



The County of San Diego

Planning Commission Hearing Report

Date:	March 22, 2024	Case/File No.:	ATC Cameron Major Use Permit Modification; PDS2022-MUP-04-019W1; PDS2022-ER-01-21-006B
Place:	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	31906 Old Highway 80, Pine Valley, CA 91962
Agenda Item:	#1	General Plan:	Rural
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	General Agriculture (A72)
Applicant/Owner:	American Tower Corporation (Sequoia LLC) / Verizon Wireless, Tulloch Family Partners LP	Community:	Campo Lake Morena Community Plan Area
Environmental:	CEQA §15164 Addendum	APN:	605-080-02-00

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 American Tower Corporation (Sequoia LLC) Cameron 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: 3300-04-019) was approved on December 1, 2006 to install, operate, and maintain a wireless telecommunication facility with a capacity for four service providers consisting of up to four (4) antenna arrays mounted on a 60-foot-tall faux water tower. The associated equipment consists of up to four (4) equipment cabinets within an approximate 105-foot by 138-foot area surrounded by a 6-foot-high chain link fence. The Project, submitted November 2022, expired on December 1, 2021 in accordance with the amortization schedule in the **County of San Diego's** Zoning Ordinance Section 6991. This MUP Modification (Record ID: PDS2022-MUP-04-019W1) 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 Campo Lake Morena 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 previously adopted Negative Declaration (MND) is adequate with an Addendum.
2. Grant MUP Modification PDS2022-MUP-04-019W1, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

On December 1, 2006, the Planning Commission approved a MUP (Record ID: 3300-04-019) for the installation, operation, and maintenance of a wireless telecommunication facility with a capacity for four service providers consisting of up to four (4) antenna arrays mounted on a 60-foot-tall faux water tower and up to four (4) associated equipment cabinets within an approximate 105-foot by 138-foot area surrounded by a 6-foot-high chain link fence. At this time, two (2) carriers are collocated on the facility, with two (2) existing equipment cabinets. A specific exemption in accordance with Section 4260 of the Zoning Ordinance authorized the wireless facility to be 60-feet in height where 35-feet is the maximum height allowed. The facility was approved to operate for a period of 15 years with an expiration date on December 1, 2021.

D. DEVELOPMENT PROPOSAL

1. Project Description

The Project, submitted November 2022, is a request for ATC (Applicant) to operate and maintain an existing wireless telecommunication facility. The existing facility includes a 60-foot-tall faux water tower and two supporting equipment cabinets (Figures 1 and 2). There is a generator located in one of the existing equipment shelters, and both shelters have back-up batteries. The footprint of the existing lease area is not expanding, and the location of the faux water tower will remain the same. The facility expired on December 1, 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 15 years. The design of the wireless telecommunication facility was found to utilize the most current technology and will be granted an additional 15 years of operations before it needs to be re-evaluated against the technology available in the future. The 245-acre project site is located at 31906 Old Highway 80 in the Campo Lake Morena Community Plan Area and is zoned General Agriculture (A72).



Figure 1: View of the existing faux water tower and equipment cabinets, looking north on project site.



Figure 2: View of existing 60-foot-tall faux water tower looking northeast on project site from Old Highway 80.

2. Subject Property and Surrounding Land Uses

The Project is located on approximately 3.13 acres of a 245-acre parcel within the Campo Lake Morena Community Plan Area (Figure 3). The project site is zoned General Agriculture (A72). The General Plan Regional Category is Rural, and the Land Use Designation is Rural Lands (RL-40). The site contains the existing telecommunication facility. The subject property is surrounded by vacant lands and agricultural uses. The view of the proposed facility would be minimized since the project is designed to be camouflaged as a water tower and would blend into the surrounding vegetation and topography (Figures 3, 4, and 5 and Table D-1).

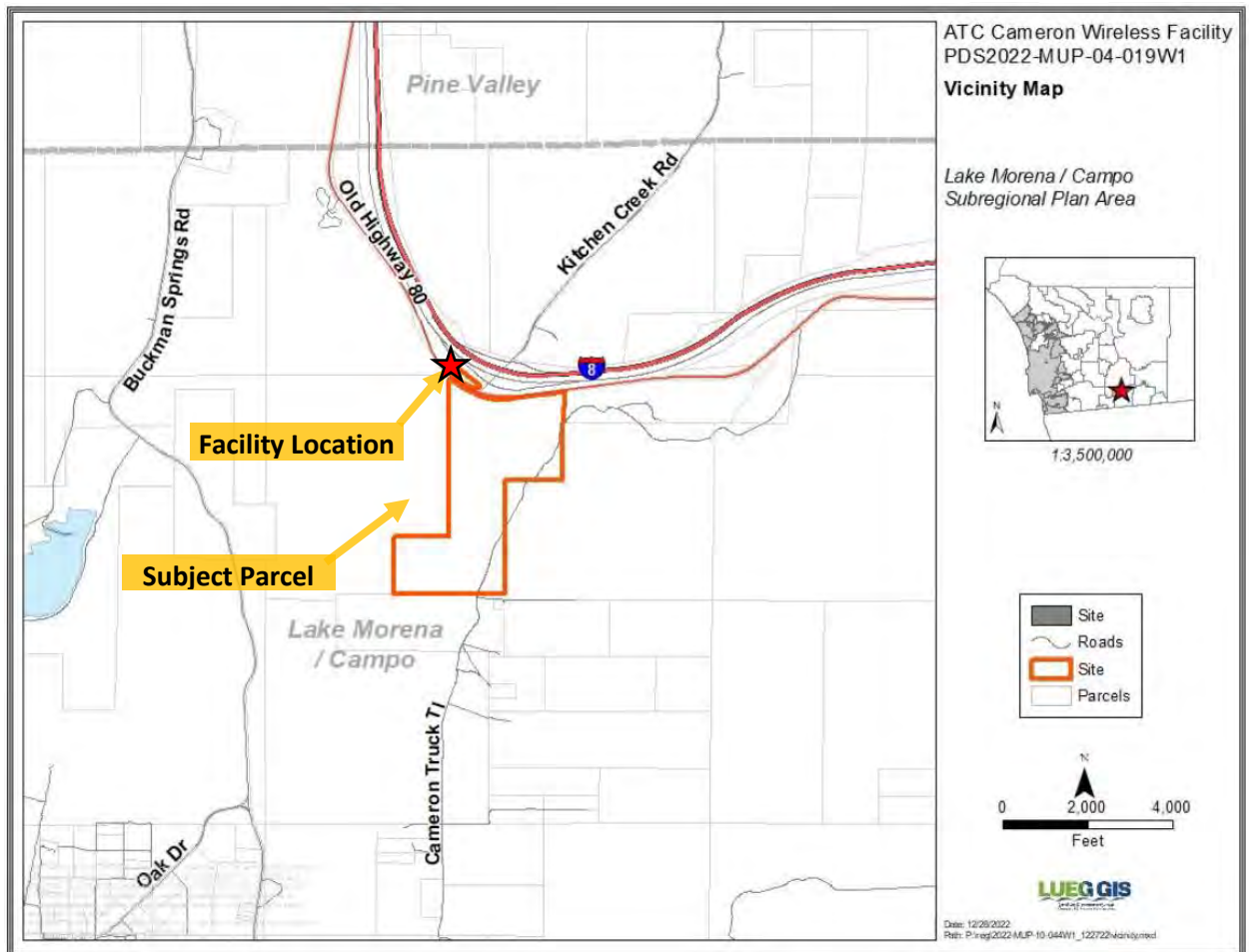


Figure 3: Vicinity map

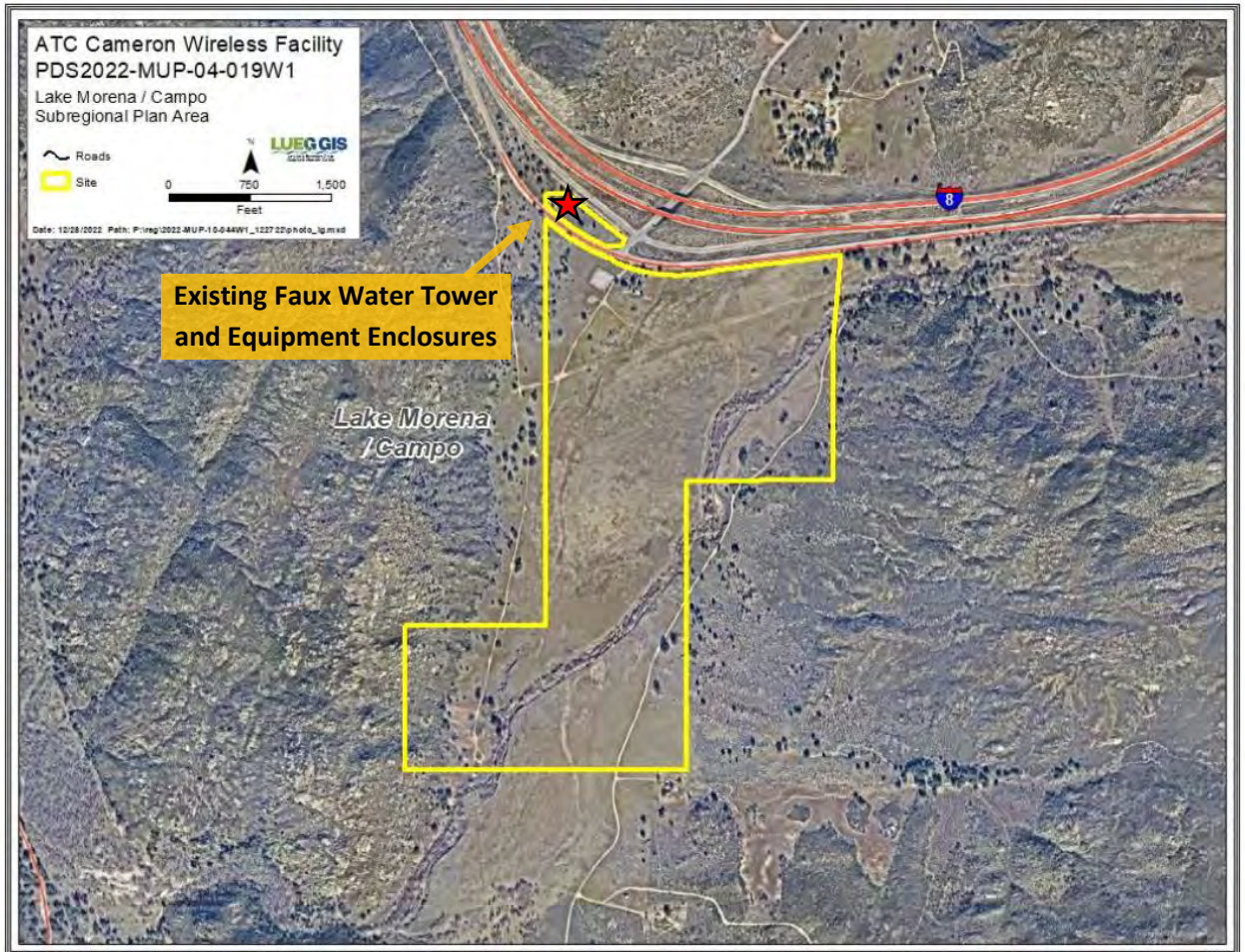


Figure 4: Aerial photograph of project site. Location of existing facility identified with red star.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential and Rural Lands	General Agriculture (A72)	N/A	Vacant Lands
East	Open Space (Conservation)	Limited Agriculture (A70) and General Agriculture (A72)	N/A	Vacant Lands
South	Semi-Rural Residential	Single Family Residential (RS), Rural Residential (RR), and Specific Planning Area (S88)	Sky Valley Drive	Vacant Lands, and Agricultural Uses
West	Rural Lands	Limited Agriculture (A70) and General Agriculture (A72)	Highland Valley Road	Vacant Lands, and Agricultural Uses

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 Campo Lake Morena 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 15-year period. If

approved, this MUP Modification will set a new expiration of March 22, 2039 in accordance with the amortization schedule.

Amortization

The Project is subject to amortization because a water tower **is defined as a “high visibility” facility** and the site is within a rural 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 \$575,000 and will therefore have a maximum term of 15 years. This time may be extended by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.

Site Planning Analysis

The Project is located on an approximate 245-acre site that is characterized as undeveloped. The 60-foot-tall faux water tower is designed to be compatible with the rural environment and the existing topography. There are two associated equipment shelters located on the site. 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 wireless telecommunication facility is located approximately 0.02 miles east of Old Highway 80 and 0.10 miles west of Interstate 8, both Scenic Highways **as identified in the County’s General Plan**. The facility will appear as a water tower to drivers utilizing these scenic highways surrounded by existing vegetation and mature trees, which is an expected visual element within the rural project vicinity and from these roads.

Furthermore, the facility will not have any adverse visual impacts on the surrounding community. The facility is camouflaged to resemble a water tower, which is an expected feature in a rural landscape, and the facility blends into the existing topography. The equipment enclosures, which are 10 feet or less in height, are designed to blend into the existing mature trees and vegetation. 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 General Agriculture (A72), 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. There are no existing water towers in the area for collocation, nor any poles or utility towers. There are no buildings used for industrial or commercial use in the area. There is a Campo Border Patrol Station approximately 1.5 miles from the current facility; however, property owned by the federal government limits collocation for security purposes. There is a Fiber Optics Cable Regeneration Station approximately 1.5 miles from the existing facility. It does not include an existing wireless facility to collocate onto.

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 maintain coverage and adequate service to motorists and residents in the area (Figure 6). The 60-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.

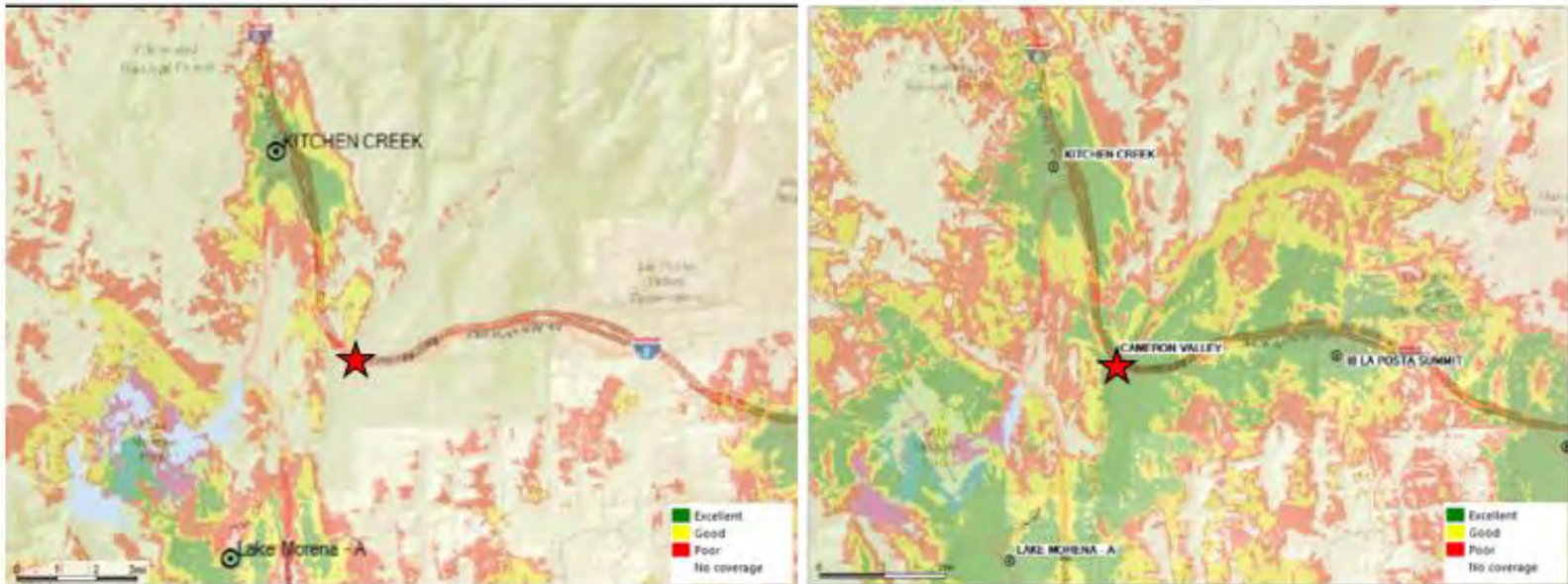


Figure 6: Coverage without Project (left) and coverage with Project (right).

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 to provide coverage throughout the area, which is essential in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by continuing to provide service and coverage in the area. There is a generator located in one of the existing equipment shelters, and both shelters have back-up batteries in the event of a power outage or other emergency situation.</p>

General Plan Policy	Explanation of Project Conformance
<p>POLICY COS-11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p> <p>POLICY COS-11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p>	<p>The wireless telecommunication facility is approximately 0.02 miles east of Old Highway 80 and 0.10 miles west of Interstate 8, both Scenic Highways as identified in the County's General Plan. The faux water tower appears as an expected visual element in the rural landscape. The two existing associated equipment shelters are 10 feet in height or less, which is comparable in height to the existing mature vegetation and trees. The facility will appear as a water tower to drivers utilizing Old Highway 80 and Interstate 8, surrounded by existing vegetation and mature trees, which is an expected visual element within the rural project vicinity and from these roads.</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 equipment cabinets have been sited and designed to minimize visual impacts and be compatible with the natural environment. The mature trees on the site along with the intervening topography will help screen the faux water tower and equipment cabinets from various viewsheds. For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity and be compatible with the rural community character.</p>
<p>POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p>	<p>The facility is available to provide co-location opportunities for other carriers as feasible.</p>

4. Zoning Ordinance Consistency

a. Development Regulations

The Project complies with all applicable zoning requirements of the General Agriculture (A72) 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:	A72	Yes, upon approval of a MUP Modification
Animal Regulation:	O	N/A
Density:	-	N/A

1 - 12

Lot Size:	8AC	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:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	A; FCI	Yes, the project is compatible with the Agriculture Preserve and Former Forest Conservation Initiative Designators

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The faux water tower is 60 feet in height. The design and height of the Project will be in conformance with the previously approved 60-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 project meet the "C" setback requirements for a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The location of the water tower and associated equipment cabinets 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

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 two equipment cabinets are 8- and 10-feet-tall, which is within at the 10-foot height allowance.	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 water tower and equipment cabinets 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 County's Noise Ordinance on an average hourly basis.	The project site is zoned A72 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 one 15kW standby generator located behind an 8-foot-tall CMU wall and does not have 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 limits the term of a "high visibility" facility , depending on the valuation of the wireless facility.	The Project is considered a "high visibility" facility because the facility is above the required height limit and is a water tower with lattice design. High visibility facilities with a valuation of over \$500,000 are required by the Zoning Ordinance to have a maximum term of 15 years. Since the Project has a valuation of approximately \$575,000, the MUP Modification has been conditioned to have a maximum term of 15 years. This	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
	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 water tower that is designed to avoid adverse visual impacts. The site is an expected feature in a rural environment, and is shielded from any nearby scenic roads or highways due to the distance and topography.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA. An Addendum dated March 22, 2024 to the previously adopted Negative Declaration (ND) (Log No. ER01-021-006A) dated December 1, 2006, was prepared and is on file with Planning & Development Services. It has been determined that the Project, as designed, will not cause any significant impacts on the environment which requires mitigation measures that were not previously analyzed in the adopted ND.

F. COMMUNITY PLANNING GROUP RECOMMENDATION

On January 23, 2023, the Campo Lake Morena Community Planning Group (CPG) reviewed the Project. The CPG recommended approval of the MUP Modification with recommended conditions by a vote of 5-0-0-1 (5-Yes, 0-No, 0-Abstain, 2-Vacant/Absent). The CPG recommended that a backup generator be added to the facility to assist in the event of a power outage or other event. However, the facility already has already one generator located in one equipment shelter, and both carriers have backup batteries in the existing enclosures. The Campo Lake Morena Community Planning Group Recommendation Form can be found in Attachment E.

G. PUBLIC INPUT

The Project was submitted to PDS in November 2022. 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-three property owners within a radius of 8,500 feet from the project site.

H. 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 previously approved ND is adequate with an Addendum.
2. Grant MUP Modification PDS2022-MUP-04-019W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:
Hayley Makinster, Project Manager
619-629-4434
Hayley.Makinster@sdcounty.ca.gov

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

AUTHORIZED REPRESENTATIVE: _____



DAHVIA LYNCH, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2022-MUP-04-019W1

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



VICINITY MAP



AMERICAN TOWER®

SITE NAME: CAMERON
SITE NUMBER: 209709
SITE ADDRESS: 31906 OLD HIGHWAY 80
CAMPO, CA 91962



LOCATION MAP

CONDITIONAL USE PERMIT RENEWAL

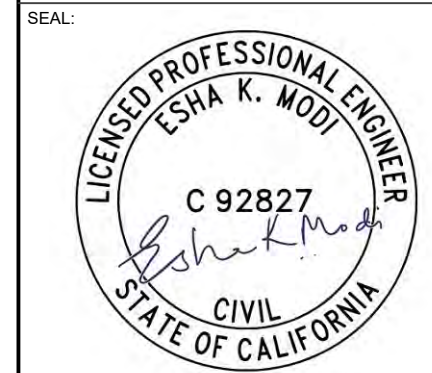
AMERICAN TOWER®
ATC TOWER SERVICES, LLC
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	09/13/22
1	ADDED OSP	EB	03/09/23
2	ADDED PLANTING PLAN	AP	10/18/23

ATC SITE NUMBER:
209709
 ATC SITE NAME:
CAMERON

SITE ADDRESS:
 31906 OLD HIGHWAY 80
 CAMPO, CA 91962



Expires: 12/31/2023

DATE DRAWN: 09/13/22
 ATC JOB NO: 14132217_E1

TITLE SHEET

SHEET NUMBER:
G-001
 REVISION:
2

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX					
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. 2019 CALIFORNIA ADMINISTRATIVE CODE 2. 2019 CALIFORNIA BUILDING CODE 3. 2019 CALIFORNIA RESIDENTIAL CODE 4. 2019 CALIFORNIA ELECTRICAL CODE 5. 2019 CALIFORNIA PLUMBING CODE 6. 2019 CALIFORNIA ENERGY CODE 7. 2019 CALIFORNIA FIRE CODE 8. 2019 CALIFORNIA EXISTING BUILDING CODE 9. 2018 INTERNATIONAL BUILDING CODE (IBC) 10. NATIONAL ELECTRIC CODE (NEC) 11. LOCAL BUILDING CODE 12. CITY/COUNTY ORDINANCES	<u>SITE ADDRESS:</u> 31906 OLD HIGHWAY 80 CAMPO, CA 91962 COUNTY: SAN DIEGO <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 32.718586 LONGITUDE: -116.473789 GROUND ELEVATION: 3255' AMSL <u>ZONING INFORMATION:</u> JURISDICTION: SAN DIEGO COUNTY PARCEL NUMBER: 605-080-02-00	THIS SUBMITTAL IS FOR RE-PERMITTING WITH SAN DIEGO COUNTY. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS. NO CHANGES TO EXISTING ARE PROPOSED. PROJECT NOTES 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 6. HANDICAP ACCESS IS NOT REQUIRED. 7. THE PROJECT DEPICTED IN THESE PLANS QUALIFIES AS AN ELIGIBLE FACILITIES REQUEST ENTITLED TO EXPEDITED REVIEW UNDER 47 U.S.C. § 1455(A) AS A MODIFICATION OF AN EXISTING WIRELESS TOWER THAT INVOLVES THE COLLOCATION, REMOVAL, AND/OR REPLACEMENT OF TRANSMISSION EQUIPMENT THAT IS NOT A SUBSTANTIAL CHANGE UNDER CFR § 1.61000 (B)(7).	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:	
	<u>TOWER OWNER:</u> INSITE TOWER DEVELOPMENT LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801 <u>PROPERTY OWNER:</u> TULLOCH FAMILY PARTNERS LP 28223 HIGHWAY 78 RAMONA, CA 92065 <u>ENGINEER:</u> ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 <u>AGENT:</u> BONNIE BELAIR ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801	PROJECT LOCATION DIRECTIONS FROM CITY OF SAN DIEGO: HEAD SOUTH ON FOURTH AVE TOWARD BROADWAY. TURN LEFT ONTO G ST. PASS BY COMFORT INN GASLAMP CONVENTION CENTER (ON THE LEFT). FOLLOW CA-94 E AND I-8 E TO KITCHEN CREEK RD. TAKE EXIT 54 FROM I-8 E. CONTINUE ONTO CA-94 E. TAKE THE CALIFORNIA 94 E/CALIFORNIA 125 N EXIT ON THE LEFT TOWARD LA MESA/SPRING ST. KEEP LEFT AT THE FORK TO CONTINUE ON EXIT 9B. FOLLOW SIGNS FOR CA-125 N/SANTEE. CONTINUE ONTO CA-125 N. TAKE EXIT 18B TO MERGE ONTO I-8 E. TAKE EXIT 54 FOR KITCHEN CREEK RD TOWARD CAMERON STATION. DRIVE TO OLD HWY 80. TURN RIGHT ONTO KITCHEN CREEK RD. TURN RIGHT ONTO OLD HWY 80	1 OF 3	AS-BUILT SURVEY				
			2 OF 3	AS-BUILT SURVEY				
			3 OF 3	AS-BUILT SURVEY				
UTILITY COMPANIES			G-001	TITLE SHEET	2	10/18/23	AP	
POWER COMPANY: SDG&E PHONE: 1-(800) 411-7343 TELEPHONE COMPANY: AT&T PHONE: 611			C-001	OVERALL SITE PLAN	1	03/09/23	EB	
			C-002	PLANTING PLAN	2	10/18/23	AP	
			C-102	DETAILED SITE PLAN & TOWER ELEVATION	1	03/09/23	EB	
			C-501	SIGNAGE	0	09/13/22	EB	



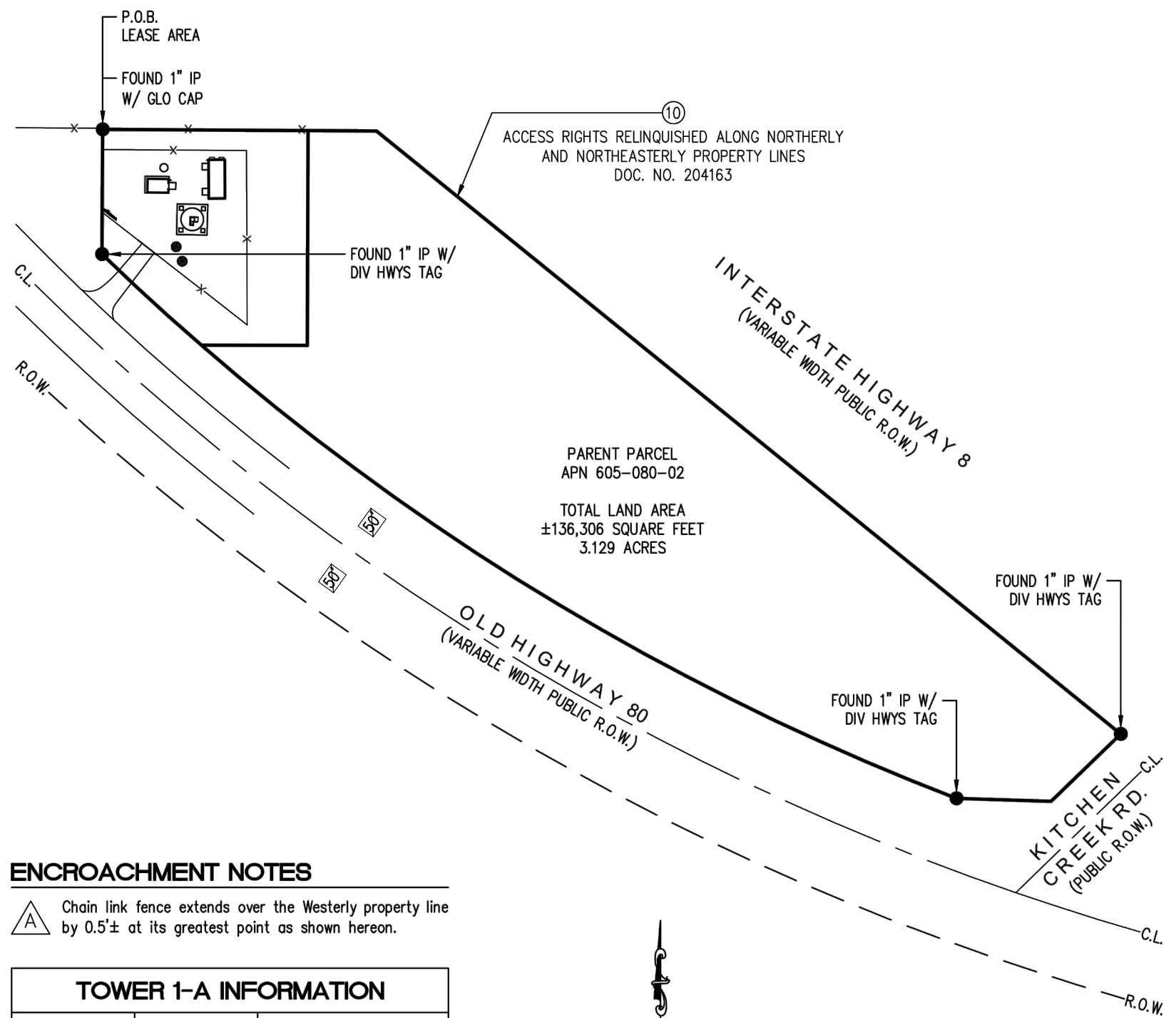
SURVEYOR'S CERTIFICATION

I, Joshua L. Vukoder, do hereby certify to InSite Towers, LLC, a Delaware limited liability company with its headquarters address at 1199 N. Fairfax Street, Suite 700, Alexandria, VA 22314, InSite Towers Development, LLC, a Delaware limited liability company, InSite Towers Development 2, LLC, a Delaware limited liability company, InSite Towers, LLC, a Delaware limited liability company, Vanguard Wireless, LLC, a Delaware limited liability company, InSite Wireless Group, LLC, a Delaware limited liability company, (InSite Towers*), the Federal Aviation Administration, *****Title Company per title report forwarded*****, Goldman Sachs Specialty Lending Group L.P., Deutsche Bank Trust Company Americas, a New York banking corporation, Latham & Watkins LLP, Stewart Title Guaranty Company, Fidelity National Title Insurance Company, Old Republic National Title Insurance Company and the successors and assigns of each of the foregoing, that this survey was made on the ground under my personal supervision and that this plat is a true, correct and accurate representation of the facts as found at the time of the survey, and more specifically, I so hereby certify that the survey conforms to the conditions and stipulations as checked (x) below.

- (X) 1. The boundary lines and dimensions of the InSite Towers Lease Area and access and utilities easements (collectively, the "Easements") indicated hereon is correct.
- (X) 2. To the extent the Lease Area and Easements indicated hereon are part of a parent parcel, such Lease Area and Easements are located within the boundaries of the record title legal description of such parent parcel. The location of said Lease Area and Easements relative to an approximation of the location of the boundaries of the parent tract is illustrated on the inset shown hereon.
- () 3a. Iron pins are set at each Lease Parcel corner unless otherwise indicated hereon or
- (X) 3b. Not applicable in this State due to recording needs.
- (X) 4. The distance from the nearest intersecting public street or road is as shown hereon.
- (X) 5. Shows the location and dimension of all alleys, streets, roads, rights-of-way, easements and other matters of record which the surveyor has been advised affects the Lease Area and/or Easements (each has been identified by instrument volume and page number if available).
- (X) 6. Except as shown, there are no visible easements, rights-of way, party walls or conflicts affecting the Lease Area and/or Easements; further, this survey is not subject to any easements or rights-of-way not visible on the ground.
- (X) 7. The location of all buildings, structures and other improvements of visible items affecting the Lease Area and Easements, if shown, are as indicated hereon. The location of all other buildings, structures and other improvements of visible items on the parent tract, if shown hereon, are approximate in nature, except that the Lease Area and Easements are entirely located within the boundaries of the parent parcel, as shown on the inset.
- (X) 8. Except as shown, there are no visible protrusions on adjoining premises, streets or alleys by any building, structure or other improvements situated on the Lease Area and/or Easements.
- (X) 9. Except as shown, there are no visible encroachments onto the Lease Area and/or Easements by any building, structure or other improvements situated on adjoining premises.
- () 10a. Shows the location and acres contained in all portions of the Lease Area and Easements which are located in an area designated as a "FLOOD PRONE AREA (ZONE A)" as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Act of 1973; NONE, FIRM Community Panel No.
- (X) 10b. The site Lease Area and Easements are located in an area designated as a Flood Zone D as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Act of 1973 FIRM Community Panel No. 06073C 2050 F, dated May 12, 2012.
- (X) 11. Describes and shows the location of all public streets and roads visibly providing access to and from the subject property, and correctly sets forth the municipal address of the subject property.
- (X) 12. Depicts the latitudinal and longitudinal coordinates of the tower(s) location(s), to the nearest tenth of a second, the elevation above mean sea level of the base and tip of each tower, plus or minus 20 feet, the elevation of the tip of each tower as measured from ground level, and additionally, the elevation of the tip of the highest appurtenance on the tower as measured from ground level, if such appurtenance is higher in elevation than the highest point of the tower structure itself, to the nearest foot, on the survey drawing and on a separate 8 1/2 x 11 certified letterhead.
- (X) 13. Survey of the Lease Area and Easements meets or exceeds the minimum technical standards for Land Boundary surveys set forth by California State Law.
- (X) 14. The subject property is currently zoned A72 (Agricultural).

NV5

Joshua L. Vukoder
Land Surveyor - California No. 8281
May 10, 2019



ENCROACHMENT NOTES

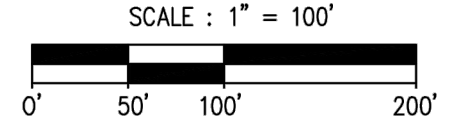
A Chain link fence extends over the Westerly property line by 0.5'± at its greatest point as shown hereon.

TOWER 1-A INFORMATION		
Stealth Water Tower	Latitude	32° 43' 06.90"
	Longitude	-116° 28' 25.50"
Ground	3258.20' NAVD88	
Top of Concrete	3258.60' (0.40' A.G.L.)	
Top of Tower	3317.90' (59.70' A.G.L.)	
Top of Antenna	3323.70' (65.50 A.G.L.)	

± 15 feet for horizontal distances
± 3 feet for vertical distances

The Benchmark used for this site is NGS Benchmark "X 1252" (PID: DC0251) having an elevation of 3225.75 feet (NAVD88 datum).

PARENT PARCEL DETAIL

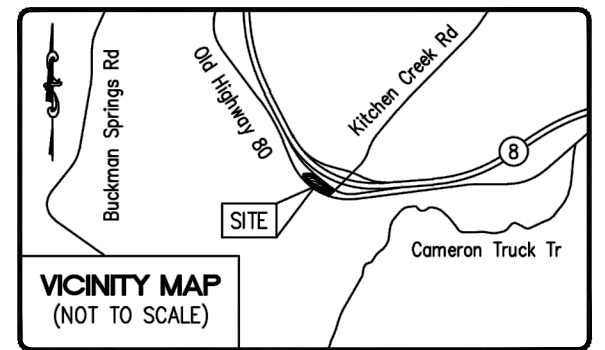


UNDERGROUND UTILITIES

TWO WORKING DAYS BEFORE YOU DIG
CALL 1-800-227-2600 (TOLL FREE)
CALIFORNIA UNDERGROUND SERVICE ALERT
NON-MEMBERS
MUST BE CALLED DIRECTLY

AS-BUILT SURVEY

In Section 4, Township 17 South, Range 5 East
San Diego County, California



SURVEYOR'S NOTES

1. The meridian for all bearings shown hereon is the Westerly line of Tract 44 known as being N. 00 degrees 18 minutes 33 seconds E. per Monumentation Map MS 782.
2. No subsurface investigation was performed to locate underground utilities. All utilities shown hereon are limited to and are per observed evidence only.
3. This survey does NOT represent a Boundary Survey of the Parent Parcel.
4. All visible Tower Equipment and Improvements are contained within the described area except as shown hereon.
5. Not all symbols shown hereon are depicted to scale.
6. There is direct access to the Lease Area via Old Highway 80, a dedicated public right of way.

AREA SUMMARIES

AREA	SQ. FT.	ACRES
Parent Parcel	136,306	3.129
Tower Compound	9,123	0.209
Lease Area	21,217	0.487

INSITE SITE NAME: CAMERON
SITE #: CA103
SAN DIEGO COUNTY, CALIFORNIA

SURVEY WORK PERFORMED BY:



Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.NV5.com

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE SURVEYING, INC.
13430 NW 104th Terrace, Suite A
Alachua, FL 32815
(888) 418-0500
(388) 462-9886 Fax
WWW.GEOLINEINC.COM

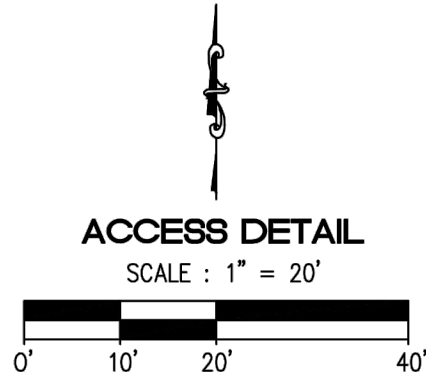
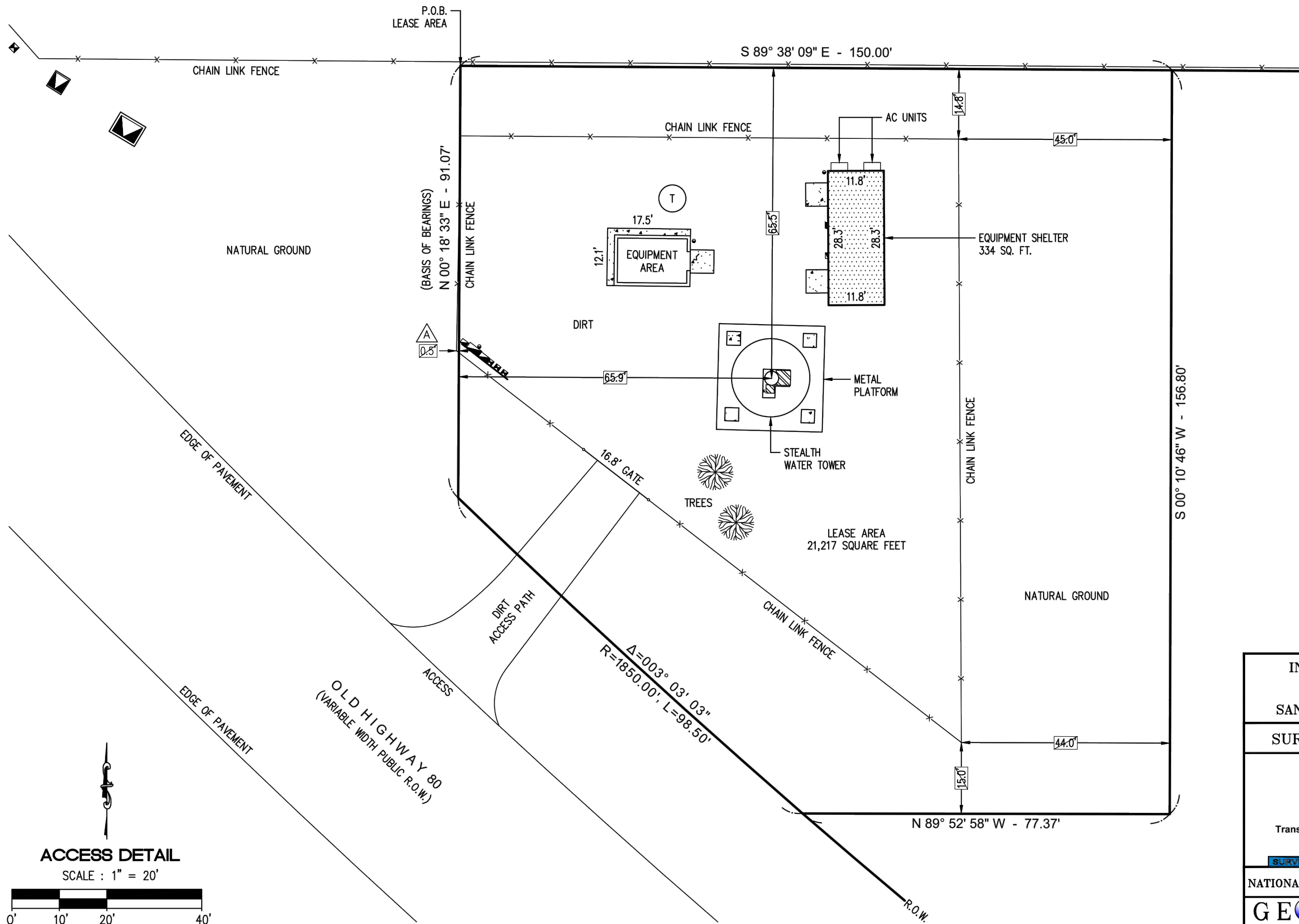
OWNER INFO.



TULLOCH FAMILY PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP

PROPERTY INFO.

31906 Old Highway 80
Campo, CA
APN: 605-080-02
Deed: 1996-0062133

SYMBOL LEGEND	
①	- Schedule B Item
P.O.B.	- Beginning Point
R.O.W.	- Right of Way
C.L.	- Centerline
●	- Monument Found
⊙	- Ground Box
⊕	- Tank
⊞	- Transformer
⊞	- Electric Meter
⊞	- Utility Box
⊞	- Switch
▨	- Concrete Area
▨	- Building Area
▨	- Sheet Metal



INSITE SITE NAME: CAMERON
 SITE #: CA103
 SAN DIEGO COUNTY, CALIFORNIA
 SURVEY WORK PERFORMED BY:

 Transaction Services 1-800-SURVEYS (787-8397)
 3550 W. Market Street, Suite 200, Akron, Ohio 44333
 www.NV5.com
 SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT
 NATIONAL SURVEY SERVICES COORDINATION BY:

 13430 NW 104th Terrace, Suite A
 Alachua, FL 32815
 (386) 418-0500
 (386) 462-9986 Fax
 WWW.GEOLINEINC.COM

**PARENT PARCEL LEGAL DESCRIPTION
TITLE COMMITMENT NO. 01-19022875-01T**

SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA:

THE NORTH HALF OF THE NORTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE WEST HALF OF THE SOUTHEAST QUARTER, TOWNSHIP 17 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED MAY 3, 1859.

NOTE: THE LAND HEREIN DESCRIBED BEING ALSO SHOWN AS TRACT 44 AND 45 OF TOWNSHIP 17 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT INDEPENDENT RE-SURVEY THEREOF, APPROVED MAY 23, 1921.

EXCEPTING THEREFROM: THAT PORTION AS DEEDED TO THE STATE OF CALIFORNIA BY A GRANT DEED RECORDED SEPTEMBER 10, 1971 AS FILE NO. 71-204245 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF TRACTS 43 AND 44 U.S GOVERNMENT INDEPENDENT RESURVEY APPROVED MAY 23, 1921, SAID PORTION LYING SOUTHERLY OF THE SOUTHERLY LINE OF THAT LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED FEBRUARY 15, 1930 IN BOOK 1736, PAGE 307, DEEDS OF SAID COUNTY AND LYING NORTHEASTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE MOST WESTERLY LINE OF SAID TRACT 44, DISTANT ALONG SAID WESTERLY LINE, S. 0°18'33" W., 226.30 FEET FROM A 1-INCH IRON PIPE AND G.L.O. CAP MARKING CORNER NO. 2 OF SAID TRACT 44; THENCE FROM A TANGENT WHICH BEARS S. 48°43'54" E. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1950 FEET, THROUGH AN ANGLE OF 20°33'04", A DISTANCE OF 899.45 FEET; THENCE ALONG A NON-TANGENT LINE S. 61°01'17" E., 62.75 FEET; THENCE FROM A TANGENT WHICH BEARS S. 71°05'54" E., ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1960 FEET, THROUGH AN ANGLE OF 26°04'06", A DISTANCE OF 891.76 FEET; THENCE ALONG A TANGENT LINE, N. 82°50'00" E., 1367.55 FEET; THENCE N. 83°48'18" E., 1298.79 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING N. 83°48'18" E., 1278.00 FEET; THENCE N. 89°57'52" E., 851.47 FEET TO A POINT ON THE SAID SOUTHERLY LINE OF SAID STATE LAND, LAST SAID POINT DISTANT S. 32°28'08" E., 120.10 FEET FROM A 2-INCH IRON PIPE AND G.L.O. CAP MARKING THE NORTHEAST CORNER OF SECTION 10 OF SAID TOWNSHIP 17 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE HEREINABOVE DESCRIBED 1-INCH IRON PIPE AND G.L.O. CAP; THENCE ALONG THE FOLLOWING NUMBERED COURSES: (1) ALONG SAID WESTERLY LINE OF TACT 44, S. 0°18'33" W., 91.07 FEET; (2) LEAVING SAID WESTERLY LINE, FROM A TANGENT WHICH BEARS S. 45°59'07" E., ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1850 FEET, THROUGH AN ANGLE OF 23°03'46", A DISTANCE OF 744.66 FEET; (3) ALONG A NON-TANGENT LINE, S. 88°12'37" E., 89.16; (4) N. 46°00'00" E., 70.72 FEET; (5) N. 51°00'00" W., 699.27 FEET TO THE NORTHERLY LINE OF SAID TRACT 44; (6) ALONG SAID NORTHERLY LINE, N. 89°38'09" W., 200.00 FEET TO LAST SAID POINT OF BEGINNING.

TAX ID: 605-080-02-00 (PORTION OF)

BEING THE SAME PROPERTY CONVEYED TO TULLOCH FAMILY PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP, GRANTEE, FROM WILLIAM T. H. TULLOCH AND ELIZABETH ANNE TULLOCH, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, GRANTOR, BY DEED RECORDED 02/07/1996, AS DOCUMENT NO. 1996-0062133, OF THE SAN DIEGO COUNTY RECORDS.

**SCHEDULE B - SECTION II
TITLE COMMITMENT NO. 01-19022875-01T**

EXCEPTION ITEMS 1 THROUGH 8
(NOT A SURVEY MATTER)

9. EASEMENT OF RIGHT-OF-WAY IN FAVOR OF MOUNTAIN EMPIRE ELECTRIC COOPERATIVE, INC., RECORDED 09/10/1971, AS DOCUMENT NO. 204574, OF THE SAN DIEGO COUNTY RECORDS.

NOTE: FIRST AMENDMENT TO EASEMENT OF RIGHT-OF-WAY, RECORDED 06/18/2015, IN DOCUMENT NO. 2015-0216194, OF THE SAN DIEGO COUNTY RECORDS.

(DOES NOT AFFECT SUBJECT PROPERTY)

10. RELINQUISHMENT OF ACCESS RIGHTS, RECORDED 09/10/1971, AS DOCUMENT NO. 204163, OF THE SAN DIEGO COUNTY RECORDS.

(ITEM IS PLOTTED AND SHOWN HEREON)

11. LAND CONSERVATION CONTRACT BY AND BETWEEN THE ESTATE OF EMILY E. SAWDAY, DECEASED, AND THE COUNTY OF SAN DIEGO, RECORDED 02/28/1973, AS DOCUMENT NO. 73-053133, OF THE SAN DIEGO COUNTY RECORDS.

NOTE: AMENDMENT TO LAND CONSERVATION CONTRACT, BY AND BETWEEN ELIZABETH ANNE TULLOCH AND WILLIAM TULLOCH, AND THE COUNTY OF SAN DIEGO, RECORDED 07/23/1919, AS DOCUMENT NO. 1991-0361935, OF THE SAN DIEGO COUNTY RECORDS.

(ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY)

12. RESOLUTION ESTABLISHING MT. LAGUNA AGRICULTURAL PRESERVE NO. 27, RECORDED AS DOCUMENT NO. 73-059995, OF THE SAN DIEGO COUNTY RECORDS.

(ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY)

13. UNRECORDED COMMUNICATIONS SITE LEASE WITH OPTION BY AND BETWEEN TULLOCK FAMILY PARTNERS, L.P., LESSOR, AND BRIAN COOK AND ASSOCIATES, LLC, LESSEE, DATED 09/06/2006.

NOTE: UNRECORDED ASSIGNMENT FROM BRIAN COOK AND ASSOCIATES, LLC, ASSIGNOR, TO CROSS DEVELOPMENT, LLC, ASSIGNEE, DATED 09/24/2007.

NOTE: ASSIGNMENT AND ASSUMPTION AGREEMENT FROM CROSS TOWERS, LLC, ASSIGNOR, TO TELECOM TOWER GROUP, LLC, ASSIGNEE, RECORDED 04/30/2009, AS INSTRUMENT NO. 2009-0225929, OF THE SAN DIEGO COUNTY RECORDS.

NOTE: THE ABOVE ASSIGNMENT AND ASSUMPTION AGREEMENT WAS RE-RECORDED 11/03/2015, AS INSTRUMENT NO. 2015-0574941, OF THE SAN DIEGO COUNTY RECORDS.

(ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY)

14. ROAD EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED 07/28/2010, AS DOCUMENT NO. 2010-0380684, OF THE SAN DIEGO COUNTY RECORDS.

(DOES NOT AFFECT SUBJECT PROPERTY)

15. MEMORANDUM OF TOWER LEASE AGREEMENT BY AND BETWEEN TELECOM TOWER GROUP, LLC, LESSOR, AND VERIZON WIRELESS (VAW) LLC, D/B/A VERIZON WIRELESS, LESSEE, RECORDED 04/06/2017, AS DOCUMENT NO. 2017-0154913, OF THE SAN DIEGO COUNTY RECORDS.

(ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY)

16. MEMORANDUM OF TOWER LEASE AGREEMENT BY AND BETWEEN TELECOM TOWER GROUP, LLC, LESSOR, AND VERIZON WIRELESS (VAW) LLC, D/B/A VERIZON WIRELESS, LESSEE, RECORDED 07/17/2017, AS DOCUMENT NO. 2017-0320653, OF THE SAN DIEGO COUNTY RECORDS.

(ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY)

LEASE AREA DESCRIPTION

THAT PORTION OF TRACT 44 ACCORDING TO UNITED STATES GOVERNMENT INDEPENDENT RE-SURVEY, APPROVED MAY 23, 1921, BEING ALSO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 17 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 44;

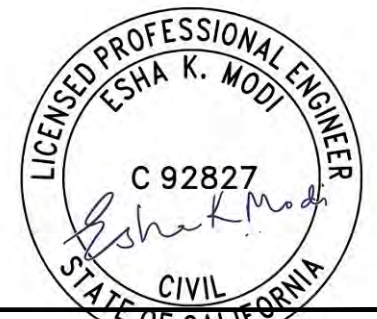
THENCE SOUTH 89° 38' 09" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 44, 150.00 FEET;

THENCE SOUTH 00° 10' 46" WEST, DEPARTING SAID NORTHERLY LINE, 156.80 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4;

THENCE NORTH 89° 52' 58" WEST, ALONG SAID SOUTHERLY LINE, 77.37 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 80 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1850.00 FEET, THE CENTER OF WHICH BEARS NORTH 40° 57' 50" EAST;

THENCE ALONG SAID RIGHT-OF-WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 03° 03' 03", AN ARC LENGTH OF 98.50 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT 44;

THENCE NORTH 00° 18' 33" EAST, ALONG SAID WESTERLY LINE, 91.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.487 ACRES (21,217 SQUARE FEET) OF LAND MORE OR LESS.



INSITE SITE NAME: CAMERON
 SITE #: CA105 Expires: 12/31/2023
 SAN DIEGO COUNTY, CALIFORNIA
 Digitally Signed: 2023-10-20

SURVEY WORK PERFORMED BY:

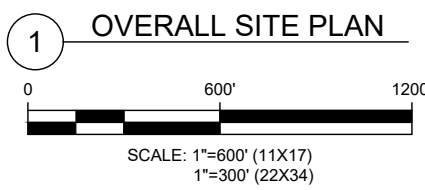
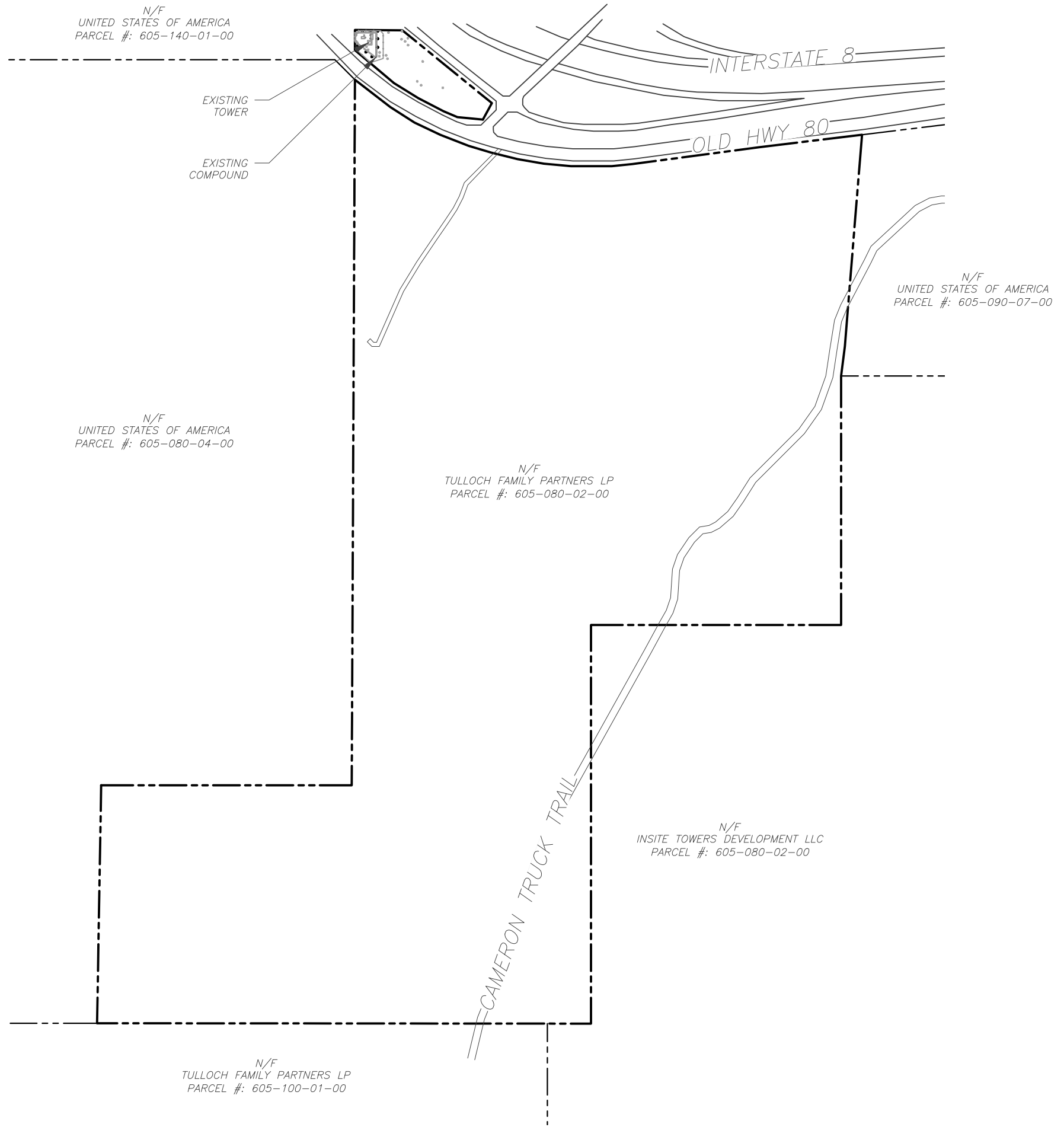
NVS
 Transaction Services 1-800-SURVEYS (787-8397)
 3550 W. Market Street, Suite 200, Akron, Ohio 44333
 www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
 SURVEYING, INC. 13430 NW 104th Terrace, Suite A
 Alachua, FL 32815
 (888) 418-0500
 (388) 462-9886 Fax
 WWW.GEOLINEINC.COM

- NOTES:
1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
 2. BOUNDARY INFORMATION OBTAINED FROM: DATATREE ONLINE GIS



AMERICAN TOWER®
ATC TOWER SERVICES, LLC
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	09/13/22
1	ADDED OSP	EB	03/09/23

ATC SITE NUMBER:
209709

ATC SITE NAME:
CAMERON

SITE ADDRESS:
 31906 OLD HIGHWAY 80
 CAMPO, CA 91962

SEAL:

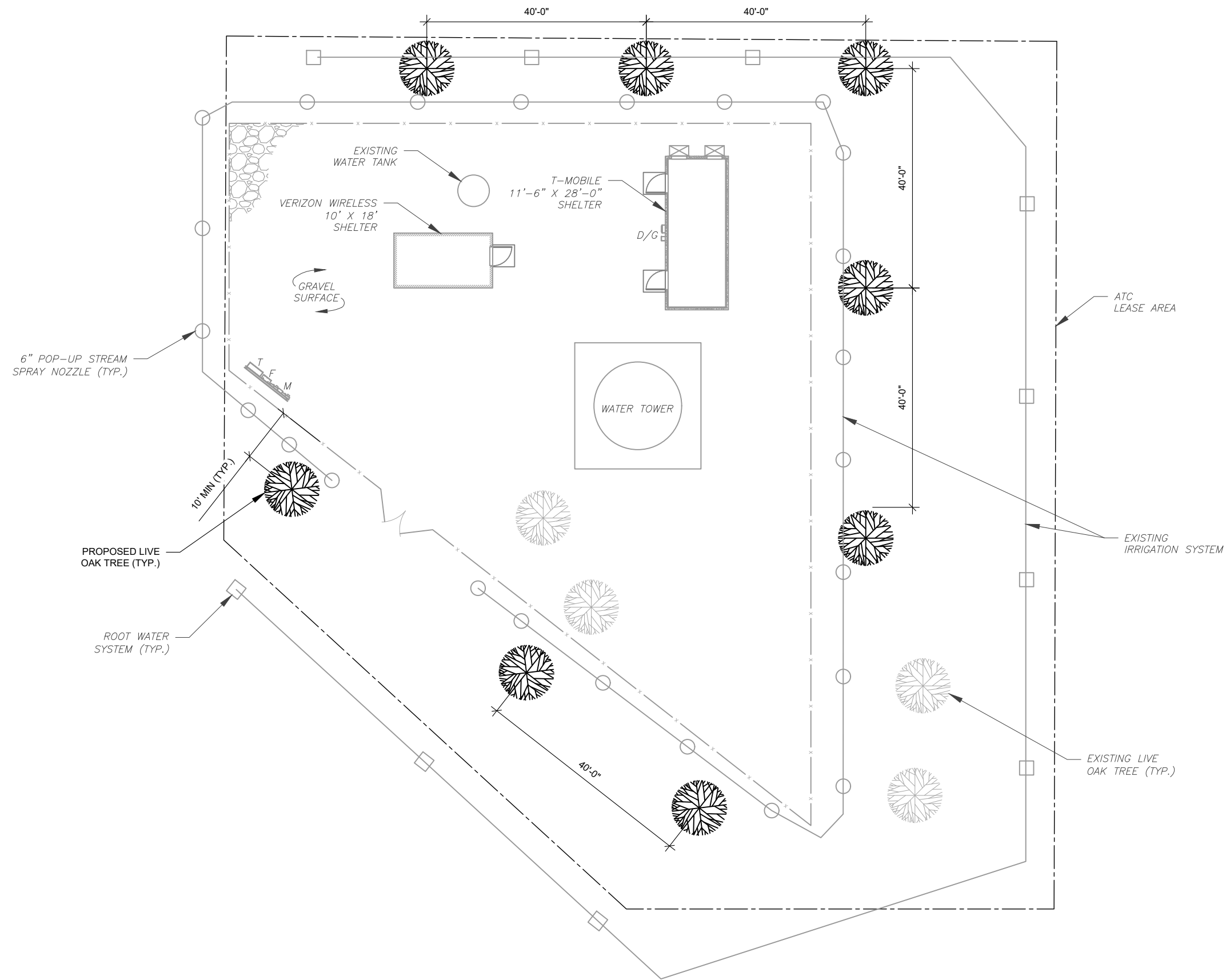
Expires: 12/31/2023

Digitally Signed: 2023-10-20

DATE DRAWN:	09/13/22
ATC JOB NO:	14132217_E1

OVERALL SITE PLAN

SHEET NUMBER: C-001	REVISION: 1
-------------------------------	-----------------------



1 PLANTING PLAN
 SCALE: 1"=20' (11X17)
 1"=10' (22X34)



AMERICAN TOWER®
ATC TOWER SERVICES, LLC
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
2	ADDED PLANTING PLAN	AP	10/18/23

ATC SITE NUMBER:
209709
 ATC SITE NAME:
CAMERON

SITE ADDRESS:
 31906 OLD HIGHWAY 80
 CAMPO, CA 91962



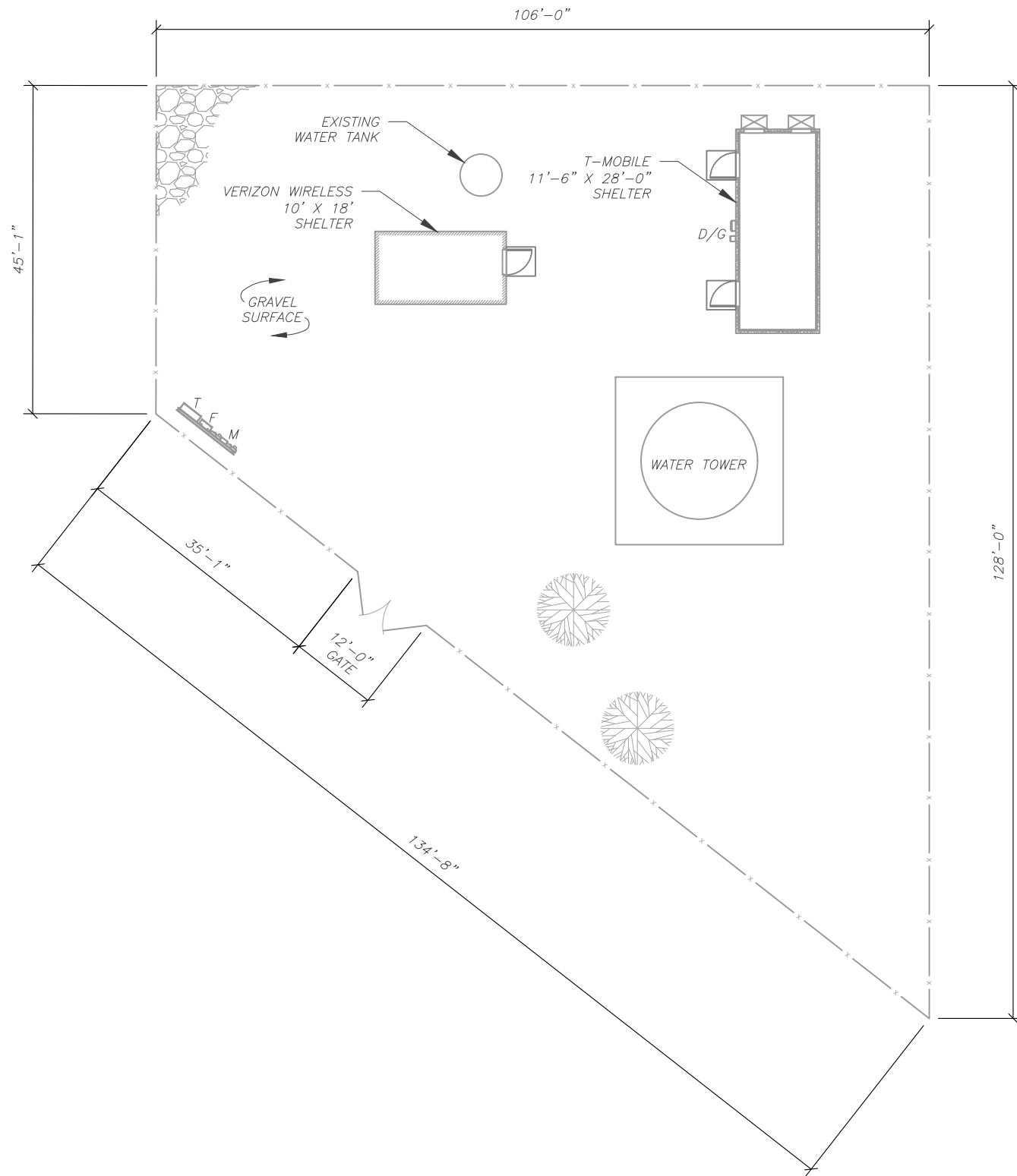
Expires: 12/31/2023

Digitally Signed: 2023-10-20

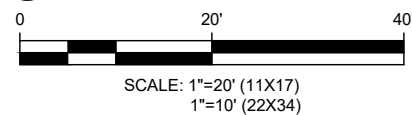
DATE DRAWN:	09/13/22
ATC JOB NO:	14132217_E1

PLANTING PLAN

SHEET NUMBER:
C-002
 REVISION:
2



1 DETAILED SITE PLAN

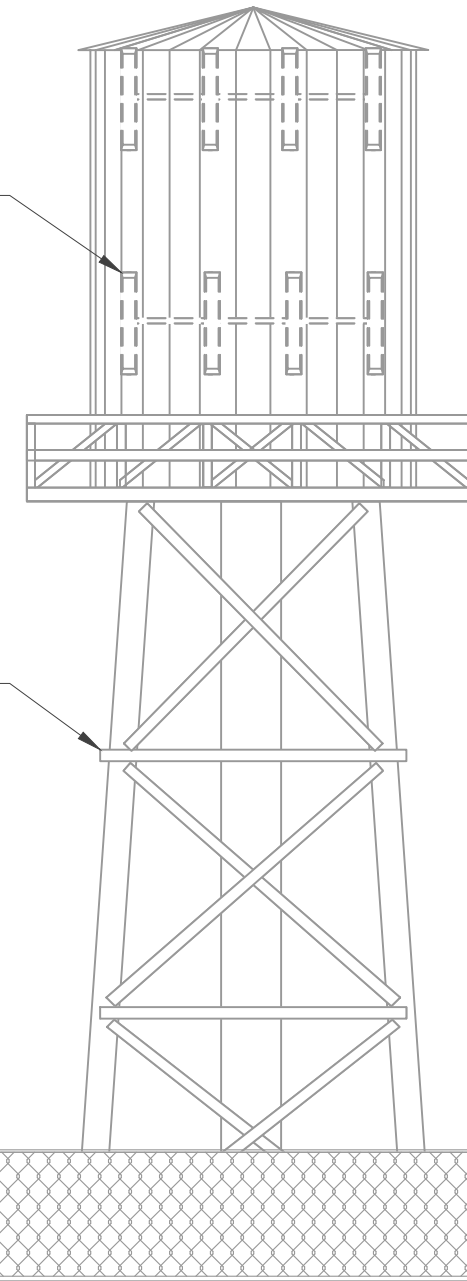


TOP OF EXISTING TOWER
ELEV. 62.3'

CARRIER ANTENNA
CONCEALED WITHIN
FAUX WATER TANK

EXISTING TOWER
CONCEALED AS A
FAUX WATER TANK

GRADE LEVEL
ELEV. 0'



2 TOWER ELEVATION

SCALE: NOT TO SCALE

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	09/13/22
1	ADDED OSP	EB	03/09/23

ATC SITE NUMBER:
209709

ATC SITE NAME:
CAMERON

SITE ADDRESS:
31906 OLD HIGHWAY 80
CAMPO, CA 91962

SEAL:



Expires: 12/31/2023

Digitally Signed: 2023-10-20

DATE DRAWN: 09/13/22
 ATC JOB NO: 14132217_E1

**DETAILED SITE PLAN &
 TOWER ELEVATION**

SHEET NUMBER: **C-102**
 REVISION: **1**

Copyright © 2016 ATC IP, LLC. All Rights Reserved.




**Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.**

**For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.**

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN




**Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.**

**For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.**

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

ATC RF WARNING AND FCC NUMBER SIGN

FCC TOWER REGISTRATION #


NOT REQUIRED

Posting of sign required by law

ATC STAND-ALONE FCC TOWER
REGISTRATION SIGN



EXISTING SIGNAGE PHOTO



NOTICE

**GUIDELINES FOR WORKING IN
RADIOFREQUENCY ENVIRONMENTS**

- ⚠ All personnel should have electromagnetic energy (EME) awareness training.
- ⚠ All personnel entering this site must be authorized.
- ⚠ Obey all posted signs.
- ⚠ Assume all antennas are active.
- ⚠ Before working on antennas, notify owners and disable appropriate transmitters.
- ⚠ Maintain minimum 3 feet clearance from all antennas.
- ⚠ Do not stop in front of antennas.
- ⚠ Use personal RF monitors while working near antennas.
- ⚠ Never operate transmitters without shields during normal operation.
- ⚠ Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN



SITE NAME : CAMERON
SITE NUMBER : CA-209709
FCC REGISTRATION # : NOT REQUIRED

FOR LEASING INFORMATION: 877-282-7483
877-ATC-SITE

FOR EMERGENCIES CALL: 877-518-6937
877-51-TOWER

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

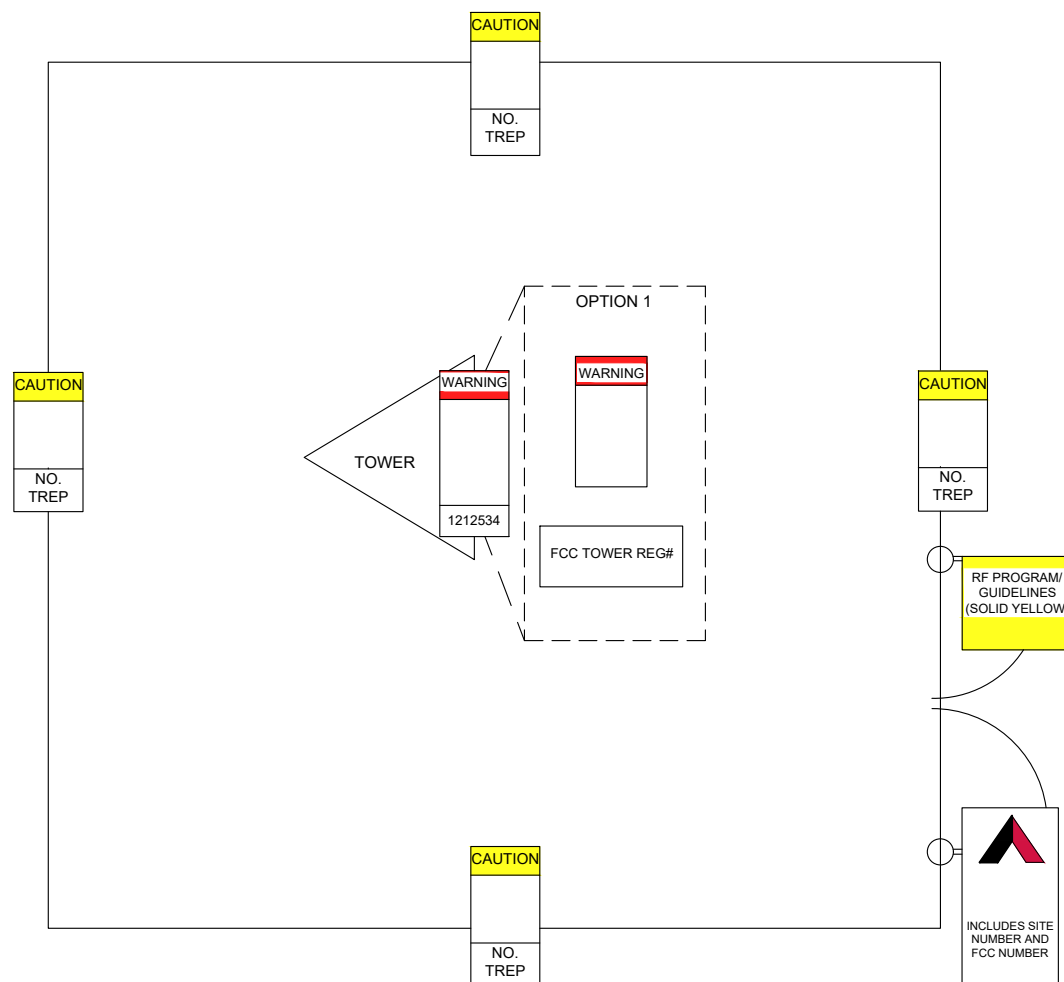
REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.



AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	09/13/22

ATC SITE NUMBER:
209709

ATC SITE NAME:
CAMERON

SITE ADDRESS:
31906 OLD HIGHWAY 80
CAMPO, CA 91962

SEAL:



Expires: 12/31/2023

Digitally Signed: 2023-10-20

DATE DRAWN:	09/13/22
ATC JOB NO:	14132217_E1

SIGNAGE

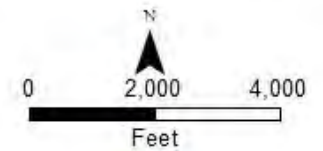
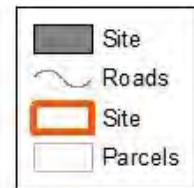
SHEET NUMBER: C-501	REVISION: 0
-------------------------------	-----------------------

Vicinity Map

Lake Morena / Campo
Subregional Plan Area



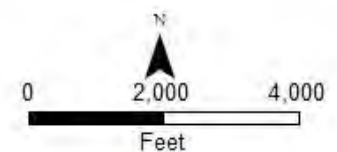
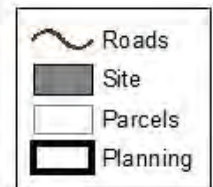
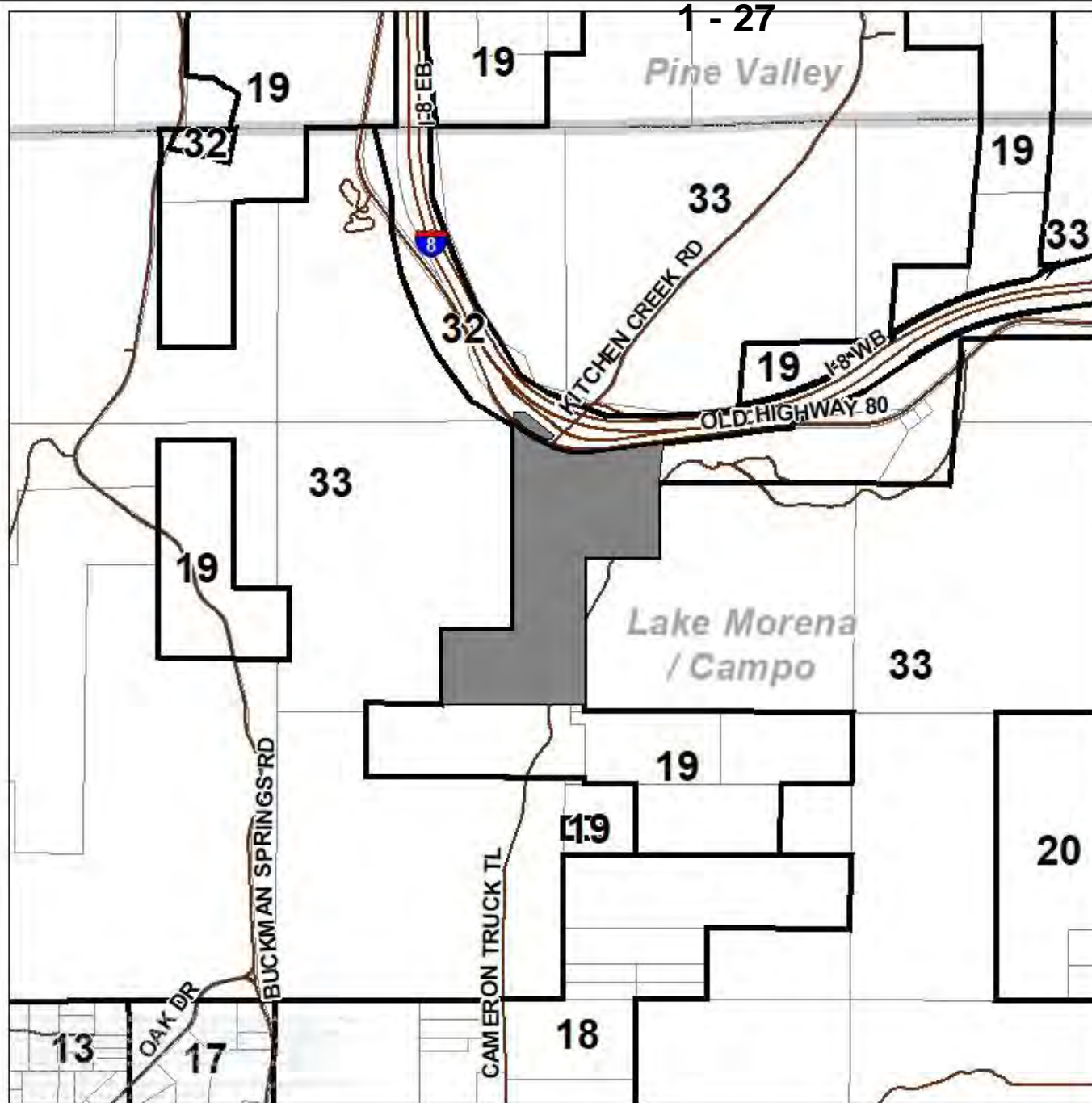
1:3,500,000



General Plan

*Lake Morena / Campo
Subregional Plan Area*

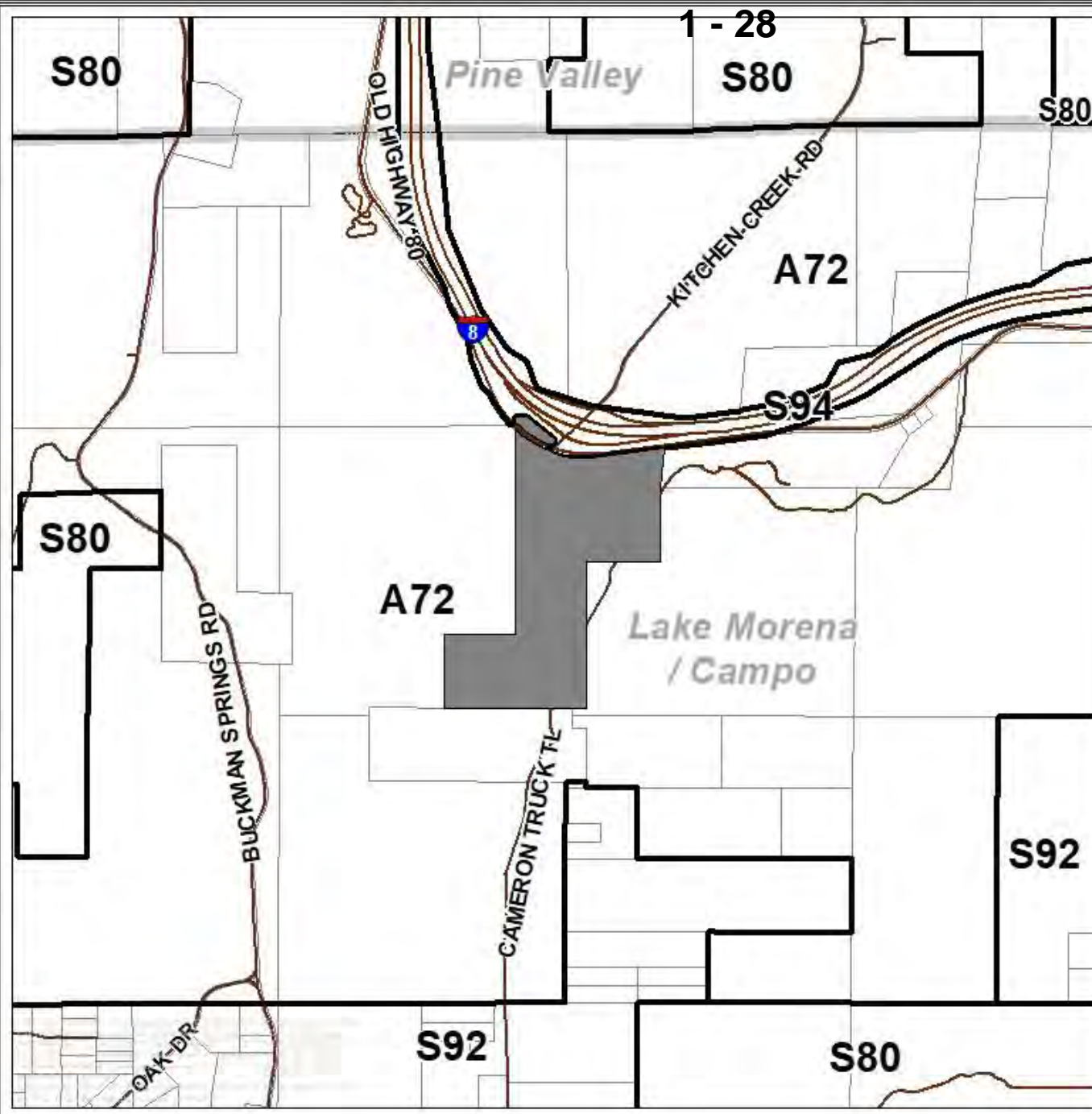
- (13) Semi-Rural Residential (SR-4)
- (17) Semi-Rural Residential (SR-10)
- (18) Rural Lands (RL-20)
- (19) Rural Lands (RL-40)
- (20) Rural Lands (RL-80)
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands



Zoning

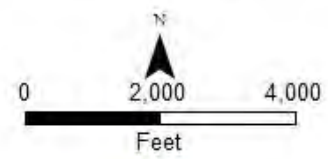
Lake Morena / Campo
Subregional Plan Area

- A72 - General Agricultural
- S80 - Open Space
- S92 - General Rural
- S94 - Transportation/Utility Corridor



Legend:


- Roads
- Site
- Parcels
- Zoning




ATC Cameron Wireless Facility
PDS2022-MUP-04-019W1

Lake Morena / Campo
Subregional Plan Area

~ Roads
□ Site

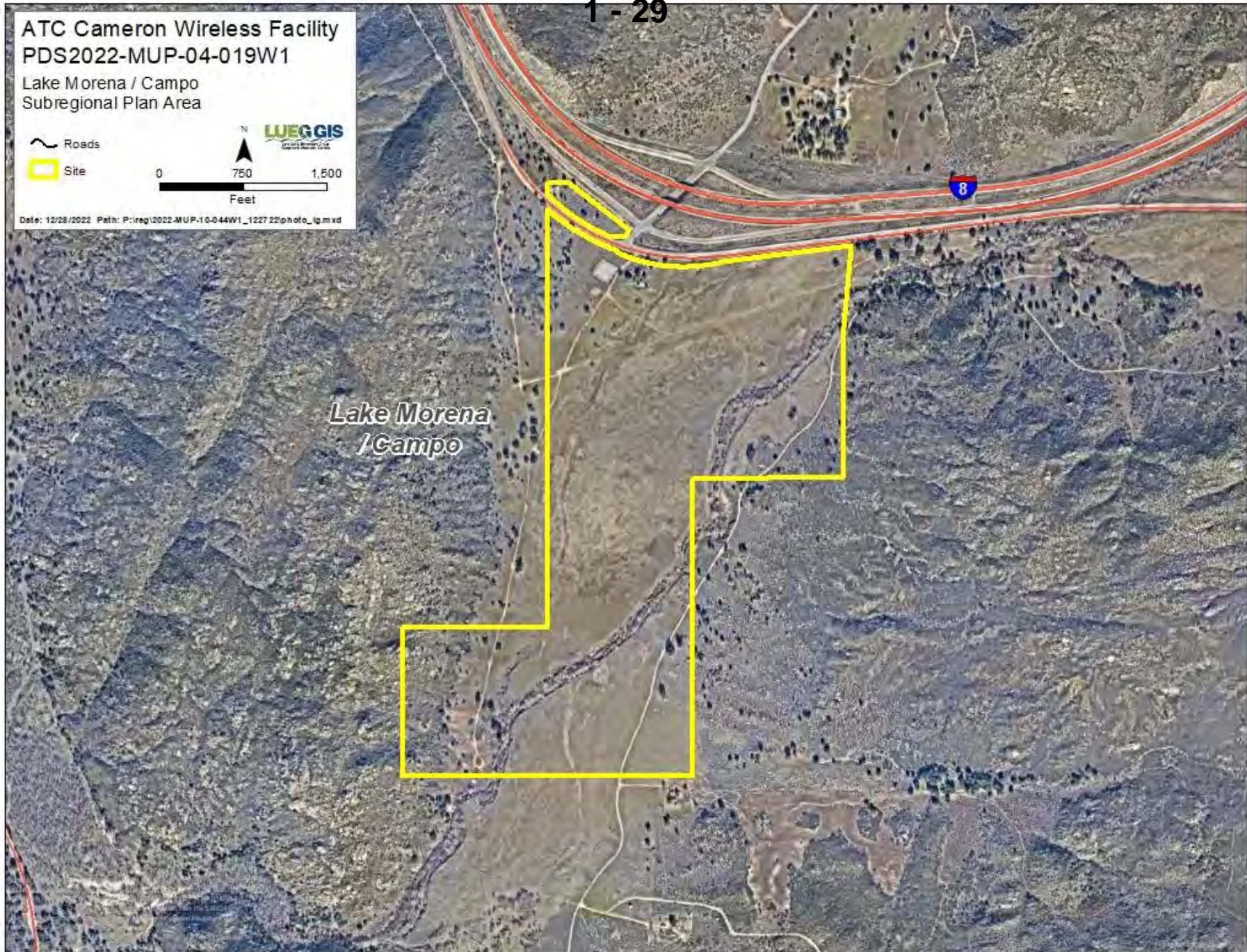


0 750 1,500
Feet



Date: 12/28/2022 Path: P:\reg\2022-MUP-10-044W1_122722\photo_lg.mxd

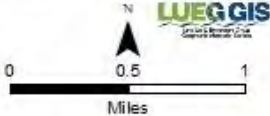
Lake Morena / Campo



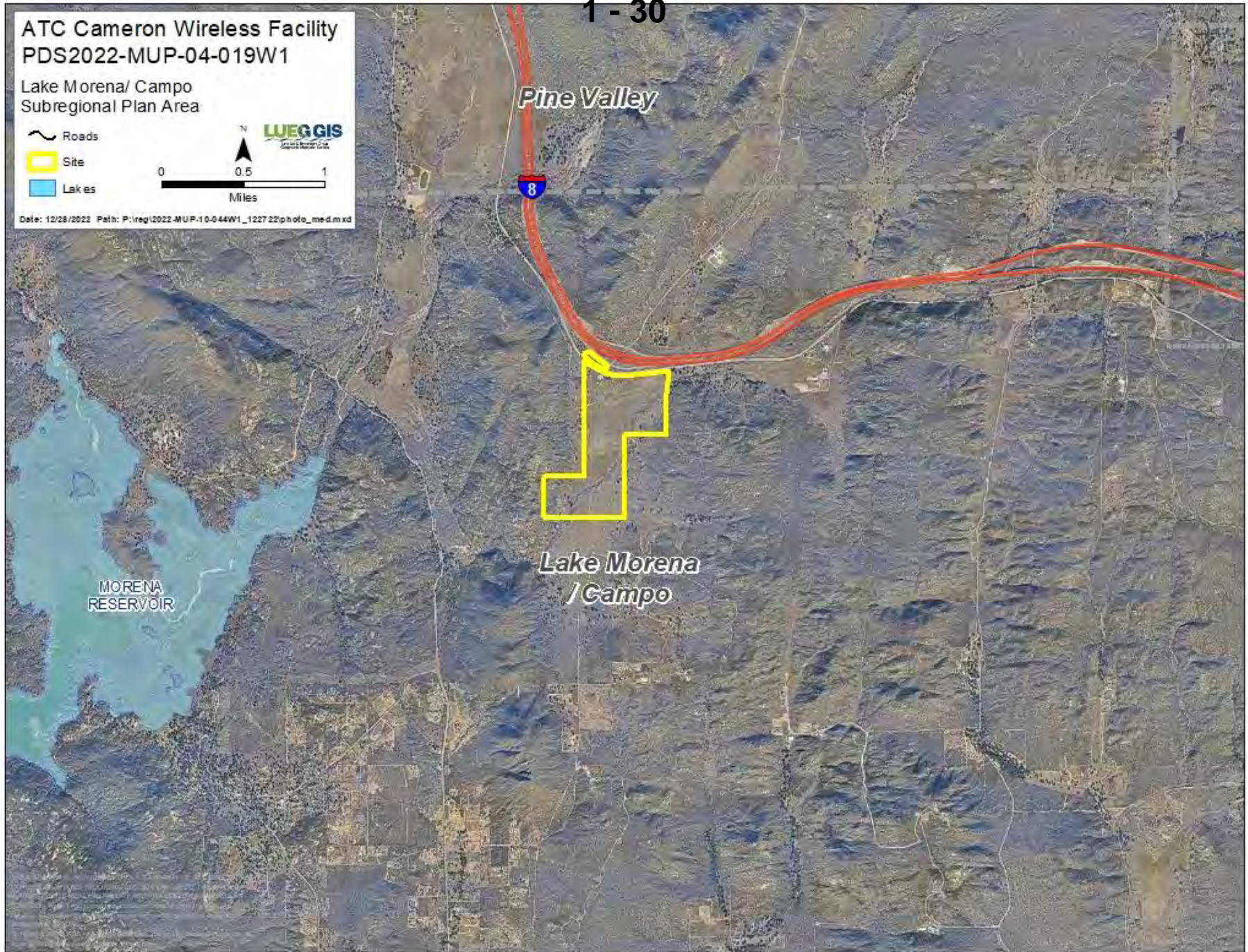
**ATC Cameron Wireless Facility
PDS2022-MUP-04-019W1**

Lake Morena/ Campo
Subregional Plan Area

-  Roads
-  Site
-  Lakes



Date: 12/28/2022 Path: P:\reg\2022-MUP-10-044W1_122722\photo_med.mxd



ATC Cameron Wireless Facility

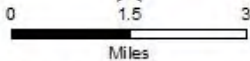
PDS2022-MUP-04-019W1

Lake Morena / Campo
Subregional Plan Area

Roads

Site

Lakes



Date: 12/28/2022 Path: P:\reg\2022-MUP-10-044W1_122722\photo_sm.mxd

Pine Valley

Mountain
Empire



MORENA
RESERVOIR

Jamul

BARRETT
LAKE



Lake Morena
/ Campo

Boulevard

Potrero



Tecate

Baja
California
Mexico

ATC Cameron Wireless Facility
PDS2022-MUP-04-019W1
2 Mile Radius

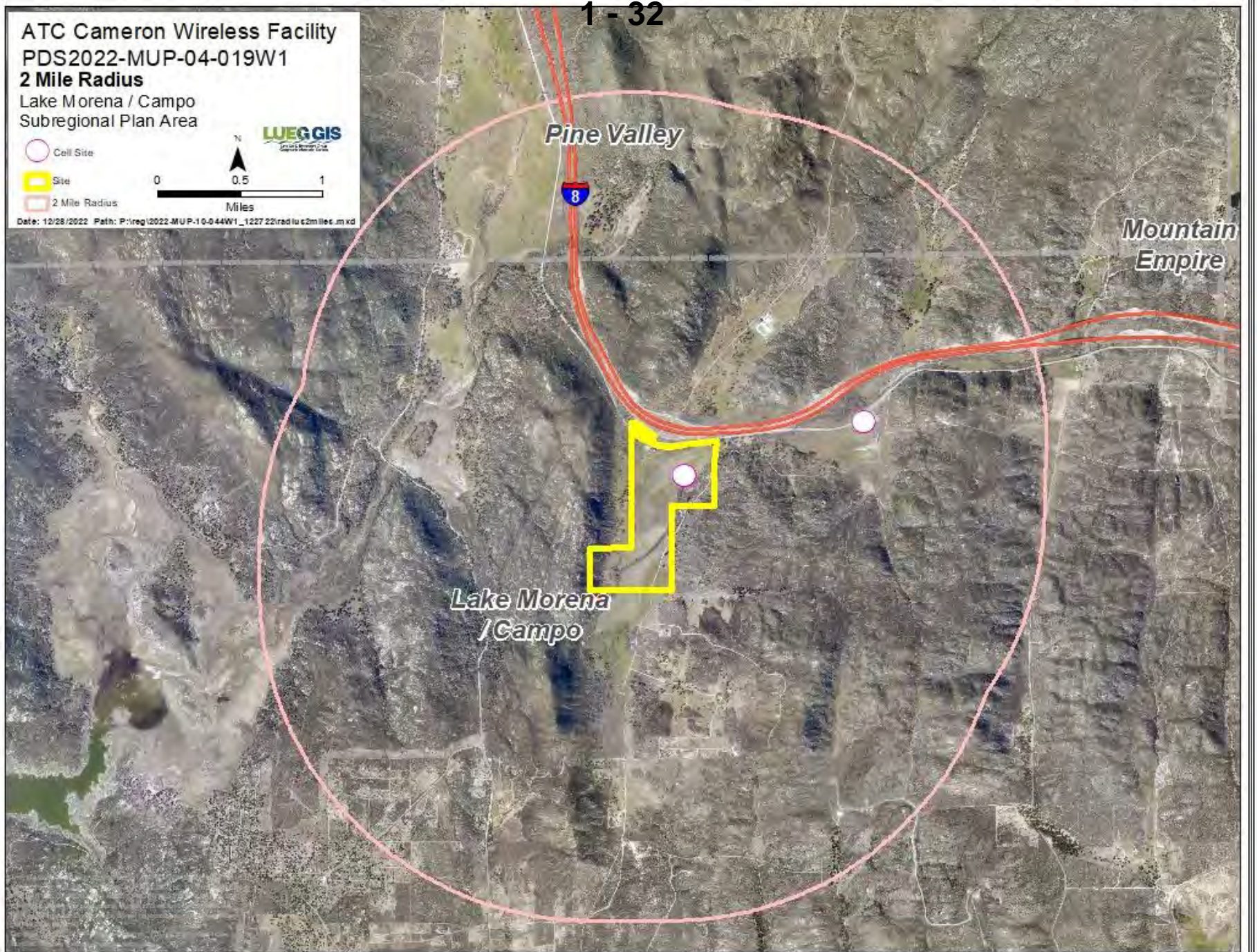
Lake Morena / Campo
Subregional Plan Area

 Cell Site
Site
2 Mile Radius

 N
0 0.5 1
Miles

 LUEGGIS
Landscape & Urban Planning




Date: 12/28/2022 Path: P:\reg\2022-MUP-10-044W1_122722\rad\rc2miles.mxd




1 - 34

**ATC Cameron Wireless Facility
PDS2022-MUP-04-019W1**

Lake Morena/ Campo
Subregional Plan Area

 Roads
 Site
 Lakes


 0 0.5 1
 Miles

WEGGIS
Water & Energy GIS

Date: 12/28/2022 Path: P:\reg\PD 2022-MUP-04-019W1_122722\photo_med.mxd

Pine Valley



Lake Morena / Campo



MORENA
RESERVOIR

This document is the property of the City of Cameron. It is to be used for the purposes stated in the title and is not to be distributed, copied, or otherwise used without the express written permission of the City of Cameron. All rights reserved.

ATC Cameron Wireless Facility

PDS2022-MUP-04-019W1

Lake Morena / Campo
Subregional Plan Area

Roads

Site

Lakes



LU EG GIS

Date: 12/28/2022 Path: P:\reg\2022-MUP-10-044W1_122722\photo_sm.mxd

Pine Valley

Mountain Empire

Jamul

MORENA RESERVOIR

BARRETT LAKE



Lake Morena / Campo

Boulevard

Potrero



Tecate

Baja California Mexico

Attachment B – Form of Decision
Approving PDS2022-MUP-04-019W1



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

COMMISSIONERS

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

March 22, 2024

PERMITTEE: PLANCOM INC ON BEHALF OF ATC SEQUOIA LLC
MAJOR USE PERMIT: PDS2022-MUP-04-019W1
E.R. NUMBER: PDS2022-ER-01-21-006B
PROPERTY: 31906 OLD HIGHWAY 80, PINE VALLEY WITHIN THE CAMPO LAKE MORENA COMMUNITY PLAN AREA WITHIN THE UNINCORPORATED COUNTY OF SAN DIEGO
APN: 605-080-02-00

DECISION OF THE PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION (3300-04-019)

GRANT, as per plot plan and elevations dated September 28, 2009 as received by the Department of Planning and Land Use, consisting of seven sheets, as amended and approved concurrently herewith, a Major Use Permit, pursuant to Section 6980 of the Zoning Ordinance, for a wireless telecommunication facility with capacity for four service providers that consists of up to four antenna arrays mounted on a 60-foot high faux water tank, four associated equipment cabinets (up to 10 feet high x 28 feet long x 11.5 feet wide), within an approximate 105-foot by 138-foot area surrounding by a 6-foot high chain link fence.

MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-04-019W1)

This Major Use Permit Modification for MUP-04-019 consists of eight (8) sheets including plot plan and elevations dated October 10, 2023. This permit consists of the renewal, continued use, and maintenance of an existing wireless telecommunication facility. The existing facility includes a 60-foot-tall faux water tower and supporting equipment cabinets. The footprint of the existing lease area is not expanding, and the location of the faux water tower will remain the same. This permit is pursuant to Sections 6985, 6986 and 7378 of the Zoning Ordinance.

The wireless telecommunication facility is considered "high visibility" and is located within a "rural zone." Therefore, pursuant to Section 6985(C)(11) of the Zoning Ordinance, this Major Use Permit Modification shall have a maximum term of 15 years (ending March 22, 2039 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 **March 22, 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 (3300-04-019)

The following conditions are imposed with the granting of this Major Use Permit:

The applicant shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every 12 months, to determine if the applicant is complying with all terms and conditions for the Major Use 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 12 months until the County determines the applicant is in compliance.

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

- A. Prior to obtaining any building or other permit pursuant to this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:
 - 1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works.
 - 2. Access to the project site shall be improved per San Diego County policies and regulations, unless evidence is provided to the Department of Planning and Land Use (DPLU) showing that project access is in compliance with the March 21, 2000 County of San Diego Cellular Facilities Standards for Fire Protection (FP-2).
 - 3. Obtain an excavation permit from the County Department of Public Works for any undergrounding and/or relocation of utilities within the County right-of-way.
 - 4. A grading permit will be required prior to commencing of the grading where quantities exceed 200 cubic yards of material and/or cuts or fills are five feet (5') or more in height per criteria of Section 87.201 of the County Zoning and Land Use Regulations.
 - 5. Provide three (3) Coast Live Oak trees on the south western property line facing Old Highway 80, one on the west side of the driveway and the remaining two, spaced 40 feet on center, on the east side of the driveway. Trees shall be located on private property at 40 feet on center. Trees shall be located a minimum of 10

feet from the perimeter fencing. All trees shall be 24-inch boxed containers. Provide photographic proof that all required vegetation has been installed and that plantings are being watered on a regular basis either by hand or by an automatic irrigation system.

6. Furnish the Director of Planning and Land Use a letter from the Director of the Department of Public Works stating Conditions A.1 through A.4 have been complied with to that Department's satisfaction.

B. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:

1. Prior to use of the facility, submit evidence, such as photos, to the satisfaction of the Director of Planning and Land Use to show proof that the facility is in conformance with photo simulations provided pursuant to Section 6984(B) of the Zoning Ordinance and that the vegetation required per Condition A.5 has been installed and maintained.

2. Comply with street lighting requirements as follows:

- a) Transfer the property subject to P04-019 into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer.

3. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating Conditions A.1 through A.4 and Condition B.2 have been completed to that department's satisfaction.

C. The following conditions shall apply during the term of the Major Use Permit:

1. The applicant shall maintain the appearance of the facility and associated equipment shelter, as depicted in photo simulations in file O04-019, for the duration of the facility's operation and remove same upon termination of use.
2. 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.
3. All landscaping shall be maintained at all times and shall be promptly replaced if not successful.
4. All wireless telecommunications sites shall be kept clean and free of litter.
5. All equipment cabinets shall display a legible operator's contact number for reporting maintenance problems.

6. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunication facility shall notify the County of such intention no less than 60 days prior to the final day of use.
 7. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first.
 8. 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.
 9. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner.
 10. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition can remain.
 11. Comply with all applicable stormwater regulations at all times. 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 (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 1 acre require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
 12. DEFENSE OF LAWSUITS AND INDEMNITY: The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County, its agents, officers or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.
 13. Noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.
 14. Equipment cabinets and antenna structures shall be secured to disallow unauthorized access.
- D. This Major Use Permit shall expire on December 1, 2008 at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of the Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

CONDITIONS FOR MAJOR USE PERMIT MODIFICATION (MUP-04-019W1)

SPECIFIC CONDITIONS FOR MAJOR USE PERMIT MODIFICATION PDS2022-MUP-04-019W1: 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 Major Use Permit (3300-04-19) 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: *(Within 180 days of approval or prior to the approval of any plan, issuance of any permit, prior to occupancy or use of the premises in reliance of this permit, whichever occurs first.)*

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

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

3. **ROADS#1-SIGHT DISTANCE**
INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified.
DESCRIPTION OF REQUIREMENT:

A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is 567 feet of unobstructed intersectional sight distance in the eastbound (EB) direction and 679 feet of unobstructed intersectional sight distance in the westbound (WB) direction(s) from the existing access road onto **Old Highway 80** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of 560 feet for the eastbound (EB) direction and 640 feet for the westbound (WB) direction as described in Table 5 based on a speed of 56 mph and 64 mph, respectively, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

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

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

OCCUPANCY: (Within 270 days or prior to any occupancy, final grading release, or use of the premises in reliance of this permit, whichever occurs first.)

4. GEN#3-INSPECTION FEE

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

5. PLN#1- PHOTO SIMULATION: [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 **10/25/2023** 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. **TIMING:** Prior to any occupancy, final grading

release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations

6. PLN#2–SITE CONFORMANCE (WIRELESS)

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved plot plans including landscaping (See Condition A.5. from 3300-04-019). **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans including landscaping (See Condition A.5. from 3300-04-019). Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the approved plot plans.

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

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes but is not limited to: installing all required design features, installing and planting landscaping (See Condition A.5. from 3300-04-019), painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

8. HAZ#1–HEALTH AND SAFETY PLAN

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

HMD] shall verify and approve all compliance with this condition.

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

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

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 (See Condition A.5. 3300-04-019) and all lighting wall/fencing. Failure to conform to the approved plot plan(s) is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

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

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

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations dated 10/25/2023. 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.

11. **ROADS#2-SIGHT DISTANCE**

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:**

There shall be a minimum unobstructed sight distance of 560 feet for the eastbound (EB) direction and 640 feet for the westbound (WB) direction along **Old Highway 80** from the project driveway openings for the life of this permit.

DOCUMENTATION: A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

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

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 ([County of San Diego Noise Ordinance](#)), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: 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.

.....

MAJOR USE PERMIT FINDINGS FOR PDS2022-MUP-04-019W1

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 60-foot-tall faux water tower with associated equipment. The view of motorists and residents in the surrounding area would be minimized due to existing topography and vegetation. The water tower is designed to be consistent with the surrounding rural community. The view of the existing associated equipment is minimized due to the existing mature vegetation and trees on the project site. As a result, the water tower and associated equipment are well integrated and would not result in any negative visual impacts and contribute to the harmony, scale, bulk, and coverage.

Scale and Bulk:

The surrounding land uses of the project site consists of vacant land and agricultural uses, with the most prominent use being Interstate 8. The photo simulations illustrate that the wireless telecommunication facility and equipment shelter are designed to minimize impacts to adjacent roadways. Because the majority of the surrounding land is vacant, there are few structures to compare the project to. The wireless telecommunication equipment includes a 60-foot-tall faux water tower with a rustic and agricultural character that is consistent with the area. The scale and bulk of the water tank are that of agricultural/rural tank (narrow, tall, and mounted on a lattice structure) compared to modern tanks in urban areas that are often large, wide, and located on hillsides or hilltops. Further, there are a number of oak trees surrounding the water tank that range in height from approximately 20 to 40 feet. These trees are of a similar scale and bulk as the water tank and although they are not structures, their proximity to the proposed project will soften its contrast to surrounding undeveloped land.

The equipment cabinets will be a scale and bulk that will not dominate the landscape and surrounding area because they are low to the ground (10 feet high or less) which is lower than most of the surrounding oak trees. Also, their scale and bulk will be similar to the vehicles and trucks passing on the surrounding roads. Further, the scale and bulk of the cabinets will be reduced by the vegetation that surrounds the site. 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 245 acres in size. The compound covers less than one fourth of an acre and the footprint of the structures covers approximately 225 square feet for the water tank and approximately 200 and 300 square feet for each of the equipment cabinets. In comparison, Old Highway 80 runs along the north side of the project site and is hundreds of feet wide. Therefore, considering the size of the lease area, subject parcel, and nearby improvements, the continued operation of the telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area 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 San Diego County Fire Protection District. The District has certified availability of fire protection for the project. The project does not require water or sewer services and does not involve the siting of schools. 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 character of the project site and surrounding area is rangeland and rural. There are no residences in the immediate vicinity, so potential harmful effects are minimal. The existing facility includes a faux water tower with a rural/agricultural look for consistency with the surrounding area.

The project is not proposing any additional equipment that would generate noise. 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 to four maintenance trips per month and would utilize an existing gravel driveway off of Old Highway 80 for access. Existing parking is available on the property. The use associated with this MUP Modification would be compatible with the existing nature of the area because the number of maintenance trips will not substantially alter the expected traffic or the physical character of Old Highway 80 and the surrounding road network.

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 or removal of oak trees. The project, as designed, would blend into the intervening topography and existing vegetation, 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 Rural Regional Category, and the Land Use Designation is Rural Lands (RL-40) The project is within the Mountain Empire Subregional Plan and the Campo Lake Morena 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, as the proposed project is compatible with the existing development and community character, and the project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location where feasible. Additionally, the

view of the project is minimized from two Scenic Highways as identified in the County of San Diego General Plan due to intervening topography, distance, and mature trees.

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

Pursuant to Section 15164 of the State CEQA Guidelines, the project complies with the California Environmental Quality Act and State and County CEQA Guidelines because the project has completed a Negative Declaration dated October 12, 2006 which is on file with the Planning and Development Services Department as Environmental Review No. 01-021-006A.

WIRELESS TELECOMMUNICATION FINDINGS

The project is in a non-preferred location in a non-preferred zone. Pursuant to Section 6986.B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternative site analysis and discussed preferred locations in the area and why they were not technologically or legally feasible. Pursuant to Section 6986.C of the Ordinance, the applicant has provided a well-designed facility as that of a faux water tower. Due to the camouflaging of the facility and lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable and compatible with the character of the community.

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).*

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

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

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations.*

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. 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

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. 10631, adopted November 29, 2019.

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

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

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County road rights-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 road rights-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, Land Development Counter] and provide a copy of the receipt to the [PDS, Building Division Technician] at time of permit issuance.

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

Address all correspondence regarding this matter to PDS Land Development Teams, 5510 Overland Avenue, Suite 310 (MS O650), San Diego, California 92123.

Any personal inquiries or submittals should be made at the Land Development Counter, 5510 Overland Avenue, Suite 110 (MS O650), San Diego, California 92123.

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

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

Jill Cleveland OBO ATC Sequoia LLC, Applicant
Campo Lake Morena CPG
Angelica Truong, Planning Manager, Planning & Development Services

Attachment C – Environmental Documentation



County of San Diego

PLANNING & DEVELOPMENT SERVICES
 5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
 PHONE (858) 694-2962 FAX (858) 694-2555
www.sdcountry.ca.gov/pds

AN ADDENDUM TO THE PREVIOUSLY ADOPTED NEGATIVE DECLARATION FOR PURPOSES OF CONSIDERATION OF PDS2022-MUP-04-019W1

March 22, 2024

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent Negative Declaration have occurred.

There are some minor changes and additions, which need to be included in an Addendum to the previously adopted Negative Declaration to accurately cover the new project. The additions are underlined and deletions are struck out. The changes and additions consist of the following:

1. To the Project Name add: ATC Cameron Wireless Telecommunications Facility Major Use Permit Modification
2. To the Project Number(s) add: PDS2022-MUP-04-019W1; PDS2022-ER-01-21-006B
3. To the first paragraph add as indicated: The Negative Declaration for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated March 22, 2024, which includes the following forms attached.
 - A. An Addendum to the previously approved Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated March 22, 2024.
 - B. An Ordinance Compliance Checklist



County of San Diego

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

March 22, 2024

Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF ATC Cameron Wireless Telecommunication Facility PDS2022-MUP-04-019W1; PDS2022-ER-01-21-006B

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified Environmental Impact Report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously adopted ND:

A ND for Cameron Corners, 3300-04-019; Log No. ER01-021-006A was adopted by the San Diego County Planning Commission on December 1, 2006. The adopted ND found the project would not require any mitigation measures.

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

- a. Contact Hayley Makinster, Land Use/Environmental Planner
- b. Phone number: (619) 629-4434
- c. E-mail: Hayley.Makinster@sdcounty.ca.gov

3. Project applicant's name and address:

Applicant Contact Information:

- a. Contact Jill Cleveland, Project Manager
- b. Phone number: 760-420-4833
- c. E-mail: jill.cleveland@plancominc.com

4. Summary of the activities authorized by present permit/entitlement application(s):

Major Use Permit 3300-04-019 authorized the installation and operation of a 60-foot-tall faux water tower with a capacity for four service providers consisting of up to four (4) antenna arrays. The associated equipment consists of up to four (4) equipment cabinets within an approximate 105-foot by 138-foot area surrounded by a 6-foot-high chain link fence. Only 2 equipment shelters currently exist. Major Use Permit Modification MUP-04-019W1 will renew the use permit. No new equipment is proposed.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

NO

The proposed project is for a Major Use Permit Modification to continue operating and maintaining an existing wireless telecommunication facility. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

NONE

I. Aesthetics

II. Agriculture and Forest Resources

III. Air Quality

IV. Biological Resources

V. Cultural Resources

VI. Energy

VII. Geology and Soils

VIII. Greenhouse Gas Emissions

IX. Hazards and Hazardous Materials

X. Hydrology and Water Quality

XI. Land Use and Planning

XII. Mineral Resources

XIII. Noise

XIV. Population and Housing

XV. Public Services

XVI. Recreation

XVII. Transportation

XVIII. Tribal Cultural Resources

XIX. Utilities and Service Systems

XX. Wildfire

XXI. Mandatory Findings of Significance

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND is adequate with the preparation of an Addendum.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

Signature	March 22, 2024 Date
Hayley Makinster Printed Name	Project Manager Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of an existing 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is visible from Old Highway 80 and Interstate 8, which are Scenic Highways identified in the County of San Diego General Plan.

II. AGRICULTURE AND FORESTRY RESOURCES – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of an existing 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to agriculture and forestry resources.

III. AIR QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive

receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of an existing 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to air quality.

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to biological resources.

V. CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance.

Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to cultural resources.

VI. ENERGY - Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to energy including: resulting in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, and/or conflicts with or obstruct a state or local plan for renewable energy or energy efficiency?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to geology and soils.

VIII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance

with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

NO

In 2006, the State of California passed the Global Warming Solutions Act of 2006, commonly referred to as Assembly Bill (AB 32), which set a GHG emissions reduction goal for the state into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions. Senate Bill (SB) 375, passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing GHG emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing, and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain new requirements under CEQA. The San Diego Association of Governments (SANDAG) has prepared the region’s Sustainable Communities Strategy (SCS) and the 2050 Regional Transportation Plan (RTP) which are elements of the San Diego Forward: The Regional Plan. The strategy identifies how regional GHG reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible. AB 1279 was recently passed in September of 2022 and would declare the policy of the state both to achieve net zero greenhouse gas emissions as soon as possible, but no later than 2045, and achieve and maintain net negative greenhouse gas emissions thereafter, and to ensure that by 2045, statewide anthropogenic greenhouse gas emissions are reduced to at least 85% below the 1990 levels. AB 1279 would require the state board to work with relevant state agencies to ensure that updates to the scoping plan identify and recommend measures to achieve these policy goals and to identify and implement a variety of policies and strategies that enable carbon dioxide removal solutions and carbon capture, utilization, and storage technologies in California, as specified. To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego’s General Plan, adopted in 2011, incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions.

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance.. Emissions associated with projects tend to be primarily generated by use of cars or vehicles for operations of a use. The project will not result in additional trips as the majority of trips associated with the operation of the facility consist of approximately monthly maintenance trips. There are no changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in effects associated with greenhouse gas emissions of compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular facilities. Potential health effects from EMR associated with the project is available from the cellular providers upon request as it is also required from the Federal Communication Commission. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to hazards and hazardous materials.

X. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose

people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. A stormwater intake form and Standard Stormwater Quality Management Plan has been submitted and reviewed for compliance with current standards. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to hydrology and water quality.

XI. LAND USE AND PLANNING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is visible from Old Highway 80 and Interstate 8, which are Scenic Highways identified in the County of San Diego General Plan. Section 6987 of the Zoning

XII. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to mineral resources.

XIII. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The current proposal does not include additional noise generating equipment. Existing noise generating equipment for the facility are enclosed in equipment cabinets. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects associated with noise.

XIV. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to population and housing.

XV. PUBLIC SERVICES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The proposed project does not include expansion of existing facilities to serve the site. The proposed wireless facility is compliant with the FP-2 fire policy. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to public services.

XVI. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to recreation.

XVII. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance.

Since the ND was adopted, SB 743 addressing Vehicle Miles Traveled (VMT) has been adopted. The original ND for the facility is dated prior to July 1, 2020, which is the effective date of VMT. The project will not result in additional trips as the majority of trips associated with the operation of the facility consist of approximately monthly maintenance trips. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to transportation and traffic.

XVIII. TRIBAL CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES

NO

Since the ND was adopted for the original Major Use Permit, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to tribal cultural resources.

XIX. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The project is compliant with the FP-2 fire policy. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to utilities and service systems.

XX. WILDFIRE -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that would result in an increased risk of wildfire to persons or property.

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The proposed Minor Use Permit Modification complies with the Fire Prevention Standards for cellular facilities as outlined in Policy FP-2. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to wildfire.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES

NO

As described in this Addendum, there are no physical changes or changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in any of the mandatory findings of significance. There are no proposed changes to resources as previously identified and analyzed in the adopted ND.

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 60-foot-tall faux water tower. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is visible from Mission Road which is a Scenic Highway

identified in the County of San Diego General Plan. The intent of the project overall is to bring the wireless telecommunication facility into conformance with current standards.

Attachments

- Previous environmental documentation
- Addendum to the previously adopted ND

REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Conservation/Open Space Element of the General Plan (Goal COS-17: Solid Waste Management)

County of San Diego Conservation/Open Space Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 *et seq.*)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES**

FOR PURPOSES OF CONSIDERATION OF

**ATC Cameron Wireless Telecommunication Facility,
PDS2022-MUP-04-019W1; PDS2022-ER-01-21-006B**

March 22, 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 is located outside of the boundaries of the Multiple Species Conservation Program, the project site does 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 (MSCP) and Biological Mitigation Ordinance (BMO)?

YES

NO

NOT APPLICABLE/EXEMPT

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

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

YES

NO

NOT APPLICABLE/EXEMPT

The project involves renewing the use permit for an existing unmanned wireless telecommunication facility, and the project will not have any adverse impact on groundwater quantity because the total project demand will be less than 20,000 gallons per day and the project complies with the San Diego County Groundwater Ordinance.

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 Steep Slope 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.

Floodways and Floodplain Fringe:

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

Steep Slopes:

The average slope for the property is 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 where the wireless telecommunications facility is located. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the proposed wireless facility site.

Therefore, it has been found that the proposed project complies with Section 86.604(f) of the Resource Protection Ordinance.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project site does not contain any archaeological resources. The current project application will be located within the same developed footprint of a wireless telecommunication facility. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES NO NOT APPLICABLE

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

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

YES NO NOT APPLICABLE

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

The project site is zoned General Agriculture (A72) and is subject to a restrictive sound level requirement of a one-hour average 45 dBA limit at the project property line. The current project does not propose any additional noise generating equipment. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required.

1 - 74 NOTICE OF DETERMINATION

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

FROM: County of San Diego
Planning & Development Services, M.S. 0650
Attn: Project Planning Section Secretary
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812

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

Project Name and Number(s): ATC Cameron Wireless Telecommunication Facility, PDS2022-MUP-04-019W1

State Clearinghouse No.:

Project Location: 31906 OLD HIGHWAY 80, CAMPO, CA 91906 in the Campo Lake Morena Community Plan Area within unincorporated San Diego County, APN(s): 605-080-02-00

Project Applicant: Jill Cleveland OBO Insite Tower Development LLC; Address: 16776 Bernardo Center Drive, Unit 203, San Diego CA 92128 Telephone Number: (760) 420-4833

Project Description: The project is a MUP Modification for the renewal of an existing wireless telecommunication facility consisting of a 60-foot-tall faux water tower and associated equipment shelters.

Agency Approving Project: County of San Diego
County Contact Person: Hayley Makinster Telephone Number: (619) 629-4434
Date Form Completed: March 22, 2024

This is to advise that the County of San Diego Planning Commission has approved the above described project on March 22, 2024 and has made the following determinations:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
 A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.
 An Addendum to a previously certified Environmental Impact Report, or to a previously adopted Negative Declaration or Mitigated Negative Declaration, was prepared and considered for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan was was not adopted for this project.

The following determinations are only required for projects with Environmental Impact Reports:

5. A Statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

Project status under Fish and Wildlife Code Section 711.4 (Department of Fish and Wildlife Fees):

- Certificate of Fee Exemption (attached)
 Proof of Payment of Fees (attached)

Fish and Wildlife Code Section 711.4 compliance for the subject project is covered by a previous payment of fees associated with the environmental review conducted for Cameron Corners, 3300-04-019, ER 01-021-006A. See attached receipt.

The Environmental Impact Report or Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Planning & Development Services, Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California.

Date received for filing and posting at OPR: _____

Signature:  Telephone: (619) 629-4434

Name (Print): Hayley Makinster Title: Land Use/Environmental Planner

This notice must be filed with the Recorder/County Clerk within five working days 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 15075 or 15094.

FISH-AND-GAME



1 - 76
NOTICE OF DETERMINATION

019904

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

FROM: County of San Diego
Department of Planning and Land Use, M.S. 0650
Attn: Regulatory Planning Section Secretary
5201 Ruffin Road, Suite B
San Diego, CA 92123

FILED
Gregory J. Smith, Recorder/County Clerk

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812

DEC 07 2006

BY A. Consul
DEPUTY

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

Project Name and Number(s): Cameron Corners, P04-019, ER 01-021-006A
State Clearinghouse No.: n/a
Project Location: 31906 Old Highway 80 at Kitchen Creek Road, Campo, within the Mountain Empire Subregional Planning Area within the unincorporated area of San Diego County
Project Applicant & Phone #: Brian Cook & Associates, 4026 Hawk St. Ste D, San Diego, CA 92103, Attn: Brian Cook, (619) 260-0813
Project Description: The project is a Major Use Permit for a wireless facility consisting of a 60-foot high faux water tank and equipment compound measuring 150'x153'. The facility is proposed to eventually support four wireless providers collocating on the faux water tank, and each to have an individual equipment shelter. Four antennae arrays will be concealed within the upper portion of the tank. A new 16-foot wide access road from Old Highway 80 is proposed.
Agency Approving Project: County of San Diego
County Contact Person: Devon Muto Telephone: (858) 694-3016
Date Form Completed: December 2, 2006

This is to advise that the County of San Diego Planning Commission (County decision-making body) has approved the above described project on December 1, 2006/Item #2 (date/item #) and has made the following determinations:

- 1. The project will will not have a significant effect on the environment.
- 2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
 A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.
- 3. Mitigation measures were were not made a condition of the approval of the project.
- 4. A Mitigation reporting or monitoring plan was was not adopted for this project.

The following determinations are only required for projects with Environmental Impact Reports:

- 5. A Statement of Overriding Considerations was was not adopted for this project.
- 6. Findings were were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

Project status under Fish and Game Code Section 711.4 (Department of Fish and Game Fees):

- Certificate of Fee Exemption (attached)
- Proof of Payment of Fees (attached)

FILED IN THE OFFICE OF THE COUNTY CLERK
San Diego County on DEC 07 2006
Posted DEC 07 2006 Removed JAN 08 2007
Returned to agency on JAN 08 2007
Deputy A. Consul

The Environmental Impact Report or Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Department of Planning and Land Use, Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California.

Date received for filing and posting at OPR: _____

Signature: [Signature] Telephone: (858) 694-3016

Name (Print): Devon Muto Title: Planning Manager

This notice must be filed with the Recorder/County Clerk within five working days 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 15075 or 15094.

Lead Agency: DPLM Date: 9-14-06
 County / State Agency of Filing: County of San Diego Document No.: _____
 Project Title: PO4-019, ER 01121-006A
 Project Applicant Name: Brian Cook & Associates, LLC Phone Number: (619) 260-0813
 Project Applicant Address: 4026 Hawk St. Ste D, San Diego CA 92103
 Project Applicant (check appropriate box): Local Public Agency School District Other Special District
 State Agency Private Entity

CHECK APPLICABLE FEES:

() Environmental Impact Report	\$850.00	\$	_____
(<input checked="" type="checkbox"/>) Negative Declaration	\$1,250.00	\$	<u>1250.00</u>
() Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	_____
() Projects Subject to Certified Regulatory Programs	\$850.00	\$	_____
(<input checked="" type="checkbox"/>) County Administrative Fee	\$25.00	\$	<u>25.00</u>
() Project that is exempt from fees			
TOTAL RECEIVED		\$	<u>1275.00</u>

Signature and title of person receiving payment: [Signature]
 WHITE-PROJECT APPLICANT YELLOW-DFG/FASB PINK-LEAD AGENCY GOLDENROD-STATE AGENCY OF FILING

OFFICIAL CHECK

PAY TO THE ORDER OF *****COUNTY OF SAN DIEGO*****
*****RE: DEPT OF FISH AND GAME NEG. DECLARATION*****
*****One thousand two hundred seventy-five dollars and no cents*****

September 14, 2006

****\$1,275.00****

WELLS FARGO & COMPANY ISSUER
 420 MONTGOMERY STREET
 SAN FRANCISCO, CA 94103
 PAYABLE AT WELLS FARGO BANK, N.A.
 FOR INQUIRIES CALL (480) 394-3122

VOID IF OVER US \$ 1,275.00
Richard Levy
 CONTROLLER

Attachment D – Environmental Findings

**ATC CAMERON WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2022-MUP-04-019W1
ENVIRONMENTAL LOG: PDS2022-ER-01-21-006B**

ENVIRONMENTAL FINDINGS

March 22, 2024

1. Find that the Addendum on file with Planning & Development Services as Environmental Review Number PDS2022-ER-01-21-006B was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein prior to approving the project; and

Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted Mitigated Negative Declaration dated October 12, 2006 and adopted on December 1, 2006, that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the Mitigated Negative Declaration was adopted as explained in the Environmental Review Update Checklist dated March 22, 2024.

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 RECOMMENDATION**
ZONING DIVISION

Record ID(s): PDS2022-MUP-04-019W1

Project Name: Cameron

Planning/Sponsor Group: Campo / Lake Moreno

Results of Planning/Sponsor Group Review

Meeting Date: January 23, 2023

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

Cell towers that lose power in an
emergency are of no use to serve as
reliable communications in a crisis

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: 5 Yes 0 No 0 Abstain 1 Vacant/Absent

C. Recommended conditions of approval:

Add a site generator adequate to power
the facility for 7 days.

Reported by: Billiedo Sannon Position: chairman Date: 1/23/2023

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



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

PHOTO STUDY & KEY MAP

PERMIT RENEWAL FOR AN EXISTING
WIRELESS COMMUNICATIONS FACILITY

Cameron #209709
31906 Old Highway 80
Pine Valley, CA 91962

Prepared for:
County of San Diego
Planning and Development Services
5510 Overland Avenue
San Diego, CA 92123

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Insite Tower Development LLC

16776 Bernardo Center Drive, Unit 203
San Diego, CA 92128
Contact: Jill Cleveland, Planning Consultant
(760) 420-4833

May 23, 2023



View northwest of site from Old Highway 80



View northeast of site from Old Highway 80



View northeast of site from Old Highway 80



View west toward site from Kitchen Creek Road & eastbound Hwy 8 offramp



View south toward site from westbound Highway onramp



View toward the street from the compound



View East within the Compound of planting beyond the fence



View north from compound of fence and vegetation



View north of water tank from entrance to compound



View of base of tower from within the compound



View of planted trees



View southeast from site along Old Hwy 80



View Northwest from site along Old Hwy 80



View toward access from Old Highway 80



Closeup Aerial View



Aerial View

EXISTING

1 - 92



Cameron #209709
 31906 Old Highway 80
 Campo, CA 91962



Proposed 24" box container
 Coast Live Oaks to replace
 previously planted trees
 along existing irrigation line



PROPOSED

Photosimulation of proposed telecommunications site

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

**ATC CAMERON
31906 OLD HIGHWAY 80, CAMPO
ALTERNATE SITE ANALYSIS**

SITE SELECTION/PREFERRED SITES PER SECTION 6986

The proposed renewal of the Major Use Permit is located in A-72 (General Agriculture) zone district. The site consists of a 62' faux water tank with ground equipment. Two wireless carriers currently occupy the property. The property is owned by Tulloch Family Partners LP, the cell site is managed by Insite Tower Development LLC, a company owned by American Tower Corporation. The project site is at a ground elevation of approximately 3,260 feet above mean sea level (AMSL), within a valley in the Cleveland National Forest, alongside the Highway 8 freeway.

Surrounding properties in the area of the existing site are also designated A-72, This site is surrounded by natural vegetation, rock outcroppings and topography, blending into the existing landscape. The site was initially designed is to be set back visually from the Highway 8 corridor and support multiple carriers, that would fit within the rural nature of the area.

Preferred Sites in the Geographical Service Area

There are no preferred sites in the geographical service area; most all zoning designations are A-72, the same as this property.

- Water Tanks -There are no existing water tanks in the area for collocation. However, this site has been designed as a faux water tank, to blend into the rural environment.
- Utility Towers, Poles, traffic lights, street lights - There are no traffic or street lights or utility poles in this rural part of the County.
- Commercial and Industrial Building – There are no commercial or industrial buildings in this rural agricultural part of the County.
- County or Other Government Facilities – There is a Campo Border Patrol Station approximately 1.5 miles from this facility. However, it is closer to their adjacent site to the east (18 La Posta Summit) and typically, property owned by the federal government limits collocation on their property for security reasons. There appears to be a fire station on the north side of Highway 8, however, there is no visible tower with antennas and the property is owned by the Federal Government.

ALTERNATE SITE EVALUATION

There are no existing sites outside of this property in the vicinity that are suitable as alternatives. There are two wireless carriers within the faux water tank and space within the property for collocation.

Sites identified within 2 miles of this site as noted in the County's database are the following:

- Fiber Optic Cable Regeneration Station (ZAP-97-021) – this property is approximately 1.5 miles from the existing site, owned by the Morely Family Trust and does not include an existing wireless facility in which to collocate.

Aerial View of Surrounding Area with Adjacent Site



ZONING ORDINANCE

The submitted application is in accordance with the amortization requirements of the Zoning Ordinance, Section 6991, which is intended to visually improve existing wireless communication facility infrastructure. This facility is valued at \$575,000, therefore, the permit expiration should be a minimum of 15 years.

DRAFT FINDINGS

1. Harmony in scale, bulk, coverage and density. The proposed project is in harmony, scale and bulk with the surrounding area, as there are other trees, vegetation and rock outcroppings in the vicinity. The location of the 62' faux water tank within existing vegetation/trees blends into the area in scale and design. The existing equipment area is set back in the property and concealed from public view.
2. Available public facilities, services and utilities. The property is located within the San Diego County Fire Authority and meets their guidelines for available service. Utilities necessary to support the wireless facilities are available on-site. The subject property is connected by a driveway from Old Highway 80. Therefore, all public facilities, services and utilities are available and exist on the property.
3. The harmful effect, if any, upon desirable neighborhood character. The project would not adversely affect the neighborhood character because the project is designed and constructed as a faux water tank, blending into the surrounding rural environment.
4. The generation of traffic and the capacity and physical character of surrounding streets. The traffic generated from this proposed project is expected to average one maintenance trip per month and would utilize an existing driveway off Old Highway 80.
5. The suitability of the site for the type and intensity of use or development which is proposed. The existing wireless communication facility does not require any alteration to the landform. The project, as designed and constructed, is camouflaged, does not change the characteristics of the area and is suitable for this site, type and intensity of uses.
6. Project findings 1 through 5 and the project location will be consistent with the San Diego County General Plan.
7. The requirements of the CEQA have been complied with.

CAMERON VALLEY

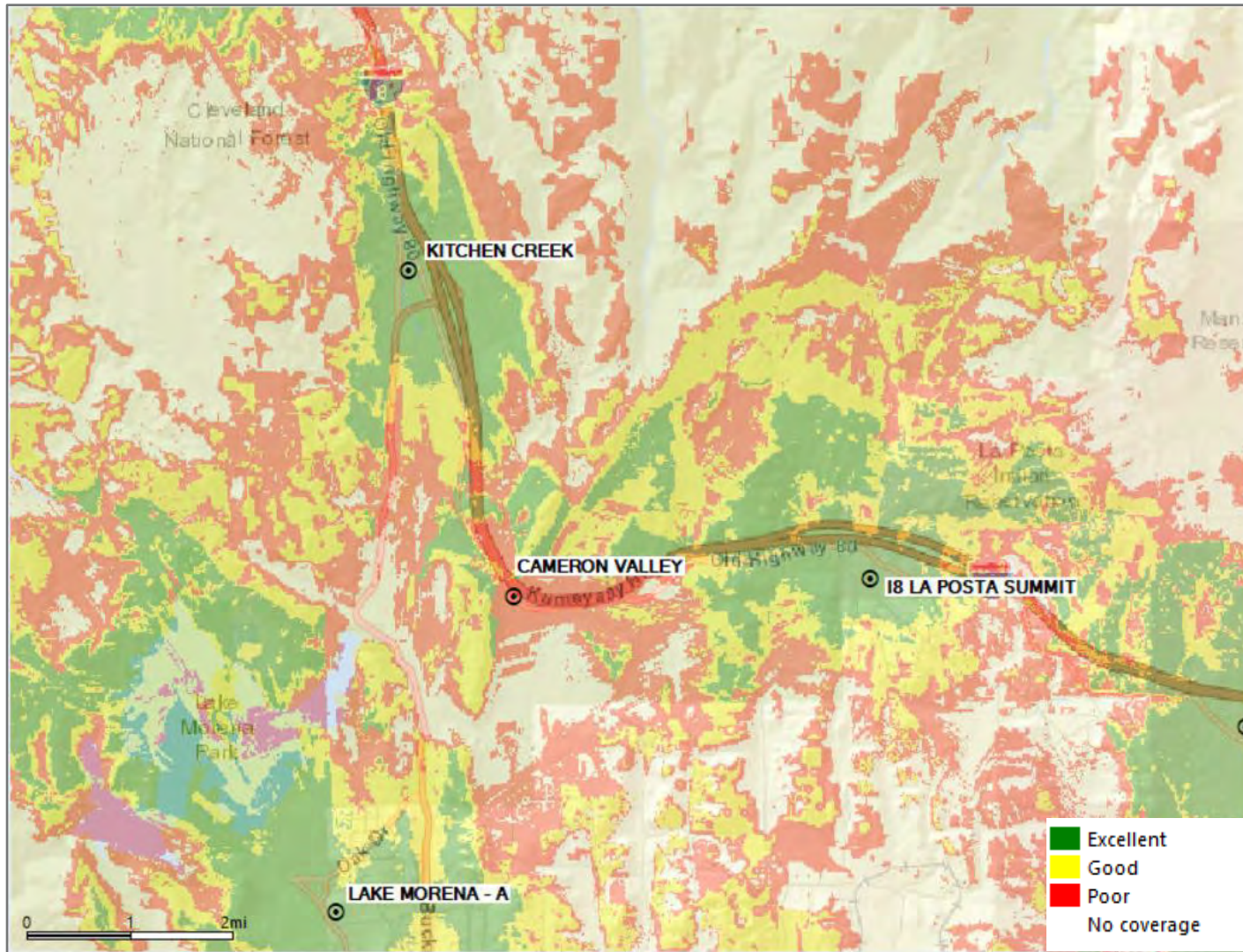
Coverage Plots

Sep 8th 2023

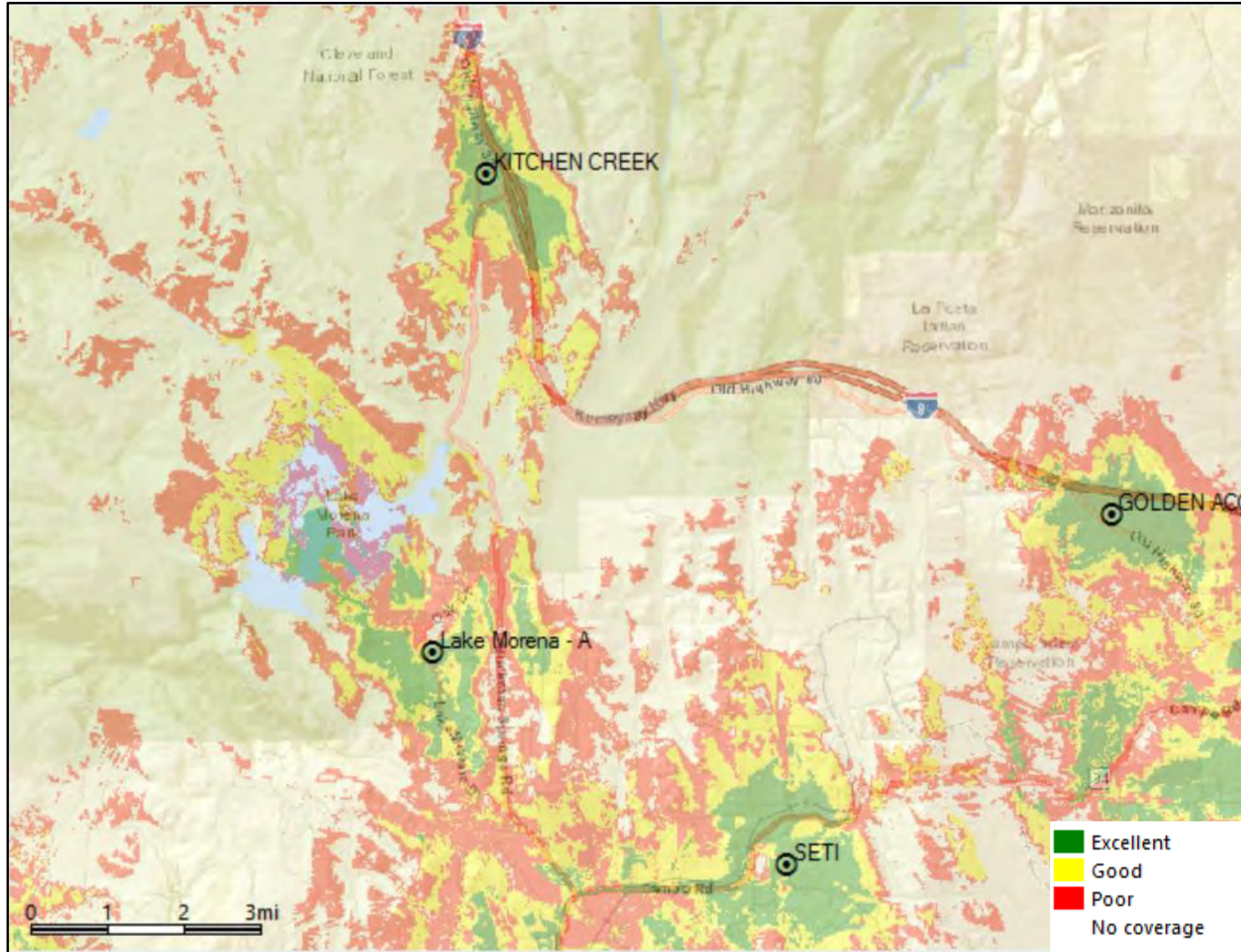
Site CAMERON VALLEY



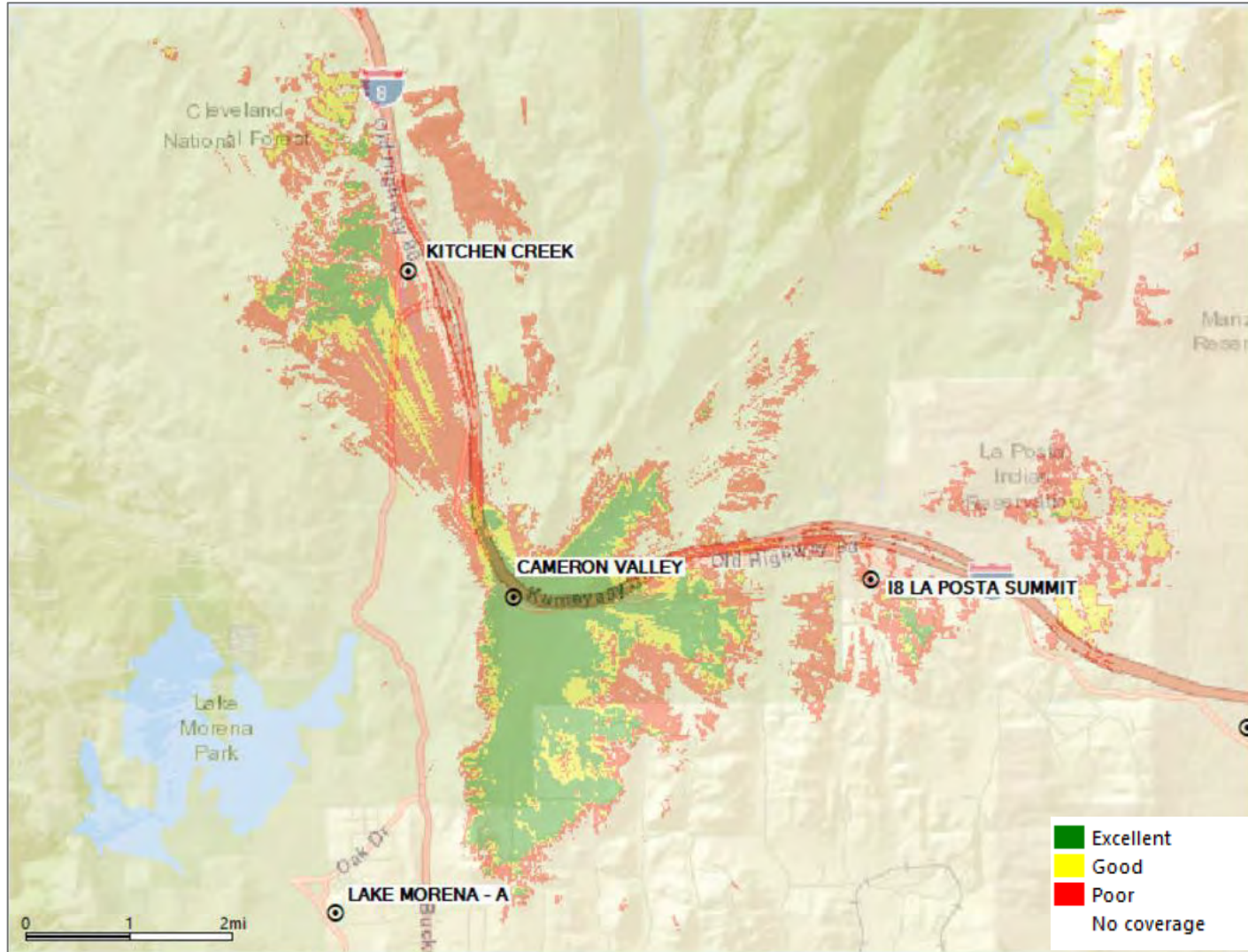
Existing Coverage



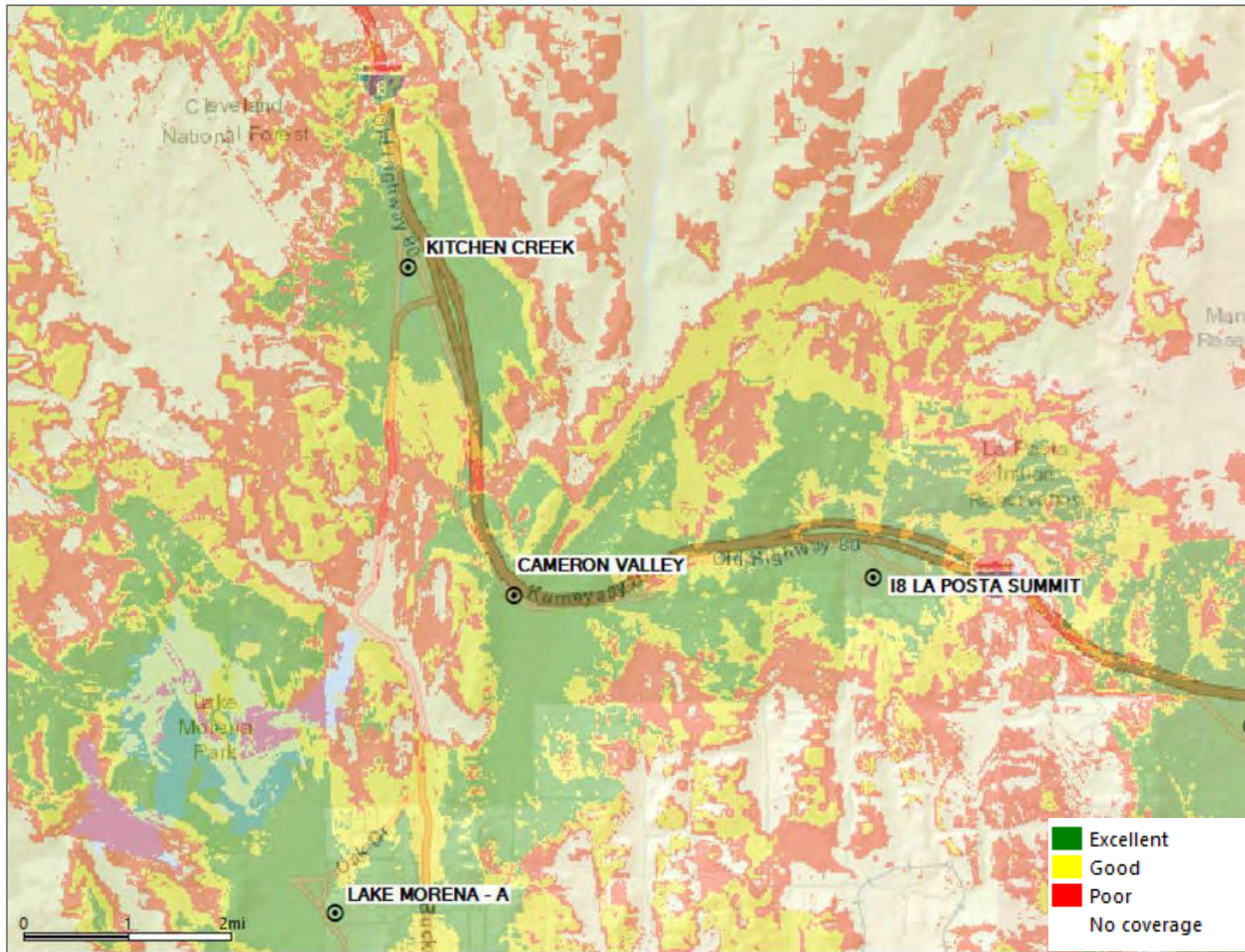
AWS Coverage without Cameron Valley



Coverage at 35 ft CAMERON VALLEY



Coverage with CAMERON VALLEY



Attachment G – Ownership Disclosure



11107
County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP
INTERESTS ON APPLICATION FOR ZONING
PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) PDS2022-MUP-04-019W1

Assessor's Parcel Number(s) _____

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

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

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

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

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

Signature of Applicant

Jill Cleveland
Print Name

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

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