



The County of San Diego

Planning Commission Hearing Report

Date:	April 19, 2024	Case/File No.:	Barrett Junction Mobilitie Wireless Telecommunication Facility (3CA60042A) Major Use Permit Modification; PDS2021- MUP-10-013W1, PDS2021-ER- 10-20-001A
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	19151 SR-94, Dulzura, CA 91917
Agenda Item:	#2	General Plan:	Rural Lands 40 (RL-40)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	General Agricultural (A72)
Applicant/Owner:	Mobilitie	Community:	Jamul / Dulzura Subregional Plan Area
Environmental:	CEQA §15303 Exemption	APNs:	650-070-15-00

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 Barrett Junction Mobilitie 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: PDS2010-3300-10-013) was approved on April 27, 2012, to construct, operate, and maintain a wireless telecommunication facility consisting of two 45-foot mono-broadleaf trees each capable of housing 12 panel antennas, along with the associated equipment enclosure with an emergency backup generator for each. Since the issuance of the permit, only one of the mono-broadleaf trees has been constructed. The second mono-broadleaf tree has not been constructed, but is planned to be constructed in the future when there is a carrier demand for it. The Project, submitted October 2021, expired on April 27, 2022, in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. This MUP Modification (Record ID: PDS2021-MUP-10-013W1) 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 Jamul/Dulzura Community Planning Group recommendation.

B. REQUESTED ACTIONS

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

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
2. Grant MUP Modification PDS2021-MUP-10-013W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

On April 27, 2012, the Planning Commission approved a MUP (Record ID: PDS2010-3300-10-013) for the installation, operation and maintenance of a wireless telecommunication facility consisting of two 45-foot mono-broadleaf trees each capable of housing 12 panel antennas, along with the associated equipment enclosure with an emergency backup generator for each.

Since approval of the original MUP, eight (8) Minor Deviations have been approved on the site. These have included the height relocation of rad centers, adding a pitched roof design to the equipment enclosures to make it more aesthetically pleasing, shifting the lease area 15-feet to the southeast, installing HVAC cages, replacing six (6) panel antennas and one (1) microwave antenna, installing six (6) remote radio units (RRU's) and two (2) raycap boxes, the addition of three (3) new antennas and three (3) new RRU's, installation of a new equipment shelter and one (1) new GPS antenna, installation of equipment within the enclosure, installation of a 25 kW emergency back-up generator with a diesel tank, and a 8' 6" CMU wall equipment enclosure, and additional replacements and relocations of antennas, RRU's, raycaps, in addition to other equipment updates and retrofits to keep the facility as modern as possible.

D. DEVELOPMENT PROPOSAL

1. Project Description

The Project, submitted October 2021, is a request for Mobilitie (Applicant) to continue operating and maintaining an existing wireless telecommunication facility, currently supporting two (2) carriers, T-Mobile & Verizon. The existing facility includes a 45-foot mono-broadleaf tree with associated equipment located within four (4) existing CMU wall equipment enclosures. Two (2) of the equipment enclosures are 14-foot-tall with a pitched roof for the main equipment, and two (2) are 8' 6"-foot-tall for the backup generators. The unbuilt portion of the Project includes a second 45-foot mono-broadleaf tree and the additional four (4) equipment enclosures. No additional physical changes are being proposed under this permit. The facility expired on April 27, 2022, 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 of operations before it needs to be re-evaluated against the technology available in the future. The 40.19-acre project site is located at 19151 SR-94 in the Jamul/Dulzura Subregional Plan Area and is subject to the General Plan Designation Rural Lands 40 (RL-40) and is zoned General Agriculture (A72).



Figure 1: View of the existing facility.

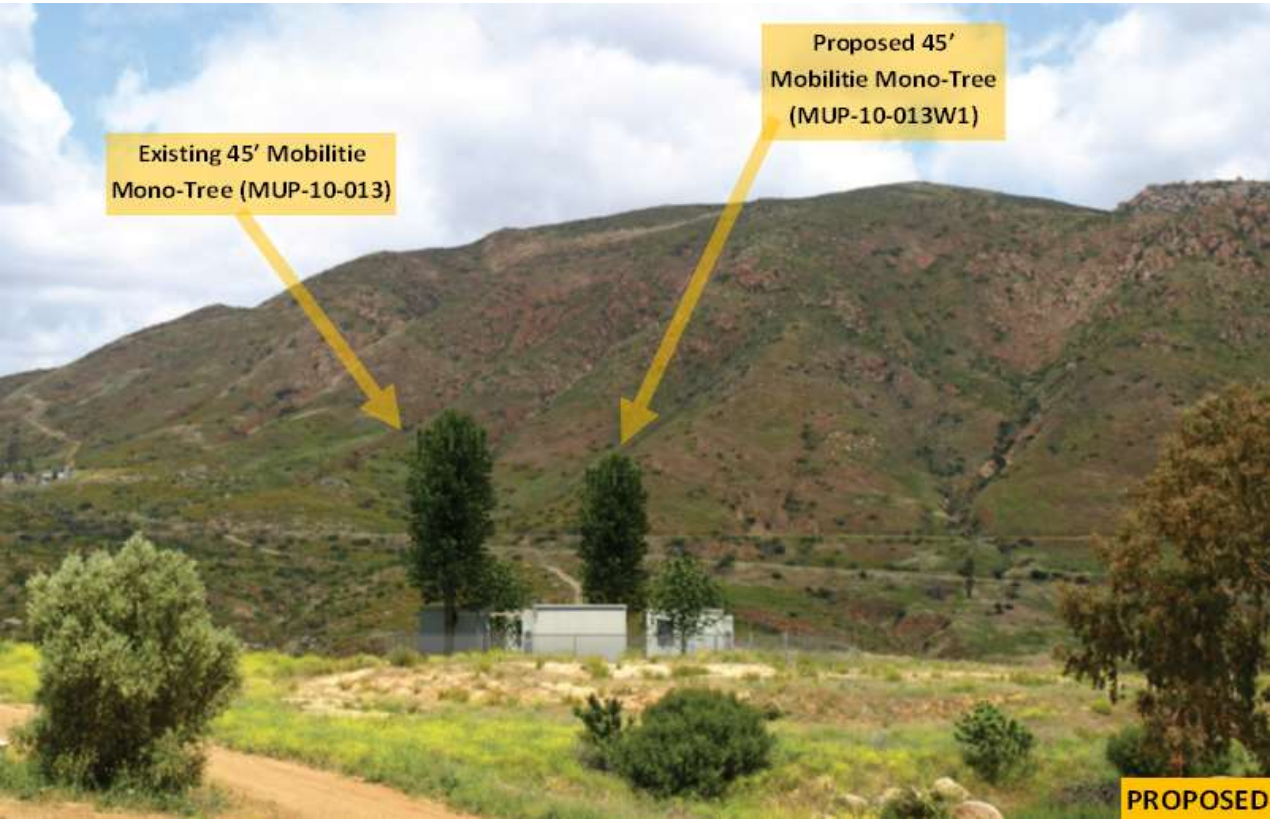


Figure 2: Photo simulation of the proposed facility.

2. Subject Property and Surrounding Land Uses

The Project is located on a 40.19-acre parcel in the Jamul / Dulzura Subregional Plan Area (Figure 3). The project site is zoned General Agricultural (A72). The General Plan Regional Category is Rural, and the Land Use Designation is Rural Lands (RL-40). The site contains an existing wireless telecommunication facility, and an existing single-family dwelling with related residential accessory structures. The subject property is surrounded by residential and agricultural uses. The properties located to the north, east, south, and west, are zoned General Agricultural (A72), and the property to the north-west is zoned (S80). The proposed design of the Project will be in harmony with the subject property and its surroundings as it will blend in with the mountainous terrain and native vegetation.

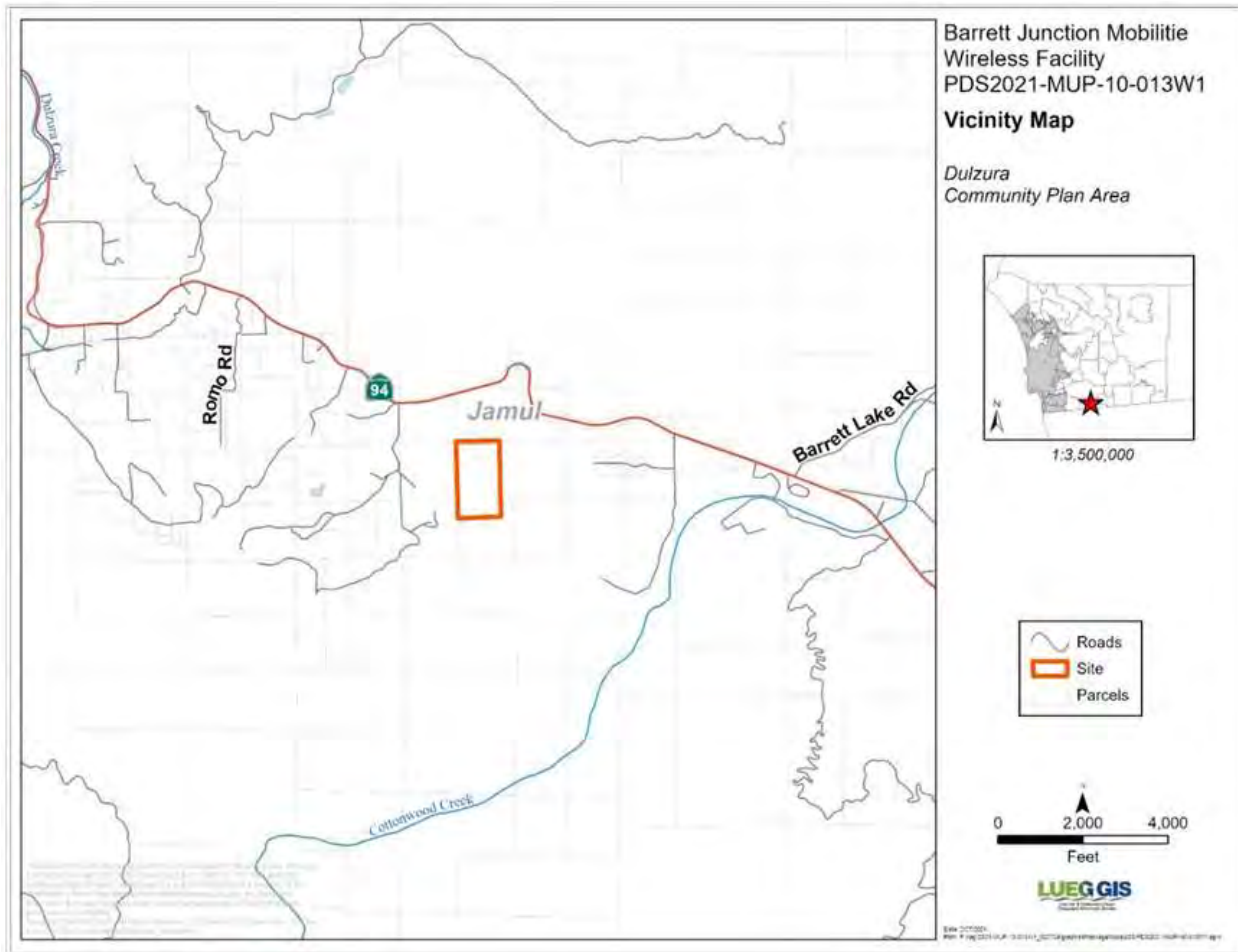


Figure 3: Vicinity Map



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

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Public Agency Lands	General Agricultural (A72)	SR-94	Vacant Land (Undeveloped)
West	Rural Lands 40 (RL-40)	General Agricultural (A72)	N/A	Agricultural & Residential Developments
East	Public Agency Lands	General Agricultural (A72)	N/A	Vacant Land (Undeveloped)
South	Rural Lands 40 (RL-40)	General Agricultural (A72)	N/A	Vacant Land (Undeveloped)

E. ANALYSIS AND DISCUSSION

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

1. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the Jamul/Dulzura Community Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the proposed 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 would set a new expiration date of April 19, 2039, in accordance with the amortization schedule.

Amortization

The Project is subject to amortization because faux tree are 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 renew the facility's term limits. The Project subject to this MUP Modification is valued at approximately \$875,000 and will therefore have a maximum term of 15 years. This time may be extended by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.

Site Planning Analysis

The Project is located on a 40.19-acre site. The property is surrounded by agricultural uses and vacant land. The closest residential neighbor is approximately 3,900 feet west of the facility. Nearby roads and properties will have views of the Project. However, the existing 45-foot-tall mono-broadleaf tree will be compatible with the surrounding land because it will appear as part of the existing landscape on the project site and within the project vicinity. The facility will also be similar in height to the existing trees on the subject property. The mono-broadleaf tree is located at the south-western edge of the subject parcel and is positioned away from nearby residences. The equipment enclosure will be concealed from public views and will be surrounded by landscaping to help camouflage it. The proposed wireless telecommunication facility is compatible with adjacent uses in terms of scale, bulk, and community character because of the camouflaged design that is consistent with other natural features on the property. The facility will appear as part of the existing landscaping and thus

blend into the visual setting in the vicinity. In addition, the project has been conditioned with to ensure the existing mono-tree is rebranched and maintained to match the approved photo-simulations that were submitted.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires the protection of scenic highways, corridors, regionally significant vistas, and natural features. General Plan Policy COS 11.3 requires development within visually sensitive areas to minimize visual impacts and to preserve unique or special features. In addition, Policy LU 15.1 requires that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character. The proposed facility is located approximately 2,600-feet south of SR-94, a Scenic Highway identified in the County of San Diego General Plan. Drivers along the road will have intermittent views of the Project from the road due to the elevation and topography of the site. The project will blend in with the surrounding vegetation and will be camouflaged with tree-branching and existing landscaping. For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity and be compatible with the existing community character.

Alternative Sites Analysis (ASA)

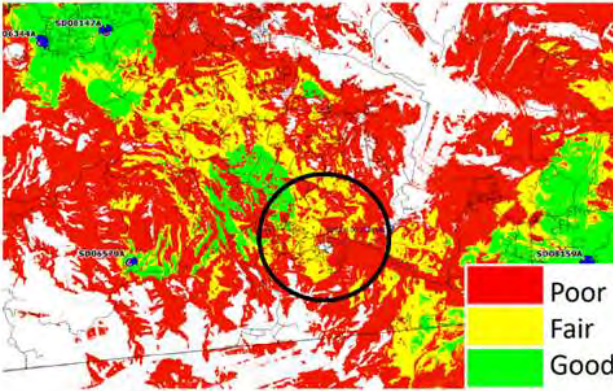
The facility currently provides cellular service to the surrounding residents, visitors, and motorists. The site is zoned General Agriculture (A72), a non-preferred zone for wireless facilities. Section 6986.C. of the Zoning Ordinance states that wireless facilities shall not be approved in non-preferred 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. The Applicant demonstrated in the ASA that there are no existing sites within the vicinity of the project site that are suitable alternatives.

All preferred locations and preferred zones located within the project vicinity were reviewed. The closest commercial zone is approximately 1.38 miles to the east. Additional co-location opportunities on existing wireless telecommunication facilities were also analyzed. However, all other nearby wireless telecommunication facilities are in other non-preferred zones and would not meet the coverage objectives required by the applicant for the project to be feasible. Co-locating on any of the adjacent wireless telecommunication facilities would also result in the placement of the facilities below the height of the faux tree resulting in reduced coverage provided by the facility. The subject property is already operating with a carrier facility and includes one residence. Within the area that Mobilitee seeks to cover, there are no "preferred zones" to establish a facility within reasonable distance. The coverage objective is also entirely residential or agricultural zoned and moving the facility would create a coverage gap. Further information detailing the ASA can be found in Attachment F.

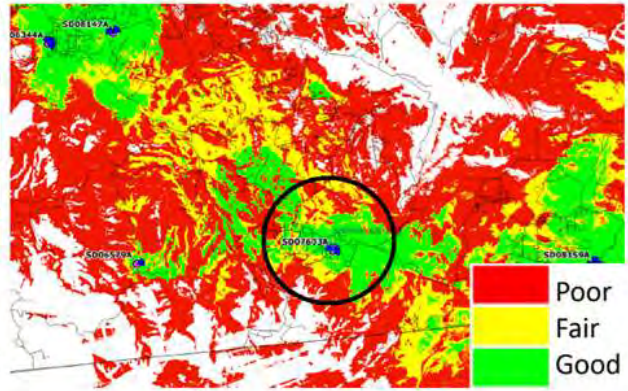
The Geographic Service Area (GSA) maps illustrate coverage in the area and depict the coverage provided by the Project. The GSA maps demonstrate that the proposed location and height is necessary for the carriers to continue providing coverage and adequate service to motorists and residents in the area (Figure 5). The 45-foot height is necessary to allow the antennas to provide coverage due to the surrounding topography. The GSA maps can also be found in Attachment F.

Figure 5: Coverage without the Project (left) and with the Project (right) for both T-Mobile and Verizon

T-Mobile

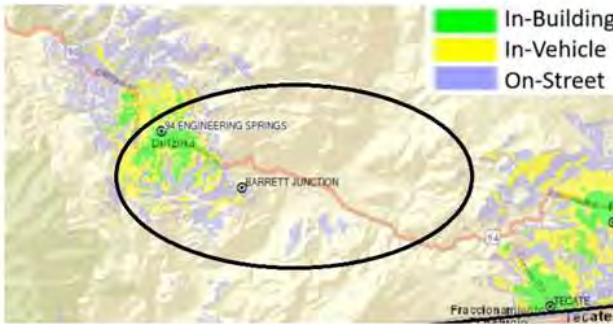


Without Coverage

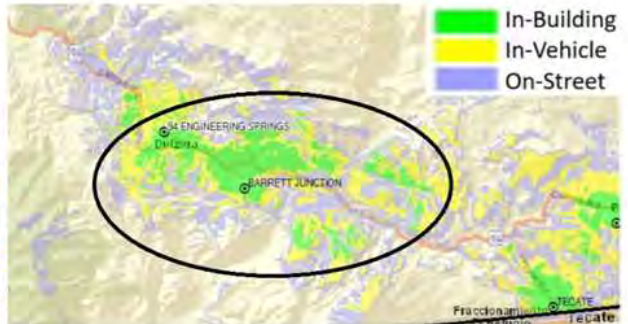


With Coverage

Verizon



Without Coverage



With Coverage

3. General Plan Consistency

The proposed project is consistent with the 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>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. In addition, the facility is equipped with an existing standby generator in the event of a power outage or other emergency situation.</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 wireless telecommunication facility will minimize telecommunication interruptions by continuing coverage in the area. Additionally, the existing project site contains an existing generator that will allow the proposed wireless telecommunication facility to operate in the event of a power outage or other emergency situation.</p>
<p>POLICY LU-15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The Project consists of renewing an existing facility where one (1) of the two (2) proposed 45-foot-tall mono-broadleaf trees with telecommunications capabilities have already been installed. The Project has been designed to sufficiently blend in with the existing environment with tree branching to camouflage the antennas and closely match the exiting landscape.</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>This property allows for the co-location of additional wireless telecommunication facilities. The applicant has provided a co-location letter and a mono-broadleaf tree design that would allow for an additional carrier to collocate again in the future. The second mono-broadleaf tree, which has not yet been constructed, will allow for another two (2) carriers, thus decreasing the amount of telecommunication facilities in the area and minimizing the visual impact on the community.</p>
<p>POLICY COS-11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>	<p>The proposed facility is located south of SR-94, a Scenic Highway identified by the County of San Diego General Plan. The project is designed to match the existing landscaping and trees within the surrounding area. The project also includes conditions to ensure the faux tree remains in conformance with the photo simulations to further camouflage the project and blend in with the surroundings.</p>

4. Subregional Plan Consistency

The proposed project is consistent with the relevant Jamul/Dulzura Subregional Plan Area goals, policies, and actions as described in Table E-2.

Table E-2: Jamul/Dulzura Subregional Plan Conformance

Subregional Plan Policy	Explanation of Project Conformance
<p>Conservation Policy 1 Require the preservation of diverse, viable natural habitats, and aesthetic resources, such as scenic rock outcroppings, ridge tops, and mountain peaks.</p>	The proposed facility consists of mono-broadleaf trees which will blend in with the existing landscape and vegetation on the property. Therefore, the project will preserve the diverse natural habitats of Jamul / Dulzura.
<p>Conservation Policy 6 Standards should be developed for control over light pollution to preserve the dark sky characteristics of Jamul/Dulzura Subregion.</p>	The Project has been designed to be in compliance with the County Lighting Ordinance 59.101 and Zoning Ordinance Sections 6322, 6324, and 6326, by adjusting all lighting fixtures to be pointed downward and away from the roads, streets, and adjacent properties.

5. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the General Agricultural (A72) zone with the incorporation of conditions of approval (See Table E-3).

Table E-3: 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
Lot Size:	8 AC	N/A
Building Type:	C	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:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35-feet in height.	The two mono-broadleaf trees are 45-feet tall, and the height limit is 35 feet. The Project will be in conformance with the previously approved 45-foot height exception.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP Modification.
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed wireless telecommunication facility and equipment enclosures are located outside of 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 Communications Commission (FCC) regulations concerning RF emissions. Therefore, County decision-makers do not consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also, staff does not require information from the applicant concerning such effects from RF emissions associated with the project. Information regarding potential health effects is available from the cellular providers upon request as is required by the FCC.

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

Table E-4: Wireless Ordinance Development Regulations

Development Standard	Proposed/Provided	Complies?
<p>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.</p>	<p>The equipment necessary for the Project is located within an existing 14-foot-tall concrete masonry unit (CMU) equipment enclosure that is screened from view because it is screened by landscaping and has been designed with a pitched roof to appear residential in nature and match the surrounding residential structures.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>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.</p>	<p>The mono-broadleaf trees and equipment enclosures are located outside of all required setbacks including front, rear and side yard.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>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.</p>	<p>The project site is zoned General Agricultural (A72), which is subject to the most restrictive one-hour sound level requirement of 45 dBA at the project property line, according to Section 36.404 of the County Noise Ordinance. The project does not propose any new noise producing equipment. The existing equipment and generators have been reviewed and found to be consistent with the County Noise Ordinance, Section 36.404. Therefore, the project as designed would demonstrate compliance with County noise standards. The project is not anticipated to exceed the sound level requirements pursuant to County Noise Ordinance, Section 36.404.C</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

Development Standard	Proposed/Provided	Complies?
<p>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.</p>	<p>The Project is considered a "high visibility" facility because the facility is a mono-broadleaf tree. High visibility facilities with a valuation of \$500,000 or more are required by the Zoning Ordinance to have a maximum term of 15 years. Since the Project has a valuation of approximately \$875,000, the MUP Modification has been conditioned to have a maximum term of 15 years. This time may be extended for an additional period of time by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.</p>	
<p>Section 6987.D of the Wireless Telecommunication Ordinance states that in cases where the facility site is visible from a Scenic Highway, as identified in the General Plan, the facility shall be designed and located in such a manner as to avoid adverse visual impacts using design methods such as type of facility, camouflaging, screening and landscaping.</p>	<p>The project is located is located approximately 2,600-feet south of SR-94, the nearest State and County Designated Scenic Highway. Due to the camouflaged design, the project will not result in a negative impact to surrounding scenic vistas.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

6. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and it is determined that the proposed project qualifies for a categorical exemption under CEQA Section 15303. Section 15303 exempts minor construction to an wireless telecommunications facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause a substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

F. COMMUNITY PLANNING GROUP RECOMMENDATION

On January 11, 2022, the Jamul/Dulzura Community Planning Group (CPG) voted to recommend approval of the project by a vote of 12-0-2-0-1 (Ayes – 12, Noes – 0, Abstain – 2, Absent – 0, Vacant – 1). The Jamul Dulzura CPG meeting minutes are included in Attachment E.

G. PUBLIC INPUT

The Project was first submitted to PDS on October 25, 2021. At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius

of 300 feet from the project site. No written comments 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 approximately 20 property owners, for a radius of 1,860 feet from the project site.

H. RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP Modification PDS2021-MUP-10-013W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:

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AUTHORIZED REPRESENTATIVE:



VINCE NICOLETTI, INTERIM DIRECTOR

ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2021-MUP-10-013W1
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis
- Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

Barrett Junction Mobilite
Wireless Facility
PDS2021-MUP-10-013W1

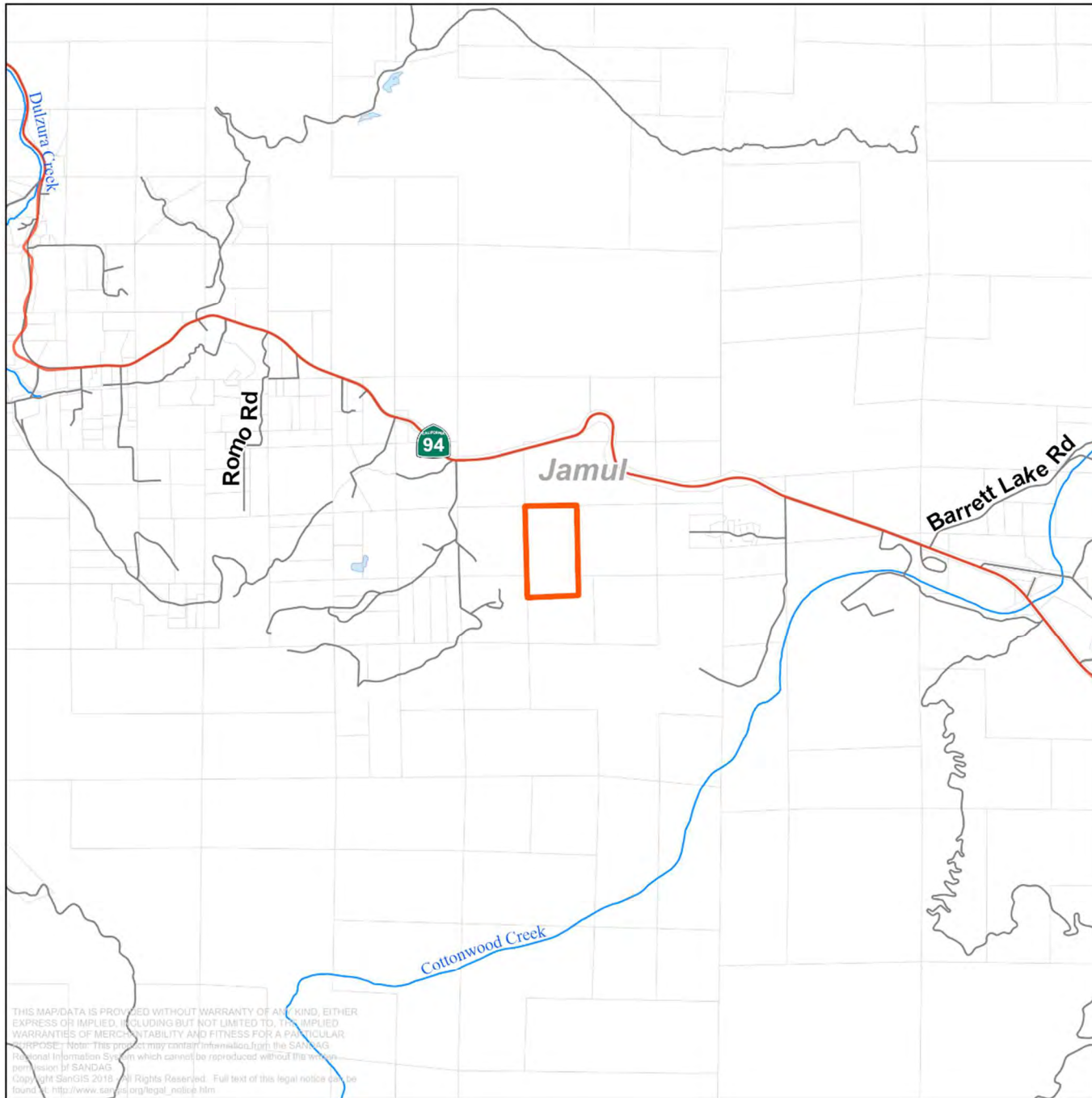
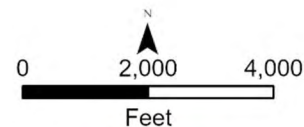
Vicinity Map

Dulzura
Community Plan Area



1:3,500,000

- Roads
- Site
- Parcels



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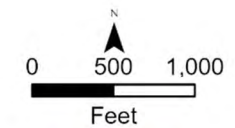
Barrett Junction Mobilite
Wireless Facility
PDS2021-MUP-10-013W1

General Plan

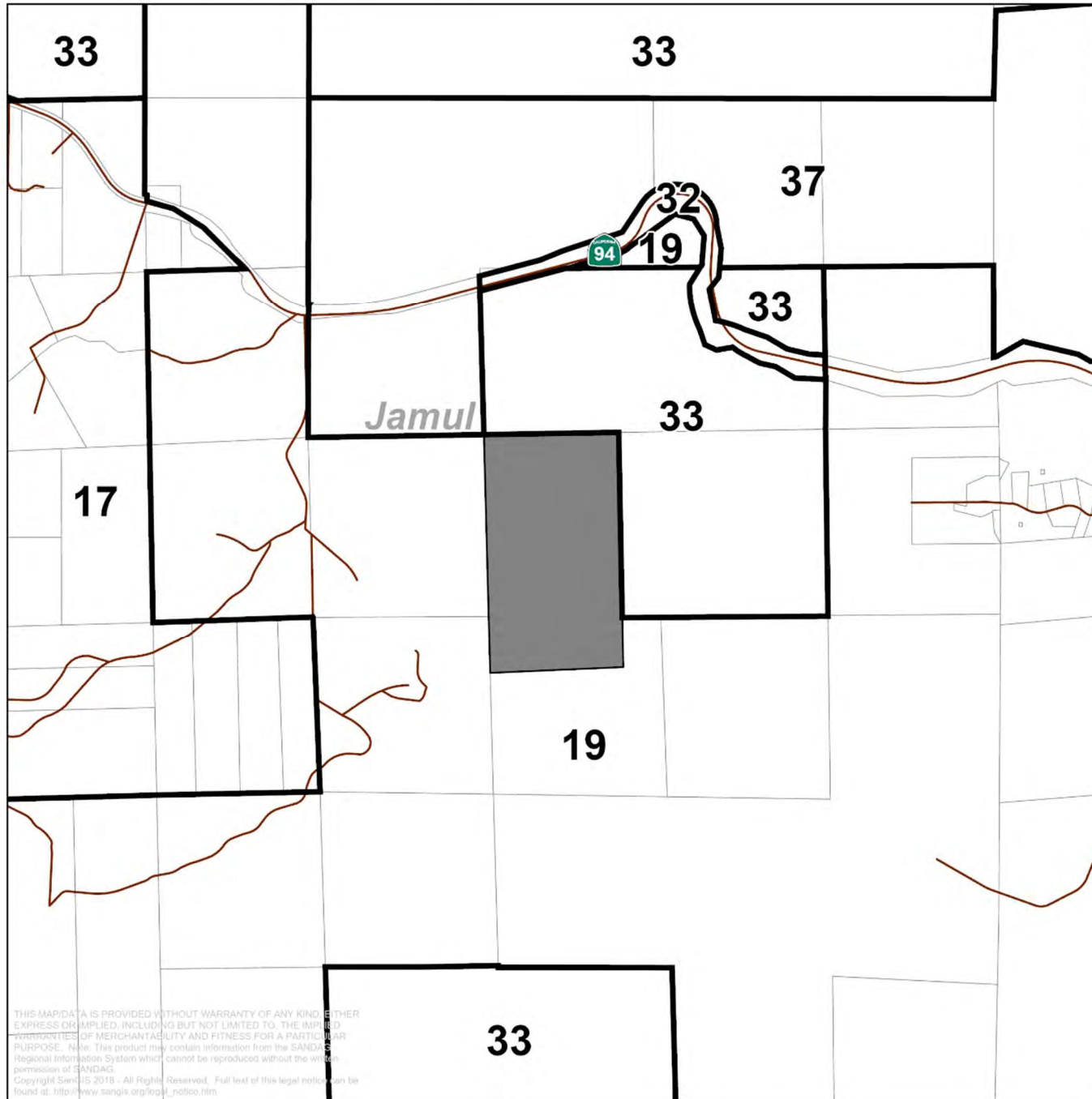
*Dulzura
Community Plan Area*

- (17) Semi-Rural Residential (SR-10)
- (19) Rural Lands (RL-40)
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands
- (37) Open Space (Conservation)

Roads
Site
Parcels
Planning



Date: 2/27/2024
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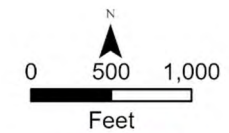
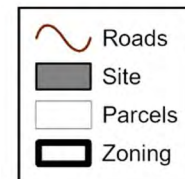
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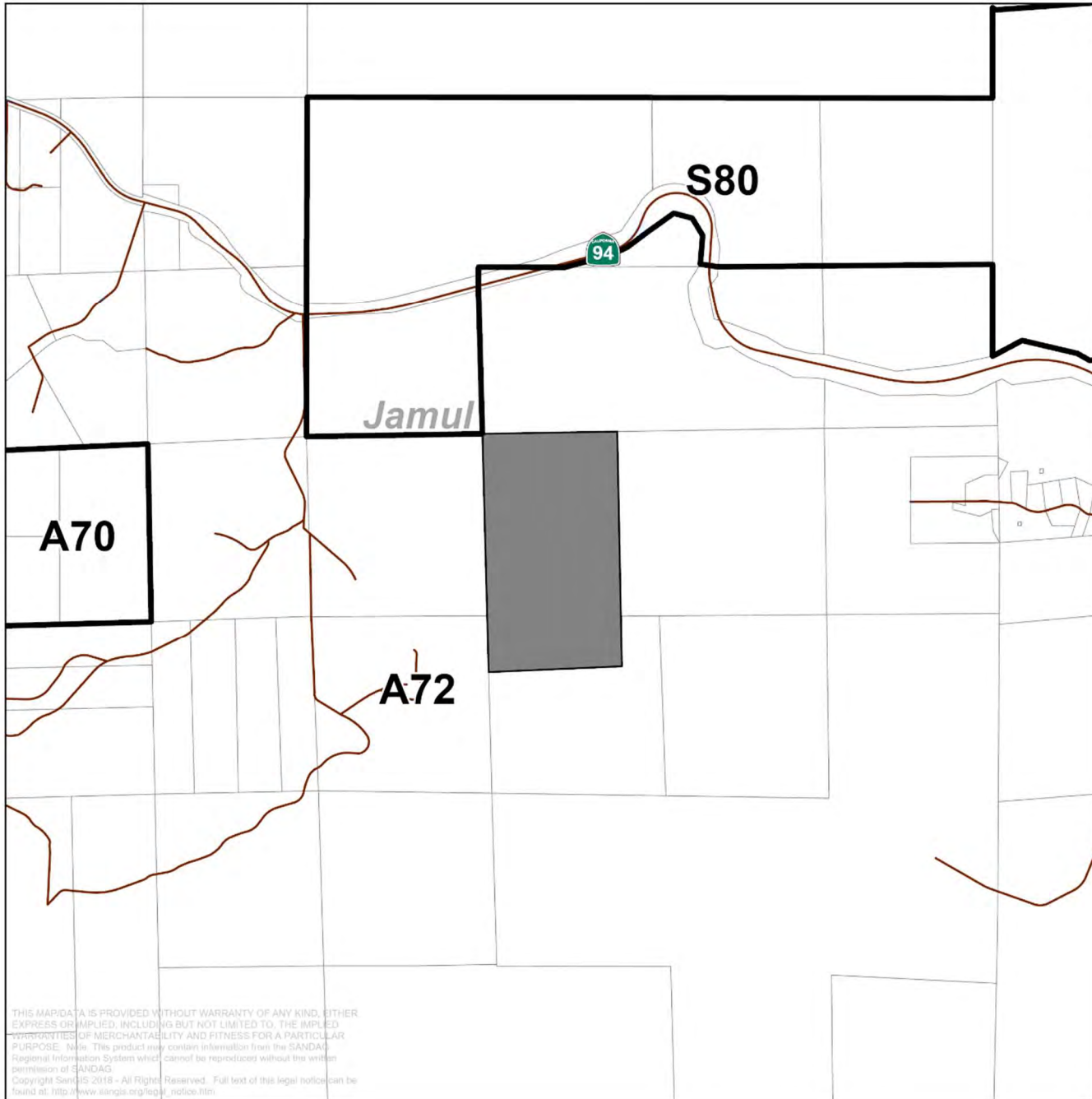
Zoning

*Dulzura
Community Plan Area*

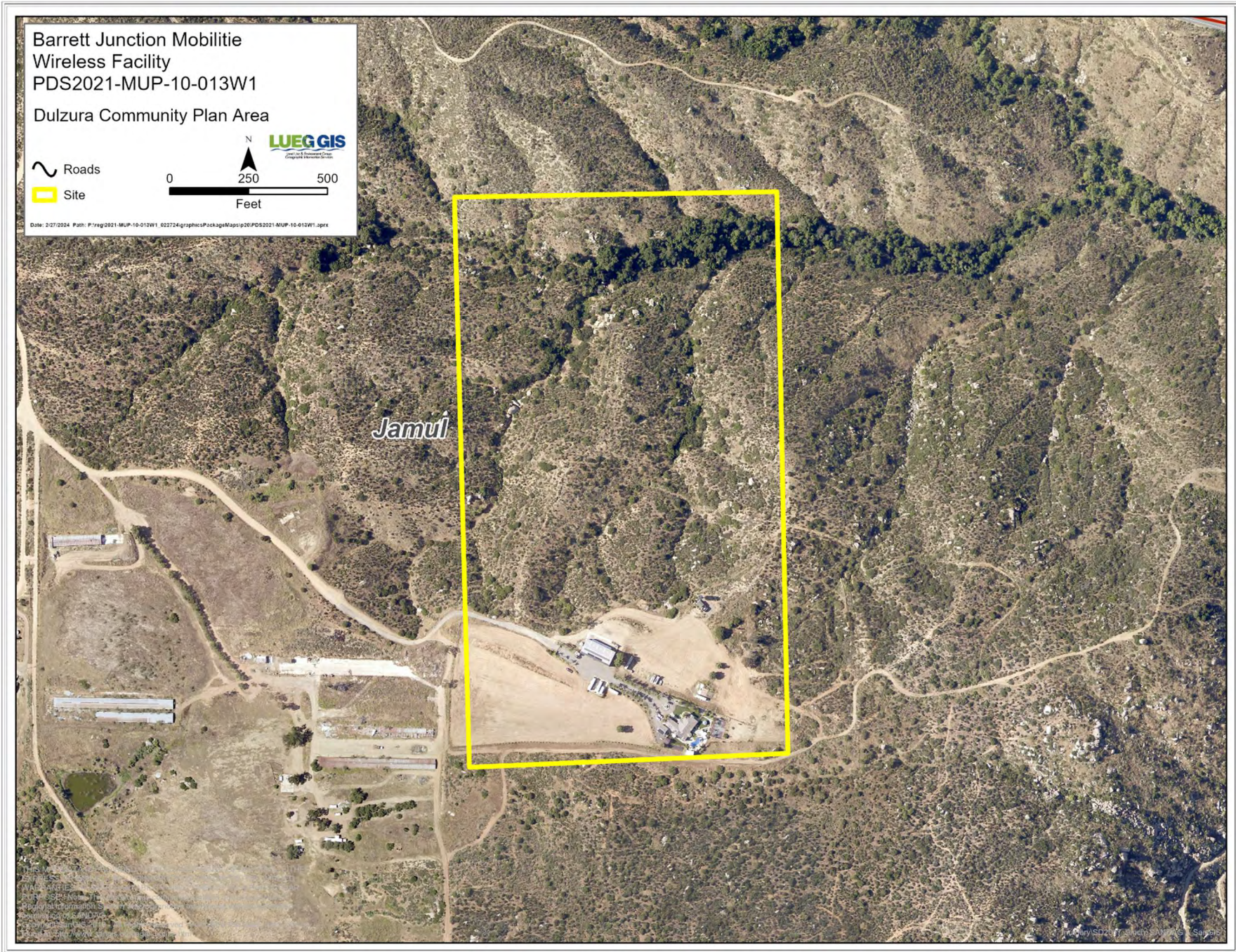
- A70 - Limited Agricultural
- A72 - General Agricultural
- S80 - Open Space



Date: 2/27/2024
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Barrett Junction Mobilite
Wireless Facility
PDS2021-MUP-10-013W1

Dulzura Community Plan Area

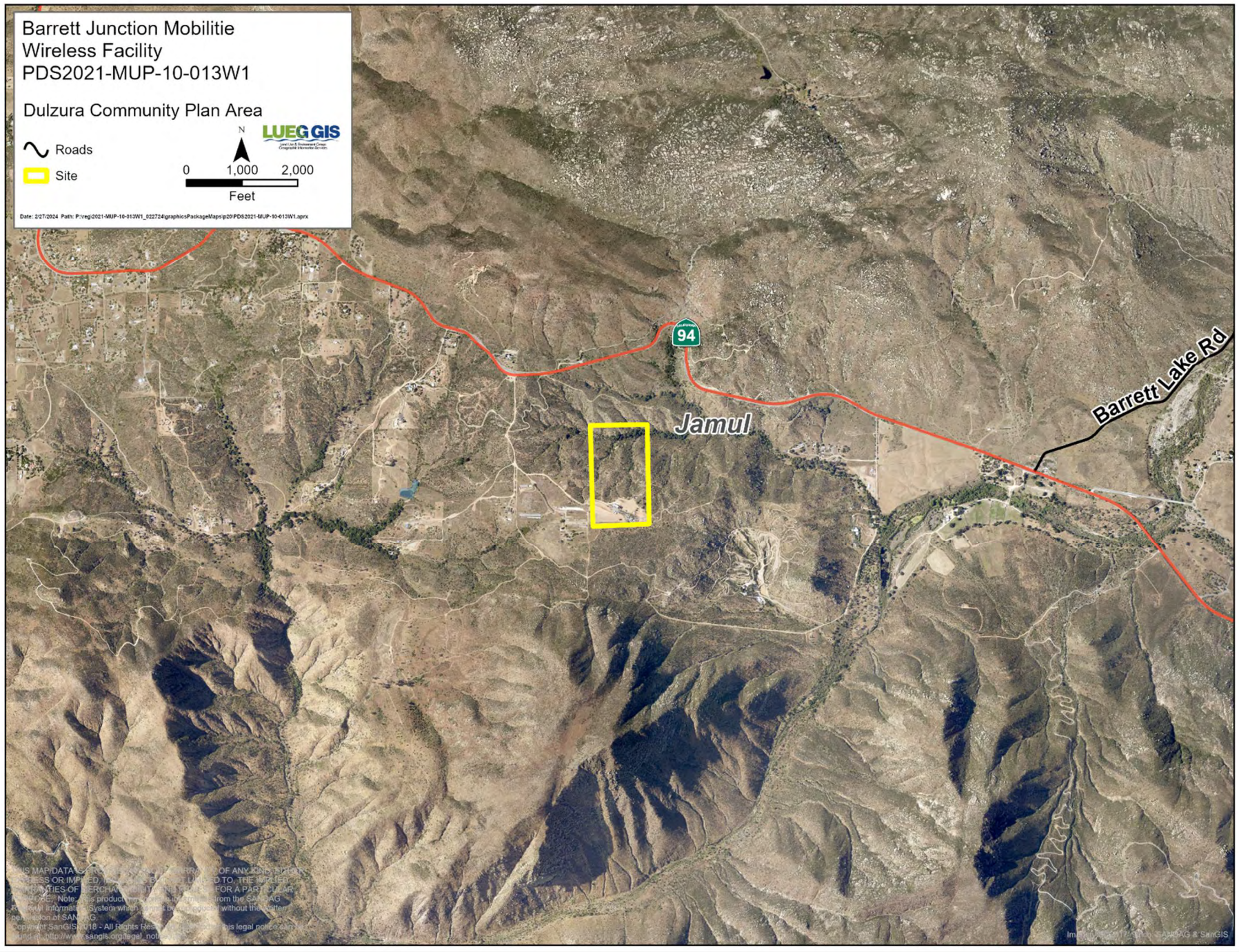
 Roads
 Site



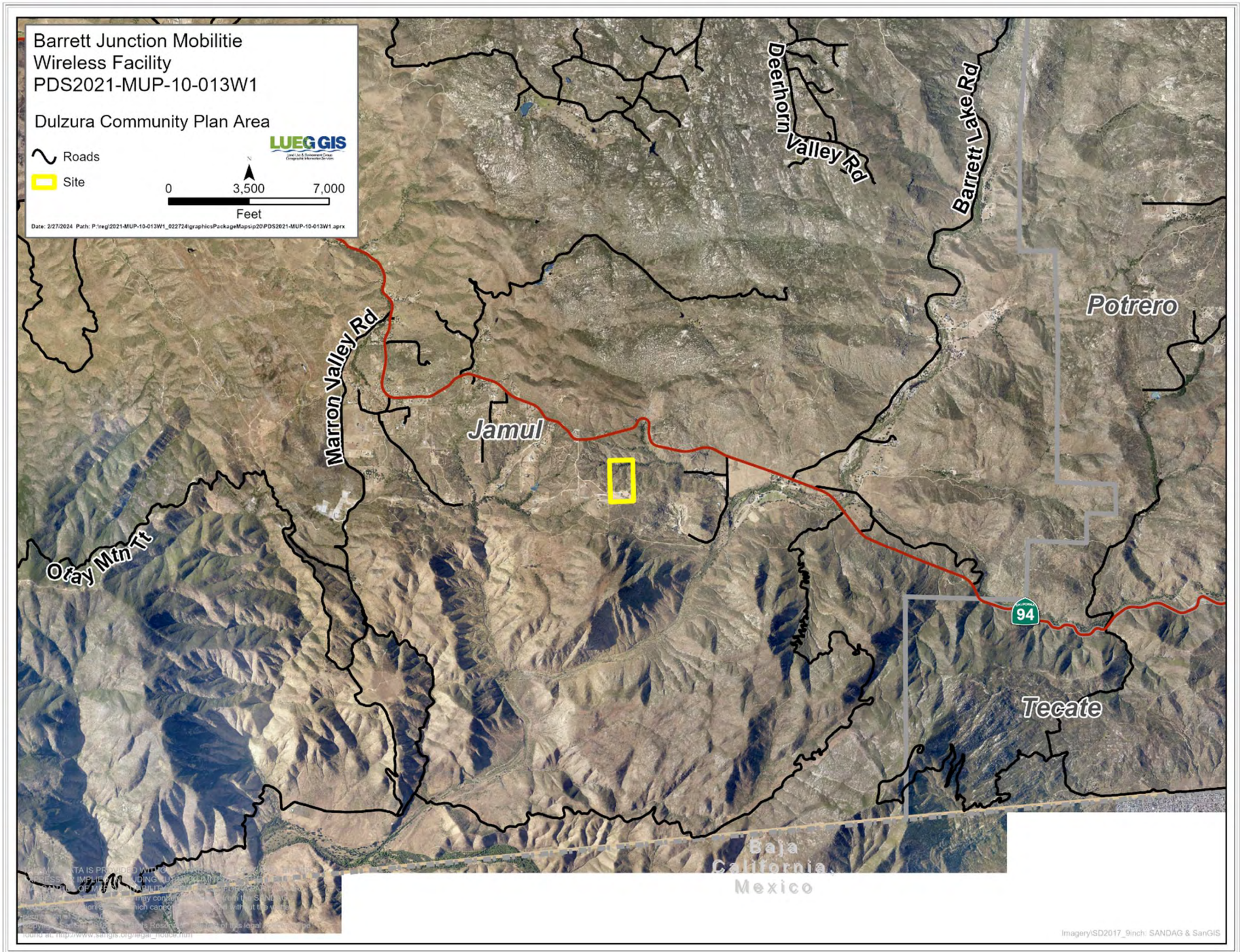
0 1,000 2,000
 Feet

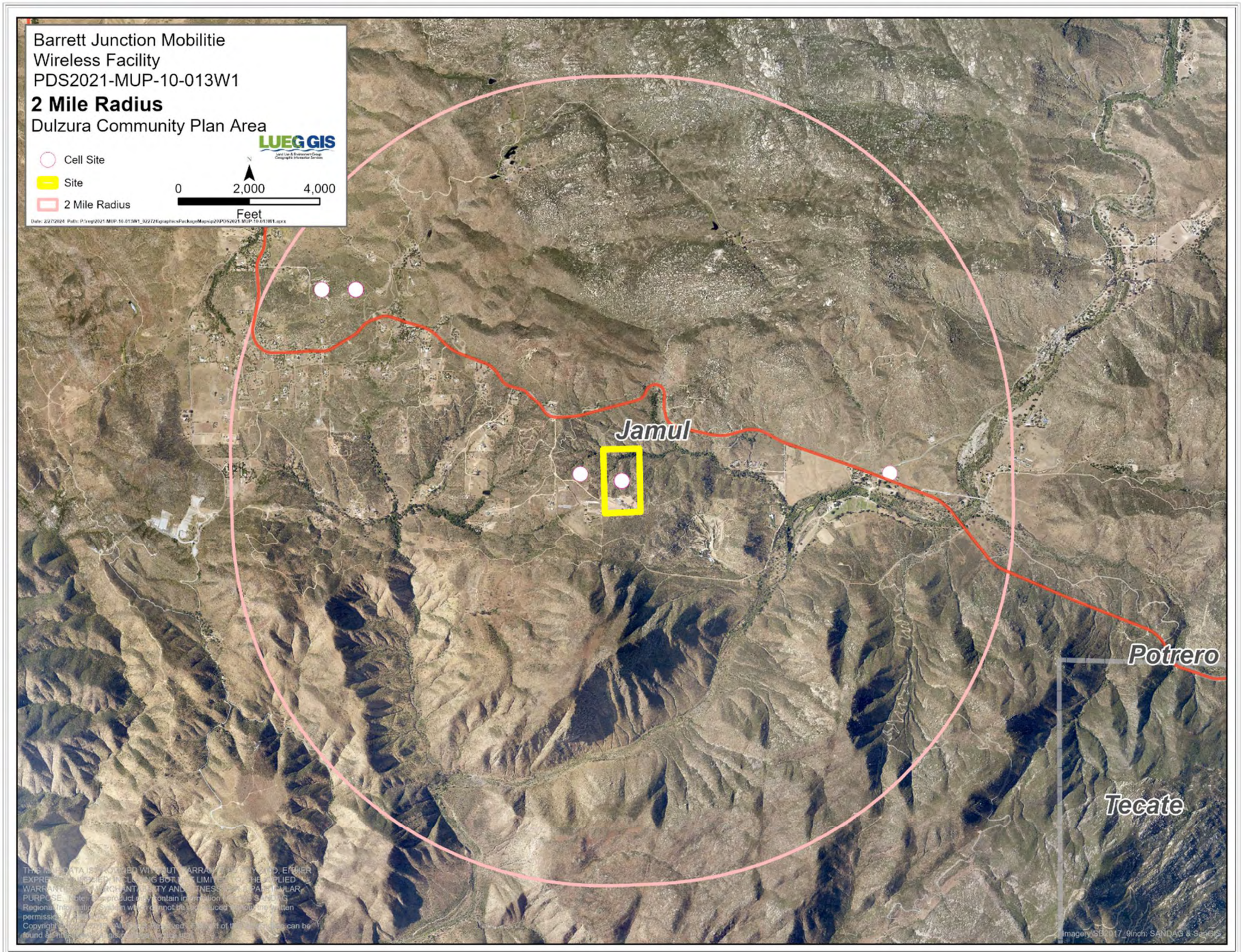

 LUEGGIS
Planning & Development Group

Date: 02/27/2024 Path: P:\reg\2021-MUP-10-013W1_022724\graphicsPackage\Maps\20PDS2021-MUP-10-013W1.aprx



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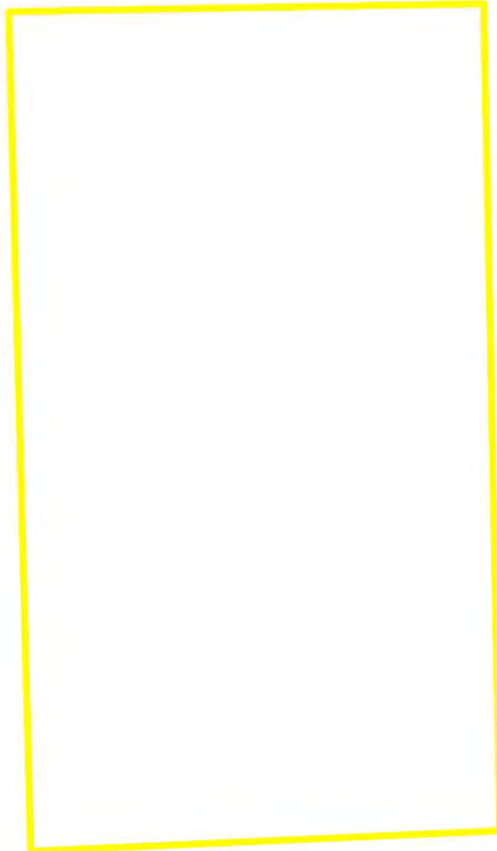


Barrett Junction Mobilitie
Wireless Facility
PDS2021-MUP-10-013W1
Dulzura Community Plan Area



Date: 2/27/2024 Path: F:\reg\2021-MUP-10-013W1_022724\graphics\Package\Mapsp\26\PDS2021-MUP-10-013W1.aprx



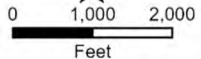

Jamul



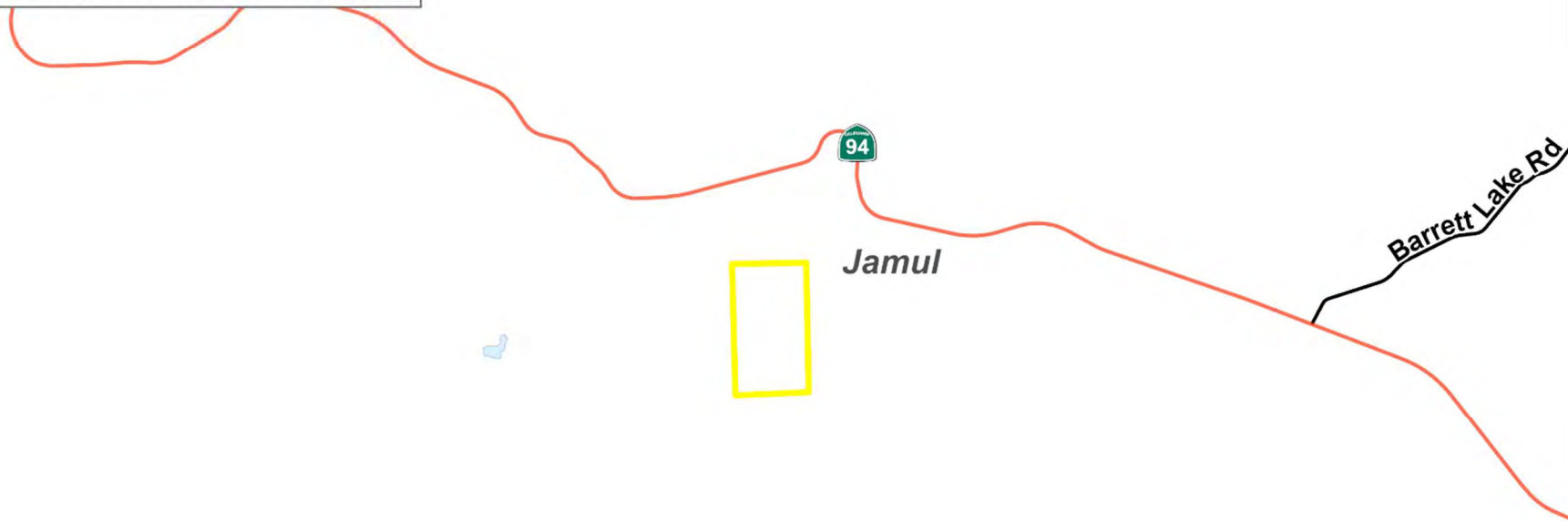
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Barrett Junction Mobilite
Wireless Facility
PDS2021-MUP-10-013W1

Dulzura Community Plan Area



Date: 2/27/2024 Path: F:\reg\2021-MUP-10-013W1_322724\graphicsPackage\Map\p20\PD052021-MUP-10-013W1.aprx



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Barrett Junction Mobile
Wireless Facility
PDS2021-MUP-10-013W1

Dulzura Community Plan Area

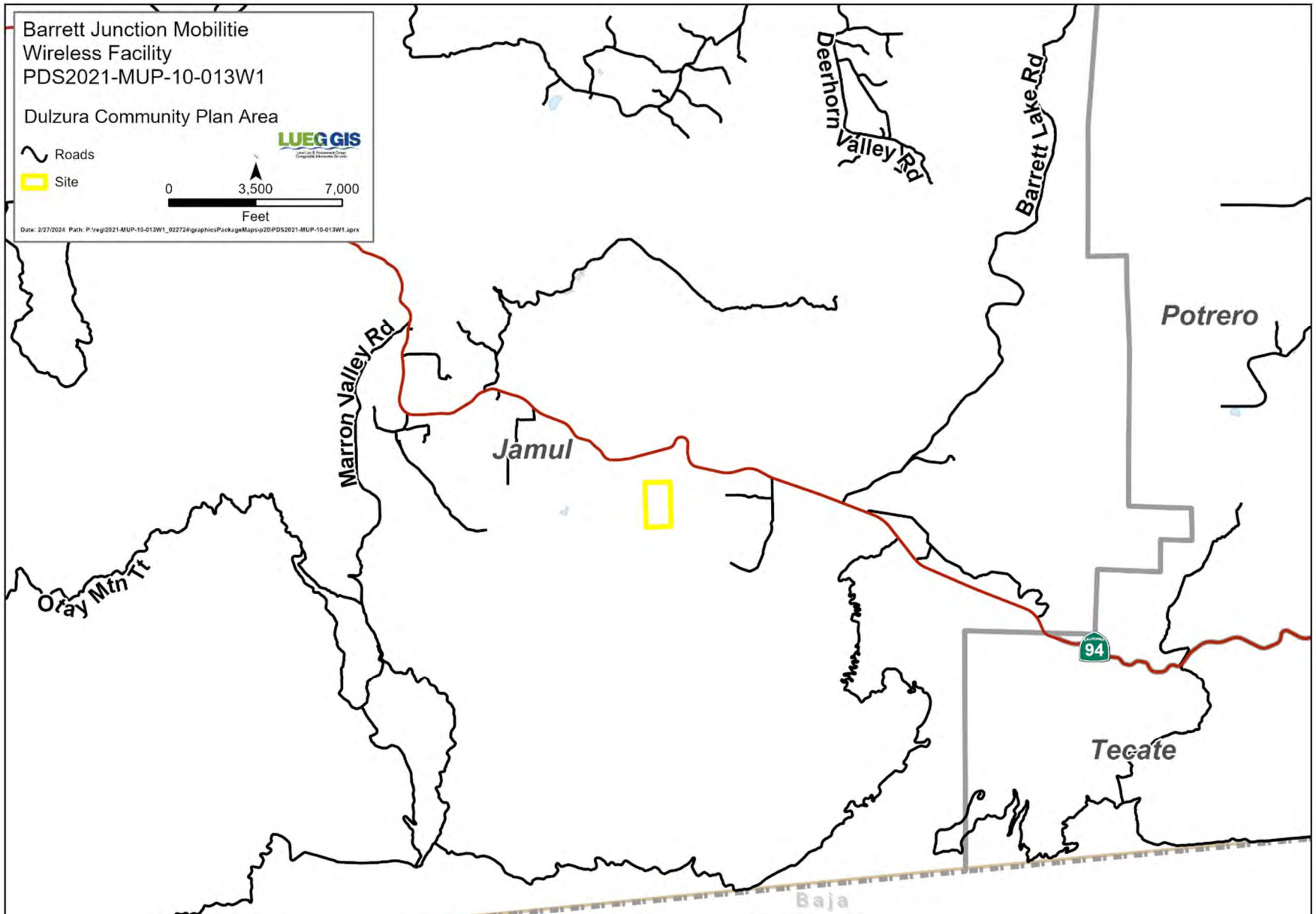
Roads

Site

0 3,500 7,000
Feet

LUEGGIS
Land Use & Environmental GIS
Computer Graphics Division

Date: 2/27/2024 Path: P:\reg\2021-MUP-10-013W1_022724\graphics\Package\Mapsv20\FDS2021-MUP-10-013W1.aprx



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mobilitie

a bai communications company

SITE ID:
3CA60042A

LATITUDE/LONGITUDE:
32° 36' 38.0916"N / 116° 43' 49.6992"W

SITE ADDRESS:
19151 HIGHWAY 94
CITY, STATE, ZIP:
DELZURA, CA 91917



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

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

mobilitie
a bai communications company

GENERAL NOTES:

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

SITE INFORMATION:

SITE ID:	3CA60042A
LATITUDE:	32.610581 / 32° 36' 38.0916" N
LONGITUDE:	-116.730472 / 116° 43' 49.6992" W
CROSS STREET:	19151 HIGHWAY 94
CITY, STATE, ZIP:	DULZURA, CA 91917
COUNTY:	COUNTY OF SAN DIEGO
JURISDICTION:	COUNTY OF SAN DIEGO

APPLICANT:	MOBILITIE, LLC 660 NEWPORT CENTER DRIVE, SUITE 200 NEWPORT BEACH, CA 92660 PH: (949) 473-5062 CONTACT: RYAN KERSWILL
------------	--

OWNER:	ROBERT F. & DEENA L. JACKSON 19151 HIGHWAY 94 DULZURA, CA 91917 PH: (619) 468-9054
--------	--

LEGAL DESCRIPTION:

ASSESSORS PARCEL NUMBERS:
650-070-15-00

DO NOT SCALE DRAWINGS

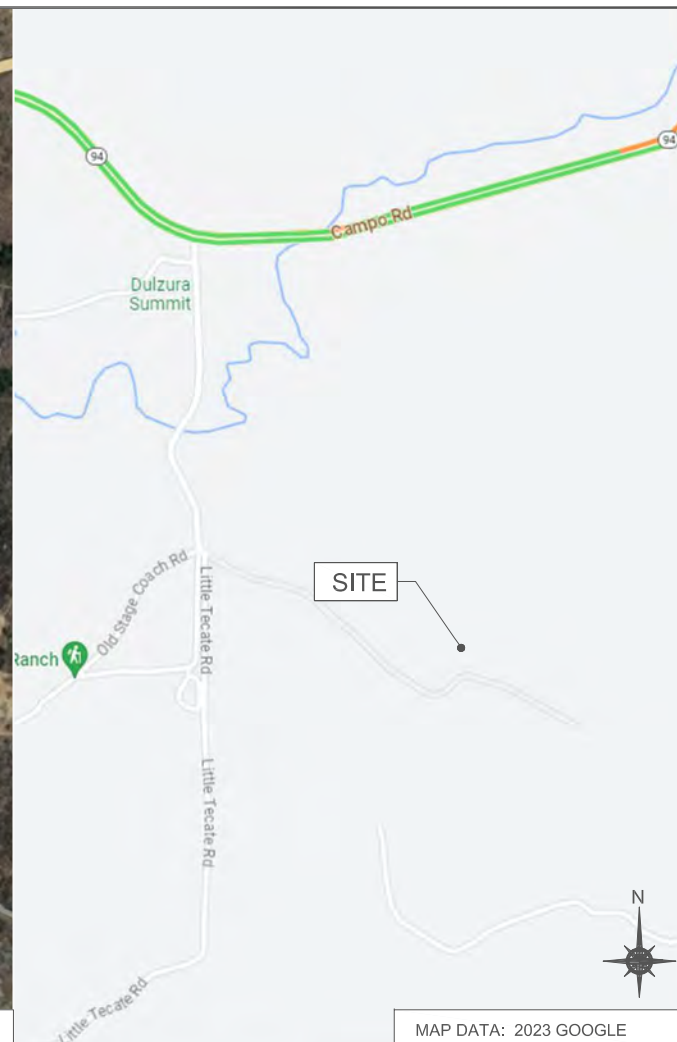
CONTRACTORS SHALL VERIFY ALL PLANS, (E) DIMENSIONS & FIELD CONDITIONS ON
THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT / ENGINEER IN WRITING
OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE
FOR SAME.

LOCATION MAPS

VICINITY MAP



REGIONAL MAP



CODES

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

PROJECT DESCRIPTION

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

DRAWING INDEX

SHEET NO.	SHEET TITLE
TITLE	TITLE SHEET
A 1.0	SITE PLAN
A 1.5	EASEMENT PLAN
A 2.0	SITE ELEVATIONS
A 3.0	SITE ELEVATIONS
A 4.0	ANTENNA & RADIO CONFIG
L 1.0	LANDSCAPING PLAN
L 2.0	IRRIGATION PLAN

DATE:	
DRAWN BY:	
CHECKED BY:	

SUBMITTALS

REV	DATE	DESCRIPTION	BY
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8			

APPROVAL STAMP

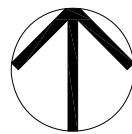
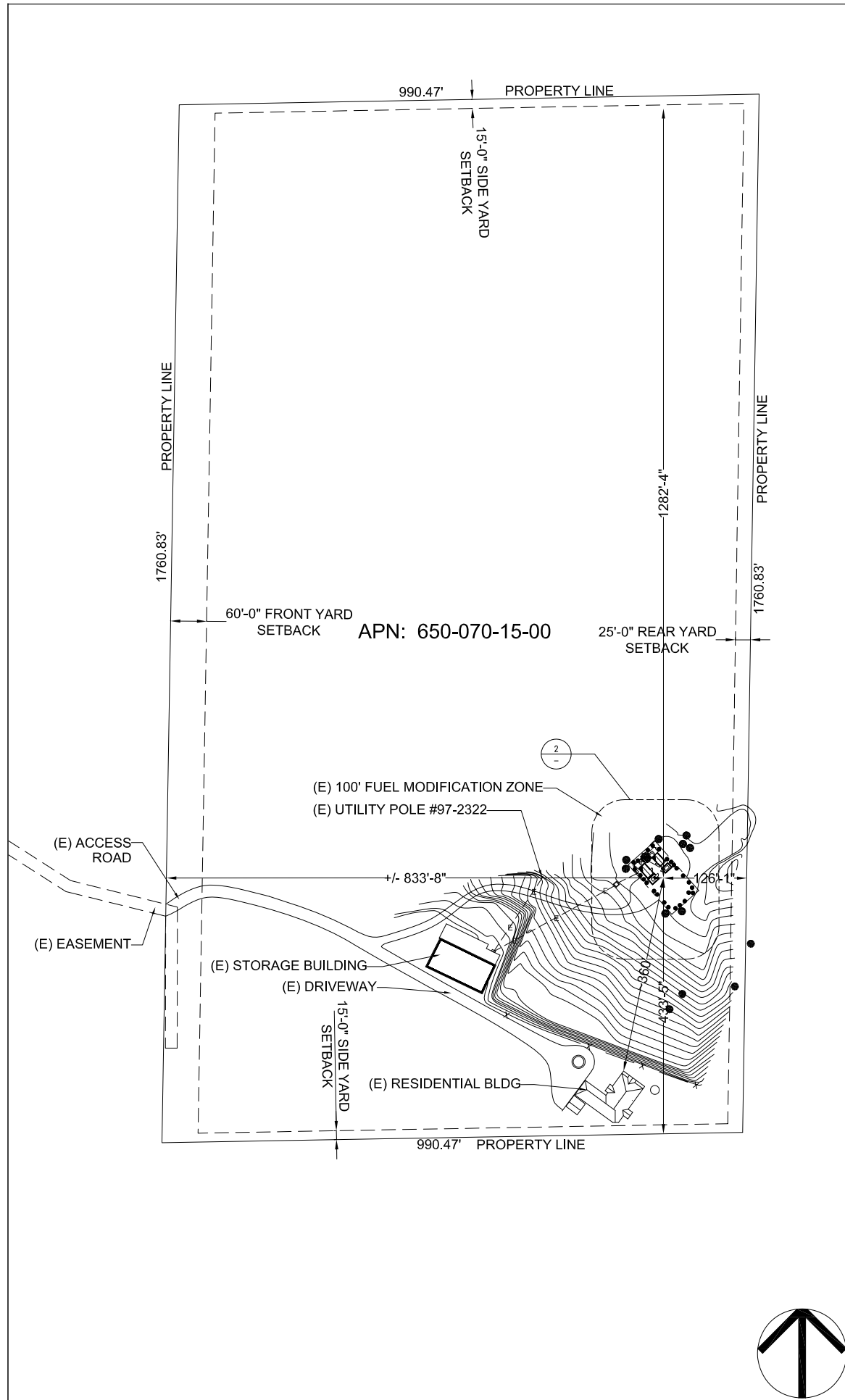
SITE
BARRETT JUNCTION
19151 HWY 94
DULZURA, CA 91917

SHEET TITLE

1.0

SHEET NUMBER

TITLE



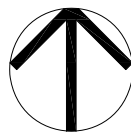
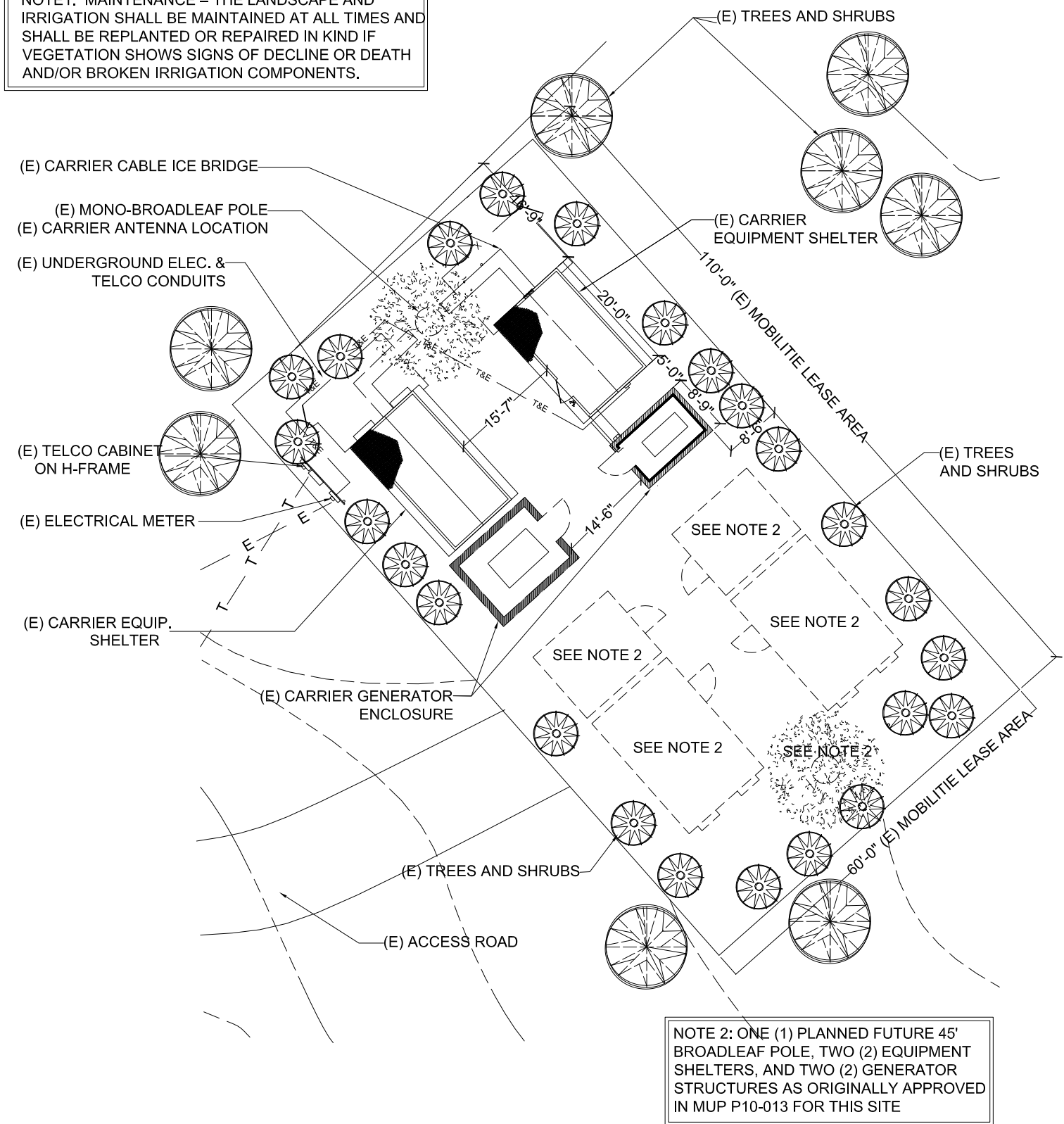
SITE PLAN

SCALE: 1" = 200'

1

ENLARGED SITE PLAN

NOTE 1: MAINTENANCE - THE LANDSCAPE AND IRRIGATION SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE REPLANTED OR REPAIRED IN KIND IF VEGETATION SHOWS SIGNS OF DECLINE OR DEATH AND/OR BROKEN IRRIGATION COMPONENTS.



SCALE: 1" = 20'

2

mobilitie
a bai communications company

DATE:
DRAWN BY:
CHECKED BY:

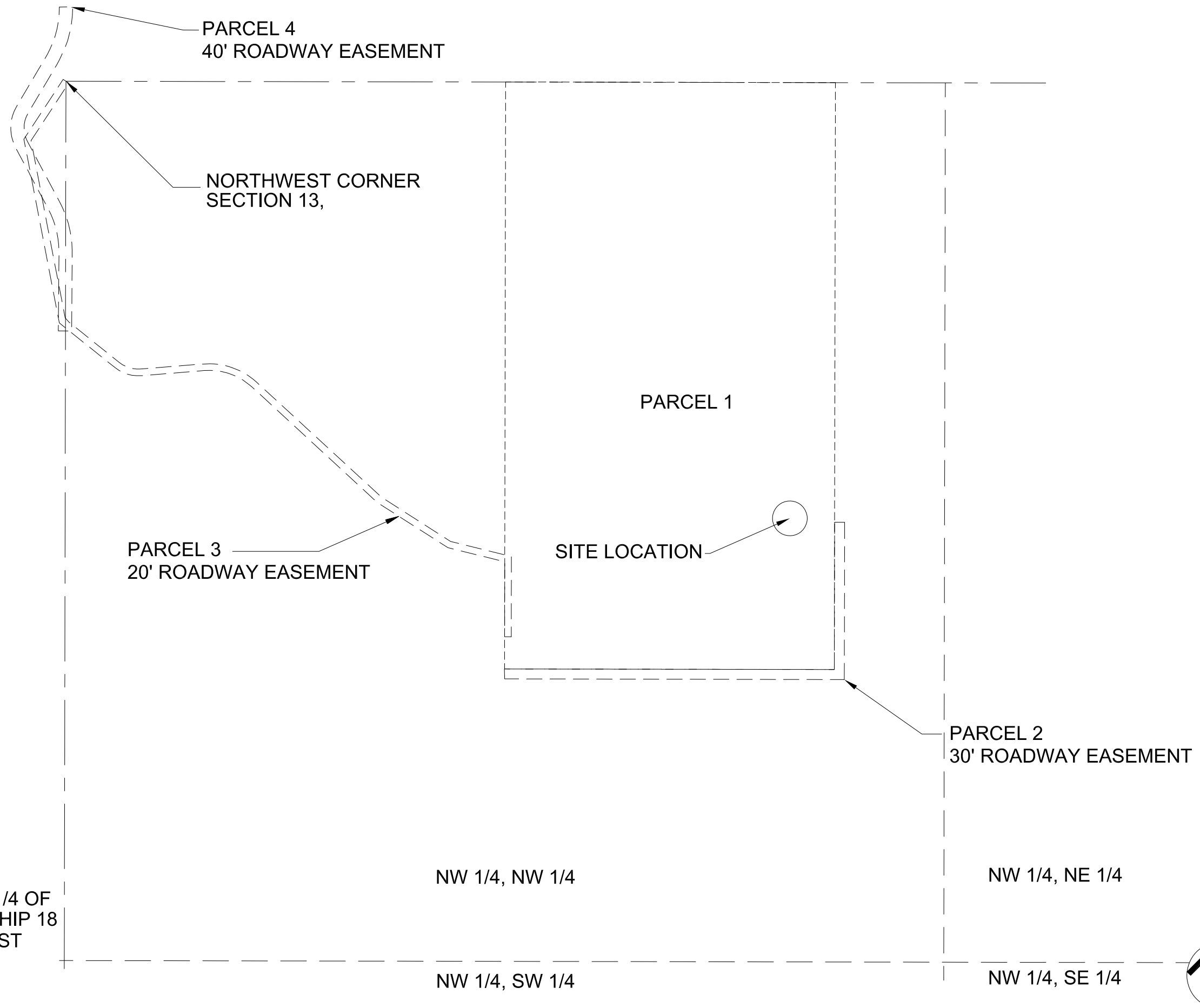
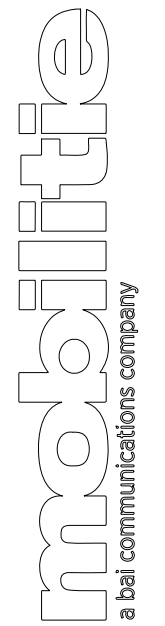
SUBMITTALS			
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APPROVAL STAMP

SITE
BARRETT JUNCTION
19151 HWY 94
DULZURA, CA 91917

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1.0



DATE:
DRAWN BY:
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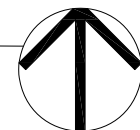
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APPROVAL STAMP

SITE
BARRETT JUNCTION
19151 HWY 94
DULZURA, CA 91917

SHEET TITLE
EASEMENT PLAN

SHEET NUMBER
A-1.5



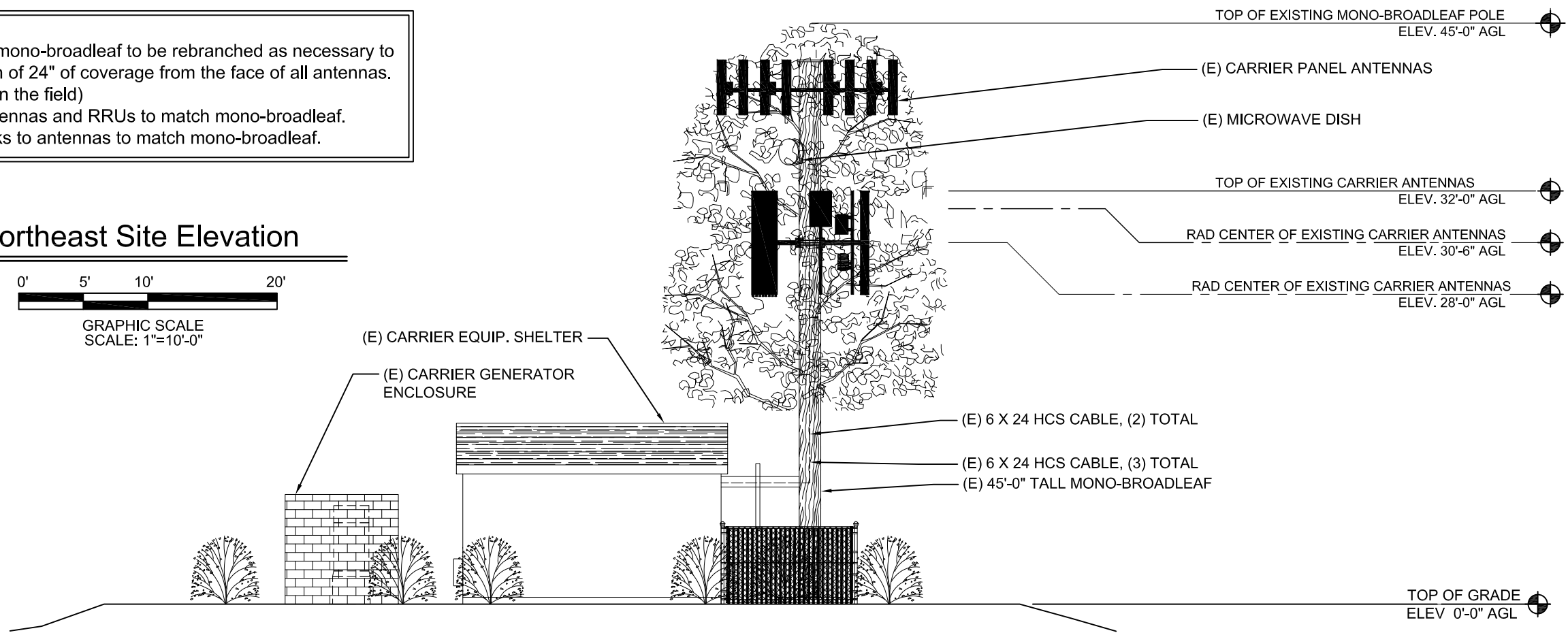
NOTE:

- Existing mono-broadleaf to be rebranched as necessary to ensure a min of 24" of coverage from the face of all antennas. (GC to verify in the field)
- Paint antennas and RRUs to match mono-broadleaf.
- Add socks to antennas to match mono-broadleaf.

Northeast Site Elevation



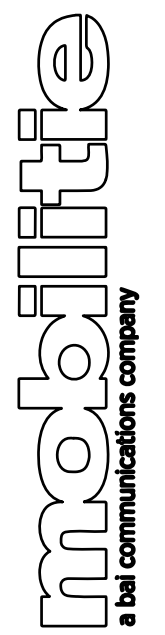
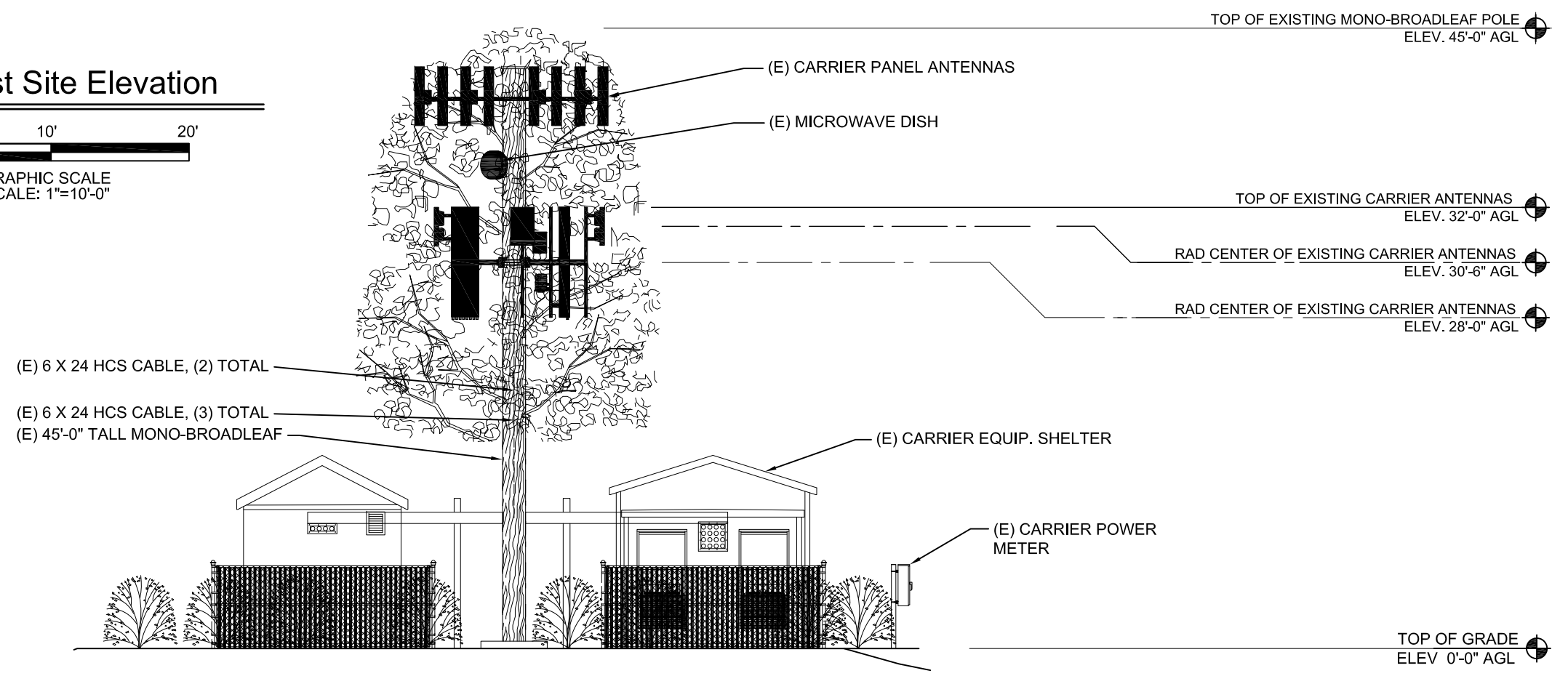
GRAPHIC SCALE
SCALE: 1"=10'-0"



Northwest Site Elevation



GRAPHIC SCALE
SCALE: 1"=10'-0"



DATE:
DRAWN BY:
CHECKED BY:

SUBMITTALS			
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APPROVAL STAMP

SITE
BARRETT JUNCTION
19151 HWY 94
DULZURA, CA 91917

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
A-2.0

TOP OF EXISTING MONO-BROADLEAF POLE
ELEV. 45'-0" AGL

TOP OF EXISTING CARRIER ANTENNAS
ELEV. 32'-0" AGL

RAD CENTER OF EXISTING CARRIER ANTENNAS
ELEV. 30'-6" AGL

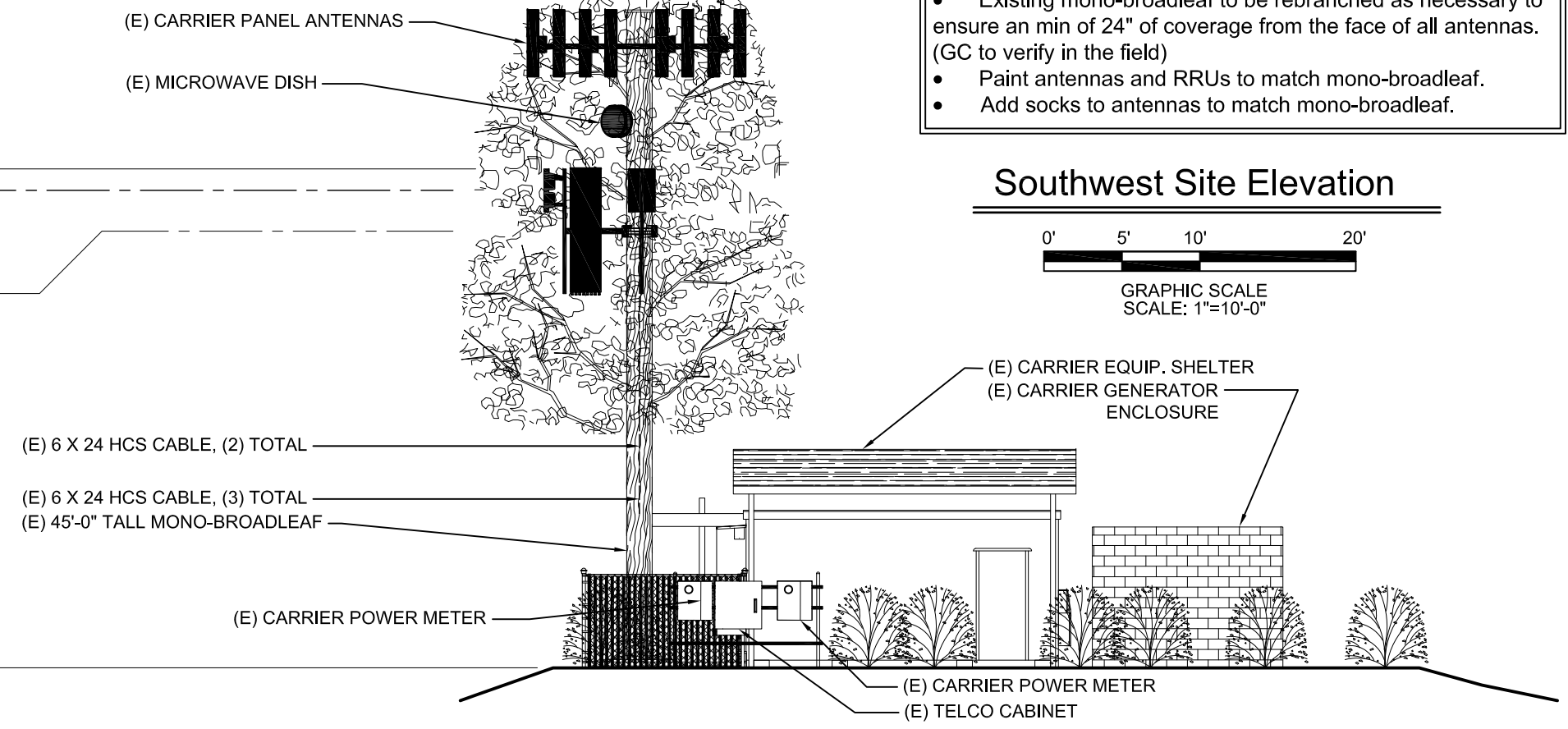
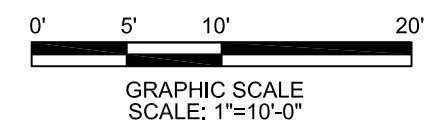
RAD CENTER OF EXISTING CARRIER ANTENNAS
ELEV. 28'-0" AGL

TOP OF GRADE
ELEV. 0'-0" AGL

NOTE:

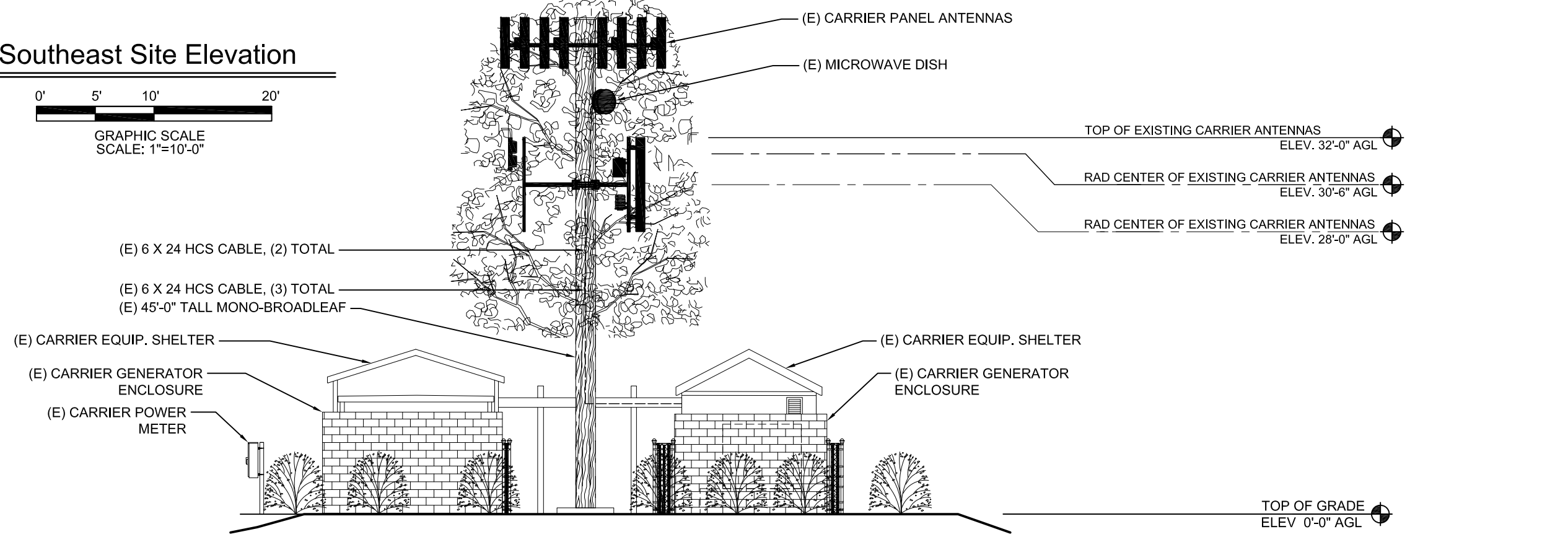
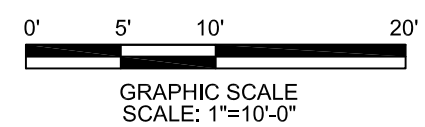
- Existing mono-broadleaf to be rebranched as necessary to ensure a min of 24" of coverage from the face of all antennas. (GC to verify in the field)
- Paint antennas and RRUs to match mono-broadleaf.
- Add socks to antennas to match mono-broadleaf.

Southwest Site Elevation



TOP OF EXISTING MONO-BROADLEAF POLE
ELEV. 45'-0" AGL

Southeast Site Elevation

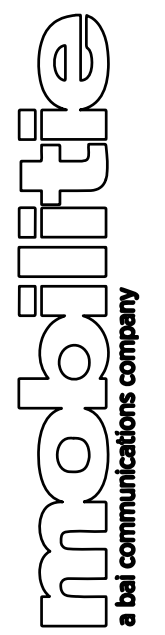


TOP OF EXISTING CARRIER ANTENNAS
ELEV. 32'-0" AGL

RAD CENTER OF EXISTING CARRIER ANTENNAS
ELEV. 30'-6" AGL

RAD CENTER OF EXISTING CARRIER ANTENNAS
ELEV. 28'-0" AGL

TOP OF GRADE
ELEV. 0'-0" AGL



DATE:
DRAWN BY:
CHECKED BY:

SUBMITTALS			
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APPROVAL STAMP

SITE
BARRETT JUNCTION
19151 HWY 94
DULZURA, CA 91917

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
A-3.0

VERIZON - EXISTING ANTENNA CONFIGURATION AND SCHEDULE				
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL	EQUIPMENT PER SECTOR
ALPHA 1	EAST	100°	COMMSCOPE NHHS4-45A-R3B	(1) RADIO 8843-B26B66A
ALPHA 2			COMMSCOPE NHHS4-45A-R3B	(1) RADIO 4408 B48 DC
ALPHA 3			COMMSCOPE NHHS4-45A-R2B	(1) RADIO 8863 - n77D / C-BAND
ALPHA 4			COMMSCOPE NHHS4-45A-R2B	(1) RADIO 4449-B13+B5
-	-	-	-	(1) 3315 RAYCAP BOX
BETA 1	WEST	300°	COMMSCOPE NHHS4-45A-R3B	(1) RADIO 8843-B26B66A
BETA 2			COMMSCOPE NHHS4-45A-R3B	(1) RADIO 4408 B48 DC
BETA 3			COMMSCOPE NHHS4-45A-R2B	(1) RADIO 8863 - n77D / C-BAND
BETA 4			COMMSCOPE NHHS4-45A-R2B	(1) RADIO 4449-B13+B5
-	-	-	-	(1) 3315 RAYCAP BOX
GAMMA 1	NORTH	20°	COMMSCOPE NHHS4-45A-R3B	(1) RADIO 8843-B26B66A
GAMMA 2			COMMSCOPE NHHS4-45A-R3B	(1) RADIO 4408 B48 DC
GAMMA 3			COMMSCOPE NHHS4-45A-R2B	(1) RADIO 8863 - n77D / C-BAND
GAMMA 4			COMMSCOPE NHHS4-45A-R2B	(1) RADIO 4449-B13+B5
-	-	-	-	(1) 3315 RAYCAP BOX
TOTAL COUNT	-	-	(12) ANTENNAS	(12) RRUS (3) RAYCAP BOXES

TMO - EXISTING ANTENNA CONFIGURATION AND SCHEDULE				
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL	EQUIPMENT PER SECTOR
ALPHA 1	NORTH	20°	AIR 6449	(1) RADIO 4449_871+885 (1) RADIO 4460_b25+b66
ALPHA 2			APXVAALL24_43-U-NA20	
ALPHA 3			n/a	
ALPHA 4			n/a	
-	-	-	-	
BETA 1	EAST	100°	AIR 6449	(1) RADIO 4449_871+885 (1) RADIO 4460_b25+b66
BETA 2			APXVAALL24_43-U-NA20	
BETA 3			n/a	
BETA 4			n/a	
-	-	-	-	
GAMMA 1	WEST	305°	AIR 6449	(1) RADIO 4449_871+885 (1) RADIO 4460_b25+b66
GAMMA 2			APXVAALL24_43-U-NA20	
GAMMA 3			n/a	
GAMMA 4			n/a	
-	-	-	-	
TOTAL COUNT	-	-	(6) ANTENNAS	(6) RRUS



DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
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APPROVAL STAMP

APPROVAL STAMP

SITE
 BARRETT JUNCTION
 19151 HWY 94
 DULZURA, CA 91917

SHEET TITLE
 ANTENNA & RADIO CONFIG

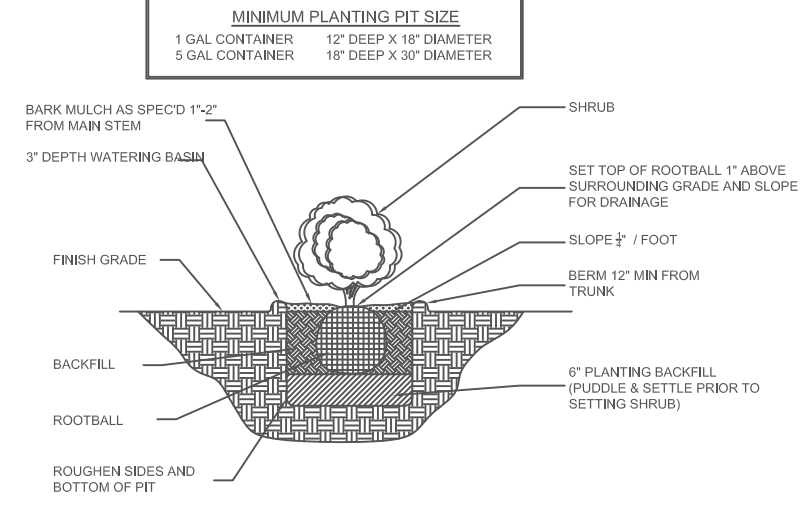
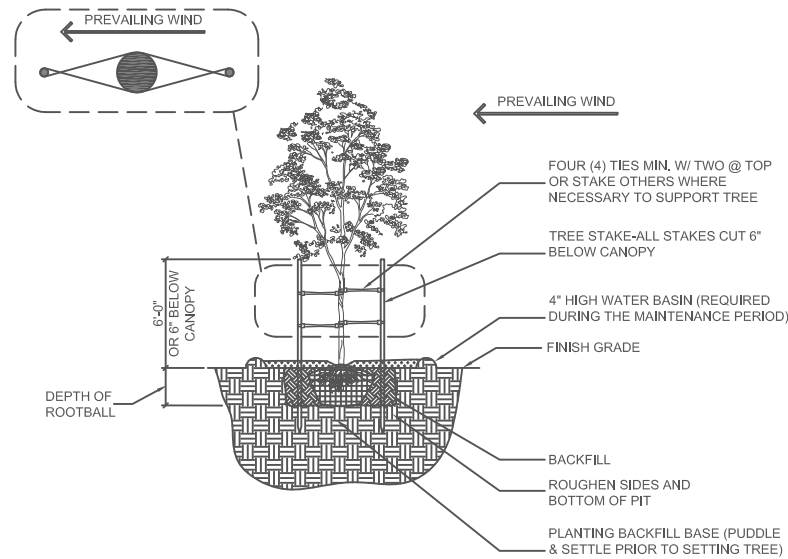
SHEET NUMBER
A-4.0

PLANTING SPECIFICATIONS

- ALL PLANTING MATERIALS AND PROCEDURES SHALL CONFORM TO THE COUNTY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
- PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXISTING VEGETATION, INCLUDING ALL SLOPE GROUND COVER, TRASH, CLIPPINGS, ROCK OVER TWO (2) INCHES IN DIAMETER, AND OTHER DEBRIS FROM ALL PLANTING AREAS ON THE SITE AND DISPOSE OF IT AT AN APPROVED DISPOSAL AREA.
- THE LANDSCAPE CONTRACTOR SHALL RAKE AND FINE-GRADE ALL AREAS TO BE PLANTED PRIOR TO THE COMMENCEMENT OF PLANTING OPERATIONS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE FINISH GRADING OF THE SITE. SITE SHALL BE RECEIVED AT PLUS OR MINUS ONE (1) INCH.
- ALL NEW PLANTING AREAS AND SLOPES ARE TO BE WATERED FOR FIFTEEN (15) DAYS PRIOR TO HERBICIDE APPLICATION. "ROUND-UP" HERBICIDE TO BE SPRAYED ON WEEDS PER MANUFACTURER'S DIRECTIONS. REPEAT APPLICATIONS MAY BE NECESSARY AFTER THE REQUIRED MINIMUM OF TWO (2), DEPENDING ON WEED GROWTH. PLANTING TO COMMENCE TWELVE (12) DAYS AFTER THE LAST APPLICATION.
- ALL PLANTING AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1000 SQ. FT. RAKED INTO THE TOP TWO (2) INCHES OF SOIL.
 - SIX (6) LBS. OF 16-7-12+ IRON FERTILIZER.
 - THREE (3) LBS. OF AGRICULTURAL GYPSUM.
- PRIOR TO THE INCORPORATION OF THE AMENDMENTS, ALL PLANTING AREAS ARE TO BE THOROUGHLY WATERED IN A MANNER THAT WILL PASS A MINIMUM OF TWELVE (12) INCHES OF WATER THROUGH THE SURFACE SOIL ZONE. THIS PROCEDURE IS CALLED LEACHING, AND ONLY WHEN COMPLETED AND SOLUBLE SALTS ARE ADEQUATELY LOW SHALL THE ABOVE AMENDMENTS BE INCORPORATED.
- PLANT PITS SHALL BE SQUARE AND TWO (2) TIMES GREATER IN DIAMETER THAN THE PLANT CONTAINER AND AT LEAST TWELVE (12) INCHES BELOW THE BOTTOM OF THE CONTAINER.
- ALL WATERING BASINS SHALL RECEIVE A MINIMUM OF TWO (2) INCHES OF SHREDDED BARK MULCH. A ONE (1) CUBIC YARD SAMPLE OF MULCH TO BE USED SHALL BE DELIVERED TO THE SITE FOR INSPECTION BY THE OWNER / LANDSCAPE ARCHITECT.
- ALL STANDARD TREES SHALL BE DOUBLE STAKED AS PER DETAIL.
- PLANT COUNTS ARE FOR THE CONVENIENCE OF LANDSCAPE CONTRACTORS ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PLANT MATERIALS TO FULFILL THE DESIGN INTENT OF THESE DRAWINGS.
- TWENTY-FOUR (24) HOURS PRIOR TO THE PLANTING, THE CONTRACTOR SHALL CONTACT OWNER/LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL AND ITS INTENDED LOCATIONS ON SITE. PHOTOGRAPHS ARE REQUIRED FOR ALL 24" BOX OR LARGER TREES.
- THE LANDSCAPE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN CONDITION REMOVING ALL USED MATERIALS, TRASH, AND TOOLS ON A DAILY BASIS.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS FOR A PERIOD OF THIRTY (30) DAYS, GUARANTEE ALL SHRUBS FOR NINETY (90) DAYS, AND ALL TREES FOR A PERIOD OF ONE (1) YEAR. THE GUARANTEE PERIOD FOR ALL TREES AND SHRUBS SHALL COMMENCE UPON WRITTEN APPROVAL OF THE OWNER AT THE END OF THE MAINTENANCE PERIOD OR EXTENSION THEREOF.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENT OF MATERIALS MADE NECESSARY THROUGH THE ACTION OR NEGLIGENCE OF HIS CREW.
- UPON THE COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER/LANDSCAPE ARCHITECT AND ARRANGE FOR A WALK-THROUGH TO DETERMINE THAT ALL ASPECTS OF THE WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP-LIKE MANNER, AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE COMMENCEMENT OF THE MAINTENANCE PERIOD.

PLANT LIST / LEGEND

ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
TREES					
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	8	STANDARD TREE
SHRUBS					
HET ARB	HETEROMELES ARBUTIFOLIATOYON		5 GAL	19	-----
GROUNDCOVERS					
	MULCH		N/A	3"	DEEP BARK MULCH



TREE PLANTING

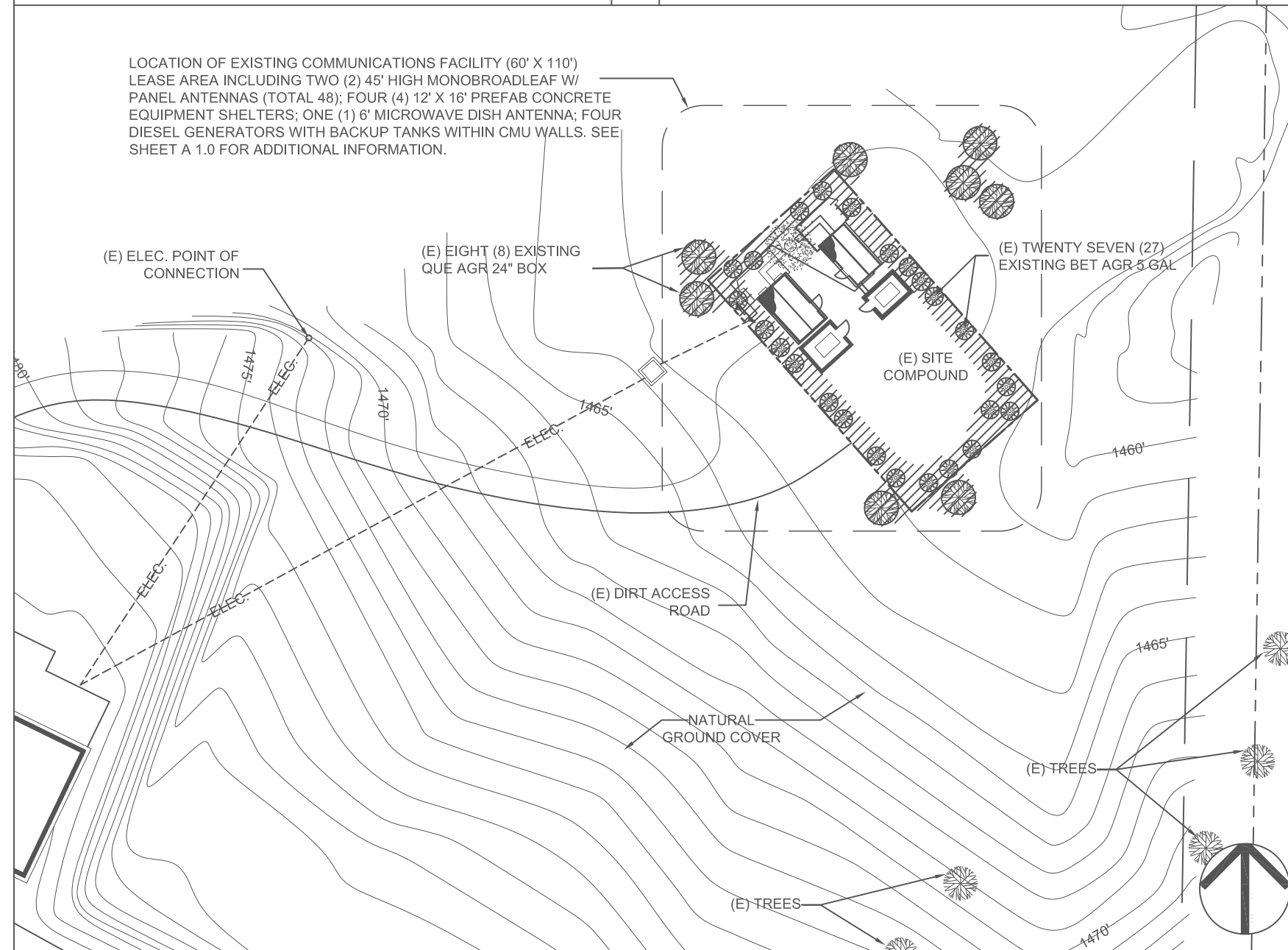
SCALE: NTS

A

SHRUB PLANTING

SCALE: NTS

B



LANDSCAPE PLANTING PLAN

SCALE: 1" = 50'

1

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a bai communications company

DATE: _____
DRAWN BY: _____
CHECKED BY: _____

SUBMITTALS			
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APPROVAL STAMP

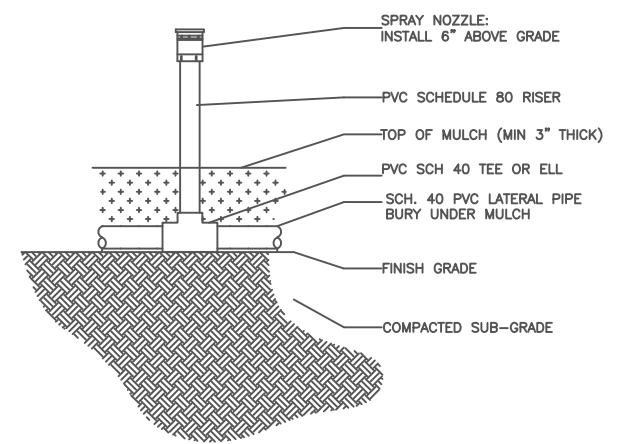
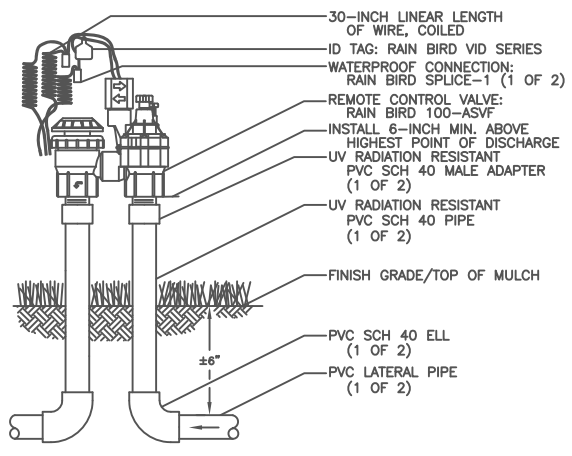
SITE
BARRETT JUNCTION
19151 HWY 94
DULZURA, CA 91917

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-1.0

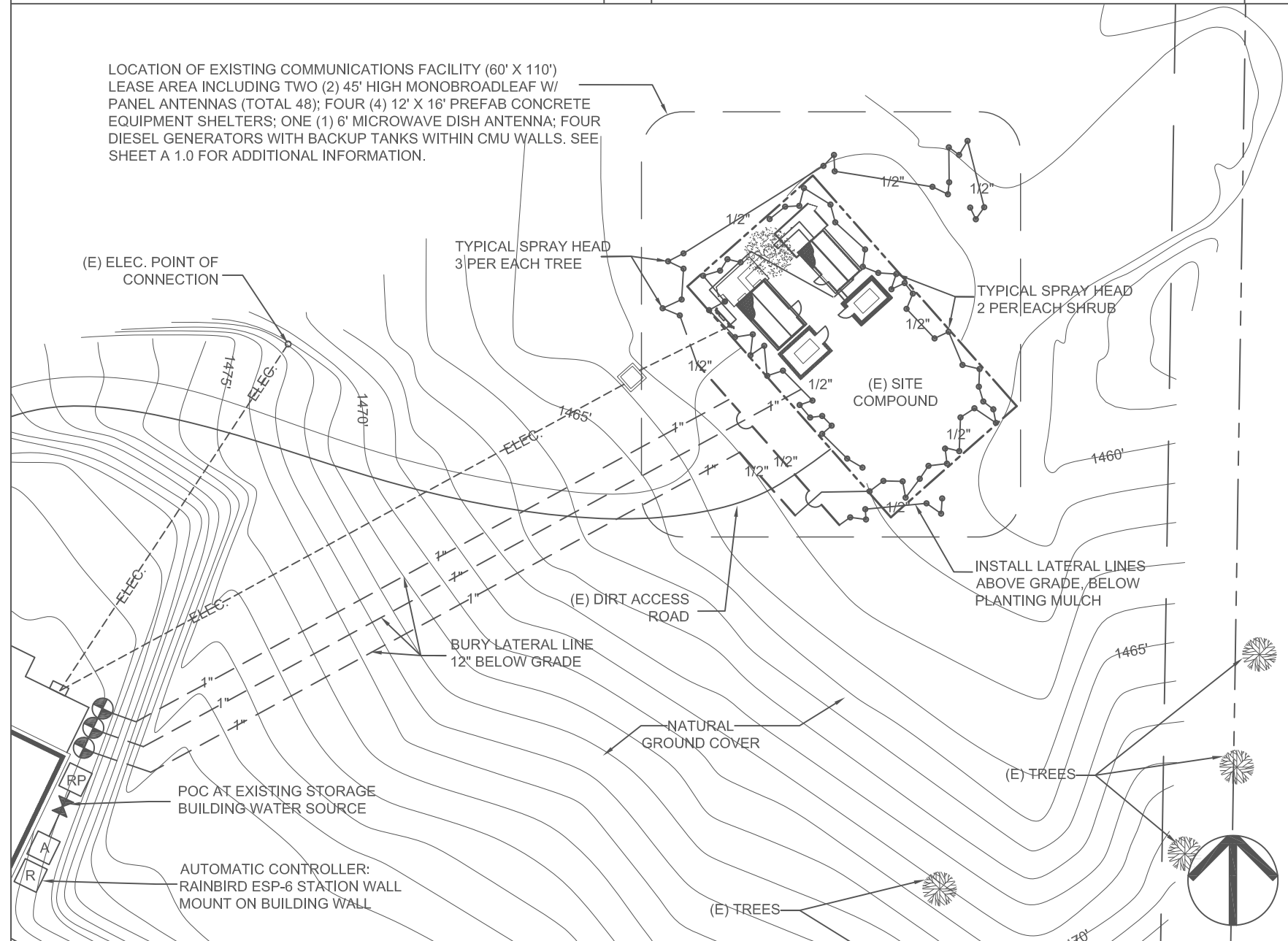
IRRIGATION SPECIFICATIONS

- ALL IRRIGATION MATERIALS AND PROCEDURES SHALL CONFORM TO THE COUNTY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
- IRRIGATION PLAN IS DIAGRAMMATIC ONLY
- CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF ALL EXISTING SITE CONDITIONS
- IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLER HEADS TO PROVIDE AN EVEN COVERAGE AND TO KEEP SPRAY OFF OF THE WALKWAYS, WALLS, STREETS, AND DRIVES.
- AS A MINIMUM, ALL IRRIGATION HEADS LOCATED ADJACENT TO WALKWAYS, STREETS AND DRIVES SHALL BE INSTALLED ON POP-UP BODIES.
- WHEN THE IRRIGATION SYSTEMS ARE COMPLETED, THE CONTRACTOR, IN THE PRESENCE OF THE OWNER/DEVELOPER'S AUTHORIZED REPRESENTATIVE OR THE LANDSCAPE ARCHITECT, SHALL PERFORM A TEST OF COVERAGE OF WATER AFFORDED THE PLANTING AREAS TO ENSURE THAT IT IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE AT HIS OWN COST.
- PRIOR TO BURYING IRRIGATION LINES:
- ALL MAINLINE IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 150PSI FOR A PERIOD OF FOUR (4) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE.
- ALL LATERAL LINES SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE (1) HOUR.
- THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY THE OWNER OR THE LANDSCAPE ARCHITECT.
- ALL PRESSURE MAINLINES SHALL BE BURIED EIGHTEEN (18) INCHES DEEP, AND ALL LATERAL LINES SHALL BE BURIED TWELVE (12) INCHES DEEP. DEPTH FOR BOTH MAINLINE AND LATERAL LINES, WHEN PASSING UNDER FUTURE DRIVES, SHALL BE BURIED THIRTY (30) INCHES DEEP INSIDE SCHEDULE 40 SLEEVES TWICE THE DIAMETER OF THE SLEEVED LINE.
- MAIN LINES: ALL PIPING UNDER CONSTANT PRESSURE BETWEEN WATER METER AND OR SUPPLY SYSTEM AND CONTROL VALVES AS PER LOCAL CODE OR SHALL BE PVC SCHEDULE 40 OR CLASS 315 PVC UNLESS OTHERWISE SHOWN ON THE DRAWINGS, DETAILS, OR LEGEND.
- LATERAL LINES: ALL PIPING UNDER INTERMITTENT PRESSURE. DOWN STREAM OR CONTROL VALVES SHALL BE RIGID PVC 1120, SOR 21, OR CLASS 200 PVC UNLESS OTHERWISE SHOWN ON THE DRAWINGS, DETAILS, OR LEGEND.
- ALL PLASTIC FITTINGS SHALL BE RIGID POLYVINYL CHLORIDE, STANDARD SCHEDULE 40 TYPE I AND II. ALL RISERS AND NIPPLES SHALL BE REAMED SCHEDULE 80 PVC.
- ALL REMOTE CONTROL VALVES SHALL BE INSTALLED 18" FROM THE TOP OR TOE OF THE SLOPE A MINIMUM OF 12" ABOVE THE HIGHEST SPRINKLER HEAD ON THE SERVICED SYSTEM. BALL VALVES SHALL BE INSTALLED IN TEN (10) INCH ROUND VALVE BOXES WITH PEA GRAVEL BENEATH THE VALVE. SEE DETAIL.
- ALL WIRES SHALL BE ANG-UF DIRECT BURIAL TYPE, AND ALL CONNECTIONS SHALL BE MADE WITH "PEN-TITE" CONNECTORS OR APPROVED EQUAL. SPLICES ARE NOT ACCEPTABLE. TWO (2) ADDITIONAL WIRES SHALL BE RUN FROM THE CONTROLLER/S TO THE LAST VALVE ON THE MAINLINE. AN ADDITIONAL TWO (2) WIRES SHALL BE RUN FOR EACH SPLIT IN THE MAINLINE.
- ALL WIRE SHALL BE BUNDLED AND PLACED BENEATH THE MAINLINE AND TAPED AT INTERVALS OF TEN (10) FEET. ALL WIRE SHALL BE SLEEVED SEPARATELY WHEN PASSING UNDER PAVED AREAS. SLEEVES SHALL BE TWICE THE DIAMETER OF THE BUNDLED WIRE OR A MINIMUM OF FOUR (4) INCHES IN DIAMETER.
- ALL MAINLINE AND LATERAL LINES SHALL BE SLEEVED WITH PVC SCHEDULE 40, A MINIMUM OF TWICE THE DIAMETER OF THE SLEEVED LINE WHERE IT PASSES UNDER PAVED AREAS.
- AUTOMATIC CONTROLLERS ARE TO BE WALL MOUNTED OUTSIDE THE BUILDING AREA. A 120-VOLT RECEPTICAL SHALL BE PROVIDED BY THE OWNER/DEVELOPER. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT FROM THE CONTROLLER TO THE MAINLINE. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND DIRECTIONS. VERIFY THE EXACT LOCATION OF THE CONTROLLER INSTALLATION WITH THE OWNER PRIOR TO FINAL CONNECTION.
- ALL IRRIGATION LINES AND APPURTENANCES, WITH THE EXCEPTION OF IRRIGATION LATERALS AND HEADS PROVIDING IRRIGATION OF AREAS WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED OUTSIDE THE PUBLIC RIGHT-OF-WAY.
- CHECK VALVES SHALL BE INSTALLED AS NECESSARY TO PREVENT DRAINAGE OF THE VARIOUS LATERAL SYSTEMS FROM OCCURRING AT THE HEADS OF THE LOWEST ELEVATION. NO MORE THAN TWELVE (12) FEET OF ELEVATION CHANGE SHALL SEPARATE CHECK VALVES. CHECK VALVES SHALL BE FIVE (5) PSI RATED.
- AFTER ALL NEW IRRIGATION PIPING AND RISERS ARE IN PLACE AND CONNECTED AND ALL OTHER NECESSARY WORK HAS BEEN COMPLETED, BUT PRIOR TO THE INSTALLATION OF IRRIGATION HEADS, REMOTE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE ENTIRE SYSTEM.
- THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO THE WORK OF THIS SECTION ON A DAILY BASIS.
- THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR TO GIVE COMPLETE AND SATISFACTORY SERVICES AS TO MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER/DEVELOPER.



REMOTE CTRL VALVE SCALE: NTS

SPRAY HEAD ON RISER SCALE: NTS



IRRIGATION EQUIPMENT / LEGEND

DESCRIPTION	MANUFACTURER	MODEL NUMBER	PRESSURE	RADIUS
SPRAY HEAD	TORO PRECISION	O-T-B-Q NOZZLE	20 PSI	7'
REMOTE CONTROL VALVE	RAINBIRD	ASVF SERIES	1"	
AUTOMATIC CONTROLLER	RAINBIRD	ESP-8 STATION	OUTDOOR WALL MOUNT	
RAIN SENSOR	RAINBIRD	RAINCHECK SERIES	INSTALL PER MFG SPEC	
BALL VALVE	SPEARS	PLASTIC BALL VALVE	MAIN LINE SIZE	
RED. PRESSURE BACKFLOW	FEBCO 825 SERIES / 3/4" SIZE	INSTALL PER MFG SPECIFICATIONS		
		BURY 18" DEEP	SEE PLAN FOR SIZE	
		INSTALL ON GRADE TEMPORARY SYSTEM, COVER MULCH	SEE PLAN FOR SIZE	

LANDSCAPE IRRIGATION PLAN

SCALE: 1" = 50' 1

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 a bai communications company

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

SUBMITTALS			
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APPROVAL STAMP

SITE
BARRETT JUNCTION
 19151 HWY 94
 DULZURA, CA 91917

SHEET TITLE
 IRRIGATION PLAN

SHEET NUMBER
L-2.0

**Attachment B – Form of Decision Approving
PDS2021-MUP-10-013W1**



DIRECTOR
DAHVIA LYNCH

COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
WWW.SDCPDS.ORG

COMMISSIONERS

DOUGLAS BARNHART (CHAIR)
RONALD ASHMAN (VICE CHAIR)
DAVID PALLINGER
GINGER HITZKE
RONALD ASHMAN
TOMMY HOUGH
MICHAEL EDWARDS
YOLANDA CALVO

APRIL 19, 2024

PROJECT NAME: BARRETT JUNCTION WIRELESS FACILITY (3CA60042A)
PROJECT TYPE: MAJOR USE PERMIT (MUP) MODIFICATION
WIRELESS TELECOMMUNICATIONS FACILITY: TIER 4
PROJECT APPLICANT: MOBILITIE
PROJECT RECORD ID: PDS2021-MUP-10-013W1
ENVIRONMENTAL LOG No.: PDS2021-ER-10-20-001A
PROJECT ADDRESS: 19151 SR-94, DULZURA, CA 91917
PROJECT APN: 650-070-15-00
TRUST ACCOUNT No.: 2010683-D-08186

DECISION OF THE PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION (3300-10-013)

GRANT, this Major Use Permit to authorize the location and use of an unmanned wireless telecommunication facility as per plot plan and elevations consisting of nine sheets dated March 27, 2012. The facility includes two 45-foot-tall mono-broad leaf trees each containing two sectors of twelve panel antennas. Associated equipment would include one equipment enclosure and one emergency generator for each carrier.

Pursuant to Section 6985A of the Zoning Ordinance, a Major Use Permit is required because the proposed facility is located on a rurally zoned parcel that is not covered by a Wireless Community Master Plan.

Also granted is a specific exemption pursuant to Section 4620(9) of The Zoning Ordinance to allow the two mono-broadleaf trees to be 45-feet in height where 35-feet is allowed.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **April 27, 2014**, 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.

The wireless telecommunication facility is considered a "high visibility" facility and is located within a "rural zone", therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this

Major Use Permit shall have a maximum term of 10 years (April 27, 2022). This may be extended for an additional period of time by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-10-013W1)

GRANT, as per plot plan, equipment plan, and elevations approved April 19, 2024, consisting of eight (8) sheets approved concurrently herewith, and photo simulations consisting of two (2) sheets dated April 19, 2024, a Major Use Permit Modification, for the construction, operation, renewal, continued use, and maintenance of a wireless telecommunication facility pursuant to Section 6985 of the Zoning Ordinance. This permit authorizes the continued use of a 45-foot mono-broadleaf tree and associated equipment, and the construction of an additional second 45-foot mono-broadleaf tree and associated equipment that was permitted under 3300-10-013, but not yet constructed. This permit is pursuant to Section 6985, 6986, and Section 7385 of the Zoning Ordinance.

Also grant, pursuant to Section 4620(g) of the Zoning Ordinance, an exception to the 35-foot height limit to allow construction of an additional 45-foot-tall mono-broadleaf tree.

The wireless telecommunication facility is considered a “high visibility” facility; therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 15 years (April 19, 2039). This may be extended for an additional period of time by modifying the permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on April 19, 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 has commenced prior to said expiration date.

.....

CONDITIONS FOR ORIGINAL MAJOR USE PERMIT (3300-10-013)

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to the approval of any grading, improvement, or building plan, and the issuance of grading, construction, building, or other permits as specified:

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

1. COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with

processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to the Department of Planning and Land Use, 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 DPLU Zoning Counter shall review the receipts and verify that all DPLU, DPW, DEH, and DPR deposit accounts have been paid.

2. RECORDATION OF DECISION

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original Recordation Form to DPLU. **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 DPLU at the County Recorder's Office. **Monitoring:** The DPLU Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at DPLU.

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

3. TRANSPORTATION IMPACT FEE

INTENT: In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the Transportation Impact Fee (TIF) Ordinance Number 77.201-77.219, the TIF shall be paid. **DESCRIPTION OF REQUIREMENT:** The Transportation Impact Fee (TIF) shall be paid pursuant to the County TIF Ordinance number 77.201-77.219. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance. **DOCUMENTATION:** The applicant shall pay the TIF at the [DPLU, Land Development Counter] and provide a copy of the receipt to the [DPLU, Building Division Technician] at time of permit issuance. The cost of the fee is designated as 2 AMT (Average Monthly Trips) which equates to a TIF payment of 0.07 (of 2 ADT). The TIF payment shall be made at time of issuance of a permit based on the assumed .07 AMT factor multiplied by the Select Industrial rate for the Community Planning area the project is located in. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the TIF shall be paid. **Monitoring:** The [DPLU, Land Development Counter] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant. [DPLU, Building Division] shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance.

4. NOISE REQUIREMENT

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

- a. Generator units shall be located within a ten (10') foot high CMU block wall enclosure.
- b. Sound deadening materials on the interior of the (10') foot high CMU block wall enclosure shall be installed.
- c. Proposed 6' high chain link fence with slats shall include sound deadening materials.

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

PRE-CONSTRUCT/ON MEETING: *(Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

5. "BREEDING SEASON AVOIDANCE

INTENT: In order to avoid impacts to nesting migratory birds, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act and CEQA, breeding season avoidance shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing, grading and/or construction allowed during the avian breeding season, which is defined as occurring between February 15 and August 31. If the applicant wishes to conduct clearing, grading and/or construction during the breeding season, the applicant shall retain a County-approved biologist to conduct a pre-construction survey within 10 days prior to the planned start of construction, to determine the presence or absence of nesting birds on or within 300 feet of the construction area and nesting raptors within 500 feet of the construction area. The Director of Planning and Land Use [DPLU, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, provided that the pre-construction survey finds no nesting or breeding birds are present in the vicinity of the brushing, clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this

condition. No grading or construction shall occur on the site until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies **MONITORING:** The [DPW, Pcc] shall not allow any grading during the specified dates, unless a concurrence from the [DPLU, PCC] is received. The [DPLU, PCC] shall review the concurrence letter."

6. TEMPORARY FENCING

INTENT: In order to protect vegetation adjacent to the project site from entry, or disturbance, temporary fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Temporary fencing shall be placed along the perimeter of the area of disturbance. **DOCUMENTATION:** The applicant shall install the fencing as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the temporary fencing has been installed at the area of disturbance boundary. **TIMING:** Prior to any clearing, trenching and/or grading, the temporary fencing shall be placed. **MONITORING:** The [DPLU, PCC] shall review the photos and statement for compliance with this condition. The fencing shall be removed at the conclusion of all clearing, trenching, and/or grading activities.

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

7. INSPECTION FEE

INTENT: In order to comply with Zoning Ordinance Section 7362.e, the Discretionary Inspection Fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the Discretionary Permit Inspection Fee at the [DPLU, Zoning Counter] and schedule an appointment for a follow up inspection with the County Permit Compliance Officer to review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid. The applicant shall also schedule the follow up inspection with the [DPLU, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [DPLU, Zoning Counter] shall process an invoice and collect the fee for the Use Permit Compliance Inspection Fee. Upon collection of the fee, an inspection milestone shall be entered to schedule an inspection six months from the date that occupancy or use of the site was established. The permittee contact information shall be updated in the County permit tracking system, and the [DPLU, Permit Compliance Officer] should be notified. The [DPLU, Permit Compliance Officer] shall contact the permittee and schedule the initial inspection.

8. SITE PLAN IMPLEMENTATION

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 Major Use Permit plot plan and the building plans. This includes but is not limited to improving all parking areas and driveways, installing all required design features, painting all structures with the approved colors, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. The equipment enclosures should mimic the design and roof pitch of the existing single-family residence. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **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 [DPLU, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

9. PHOTO SIMULATION

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated March 27, 2012, to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [DPLU, 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 [DPLU, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

10. ENCROACHMENT PERMIT

INTENT: In order to comply with the Caltrans requirements for traffic safety and help mitigate the additional traffic impacts caused by this Major Use permit to the intersection with State Route 94 (SR-94), and comply with The Caltrans Facility Standards and Requirements, for improvements into public right-of-way, a Caltrans encroachment permit(s) shall be obtained and implemented. **DESCRIPTION OF REQUIREMENT:** A permit shall be obtained from CALTRANS for the improvements to be made at the intersection of State Route 94 (SR-94) and Little Tecate Road and within the public right-of-way of SR-94. This will allow CALTRANS to set conditions for sight distance and road improvements requirement as follows:

- a. On Little Tecate Road, provide a limit line with a stop sign at an acceptable set back from the edge of travel way of SR - 94, to allow for the optimum sight distance for motorist using Little Tecate Road to access SR-94.
- b. Provide and install a set of W1-10 sign with a "Little Tecate Road" W16-8 supplemental plaque on both approaches to Little Tecate Road, per California Manual on Uniform Traffic Control Devices (CA MUTCD), Section 2C.11.

The applicant should contact the CALTRANS Permit Office at (619) 688- 6843 for additional details; or contact Trent Clark, Caltrans Development Review Branch, at (619) 688-3140.

DOCUMENTATION: The applicant shall obtain the encroachment permit(s) and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [DPW, LOR]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the encroachment permit shall be obtained. **MONITORING:** The [DPW, LOR] shall review the permit for compliance with this condition and the applicable improvement plans.

11. LANDSCAPING

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the landscaping must be installed. **DESCRIPTION OF REQUIREMENT:** The landscaping must be installed and shall conform to sheets L-101 and L-102 of the approved plot plan. **DOCUMENTATION:** The applicant shall submit photographic proof, to the satisfaction of the Director of Planning and Land Use, that all landscaping, as shown on sheets L-101 and L-102 of the approved plot plan has been installed and an automatic irrigation system provided to help establish vegetation. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The DPLU Landscape Architect shall inspect the site for compliance with the landscaping shown on the approved plot plan.

12. NOISE CONTROL DESIGN MEASURES

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans:

- a. Generator units shall be located within a ten (10') foot high CMU block wall enclosure.
- b. Sound deadening materials on the interior of the (10') foot high CMU block wall enclosure shall be installed.
- c. Proposed 6' high chain link fence with slats shall include sound deadening materials.

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

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

13. SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes but is not limited to maintaining the following: improving all parking areas and driveways, installing all required design features, painting all structures with the approved colors, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. The equipment enclosures should mimic the design and roof pitch of the existing single family residence 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. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

14. PRIVATE ROAD MAINTENANCE

INTENT: In order to ensure that the offsite private roads are maintained and not damaged during construction, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for maintenance and repair, in case of damage caused by this project to the on-site and off-site private roads that serve the property during either construction or subsequent operations. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, the following conditions shall apply during the term of this permit. **MONITORING:** The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

15. SITE CONFORMANCE

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

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations dated March 27, 2012.
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-

way must be removed within 48 hours of notification.

- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

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

16. LANDSCAPING MAINTENANCE

INTENT: In order to comply with Zoning Ordinance Section 6988B., the landscape and irrigation, as approved, shall be maintained at all times. **DESCRIPTION OF REQUIREMENT:** The landscaping shall conform to sheets L-101 and L-102 of the approved plot plan. All approved landscape and irrigation shall be maintained at all times and shall be replanted or repaired in kind if vegetation shows signs of decline or death and/or broken irrigation components. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

CONDITIONS FOR MAJOR USE PERMIT MODIFICATION (MUP-10-013W1)

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to the approval of any grading, improvement, or building plan, and the issuance of grading, construction, building, or other permits as specified:

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

1. GEN#1–COST RECOVERY

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 evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust 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 trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. GEN#2–RECORDATION OF DECISION

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

3. GEN#3–FILING OF NOE

INTENT: In order to comply with CEQA and State law, the permit NOE shall be filed at the County Recorder’s Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOE and required fees to the San Diego County Recorder’s Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOE form and required filing fees to the San Diego County Recorder’s Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOE was filed and that a copy of the document is on file at PDS.

4. ROADS#1–SIGHT DISTANCE

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

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____ of unobstructed intersectional sight distance in the westerly direction (eastbound) and _____ of unobstructed intersectional sight distance in the easterly direction (westbound) from the existing private driveway, Little Tecate Road, along State Route 94 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 450 Feet as described in Table 5 based on a speed of 45 MPH, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

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

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

5. GEN#4–INSPECTION FEE

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

6. PLN#1–SITE PLAN IMPLEMENTATION

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

7. PLN#2 -PHOTO SIMULATION

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 06/08/2023, to ensure that the wireless antennas and other was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

8. NOISE#1-ON-GOING SOUND LEVEL COMPLIANCE

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4: https://codelibrary.amlegal.com/codes/san_diego/latest/sandiego_regs/0-0-0-76028 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, Sections 36.404. This includes (but is 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} are responsible for enforcement of this permit.

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

9. PLN#3–SITE CONFORMANCE

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

10. PLN#4–SITE CONFORMANCE (WIRELESS)

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 November 9, 2021. 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.
- e. The applicant shall maintain the facility in compliance with all requirements of the San Diego County Fire Protection District.

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

11. ROADS#2–PRIVATE ROAD MAINTENANCE

INTENT: In order to ensure that the on- and off-site private easement roads are maintained and repaired if damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on- and off-site private easement roads that serve the Project. During the term of the permit, the owner(s) of the private road easement(s) shall share proportionately to the use made of the easement(s) that serve the Project, pursuant to California Civil Code Section 845. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

12. ROADS#3–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of 450 Feet in both directions along State Route 94 from the project private driveway opening, Little

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

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ORIGINAL MAJOR USE PERMIT FINDINGS (3300-10-13)

Pursuant to Section 7358 (see Section 7359 for findings required for permits filed pursuant to Regional Land Use Element 3.8) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

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

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

Scale and Bulk:

The proposed unmanned wireless telecommunication facility consists of two 45-foot-tall mono-broadleaf trees each containing two sectors of twelve panel antennas. Associated equipment would include one equipment enclosure and one emergency generator for each carrier. The subject parcel is developed with a single-family residence and large accessory structure.

Photo simulations on file with Major Use Permit P10-013 illustrate that the two proposed 45-foot-tall mono-broadleaf trees and associated equipment are unobtrusive to the surrounding viewshed. The view from the surrounding area would be minimized because the project is designed to be screened (proposed panel antennas will be screened within the faux tree and painted to match, the equipment enclosures will be designed to match the onsite structures and will be screened by proposed landscaping and would blend into the surrounding vegetation and topography. Surrounding land uses include rural residential uses and vacant lands. Property to the west and southeast support single family residences while the properties to the north, south and east are vacant. The project is compatible with adjacent uses in terms of scale and bulk because of the screened design and the location of the facility. Therefore, the project would not substantially increase the scale and bulk of the existing structure and result in negative impacts to the surrounding areas.

Coverage:

The subject parcel is 40.2 acres in size. Surrounding land uses consist of rural residential uses and vacant lands with parcel sizes ranging from approximately 10 acres to over 48 acres in size. The parcel to the west of the project site contains large structures similar to or exceeding the coverage of the subject parcel. The project is located on a parcel that is developed with a single-family residence and large accessory structure. The lease area for this unmanned wireless telecommunication facility would total 6,600 square-feet (less than 0.004% lot coverage). Due to the small footprint of the facility, the addition of the telecommunication facility would maintain similar coverage with surrounding parcels.

Density:

The project is a Major Use Permit for the authorization of a 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 Rural Fire Protection District. The San Diego Rural Fire Protection District has certified availability of fire protection. In addition, the project has been reviewed and found to be FP- 2 compliant. The project would not require sewer services and would utilize the existing water source onsite. 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 proposed unmanned wireless telecommunication facility consists of two 45-foot tall mono-broadleaf trees each containing two sectors of twelve panel antennas. Associated equipment would include one equipment enclosure and one emergency generator for each carrier.

The project would not adversely affect the desirable neighborhood character because the project is designed to be screened. The equipment enclosures and emergency generators would be located within CMU enclosures to conceal them from the surrounding properties. Additionally, landscaping, including twenty-seven 5-gallon toyons and eight 24-inch box coast live oaks, would be installed to screen the proposed mono-broadleaf trees and associated equipment. Photo simulations on file with Major Use Permit P10-013 illustrate that the line, form, and color of the facility would be largely consistent with other elements that make up the visual setting of the area. The photo simulations demonstrate that the project would be visually unobtrusive to the surrounding viewshed. Furthermore, the project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, would not cause any substantial,

demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

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

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 for the authorization of an unmanned wireless telecommunication facility. The subject property is 40.2 acres in size and is developed with access and utility services adequate to serve the proposed use. The installation of the telecommunication facility would not require significant alteration to the landform. The project, as designed, would be camouflaged and would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

6. Any other relevant impact of the proposed use

None 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 subject to the Rural Regional Category, Rural Lands (RL-40) Land Use Designation and the Jamul-Dulzura Subregional Plan. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project would be consistent with the General Plan Land Use Element Goal 15 because the siting and design of the proposed facility would blend in with the visual setting in the vicinity, would be compatible with the existing community character and would not result in impacts to the natural environment.

The project site is located south of Highway 94 which is designated as a County Scenic Highway per the General Plan. The project would be consistent with General Plan Goal COS-11 because the project has been sited and designed to minimize

visual impacts by integrating landscaping and colors similar to existing onsite structures and avoiding impacts to the natural environment. Additionally, as demonstrated in the photo simulations on file for P10-013, the site will not be highly visible from Highway 94 and will blend with the natural foreground.

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

Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway.

WIRELESS TELECOMMUNICATION FINDINGS

The location and zoning, as described in Section 6986 of the Wireless Telecommunication Facilities Ordinance, has been determined to be preferable due to aesthetic and community character compatibility.

The project is a non-preferred zone but is considered a preferred location as it would contain a co-location site with less than three towers in a rural zone. Pursuant to Section 6986 of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternate site analysis and discussed preferred locations in the area and why they were not technologically or legally feasible. Due to the camouflaging of the facility and the lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

MAJOR USE PERMIT MODIFICATION FINDINGS (MUP-10-13W1)

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

- a. The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to:
1. Harmony in scale, bulk, coverage, and density;

The proposed wireless telecommunication facility consists of the renewal of two (2) 45-foot-tall mono-broadleaf trees, one (1) not yet constructed, with their associated two (2) 14-foot-tall, pitched roof CMU wall equipment enclosures, one (1) not yet constructed, and two (2) 8' 6"-foot-tall CMU enclosures for the backup generators, one (1) not yet constructed. Rebranching is being proposed for the existing mono-broadleaf already erected to help conceal the antennas as much as possible and better camouflage the structure with the surrounding terrain.

Photo simulations on file with Major Use Permit MUP-10-013W1 illustrate that the proposed wireless telecommunication facility and associated equipment are unobtrusive to the surrounding viewshed. The view from the surrounding area would be minimized because the project is designed to be camouflaged and would blend into the surrounding environment and topography. Surrounding land uses include single family residential and agricultural uses.

The project is compatible with adjacent uses in terms of scale and bulk because of the camouflaged design, the existence of other similar vertical elements, existing trees along SR-94, and the location of the facility. Additionally, the proposed location is setback a minimum of 125-feet from the closest property line, and 2,500-feet from SR-94, the nearest public road. Therefore, the project would not substantially increase the scale and bulk of the existing structure and result in negative impacts to the surrounding areas.

The project site parcel is 40.19-acres in area. Surrounding land uses consist of single-family residential and agricultural uses with parcel sizes ranging from approximately 8 acres to over 40 acres in size. The project is located on a parcel that is developed with an existing single-family residence and related accessory storage structures. The lease area for this wireless telecommunication facility would total 6,600 square-feet (0.37% of the lot coverage). Due to the small footprint of the facility, the addition of the telecommunication facility would maintain similar coverage with surrounding parcels.

The project is a Major Use Permit for the authorization of a 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, which confirmed the availability of fire protection services for the site, and reviewed the project description and plans and found it to be FP-2 compliant. The project will not require water or sewer services. Electrical and telephone services are available on-site, all required utilities are therefore available for the project.

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

The project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged. The equipment enclosures will be located within an FP-2 compliant CMU enclosure to conceal equipment it from the surrounding properties.

Photo simulations on file with Major Use Permit Modification MUP-10-013W1 illustrate that the line, form, and color of the facility would be largely consistent with other elements that make up the visual setting of the area, such as the tree line along SR-94. The provided photo simulations demonstrate that the project would be visually unobtrusive to the surrounding viewshed.

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

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

The traffic generated from the project is expected to be one maintenance trip per month and would utilize SR-94, a public road for access. Existing parking is available on the property. The use associated with this Major Use Permit 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 physical character of the surrounding streets and would be compatible with adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of SR-94.

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 of a wireless telecommunication facility. The subject property is 40.19-acres in area and is developed with access and utility services adequate to serve the proposed use. The installation and ongoing use of the telecommunication facility would not require significant alteration to the landform. The project, as designed, would be camouflaged and would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

6. Any other relevant impact of the proposed use:

None identified.

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

The project is subject to the Rural Regional Category, Rural Lands 40 (RL-40) Land Use Designation and the Jamul-Dulzura Community Plan Area. The project complies with the General Plan because commercial uses are allowed if they support the local population. In addition, the project would be consistent with the General Plan Land Use Element Goal 15 because the siting and design of the proposed facility would blend in with the visual setting in the vicinity, would be compatible with the existing community character and would not result in impacts to the natural environment. The project site is located along SR-94 which is designated as a County scenic highway per the General Plan. The project would be consistent with General Plan Goal COS-11 because the project has been sited and designed to minimize visual impacts by integrating the project into an existing structure and avoiding impacts to the natural environment.

c. That the requirements of the California Environmental Quality Act have been complied with:

Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is a wireless telecommunication facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway.

WIRELESS TELECOMMUNICATION FINDINGS

The location and zoning, as described in Section 6986.B and 6986.C of the Wireless Telecommunication Facilities Ordinance, has been determined to be preferable due to aesthetic and community character compatibility.

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

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

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

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

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

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016, and the BMP Design Manual. These requirements are subject to the MS4

Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

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

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way. The Excavation Permit application form can be found at the following link: <https://www.sandiegocounty.gov/content/sdc/dpw/pfdlist.html>

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

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

JURISDICTIONAL WATERBODIES NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

- U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; <http://www.usace.army.mil/>
- Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; <http://www.waterboards.ca.gov/sandiego/>
- California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; <http://www.dfg.ca.gov/>

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise

conform to the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

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

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

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
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 Division	Unit ESU
Department of Environmental Health and Quality (DEHQ)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

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

COUNTY OF SAN DIEGO PLANNING COMMISSION
VINCE NICOLETTI, INTERIM DIRECTOR

By:

Ashley Smith, Chief
Project Planning Division

email cc:

Project Planning Division
Ashley Smith, Chief, Smith, Ashley.Smith2@sdcounty.ca.gov
Michael Johnson, Group Program Manager, Michael.Johnson1@sdcounty.ca.gov
Alexandro Barrenechea, Project Manager, Alexandro.Barrenechea@sdcounty.ca.gov

Land Development Division
Alishia Ballard, LD Assistant Engineer, Alishia.Ballard@sdcounty.ca.gov
Taylor Ryan, PE, LD Project Manager Taylor.Ryan@sdcounty.ca.gov

Jamul/Dulzura Community Planning Group
Kevin May, Chair kjmaycpq@gmail.com

Applicants

Ryan Kerswill, Mobilitie, rkerswill@mobilitie.com

Robert Jackson of the Jackson Robert F Revocable Trust 09-13-11, Property Owner

Attachment C – Environmental Documentation

2-61 NOTICE OF EXEMPTION

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

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

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

Project Name: Barrett Junction Mobilitie Wireless Telecommunication Facility (3CA60042A) Major Use Permit Modification; PDS2021-MUP-10-013W1, PDS2021-ER-10-20-001A

Project Location: 19151 SR-94, Dulzura, CA 91917 in the Jamul / Dulzura Subregional Plan Area, within unincorporated San Diego County. APN: 650-070-15-00

Project Applicant: Mobilitie (Verizon & T-Mobile); 660 Newport Center Drive, Suite 200, Newport Beach, CA 92660; (949) 473-5062; Attention: Ryan Kerswill, Manager Network Real Estate

Project Description: The applicant requests a Major Use Permit Modification for the construction, ongoing operation, and maintenance of a wireless telecommunication facility pursuant to Section 6985 of the County of San Diego Zoning Ordinance. The project consists of renewing two (2) 45-foot-tall mono-broadleaf trees with their associated four (4) concrete masonry unit (CMU) wall equipment enclosures for an additional 15 years. The proposed antennas will be camouflaged with tree branching to mitigate the visual impact.

Agency Approving Project: County of San Diego

County Contact Person: Alexandro Barrenechea

Telephone Number: (619) 323-8709

Date Form Completed: April 19, 2024

This is to advise that the County of San Diego Planning Commission has approved the above-described project on April 19, 2024, and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)

Declared Emergency [C 21080(b)(3); G 15269(a)]

Emergency Project [C 21080(b)(4); G 15269(b)(c)]

Statutory Exemption. C Section:

Categorical Exemption. G Section: 15303

G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.

G 15182 – Residential Projects Pursuant to a Specific Plan

G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning

Activity is exempt from the CEQA because it is not a project as defined in Section 15378.

2. Mitigation measures were were not made a condition of the approval of the project.

3. A Mitigation reporting or monitoring plan was was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State CEQA Guidelines, the Project is exempt from CEQA because it consists of the conversion of existing small structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The Project consists of renewing an existing mono-broadleaf tree that will have substantially the same purpose and capacity as the structure replaced. It has been determined that the project site is not in an environmentally sensitive location, will not have a cumulative effect on the environment, is not on a hazardous waste site, and will not cause substantial change in the significance of a historical resource, and will not result in damage to a scenic highway.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____ Telephone: (619) 323-8709

Name (Print): Alexandro Barrenechea Title: Land Use/Environmental Planner I

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

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

FOR PURPOSES OF CONSIDERATION OF
Barrett Junction Mobilitie Wireless Telecommunication Facility (3CA60042A)
Major Use Permit Modification
PDS2021-MUP-10-013W1, PDS2021-ER-10-20-001A

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 within the Metro-Lakeside-Jamul segment of County’s Multiple Species Conservation Program, the project site does not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, a finding of conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance is not required.

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

YES NO NOT APPLICABLE/EXEMPT

The proposed project is located within the Metro-Lakeside-Jamul segment of County’s Multiple Species Conservation Program.

Staff has determined the proposed project is exempt from the California Environmental Quality Act pursuant to CEQA Section 15303. Projects found to be exempt from CEQA are also exempt from the County’s Biological Mitigation Ordinance (Section 86.503(a)(1)). Therefore, the project is not subject to the requirements of the Biological Mitigation Ordinance. However, no project within the MSCP County Subarea Plan, regardless of exemption status, may conflict or otherwise hinder the MSCP preserve system.

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

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

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

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

YES NO NOT APPLICABLE/EXEMPT

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

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

- | | | | |
|--|--|--------------------------------|---|
| The wetland and wetland buffer regulations (Section 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 (Section 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)(2)(iii))? | 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:

Even though wetlands and/or wetland buffer areas have been identified on the project, the project has been found to be consistent with Section 86.604(a) and Section 86.604(b) of the Resource Protection Ordinance, due to the following reasons: a) the project will not place any non-permitted uses within wetlands; b) the project will not allow grading, filling, construction, or placement of structures within identified wetlands; and c) the project will not allow any non-permitted uses within wetland buffer areas.

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.

Steep Slopes:

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes within the project footprint. Therefore, the project is in conformance with the RPO.

Sensitive Habitats:

Sensitive habitat lands were identified on the site as determined on a site visit conducted by Bianca Lorenzana on May 15, 2023. However, the project will not complete any development, grading, grubbing, clearing, or any other activity that will damage the sensitive habitat lands. 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:

The County of San Diego staff archaeologist/historian has inspected the property, analyzed records, and determined there are no archaeological/ historical sites. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

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

Planning & Development Services (PDS) and Department of Public Works (DPW) staff have reviewed the Stormwater Quality Management Plan (SWQMP) for Minor Projects submitted to the County of San Diego on September 15, 2022, prepared by Ryan Kerswill for the proposed wireless telecommunications facility in the Jamul-Dulzura Community Planning Area within the County of San Diego. This document complies with the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO, Section 67.817).

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

Staff has reviewed the plot plans and information provided and has determined it to be adequate as it relates to County Noise Standards conformance. The project consists of a Major Use Permit Modification to renew two (2) existing 45-foot-tall mono-broadleaf trees, one (1) not yet constructed. The project site as well as the surrounding parcels are zoned Limited Agriculture (A70) and General Agricultural (A72), which is subject to the most restrictive one-hour sound level requirement of 45 dBA at the project property line. The proposal does not involve the installation of substantial noise generating equipment. The project does not propose any new generator units. The existing ground equipment is

located within an existing concrete masonry unit (CMU) wall equipment enclosure. Therefore, the project as designed would demonstrate compliance with County noise standards. The project is not anticipated to exceed the sound level requirements pursuant to County Noise Ordinance, Section 36.404.



County of San Diego, Planning & Development Services
Project Planning Division

Conformance with the MSCP Subarea Plan

PROJECT NAME: BARRETT JUNCTION WIRELESS FACILITY (3CA60042A)
PROJECT RECORD ID: PDS2021-MUP-10-013W1
ENVIRONMENTAL LOG No.: PDS2021-ER-10-20-001A
PROJECT ADDRESS: 19151 SR-94, DULZURA, CA 91917
PROJECT APN: 650-070-15-00

The project proposes to renew the Major Use Permit for the existing wireless facility. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program.

Staff has determined the proposed project is exempt from the California Environmental Quality Act pursuant to CEQA Section 15303. Projects found to be exempt from CEQA are also exempt from the County's Biological Mitigation Ordinance (Section 86.503 (a)(1)). Therefore, the project is not subject to the requirements of the Biological Mitigation Ordinance. However, no project within the MSCP County Subarea Plan, regardless of exemption status, may conflict or otherwise hinder the MSCP preserve system.

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

- The site does not support sensitive habitat or wildlife.
- There are other conditions that would restrict wildlife use of the area for nesting, foraging or dispersal.
- The site is not within a core, linkage, Pre-Approved Mitigation Area, Preserve Area, or other highly sensitive area as designated by the MSCP.
- The site does not support any features that might encourage wildlife movement, such as a well-vegetated drainage, stream, or creek.

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

Attachment D – Environmental Findings

Environmental Findings

Barrett Junction Mobilitie (3CA60042A)
Wireless Telecommunication Facility
Major Use Permit Modification
PDS2021-MUP-10-013W1
PDS2021-ER-10-20-001A

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation

*****SPECIAL NOTICE*****

To take part in the VIRTUAL meeting call in by phone at either 669-900-6833 Or 346-248-7799 starting at 7:15 pm.

When directed, enter the meeting ID: 869-0213-0606, Password: 286896 You will be placed in a Queue until admitted by the Host. You will then be placed on hold until the Meeting begins. When it is your turn to speak, the host will say the last four digits of your phone number and you will be permitted to speak at that time. If you become disconnected, call back and enter the appropriate ID and PW numbers.

To join the meeting via the web use the following link:

<https://us02web.zoom.us/j/86902130606?pwd=bWRHQW8wR0NsK0lwOUFNdGU2WUpxQT09>

*****SPECIAL NOTICE*****

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
FINAL Minutes
Tuesday January 11, 2022**

*****VIRTUAL MEETING*****

CALL IN BEGINS AT 7:15 p.m.

7:30 p.m.

1. **CALL TO ORDER:** Chair Dan Neirinckx called the meeting to order at 7:30 p.m.

2. **ROLL CALL:**

Present: Dan Neirinckx, Janet Mulder, Ed Mollon, Kevin May, Summer Piper, Michael Casinelli, Rachel Vedder, Eve Nasby, Paul Dombowski, Preston Brown, Paul Romero, Streeter Parker.

Excused: Steve Wragg, Amber Recklau.

Absent:

Vacant: Seat 14

Guests: Ryan Kerswill, Becky Rapp, Judi Strang, Camille von Kaenel (reporter), Jacob Armstrong, Kelly McCormick

3. **APPROVAL** of the Agenda for January 11, 2022 & Final Minutes for December 14, 2021 Motion to approve made by Michael Casinelli. Passed unanimously.

4. **OPEN FORUM:**

A. **Preston Brown** pointed out that the developer appealed the ruling regarding Village 13 and it was denied. He stated: "*On Village 14, Jackson Pendo appealed the Court's decision, in which it had lost on all 5 counts to the conservation groups, to the Appellate*

Court and the decision was not overturned. Their options now are to appeal to the US Supreme Court or re-submit a new and much smaller project. On Village 13, negotiations continue between the developers and the conservation groups and there is progress. On the IRC and redistricting of our County Board of Supervisors Districts, I want to reiterate that I spent many hours listening to the public meetings and I spoke in person and with written comment repeatedly saying that the idea of a "border district" extending from Chula Vista all the way east was absurd and ridiculous and that no one who lives here along the border has heard of such an idea. The rural east County is united along a north-south axis and not on an east-west axis. Most of the commissioners in the IRC were not taking this idea too seriously. Many other people from the East County called and wrote that this was a concept that made no sense and seemed to be promoted by people on the coast." He pointed out that comments regarding the redistricting were effective and he feels that East County comments made a difference.

- B. Eve Nasby** thanked **Paul Dombkowski** for his writeup for the Jamul Shopper and encouraged others to complete their bios so the community would get to know all the members of the Planning Group.
 - C. Becky Rapp, concerned parent,** came to speak regarding the marijuana businesses that have been proposed for our Jamul area. She pointed out that that would increase the number of drivers that were driving under the influence of drugs. She encouraged us to speak tomorrow at the BOS, speaking as to the negative possibilities and she put the sign-in information on the chat.
 - D. Judi Strang** put the BOS information on the chat regarding the meeting tomorrow at which Nathan Fletcher is being renominated for Chair again and so is Nora Vargas for Vice-Chair. This is a break in tradition since the Board of Supervisors has traditionally rotated the positions of Chair and Vice-Chair amongst the members in past years. She pointed out that if we have concerns with this, we need to voice them at the meeting, remembering that Supervisor Fletcher has no unincorporated area in his district.
 - E. Kelly McCormick, Public Health Nurse,** stated, she would like to share an important new position paper from the American Psychiatric Association, which says, in part, *"Given the lack of scientific support for safe cannabis use, and the known adverse impacts and risk for addiction, the American Psychiatric Association opposes the use of cannabis by children, adolescents and young adults up to age 25."* She pointed out that as the County seeks to increase the number of marijuana businesses in the unincorporated areas, it's important to recognize that many reputable organizations like the American Psychiatric Association have spoken out against marijuana use because of the well-documented dangers. This is information that the County seems to be ignoring.
- 5. CONTINUANCE of TELECONFERENCING MEETING OPTION PURSUANT GOVERNMENT CODE 54953(e). Michael Casinelli moved "Pursuant to Government Code section 54953(e)(3), the Jamul Dulzura Community Planning Group has reconsidered the circumstances of the State of Emergency and state and local officials continue to recommend measures to promote social distancing." Dan Neirinckx pointed out that this means we would continue virtual meetings. Motion carried unanimously.**
- 6. CELL TOWER MUP RENEWAL, LOCATED at 19151 SR-94 DULZURA – Ryan Kerswell is here representing the Applicant. Paul Romero thanked the County for their help but had a question regarding the numbering change to see if it made any difference. Ryan Kerswell said there was no difference and that the original drawing was approved**

and the latest drawings will also be the ones that were approved. **Paul Romero** asked to see the latest drawings before the vote is taken as the ones that are now being used are over a decade old. He would recommend we make that a condition of our vote for approval. **Dan Neirinckx** questioned the statement that it was near a high school because one does not exist there, **Paul Romero** would recommend that the Planning Group make a conditional approval. **Michael Casinelli** asked if this was a second tower on the site and **Ryan Kerswill** said no that it was only one tower and **Sophi Sakaraj** is the planner from the County. **Preston Brown** reminded us that we wanted to look at what would be appropriate design and **Paul Romero** said that this is just a renewal of an existing major use permit, and we should not be required to re-look at the design as it is okay aesthetically. **Dan Neirinckx** drove by the site this weekend and feels that it is appropriate for the area.

Paul Romero moved that we recommend approval of the project with the following condition: that the final project is consistent with the preliminary submittal: i.e., the equipment listed on the final construction drawing is consistent with the EME studies, allowing our Planning Group to review the drawings to ensure same. Motion carried unanimously.

7. **COUNTY VEHICLE MILES TRAVELLED (VMT) Policy.** **Dan Neirinckx** introduced **Jacob Armstrong, Chief of Land Development, of San Diego County**, who presented an overview of how the County wants to implement this Vehicle Miles Traveled (VMT) Policy. He shared his screen and reported that Senate Bill 743 became effective as of July, 2020, as the new metric It will come before the BOS on January 26. The intent of the bill was to reduce the number of miles travelled. The law says you cannot use LOS in the EIR, but need to look at the Vehicle Trips generated and see if the project generates less than number of vehicle trips expected. Looking at the unincorporated County there are very few areas that would be considered efficient, meaning that residents did not have to travel far. They looked at different ways the County could adopt a way to look at traffic in a balanced approach that would be comprehensive. **A map was shown** that noted the areas that are considered efficient and ones considered inefficient and most of the unincorporated areas were considered inefficient. There would not be many areas that would be considered efficient but the Board will be sending this back to look at short term and long term problems which would be difficult as the VMT will also analyze areas that could be considered efficient. They will look at using VMT for CEQA and ADT and LOS within the County, identifying infill areas. The Board can look at different options and while they will not be taking specific options, they will be looking at ideas to provide guidance for planning areas. It might include reducing VMT via bike lanes, and other alternatives. Sandag's project is completely separate. **Rachel Vedder** asked how do you see it being used in Jamul in the future? **Jacob Armstrong** pointed out that all of the Jamul area would be considered inefficient so it would be more difficult to build larger projects in our area. He pointed out that anything under 11 single family units or less, would be considered small and anything over 11 would be considered large and would not meet VMT standards. **Summer Piper** asked about the mitigation efforts and who would decide what mitigation rules they can use and upon what will they be based? **Jacob Armstrong** said that a threshold would be established and some other means of transit like public transportation would be considered to reduce the amount people are driving. However there is not much infrastructure that would help in our area like public transit, ride-sharing, biking, etc. which would give some reduction but difficult in a rural area. **Michael Casinelli** reminded us that in the past, the restrictions dealing with LOS, our area often seems to have been overlooked and not treated equally regarding traffic impacts. Will this be a problem under the VMT? Are there any safeguards and will we be able to review before the decisions have been made? **Jacob Armstrong** said that the VMT would provide a standard that would be

followed. LOS was more able to be modified and mitigate problems, but VMT will make it more challenging to modify. **Summer Piper** asked if the fees that would be used in our area be able to get our VMTs down? **Jacob Armstrong** said that they do have certain qualifiers (i.e., number of public transportation stops per day). The BOS will have to come up with alternative qualifiers. **Summer Piper** asked about the consequences of over-building in our area, ignoring Level of Service, when faced with evacuation in case of fire or other emergencies. **Jacob Armstrong** said that will need to be addressed by the Board of Supervisors to look at road improvement and help to implement the local mobility thus ensuring safety. Road improvements may need to be made and if our community feels strongly about it, we need to make sure the BOS knows our concerns. **Dan Neirinckx** thanked **Jacob Armstrong** for coming and invited him back again as we get farther along in the process.

8. **COTTONWOOD SAND MINING PROJECT** **Dan Neirinckx** received a notice cancelling the meeting scheduled for tomorrow, (Jan. 12) stating that the online meeting will be Wednesday, January 19, 7:00 – 9:30 p.m. It is a call-in meeting. **Preston Brown** moved our Planning Group form a sub-committee to review this project, reviewing the Draft EIR, and look at the problems associated with the Cottonwood Sand Mining Project that impact our community and recommend comments to be made by our Planning Group. Motion carried unanimously. **Preston Brown** volunteered to chair the committee. **Dan Neirinckx** volunteered to be on the sub-committee, joined by **Kevin May**. **Preston Brown** suggested that all need to look at the information presented and be aware of how it impacts our community. **Janet Mulder** reminded us that this project would have great impact on our area even though it is located outside of our Planning Area and suggested reading the **Sierra Club's** letter for some important facts regarding the problems with this project.

9. **ELECTION OF NEW PLANNING GROUP OFFICERS FOR 2022**

Dan Neirinckx pointed out that he spoke to **Preston Brown** who volunteered to be Chair, **Kevin May** volunteered to be Vice-Chair, and we need to have someone volunteer to be Secretary. **Summer Piper** suggested that we need not expect such copious notes as **Janet** has done, and **Eve Nasby** stated that she is willing to act as Secretary under that condition. **Dan Neirinckx** moved that we elect **Preston Brown** as Chair, **Kevin May** as Vice-Chair and **Eve Nasby** as Secretary. Motion carried unanimously.

10. **JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS.**

Dan read the **Decarbonization Information** he received from the County. He looked at the forty-minute presentation and told us that in March, the group working on this from the County will be available to give a presentation on what they are going to present to the BOS. He would suggest that they look at the question as to the equity of the projects and how they would impact the community, including how these large projects like huge solar/wind projects which provide benefit to the more populated urban areas and yet their location impacts the east county rural areas so dramatically. It will take until next August to have it ready to present to the BOS. **Dan Neirinckx** will give the information to **Preston Brown** and would recommend that he contact the County regarding a presentation, possibly later than March to give them more time to work on it before they present it to our Planning Group.

Michael Casinelli thanked **Dan Neirinckx** and **Janet Mulder** for their multiple years of service. **Preston Brown** thanked them for guiding us through this last three years.

11. **Adjournment:** Dan adjourned the meeting at 9:11 p.m. The new officers will take charge after this meeting.

Respectfully submitted,

Janet Mulder, Secretary

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY JANUARY 25, 2022

POSSIBLE VIRTUAL

Meeting minutes and agendas can be accessed at

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

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JAMUL/DULZURA COMMUNITY PLANNING GROUP

MISSION STATEMENT:

The mission of the Jamul-Dulzura Community Planning Group is to represent the best interests of the communities of Jamul and Dulzura while adhering to County of San Diego, California Board of Supervisors Policy I-1.

PURPOSE STATEMENT:

The purpose of the Jamul-Dulzura Community Planning Group is:

To provide a public forum where local citizens can learn about issues of importance to them and their community and provide input.

To carefully consider all input when advising the county on such issues as planning, land use, discretionary projects, and community and sub-regional plans.

APPROVED 5/12/2020

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

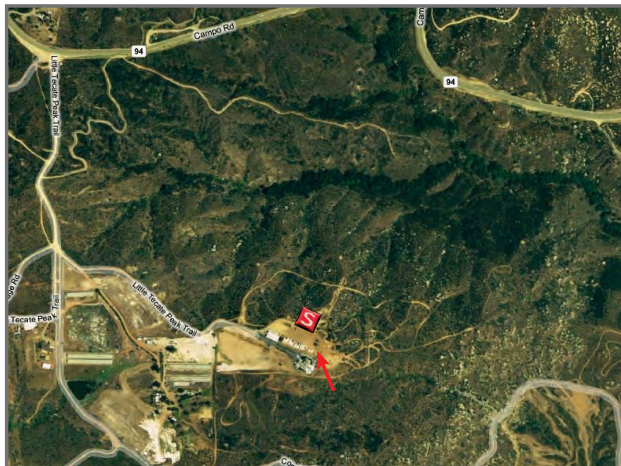


2CA60042

BARRETT JUNCTION

19151 HIGHWAY 94 DULZURA CA 91917

VIEW 1



LOCATION

©2010 Google Maps



EXISTING



PROPOSED

LOOKING NORTHWEST FROM ACCESS ROAD

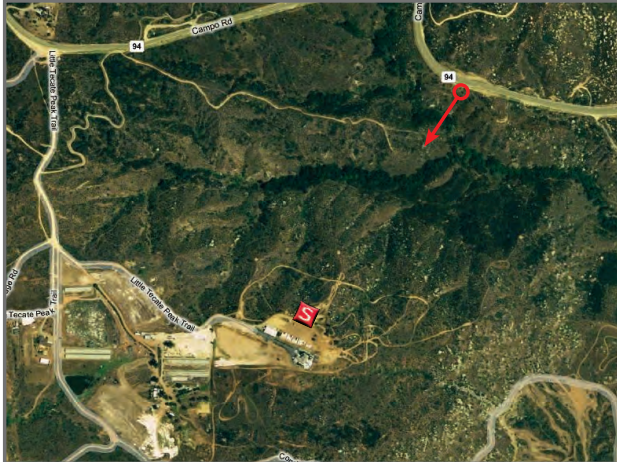


2CA60042

BARRETT JUNCTION

19151 HIGHWAY 94 DULZURA CA 91917

VIEW 2



LOCATION

©2010 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM HIGHWAY 94

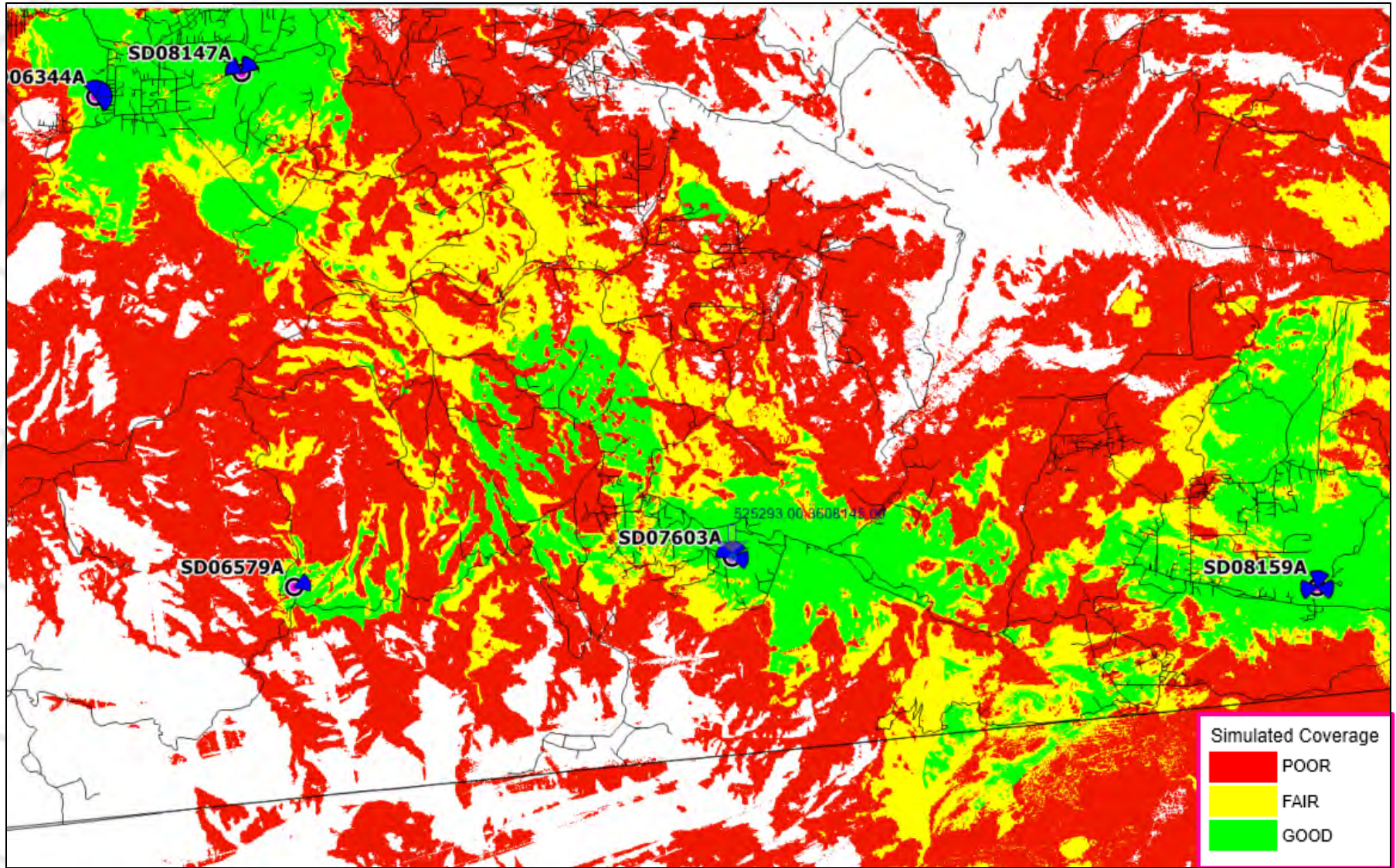
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

SD07603A Coverage Maps

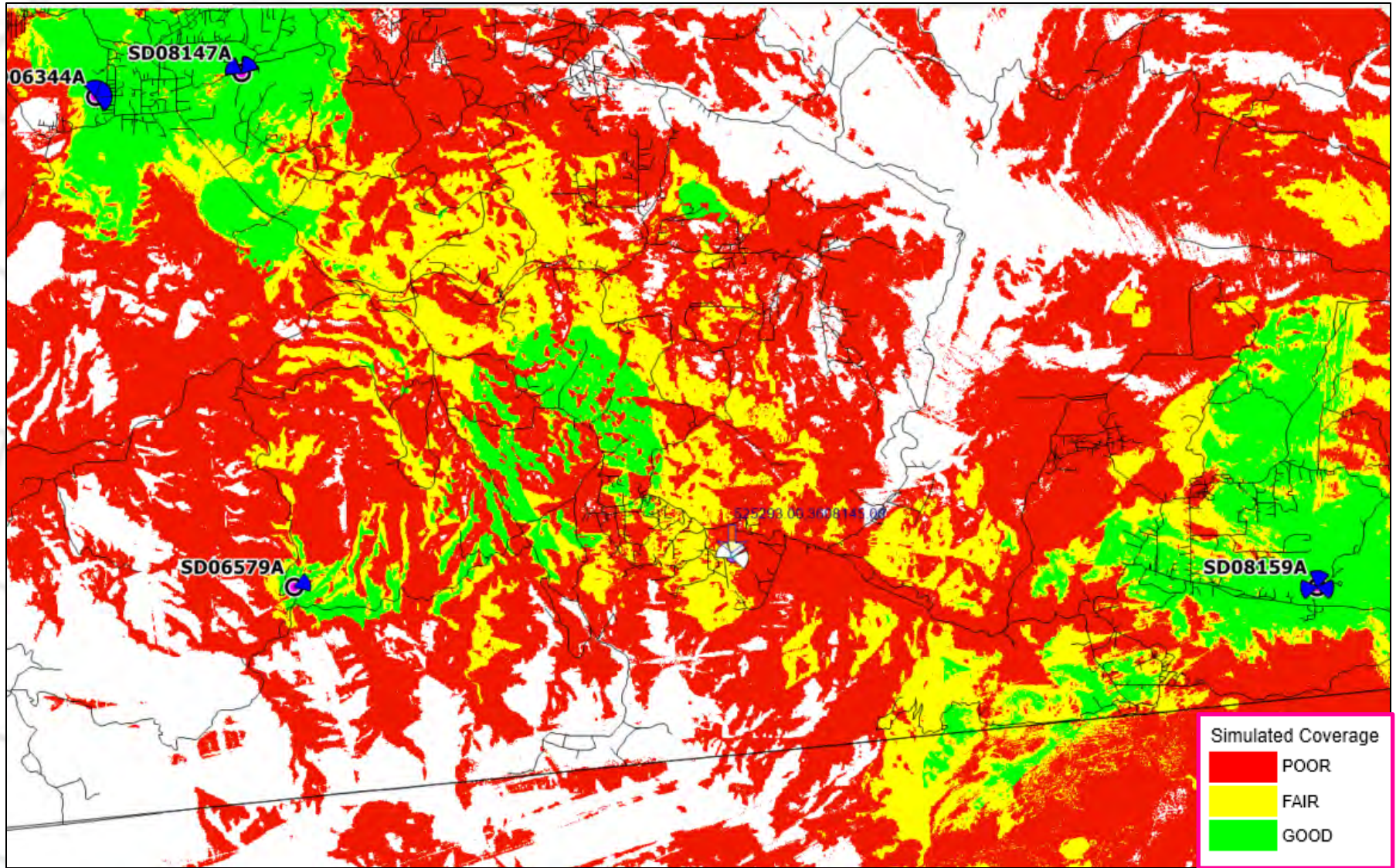
RF Team - San Diego Market



Area with SD07603A 2-79



Area without SD07603A

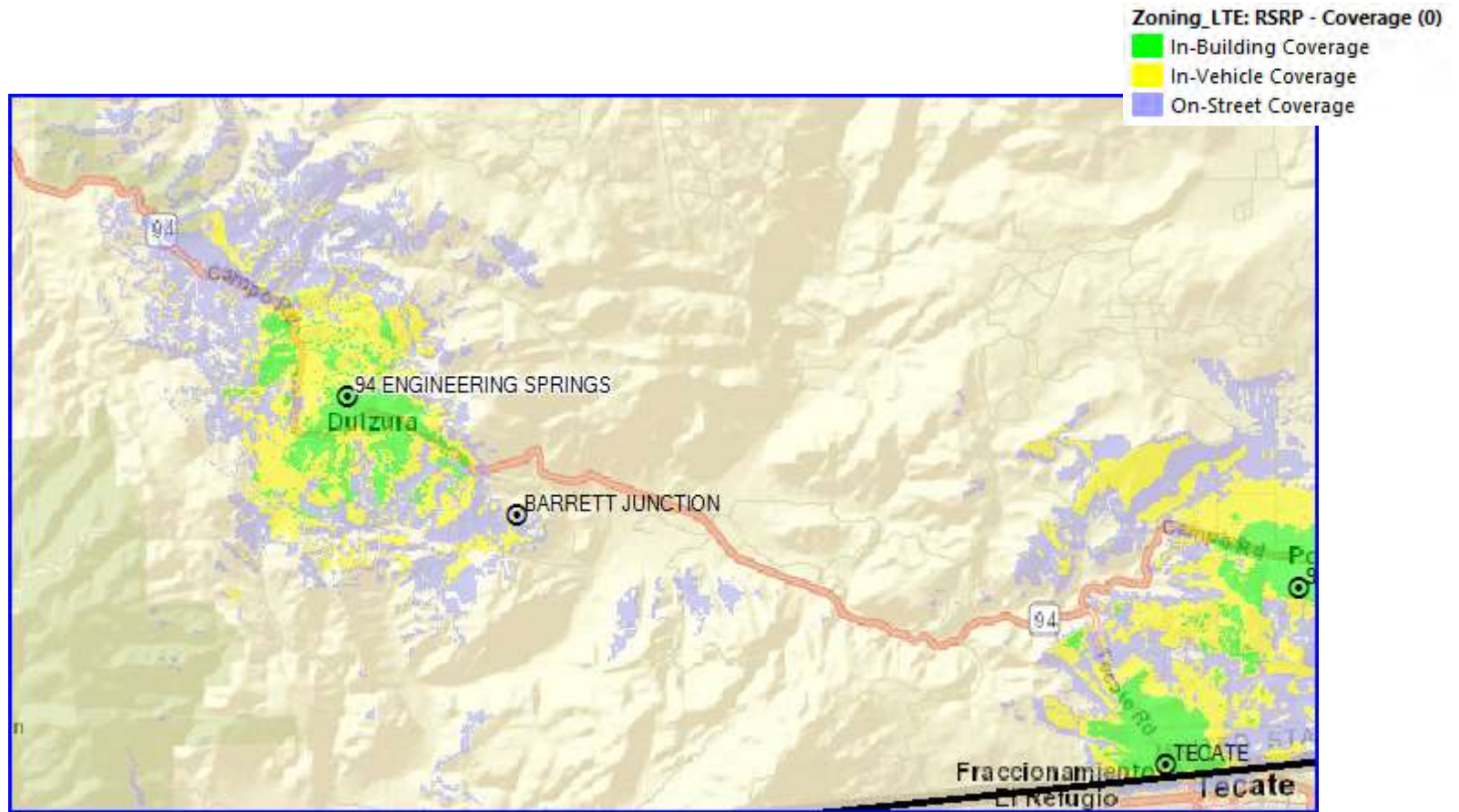


Barret Junction – 999308

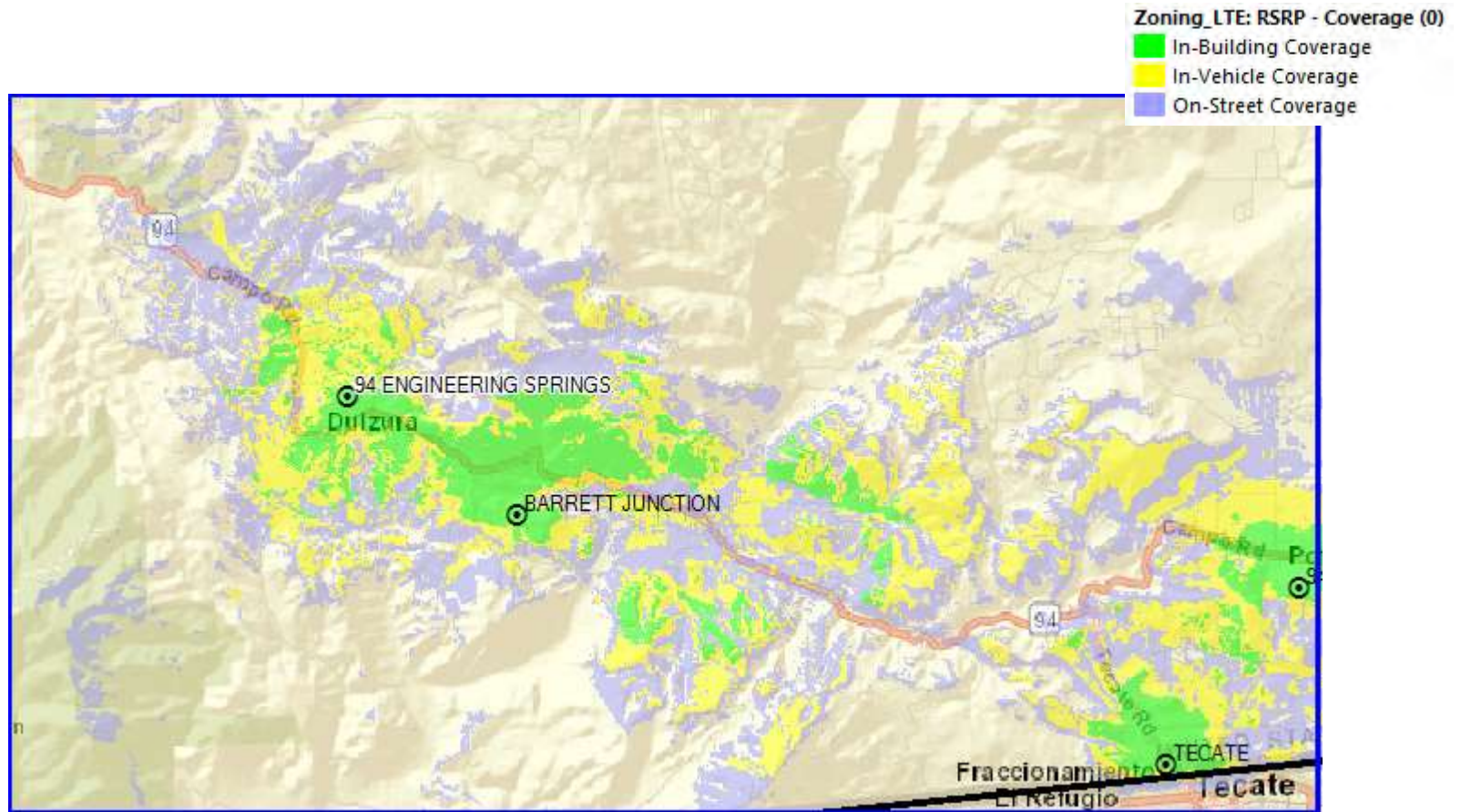
Coverage Plots

September 1st, 2022

700Mhz Coverage without Barrett Junction



700Mhz Coverage with Barrett Junction



Alternative Site Analysis Barrett Junction Wireless Facility MUP-10-013W1

Project Name: Barrett Junction Wireless Facility (3CA60042A)
Project Record ID: PDS2021-MUP-10-013W1
Environmental Log No. PDS2021-ER-10-20-001A
Project Address: 19151 SR-94, Dulzura, CA 91917
Project APN(s): 650-070-15-00

The current site location is the preferred location for aesthetic and community character concerns because it is an existing structure that was designed to be screened. The equipment surrounding the structure is all concealed in enclosures to conceal them from the surrounding properties. Additionally, landscaping around the structure is largely consistent with the visual setting of the area. The included picture from SR-94 (below) shows that the existing location is visually unobtrusive to the surrounding viewshed. The existing structure utilizes the most current and efficient equipment for each carrier's RF equipment to ensure minimal visual impact and maximum energy efficiency while providing coverage to the widest area possible. Lastly, due to the surrounding mountainous terrain, this site is the preferred location to prevent gaps in coverage and interrupt the existing services provided by the current infrastructure.

Preferred Location Sites per Section 6986 of the County Zoning Ordinance

Water Tanks

There are no water tanks in the project area.

Utility Poles

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

County or Government Facilities

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

Cobra Style Street Lights

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

Traffic Lights

There are no traffic signal lights in the project area.

Utility Towers

There are no utility towers in the project area.

Commercial or Industrial Buildings

This property, unlike the currently built site location, does not have the benefit of substantial distance from the public roadway. Additionally, because of the mountainous terrain surrounding this area, relocating to this commercial site would create a gap in the coverage that is already currently being provided by the existing infrastructure.

Site #1 MUP-23-001 (Currently Under Review) APN 652-020-10-00
Highway 94 and Barrett Lake Road
C36 Zone

Co-location on Existing Facilities

There are no existing facilities where a collocation of the proposed facility for renewal would be feasible without significant expansion to the at grade footprint and height of the existing facilities. Three nearby existing facilities that fall under this category are:

Site #2 MUP-05-022 APN 649-141-06-00
1645 Arnoldo Road, Dulzura CA 91917
35-foot faux monopalm

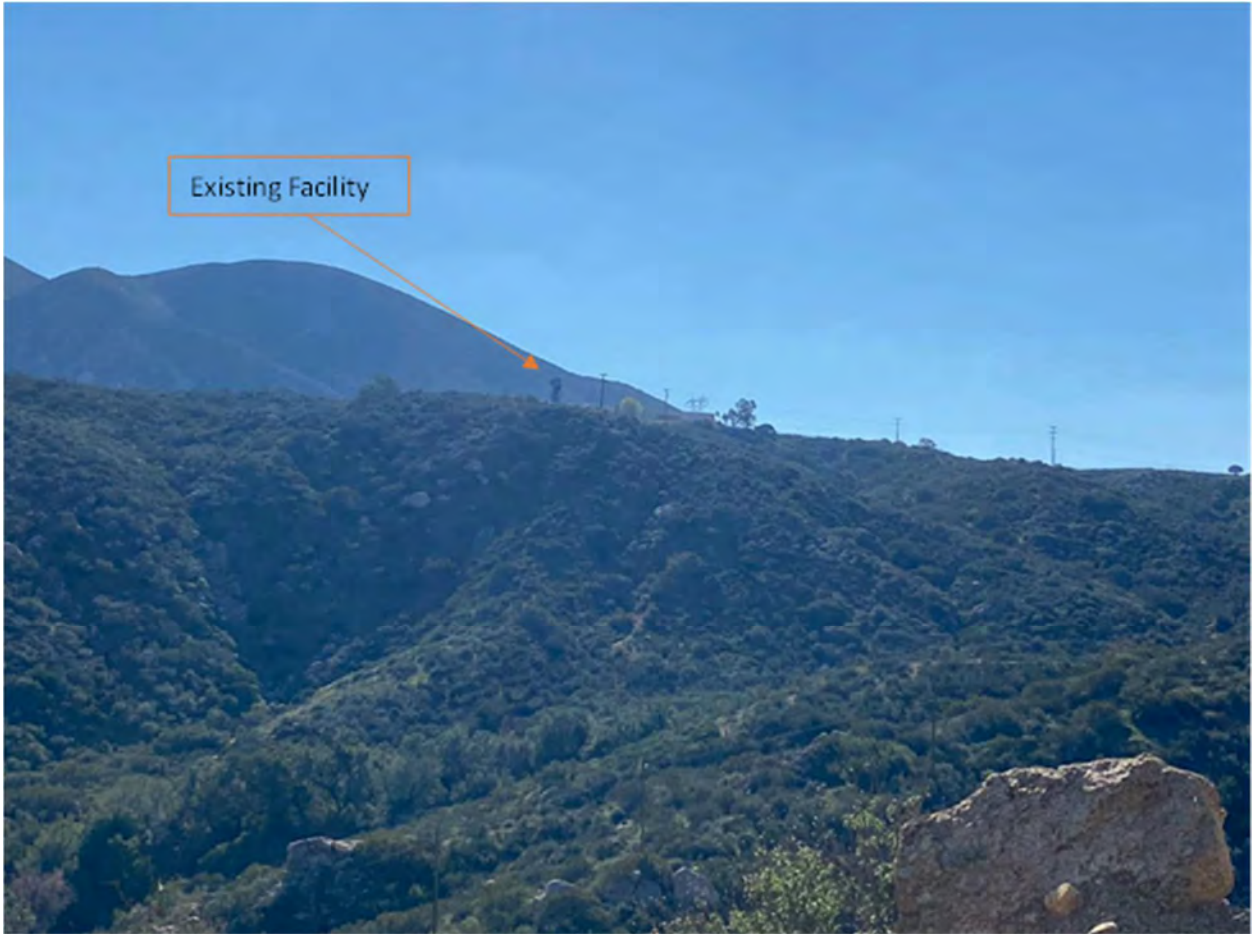
Site #3 MUP-12-011 / MUP-06-087 / MUP-06-079 APN 649-141-02-00
18290 SR 94, Dulzura CA 91917
35-foot faux water tank

Site #4 MUP-05-024 APN 650-070-01-00
19037 SR-94, Dulzura CA 91917
35-foot faux broadleaf tree

Aerial View of Alternate Site Analysis Locations



View of Existing Site location from SR-94



Attachment G – Ownership Disclosure



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

Record ID(s) P10-013

Assessor's Parcel Number(s) 650-070-15-00

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.

Robert F. Jackson
[Blank lines for additional names]

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.

N/A
[Blank lines for additional information]

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

N/A
[Blank lines for additional information]

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]
Signature of Applicant
Ryan Kerswill, Mobilitie LLC
Print Name
09/13/2021
Date

----- OFFICIAL USE ONLY -----
SDC PDS RCVD 10-25-21
MUP10-013W1





Boldyn Networks US I LLC
121 Innovation Dr Ste 200
Irvine, CA 92617-3094, USA
877-999-7070 | www.boldyn.com

January 2, 2024

Letter of Authorization to Process Permits

Boldyn Site ID: A3CA60042
Boldyn Site Name: Barrett Junction
Property Address: 19151 Highway 94, Dulzura, CA 91917
APN: 650-070-15-00 (the "Property")

The undersigned Property Owner acknowledges that Boldyn Networks US I LLC (f/k/a Mobilitie) ("Boldyn") operates a cell tower facility at the Property. In order for Boldyn to process permits related to the tower, the County of San Diego requires this letter of authorization from the Property Owner.

The Property Owner hereby authorizes Boldyn and its employees, agents, and independent contractors to process any permits or approvals required by the County of San Diego, or any other government agency with lawful jurisdiction, to maintain and operate the tower at the Property. Furthermore, the Property Owner authorizes Boldyn to enter the Property to perform any tests, audits, or surveys of the leased area to fulfill requirements of the government agency.

A copy of this letter of authorization is effective as an original, but if required by the government agency, an original, in addition to any other required documents, will be executed in a timely manner.

Sincerely,

Robert F. Jackson ("Property Owner")

By: 

Print Name: TextRon j Brookers

Date: Text01/11/2024

[SEC=PROTECTED]

