibility" facility</b> , depending on the valuation of the wireless facility.	<b>The Project is considered a "high visibility" facility because the facility</b> is a faux tree (mono-pine). High visibility facilities with a valuation of \$10,000 to \$500,000 are required by the Zoning Ordinance to have a maximum term of 10 years. Since	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
	the Project has a valuation of approximately \$300,000, the MUP Modification has been conditioned to have a maximum term of 10 years. This time may be extended for an additional period of time by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.	
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The proposed Project consists of a faux mono-pine that is designed to avoid adverse visual impacts. The site is not visible from any nearby scenic roads or highways due to the distance.	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 it is determined that the proposed project qualifies for a categorical exemption under CEQA Section 15303. Section 15303 exempts minor construction to an unmanned wireless telecommunications facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause a substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

E. COMMUNITY PLANNING GROUP RECOMMENDATION

On December 13, 2022, the Julian Community Planning Group (CPG) reviewed the Project. The CPG recommended approval of the MUP Modification by a vote of 9-0-0-2 (9-Yes, 0-No, 0-Abstain, 2-Vacant/Absent). The Julian Community Planning Group Recommendation Form can be found in Attachment E.

F. PUBLIC INPUT

The Project was first submitted to PDS in October 2021. At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 500 feet of the project site until at least 20 different property owners were noticed. No written comments or phone calls were received from community members as a result of the public notices sent at the time

of application. In addition, public notices for the Planning Commission hearing were sent to a total of twenty-two property owners within a radius of 500 feet from the project 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 Modification PDS2021-MUP-11-003W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

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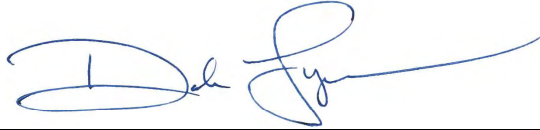
**Report Prepared By:**  
Hayley Makinster, Project Manager  
619-629-4434  
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**Report Approved By:**  
Dahvia Lynch, Director  
858-694-2962  
[Dahvia.Lynch@sdcounty.ca.gov](mailto:Dahvia.Lynch@sdcounty.ca.gov)

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



DAHVIA LYNCH, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2021-MUP-11-003W1

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

Attachment F – Photos, Geographic Service Area Maps, Alternative Site Analysis

Attachment G – Ownership Disclosure



## Attachment A – Planning Documentation

# mobilitie

a bai communications company

SITE ID:  
3CA60045A

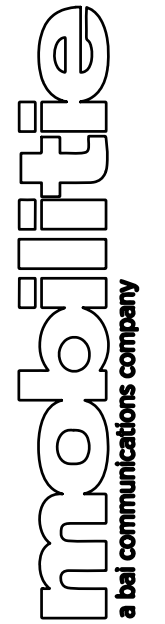
LATITUDE/LONGITUDE:  
33°02'53.9"N / 116°37'44.2"W

SITE ADDRESS:  
3218 PINE HILLS CREST RD.  
CITY, STATE, ZIP:  
JULIAN, CA 92036



IF YOU DIG IN ANY STATE  
DIAL 811 FOR THE LOCAL  
"ONE CALL CENTER" -  
IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTOR'S  
CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN  
ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO  
RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE  
THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES  
WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE (E)  
UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE  
RESPONSIBILITY OF THE CONTRACTOR.



**GENERAL NOTES:**

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A  
TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE  
MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT  
DISTURBANCE OF EFFECT ON DRAINAGE; NO SANITARY SEWER  
SERVICE, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED AND  
NO COMMERCIAL SIGNAGE IS (N).

**SITE INFORMATION:**

SITE ID:	3CA60045A
LATITUDE:	33°02'53.9"N / 33.04830833
LONGITUDE:	116°37'44.2"W / -116.62893060
CROSS STREET:	3218 PINE HILLS CREST RD.
CITY, STATE, ZIP:	JULIAN, CA 92036
COUNTY:	COUNTY OF SAN DIEGO
JURISDICTION:	COUNTY OF SAN DIEGO

APPLICANT:	MOBILITIE, LLC 660 NEWPORT CENTER DRIVE, SUITE 200 NEWPORT BEACH, CA 92660 PH: (949) 473-5062 CONTACT: RYAN KERSWILL
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OWNER:	PINE HILLS MUTUAL WATER COMPANY PO BOX 725 JULIAN, CA 92036
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**LEGAL DESCRIPTION:**

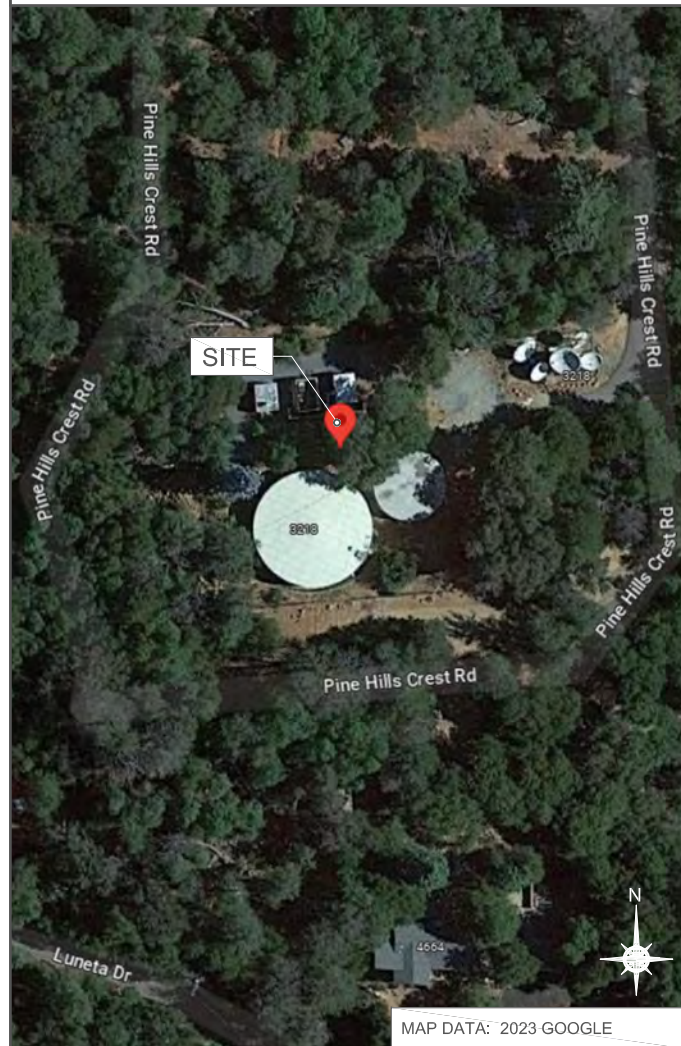
ASSESSORS PARCEL NUMBERS:  
289-214-06-00

**DO NOT SCALE DRAWINGS**

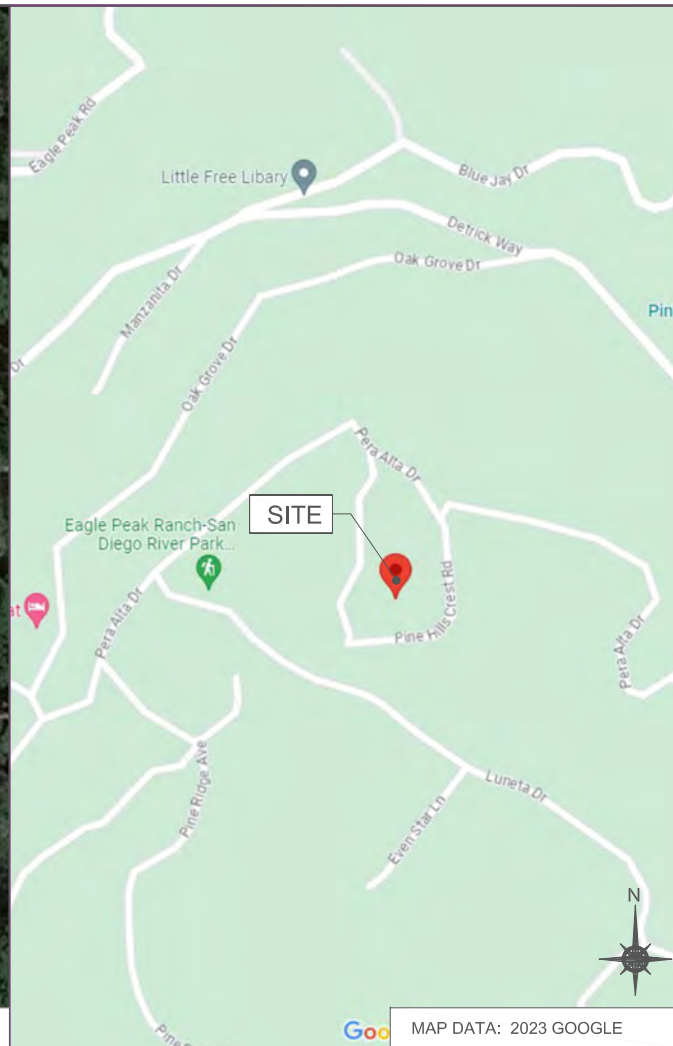
CONTRACTORS SHALL VERIFY ALL PLANS, (E) DIMENSIONS & FIELD CONDITIONS ON  
THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT / ENGINEER IN WRITING  
OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE  
FOR SAME.

**LOCATION MAPS**

**VICINITY MAP**



**REGIONAL MAP**



**CODES**

- AS OF JAN 1, 2017 ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:
- 2016 BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 24 C.C.R.
  - 2016 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24 C.C.R. (BASED ON THE 2015 INTL. BUILDING CODE WITH 2016 CALIFORNIA AMENDMENTS)
  - 2016 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24 C.C.R. (BASED ON THE 2014 NATIONAL ELECTRICAL CODE)
  - 2016 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (BASED ON THE 2015 UNIFORM MECHANICAL CODE WITH 2016 CALIFORNIA AMENDMENTS)
  - 2016 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24 C.C.R. (BASED ON THE 2015 UNIFORM PLUMBING CODE)
  - 2016 CALIFORNIA ENERGY CODE PART 6, TITLE 24 C.C.R. (BASED ON THE 2015 INTERNATIONAL FIRE CODE WITH 2016 CALIFORNIA AMENDMENTS)
  - 2016 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24 C.C.R. (BASED ON THE 2015 INTERNATIONAL FIRE CODE WITH 2016 CALIFORNIA AMENDMENTS)
  - 2016 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
  - AND ALL APPLICABLE CODES, LOCAL, CURRENT OSHA LAWS, T-24 ENERGY CONSERVATION, LISTS OF STANDARDS, AND DISABLED ACCESS REGULATIONS WHERE REQUIRED.

**PROJECT DESCRIPTION**

This MUP modification project proposes to extend the term for the existing wireless facility. No physical changes to the existing facility are proposed.

**DRAWING INDEX**

SHEET NO.	SHEET TITLE
T 1.0	TITLE SHEET
A 1.0	SITE PLAN
A 2.0	ENLARGED SITE PLAN
A 3.0	SITE ELEVATIONS
A 4.0	SITE ELEVATIONS
A 5.0	ANTENNA & RADIO CONFIG

DATE:
DRAWN BY:
CHECKED BY:

**SUBMITTALS**

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

**APPROVAL STAMP**

SITE  
PINE HILLS  
3218 PINE HILLS  
CREST RD.  
JULIAN, CA 92036

**SHEET TITLE**

TITLE

**SHEET NUMBER**

T-1.0

POR. LOT 150  
MAP 01393  
PINE HILLS SUBDIVISION  
A.P.N. 289-214-07-00

LOT 146  
ROS 20441  
A.P.N. 289-214-08-00

POR. LOT 150  
MAP 01393  
PINE HILLS SUBDIV.  
A.P.N. 289-214-06-00

LOT 184 & 183  
ROS 20923  
A.P.N. 289-432-71-00

LOT 183 & 182  
ROS 20923  
A.P.N. 289-432-72-00

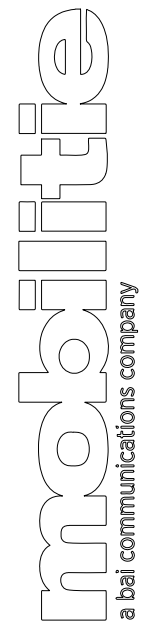
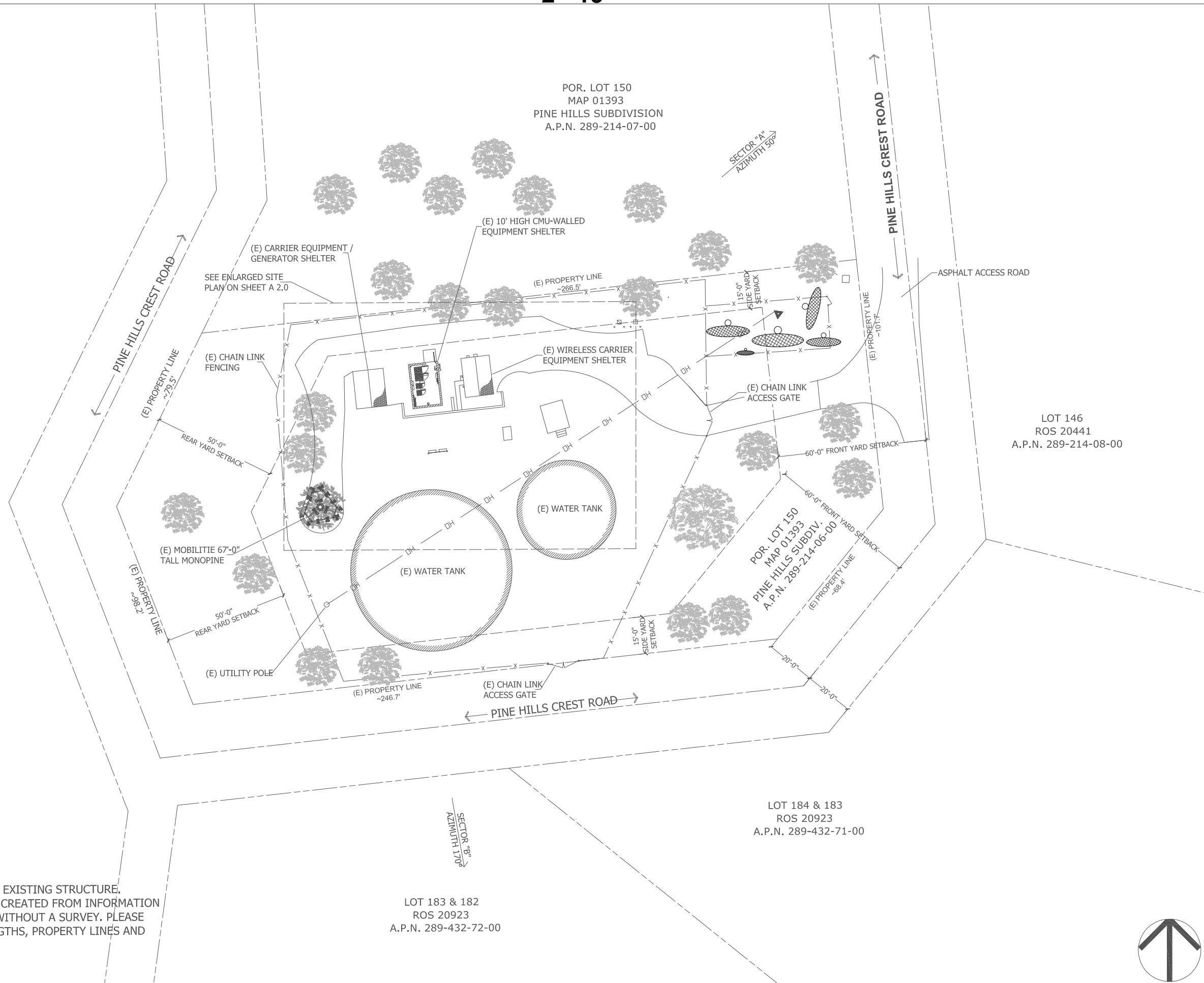
LOT SIZE NET AREA:  
1.01 ACRES  
43,995 SQ. FEET

THE CELL SITE FACILITY IS AN EXISTING STRUCTURE. THESE DRAWINGS HAVE BEEN CREATED FROM INFORMATION GATHERED AT THE SITE AND WITHOUT A SURVEY. PLEASE VERIFY ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND CONDUIT RUNS.

SECTOR "C"  
AZIMUTH 290°

SECTOR "A"  
AZIMUTH 50°

SECTOR "B"  
AZIMUTH 170°



DATE:  
DRAWN BY:  
CHECKED BY:

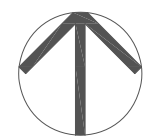
SUBMITTALS			
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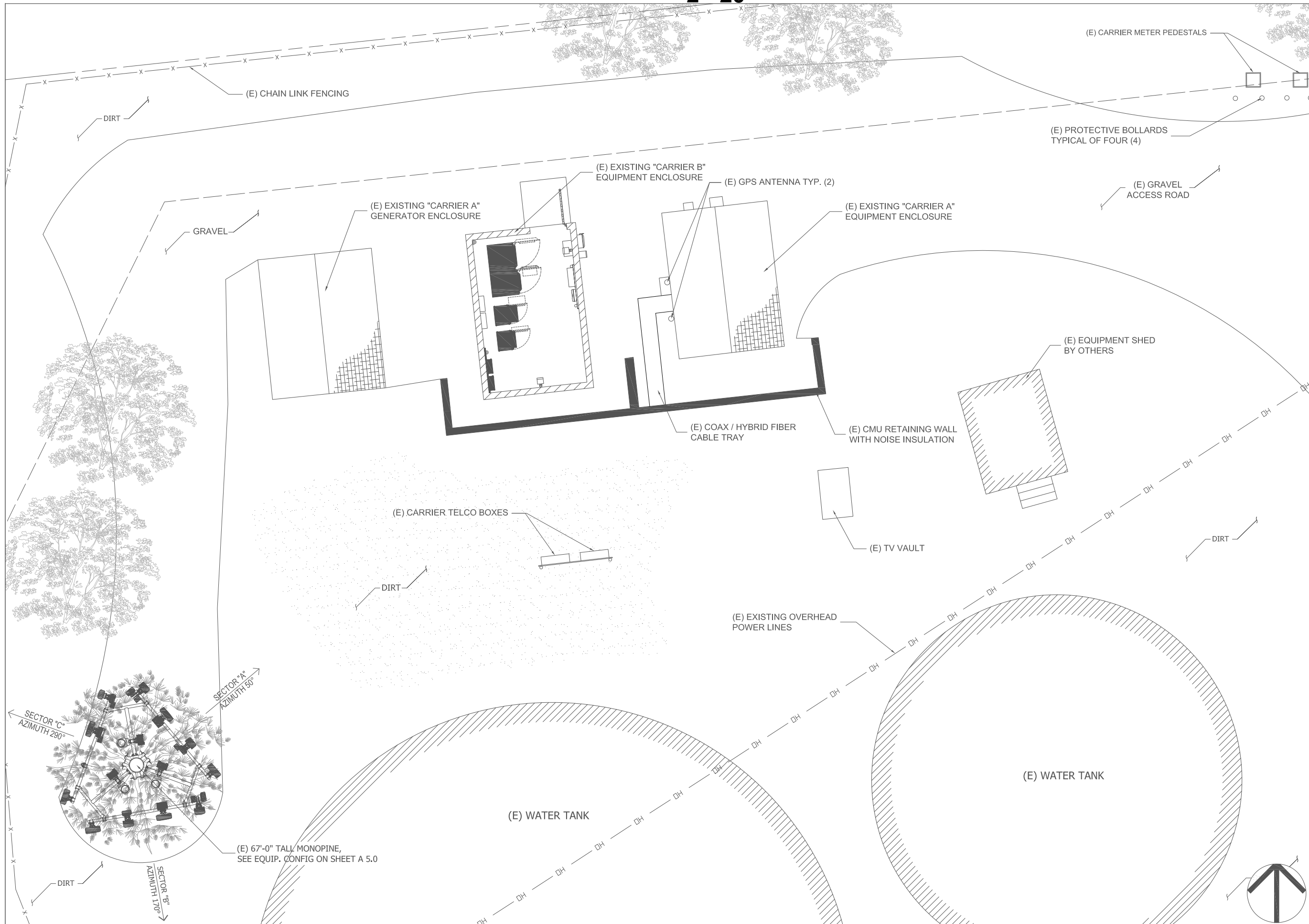
APPROVAL STAMP

SITE  
PINE HILLS  
3218 PINE HILLS  
CREST RD.  
JULIAN, CA 92036

SHEET TITLE  
SITE PLAN

SHEET NUMBER  
A-1.0





**mobilitie**  
a bai communications company

DATE:  
DRAWN BY:  
CHECKED BY:

SUBMITTALS			
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APPROVAL STAMP

SITE  
PINE HILLS  
3218 PINE HILLS  
CREST RD.  
JULIAN, CA 92036

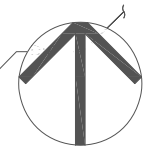
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SITE PLAN

SHEET NUMBER  
**A-2.0**

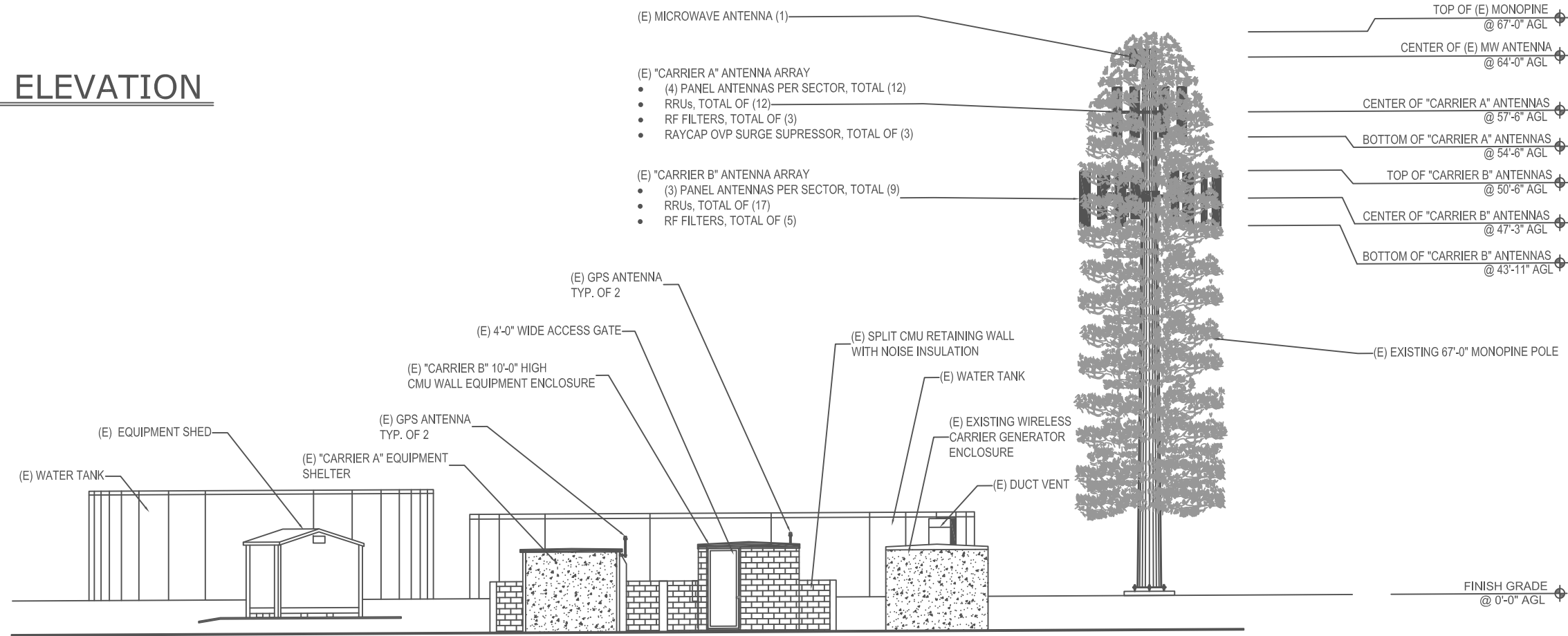
**ENLARGED SITE PLAN**

SCALE: 1" = 20'

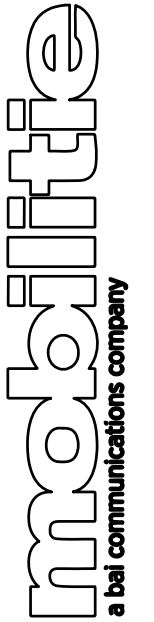
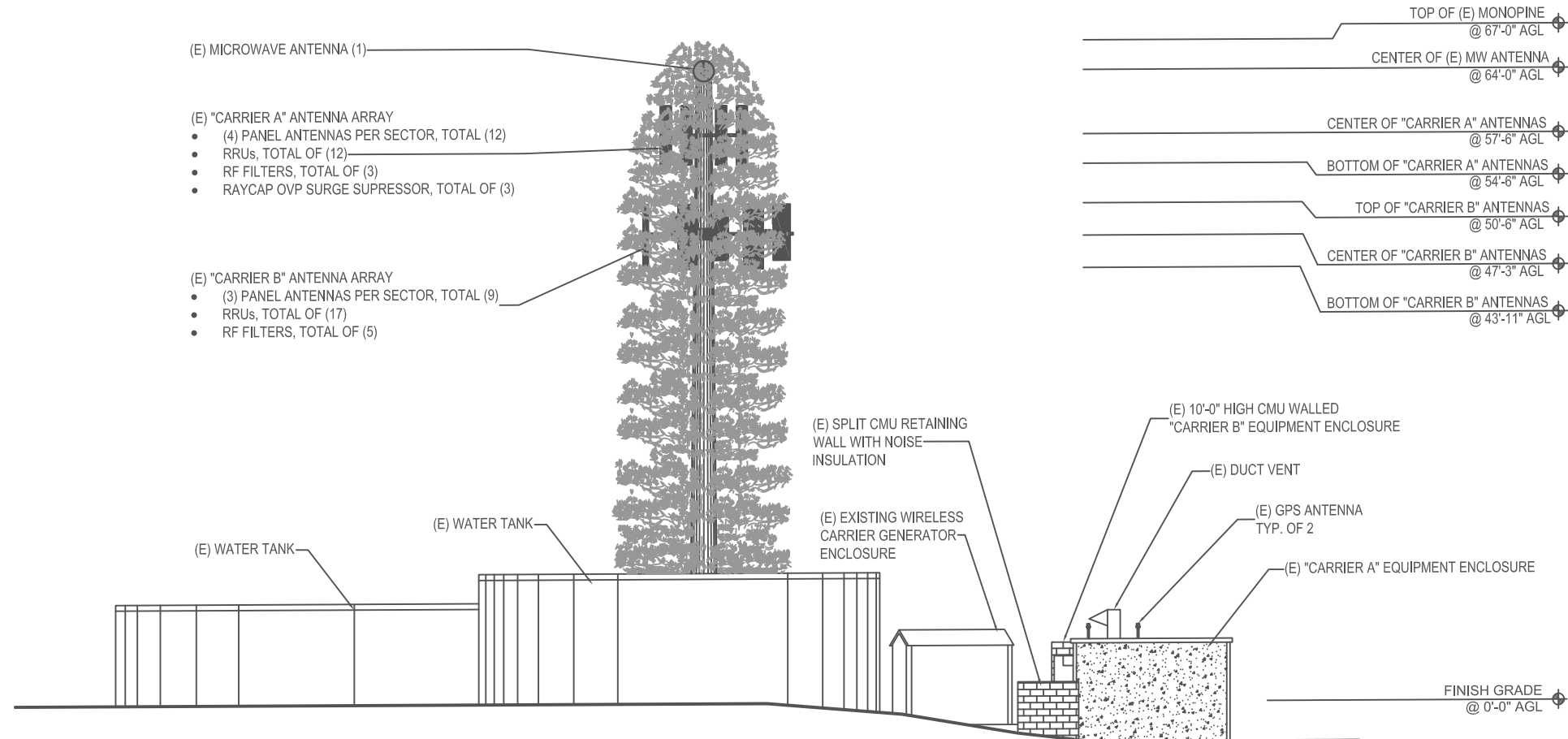
**1**



NORTH ELEVATION



EAST ELEVATION



DATE:  
 DRAWN BY:  
 CHECKED BY:

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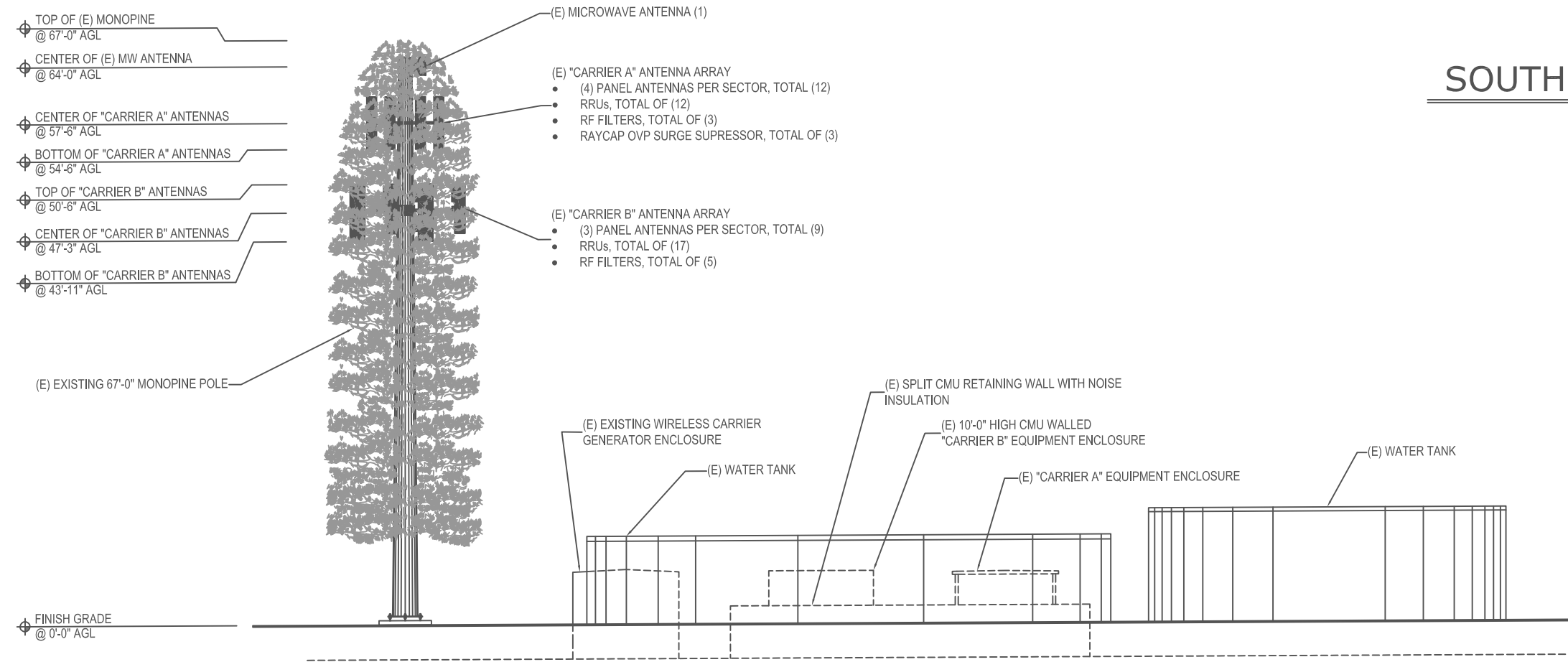
APPROVAL STAMP

SITE  
 PINE HILLS  
 3218 PINE HILLS  
 CREST RD.  
 JULIAN, CA 92036

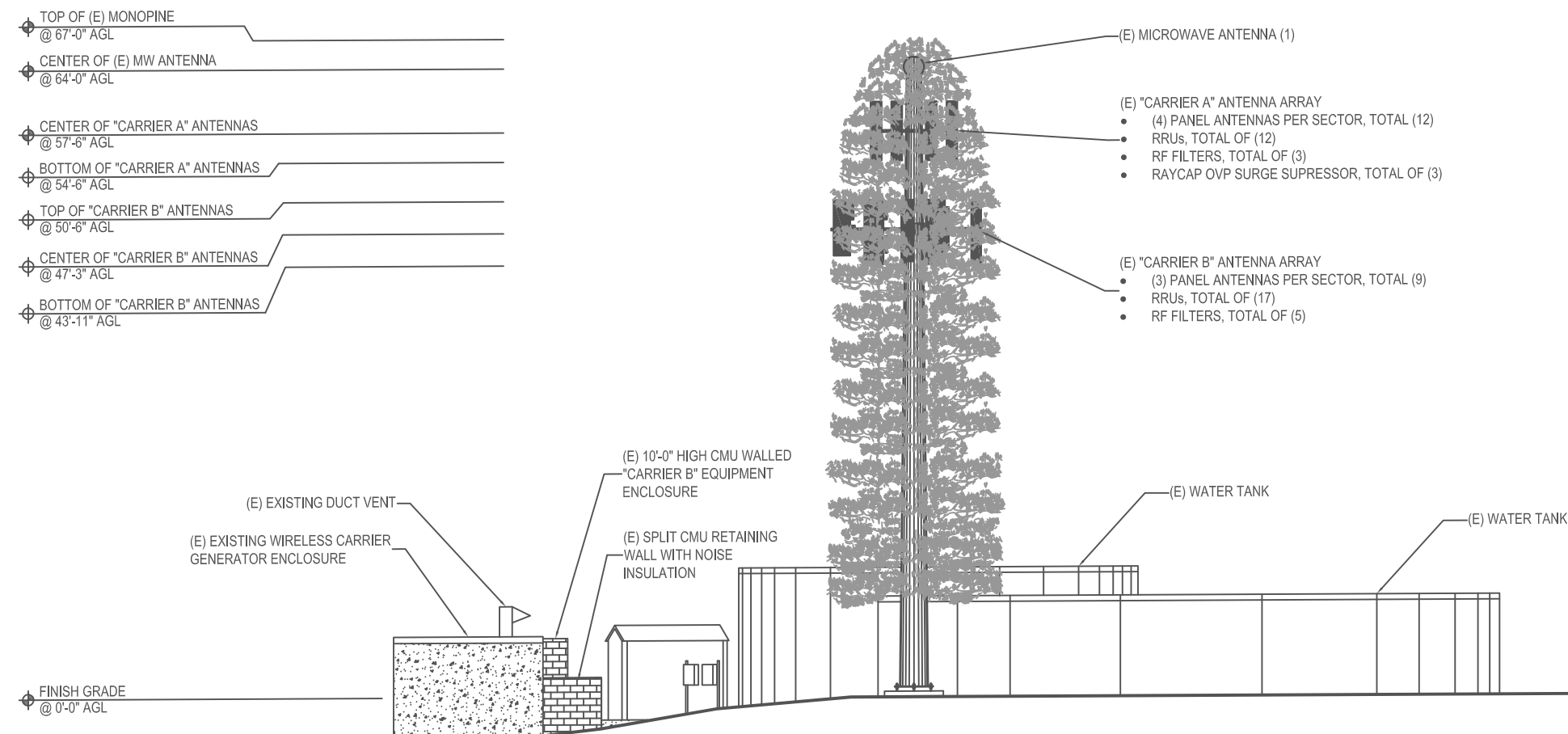
SHEET TITLE  
 SITE ELEVATIONS

SHEET NUMBER  
**A-3.0**

**SOUTH ELEVATION**

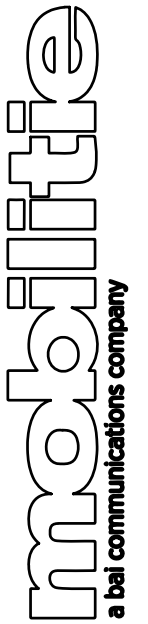


**WEST ELEVATION**



**SITE ELEVATIONS**

SCALE: 1/16" = 1'-0"



DATE:  
DRAWN BY:  
CHECKED BY:

SUBMITTALS			
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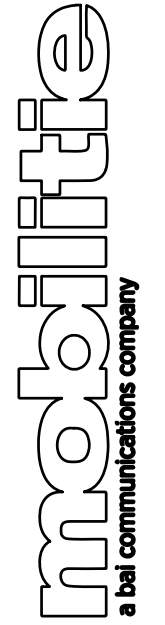
APPROVAL STAMP

SITE  
PINE HILLS  
3218 PINE HILLS  
CREST RD.  
JULIAN, CA 92036

SHEET TITLE  
SITE ELEVATIONS

SHEET NUMBER  
**A-4.0**





CARRIER A - EXISTING ANTENNA CONFIGURATION AND SCHEDULE				
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL	EQUIPMENT PER SECTOR
ALPHA 1	EAST	100°	Commscope SBNHH-1D65B	(1) RRUS8863
ALPHA 2			Commscope SBNHH-1D65B	(1) OOB Filter
ALPHA 3			-	(1) RRUS8843
ALPHA 4			Commscope NHHS4-65B-R3B Commscope NHHSS-65B-R2BT0	(1) RRUS4408 (1) RRUS 4449
-	-	-	-	(1) 3315 RAYCAP BOX
BETA 1	SW	215°	Commscope SBNHH-1D65B	(1) RRUS8863
BETA 2			Commscope SBNHH-1D65B	(1) OOB Filter
BETA 3			-	(1) RRUS8843
BETA 4			Commscope NHHS4-65B-R3B Commscope NHHSS-65B-R2BT0	(1) RRUS4408 (1) RRUS 4449
-	-	-	-	(1) 3315 RAYCAP BOX
GAMMA 1	NORTH	15°	Commscope SBNHH-1D65B	(1) RRUS8863
GAMMA 2			Commscope SBNHH-1D65B	(1) OOB Filter
GAMMA 3			-	(1) RRUS8843
GAMMA 4			Commscope NHHS4-65B-R3B Commscope NHHSS-65B-R2BT0	(1) RRUS4408 (1) RRUS 4449
-	-	-	-	(1) 3315 RAYCAP BOX
<b>TOTAL COUNT</b>	-	-	(12) ANTENNAS	(12) RRUS (3) RAYCAP BOXES

CARRIER B - EXISTING ANTENNA CONFIGURATION AND SCHEDULE				
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL	EQUIPMENT PER SECTOR
ALPHA 1	NE	50°	FNET / LTE AWS	(1) RRU 4478 B14
ALPHA 2			FWLL	(1) RRU 4426 B66
ALPHA 3			LTE 700 / 5G 850 / LTE 1900	(2) RRU32 B30
ALPHA 4			FWLL	(1) RRU 4449 B5/B12 (1) RRU 4415 B25
-	-	-	-	(2) WCS-IMFQ-AMT-43
BETA 1	SOUTH	170°	FNET / LTE AWS	(1) RRU 4478 B14
BETA 2			FWLL	(1) RRU 4426 B66
BETA 3			LTE 700 / 5G 850 / LTE 1900	(2) RRU32 B30
BETA 4			FWLL	(1) RRU 4449 B5/B12 (1) RRU 4415 B25
-	-	-	-	(2) WCS-IMFQ-AMT-43
GAMMA 1	NW	290°	FWLL	(1) RRU 4478 B14
GAMMA 2			LTE 700 / 5G 850 / LTE 1900	(1) RRU 4426 B66
GAMMA 3			-	(1) RRU32 B30
GAMMA 4			FNET / LTE AWS	(1) RRU 4449 B5/B12 (1) RRU 4415 B25
-	-	-	-	(1) WCS-IMFQ-AMT-43
<b>TOTAL COUNT</b>	-	-	(11) ANTENNAS	(17) RRUS (5) INTERFERENCE FILTERS

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

SUBMITTALS			
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APPROVAL STAMP

APPROVAL STAMP

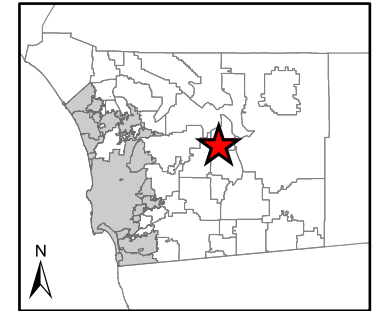
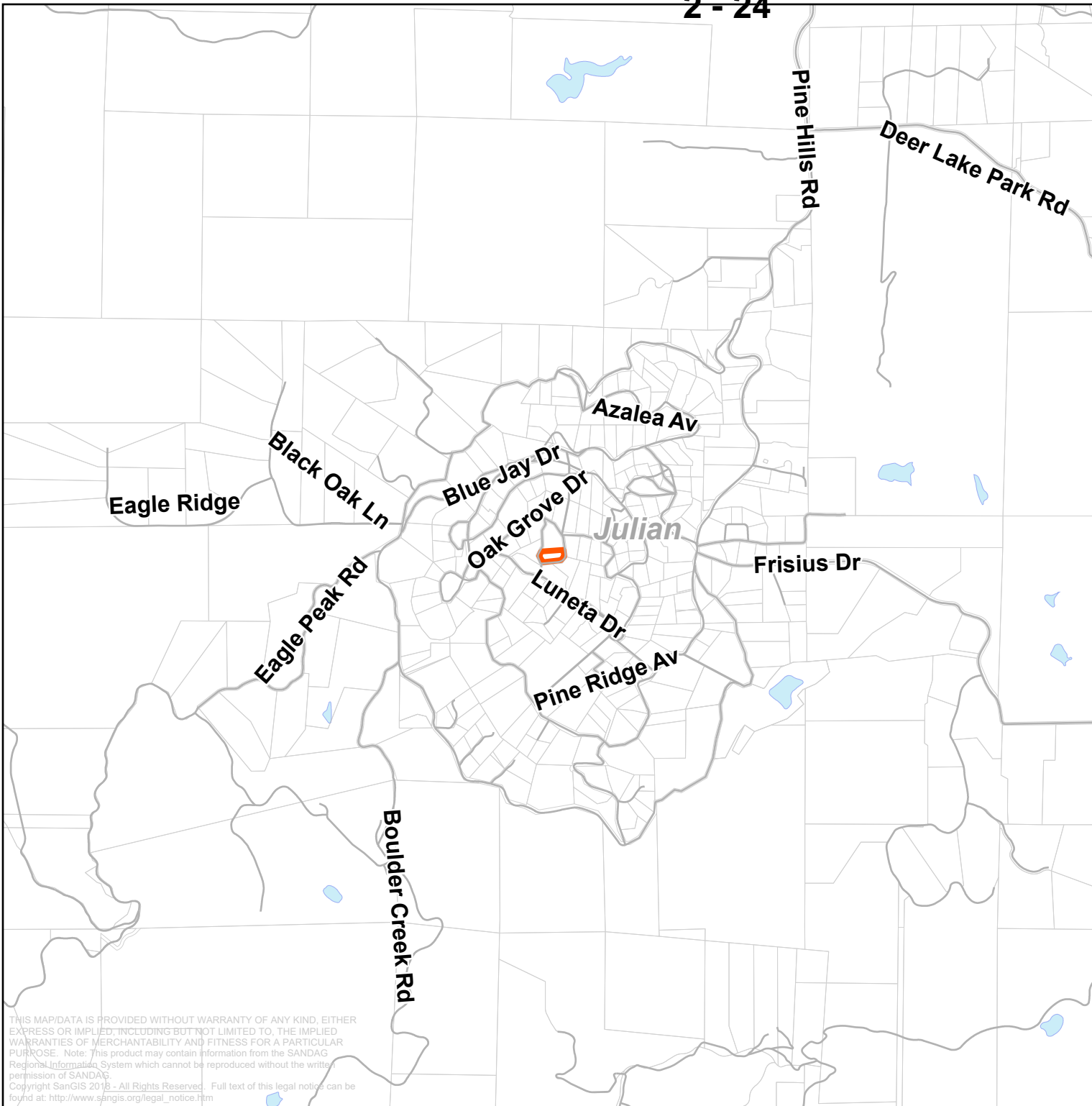
SITE  
 PINE HILLS  
 3218 PINE HILLS  
 CREST RD.  
 JULIAN, CA 92036

SHEET TITLE  
 ANTENNA & RADIO CONFIG

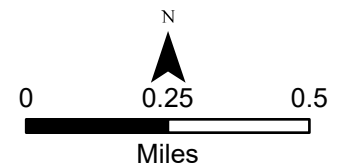
SHEET NUMBER  
**A-5.0**

Vicinity Map

Julian  
Community Plan Area



1:3,500,000

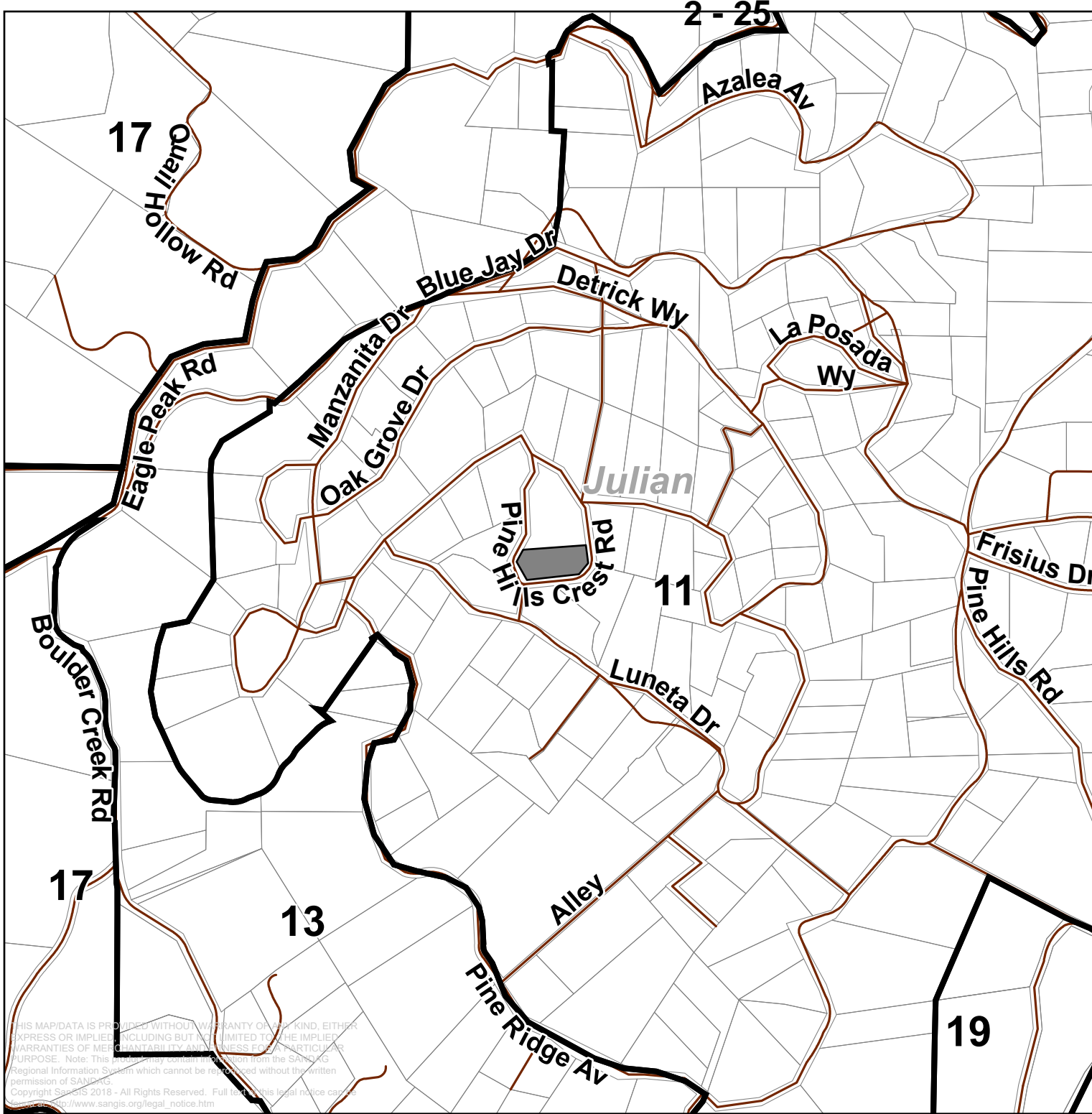


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**General Plan**

*Julian  
Community Plan Area*

- (11) Semi-Rural Residential (SR-2)
- (13) Semi-Rural Residential (SR-4)
- (17) Semi-Rural Residential (SR-10)
- (19) Rural Lands (RL-40)



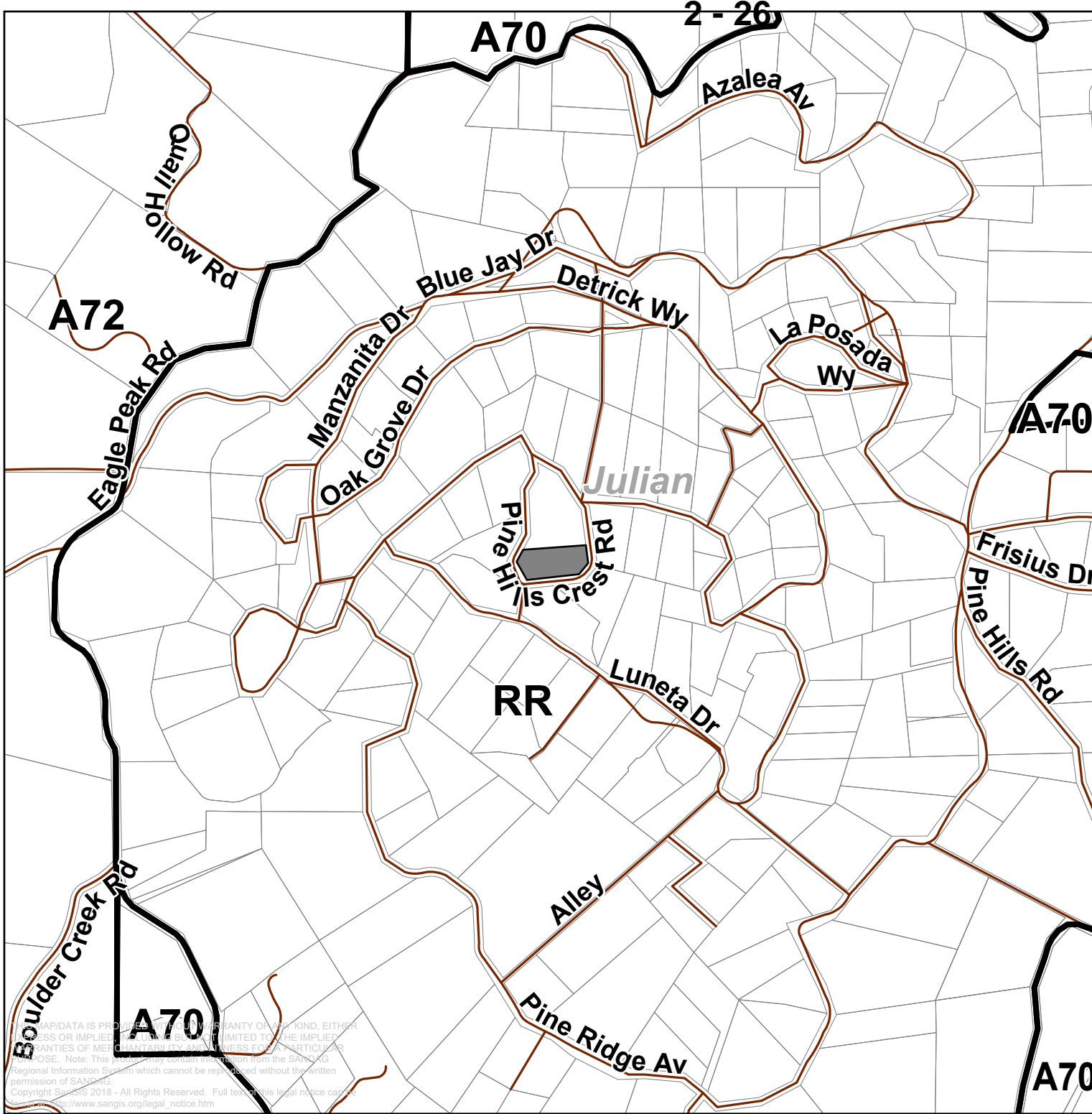
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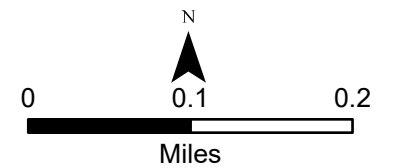
### Zoning

*Julian  
Community Plan Area*

- A70 - Limited Agricultural
- A72 - General Agricultural
- RR - Rural Residential



	Roads
	Site
	Parcels
	Zoning



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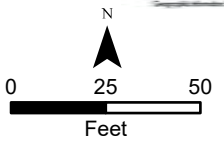
AT&T Pine Hills  
PDS2021-MUP-11-003W1

Julian Community Plan Area



Roads

Site



Date: 11/20/2023 Path: P:\reg\2021-MUP-11-003W1\_112023\graphicsPackage\Map\p20\AT&T Pine Hills MUP Mod PDS2021-MUP-11-003W1.aprx

Julian

Pine Hills Crest Rd

Alley

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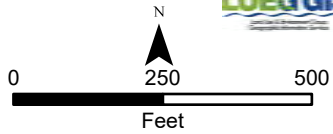


AT&T Pine Hills  
PDS2021-MUP-11-003W1

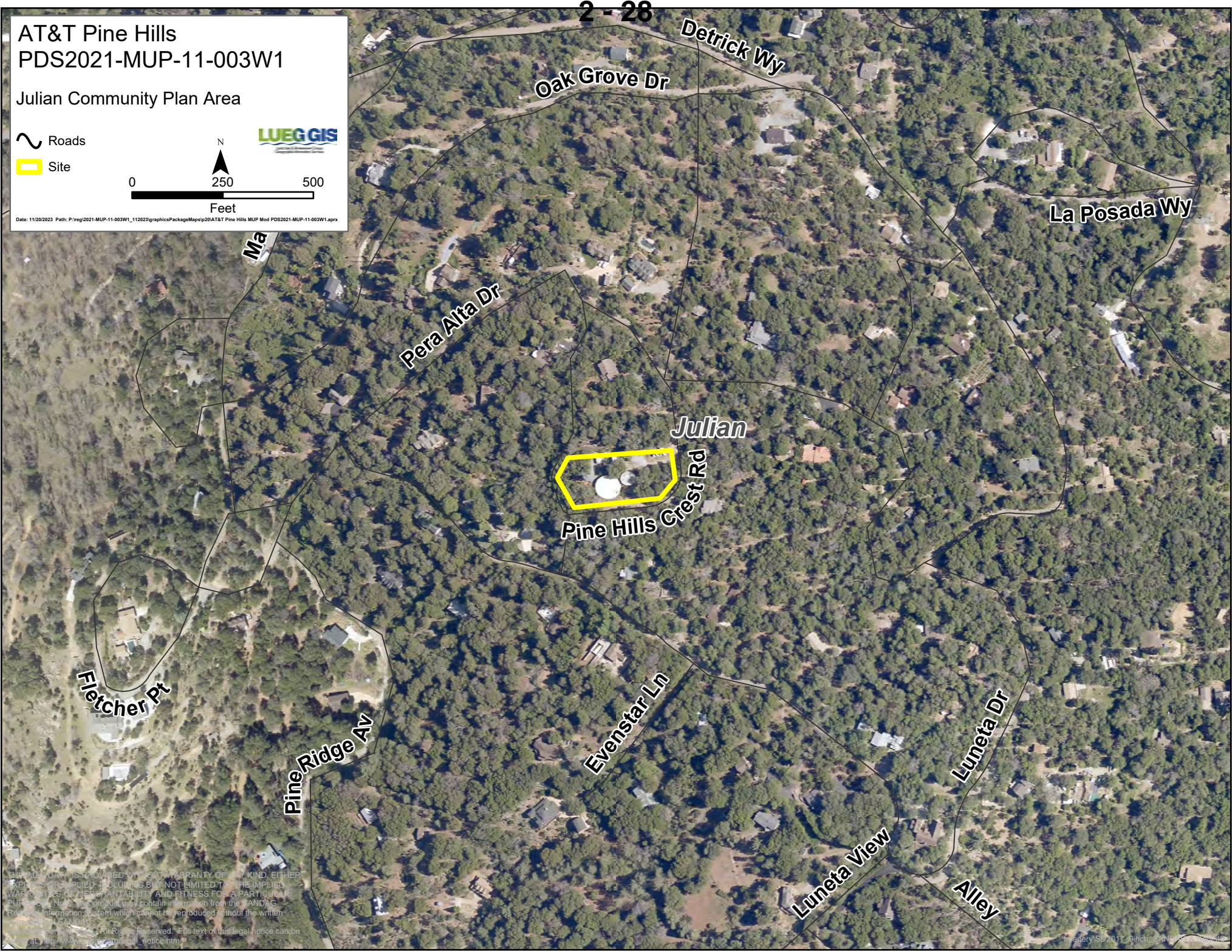
Julian Community Plan Area

 Roads

 Site



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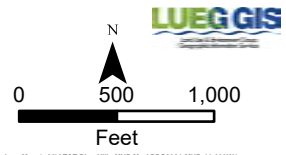


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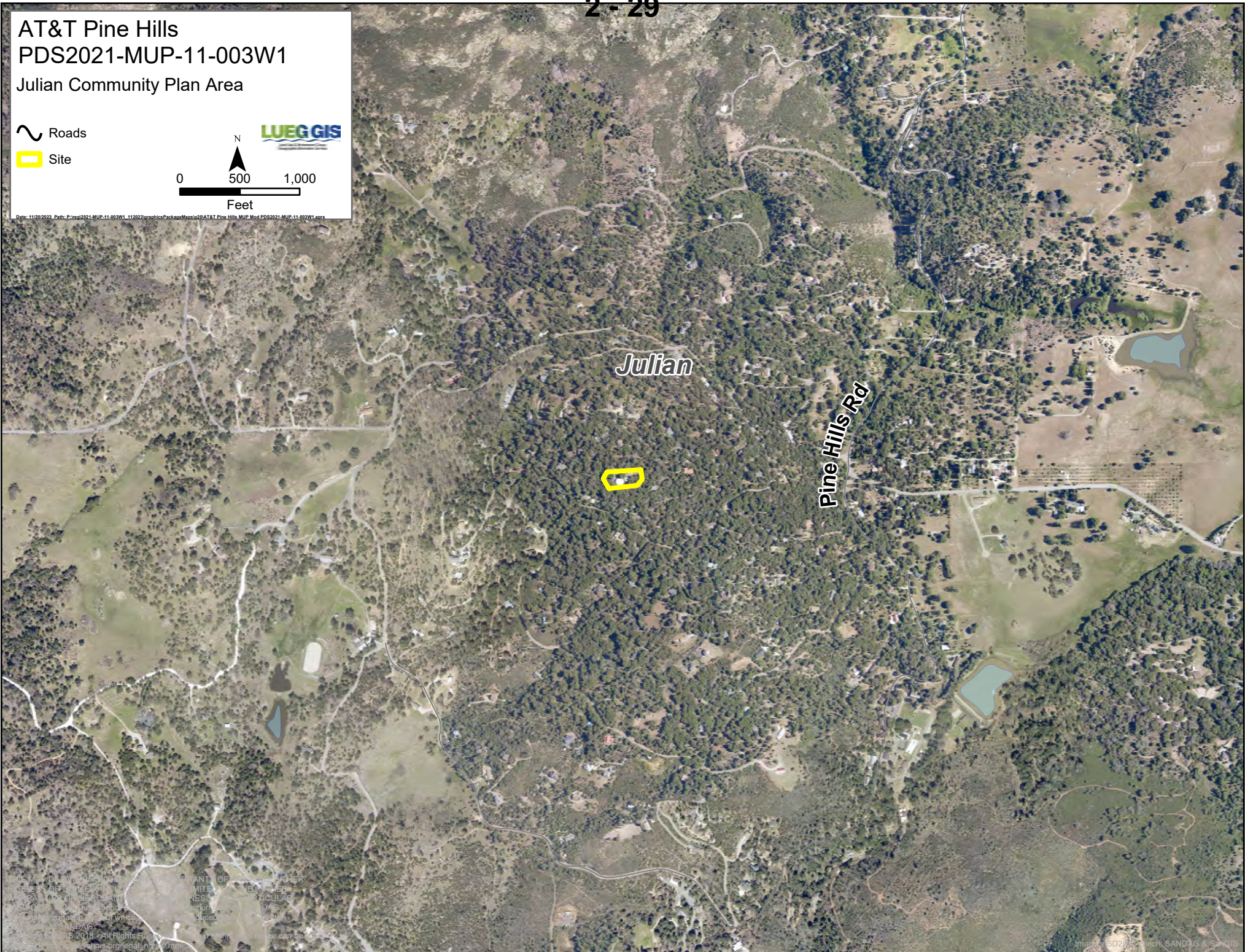


AT&T Pine Hills  
PDS2021-MUP-11-003W1  
Julian Community Plan Area

- Roads
- Site





Date: 11/20/2023 Path: P:\reg2021\MUP-11-003W1\_112023\graphics\Mapa\20\AT&T Pine Hills MUP Mod PDS2021-MUP-11-003W1.aprx


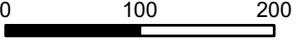



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AT&T Pine Hills  
PDS2021-MUP-11-003W1  
300 Feet Radius  
Julian Community Plan Area

 Cell Site  
 Site

 N  
 0 100 200  
 Feet



Date: 11/20/2023 Path: P:\reg\2021-MUP-11-003W1\_112023\graphicsPackage\Mapsp\20AT&T Pine Hills MUP Mod PDS2021-MUP-11-003W1



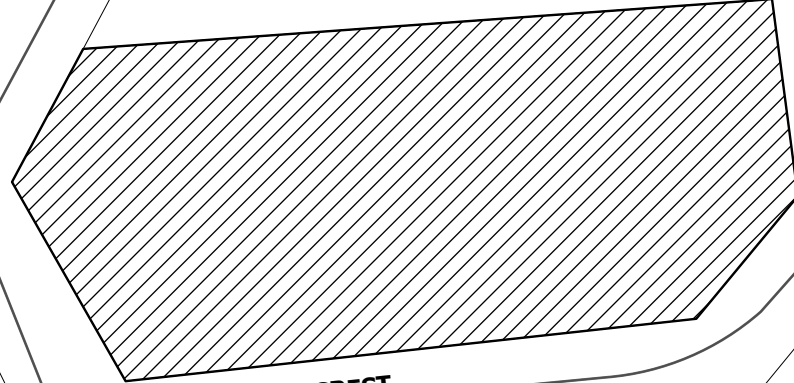
Julian

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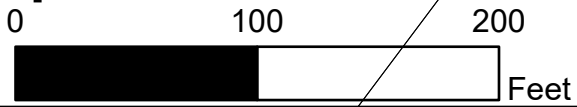
PERA ALTA



PINE HILLS CREST

ALLEY

LUNETTA



Attachment B – Form of Decision  
Approving PDS2021-MUP-11-003W1



**County of San Diego**  
**PLANNING & DEVELOPMENT SERVICES**

DAHVIA LYNCH  
*Director*

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

**COMMISSIONERS**

Yolanda Calvo (Chair)  
Douglas Barnhart (Vice Chair)  
David Pallinger  
Ginger Hitzke  
Ronald Ashman  
Tommy Hough  
Michael Edwards

February 29, 2024

**PERMITTEE:** BOLDYN NETWORKS  
**MAJOR USE PERMIT:** PDS2021-MUP-11-003W1  
**E.R. NUMBER:** PDS2021-ER-11-10-002A  
**PROPERTY:** 3218 PINE HILLS CREST WITHIN THE JULIAN COMMUNITY PLAN AREA  
WITHIN THE UNINCORPORATED COUNTY OF SAN DIEGO  
**APN:** 289-214-06-00

**DECISION OF THE PLANNING COMMISSION**

**ORIGINAL MAJOR USE PERMIT DECISION (3300-11-003)**

GRANT, this Major Use Permit for an unmanned wireless telecommunication facility consists of this Form of Decision and the approved plot plan dated October 3, 2011, consisting of eight sheets. This permit authorizes the installation and operation of a wireless telecommunication facility consisting of antennas mounted on a 67-foot high faux pine tree and associated equipment pursuant to Sections 6980 and 7350 of the Zoning Ordinance.

Also granted is a specific exemption pursuant to Section 4620(g) of the Zoning Ordinance to allow the telecommunication facility to be 67-feet in height where 35-feet is the maximum height allowed.

**MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-11-003W1)**

This Major Use Permit Modification for MUP-11-003 consists of six (6) sheets including plot plan and elevations dated September 1, 2023. This permit authorizes the renewal, continued use, and maintenance of a 67-foot-tall mono-pine and associated equipment, including an existing 10-foot-tall Concrete Masonry Unit (CMU) wall. The footprint of the existing lease area is not expanding, and the location of the faux mono-pine tree will remain the same. This permit is pursuant to Section 6985, 6986 and 7385 of the Zoning Ordinance.

The wireless telecommunication facility is considered "high visibility" and is located within a "residential zone," therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit Modification shall have a maximum term of 10 years (ending January 19, 2033 at 4:00 p.m.). This may be extended for an additional period of time through a modification of the Major Use 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 MODIFICATION EXPIRATION:** This Major Use Permit Modification shall expire on **February 29, 2026** 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 Modification has commenced prior to said expiration date.

.....  
**CONDITIONS FOR MAJOR USE PERMIT (3300-11-003)**

**SPECIFIC CONDITIONS:** Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to 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. COST RECOVERY: [DPLU, ZC], [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 the [DPLU, ZC], 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 [DPLU, ZC] shall review the receipts and verify that all DPLU, DPW, and DEH deposit accounts have been paid.

**2. RECORDATION OF DECISION: [DPLU, ZC], [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 [DPLU, ZC]. **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, the notarized Recordation Form with “all purpose acknowledgement” shall be submitted to [DPLU, ZC]. **Monitoring:** The [DPLU, ZC] shall verify that the Decision was recorded and that a copy of the recorded document is on file at DPLU.

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

**3. TRANSPORTATION IMPACT FEE: [DPLU, BD] & [DPW, LDR], [BP]**

**Intent:** In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the Transportation Impact Fee (TIF) Ordinance Number 77.201-77.219, the TIF shall be paid. **Description of requirement:** The TIF shall be paid pursuant to the County TIF Ordinance number 77.201-77.219. The fee is required for the entire project,

or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance. **Documentation:** The applicant shall pay the TIF at the [DPW, LDR] and provide a copy of the receipt to the [DPLU, BD] at time of permit issuance. The cost of the fee is designated as 2 AMT (Average Monthly Trips) which equates to a TIF payment of 0.07 (of 2 ADT). **Timing:** Prior to approval of any building plan and the issuance of any building permit, the TIF shall be paid. **Monitoring:** The [DPW, LOR] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant. [DPLU, BO] shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance.

4. **NOISE REQUIREMENT: [DPLU, BPPR] [BP] [DPLU, FEE X4]. Intent:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and in the site design. **Description of requirement:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

1. The wall-mounted HVAC units shall be installed on the southern façade of the Verizon Wireless equipment shelter, facing in the southerly direction.
2. The wall-mounted HVAC units shall be installed on the southern façade of the Future Carrier equipment shelter, facing in the southerly direction.
3. The eight foot high CMU block wall (with return walls) shall be located to the south of the equipment shelters, thereby screening the HVAC units from the southern property lines.
4. The generator unit shall be located within a roofed CMU block wall enclosure with the louver vented door and exhaust vent located on the southern façade of this structure.

**Documentation:** The applicant shall place the design elements, or notes on the building plans and submit the plans to [DPLU, BPPR] for review and approval. **Timing:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **Monitoring:** The [DPLU, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

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

5. **COMPLIANCE INSPECTION FEE: [DPLU, ZC & PCC], [UO]**  
**Intent:** In order to comply with Zoning Ordinance Section 7362.e the Discretionary Inspection Fee shall be paid. **Description of Requirement:** Pay the Discretionary Permit Inspection Fee at the [DPLU, ZC] and schedule an appointment for a follow up inspection with the [DPLU, PCC] to review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to the

establishment of the use authorized by this permit. **Documentation:** The applicant shall provide a receipt that shows the inspection fee has been paid. The applicant shall also schedule the follow up inspection with the [DPLU, PCC]. **Timing:** Prior to any occupancy or use of the premises in reliance of this permit, the fee shall be paid and the inspection shall be scheduled. **Monitoring:** The [DPLU, ZC] shall process an invoice and collect the fee for the Use Permit Compliance Inspection Fee. Upon collection of the fee, an inspection milestone shall be entered to schedule an inspection six months from the date that occupancy or use of the site was established. The permittee contact information shall be updated in the County permit tracking system, and the [DPLU, PCC] shall be notified. The [DPLU, PCC] shall contact the permittee and schedule the initial inspection.

**6. SITE PLAN IMPLEMENTATION: [DPLU, BI], [UO]**

**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 removing all temporary construction facilities from the site. **Documentation:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **Timing:** Prior to any occupancy or use of the premises in reliance of this permit, the site shall conform to the approved plans. **Monitoring:** The [DPLU, BI] shall inspect the site for compliance with the approved Building Plans.

**7. PHOTO SIMULATION: [DPLU, PCC], [UO], [DPLU, FEE]**

**Intent:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section, the site shall substantially comply with the approved plot plans and photo-simulations. **Description of Requirement:** The site shall be built to substantially comply with the approved photo-simulations to ensure that the site was built to be invisibly screened from public view. **Documentation:** The applicant shall build the site to comply with the approved plans and photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [DPLU, PCC] for review. **Timing:** Prior to any occupancy or use of the premises in reliance of this permit, the site shall be built to match the approved plans and photo-simulations. **Monitoring:** The [DPLU, PCC] shall review the provided Photos for compliance with this condition and compliance with the photos-simulations.

**8. NOISE CONTROL ELEMENTS: [DPLU, BI], [BP], [DPLU FEE X4] Intent:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be verified that they are constructed. **Description of requirement:** The following noise control design measures shall be constructed pursuant to the approved building plans:

1. The wall-mounted HVAC units shall be installed on the southern façade of the Verizon Wireless equipment shelter, facing in the southerly direction.



2. The wall-mounted HVAC units shall be installed on the southern façade of the Future Carrier equipment shelter, facing in the southerly direction.
3. The eight foot high CMU block wall (with return walls) shall be located to the south of the equipment shelters, thereby screening the HVAC units from the southern property lines.
4. The generator unit shall be located within a roofed CMU block wall enclosure with the louver vented door and exhaust vent located on the southern façade of this structure.

**Timing:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational. **Monitoring:** The [DPLU, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

**9. ACOUSTICAL CERTIFICATION: [DPLU, PCC], [BP], [DPLU FEE X1]**

**Intent** In order to verify the impact of noise generated from the generator unit on the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance. **Descrpiont of Requirement:** A noise certification test shall be prepared by a County-Approved Acoustical Consultation that evaluates the compliance of the generator unit within the sound house enclosure. The generator sound house design shall demonstrate compliance with County property line noise limits at the project property line (or worst-case location). **Documentation:** The applicant shall provide the noise certification test to the [DPLU, PCC] for review and approval. **Timing:** Prior to occupancy, final grading release, or use of the premises in reliance of this permit for the generator sound house design.

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

**10. SITE CONFORMANCE: [DPLU, CODES], [OG]**

**Intent:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **Description of Requirement:** The project shall conform to the approved building plans and plot plan. This includes, but is not limited to maintenance of the following: all necessary aesthetics design features. Failure to conform to the approved plot plan is an unlawful use of the land and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **Documentation:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **Timing:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **Monitoring:** The [DPLU, CODES] is responsible for enforcement of this permit.

**11. SITE CONFORMANCE: [DPLU, CODES], [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 the following:

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations.
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

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

**12. PRIVATE ROAD MAINTENANCE: [DPLU, CODES], [OG]**

**Intent:** In order to ensure that the offsite private roads are maintained and not damaged during construction, the applicant shall assume responsibility for repair of roads damaged during the construction and/or operation of the facility. **Description of Requirement:** The applicant shall be responsible for the repair of any damage caused by this Project during construction and the term of this permit to on-site and off-site private roads that serve the Project. Furthermore, the applicant is responsible for maintenance on a proportional basis (number of trips) during the term of this permit to on-site and off-site private roads that serve the Project. **Documentation:** The applicant shall assume responsibility pursuant to this condition. **Timing:** Upon establishment of use, the following conditions shall apply during the term of this permit. **Monitoring:** The [DPLU, CODES] is responsible for enforcement of this permit.

**CONDITIONS FOR MAJOR USE PERMIT MODIFICATION (MUP-11-003W1)**

**SPECIFIC CONDITIONS FOR MAJOR USE PERMIT MODIFICATION PDS2021-MUP-11-003W1:** Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Please note that all applicable conditions (ongoing, maintenance, etc.) associated with the original Major Use Permit (3300-11-003) and subsequent Modifications approval shall apply. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

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

1. **GEN#1–COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.
2. **GEN#2–RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**  
**INTENT:** In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an ‘all-purpose acknowledgement,’ and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder’s Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

**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-PHOTO SIMULATION (WIRELESS): [PDS, PCC] [UO, FG] [PDS, FEE]**  
**INTENT:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated 9/1/2023 to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations, *including the installation of additional branching*. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] and Landscape Architect for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.
  
5. **PLN#2-SITE CONFORMANCE (WIRELESS)**  
**INTENT:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved plot plans. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the approved plot plans.
  
6. **PLN#3-SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].**  
**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, installing and planting landscaping, painting all structures with the approved colors, and removing all temporary construction facilities 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).

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

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

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

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

- a. Maintain the appearance of the facility, and associated equipment shelter, as depicted in the approved photo simulations dated 9/1/2023. 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 plan(s) is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

- 9. **NOISE#1-ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]**  
**INTENT:** In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 ([County of San Diego Noise Ordinance](#)), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIRMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

- 10. **ROADS#1-ROAD MAINTENANCE**  
**INTENT:** In order to ensure that the on and offsite public and private roads are maintained and not damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on-site and offsite private roads that serve the Project. Furthermore, the applicant is responsible for maintenance on a proportional basis (number of trips) during the term of this permit to on-site and offsite private roads that serve the Project. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, this condition shall apply

during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

### MAJOR USE PERMIT FINDINGS FOR PDS2021-MUP-11-003W1

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

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

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

*Harmony*

The project is a Major Use Permit Modification for the continued operation and maintenance of an unmanned telecommunication facility. The facility consists of a 67-foot-tall faux mono-pine tree with associated equipment located within a 10-foot-tall CMU block wall. The view of motorists and residents in the surrounding area would be minimized due to distance and existing vegetation. The mono-pine is designed to camouflage with the surrounding mature trees and vegetation. The 10-foot-tall CMU block wall is adjacent to and behind the two existing water tanks. As a result, the mono-pine and equipment shelter are well integrated and would not result in any negative visual impacts.

*Scale and Bulk:*

The surrounding land uses of the project site consists of single-family residences. The faux mono-pine is located approximately 250 feet away from the nearest existing residence.

The photo simulations illustrate that the wireless telecommunication facility and equipment shelter are designed to minimize impacts to adjacent roadways and residences. The views of the wireless facility would be minimized from surrounding residences due to the existing mature trees and intervening topography. The wireless telecommunication equipment includes a 67-foot-tall faux eucalyptus and a 10-foot-tall CMU enclosure. The faux mono-pine tree and CMU enclosure are designed to fit in with the existing environment of the area. The project site contains mature trees and other vertical elements (two existing water tanks) of comparable height to the proposed facility, which makes the facility appear as an expected visual feature to public views in the project vicinity. The CMU enclosure is painted and textured to match the surrounding environment to not stand out from its surroundings. As a result, the components of the surrounding environment will be consistent with the scale of the surrounding environment.

*Coverage:*



The subject parcel is approximately 1 acre in size. Surrounding land uses consists of semi-rural residential land uses ranging from approximately one to 2.5 acres in size. The project is located on a parcel that is developed with two existing water tanks owned by the Pine Hills Mutual Water Company. The total coverage of the site is approximately 10.4%, with the water towers accounting for 9.2% of coverage. Coverage of the surrounding residential properties ranges from approximately 1.2 percent to approximately 4.2 percent. While the existing coverage of the site is greater than that of the surrounding area, the modification of the telecommunications facility will not result in a perceptible change to the coverage of the site, and therefore, will not be incompatible with the surrounding residential uses with regards to coverage.

*Density:*

The project is a Major Use Permit Modification for the authorization of the continued operation of an existing wireless telecommunication facility and does not have a residential component subject to density.

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

The project is located within the Julian-Cuyamaca Fire Protection District and is in compliance with Cell Site Policy FP-2 for fire protection. The project does not require sewer services. Electrical and telephone services are available on-site. All required utilities are therefore available for the project.

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

The project is a Major Use Permit Modification for the continued operation of an existing wireless telecommunication facility. The Major Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in sections 6985 and 6991. The project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged. The equipment is located within a CMU enclosure which is adjacent to and located behind two existing water tanks, which conceals it from surrounding properties. The faux mono-pine would appear as an expected visual feature within the project vicinity as the project vicinity contains mature trees and vegetation. The line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area.

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

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

The traffic generated from the project is expected to be one maintenance trip per month. Existing parking is available on the property. The use is compatible with the existing semi-rural character of the area because the number of maintenance trips would not substantially alter the expected traffic or physical character of the surrounding streets and would be compatible with adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of surrounding streets.

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

The applicant proposes a Major Use Permit Modification for the authorization to continue the operation and maintenance of an existing unmanned wireless telecommunication facility. The telecommunication facility would not require significant alteration to the landform. The project, as designed, would blend into the intervening topography and existing vegetation and would not change the characteristics of the area, and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

No relevant impacts were identified.

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

The project is within the Semi-Rural General Plan Regional Category, Semi-Rural Residential General Plan Land Use Designation, and is within the Julian Community Planning Area. The project complies with the General Plan because the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project will support the surrounding community, is designed and sited to minimize visual impacts, does not result in adverse impacts to the natural environment, and is compatible with existing development and community character. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

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

Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the installation of Small, New Equipment and Facilities in Small Structures. Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it involves operation, maintenance, permitting, leasing, licensing, and minor alteration to an unmanned wireless telecommunication facility involving no expansion of use beyond that existing at the time of the lead agency's determination. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway.

### **WIRELESS TELECOMMUNICATION FINDING**

The project is located in a non-preferred zone and non-preferred location. Pursuant to said Section 6986B, the applicant has provided an alternate site analysis and rationale as to why preferred locations in the area of the project are not technologically or legally feasible. Due to the camouflaging of the facility and the lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

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

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

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

**COMPLIANCE INSPECTION:** In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow-up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

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

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

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

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

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

subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

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

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

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

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

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

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

**NOTICE:** THE 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			
<b>Planning &amp; Development Services (PDS)</b>			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM

Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health and Quality (DEHQ)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
Real Property Division	RP		

**APPEAL PROCEDURE:** Within ten calendar days after the date of this Decision of the 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 Planning Commission until a hearing on your application is held and action is taken by the Board of Supervisors. 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:

Mark Slovick, Deputy Director  
 Project Planning Division  
 Planning & Development Services

email cc:

Ryan Kerswill, Applicant  
 Julian CPG  
 Angelica Truong, Planning Manager, Planning & Development Services

## Attachment C – Environmental Documentation



**2 - 51**  
**NOTICE OF EXEMPTION**

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

FROM: County of San Diego  
Department of Planning and Land Use, 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: 3CA60045A (Pine Hills) Wireless Telecommunication Facility Major Use Permit Modification; PDS2021-MUP-11-003W1, PDS2021-ER 11-10-002A

Project Location: 3218 Pine Hills Crest, Julia, CA 92036 in the Julian Community Plan Area within unincorporated San Diego County (APN 289-214-06-00).

Project Applicant: Ryan Kerswill OBO Boldyn Networks US I LLC, 660 Newport Center Dr., Suite 200, Newport Beach, CA 92660 Ph: (949) 473-5062

Project Description: The applicant requests a Major Use Permit Modification to continue operating and maintaining an existing wireless telecommunication facility. The existing facility includes a 67-foot-tall faux mono-pine tree. The facility includes supporting equipment located within an existing 10-foot-tall CMU block wall. The footprint of the existing lease area is not expanding, and the location of the faux tree will remain the same.

Agency Approving Project: County of San Diego

County Contact Person: Hayley Makinster Telephone: (619) 629-4434

Date Form Completed: February 29, 2024

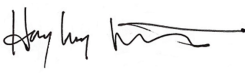
This is to advise that the County of San Diego Planning Commission has approved the above described project on February 29, 2024, and found the project to be exempt from the CEQA under the following criteria:

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: 15303
- G 15182 – Residential Projects Pursuant to a Specific Plan
- Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
- 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.

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunications facility, which qualifies as new construction of a small structure. The project would not impact an environmental resource of hazardous or critical concern; would not result in a cumulative impact; would not result in a significant effect on the environment; would not result in damage to scenic resources within the viewshed of an officially designated state scenic highway; would not be located on a site that is included on a list compiled pursuant to Section 65962.5 of the Government Code; and would not cause a substantial adverse change in the significance of an historical resource.

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) 629-4434  
Name (Print): Hayley Makinster 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**

**Pine Hills AT&T Wireless Telecommunication Facility  
Major Use Permit Modification  
PDS2021-MUP-11-003W1, PDS2021-ER-11-10-002A  
February 29, 2024**

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

YES                      NO                      NOT APPLICABLE/EXEMPT  
                                           

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

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

YES                      NO                      NOT APPLICABLE/EXEMPT  
                                           

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

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

YES                      NO                      NOT APPLICABLE/EXEMPT  
                                           

The project is an unmanned wireless telecommunications facility that would 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 checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The <u>Steep Slope</u> section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

***Wetland and Wetland Buffers:***

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

***Floodways and Floodplain Fringe:***

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

***Steep Slopes:***

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

***Sensitive Habitats:***

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the site, therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

**Significant Prehistoric and Historic Sites:**

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

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

YES                      NO                      NOT APPLICABLE  
                                           

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

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

YES                      NO                      NOT APPLICABLE  
                                           

The project is zoned RR and is subject to the 45 dBA one-hour average sound level limit at the project property line. Primary noise sources associated with the project are HVAC units and a generator unit.

Field noise measurements for the proposed HVAC units indicate that they would generate a sound pressure level of 74.8 dBA at a distance of five feet. The proposed generator unit would produce a (worst-case) sound pressure level of 67.3 at a distance of 23 feet. Based on noise attenuation by distance alone, the combined equipment could produce noise levels as high as 66.2 dBA at the northern property line and 52.6 dBA at the southern property line.

Even though the proposal could generate and expose people to potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance), the applicant has incorporated design considerations into the project in order to reduce the noise impacts to applicable limits. Incorporation of the CMU block wall, HVAC units facing in the southerly direction, and enclosure of the generator unit within a sound house with the vents and exhaust pipe facing in the southerly direction, noise levels at the northern and southern property lines would be reduced to 42 dBA and 43.6 dBA respectively. Therefore, the project would generate noise levels below the 45 dBA property line sound level limit and would comply with County noise standards.

## Attachment D – Environmental Findings

**BOLDYN NETWORKS US I LLC TELECOMMUNICATION FACILITY  
MAJOR USE PERMIT MODIFICATION  
PERMIT NO.: PDS2021-MUP-11-003W1  
ENVIRONMENTAL LOG: PDS2021-ER-11-10-002A**

**ENVIRONMENTAL FINDINGS**

February 29, 2024

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (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](mailto:Firstname.Lastname@sdcounty.ca.gov) and to  
[CommunityGroups.LUEG@sdcounty.ca.gov](mailto:CommunityGroups.LUEG@sdcounty.ca.gov)

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

Attachment F – Photos, Geographic Service Area  
Maps, Alternative Site Analysis



September 1, 2023

County of San Diego  
Planning & Development Services  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123

**Subject: PDS2021-MUP-10-003W1 – Extension of Major Use Permit – Project Checklist Response**

**Environmental Log Number: PDS2021-ER-11-10-002A**

Dear Ms. Makinster,

Please see below and attached Mobilitie's response to the Project Issue Checklist provided for PDS2021-MUP-10-003W1 regarding the Major Use Permit extension for the unmanned wireless telecommunications facility at 0 Pine Hills Crest in the Julian Planning Area within Unincorporated San Diego County.

**2-2 & 8-2** – The camouflage branching and other concealment elements were updated in June 2023 in accordance with Section 6987(F). Existing site photos representing the current condition of the mono-pine can be found in Attachment A. The site photos include a key map.

**6-3** – Revised site plan enclosed with this resubmittal. Lot size net area noted on site plan pages.

Regards,

Ryan Kerswill  
Manager, National Real Estate

Attachments  
A: Existing Site Photos





## Attachment A – Existing Site Photos

**Project Name:** Pine Hills

**Record ID:** PFS 2021-MUP-10-003W1

**Environmental Log No.:** PDS2021-ER-11-10-002A

**Project Address:** 0 Pine Hills Crest Rd, Julian, CA

**APNs:** 289-214-06-00

The camouflage branching and other concealment elements were updated for this site in June 2023. The following pictures represent the current state of the mono-pine to meet the requirements of Section 6987(F).

Key Map

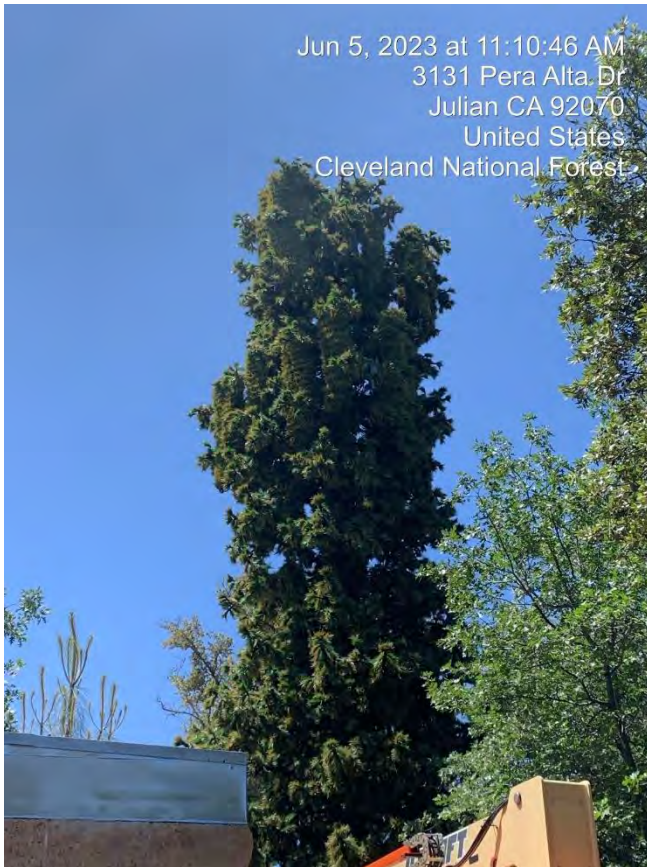


(Continued on next page)

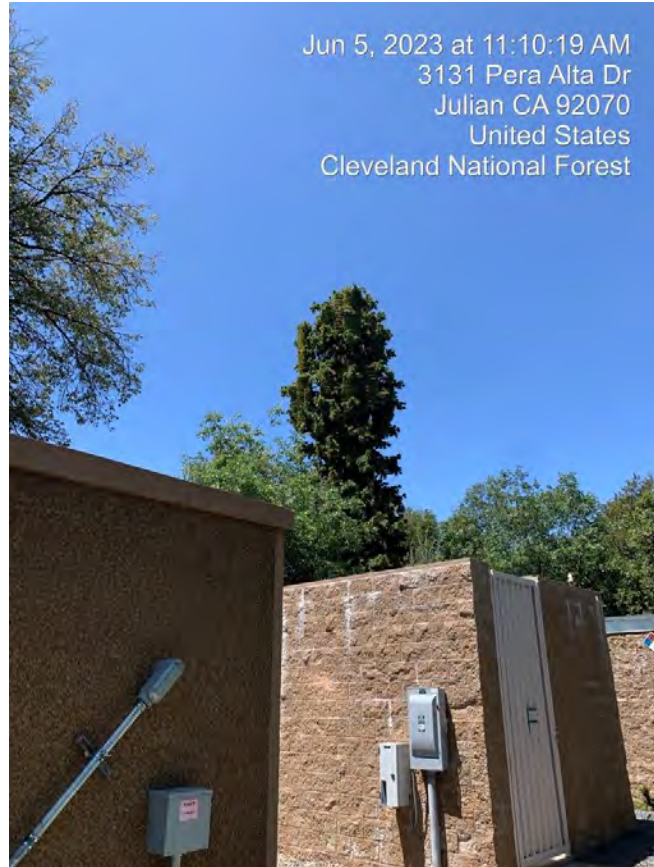


# 2 - 65

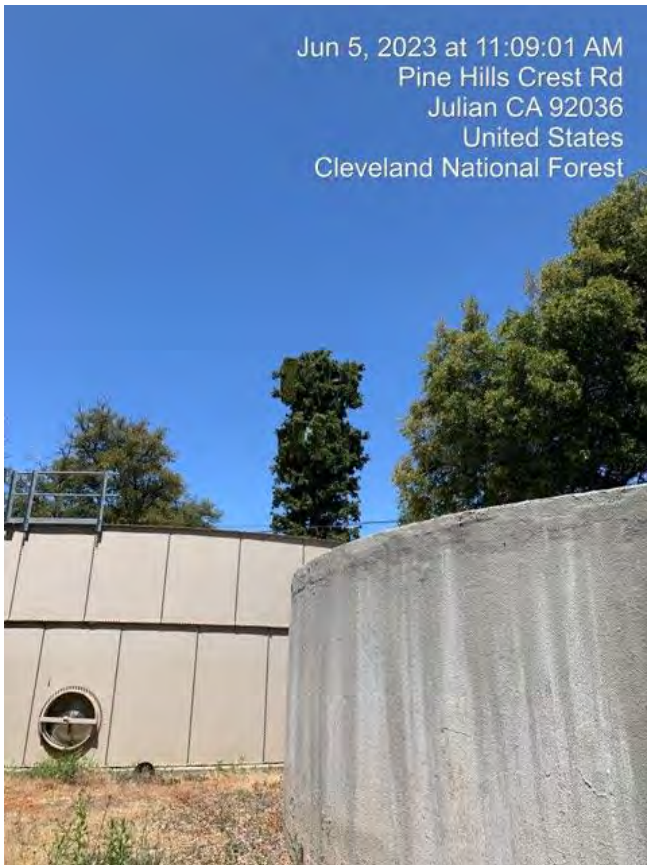
One



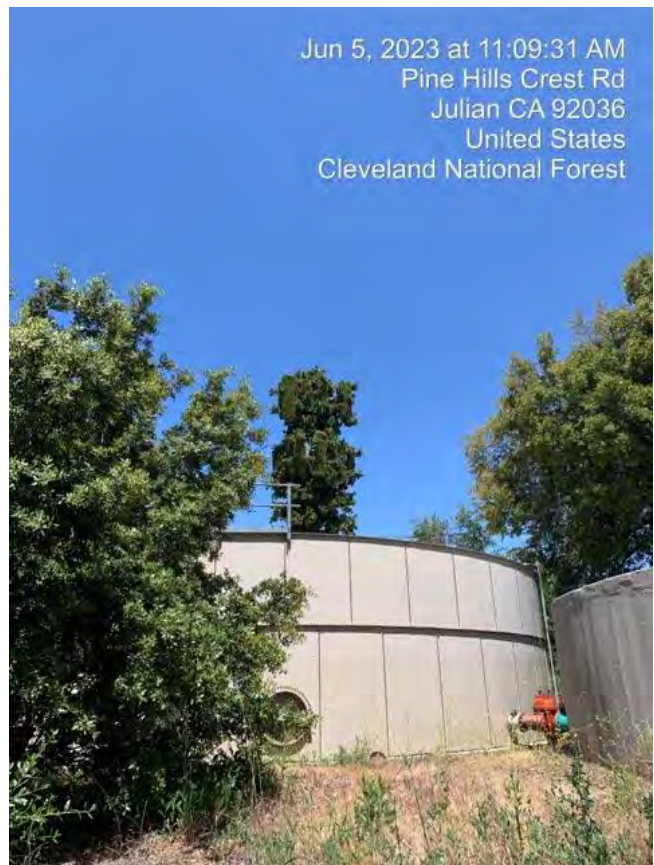
Two



Three

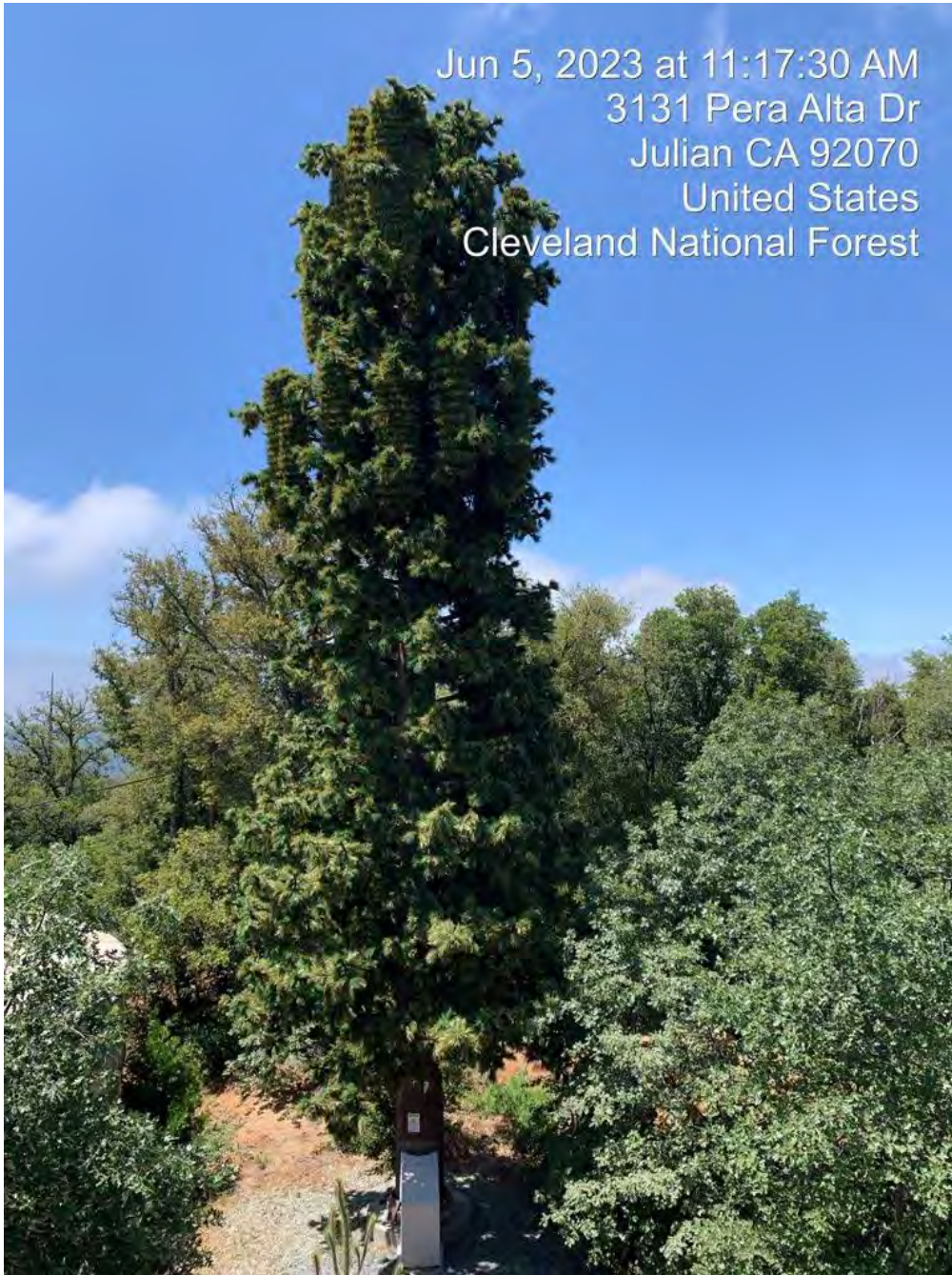


Four





Five



Jun 5, 2023 at 11:17:30 AM  
3131 Pera Alta Dr  
Julian CA 92070  
United States  
Cleveland National Forest

## Attachment A – Alternative Site Analysis

**Project Name:** Pine Hills

**Record ID:** PFS 2021-MUP-10-003W1

**Environmental Log No.:** PDS2021-ER-11-10-002A

**Project Address:** 0 Pine Hills Crest Rd, Julian, CA

**APNs:** 289-214-06-00

There are no other nearby existing wireless facilities which carriers on this facility can co-locate and still maintain the coverage necessary to serve project area south of Julian around the Pine Hills area. Please reference the below image pulled from the Geographic Service Area map enclosed with the scoping response package for this MUP. The current facility is valued at \$300,000 and would be brought into conformance with the Zoning Ordinance with an MUP term of 10 years.

Please below list of Preferred Location Sites per Section 6986 of the County Zoning Ordinance

### **Water Tanks**

The only water tanks in the project area are located on the same parcel as the existing facility. Additionally, the height of the existing water tanks is not sufficient to maintain the same coverage levels achieved with the existing facility for both carriers. Lastly, the water tanks would do not allow for the same levels camouflaging achieved by the existing faux monopine and would have a negative visual impact on the surrounding areas and community character compared to the existing faux monopine.

### **Co-location on Existing Facilities**

The are no other co-locatable or existing facilities in the project area.

### **Utility Poles**

Utility poles in the area are not suitable for macro cell sites of this nature. Utility poles are generally used for sites that require one to three antennas.

### **County or Government Facilities**

There are no county or government facilities in the project area.

### **Commercial or Industrial Buildings**

There are no commercial or industrial building in the project area.

### **Cobra Style Street Lights**

There are no Cobra Style Street Lights in the project area.

### **Traffic Lights**

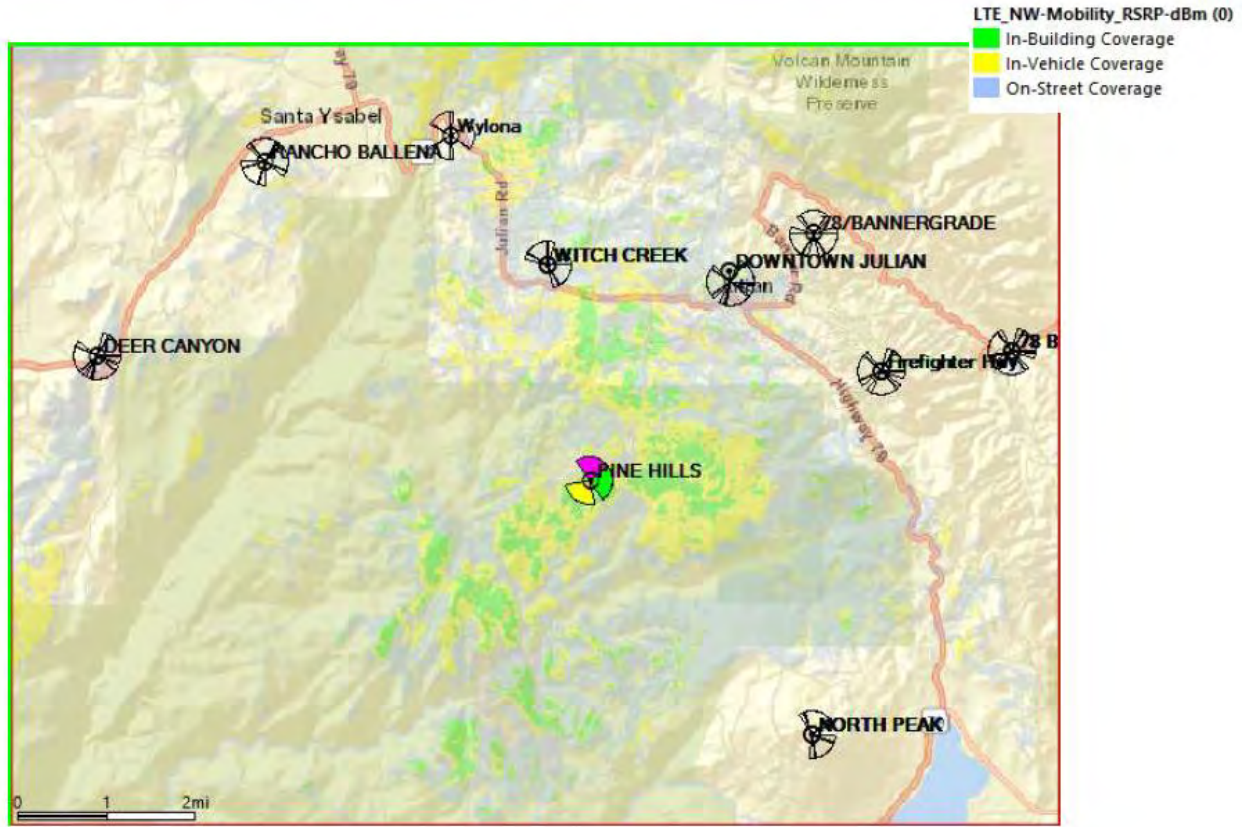
There are no traffic signal lights in the project area.



**Utility Towers**

There are no utility towers in the project area.

**Closest Existing Wireless Facilities**

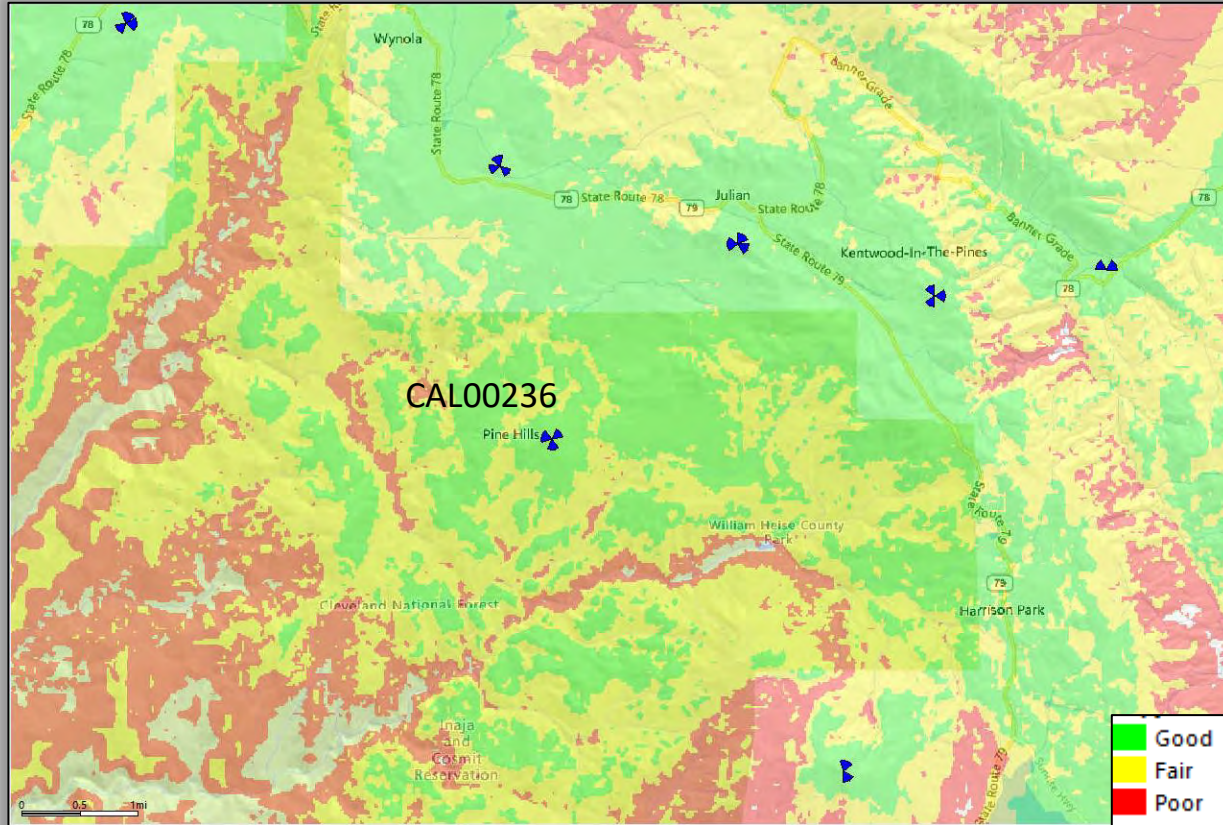




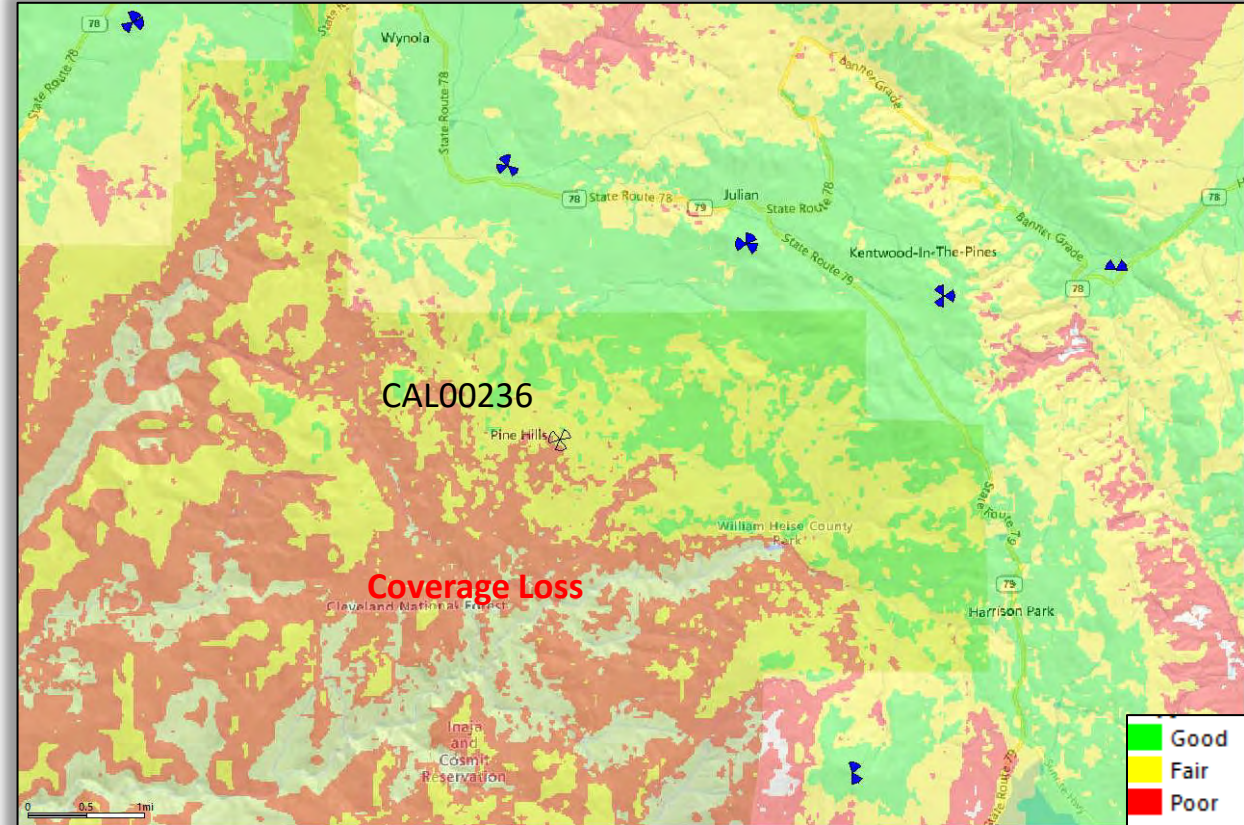
# CAL00236 LTE Coverage Analysis

2 - 70

LTE Coverage with Site



LTE Coverage Without Site





# PINE HILLS – A3CA60045

Coverage Plots

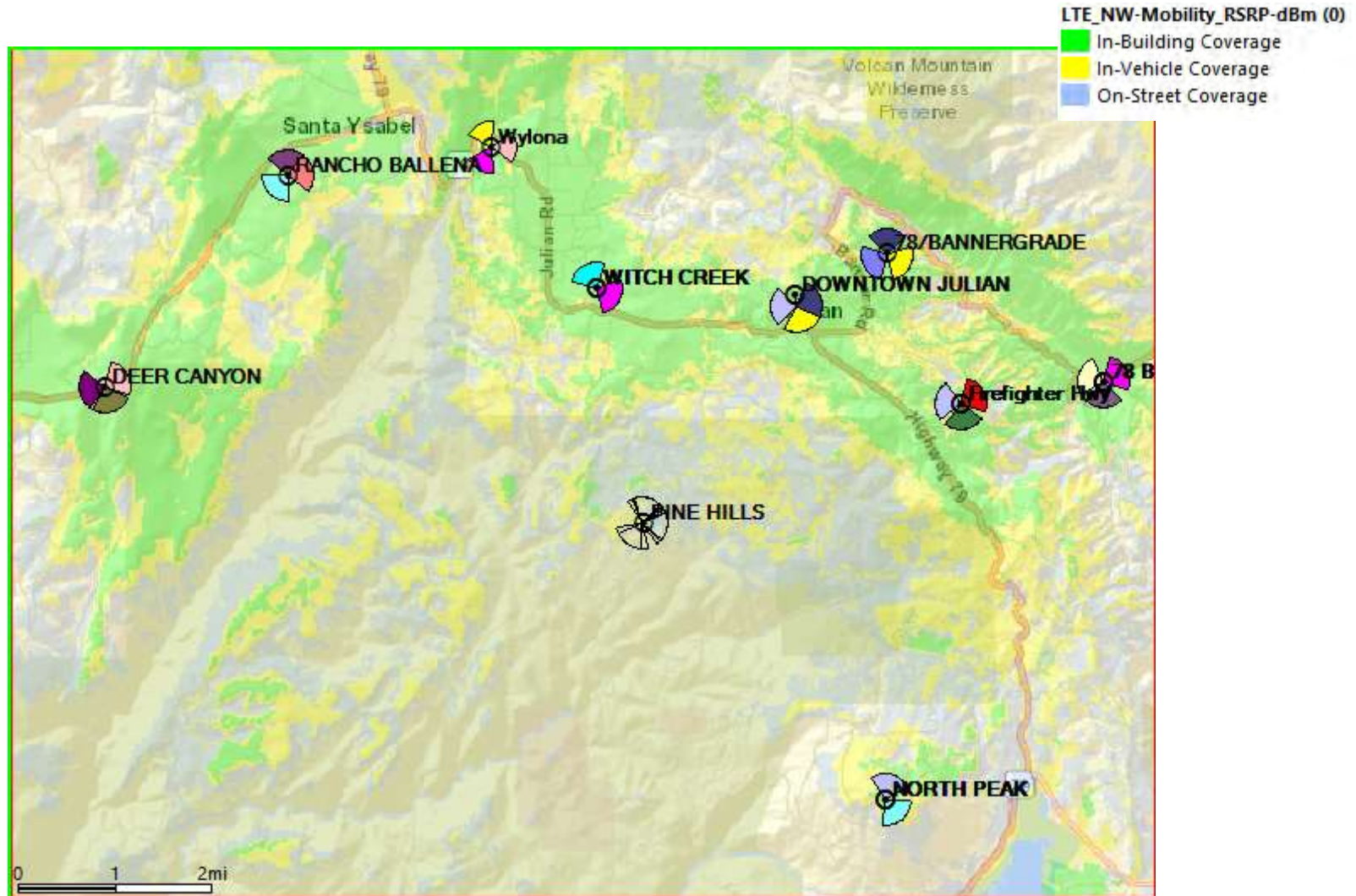
September 22, 2022



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

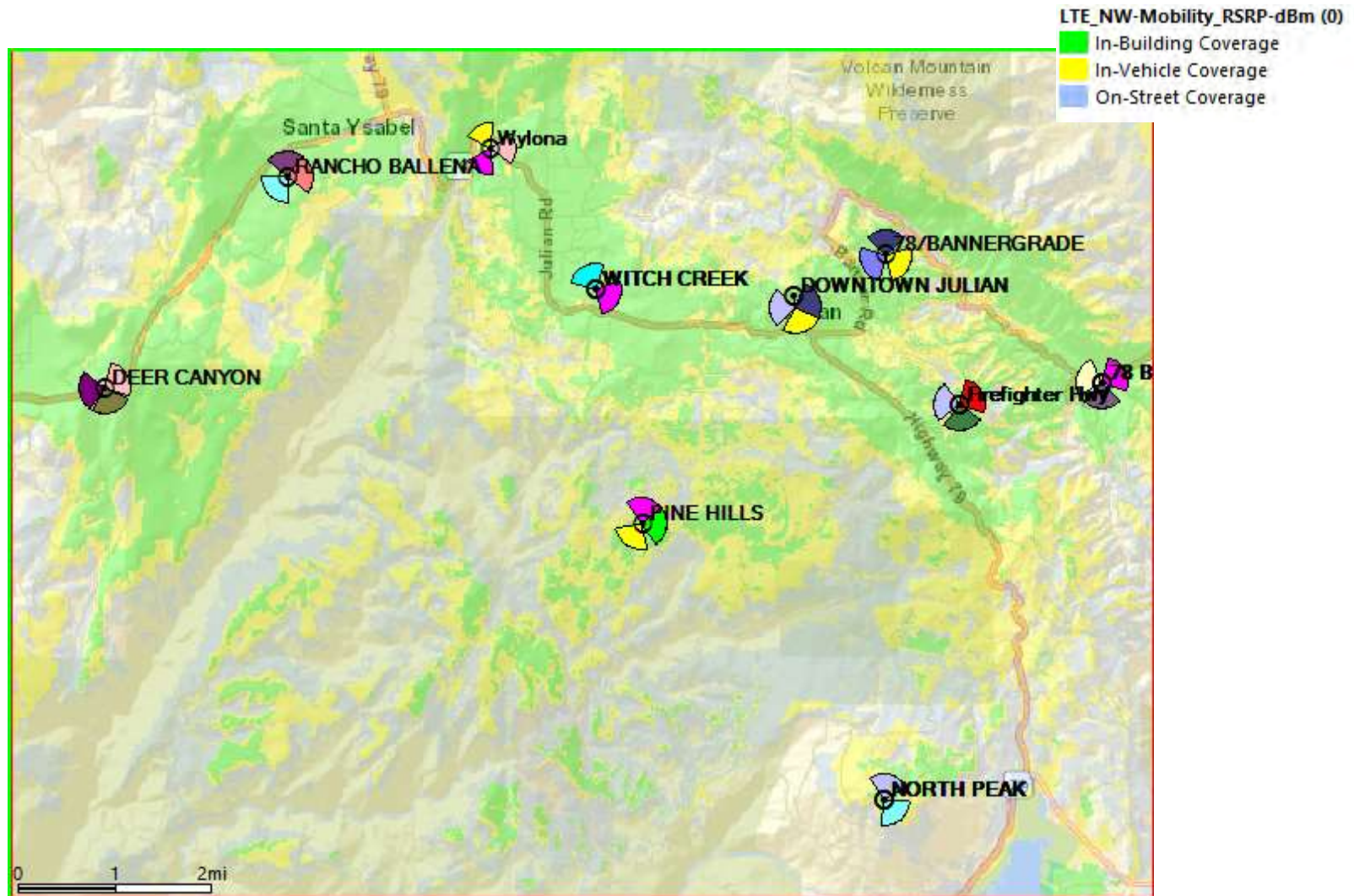


# Coverage without Pine Hills



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

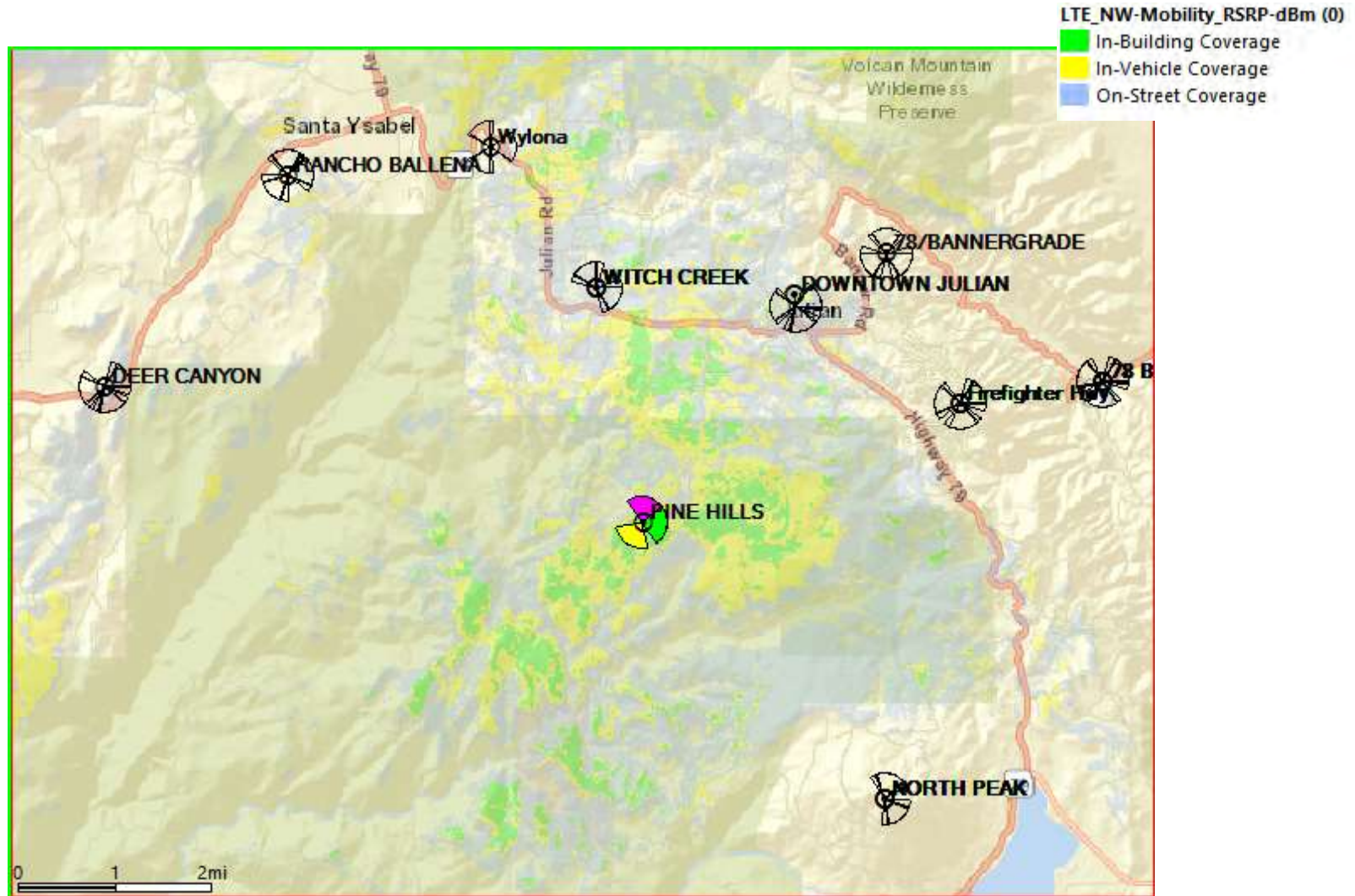
# Coverage with Pine Hills



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



# Coverage Standalone Pine Hills



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

## Attachment G – Ownership Disclosure



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

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

Assessor's Parcel Number(s) \_\_\_\_\_

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*

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

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

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

