



The County of San Diego

Planning Commission Hearing Report

Date:	October 18, 2024	Case/File No.:	ATC Via Rancho Major Use Permit Modification; PDS2022-MUP-11-020W1; PDS2022-ER-11-08-007A
Place:	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	3153 Purer Road, Escondido, CA 92029
Agenda Item:	#2	General Plan:	Semi-Rural
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Rural Residential (RR)
Applicant/Owner:	American Tower Corporation (Sequoia LLC)/ Gregory H. Cooper 1998 Trust	Community:	North County Metropolitan Subregional Plan Area
Environmental:	CEQA §15301 Exemption	APN:	270-350-12-00

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider a proposed Major Use Permit (MUP) Modification for the American Tower Corporation (Sequoia LLC) Via Rancho 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: PDS2010-3300-11-020) was approved on July 20, 2012, to construct, operate, and maintain a wireless telecommunication facility consisting of 12 panel antennas and a microwave dish mounted on a 35-foot-high mono-broadleaf tree; and associated equipment cabinets to be located on the parcel located at 3152 Purer Rd, at the corner of Purer Rd. and Via Rancho Parkway, in the North County Metropolitan Subregional Planning Area. The Project, submitted November 2022, expired on July 20, 2022, in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. The amortization process for wireless facility uses within the County of San Diego is required to ensure that existing facilities comply with current zoning and environmental regulations, thereby maintaining safety, aesthetic standards, and technological advancements This MUP

Modification (Record ID: PDS2022-MUP-11-020W1) is required to bring the existing wireless telecommunication facility into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991. The telecommunications site will remain unchanged, with no changes proposed as part of this project.

This report includes a staff recommendation, a Project description, and analysis and discussion.

B. REQUESTED ACTIONS

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

1. Adopt the Environmental Findings included in Attachment D which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
2. Grant MUP Modification PDS2022-MUP-11-020W1, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

On July 20, 2012, the Planning Commission approved a MUP (Record ID: 3300-11-020) for the installation, operation, and maintenance of a wireless telecommunication facility which consists of a 35-foot tall mono-broadleaf tree to which twelve (12) panel antennas and a four-foot diameter microwave antenna would be mounted, a concrete pre-fabricated equipment shelter with two (2) AC units, two (2) GPS antennas, and a new emergency backup generator enclosed by a Concrete Masonry Unit (CMU) wall. The facility was approved to operate for a period of 10 years with an expiration date on July 20, 2022.

D. DEVELOPMENT PROPOSAL

1. Project Description

The Project, submitted November 2022, is a request for American Tower Corporation (Sequoia LLC) (Applicant) to continue operation and maintenance of an existing wireless telecommunication facility. The existing facility includes a 35-foot-tall mono-broadleaf tree and supporting equipment located within an existing CMU wall (Figures 1 and 2). The footprint of the existing lease area is not expanding, and the location of the faux tree will remain the same. The facility expired on July 20, 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. The design of the wireless telecommunication facility was found to utilize the most current technology. The 5.44-acre project site is located at 3153 Purer Road in the North County Metropolitan Subregional Plan Area and is subject to the General Plan Designation Semi-Rural Residential (SR-1) and is zoned Rural Residential (RR).



Figure 1: View of the existing mono-broadleaf tree and CMU wall, at base of project site.



Figure 2: View of existing 35-foot-tall mono-broadleaf & CMU wall looking south toward site from Via Rancho and Tan Tam Road.



Figure 3: View of project site looking Northwest towards facility from Purer Rd.

2. Subject Property and Surrounding Land Uses

The Project is located on a 5.44-acre parcel within the North County Metropolitan Subregional Plan Area, on the parcel located at 3152 Purer Rd., at the corner of Purer Rd. and Via Rancho Parkway (Figure 4). The project site is zoned Rural Residential (RR). The General Plan Regional Category is Semi-Rural, and the Land Use Designation is Semi-Rural Residential (SR-1). The site contains the existing telecommunication facility, an additional Verizon Wireless Telecommunication facility, and an existing single-family residence. The subject property is surrounded by residential uses. The proposed project will have minimal visual impacts as the existing facility is camouflaged and designed to blend in with the surrounding vegetation and topography (Figures 2, 3,4, and 5).

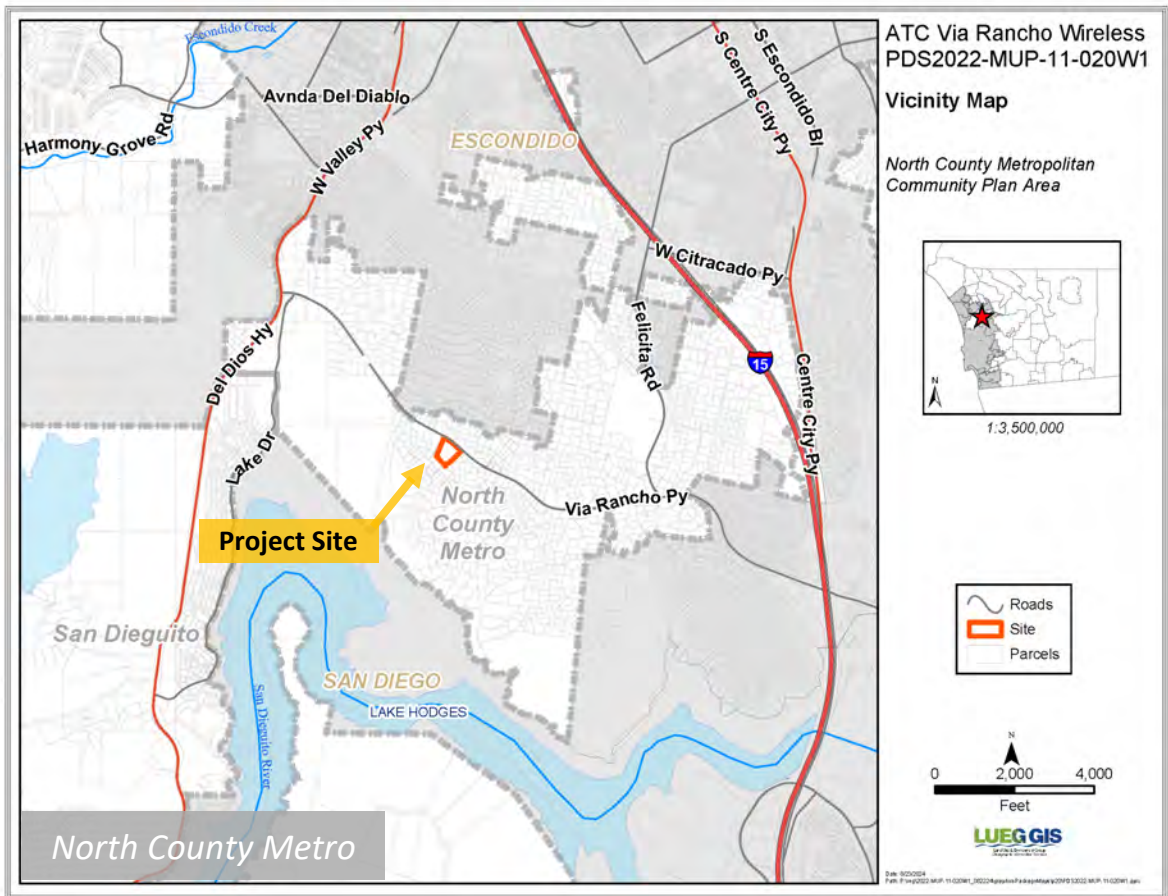


Figure 4: Vicinity map

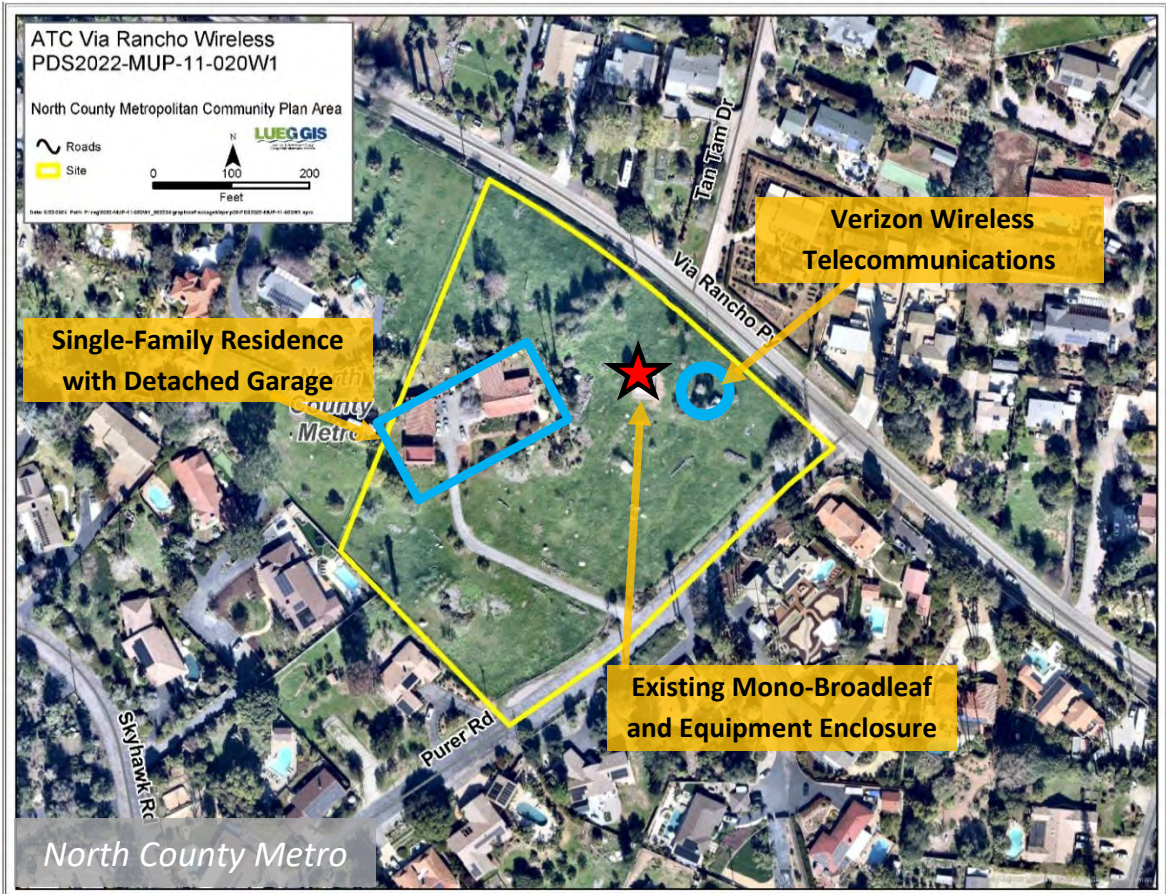


Figure 5: Aerial photograph of project site. Location of existing facility identified with red star.

E. ANALYSIS AND DISCUSSION

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

1. Key Requirements for Requested Actions

- a. Is the Project consistent with the vision, goals, and policies of the General Plan?
- b. Is the Project consistent with the goals and policies of the North County Metropolitan Subregional Plan?
- c. Is the Project consistent with the County’s Zoning Ordinance?
- d. Is the Project consistent with the County’s Wireless Ordinance?
- e. Does the Project comply with CEQA?

2. Project Analysis

The Project is located in a non-preferred location within a non-preferred zone. As set forth in Sections 6985 and 6986 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a MUP Modification.

Amortization

The Project is subject to amortization because a faux tree is defined as a “high visibility” facility and the site is within a residential zone, which is a non-preferred zone. This means the existing facility must be brought into conformance with the Zoning Ordinance requirements within a specified time, as stated in Section 6991 of the Zoning Ordinance. This Project is considered a high visibility structure and requires a MUP Modification to continue operation and maintenance and to renew the facility's term limits.

Site Planning Analysis

The Project is located on an approximate 5.44-acre site that is characterized as developed with an existing single-family residence and telecommunication facilities. The 35-foot-tall mono-broadleaf is designed to be compatible with the existing mature trees and vegetation. The equipment shelter is a CMU block wall enclosure with a stone finish designed to match the existing structures on the property. By blending in with the existing visual environment, the existing facility is sited within a location that will not impact the surrounding community character and will not be changing in any way through approval of this modification.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. In addition, Policy LU 15.1 requires that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and to be compatible with existing development and community character. The existing wireless telecommunication facility is designed in a manner of appropriate scale and design that complements the natural landscape. The wireless telecommunication facility is located abutting Via Rancho Parkway, a Scenic Highway as identified in the County's General Plan. Drivers utilizing these scenic highways will have limited view of the facility due to surrounding vegetation and intervening topography. The facility appears as a mature tree, which is an expected visual element within the project vicinity.

Furthermore, the facility does not have any adverse visual impacts on the surrounding community. The camouflaged antennas sufficiently blend in with the mature trees and vegetation that surround the site. The equipment enclosure is designed to match the existing site for architectural compatibility. Therefore, the proposed wireless telecommunication facility will not stand out from the existing visual setting, is compatible with the existing community character, and does not result in impacts to the natural environment or a scenic highway.

Alternative Site Analysis

The facility currently provides cellular service to the surrounding residents, visitors, and motorists. The site is zoned Rural Residential (RR), a non-preferred zone for wireless facilities. Section 6986.C. of the Zoning Ordinance states that wireless facilities shall not be approved in non-preferred zones when siting in a preferred zone or preferred location is feasible, unless the proposed site is preferable

due to aesthetic and community character compatibility. The applicant provided an Alternative Site Analysis (ASA) to demonstrate the feasibility of co-location opportunities on existing wireless telecommunication facilities in the Project vicinity. There is a Verizon Wireless facility located approximately 68 feet southeast of the subject facility on the same parcel. The facility is adjacent to the subject wireless facility and consists of a 36-foot-tall mono-eucalyptus tree with associated equipment. The applicant explored co-location but determined that co-location upon an existing 36-foot-tall faux mono-eucalyptus tree was not feasible. Co-location would require a substantial height increase to the 36-foot-tall faux mono-eucalyptus. The increased height would cause the faux mono-eucalyptus tree to be much taller than the surrounding mature trees making it out of compliance with Section 6987.B. of the County Wireless Ordinance, which states, "The facility shall also be appropriate for the specific site...it should not "stand out" from its surrounding environment..." Therefore, this design was not pursued. All other wireless telecommunication facilities are located outside the Applicant's target coverage area. Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps shown in the below figure illustrate coverage in the area, with and without the wireless telecommunication facility. The GSA maps demonstrate that the existing location is necessary to provide coverage and adequate service to motorists and residents in the area (Figure 5). The 35-foot height of the facility is necessary to allow the antennas to provide coverage due to the surrounding topography. These GSA maps can also be found in Attachment F.

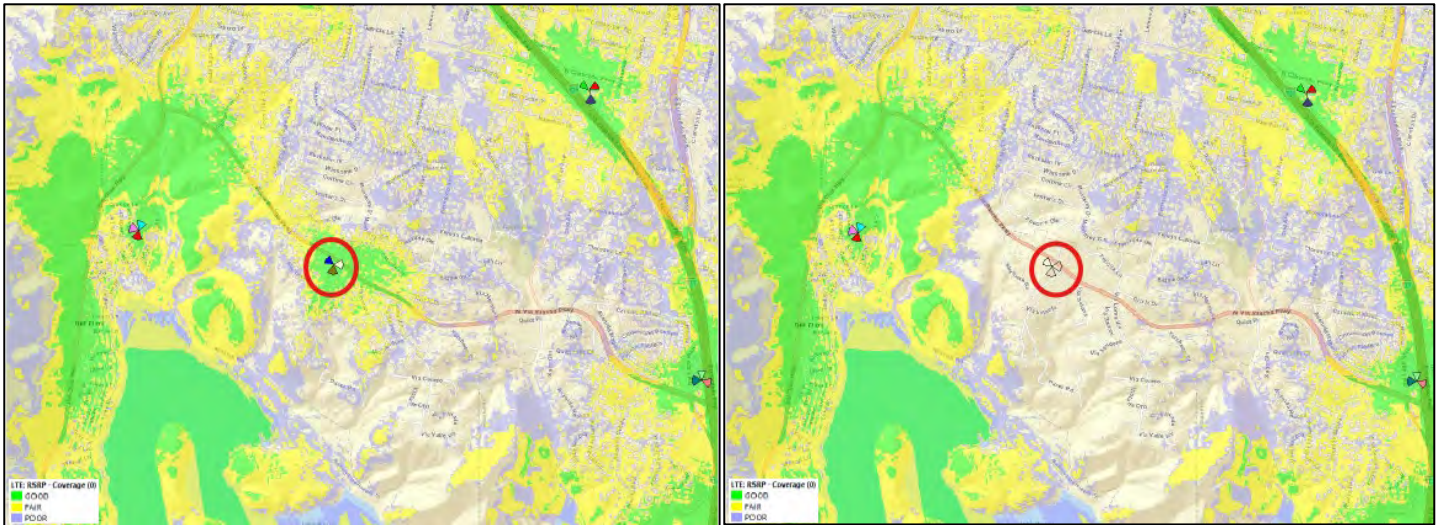


Figure 5: Coverage with Project (left) and coverage without Project (right).

3. General Plan Consistency

The Project is consistent with the relevant General Plan goals, policies, and actions.

4. Subregional Plan Consistency

The proposed project is consistent with the relevant North County Metropolitan Subregional Plan Area goals, policies, and actions.

5. Zoning Ordinance Consistency

a. Development Regulations

The Project complies with all applicable zoning requirements of the Rural Residential (RR) zone with the incorporation of conditions of approval (See Table E-1).

Table E-1: Zoning Ordinance Development Regulations

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

b. Wireless Ordinance Consistency

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

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

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 15301 since the project proposes no additional changes and the facility is existing. Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause 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

North County Metropolitan Subregional Planning Area does not have a Community Planning Group; thus, no recommendation was provided for this proposed project.

G. PUBLIC INPUT

The Project was submitted to PDS in November of 2022. At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 500 feet of the project site until at least 20 different property owners were noticed. No written comments or phone calls were received from community members as a result of the public notices sent at the time of application. In addition, public notices for the Planning Commission hearing were sent to a total of approximately 75 property owners within a radius of 500 feet from the project site.

H. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from CEQA.
2. Grant MUP Modification PDS2022-MUP-11-020W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

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Mark Slovick

AUTHORIZED REPRESENTATIVE: _____
MARK SLOVICK, DEPUTY DIRECTOR

ATTACHMENTS

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2022-MUP-11-020W1
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Photos, Geographic Service Area Maps, Alternative Site Analysis
- Attachment F – Ownership Disclosure

Attachment A – Planning Documentation

ATC Via Rancho Wireless PDS2022-MUP-11-020W1

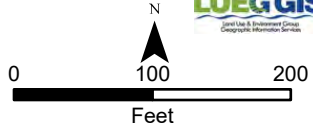
North County Metropolitan Community Plan Area



Roads



Site



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*North
County
Metro*

Tan Tam Dr

Via Rancho Py

Skyhawk Rd

Purer Rd

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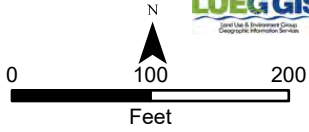
North County Metropolitan Community Plan Area



Roads



Site



Land Use & Environment Group
Geographic Information Services

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**North
County
Metro**

Tan Tam Dr

Via Rancho Py

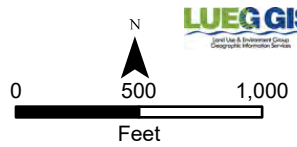
Purer Rd

Skyhawk Rd

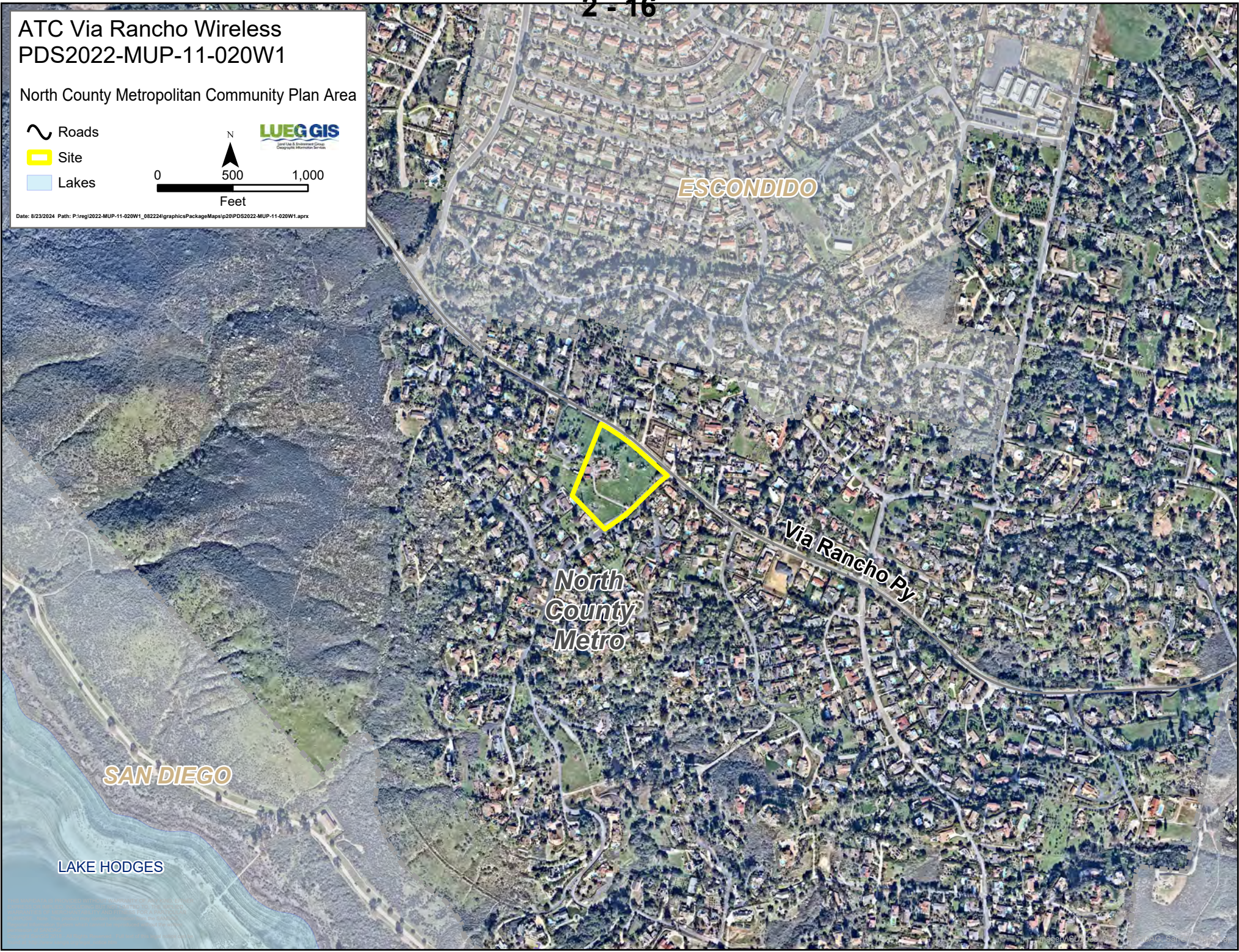
ATC Via Rancho Wireless
PDS2022-MUP-11-020W1

North County Metropolitan Community Plan Area

-  Roads
-  Site
-  Lakes



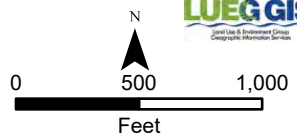
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North County Metropolitan Community Plan Area

-  Roads
-  Site
-  Lakes



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Via Rancho Py

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SAN DIEGO


LAKE HODGES


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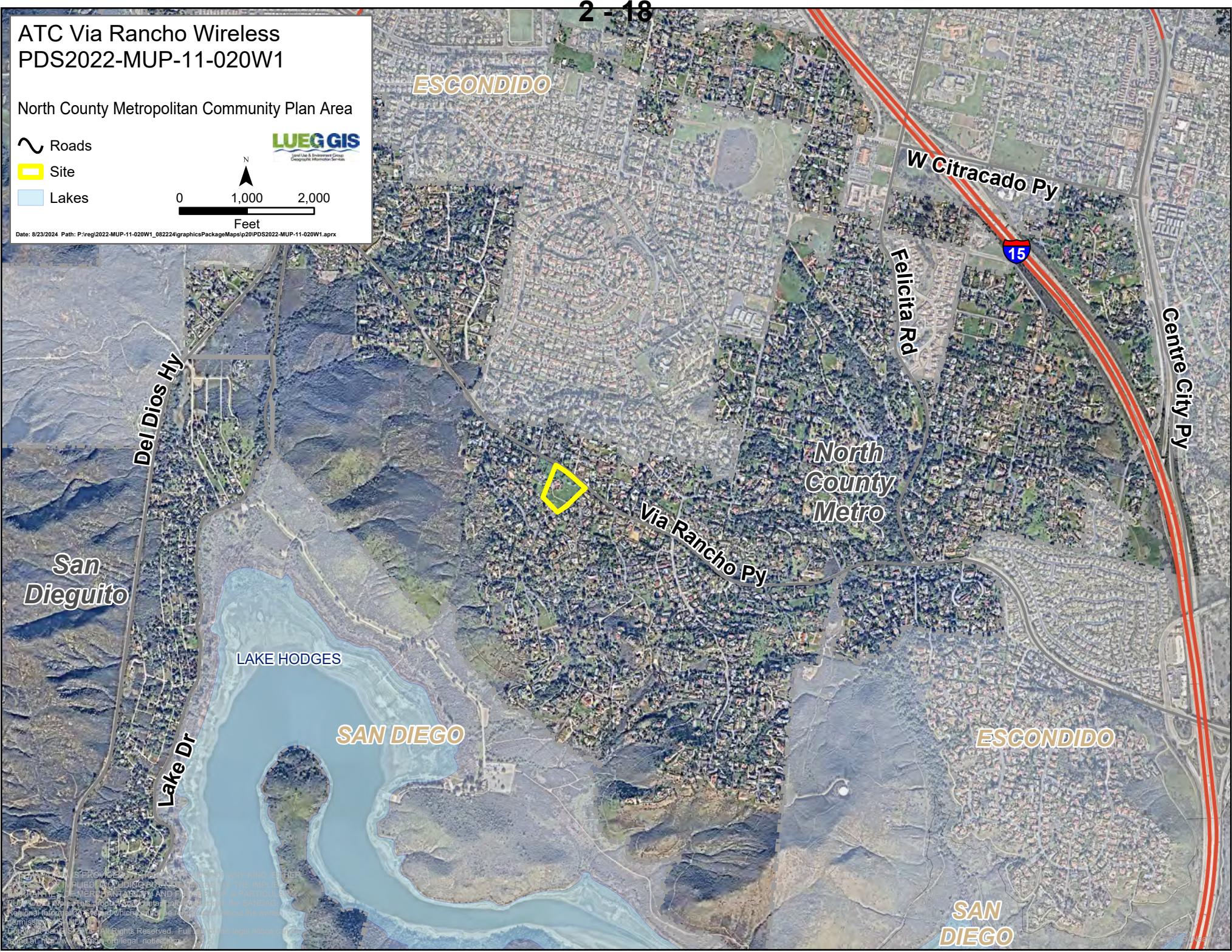
North County Metropolitan Community Plan Area

 Roads
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 Lakes




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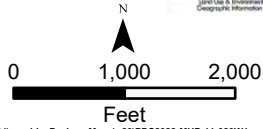
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North County Metropolitan Community Plan Area

 Roads

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 Lakes



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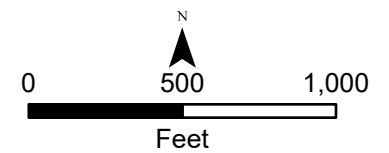
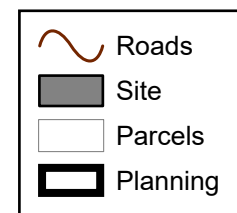
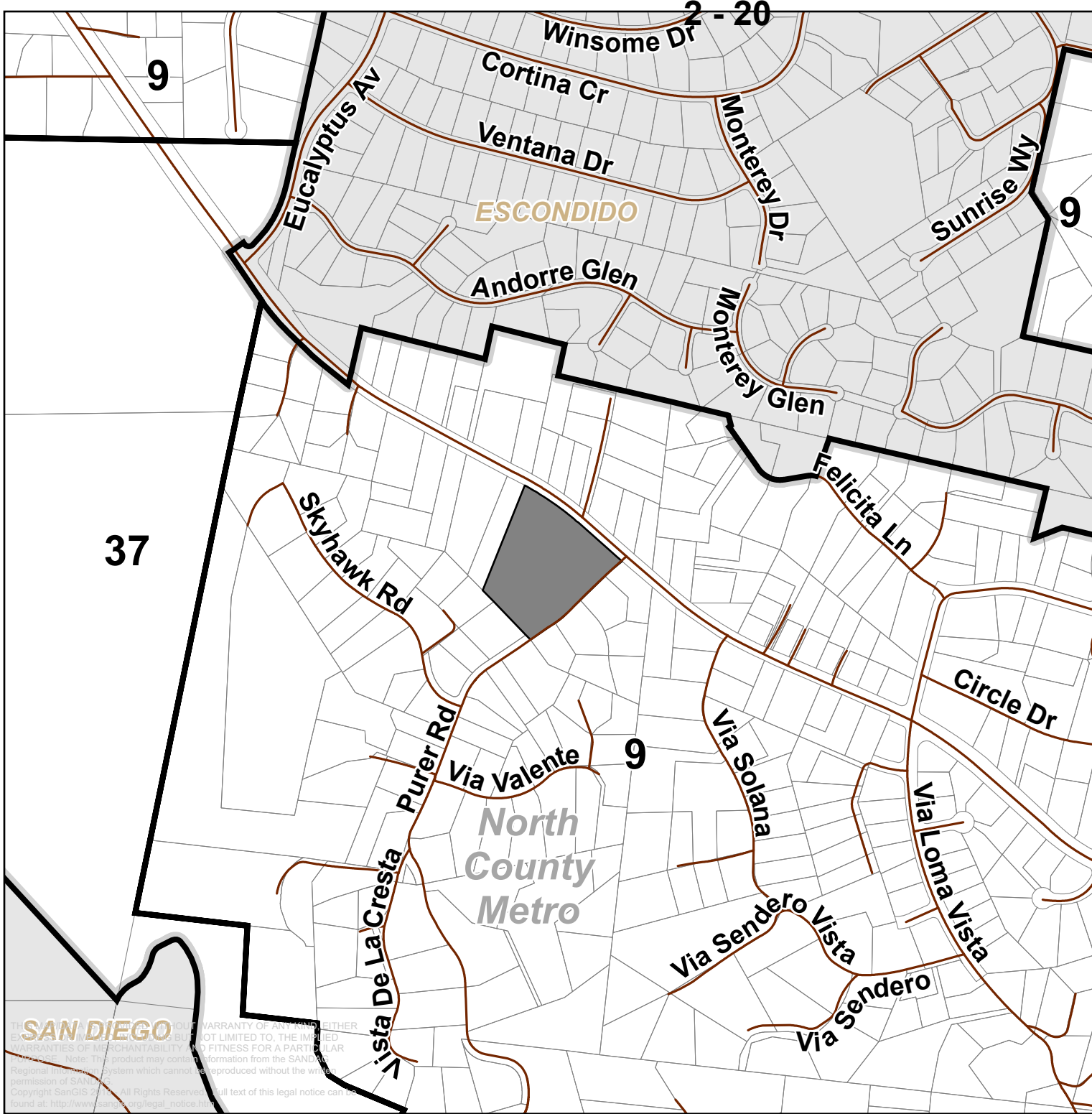
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General Plan

North County Metropolitan
Community Plan Area

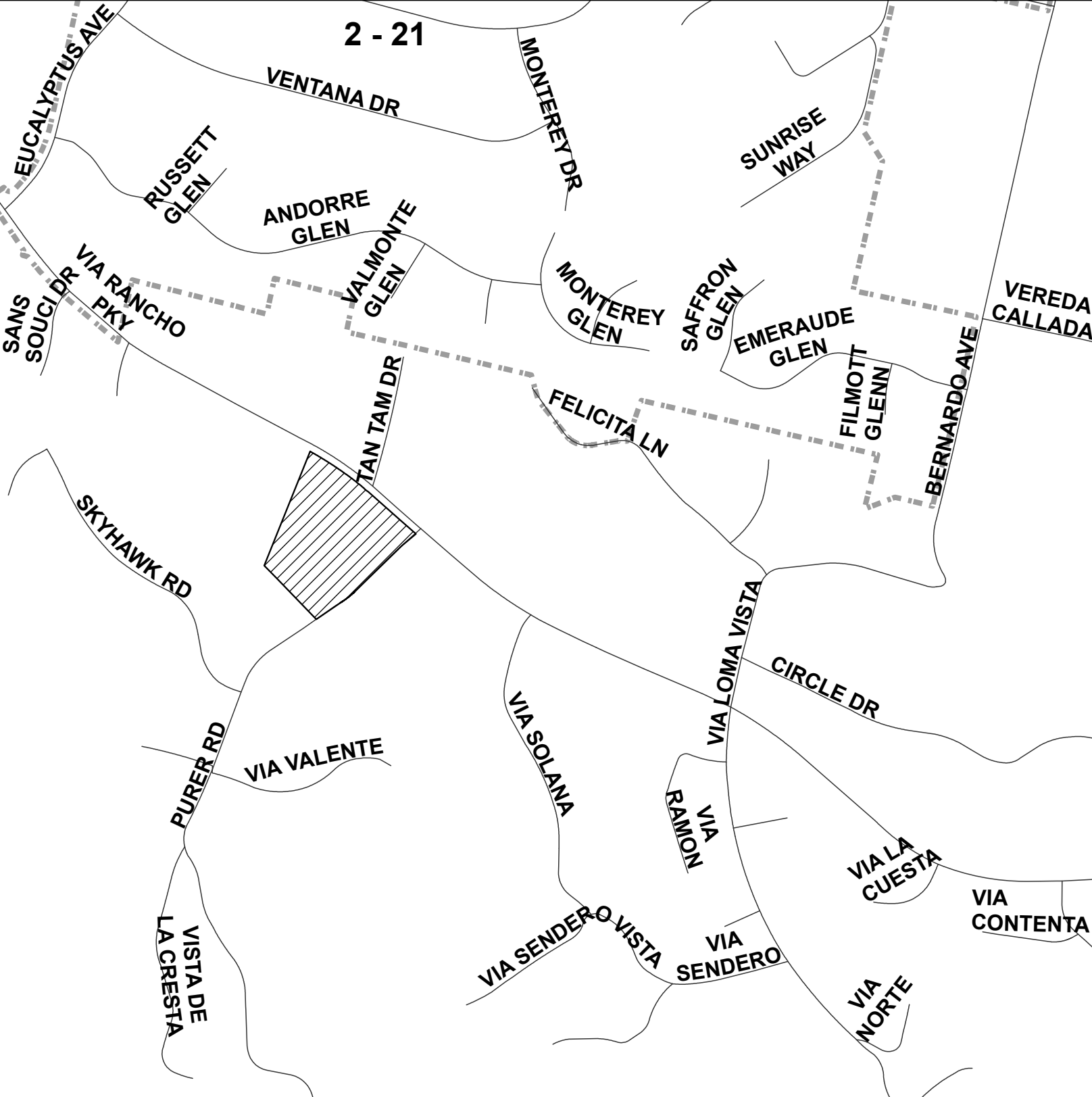
(9) Semi-Rural Residential (SR-1)

(37) Open Space (Conservation)



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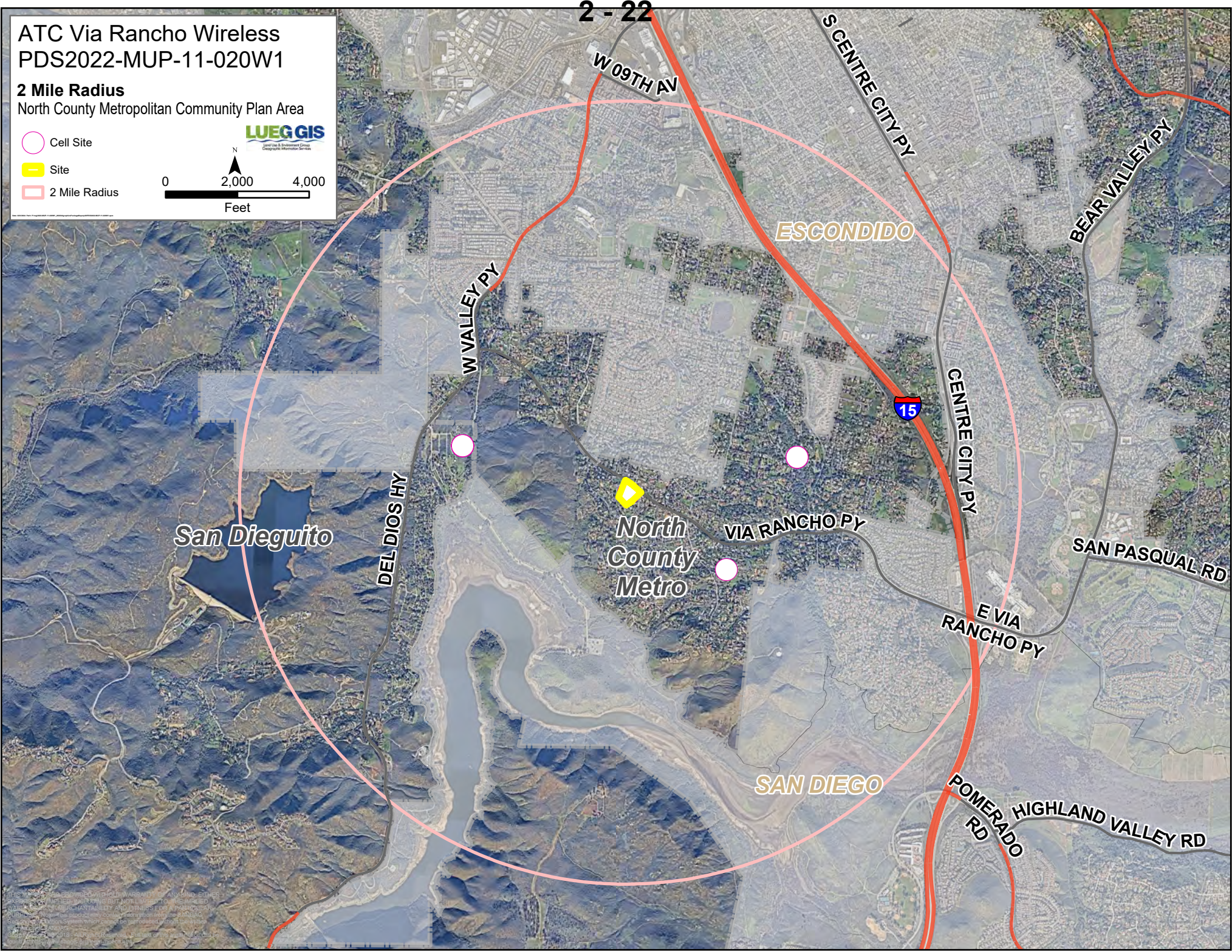
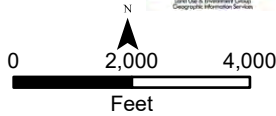
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ATC Via Rancho Wireless PDS2022-MUP-11-020W1

2 Mile Radius

North County Metropolitan Community Plan Area

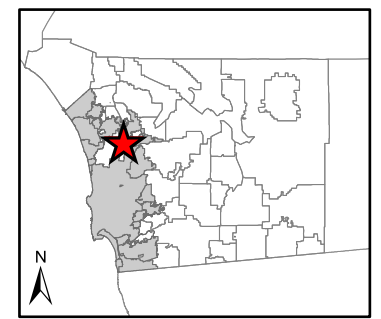
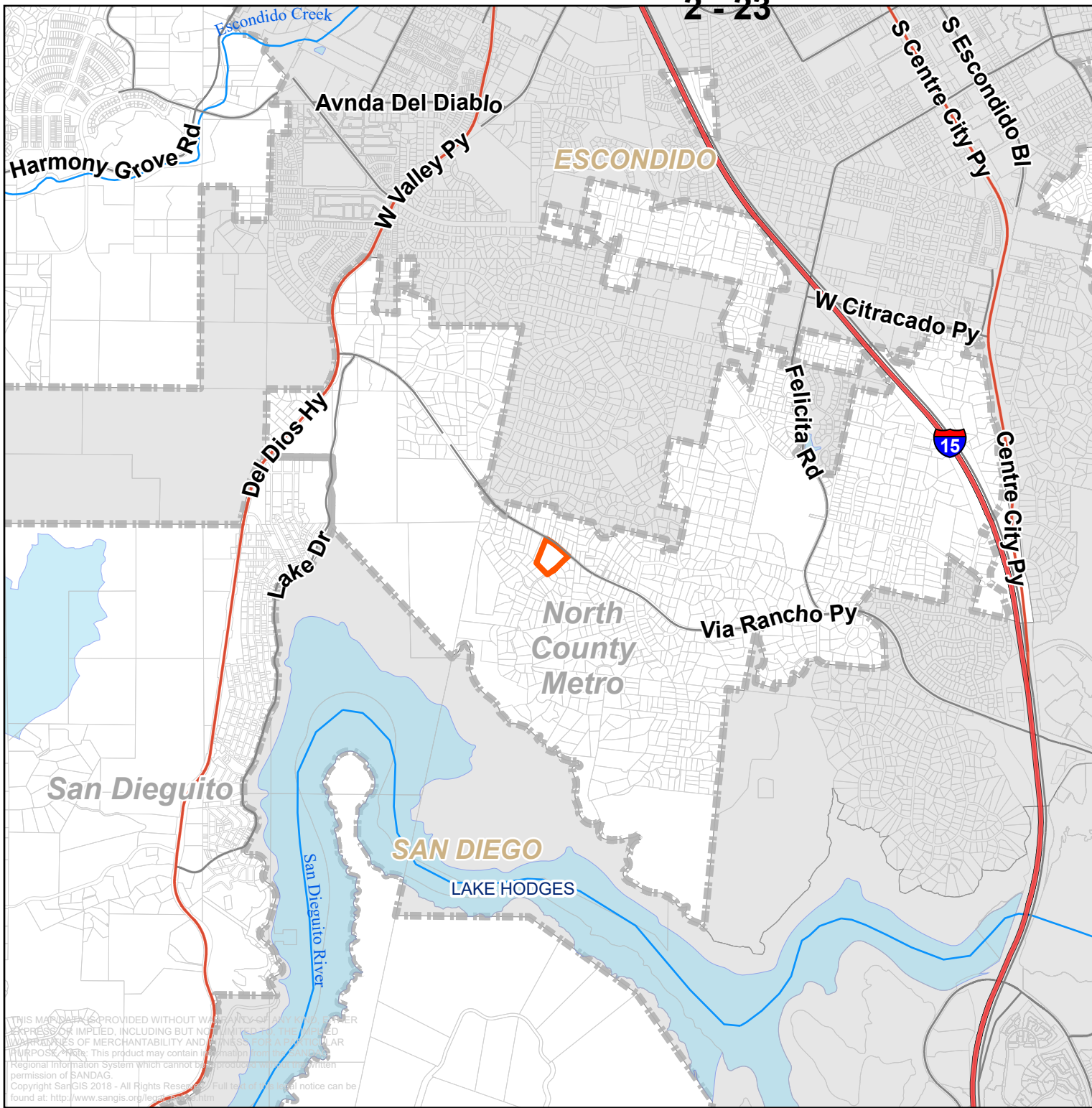
- Cell Site
- Site
- 2 Mile Radius



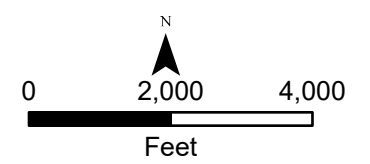
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Vicinity Map

North County Metropolitan
Community Plan Area



1:3,500,000



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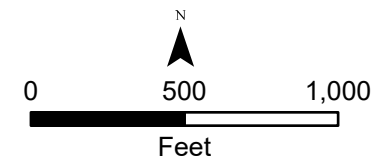
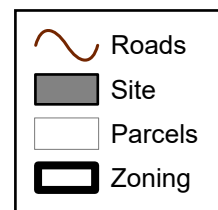
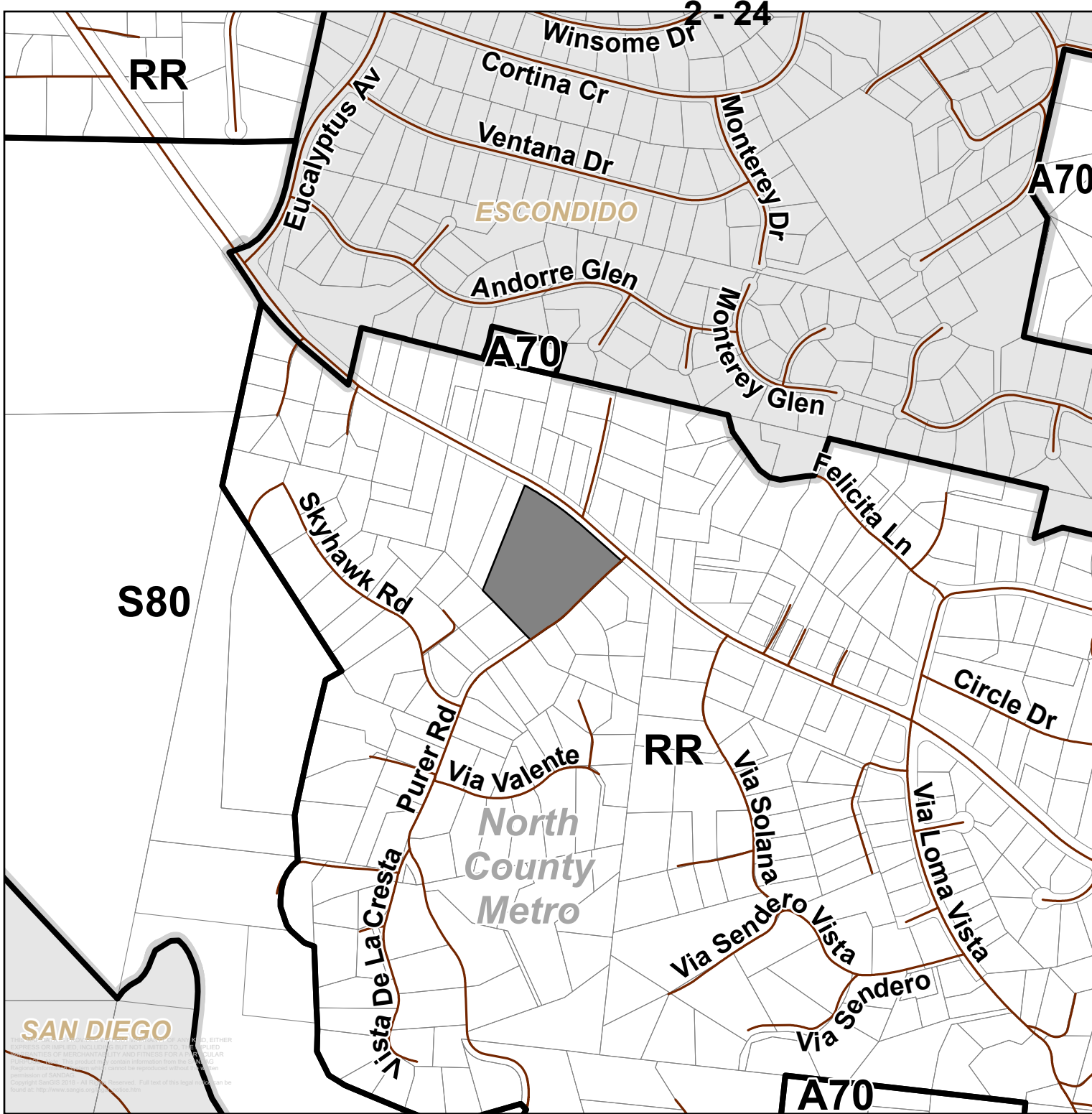
Zoning

North County Metropolitan
Community Plan Area

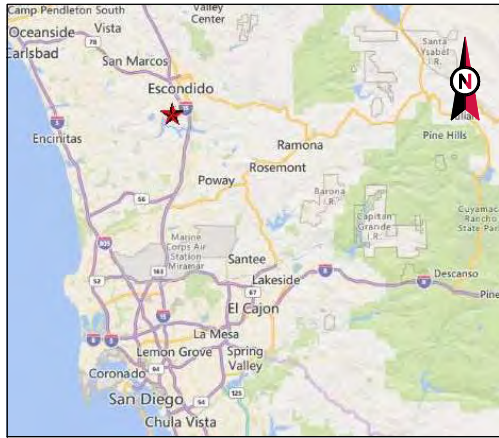
A70 - Limited Agricultural

RR - Rural Residential

S80 - Open Space



SAN DIEGO
COUNTY
PLANNING AND ZONING DEPARTMENT
2024-08-23 10:10:10 AM
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VICINITY MAP



AMERICAN TOWER®

SITE NAME: VIA RANCHO CA
SITE NUMBER: 411056
SITE ADDRESS: 3153 PURER ROAD
ESCONDIDO, CA 92029



LOCATION MAP

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

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REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	EB	09/02/22
△	NON ATC TELECOM. FACILITY	EB	05/09/23
△	REV OSP & ELEV.	EB	10/10/23
△	REV NOTES & DETAILS	EB	11/20/23
△			

ATC SITE NUMBER:

411056

ATC SITE NAME:

VIA RANCHO CA

SITE ADDRESS:

3153 PURER ROAD
 ESCONDIDO, CA 92029

SEAL:



Scott Fletcher
 Digitally signed by Scott Fletcher
 Date: 2023.11.28 09:34:58 -05'00'

DATE DRAWN: 09/02/22
 ATC JOB NO: 14132272_E1

TITLE SHEET

SHEET NUMBER: **G-001**
 REVISION: **3**

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. 2019 CALIFORNIA ADMINISTRATIVE CODE 2. 2019 CALIFORNIA BUILDING CODE 3. 2019 CALIFORNIA RESIDENTIAL CODE 4. 2019 CALIFORNIA ELECTRICAL CODE 5. 2019 CALIFORNIA PLUMBING CODE 6. 2019 CALIFORNIA ENERGY CODE 7. 2019 CALIFORNIA FIRE CODE 8. 2019 CALIFORNIA EXISTING BUILDING CODE 9. 2018 INTERNATIONAL BUILDING CODE (IBC) 10. NATIONAL ELECTRIC CODE (NEC) 11. LOCAL BUILDING CODE 12. CITY/COUNTY ORDINANCES	<u>SITE ADDRESS:</u> 3153 PURER ROAD ESCONDIDO, CA 92029 COUNTY: SAN DIEGO <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 33.07885986 LONGITUDE: -117.1002845 GROUND ELEVATION: 870' AMSL <u>ZONING INFORMATION:</u> JURISDICTION: SAN DIEGO COUNTY PARCEL NUMBER: 270-350-12-00	THIS SUBMITTAL IS FOR RE-PERMITTING WITH SAN DIEGO COUNTY. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS. NO CHANGES TO EXISTING EQUIPMENT ASIDE FROM PAINTING AND REBRANCHING TO IMPROVE CONCEALMENT STANDARDS. PROJECT NOTES 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 6. HANDICAP ACCESS IS NOT REQUIRED.	SHEET NO: G-001 C-101 C-102 C-103 C-501	DESCRIPTION: TITLE SHEET OVERALL SITE PLAN DETAILED SITE PLAN TOWER ELEVATION SIGNAGE	REV: 3 2 2 3 0	DATE: 11/20/23 10/10/23 10/10/23 11/20/23 09/02/22	BY: EB EB EB EB EB
	UTILITY COMPANIES POWER COMPANY: SDG&E PHONE: (800) 411-7343 TELEPHONE COMPANY: AT&T PHONE: (800) 331-0500	<u>TOWER OWNER:</u> ATC SEQUOIA LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801 <u>PROPERTY OWNER:</u> GREGORY COOPER 3153 PURER ROAD ESCONDIDO, CA 92029 <u>ENGINEER:</u> ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 <u>AGENT:</u> BONNIE BELAIR ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801	PROJECT LOCATION DIRECTIONS HEAD NORTH ON I-15, TAKE EXIT 27 TOWARD E VIA RANCHO PKWY. USE THE LEFT 2 LANES TO TURN LEFT ONTO E VIA RANCHO PKWY. TURN LEFT ON PURER RD. DESTINATION WILL BE ON THE RIGHT. ACCESS IS THROUGH A GATE JUST SOUTH OF VIA RANCHO ON PURER ROAD.				



NOTES:

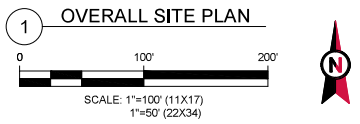
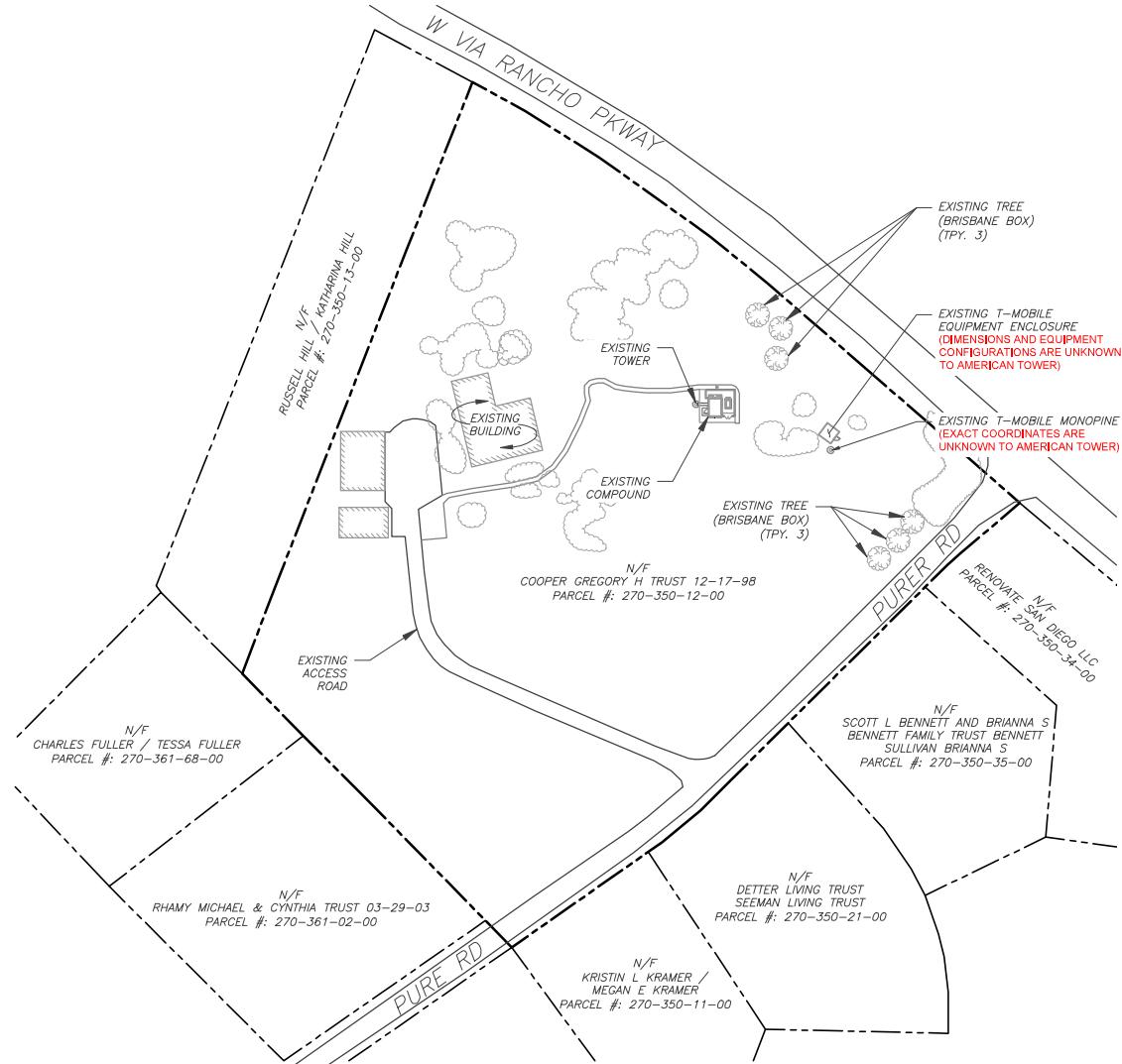
- THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK ASIDE FROM TOWER & EQUIPMENT CONCEALMENT IMPROVEMENTS
- BOUNDARY INFORMATION OBTAINED FROM: DATA TREE ONLINE GIS.

NOTE:

T-MOBILE EQUIPMENT ENCLOSURE AND TOWER ARE NOT A PART OF THIS PERMIT RENEWAL.

SURVEY LEGEND

	EXISTING PROPERTY
	EXISTING ADJ. PROPERTY
	EXISTING EASEMENT
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING TREELINE
	EXISTING CHAINLINK FENCE
	EXISTING BUILDING
	EXISTING STORM DRAIN
	EXISTING ROAD (DIRT)
	EXISTING ROAD (STONE)
	EXISTING ROAD (PAVED)
	EXISTING CONCRETE
	EXISTING LEASE AREA



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

REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	EB	09/02/22
△	NON ATC TELECOM FACILITY	EB	05/09/23
△	REV OSP & ELEV.	EB	10/10/23
△			
△			

ATC SITE NUMBER:
411056

ATC SITE NAME:
VIA RANCHO CA

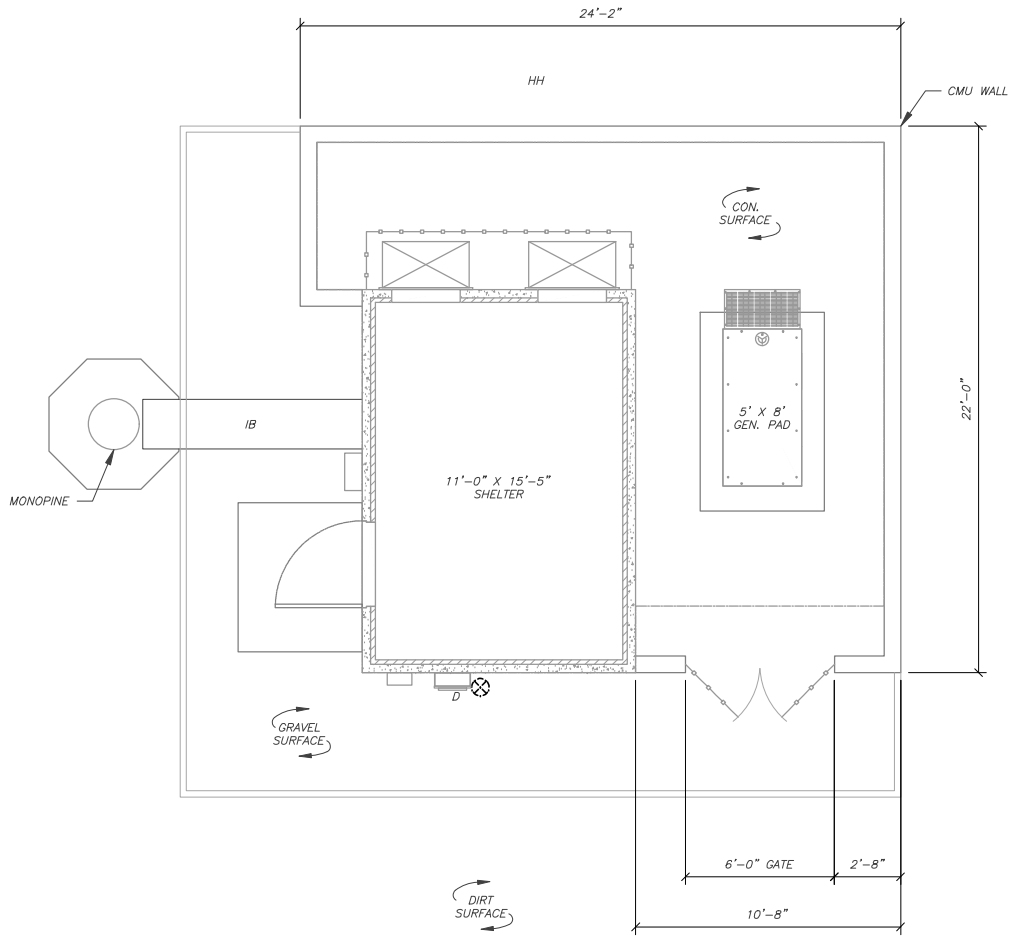
SITE ADDRESS:
3153 PURER ROAD
ESCONDIDO, CA 92029



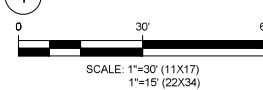
Digitally Signed: 2023-11-28

DATE DRAWN:	09/02/22
ATC JOB NO:	14132272_E1

OVERALL SITE PLAN	
SHEET NUMBER:	REVISION:
C-101	2



1 DETAILED SITE PLAN



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

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

REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	EB	09/02/22
△	REV OSP & ELEV.	EB	10/10/23
△			
△			

ATC SITE NUMBER:
411056
 ATC SITE NAME:
VIA RANCHO CA

SITE ADDRESS:
 3153 PURER ROAD
 ESCONDIDO, CA 92029

SEAL:



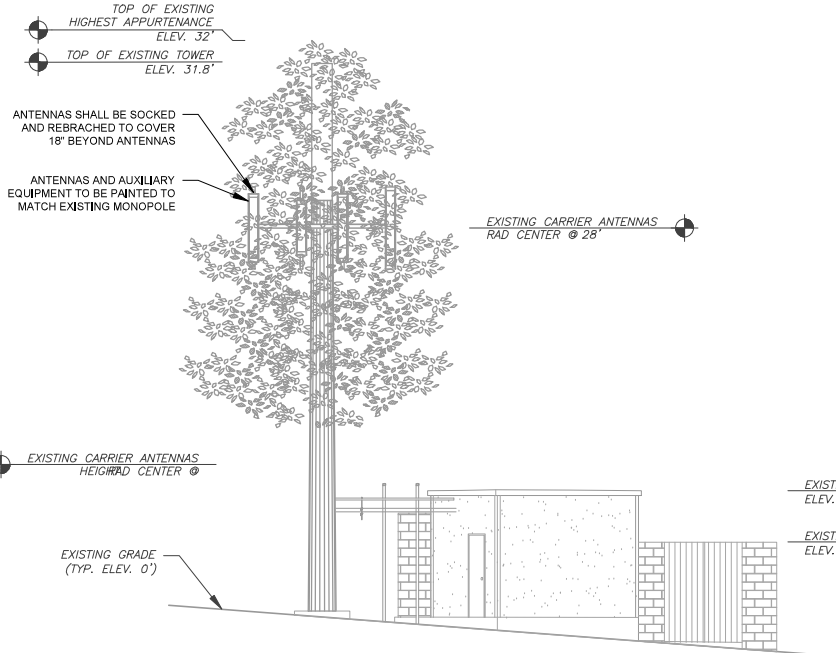
Digitally Signed: 2023-11-28

DATE DRAWN: 09/02/22
 ATC JOB NO: 14132272_E1

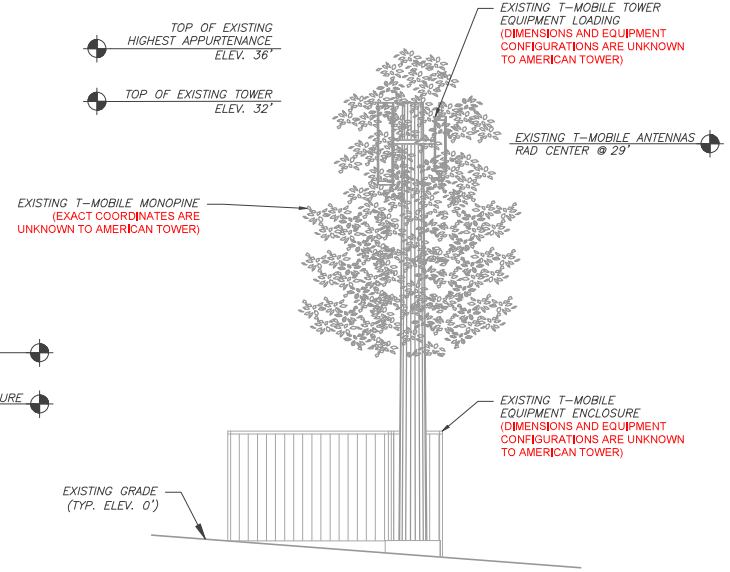
DETAILED SITE PLAN

SHEET NUMBER: **C-102**
 REVISION: **2**

NOTE:
T-MOBILE EQUIPMENT ENCLOSURE AND TOWER ARE NOT A PART OF THIS PERMIT RENEWAL.



1 TOWER ELEVATION (ATC OWNED)
SCALE: NOT TO SCALE



2 T-MOBILE TOWER ELEVATION (NOT ATC OWNED)
SCALE: NOT TO SCALE



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REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	EB	09/02/22
△	NON ATC TELECOM. FACILITY	EB	05/09/23
△	REV. OSP & ELEV.	EB	10/10/23
△	REV. NOTES & DETAILS	EB	11/20/23
△			

ATC SITE NUMBER:
411056
ATC SITE NAME:
VIA RANCHO CA
SITE ADDRESS:
3153 PURER ROAD
ESCONDIDO, CA 92029



Digitally Signed: 2023-11-28

DATE DRAWN: 09/02/22
ATC JOB NO: 14132272_E1

TOWER ELEVATION

SHEET NUMBER: **C-103** REVISION: **3**

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CAUTION



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

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

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

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN



WARNING



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

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

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

ATC RF WARNING AND FCC NUMBER SIGN

FCC TOWER REGISTRATION #
NOT REQUIRED

Posting of sign required by law

ATC STAND-ALONE FCC TOWER REGISTRATION SIGN



EXISTING SIGNAGE PHOTO

EXISTING SIGNAGE PHOTO

NOTICE
GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

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

ATC RF PROGRAM NOTICE SIGN



SITE NAME : VIA RANCHO CA
SITE NUMBER : CA - 411056
FCC REGISTRATION # : NOT REQUIRED

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

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

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

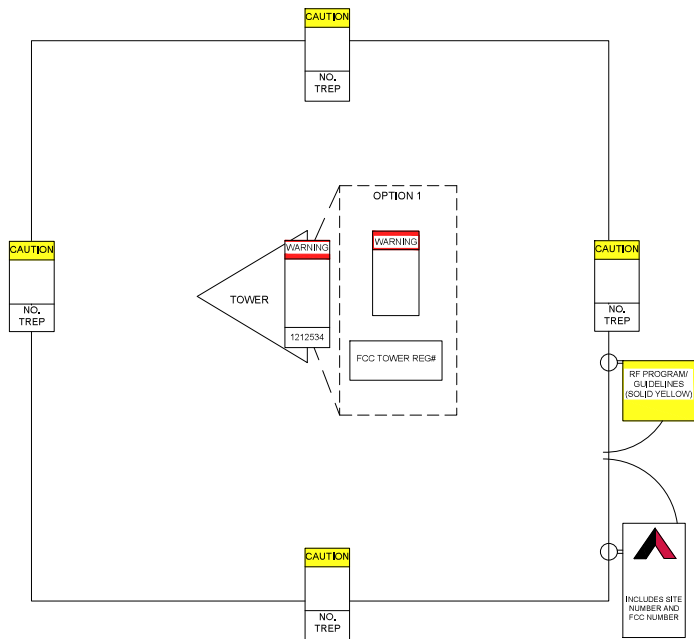
REPLACEMENT OF SIGNAGE:

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

NOTE:

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

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



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

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

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

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



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

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REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	EB	09/02/22
△			
△			
△			

ATC SITE NUMBER:
411056

ATC SITE NAME:
VIA RANCHO CA

SITE ADDRESS:
3153 PURER ROAD
ESCONDIDO, CA 92029

SEAL:



Digitally Signed: 2023-11-28

DATE DRAWN: 09/02/22
ATC JOB NO: 14132272_E1

SIGNAGE

SHEET NUMBER: C-501
REVISION: 0

**Attachment B – Form of Decision
Approving PDS2022-MUP-11-020W1**



VINCE NICOLETTI
INTERIM DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND DRIVE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General • (858) 694-2705 Codes Compliance
(858) 565-5920 Building Services

COMMISSIONERS
Douglas Barnhart (Chair)
Ronald Ashman (Vice Chair)
Ginger Hitzke
Michael Edwards
Molly Weber
Yolanda Calvo
David Pallinger

October 18, 2024

PERMITTEE: AMERICAN TOWER CORPORATION (SEQUOIA LLC.) AND PLANCOM
(ATTN: JILL CLEVELAND)
MAJOR USE PERMIT: PDS2022-MUP-11-020W1
E.R. NUMBER: PDS2022-ER-11-08-007A
PROPERTY: 3153 PURER ROAD WITHIN THE NORTH COUNTY METROPOLITAN
SUBREGIONAL PLAN AREA
APN: 270-350-12-00

DECISION OF THE PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION (3300-11-020)

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 (11) sheets dated July 11, 2012. The facility includes a 35-foot-tall mono-broadleaf tree to which (12) panel antennas and a four-foot diameter microwave antenna would be mounted, a concrete pre-fabricated equipment shelter with two AC units, (2) GPS antennas, and a new emergency backup generator enclosed by a Concrete Masonry Unit (CMU) wall. Pursuant to Section 69854 of the Zoning Ordinance, a Major Use Permit is required because the proposed facility is located on a residentially zoned parcel that is not covered by a Wireless Community Master Plan.

Grant an exception to Section 6985C.3 of the Zoning Ordinance to allow more than one unmanned wireless telecommunications facility on a parcel in a residential zone. The exception would allow three unmanned wireless telecommunications facilities on a single parcel in a residential zone.

MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-11-020W1)

This Major Use Permit Modification for MUP-11-020W1 consists of several sheets including plot plan and elevations dated November 20, 2023. This permit authorizes the continued use of the existing wireless facility to bring the existing wireless telecommunication facility into conformance with the County of San Diego Wireless Ordinance in order to renew the term of the existing 35-foot-tall mono-broadleaf faux tree and CMU enclosure. The Project will use the existing wireless facility and footprint of the existing lease area is not expanding. The location and size of the existing faux tree will remain the same and no change is proposed. The existing facility includes a 35-foot-tall mono-broadleaf tree and supporting equipment located within an existing CMU wall. All subsequent minor deviations and modifications previously tied to 3300-11-020 shall be processed and tied to MUP-11-020W1.

Wireless telecommunication facilities subject to this Major Use Permit Modification are considered "high visibility" facilities, therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 10 years (ending October 18, 2034, at 4:00 p.m.). This may be extended for an additional period of time through modification of this permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time. All wireless telecommunication facilities subject to this Major Use Permit shall be reviewed for conformance with the amortization requirements outlined in Sections 6985 and 6991 of the Zoning Ordinance through the modification of this permit.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **November 20, 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.

.....

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

SPECIFIC CONDITIONS FOR MAJOR USE PERMIT (3300-11-020):

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

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

1. COST RECOVERY: [DPLU, DPW, DEH, DPR], [GP, CP, BP, UO]

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to 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: [DPLU], [GP, CP, BP, UO]

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all purpose acknowledgement' and return the original Recordation Form to 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: [DPLU, BD] [BP]

INTENT: In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the Transportation Impact Fee (TIF) Ordinance Number 77.201-77.219, the TIF shall be paid. **DESCRIPTION OF REQUIREMENT:** The 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: [DPLU, BPPR] [BP] [DPLU, FEE X2].

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. The proposed generator shall be a single 30 kW Kohler Generator unit with a sound pressure level of 65 dBA at a reference distance of 23 feet or equivalently sized unit.
- B. The generator unit shall be enclosed within an eight (8') foot high CMU block wall enclosure.

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.

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

5. PHOTO SIMULATION: [DPLU, PCC] [UO, FG] [DPLU, FEE]

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo- simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated April 27, 2012 to ensure that the site was built to be screened from public view.

- A. Each panel antenna mounted to the faux mono-broadleaf tree has been covered with a "sock".

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.

6. SIGHT DISTANCE: [DPW, LDR] [UO]

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(F) of the County of San Diego Public Road Standards unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:** A Registered Civil Engineer, a Registered Traffic Engineer, or a Licensed Land Surveyor shall provide a certified signed statement that: "Physically, there is minimum unobstructed sight distance in the easterly direction along Via Rancho Parkway from Purer Road, for the prevailing operating speed of traffic on Via Rancho Parkway per the Design Standards of Section 6.1.F of the County of San Diego Public Road Standards (approved March 3, 2010). There is four hundred and sixteen feet (416') of unobstructed sight distance, from Purer Road along Via Rancho Parkway in the westerly direction, to be consistent with AASHTO standards for minimum stopping sight distance based upon the prevailing speed on Via Rancho Parkway per approved modification requested dated April 5, 2012." 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."

Based on the sight distance study prepared by Szytel Engineering and Surveying, Inc., the approved 416 feet of sight distance in the westerly direction will be achievable after additional cut back of existing cut slope. All grading will occur within the Via Rancho Parkway right-of-way and the project site.

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [OPW, LOR] for review. **TIMING:** Prior to any occupancy, final grading release, or

prior to use of the premises in reliance of this permit, the sight distance shall be verified.
MONITORING: The [OPW, LOR] shall verify the sight distance certification.

7. NOISE CONTROL ELEMENTS: [DPLU, BPPR] [DPLU, PCC [BP] [DPLU FEE X2]

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. The proposed generator shall be a single 30 kW Kohler Generator unit with a sound pressure level of 65 dBA at a reference distance of 23 feet or equivalently sized unit.
- B. The generator unit shall be enclosed within an eight (8') foot high CMU block wall enclosure.

TIMING: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational.

MONITORING: The [DPLU, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

8. INSPECTION FEE: [DPLU, ZONING][DPLU, PCO] [UO][DPR, TC, PP].

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 [OPLU, 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 [OPLU, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [OPLU, 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.

9. SITE PLAN IMPLEMENTATION: [DPLU, BI] [UO] [DPR, TC, PP].

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved 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. **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.

10. LANDSCAPE PLANS COMPLIANCE: [DPLU, BPR] [UO] [DPLU, FEE]

INTENT: The applicant shall ensure the landscaping for the wireless telecommunication facility is installed according to the approved plot plans. **DESCRIPTION OF REQUIREMENT:** The installed landscaping shall conform to the approved plot plans P11-020, by providing photographic evidence of all landscape and irrigation installation per the approved plans. Show locations of 36" boxed trees, 15-gallon shrubs, and erosion control native hydroseeding. Show point of connection to water supply, automatic irrigation controller, valves, and drip irrigation. **DOCUMENTATION:** None. **TIMING:** Prior to any occupancy or use of the premises in reliance of this permit, the site shall conform to the approved plot plans. **MONITORING:** The {DPLU, Building Inspector} shall inspect the installed landscaping on the project site for compliance with the approved plot plans.

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

11. SITE CONFORMANCE: [DPLU, PCO] [OG] [DPR, TC, PP].

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking and driveways areas, watering all landscaping at all times, painting all necessary aesthetics design features, and installing all lighting, walls/fencing and required signage. 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.

12. PRIVATE ROAD MAINTENANCE: [DPLU, CODES] [BP, IP, GP, UO]. INTENT:

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

permit. **MONITORING:** The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

13. SITE CONFORMANCE: [DPLU, PCO] [OG] [DPLU, FEE]

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, surrounding orchard, landscaping, and associated equipment shelter, as depicted in the approved photo simulations.
- B. Maintain the landscape and irrigation, including trees, shrubs, and erosion control native hydroseeding as shown on Sheets L-1 and L-2 of the approved plot plan.
- C. 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.
- D. 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.
- E. 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.

14. NOISE REQUIREMENT: [DPLU, BPPR] [BP] [DPLU, FEE X1].

INTENT: In order to reduce the impacts of the installation of any generator or any external noise-generating device, that would use the external power stub (generator receptacle) 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 requirements shall be continued for the life of this permit. **DESCRIPTION OF REQUIREMENT:** Prior to the installation of any generator or any external noise-generating device, that would use the external power stub and/or proposed pad location approved with this Use Permit, the permittee shall obtain approval of a minor deviation or modification:

- A. The minor deviation shall comply with Zoning Ordinance Sections 7609 and 6985.b as defined by 6983.1 for Invisible - Facilities. Upon the approval of the minor deviation, the proposed generator shall comply with the County Noise Ordinance Section 36.404.
- B. Failure to comply with the invisibility standards of Zoning Ordinance Section 6983.1, and compliance with the County Noise Ordinance Section 36.404, will require an application and subsequent approval of a Modification to this Use Permit before any generator can added or used on the site.

DOCUMENTATION: The property owner and permittee shall comply with the requirements of the County Noise Ordinance, Section 36.404 and this condition. If the permittee or property owner chooses to install a generator unit associated with the cellular facility, they must apply for a Deviation or Modification of this permit pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Prior to the installation of any generator or any external noise-generating device, that would use the external power stub and/or proposed pad location approved with this Use Permit, the permittee shall obtain approval of a minor deviation or modification to the approved plot plan dated April 27, 2012, and provide proof that the device complies with the County Noise Ordinance. **MONITORING:** The County Noise Specialist shall review all proposed generator unit installation and ensure that the project complies with on-going noise ordinance standards. The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

SPECIFIC CONDITIONS FOR MAJOR USE PERMIT MODIFICATION MUP-11-020W1: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Please note that all applicable ongoing conditions associated with the original Major Use Permit (MUP-11-020) and subsequent Modifications approval shall apply. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

ANY PERMIT: *(Within 180 days of approval or prior to the approval of any plan, issuance of any permit, prior to occupancy or use of the premises in reliance of this permit, whichever occurs first.)*

1. **GEN#1-COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be

issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

2. **GEN#2-RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**

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

3. **GEN#3-FILING OF NOE: [PDS]**

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.

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

4. **GEN#4-INSPECTION FEE: [PDS, PCC] [PDS, ZC]**

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

5. **PLN#1-PHOTO SIMULATION (WIRELESS): [PDS, PCC] [UO, FG] [PDS, FEE]**

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION**

OF REQUIREMENT: The site shall be built to substantially comply with the approved photo-simulations and photo surveys dated **11/16/2023** to ensure that the site was built to be screened from public view.

a. Each panel antenna mounted to the faux mono-broadleaf tree has been covered with a "sock."

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] and DPR [TC, PP] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

6. **PLN#2–SITE CONFORMANCE (WIRELESS)**

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plan and photo simulation. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved plot plan and photo simulation. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plan and photo simulation. 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] and DPR [TC, PP] shall review the provided photos for compliance with this condition and compliance with the approved plot plans.

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

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

8. **HAZ#1–HEALTH AND SAFETY PLAN**

INTENT: In order to protect workers from hazardous chemicals and to notify the public

of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

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

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

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

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

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

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations and photo surveys dated 11/16/2023. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved

equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).

- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
- 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 plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

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

12. **ROADS#1–SIGHT DISTANCE**

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

a. There shall be a minimum unobstructed sight distance in the easterly direction along **Via Rancho Parkway** from **Purer Road**, for the prevailing operating speed of traffic on **Via Rancho Parkway** per the Design Standards of Section 6.1.F of the County of San Diego Public Road Standards (approved March 3, 2010).

b. There shall be a minimum unobstructed sight distance of four hundred and sixteen feet (416') from **Purer Road** along **Via Rancho Parkway** in the westerly direction, to be consistent with AASHTO standards for minimum stopping sight distance based upon the prevailing speed on **Via Rancho Parkway** per approved modification requested dated April 5, 2012.

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

MAJOR USE PERMIT FINDINGS FOR PDS2022-MUP-11-0200W1

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

(a) *The location, size, design, and operating characteristics of the proposed use will 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 existing unmanned wireless telecommunication facility consists of a 35-foot tall faux mono-broadleaf tree and associated equipment, both of which are consistent with the height requirement of the Zoning Ordinance. The parcel is already developed with an existing single-family residence, associated accessory structures, existing telecommunication facility, and the subject telecommunication facility.

Photo simulations on file with Major Use Permit 11-020 illustrate that the existing 35-foot faux mono-broadleaf tree and associated equipment are unobtrusive to the surrounding viewshed, and since there is no proposed change, shall remain unobtrusive. The view from the surrounding areas is minimized because the project is camouflaged (the panel antennas are screened by the faux branches and "socks" over the panels to blend in with surrounding vegetation, topography,

and landscaping. The existing landscaping on the project site acts as a buffer to screen the faux tree and equipment enclosure, and is conditioned to remain as is. The equipment enclosures are erected at a low height, and will remain as such. The increased setback distance to the property lines assists as buffering and screening from surrounding residents and drivers along Via Rancho Parkway, as the parcel is over 5 acres in size and is the largest parcel in the vicinity. In addition, there are two existing wireless telecommunication faux trees on site (Including the Project Site), which have been designed to blend with the surrounding. Land uses in the area include single family residences, light agriculture, and vacant lands. The project is compatible with adjacent uses in terms of scale and bulk because of the camouflaged design, the existence of other vertical elements (existing structures and utility poles), and the location of the facility within an area of vegetation. Therefore, since the project scope and footprint are not increasing, nor is any work or change is being proposed for this project, the project would not substantially increase the scale and bulk of the existing structure, nor would it result in negative impacts to the surrounding areas.

Coverage:

The subject parcel is approximately 5.44 acres in size. Surrounding land uses consist of residential land uses, vacant lands, and agricultural uses with parcel sizes ranging from approximately 0.5 acres to over 10 acres in size. The project is located on a parcel that is developed with an existing single-family residence, several accessory buildings, and an avocado orchard. The lease area for this unmanned wireless telecommunication facility consists of a total of approximately 0.02 acres (less than 1% lot coverage). Since the facility footprint is not increasing and no change is proposed, the existing telecommunication facility would maintain similar coverage with surrounding parcels.

Density:

The project is a Major Use Permit Modification for the continued operation and continued maintenance of an existing 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 Rincon Del Diablo Municipal Water District. The Rincon Del Diablo Municipal Water District has certified availability for fire protection. In addition, the project has been reviewed and found to be FP-2 compliant. The project would not require water or sewer services. Electrical and telephone services are available on-site. All required utilities are therefore available for the project. No changes to existing facility or operations are proposed.

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

The project is a Major Use Permit Modification for the continued operation and continued maintenance of an existing telecommunication facility. The facility includes a 35-foot tall faux mono-broadleaf tree to which twelve panel antennas

and one microwave dish antenna are attached, along with associated equipment enclosed by an 8-foot tall concrete block wall.

The project does not adversely affect the desirable neighborhood character because the project, as it exists already on the site, is actively camouflaged and continues to blend in with its surroundings. The equipment shelter is located within a concrete block wall enclosure, which conceals it from the surrounding properties and is painted and kept in good condition to match the surrounding structures. Updated photo simulations on file with Major Use Permit Modification P11-020W1 illustrate that the line, form, and color of the facility is largely consistent with other elements that make up the visual setting of the area, such as the existing accessory structures and the existing vegetation. The photo simulations demonstrate that the project is, and continues to be, visually unobtrusive to the surrounding viewshed. As seen in the photo simulations, due to the significant setback distances to existing residences and the active landscape buffering the faux tree and equipment, the existing facility located near the single-family dwelling unit would appear as part of the existing landscape. In addition, 'socks' are placed around each panel, which further buffers and screen the site. Furthermore, the project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, does not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project will not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is not expected to change from the previously estimated two maintenance trips per month and would utilize Purer Road, a private roadway, connecting to Via Rancho Parkway, a public road. The use associated with this Major Use Permit Modification is 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 the adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of Purer Road or Via Rancho Parkway.

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 continued operation and maintenance of an existing unmanned wireless telecommunication facility. The subject property is 5.44 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 land form. 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 Semi-Rural Land Use Designation (SR-1) and the North County Metro Subregional Plan. The project complies with the General Plan Policy 15.1 because it is to continue supporting the surrounding community, is currently designed and sited to minimize visual impacts, does not result in adverse impacts to the natural environment, and is compatible with existing development and community character. In addition, the project complies with the General Plan Policy 15.2 because offers opportunity for future co-location of other service providers. For these reasons, the project is consistent with the San Diego County General Plan.

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

A Notice of Exemption dated October 18, 2024 was prepared and is on file with Planning & Development Services. It has been determined that the project, as designed, would not cause any significant impacts on the environment and would be found in conformance with CEQA in accordance with Section 15301.

WIRELESS TELECOMMUNICATION FINDINGS

The project is in a non-preferred location in 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. Pursuant to Section 6986.B 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. Pursuant to Section 6986.C of the Ordinance, the applicant has provided a well-designed facility as that of a faux accessory structure. Due to the camouflaging of the facility and lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

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

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

the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

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

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

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

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

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

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

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

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

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

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

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

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

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

COUNTY OF SAN DIEGO PLANNING COMMISSION
VINCE NICOLETTI, INTERIM DIRECTOR

BY:

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

email cc:

Dag Bunnemeyer, Planning Manager, PDS
Aidan Pulley, Project Manager, PDS
Alishia Ballard, Land Development, PDS
Taylor Ryan, Land Development, PDS
Jill Cleveland, Applicant Team

Attachment C – Environmental Documentation

2-52 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: PDS2022-MUP-11-020W1 – ATC VIA RANCHO

Project Location: 3153 PURER ROAD WITHIN THE NORTH COUNTY METROPOLITAN SUBREGIONAL PLAN AREA
(APN: 270-350-12-00)

Project Applicant: ATC SEQUOIA LLC; Telephone: 619-379-3473 (JILL CLEVELAND – PROJECT CONTACT)
302 STATE PLACE, ESCONDIDO CA 92029

Project Description: THE PROJECT IS FOR THE CONTINUED USE OF THE EXISTING WIRELESS FACILITY TO BRING THE EXISTING WIRELESS TELECOMMUNICATION FACILITY INTO CONFORMANCE WITH THE COUNTY OF SAN DIEGO WIRELESS ORDINANCE IN ORDER TO RENEW THE TERM OF THE EXISTING 35-FOOT-TALL MONO-BROADLEAF FAUX TREE AND CMU ENCLOSURE.

Agency Approving Project: COUNTY OF SAN DIEGO

County Contact Person: AIDAN PULLEY Telephone: 619-972-8234

Date Form Completed: OCTOBER 1, 2024

This is to advise that the County of San Diego Planning & Development Services has approved the above described project on October 18, 2024 and found the project to be exempt from the CEQA under the following criteria:

- Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - Declared Emergency [C 21080(b)(3); G 15269(a)]
 - Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - Statutory Exemption. C Section:
 - Categorical Exemption. G Section: 15301
 - G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - G 15182 – Residential Projects Pursuant to a Specific Plan
 - G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
- Mitigation measures were were not made a condition of the approval of the project.
- A Mitigation reporting or monitoring plan was was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15301 of the State of California Environmental Quality Act Guidelines, the project is exempt from CEQA because it consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: Aidan Pulley Telephone: (619) 972-8234

Name (Print): Aidan Pulley Title: Land Use/Environmental Planner

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

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

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

Steep Slopes:

The property contains slopes with a gradient over 25 percent. However, the scope of the project involves no new additions within the existing development footprint of the existing previously approved wireless facility. No construction or change of any kind is proposed with the continued use of the project site. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands are identified on or near the existing wireless facility. 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 project proposes no changes to an existing cell site and does not propose ground disturbance. The current project application consists of continued operation within the same developed footprint of a wireless telecommunication facility. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES

NO

NOT APPLICABLE

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

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

YES

NO

NOT APPLICABLE

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

The project site is zoned Rural Residential (RR) and is subject to a restrictive sound level requirement of a one-hour average 45 dBA limit at the project property line. The current project does not propose any additional noise generating equipment. Primary noise sources from the existing site consist of equipment within the existing equipment enclosure. The project does not propose the use of an emergency backup generator. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required.

Attachment D – Environmental Findings

**ATC (Sequoia LLC) Via Rancho Wireless Telecommunication Facility
MAJOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2022-MUP-11-020W1
ENVIRONMENTAL LOG: PDS2022-ER-11-08-007A**

ENVIRONMENTAL FINDINGS

October 18, 2024

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

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

PHOTO STUDY & KEY MAP

PERMIT RENEWAL FOR AN EXISTING
WIRELESS COMMUNICATIONS FACILITY

ATC Via Rancho #411056
3153 Purer Road
Escondido, CA 92029

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

Prepared by:

PlanCom, Inc.
Contractor Representatives for
ATC Sequoia LLC

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

December 5, 2023

SDC PDS RCVD 12-08-23
MUP11-020W1



View of site on property



View west toward site from Purer Road



View northwest toward site from Purer Road



View southeast from site on Via Rancho



View west along Via Rancho Road



View of access gate to site



View south toward site from Via Rancho and Tan Tam Road



View of existing vegetation



Aerial View with photo sim locations

2-65
ATC Via Rancho
Photo Study



View of site



Looking south on Purer Road

2-66
ATC Via Rancho
Photo Study



Looking south from site



Looking west on Via Rancho Parkway

2-67
ATC Via Rancho
Photo Study



Existing equipment area



View of base of pole

2-68
ATC Via Rancho
Photo Study



Aerial View of property

EXISTING



Via Rancho CA #411056
3153 Purer Rd.
Escondido, CA 92029



Existing antennas on existing monotree
to be painted to match tree, 'sock' covers and
rebranching added for additional, improved
concealment



SDC PDS RCVD 12-08-23
MUP11-020W1

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

11/16/2023

Photosimulation of changes to existing telecommunications site: View South toward site from Via Rancho and Tan Tam Drive

EXISTING

Via Rancho CA #411056
3153 Purer Rd.
Escondido, CA 92029



Existing antennas on existing monotree to be painted to match tree, 'sock' covers and rebranching added for additional, improved concealment



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

EXISTING

Via Rancho CA #411056
3153 Purer Rd.
Escondido, CA 92029



Existing antennas on existing monotree to be painted to match tree, 'sock' covers and rebranching added for additional, improved concealment

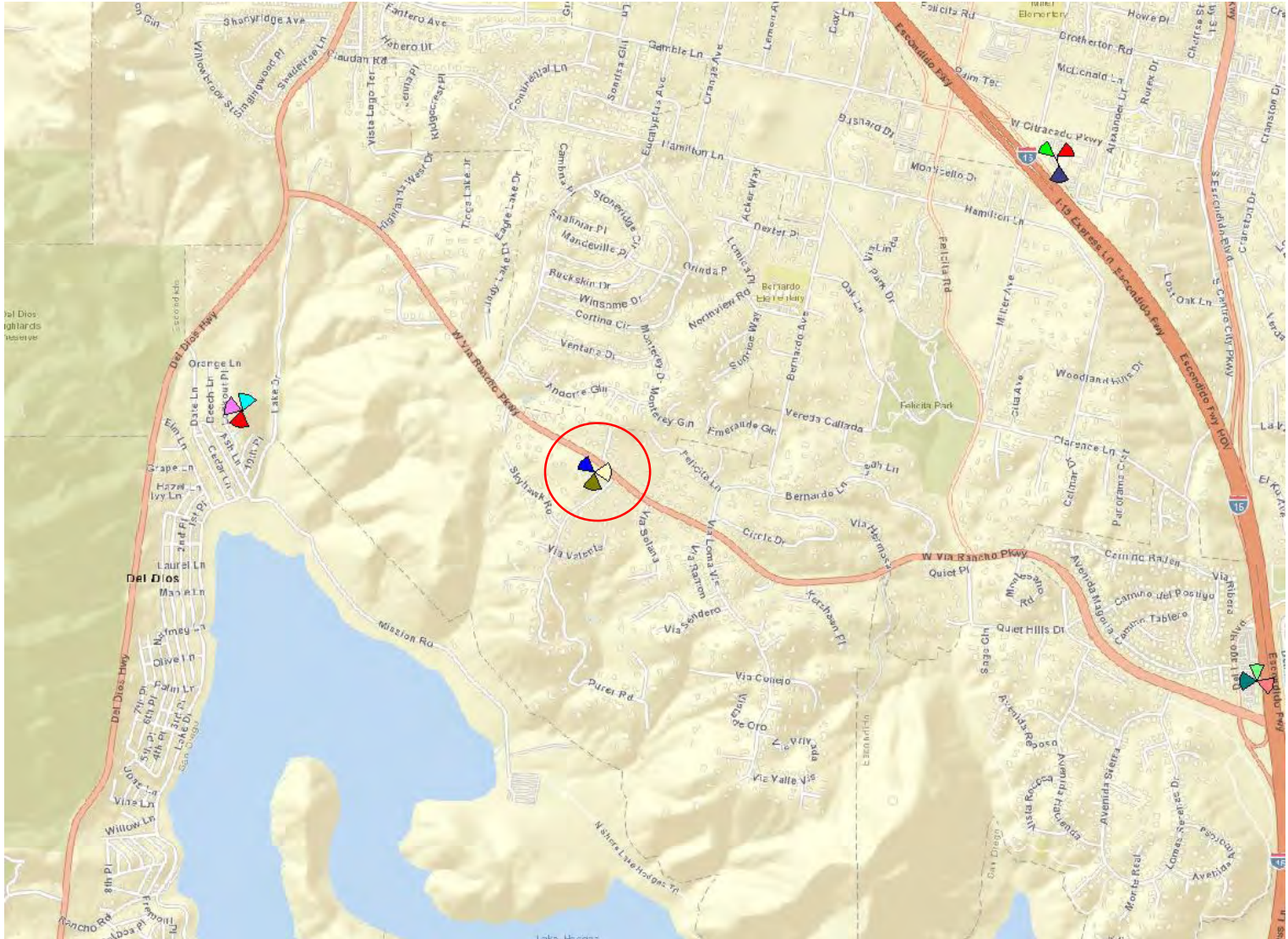


These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

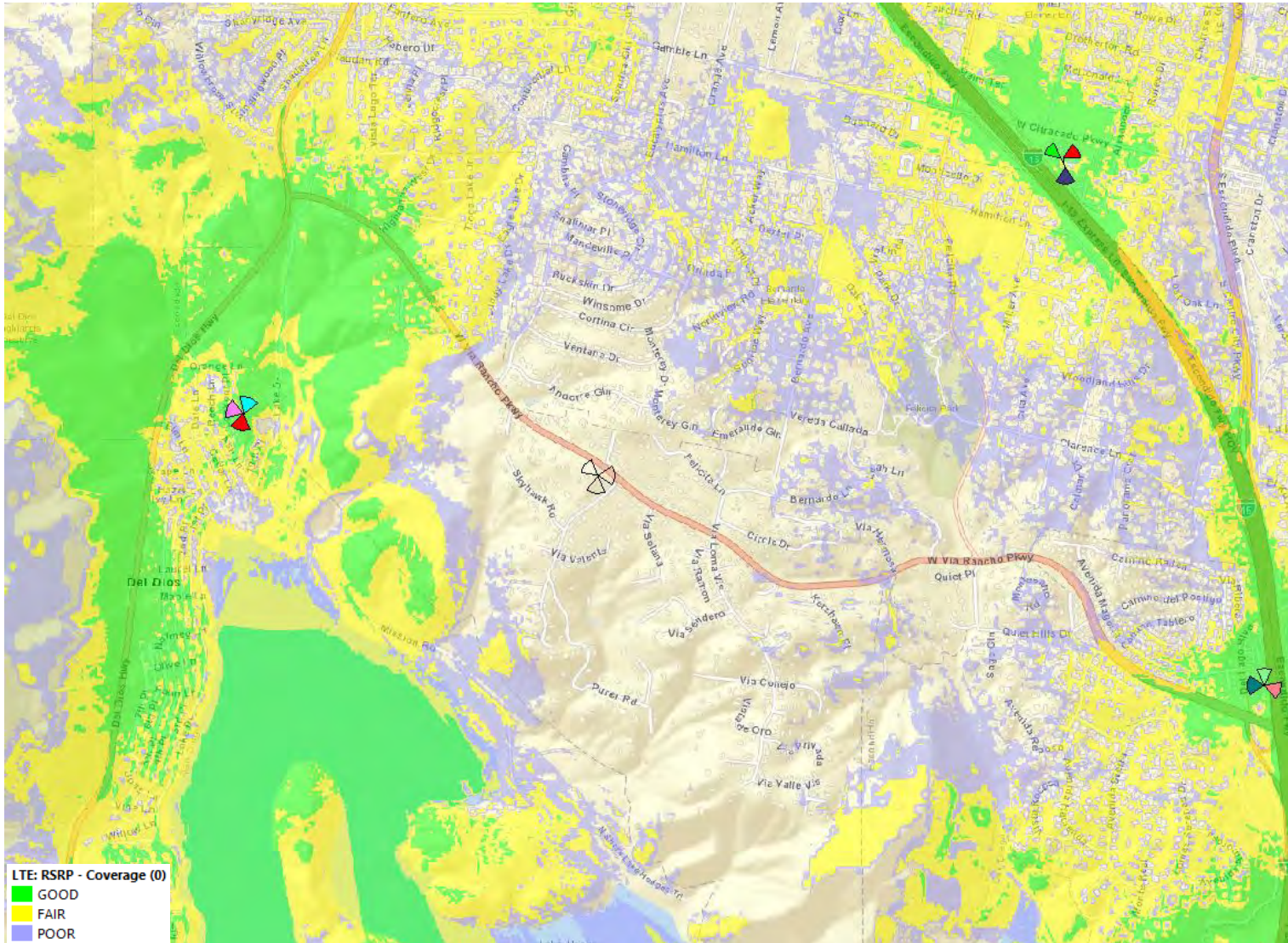
VIA RANCHO Propagation Map

July 11, 2022

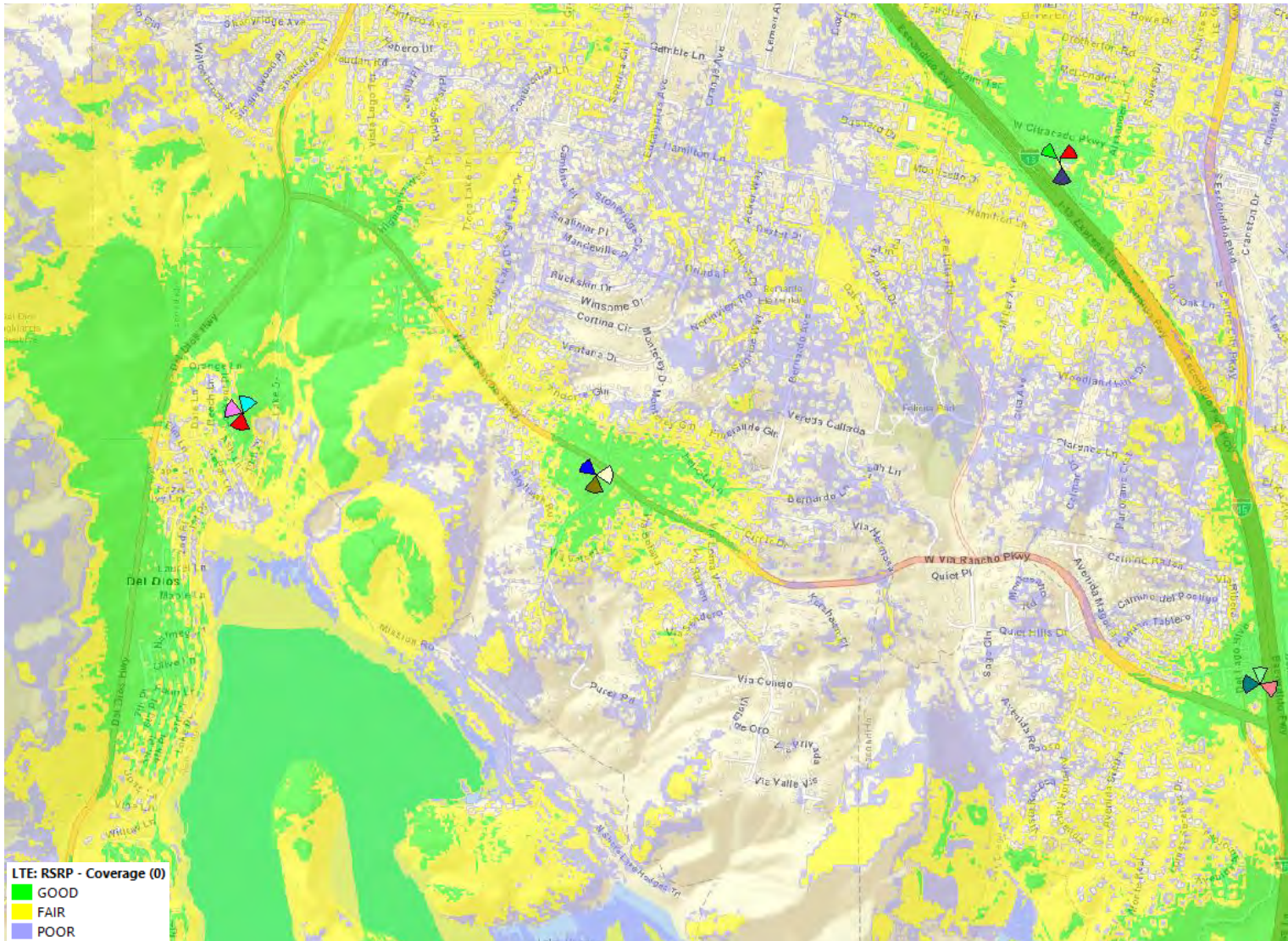
Overview Map



Verizon Coverage without VIA RANCHO

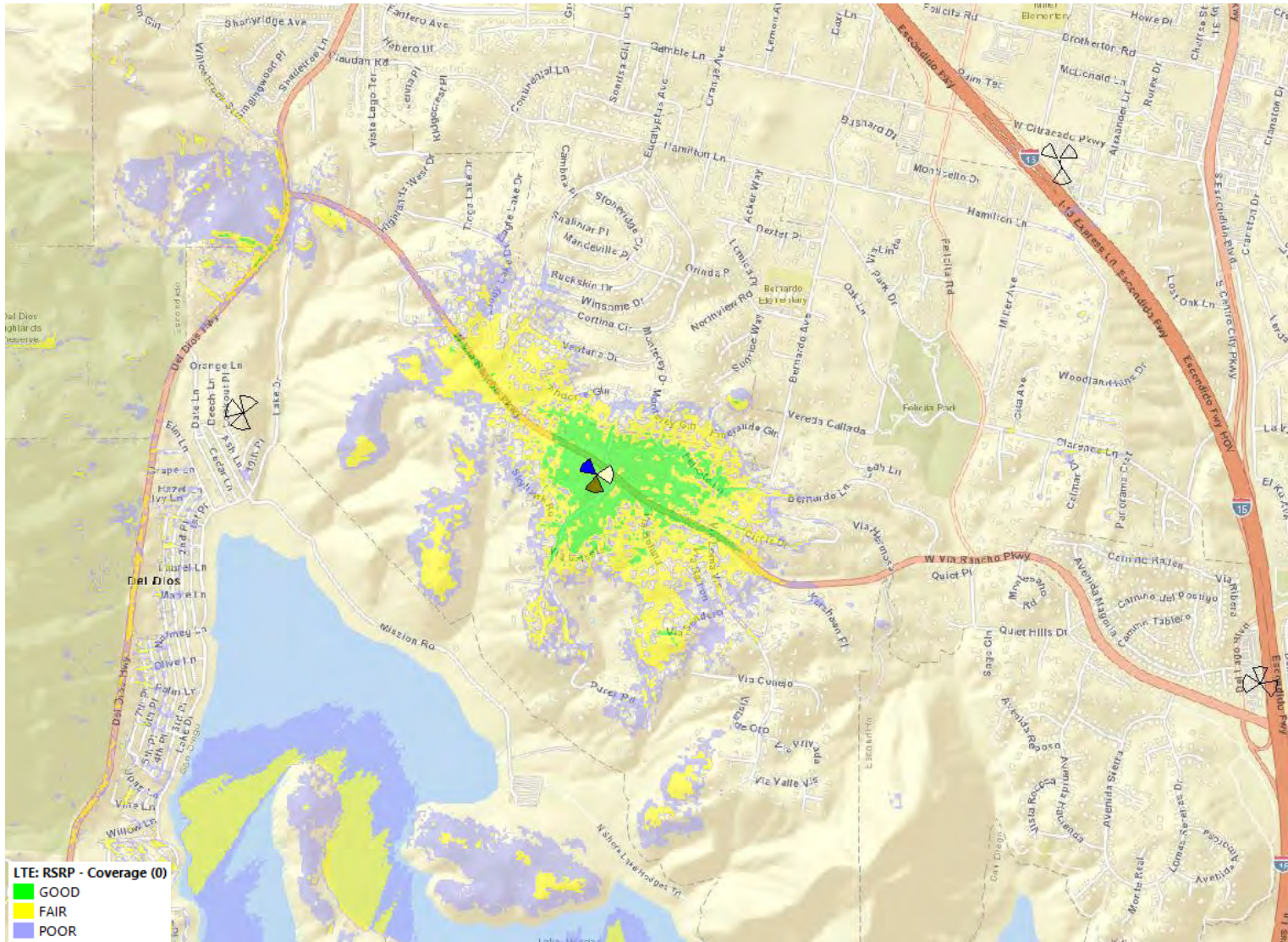


Verizon Coverage with VIA RANCHO



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

VIA RANCHO Coverage Only



ATC VIA RANCHO
3153 Purer Road, Escondido

APN: 270-350-12-00

Alternative Site Analysis

SITE SELECTION/PREFERRED SITES PER SECTION 6986

The existing project site is designated RR-1, Rural Residential, which is classified as a residential use zone per Section 6983 R of the County Zoning Ordinance. Hence, the proposed project site is not located in a preferred zone per Section 6986 of the County Zoning Ordinance. The proposed site is at an approximate elevation of 742 feet above mean sea level (AMSL) with antennas located on a 32-foot faux tree, on a 5.4 acre parcel. The existing facility allows Verizon to provide coverage south and east along Via Rancho Parkway and the surrounding rural residential area both north and south of Via Rancho Parkway, generally along Via Loma Vista.

The proposed site was chosen because of the coverage afforded by its central location within the residential area of the valley. Other wireless sites in the area are over one and a half miles away, outside of the coverage objectives for this search ring.

AP-01-116M3 T-Mobile Site, 3153 Purer Road, Escondido. This is an existing 36' MonoEucalyptus on the property, managed by Crown Castle. While collocation can be a viable tool to minimize visual impact, in this case, it would be greater visual impact on the property and surrounding residences. One of the faux trees would need to be **extended in height another 15', for an overall height of 50'. The other structures and vegetation on the property don't extend to that height,** therefore there is no visual buffer for a taller faux tree.

EVALUATION OF POTENTIAL ALTERNATE SITES PER SECTION 6986 A.2 (A)(1.)

2. MUP-06-033 Cricket Site, 3153 Purer Road, Escondido. The Cricket communications facility that was previously permitted at this site has been removed.

Utility Towers –There are no major utility towers in the project area. Lattice towers for SDG&E transmission are located approximately 1 mile to the northeast of the project area, outside of the search ring.

Cobra Style Street Lights – There are no street lights in the area along Via Rancho that would satisfy the coverage requirements.

Commercial or Industrial Buildings—There are no commercial or industrial buildings in the area; there is no commercial or industrial zoned property in the area.

County or Government Facilities—There are no County or government facilities within the search ring.

Attachment F – 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) PDS2022-MUP-11-020W1

Assessor's Parcel Number(s) _____

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

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

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

Signature of Applicant


Print Name

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

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