



*The County of San Diego*

# Planning Commission Hearing Report

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<b>Date:</b>	December 6, 2024	<b>Case/File No.:</b>	Gopher Canyon Creek Wireless Facility Major Use Permit Modification; PDS2023-MUP-08-031W1; PDS2022-ER-00-08-003D
<b>Place:</b>	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Wireless Telecommunication Facility
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	29505 Hoxie Ranch Road, Vista, CA 92084
<b>Agenda Item:</b>	#3	<b>General Plan:</b>	Semi-Rural (SR-4)
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	Limited Agriculture (A70)
<b>Applicant/Owner:</b>	Sequoia Deployment Services on behalf of Verizon /Dana Montgomery	<b>Community:</b>	Bonsall Community Plan Area
<b>Environmental:</b>	CEQA §15301 Exemption	<b>APN:</b>	170-191-15-00

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## **A. OVERVIEW**

The purpose of this report is to provide the Planning Commission with the information necessary to consider a proposed Major Use Permit (MUP) Modification for the Gopher Canyon Creek 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: PDS2008-3300-08-031) was approved on September 24, 2010, to construct, operate, and maintain a wireless telecommunication facility consisting of a 30-foot-tall faux water tower with antennas internally mounted within the faux water tank and the associated equipment placed within an 8-foot-tall concrete block wall. The Project, submitted December 2022, proposes to relocate and install new antennas to the existing faux water tank, which will increase the height of the facility to 45 feet. The Project will expire on September 24, 2025, in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. This MUP Modification (Record ID: PDS2023-MUP-08-031W1) is required to bring the existing wireless telecommunication facility into

conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991 and includes an extension of the expiration date to December 6, 2039.

This report includes a staff recommendation, a Project description, analysis and discussion, and the Bonsall Community Sponsor Group recommendation.

**B. REQUESTED ACTIONS**

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

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from CEQA pursuant to Section 15301 of the California Government Code.
2. Grant Major Use Permit Modification PDS2023-MUP-08-031W1, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

**C. PROJECT BACKGROUND**

On September 24, 2010, the Planning Commission approved a MUP (Record ID: PDS2008-3300-08-031) for the installation, operation, and maintenance of a wireless telecommunication facility consisting of twelve (12) antennas mounted within a 30-foot-tall faux water tower. Associated equipment is located within an 8-foot-tall concrete block equipment enclosure.

On June 6, 2000, the Zoning Administrator approved a Minor Use Permit (Record ID: PDS2000-3400-00-012) for the construction, operation, and maintenance of a wireless telecommunication facility on the project site consisting of three (3) antennas mounted on the roof of the existing single-family residence. Associated equipment is located in two (3) equipment cabinets and a prefabricated garden shed. Subsequent Modifications and Minor Deviations to the facility resulted in the facility being concealed within two faux chimneys installed on the roof of the existing single-family home.

A third wireless facility exists on the site that is not included in the proposed Project and no changes are proposed to this facility. On September 4, 1998, the Zoning Administrator approved a Minor Use Permit (Record ID: PDS1998-3400-98-017) for the construction, operation, and maintenance of a wireless telecommunication facility consisting of three (3) antenna sectors mounted on a 30-foot-tall flagpole and associated equipment in two base transceiver stations on-site.

**D. DEVELOPMENT PROPOSAL**

**1. Project Description**

The Project, submitted December 2022, is a request for Verizon (Applicant) to remove a faux chimney telecommunication facility mounted on the roof of the existing single-family home and co-locate the six (6) removed antennas, and install six (6) new antennas within an existing faux water tank telecommunication facility operated by AT&T. The co-location and new antennas would require the applicant to construct a 15-foot extension to the existing faux water tank to accommodate the relocated and proposed antennas and to provide nine feet of tip-to-toe separation between the antennas requested by AT&T to avoid interference. The existing facility includes a 30-foot-tall faux

water tank and associated equipment and is located within an existing 8-foot-tall concrete equipment enclosure. The facility is also set to expire on September 24, 2025, in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. As part of the amortization process, the applicant 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 design of the wireless telecommunication facility was found to utilize the most current technology and is requesting an additional 15 years to operate before it needs to be re-evaluated against the technology available in the future. The approximately 3-acre project site is located at 29505 Hoxie Ranch Road in the Bonsall Community Plan Area. The project site is subject to the General Plan Land Use Designation Semi Rural (SR-4) is zoned Limited Agriculture (A70) and contains three existing telecommunication facilities.



Figure 1: View of existing 30-foot-tall faux water tank looking southwest from the onsite access road.



*Figure 2: View of proposed 45-foot-tall faux water tank looking southwest from the onsite access road.*

## **2. Subject Property and Surrounding Land Uses**

The Project is located on a parcel approximately 3 acres in size within the Bonsall Community Plan Area (Figure 3). The site contains three existing telecommunication facilities. The subject property is surrounded by single-family residences to the north, west, and south, and vacant land to the east. The proposed facility would blend into the surroundings when viewed from the surrounding residences and public roads because it is proposed to be camouflaged as a faux water tank. The equipment shelter is also screened by the existing 8-foot-tall concrete block wall and existing landscaping which is to be maintained. (Figure 3 and 4 and Table 1).



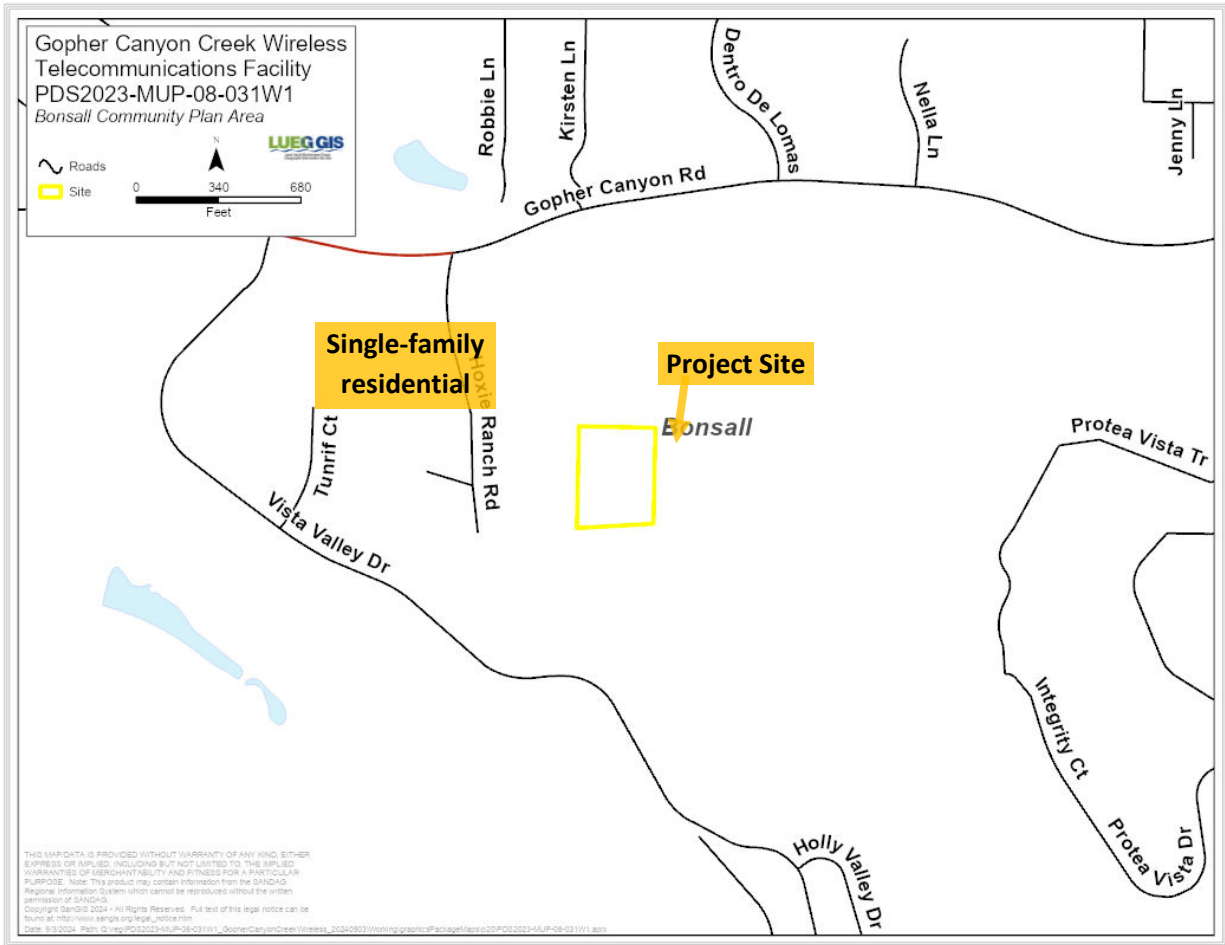


Figure 3: Vicinity map

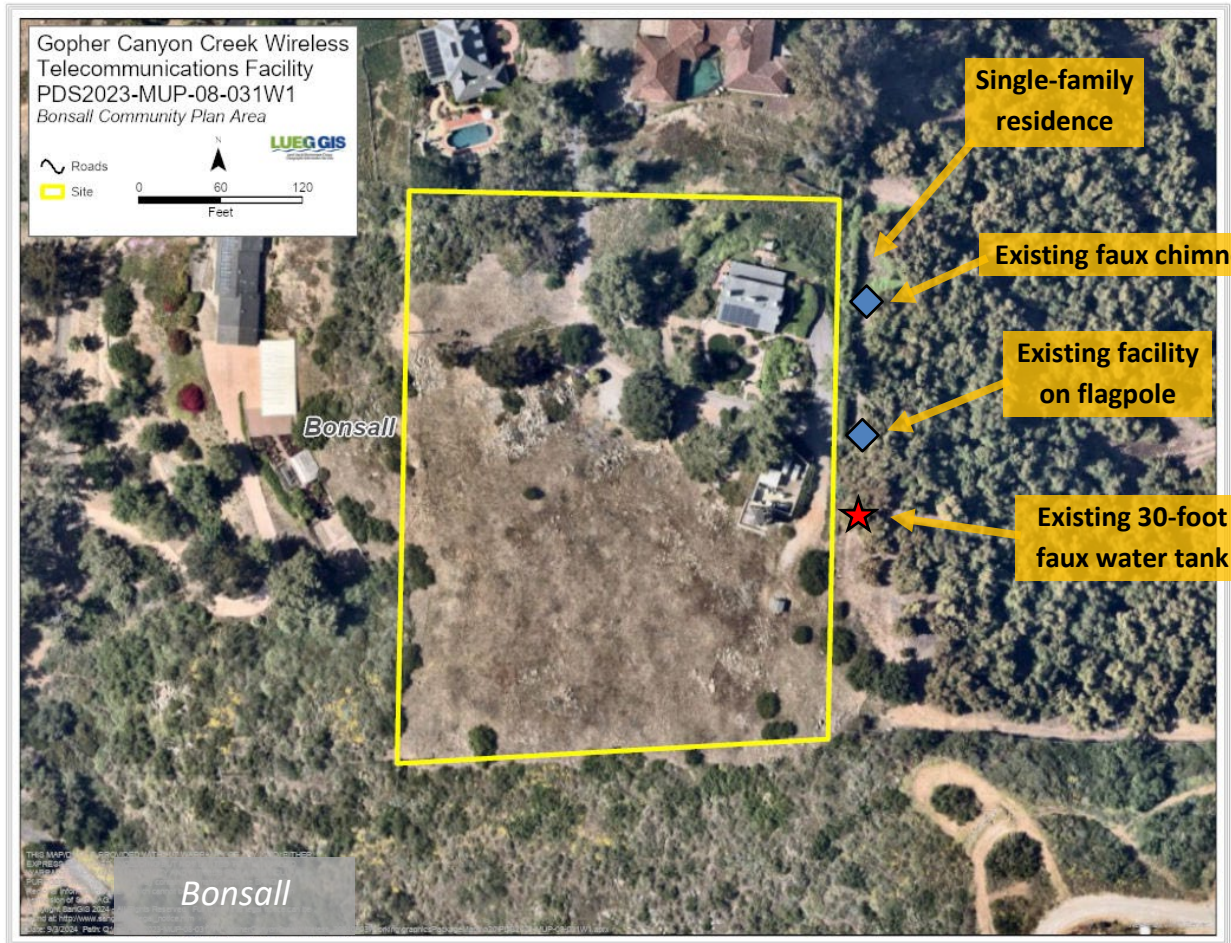


Figure 4: Aerial photograph of project site. Location of existing facility identified with red star. Other wireless facilities are identified with a blue diamond.

**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 Bonsall Community Plan?
- c. Is the Project consistent with the County’s Zoning Ordinance?
- d. Is the Project consistent with the County’s Wireless Ordinance?
- e. Does the Project comply with CEQA?

## 2. Project Analysis

The Project is located in a non-preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a MUP Modification and amortization of the wireless facility for a 15-year period. If approved, this MUP Modification will set a new expiration of December 6, 2039, in accordance with the amortization schedule.

### Amortization

The Project is subject to amortization because a faux water tank is defined as a “high visibility” facility and the site is within a rural zone, which is a non-preferred zone. This means the existing facility has a term limit pursuant to Zoning Ordinance Section 6985.C.11, which states that projects that are considered high visibility are given a maximum term limit based on the valuation of the facility. The Project subject to this MUP Modification is valued at approximately \$500,100 and is therefore requesting an additional 15 years. This time may be extended by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.

### Site Planning Analysis

The Project is located on an approximately 3-acre site. The proposed 45-foot-tall faux water tank is a camouflaged facility and will blend in with the surrounding development and structures and will appear similar to the existing 30-foot faux water tank. There is existing landscaping and mature trees that surround the site that help shield the equipment enclosure from view from the surrounding area. The equipment shelter has also been designed to be earth-toned and architecturally blends in with the existing development. By blending in with the existing landscape of the surrounding environment, and camouflaging the antennas within the faux water tank, the facility will appear as part of the existing landscape and blend into the visual setting of the surrounding area. The project has also been conditioned to ensure the faux water tank and landscaping surrounding the equipment enclosure will be maintained.

### Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. General Plan Policy COS 11.3 requires development within visually sensitive areas to minimize visual impacts and to preserve unique or special features. In addition, Policy LU 15.1 requires that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character. The wireless telecommunication facility is designed in a manner of appropriate scale and design that blends in with the natural landscape. The wireless telecommunication facility is located approximately a quarter mile from Gopher Canyon Road, a Scenic Highway as identified in the County’s General Plan. Drivers utilizing these scenic highways do not have a view of the facility due to distance, intervening topography, and vegetation.

Furthermore, the facility will not have any adverse visual impacts on the surrounding community. The camouflaged antennas and equipment enclosure sufficiently blend in with the surrounding development, existing landscaping, and vegetation that surround the site. Therefore, the proposed wireless telecommunication facility will not stand out from the existing visual setting, will be

compatible with the existing community character, and will not result in impacts to the natural environment or a scenic highway.

Alternative Site Analysis

The facility currently provides cellular service to the surrounding residents, visitors, and motorists. The site is zoned Limited Agriculture (A70), 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 the co-location on the existing faux water tank. The Applicant demonstrated in the ASA that there are no other feasible co-location opportunities, and that moving the facility would create a gap in area coverage (Figure 5). All other wireless telecommunication facilities are located outside the Applicant’s target coverage area and other existing sites are not capable of supporting an additional carrier. 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 continued coverage and adequate service to motorists and residents in the area (Figure 5). The top center of radiation (RAD center) will be occupied by the existing carrier on the faux water tank, AT&T. AT&T requires a minimum of nine (9) feet of vertical separation between the antennas of each carrier to avoid interference. The GSA maps show the service coverage for Verizon, which will be occupying the lower RAD center. The GSA maps show that the 45-foot height of the facility is necessary to accommodate the co-location and vertical separation and to maintain Verizon’s coverage. These GSA maps can also be found in Attachment F.

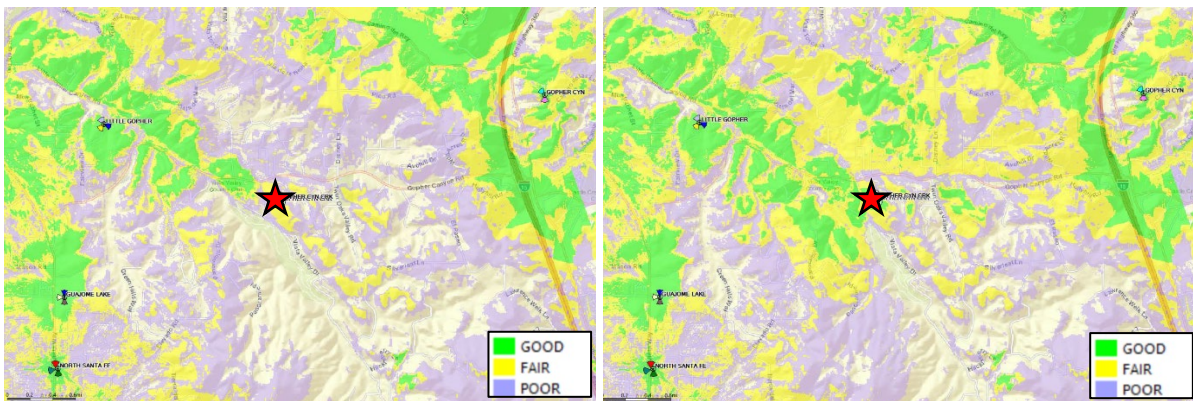


Figure 5: Coverage without Project (left) and coverage with Project (right).

**3. General Plan Consistency**

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

**4. Community Plan Consistency**

The proposed project is consistent with the relevant Bonsall Community Plan Area goals, policies, and actions.



**5. Zoning Ordinance Consistency**

**a. Development Regulations**

The Project complies with all applicable zoning requirements of the Limited Agriculture (A70) 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:	A70	Yes, upon approval of a MUP Modification
Animal Regulation:	L	N/A
Density:	-	N/A
Lot Size:	2 AC	N/A
Building Type:	C	N/A
Maximum Floor Area:	-	N/A
Floor Area Ratio:	-	N/A
Height:	G	Yes, upon approval of a MUP Modification
Lot Coverage:	-	N/A
Setback:	W	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 for Existing Facilities. Section 15301 exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 feet, whichever is less. The proposed addition to the faux water tank will not result in an increase of 50 percent of the original floor area, or 2,500 square feet. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause a substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

**F. COMMUNITY PLANNING GROUP RECOMMENDATION**

On March 12, 2024, the Bonsall Community Sponsor Group (CSG) reviewed the project and requested the initial public notice be re-sent because the Project had initially proposed a 35-foot-tall faux water tank and was revised to propose a 45-foot-tall faux water tank. Staff responded to the CSG that the public notice is not re-sent if changes are made to the project. However, the public notice was re-sent because the Project's record ID was changed to tier off the correct permit. The public notice was mailed on March 18, 2024, prior to the next CSG meeting.

On April 2, 2024, the Bonsall Community Sponsor Group reviewed the Project. The CSG recommended approval of the MUP Modification by a vote of 5-0-0-2 (5-Yes, 0-No, 0-Abstain, 2-Vacant/Absent). The Bonsall Community Sponsor Group Recommendation Form can be found in Attachment E.

**G. PUBLIC INPUT**

The Project was first submitted to PDS in December 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 300 feet of the project site until at least 20 different property owners were noticed. PDS received one written comment requesting general information on the Project.

The Project was originally given a record ID tied to an incorrect permit (PDS2022-ZAP-00-012W4), upon finding the error, PDS changed the record ID to the correct permit (PDS2023-MUP-08-031W1). Due to the record ID being changed, PDS re-sent the public notice in March 2024 to the property owners that were originally noticed of the application submittal. No written comments or phone calls were received from community members as a result of the public notices that was re-sent.

In addition, public notices for the Planning Commission hearing were sent to approximately 114 property owners within an expanded notification radius of 2,100 feet from the project site, in accordance with PDS's current notification requirements.

**H. RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.

2. Grant MUP Modification PDS2023-MUP-08-031W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

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**Report Prepared By:**

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**Report Approved By:**

Vince Nicoletti, Interim Director

(858) 694-2962

[Vince.Nicoletti@sdcounty.ca.gov](mailto:Vince.Nicoletti@sdcounty.ca.gov)

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**AUTHORIZED REPRESENTATIVE:**



VINCE NICOLETTI, INTERIM DIRECTOR

**ATTACHMENTS:**

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2023-MUP-08-031W1

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

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

Attachment G – Ownership Disclosure

## **Attachment A – Planning Documentation**



**ABBREVIATIONS**

ABV.	ABBREVIATION	EQ.	EQUAL	MECH.	MECHANICAL
AC	ACOUSTIC(AL)	EQUIP.	EQUIPMENT	MET.	METAL
A/C	AIR CONDITIONING	EXIST.	EXISTING	MIN.	MINIMUM
ALT.	ALTERNATE	EX.	EXTERIOR	MISC.	MISCELLANEOUS
ALUM.	ALUMINUM	F.S.	FACE OF STUD	NAT.	NATURAL
A.B.	ANCHOR BOLT	FIN.	FINISH	N.	NORTH
APPROX.	APPROXIMATE	FIX.	FIXURE	N.I.C.	NOT IN CONTRACT
ARCH.	ARCHITECT(URAL)	FL.	FLOOR	N.T.S.	NOT TO SCALE
A.C.	ASPHALTIC CONCRETE	F.L.	FLOW LINE	O.C.	ON CENTER
BM.	BEAM	F.D.	FLOOR DRAIN	O.D.	OUTSIDE DIAMETER
BLK(C)	BLOCKING	FLOOR.	FLOURESCENT	OPNG.	OPENING
BD.	BOARD	FT./	FOOT PER	OPP.	OPPOSITE
BOT.	BOTTOM	FTG.	FOOTING	PL.	PLATE
BLDG.	BUILDING	FDN.	FOUNDATION	PLYWD.	PLYWOOD
CAB.	CABINET	GAL.	GALLON	REINF.	REINFORCE(ING)
C.I.	CAST IRON	GALV.	GALVANIZED	RM.	ROOM
C.B.	CATCH BASIN	G.I.	GALVANIZED IRON	SCHED.	SCHEDULE
CLG.	CEILING	G.	GAS	SEC.	SECTION
CEM.	CEMENT	GA.	GAUGE	SHT.	SHEET
CER.	CERAMIC	GL.	GLASS	SIM.	SIMILAR
C.O.	CLEAN OUT	G.L.	GLUED LAMINATE	S.	SOUTH
CLR.	CLEAR	GYP.	GYPSPUM	SPECS.	SPECIFICATIONS
COL.	COLUMN	HT.	HEIGHT	SQ.	SQUARE
CONC.	CONCRETE	H.M.	HOLLOW METAL	STD.	STANDARD
CONN.	CONNECTION	HORIZ.	HORIZONTAL	STL.	STEEL
CONT.	CONTINUE(OUS)	H.B.	HOSE BIBB	STRUCT.	STRUCTURAL
DET.	DETAIL	INFO.	INFORMATION	SUSP.	SUSPENDED
DIAM.	DIAMETER	I.D.	INSIDE DIAMETER	T & P	TELEPHONE & POWER
DM.	DIMENSION	INSUL.	INSULATE(ION)	THK.	THICK
DR.	DOOR	INT.	INTERIOR	T & B	TOP & BOTTOM
DBL.	DOUBLE	JT.	JOINT	TYP.	TYPICAL
DN.	DOWN	KIT.	KITCHEN	U.N.O.	UNLESS NOTED OTHERWISE
DS.	DRAIN SPOUT	LAB.	LABORATORY	VENT.	VENTILATION
DWC.	DRAWING	LT.	LIGHT	VERT.	VERTICAL
D.F.	DRINKING FOUNTAIN			W.	WATER

**PROJECT DESCRIPTION**

MODIFICATION TO AN EXISTING VERIZON WIRELESS COMMUNICATIONS UNMANNED SUBSTATION TO CONSIST OF THE FOLLOWING:

- RELOCATE AT&T PANEL ANTENNAS & RRUS TO UPPER RAD CENTER
- RELOCATE SIX (6) EXISTING 6H PANEL ANTENNAS W/ NEW DUAL MOUNT BRACKETS FROM RESIDENTIAL PROPERTY TO FAUX WATER TANK (2 PER SECTOR)
- INSTALL ONE (1) NEW 15' FAUX TOWER EXTENSION
- RELOCATE THREE (3) EXISTING RRUS8843 RRUS FROM RESIDENTIAL PROPERTY TO FAUX WATER TANK
- INSTALL THREE (3) NEW KRE105281/1 PANEL ANTENNAS W/ INTEGRATED RRUS4408(1 PER SECTOR)
- INSTALL THREE (3) NEW 30 8H PANEL ANTENNAS (1 PER SECTOR)
- INSTALL THREE (3) NEW RRUS4449 (1 PER SECTOR)
- INSTALL THREE (3) NEW CDMA COMBINERS (1 PER SECTOR)
- INSTALL THREE (3) NEW 315 RAYCAP SURGE SUPPRESSORS (1 PER SECTOR)
- INSTALL THREE (3) 1-5/8"Ø (6X12) HYBRIFLEX CABLES (1 PER SECTOR)
- INSTALL SIX (6) NEW 7/8"Ø COAX CABLES (2 PER SECTOR)
- INSTALL TWO (2) NEW 2260 RACK MOUNTED RAYCAPS WITHIN (E) HSGC CABINET
- REMOVE ONE (1) EXISTING AC PANEL WITHIN EXISTING HSGC CABINET
- INSTALL ONE (1) NEW NEMA 3R AC PANEL W/ 30 POSITION BREAKERS
- INSTALL ONE (1) WALL MOUNTED COAX CABLE TRAY FROM HSGC TO FAUX WATER TANK
- INSTALL FOUR (4) NEW LOUVER VENTS ATOP OF FAUX WATER TANK


THE TOTAL SQUARE FOOTAGE OF EXISTING ANTENNA ENCLOSURE WILL BE INCREASED. THE SIZE OF THE EXISTING FAUX WATER TANK HEIGHT IS TO BE INCREASED.

**CONSTRUCTION DATA:**

JURISDICTION:	COUNTY OF SAN DIEGO
ASSESSORS PARCEL MAP NO.:	170-191-15
EXISTING ZONING:	A-70, LIMITED AGRICULTURAL
TOTAL SITE AREA:	128,958 SQ. FT. = 2.96 ACRES
LEASE AREA:	603 SQ. FT.
TYPE OF CONSTRUCTION:	V-B

**PROPRIETARY INFORMATION**

NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS EXCEPT UNDER WRITTEN AGREEMENT

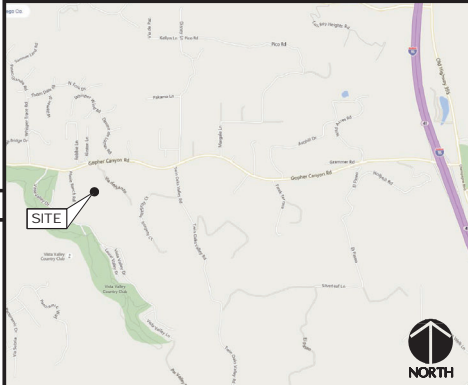


# "GOPHER CANYON CREEK"

## (LSUB/RELO.)

MTX: 54  
29505 HOXIE RANCH ROAD  
VISTA, CA 92084  
COUNTY OF SAN DIEGO

**VICINITY MAP**



**PROJECT TEAM**

APPLICANT:  
VERIZON WIRELESS  
15505 SAND CANYON AVE.  
BUILDING D, FIRST FLOOR  
IRVINE, CA. 92618

APPLICANT'S AGENT:  
SEQUIA DEPLOYMENT SERVICES, INC.  
1 SPECTRUM POINTE DRIVE, SUITE 130  
LAKE FOREST, CA 92630-2283  
PH: (562) 562-300-9377  
CONTACT: ARMANDO MONTES

ARCHITECT:  
DERRA DESIGN, INC.  
1750 CALIFORNIA AVE, SUITE #102  
CORONA, CA 92881  
PH: 951-268-1650  
CONTACT: JEFF ROEBUCK

OWNER:  
THOMAS AND DANA MONTGOMERY  
29505 HOXIE RANCH ROAD  
VISTA, CA 92084  
PH: 760-724-8473  
CONTACT: THOMAS MONTGOMERY

**PROJECT INFORMATION**

ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:

2022 CALIFORNIA ADMINISTRATIVE CODE  
PART 1, TITLE 24, C.C.R.

2022 CALIFORNIA BUILDING CODE (C.B.C.)  
PART 2, TITLE 24, C.C.R.  
(BASED ON THE 2021 INTERNATIONAL BUILDING CODE WITH 2022 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA ELECTRICAL CODE (C.E.C.)  
PART 3, TITLE 24, C.C.R.  
(BASED ON THE 2020 NATIONAL ELECTRICAL CODE)

2022 CALIFORNIA MECHANICAL CODE (C.M.C.)  
PART 4, TITLE 24, C.C.R.  
(BASED ON THE 2021 UNIFORM MECHANICAL CODE WITH 2022 CALIFORNIA AMENDMENTS)

2022 CALIFORNIA PLUMBING CODE (C.P.C.)  
PART 5, TITLE 24, C.C.R.  
(BASED ON THE 2021 UNIFORM PLUMBING CODE)

2022 CALIFORNIA ENERGY CODE (PART 6, TITLE-24, CCR)

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (C.G.B.S.C.) (PART 11, TITLE-24, CCR)

2022 CALIFORNIA FIRE CODE (C.F.C.)  
PART 9, TITLE 24, C.C.R.  
(BASED ON THE 2021 INTERNATIONAL FIRE CODE WITH 2022 CALIFORNIA AMENDMENTS)

2022 TITLE 19 C.C.R. - PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

**RFDS DOCUMENT**

NAME: GOPHER CANYON CRK  
DATE: 4/17/2023

**LEGAL DESCRIPTION**

THE PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

**SHEET INDEX**

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
BMP-1	BMP SITE PLAN
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ROOF PLAN
A-4	EQUIPMENT LEASE AREA AND ANTENNA PLAN
A-4.1	LANDSCAPE PLANS (FOR REFERENCE ONLY)
A-5	EXISTING AND PROPOSED EAST ELEVATION

**NOTES**

- THE MAXIMUM NUMBER OF DIRECTIONAL PANEL ANTENNAS TO BE REMOVED AND RELOCATED IS SIX (6)
- THE MAXIMUM NUMBER OF DIRECTIONAL PANEL ANTENNAS TO BE INSTALLED IS SIX (6)
- THE MAXIMUM NUMBER OF MICROWAVE ANTENNAS TO REMAIN IS ONE (1)
- THE MAXIMUM NUMBER OF GPS ANTENNAS TO REMAIN IS ONE (1)
- THE SIZE, HEIGHT, DIRECTION AND LOCATION OF ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS AS NEEDED
- ALL ITEMS, WHETHER EXISTING OR NEW, WHICH ARE WITHIN THE VERIZON WIRELESS LEASE AREA ARE TO BE APPROVED

**SPECIAL INSPECTIONS**


NONE

Dept.	Approved	Date
A&C	RE	
	RF	
	INT	
	EE	
	OPS	
	EEO/OT	



15505 Sand Canyon Ave.  
Building D, First Floor  
Irvine, CA 92618  
(949) 266-7000

GOPHER CANYON CREEK  
(LSUB/RELO.)  
29505 HOXIE RANCH ROAD  
VISTA, CA 92084  
TITLE SHEET  
DRAWINGS



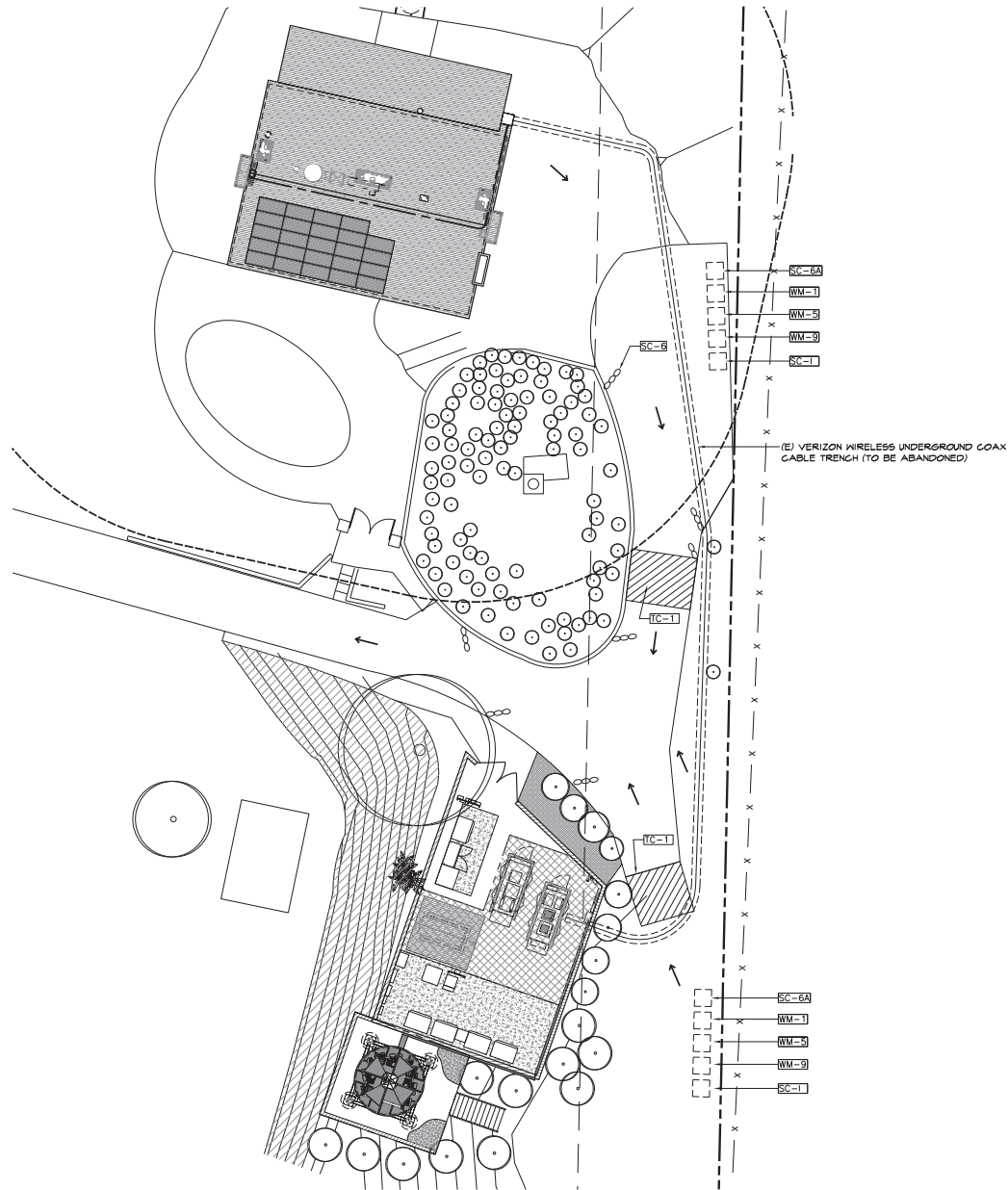
1750 California Ave, Suite 102  
Corona, CA 92881  
PH: 951-268-1650

REVISED	DATE	BY	REASON
0	1/2/22	AC	ISSUE TO PERMIT
0	1/2/22	AC	ISSUE TO PERMIT
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0	1/2/22	AC	ISSUE TO PERMIT
0	1/2/22	AC	ISSUE TO PERMIT

SDC PDS RCVD 06-13-24  
MUP08-031W1

**T-1**

Job No. 207W



**STORM WATER QUALITY NOTES AND CONSTRUCTION BMPs:**

NOTES 1-7 BELOW REPRESENT MINIMAL KEY REQUIREMENTS FOR CONSTRUCTION "BMP" (BEST MANAGEMENT PRACTICES).

1. THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AND THE COUNTY OF SAN DIEGO LAND DEVELOPMENT CODE.
2. SUFFICIENT BMPs MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREETS(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMPs.
3. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
4. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE.
5. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
6. ALL SLOPES THAT CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
7. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

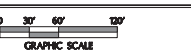


**NOTE:**  
ALL WORK TO BE PERFORMED AS PART OF THIS PROJECT IS TO BE AT ROOF OF STRUCTURE & TOP OF TOWER. NO GROUND DISTURBANCE IS PROPOSED.

**PRIORITY: LOW**  
IDENTIFY POLLUTANTS FROM THE PROJECT AREA

COMMERCIAL DEVELOPMENT:	SEDIMENT - POTENTIAL
	NUTRIENTS - POTENTIAL
	ORGANIC COMPOUNDS - N/A
	TRASH & DEBRIS - ANTICIPATED
	OXYGEN DEMANDING SUBSTANCES - ANTICIPATED
	BACTERIA & VIRUSES - N/A
	PESTICIDES - POTENTIAL

**BMP SITE PLAN**



Dept.	Approved	Date
A&C	RE	
RF	INT	
EE	OPS	
	E/OUT	

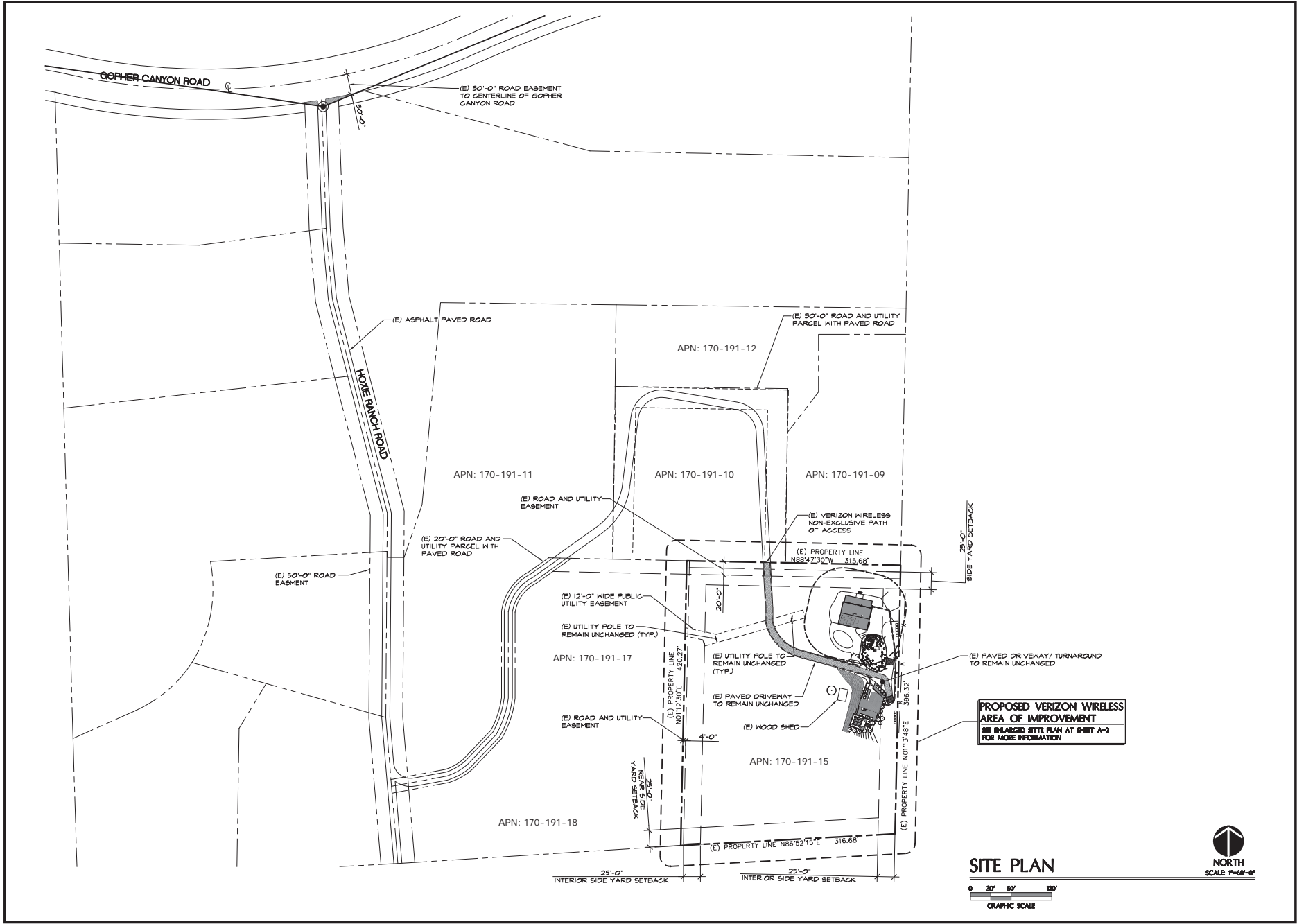
**verizon**  
15505 Sand Canyon Ave.  
Building "D", First Floor  
Vista, CA 92081  
(949) 266-7000

GOPHER CANYON CREEK  
(LSUB6/RELO.)  
29505 HOXIE RANCH ROAD  
VISTA, CA 92084  
BMP SITE PLAN  
ZONING DRAWINGS

**derra**  
1750 California Ave., Suite 100  
Vista, CA 92081  
Ph: 949.434.6660 Fax: 949.434.6611

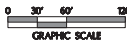
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0	12/16/22	AC	ISSUE TO PERMITS
0	9/26/23	AC	ISSUE TO PERMITS / PLANNING COMMENTS
0	12/12/21	AC	ISSUE TO PERMITS / PLANNING COMMENTS
0	12/17/24	AC	ISSUE TO PERMITS / PLANNING COMMENTS

**BMP-1**  
Job No. 207W



**PROPOSED VERIZON WIRELESS  
AREA OF IMPROVEMENT**  
SEE ENLARGED SITE PLAN AT SHEET A-2  
FOR MORE INFORMATION

**SITE PLAN**



Dept.	Approved	Date
A&C	RE	
RE	RE	
RF	INT	
EE	EE	
OPS	OPS	
EEDOUT	EEDOUT	

**verizon**  
15505 Sand Canyon Ave.  
Building "D", First Floor  
Irvine, CA 92618  
(949) 266-7000

GOPHER CANYON CREEK  
(LSUB6/RELO.)  
29505 HOXIE RANCH ROAD  
VISTA, CA 92084  
SITE PLAN  
CONTRACT DRAWINGS

**derra**  
75th Oaks Blvd., Suite 100  
Crescent, CA 92028  
Ph: 951-261-6660 Fax: 951-261-6661

REVISIONS	DATE	BY	DESCRIPTION
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0	12/16/22	AC	ISSUE TO PERM / PERM PER. PER. PER. PER.
0	1/26/23	AC	ISSUE TO PERM
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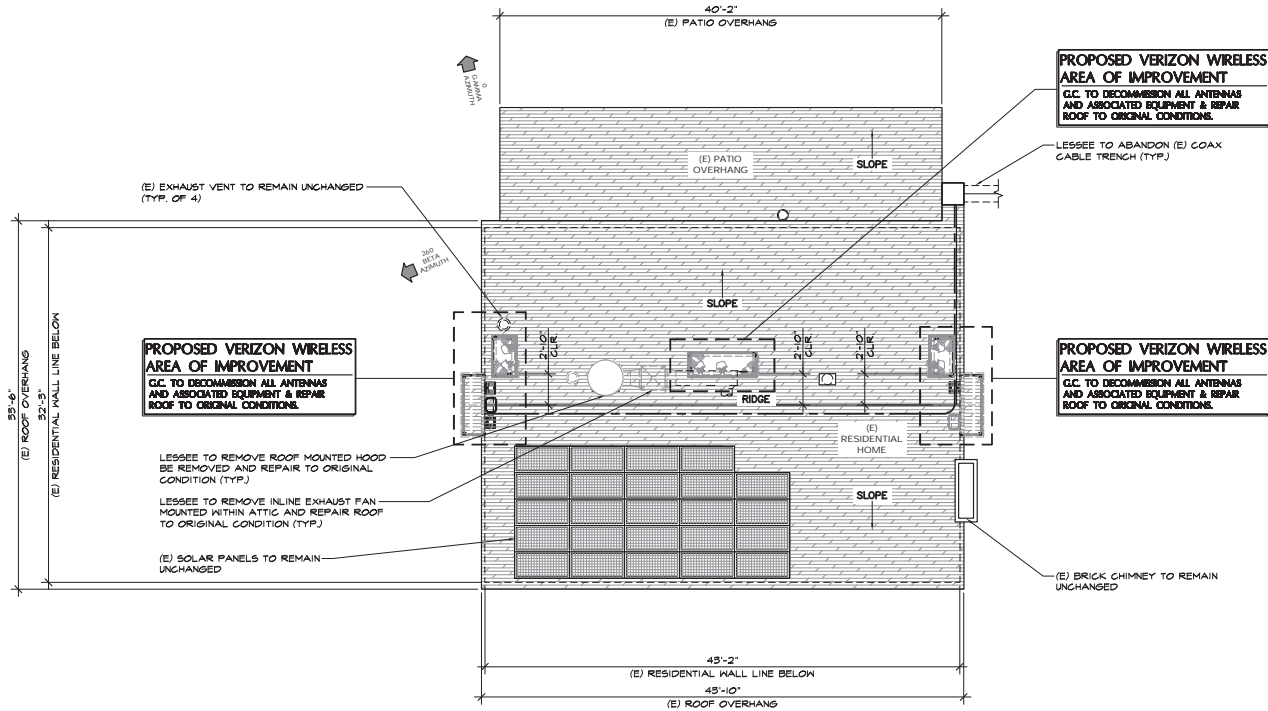
**A-1**  
Job No. 207W

**3-15**





NOTE:  
VERIZON WIRELESS G.C. TO COORDINATE  
WITH LANDLORD TO PATCH & REPAIR  
ROOF TO ORIGINAL CONDITION SO AS TO  
NOT VOID ANY CURRENT WARRANTIES.



**PROPOSED VERIZON WIRELESS  
AREA OF IMPROVEMENT**  
G.C. TO DECOMMISSION ALL ANTENNAS  
AND ASSOCIATED EQUIPMENT & REPAIR  
ROOF TO ORIGINAL CONDITIONS.

**PROPOSED VERIZON WIRELESS  
AREA OF IMPROVEMENT**  
G.C. TO DECOMMISSION ALL ANTENNAS  
AND ASSOCIATED EQUIPMENT & REPAIR  
ROOF TO ORIGINAL CONDITIONS.

**PROPOSED VERIZON WIRELESS  
AREA OF IMPROVEMENT**  
G.C. TO DECOMMISSION ALL ANTENNAS  
AND ASSOCIATED EQUIPMENT & REPAIR  
ROOF TO ORIGINAL CONDITIONS.

**ROOF PLAN**  
0 3' 6' 12'  
GRAPHIC SCALE



Dept.	Approved	Date
A&C	RE	
RF	RF	
INT	EE	
OPS	EE	
EEDOUT	EE	

**verizon**  
15505 Sand Canyon Ave.  
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Irvine, CA 92618  
(949) 266-7000

GOPHER CANYON CREEK  
(LSUB6(RELO.)  
29505 HOXIE RANCH ROAD  
VISTA, CA 92084  
ROOF PLAN  
ZONING DRAWINGS

**derra**  
1750 California Ave., Suite 100  
Cerritos, CA 90331  
PH: 954-983-1650 Fax: 954-983-1651

REVISIONS	DATE TO BE USED	DATE TO BE USED	DATE TO BE USED	DATE TO BE USED	DATE TO BE USED
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**A-3**  
Job No. 207W

VERIZON WIRELESS TO INSTALL (N) COMBINERS (TYP. OF 1 PER SECTOR, 3 TOTAL)

VERIZON WIRELESS TO CO-LOCATE ON (E) FAUX WATER TOWER & INSTALL (N) 1/2" EXTENSION (TYP.)

VERIZON WIRELESS TO INSTALL (N) 30.5" H PANEL ANTENNAS WITHIN FAUX WATER TOWER (1 PER SECTOR, 3 TOTAL)

VERIZON WIRELESS TO INSTALL (N) RRUS444R WITHIN FAUX WATER TOWER (1 PER SECTOR, 3 TOTAL)

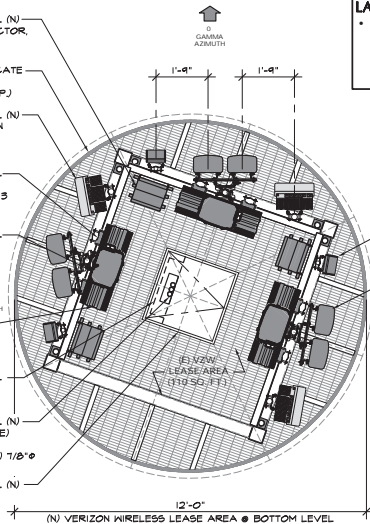
VERIZON WIRELESS TO INSTALL (N) 3519 RAYGAP SURGE SUPPRESSORS WITHIN FAUX WATER TOWER (TYP. OF 1 PER SECTOR, 3 TOTAL)

VERIZON WIRELESS TO RELOCATE (E) RRUS004S WITHIN FAUX WATER TOWER (1 PER SECTOR, 3 TOTAL)

VERIZON WIRELESS TO INSTALL (N) ACCESS LADDER WITHIN (E) FAUX WATER TOWER (TYP.)

VERIZON WIRELESS TO INSTALL (N) COAX CABLE TRAY THROUGH (E) ROUTE W/ (3) (N) (6X12) 1-5/8" HYBRIFLEX CABLES AND (6) (N) 7/8" COAX CABLES (TYP.)

VERIZON WIRELESS TO INSTALL (N) ACCESS HATCH (1 TOTAL)



**LANDSCAPE NOTES:**

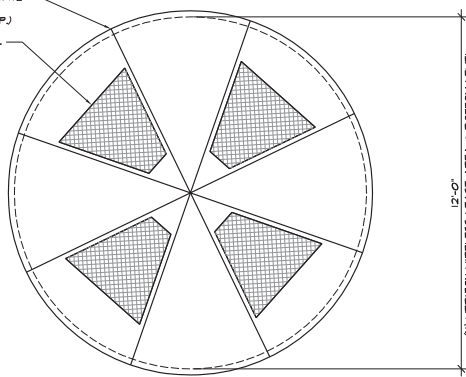
- COLOR AND MATERIALS FOR FACILITIES SHALL BE NON-REFLECTIVE AND CHOSEN TO MINIMIZE VISIBILITY. FACILITIES, INCLUDING SUPPORT EQUIPMENT AND BUILDINGS, SHALL BE PAINTED OR TEXTURED USING COLORS TO MATCH OR BLEND WITH THE PRIMARY BACKGROUND. ALL CABINETS VISIBLE TO THE PUBLIC SHALL BE TREATED WITH A GRAFFITI-RESISTANT COATING.

**PROPOSED ANTENNA PLAN @ 24' RAD CENTER**

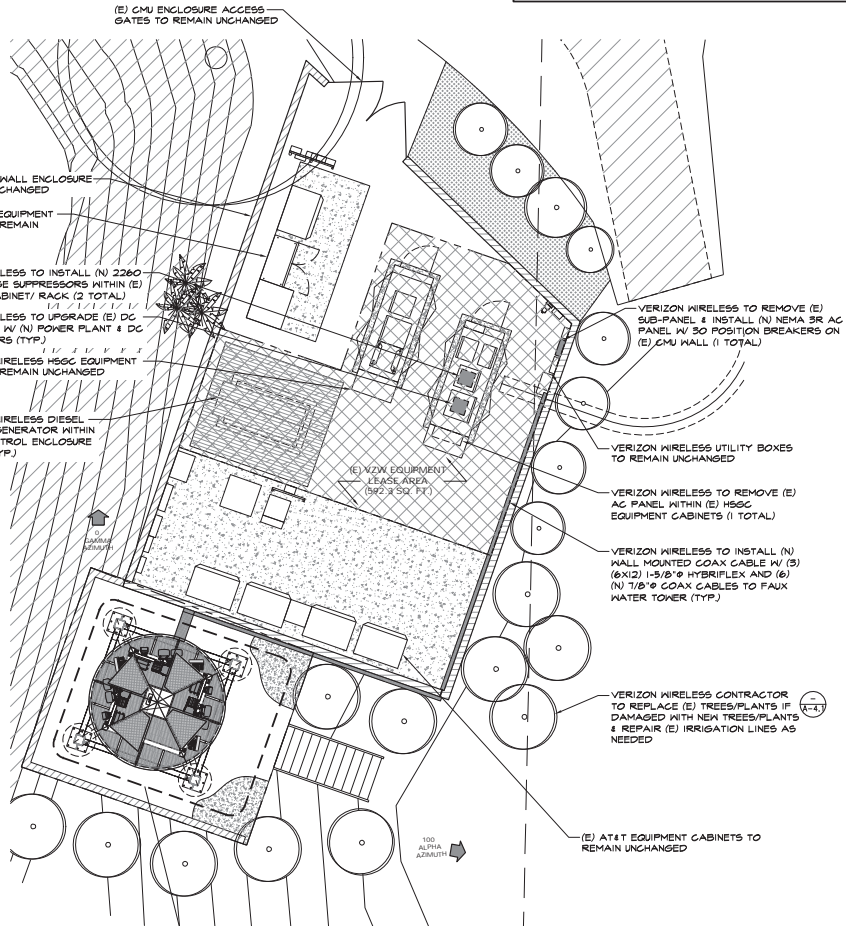
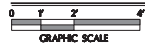


VERIZON WIRELESS TO CO-LOCATE ON (E) FAUX WATER TOWER & INSTALL (N) 1/2" EXTENSION (TYP.)

VERIZON WIRELESS TO INSTALL (N) 3/16" THICK X 1/4" SQ. P.V.C. MESH TO THE UNDERSIDE OF THE FRP ROOF PANEL OPENING W/ OSB OSB00 MULTI-PURPOSE CONSTRUCTION ADHESIVE (TYP. OF 4)

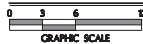


**TOP OF NEW TOWER EXTENSION**



**PROPOSED VERIZON WIRELESS AREA OF IMPROVEMENT**  
 VERIZON WIRELESS TO COLOCATE TO (E) 30TH FAUX WATER TOWER, SEE PROPOSED ANTENNA PLAN FOR MORE INFORMATION

**EQUIPMENT LEASE AREA PLAN**



**LANDSCAPE NOTES:**

- CONTRACTOR TO REPLACE (E) TREES/PLANTS IF DAMAGED WITH NEW TREES/PLANTS.
- CONTRACTOR TO VERIFY EXISTING IRRIGATION SYSTEM, REPAIR OR REPLACE ANY DAMAGED IRRIGATION COMPONENTS TO MATCH.
- CONTRACTOR TO COORDINATE WITH ON-SITE LANDSCAPE MAINTENANCE PERSONNEL TO ENSURE LANDSCAPE AND IRRIGATION IS PROPERLY SET UP AND FUNCTIONING.
- CONTRACTOR TO REPLACE ANY DEAD PLANT MATERIAL AND / OR ADD ANY MISSING PLANT MATERIAL.

Dept.	Approved	Date
A&C	RE	
RF	INT	
EE	OPS	
	EODT	

**verizon**  
 15505 Sand Canyon Ave.  
 Building 17, First Floor  
 Irvine, CA 92618  
 (949) 266-7000

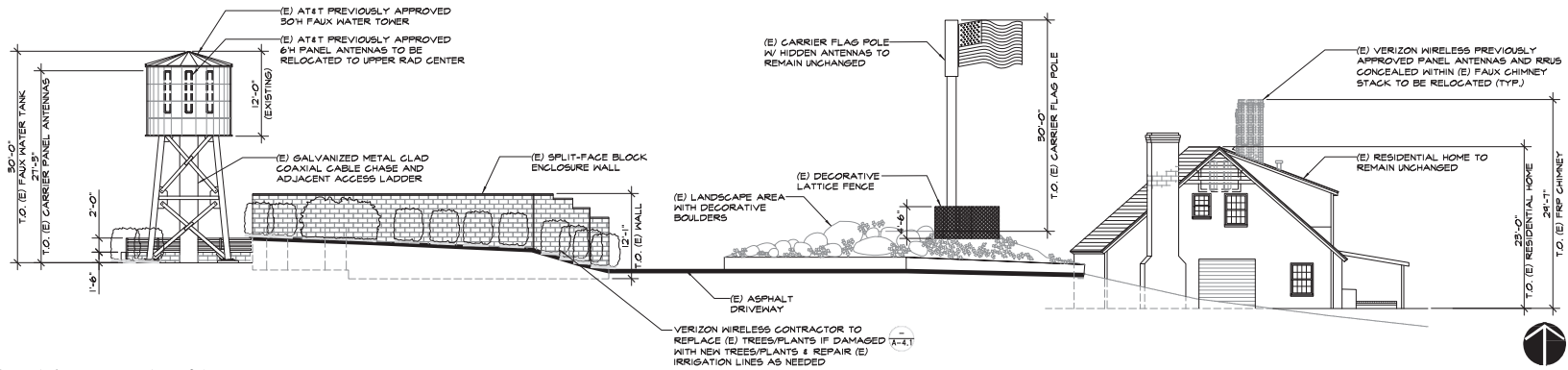
GOPHER CANYON CREEK  
 (LSUB6/RELO.)  
 29505 HOXIE RANCH ROAD  
 VISTA, CA 92084  
 EQUIPMENT LEASE AREA AND  
 ANTENNA PLAN  
 3-18  
 CONJ. DRAWINGS

**derra**  
 1750 Colton Ave., Suite 100  
 Chino, CA 91710  
 Ph: 951-682-6600 Fax: 951-682-6611

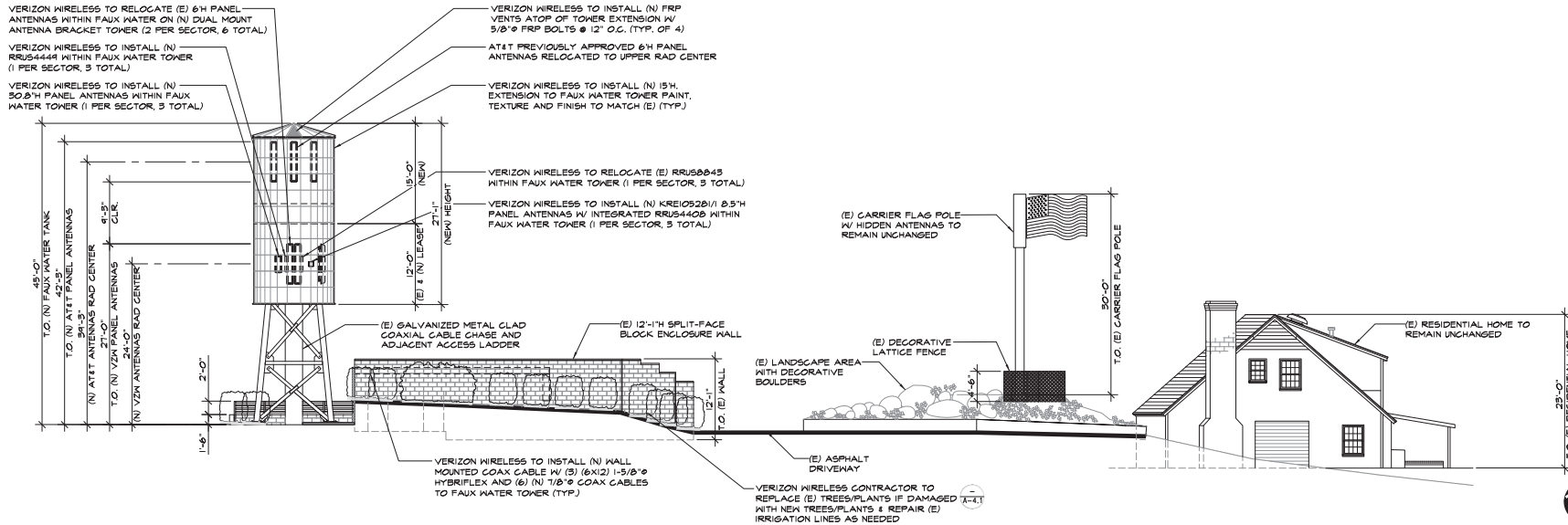
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0	12/17/24	AC	ISSUE TO PERM
0	12/17/24	AC	ISSUE TO PERM

**A-4**  
 Job No. 287W





**EXISTING EAST ELEVATION**



**PROPOSED EAST ELEVATION**



Dept.	Approved	Date
A&C		
RE		
RF		
INT		
EE		
OPS		
EEDOUT		

**verizon**

15505 Sand Canyon Ave.  
Building D', First Floor  
Vista, CA 920818

(949) 266-7000

GOPHER CANYON CREEK  
(LSUB6/RELO.)  
29505 HOXIE RANCH ROAD  
VISTA, CA 92084

EAST ELEVATIONS  
ZONING DRAWINGS

**derra**

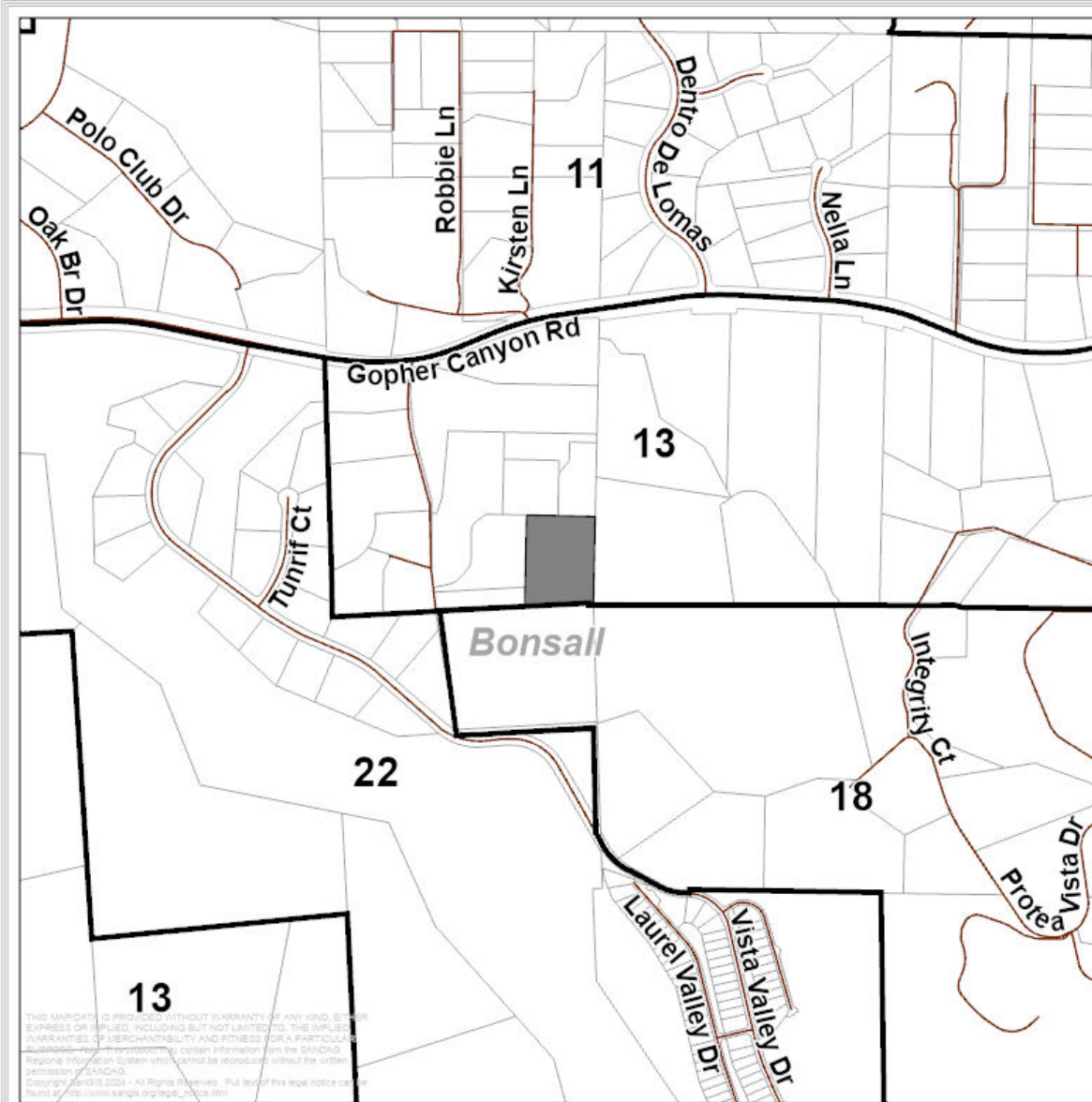
7749 Oldfield Ave., Suite 100  
Carrollton, CA 94026  
PH: 925.262.6560 Fax: 925.262.6561

REVISED	DATE	BY	REASON
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A-5

Job No. 207W



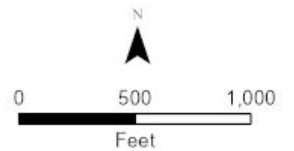


**Gopher Canyon Creek  
Wireless  
Telecommunications  
Facility  
General Plan**

*Bonsall  
Community Plan Area*

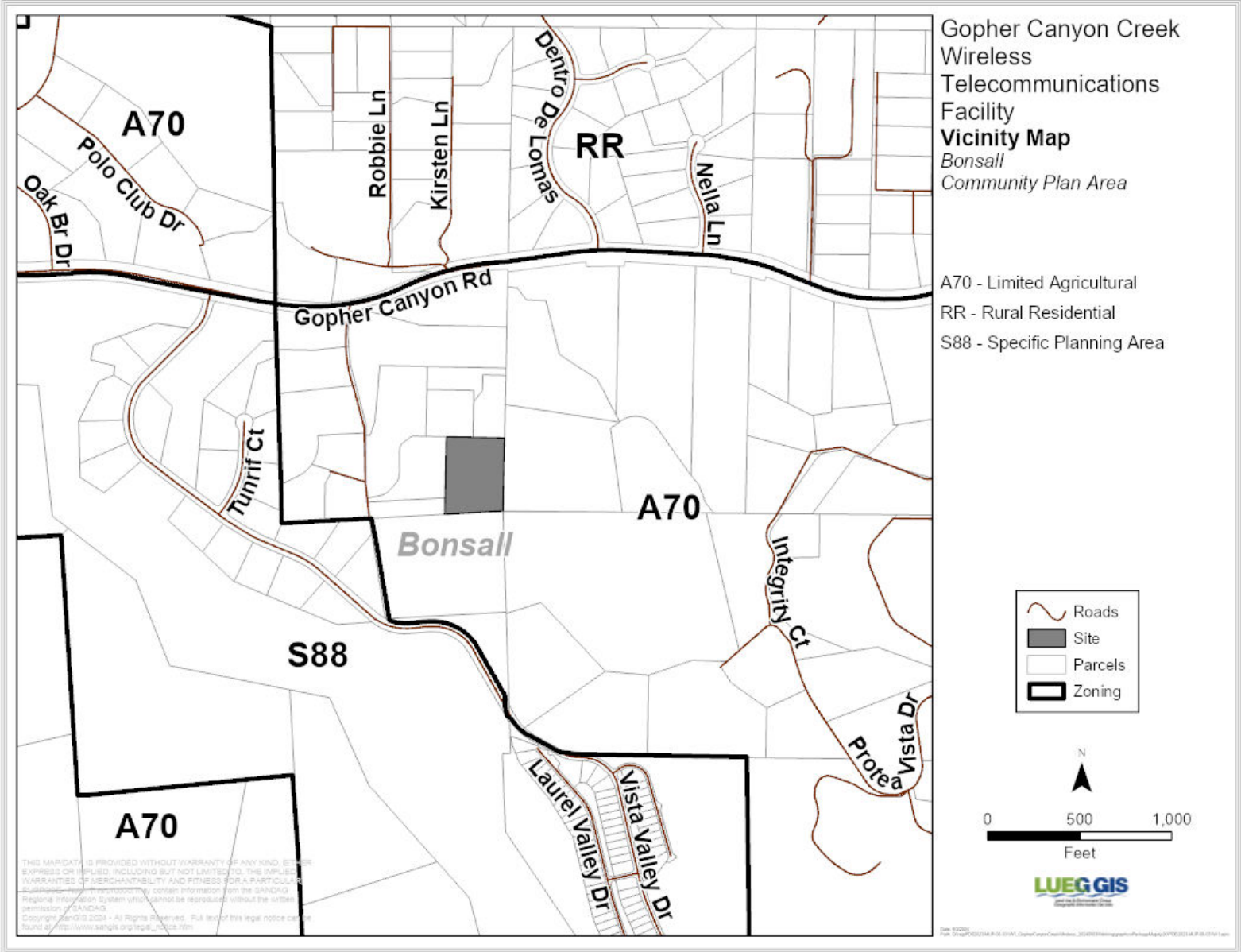
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- (13) Semi-Rural Residential (SR-4)
- (18) Rural Lands (RL-20)
- (22) Specific Plan Area

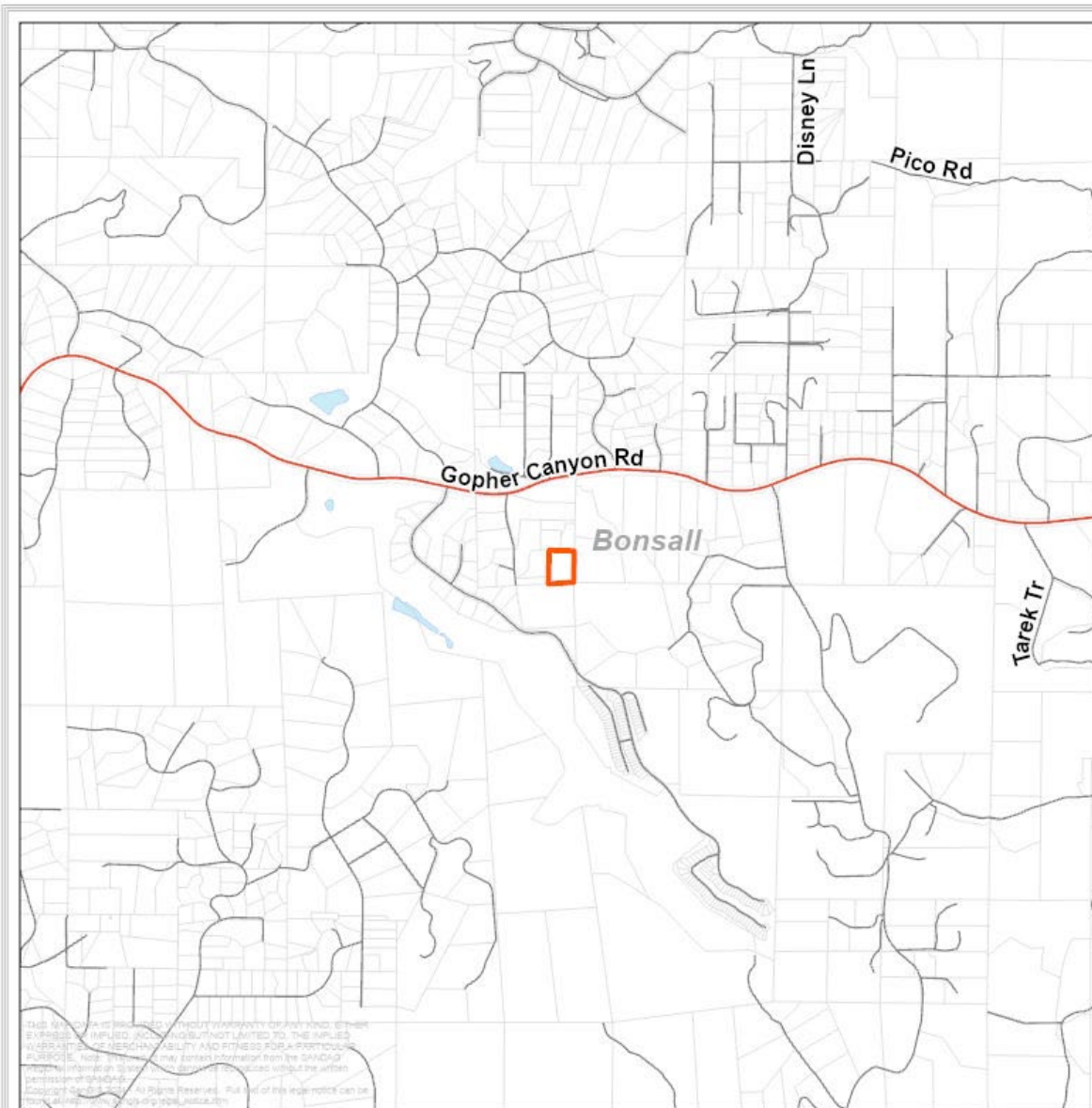
	Roads
	Site
	Parcels
	Planning



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Map 02/20/20  
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Gopher Canyon Creek  
Wireless  
Telecommunications  
Facility  
**Vicinity Map**  
Bonsall  
Community Plan Area



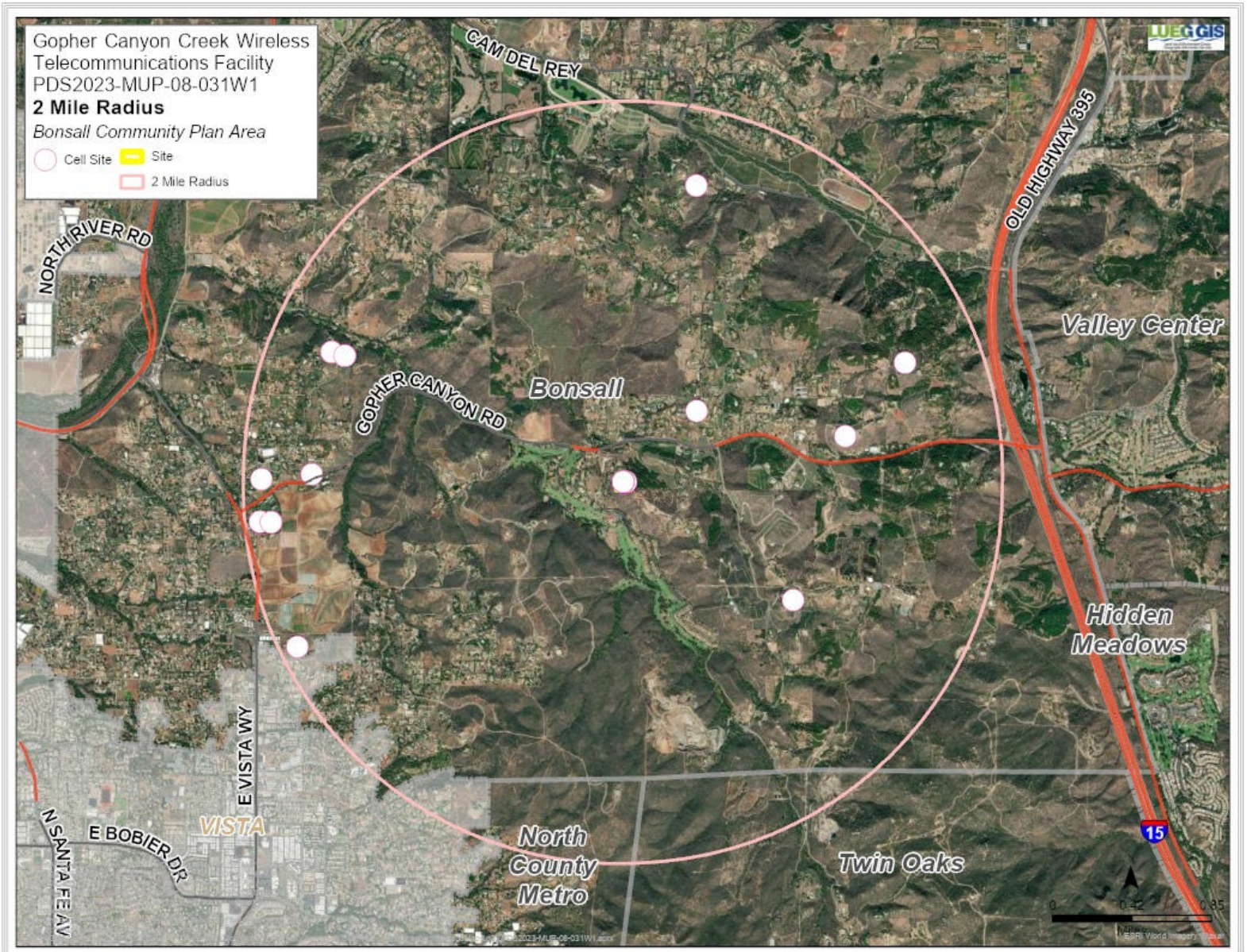
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Map: 10/2014  
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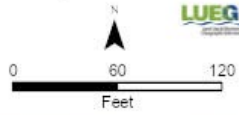






Gopher Canyon Creek Wireless  
Telecommunications Facility  
PDS2023-MUP-08-031W1  
Bonsall Community Plan Area

Roads  
Site



LUEG GIS

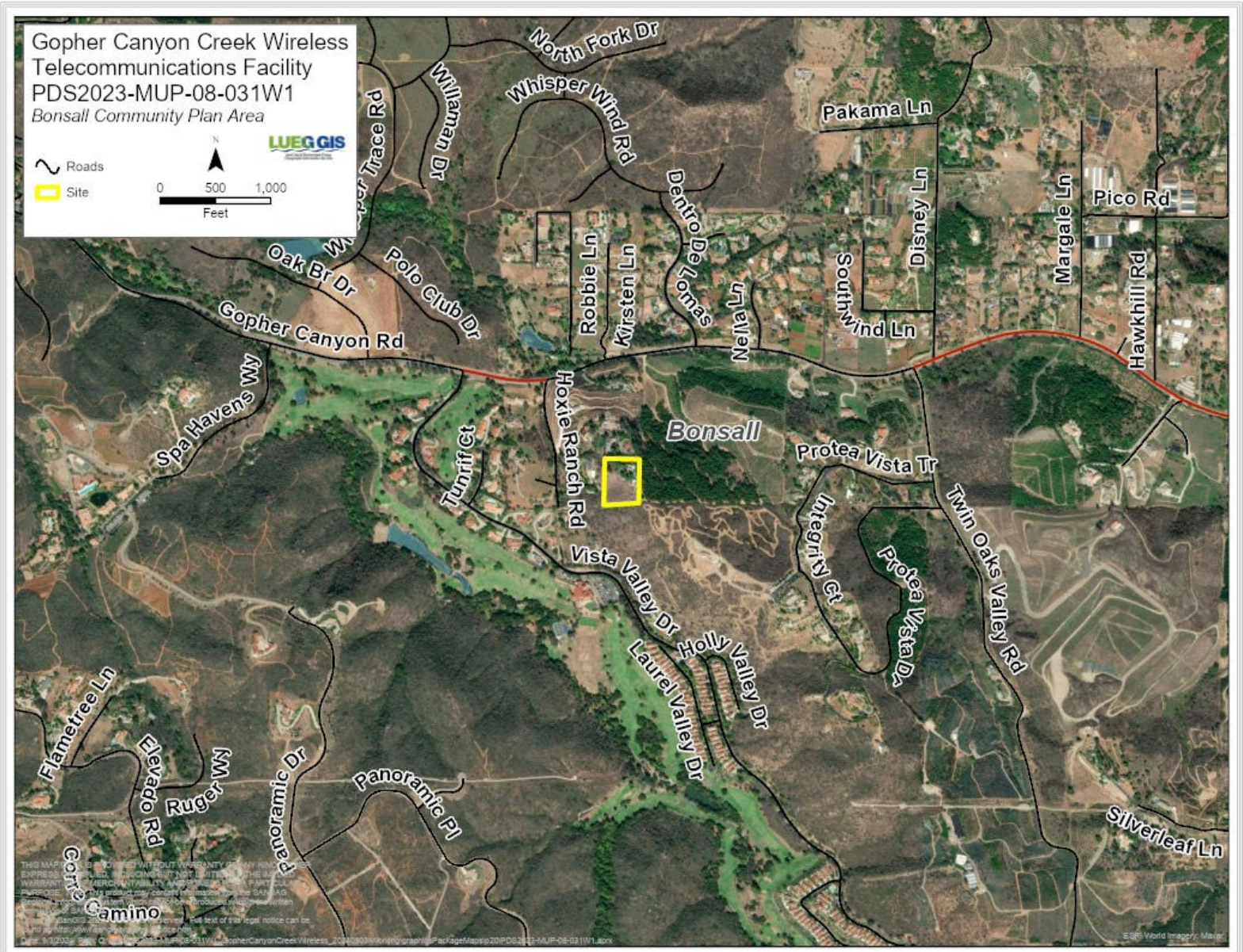
Bonsall

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**Attachment B – Form of Decision  
Approving PDS2023-MUP-08-031W1**



# County of San Diego

VINCE NICOLETTI  
INTERIM DIRECTOR

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

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

December 6, 2024

PERMITEE: VERIZON WIRELESS  
MAJOR USE PERMIT: PDS2023-MUP-08-031W1  
E.R. NUMBER: PDS2022-ER-00-08-003D  
PROPERTY: 29505 HOXIE RANCH ROAD, VISTA, CA 92084  
APN(S): 170-191-15-00

## DECISION OF THE PLANNING COMMISSION

### ORIGINAL MAJOR USE PERMIT DECISION (3300-080-031)

**GRANT**, this Major Use Permit for an unmanned wireless telecommunication facility as per plot plan and elevations dated June 23, 2010. This permit authorizes the construction of a 30-foot tall faux water tower with antennas internally mounted within the water tank and the associate equipment placed within an eight-foot tall concrete block wall pursuant to Section 6980 et al. of the Zoning Ordinance.

**MAJOR USE PERMIT EXPIRATION:** This Major Use Permit shall expire on September 24, 2012, 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.

### MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-08-031W1)

**GRANT**, this Major Use Permit Modification for an unmanned wireless telecommunication facility as per plot plan and elevations dated May 13, 2024. This permit authorizes the continued use, operation, maintenance, and construction of a 15-foot extension to the existing 30-foot-tall faux water tower to house new antennas internally mounted within the water tank. This permit also includes the removal of a faux chimney wireless telecommunication facility authorized by permit PDS2000-3400-00-012, and the relocation of three antennas from said facility to the water tank. The associated equipment is located within an eight-foot-tall concrete block wall. This permit is pursuant to Section 6985, 6986, and 7385 of the Zoning Ordinance.

This permit also grants a specific exemption pursuant to Section 4620(g) of the Zoning

Ordinance for the 45-foot-tall faux water tank where 35 feet is the maximum height allowed.

The wireless telecommunication facility is considered “high visibility” and is located within a “rural zone”, therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit Modification shall have a maximum term of 15 years (ending December 6, 2039). This may be extended for an additional period of time through a modification of the Major Use Permit if it is found that no other smaller or less visible technology is available or feasible to replace the facility at that time.

**MAJOR USE PERMIT MODIFICATION EXPIRATION:** This Major Use Permit Modification shall expire on December 6, 2026, at 4:00 pm (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 of this Major Use Permit Modification has commenced prior to said expiration date.

### **CONDITIONS FOR ORIGINAL MAJOR USE PERMIT (MUP-08-031)**

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

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

#### **1. COST RECOVERY: [DPLU, 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 Recordation Form, with Decision attached, to DPLU. **Documentation:** Signed and notarized Recordation Form with Decision attached. **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.

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

**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: All proposed equipment cabinets shall be located within the 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).*

**4. SIGHT DISTANCE: [DPW, LOR] [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.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **Description of requirement:** A registered civil engineer, a registered traffic engineer, or a licensed land surveyor provide a certified signed statement that: "Physically, there is a minimum adequate unobstructed sight distance in easterly direction and four hundred eighty feet (480') unobstructed sight distance in westerly direction along Gopher Canyon Road from the private easement road serving the project, Hoxie Ranch Road, for the prevailing operating speed of traffic on Gopher Canyon Road, per Section 6.1.E of the County Public Road Standards (approved February 9, 2010)". 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." These certifications shall be to the satisfaction of the Director of Public Works. (Per approved Modification letter dated May 16, 2008, ZAP 00-012 W1) **Documentation:** The applicant shall complete the certifications

and submit them to the [OPW, LOR] for review. **Timing:** Prior to occupancy of the first structure built in association with this permit, and prior to final grading release, or use of the premises in reliance of this permit, and annually after that until the project is completely built, the sight distance shall be verified. **Monitoring:** The [OPW, LOR] shall verify the sight distance certifications.

**5. ANNEX TO LIGHTING DISTRICT: [DPW, LOR] [DPLU, ZONING] [UO].**

**Intent:** In order to promote orderly development and to comply with the Street Lighting Requirements of the County Centerline Ordinance Section 51.511.1 and The County of San Diego Public Road Standards, the property shall transfer into the lighting district. **Description of requirement:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **Documentation:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [OPLU, ZONING]. The applicant shall provide the receipt to [OPLU, PCC]. **Timing:** Prior to occupancy of the first structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the fee shall be paid. **Monitoring:** The [OPLU, ZONING] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

**6. 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 [OPLU, Permit Compliance Officer] shall contact the permittee and schedule the initial inspection.

**7. 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 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. **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.

**8. NOISE CONTROL ELEMENTS: [DPLU, BPPR] [DPLU, PCC [BP]**

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

**9. 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 to ensure that the site was built to be invisibly screened from public view. **Documentation:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [OPLU, 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 photos-simulation

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

**10. SIGHT DISTANCE: [DPLU, CODES] [OG].**

**Intent:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1. (E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **Description of Requirement:** There shall be a minimum unobstructed sight distance along Gopher Canyon Road from the private easement road serving the project, Hoxie Ranch Road for the life of this permit. 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. **Documentation:** None. **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.

**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). 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. 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. **Documentation:** None. **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: [DPW, LDR] [BP, IP, GP, UO].**

**Intent:** In order to ensure that the offsite private roads are maintained and not damaged during construction, the applicant shall assume responsibility. **Description of Requirement:** The applicant is responsible for maintenance and repair, in case of damage caused by this project to the on-site and off-site private roads that serve the property during either construction or subsequent operations. **Documentation:** None. **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].**

**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. 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. 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.
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public

right-of-way must be removed within 48 hours of notification.

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

**Documentation:** None. **Timing:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **Monitoring:** The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

### **CONDITIONS FOR MAJOR USE PERMIT MODIFICATION (MUP-08-031W1)**

SPECIFIC CONDITIONS FOR MAJOR USE PERMIT MODIFICATION PDS2023-MUP-08-031W1: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Please note that all applicable conditions (ongoing, maintenance, etc.) associated with Major Use Permit (3300-08-031) and subsequent Modifications approval shall apply. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

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

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

any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

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

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

3. **GEN#3-FILING OF NOE: [PDS], [GP, CP, BP, UO]**

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

4. **GEN#4-INSPECTION FEE**

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

5. **PLN#1– PHOTO SIMULATION: [PDS, PCC] [UO, FG] [PDS, FEE]**  
**INTENT:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo simulations. The applicant shall provide photographs showing that the project complies with the approved landscaping shown on the plot plan and the approved photo simulations.  
**DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated **04/02/2024** to ensure that the site was built to be screened from public view. The applicant shall provide photographs for landscaping as described above.  
**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 that demonstrates the faux water tank extension.  
**TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval.  
**MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations
6. **PLN#2–SITE CONFORMANCE (WIRELESS)**  
**INTENT:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans.  
**DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved plot plans including landscaping.  
**DOCUMENTATION:** The applicant shall build the site to comply with the approved plans. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review.  
**TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval.  
**MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the approved plot plans.
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 and concealment features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site.  
**DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or

Deviation of the permit). **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

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

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

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

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

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

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations dated **04/02/2024**. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of

noise generating equipment would require either Modification or Deviation of the permit).

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

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

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



enforcement of this permit.

**11. ROADS#1-ROAD MAINTENANCE**

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

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**MAJOR USE PERMIT FINDINGS**

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

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

The project is a Major Use Permit to authorize the installation and operation of an unmanned wireless telecommunication facility. The facility would consist of a 30-foot tall faux water tower with twelve panel antennas mounted within the water tank. The existing wood fence surrounding the associated equipment for the existing wireless telecommunication facilities would be removed and replaced by an eight-foot tall concrete block wall. Associated equipment, including eight outdoor cabinets, would be placed on a concrete pad and within the concrete block wall. Additional landscaping, including four Oleanders and eight Laurel Sumac, would be planted to provide screening for the proposed equipment enclosure. The proposed underground trench is approximately 267 feet long and would be placed within the disturbed area on the project site. The project site is approximately three acres in size and is developed with an existing single family residence and two wireless telecommunication facilities.

Scale and Bulk

Photo simulations on file with Major Use Permit P08-031 (Attachment C) illustrate that the proposed faux water tower and associated equipment enclosure are unobtrusive to the surrounding viewshed. The view from the surrounding area would be minimized because the project is designed to be stealth and would blend into the surrounding vegetation and topography. Surrounding land uses include residential, recreational, and agricultural uses. The project is compatible with adjacent uses in terms of scale and bulk because of the stealth design, the existence of other vertical elements (Single family residences, flagpoles, matured vegetation), and the location of the facility. Therefore, the project would not substantially increase the scale and bulk of the existing structure and result in negative impacts to the surrounding areas.

### Coverage

The subject parcel is three acres in size. The project is located on a parcel that is developed with a single family residence and two wireless telecommunication facilities. The lease area for this unmanned wireless telecommunication facility will total 786 square-feet (less than 1% lot coverage). Due to the small scale of the facility, the addition of the telecommunication facility would maintain similar coverage with surrounding parcels.

### Density

The project is a Major Use Permit for the authorization of a telecommunication facility and does not have a residential component subject to density.

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

The project is located within the Vista Fire Protection District and the District has certified availability of fire protection. The project would require water service from the Rainbow Municipal Water District for the irrigation of the proposed landscaping. No sewer services would be required. Electrical and telephone services are available on-site. All required utilities are therefore available for the project.

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

The project would not adversely affect the desirable neighborhood character because the project is designed to be stealth. Photo simulations on file with Major Use Permit P0S-031 (Attachment C) illustrate that the line, form, and color of the facility would be largely consistent with other elements that make up the visual setting of the area,

such as the existing residence, vegetation, and wireless telecommunication facilities. The photo simulations demonstrate that the project would be visually unobtrusive to the surrounding viewshed. Furthermore, the project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character

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

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

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

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

6. Any other relevant impact of the proposed use

None identified.

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

The project is subject to the Regional Category - Estate Development Area (EDA), Land Use Designation - (17) Estate Residential and the Valley Center Community Plan. The project complies with the General Plan because civic

uses are allowed if they support the local population. In addition, the project is consistent with Policy 4 of the Public Safety Element of the County General Plan that encourages the support, establishment, and continual improvement of Countywide telephone communications system, particularly with respect to enhancing emergency communications.

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

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

### **MAJOR USE PERMIT MODIFICATION FINDINGS (MUP-08-031W1)**

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

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

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

The project is a Major Use Permit to authorize the construction of a 15-foot extension to an existing 30-foot-tall faux water tower facility. The project will remove and co-locate six antennas mounted within an existing faux chimney facility, and install six new panel antennas (12 total) to be mounted within the water tank. Associated equipment, including eight outdoor cabinets, would be placed on a concrete pad and within the existing 8-foot-tall concrete block wall. The project would continue to maintain the existing landscaping on site. The project site is approximately three acres in size and is developed with an existing single-family residence and two wireless telecommunication facilities, one of which would be removed and the antennas would be co-located onto the faux water tank.

#### Scale and Bulk

The project area can be characterized as semi-rural. The area

surrounding the site consists of parcels ranging from two to 20 acres in size that are mostly developed with single-family homes. The closest off-site residences are approximately 300 feet north of the facility, and 400 feet west of the facility. There are no neighboring residential uses to the south or east of the facility. Due to distance from the site and the facility's camouflaged design, the facility will blend in with the surrounding neighborhood and topography.

The photo-simulations demonstrate that the proposed 45-foot-tall faux water tank will be visible from Gopher Canyon Road, Vista Valley Drive, and Hoxie Ranch Drive, but the view will be minimized as the facility will appear as a water tank among other existing vertical elements such as single-family residences, utility poles, and mature vegetation. For the reasons stated above, the Project will be in harmony with surrounding land uses in terms of scale and bulk and will not result in a negative impact to the surrounding area.

### Coverage

The subject parcel is three acres in size. The project is located on a parcel that is developed with a single-family residence and two wireless telecommunication facilities. The lease area for this unmanned wireless telecommunication facility will total 786 square-feet (less than 1% lot coverage). Due to the small scale of the facility, the addition of the telecommunication facility would maintain similar or less lot coverage with surrounding parcels.

### Density

The project is a Major Use Permit for the authorization of a telecommunication facility and does not have a residential component subject to density.

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

The project is located within the Vista Fire Protection District and the District has certified availability of fire protection. The project is found to be FP-2 compliant by utilizing an equipment shelter and surrounding it with an eight-foot-tall concrete block wall. The project would require water service from the Rainbow Municipal Water District for the irrigation of the proposed landscaping. No sewer services would be required. Electrical and telephone services are available on-site. All required utilities are therefore available for the project.

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

The project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged. The project is located less than one mile away from Gopher Canyon Road, a County scenic highway, but would have minimal visual impact due to overall distance, existing vegetation and natural landscape, and intervening slopes and topography. Photo simulations for the project illustrate that the line, form, and color of the facility would be largely consistent with other elements that make up the visual setting of the area, such as the existing residence, vegetation, and wireless telecommunication facilities. The photo simulations demonstrate that the project would be visually unobtrusive to the surrounding viewshed. Furthermore, the project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, would not cause any negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

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

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

The applicant proposes a Major Use Permit Modification for the construction of a 15-foot-extension to an existing 30-foot-tall faux water tank wireless telecommunication facility. The subject property is three acres in size and is developed with access and utility services adequate to serve the proposed use. The installation of the faux water tank extension would not require significant alteration to the landform. The project, as designed, would be camouflaged and would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

6. Any other relevant impact of the proposed use



None identified.

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

The project is subject to the Semi-Rural Regional Category and the SR-2 Land Use Designation. The project complies with the General Plan because it is consistent with Policies LU-15.1 of the Land Use Element of the County General Plan. Policy LU-15.1 requires that telecommunication facilities be sited and designed to minimize visual impacts, impacts to the natural environment, and are compatible with existing development and community character. The wireless telecommunication facility is designed in a manner of appropriate scale and design that blends in with the natural landscape. The wireless telecommunication facility is located approximately a quarter mile from Gopher Canyon Road, a Scenic Highway as identified in the County's General Plan. Drivers utilizing these scenic highways do not have a view of the facility due to distance, intervening topography, and vegetation.

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

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 for Existing Facilities. Section 15301 exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 feet, whichever is less. The proposed addition to the faux water tank will not result in an increase of 50 percent of the original floor area, or 2,500 square feet. 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.

### **WIRELESS TELECOMMUNICATION FINDINGS**

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

### **WIRELESS TELECOMMUNICATION FINDINGS (MUP-08-031W1)**

The project is in a non-preferred zone and a non-preferred location. Pursuant to Section 6986.B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an Alternative Site Analysis and discussed preferred locations in the area and why they were not technologically or legally feasible. Pursuant to Section 6986.C of the Ordinance, 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 AND NOTICES (MUP-08-031):** The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

**NOISE ORDINANCE COMPLIANCE:** In order to comply with the County Noise Ordinance 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Policy 4.b), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeaker or sound amplification system shall be used to produce sounds 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. 9926 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 all requirements for Low Impact Development (LID), materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above

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

**TRANSPORTATION IMPACT FEE:** The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 - 77.219. 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 [DPW, Land Development Counter] and provide a copy of the receipt to the [DPLU, Building Division Technician] at time of permit issuance.

**NOTICE:** This subject property may contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

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

**NOTICE:** The project will be required to pay the Department of Planning and Land Use Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to DPLU, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of DPLU conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the [DPLU, FEE] designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation

and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

**ORDINANCE COMPLIANCE AND NOTICES (MUP-08-031W1):** The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

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

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

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

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

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

**DRAINAGE:** The project shall be in compliance with the County of San Diego [Flood](#)

[Damage Prevention Ordinance](#) No. 10631, adopted November 29, 2019.

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

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

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

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

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

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

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

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

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

**APPEAL PROCEDURE:** Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with Section 7366 of the County Zoning Ordinance. An appeal shall be filed with the Director of Planning and Land Use 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, DPLU 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.

ON MOTION of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, this Form of Decision is passed and approved by the of the County of San Diego, State of California, at a regular meeting held on this \_\_\_th day of \_\_\_\_\_, 20\_\_, in County Operations Center, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

COUNTY OF SAN DIEGO PLANNING COMMISSION  
VINCE NICOLETTI, INTERIM DIRECTOR

BY:

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



## **Attachment C – Environmental Documentation**

# 3 - 54 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: Gopher Canyon Creek Wireless Telecommunication Facility Major Use Permit; PDS2023-MUP-08-031W1; PDS2022-ER-00-08-003D

Project Location: 29505 Hoxie Ranch Road in the Bonsall Community Plan area, within unincorporated San Diego County. APN: 170-191-15-00

Project Applicant: Sequoia Deployment Services/Verizon; 1 Spectrum Pointe Drive Suite 130, Lake Forest, CA 92630; (562) 309-5577

Project Description: The project is a Major Use Permit Modification (MUP Modification) to modify and continue operating an existing wireless telecommunication facility. The project proposes to remove and relocate antennas from an existing faux chimney facility to an existing 30-foot-tall faux water tank facility. The project proposes to modify the faux water tank by installing a 15-foot extension, thereby increasing the total height of the facility to 45 feet. The wireless telecommunication facility is defined as a high visibility facility and will have a term limit of 15 years pursuant to Section 6985(C)(11) of the Zoning Ordinance. The facility was originally approved on September 24, 2010, and is set to expire on September 24, 2025. This project includes the request to extend the facility expiration date to October 18, 2039.

Agency Approving Project: County of San Diego

County Contact Person: Bianca Lorenzana Telephone Number: (619) 510-2146

Date Form Completed: December 6, 2024

This is to advise that the County of San Diego Planning Commission has approved the above-described project on December 6, 2024 (3) 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 CEQA Guidelines, the Project is exempt from CEQA because it consists of a minor alteration of an existing facility. The project proposes an addition to an existing faux water tank wireless telecommunication facility that will not result in an increase of more than 50 percent of the original floor area, or 2,500 square feet. It has been determined that the Project site is not in an environmentally sensitive location, will not have a cumulative effect on the environment, is not on a hazardous waste site, will not cause substantial change in the significance of a historical resource, and will not result in damage to a scenic highway.

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

Signature: \_\_\_\_\_ Telephone: (619) 510-2146

Name (Print): Bianca Lorenzana Title: Land Use/Environmental Planner III

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

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

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

**FOR PURPOSES OF CONSIDERATION OF  
WIRELESS TELECOMMUNICATIONS FACILITY – GOPHER CANYON CREEK**

**PDS2023-MUP-08-031W1**

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

YES                      NO                      NOT APPLICABLE/EXEMPT  
                                           

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

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

YES                      NO                      NOT APPLICABLE/EXEMPT  
                                           

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

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

YES                      NO                      NOT APPLICABLE/EXEMPT  
                                           

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

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

The wetland and wetland buffer regulations (Section 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Section 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Section 86.604(e)(2)(iii))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input 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. 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 site does contain steep slopes, however, according to 86.604(e)(2)(bb)(iii) of the RPO, public and private utility systems are exempt from this section of the RPO provided that findings are made that the least environmentally damaging alignment has been selected. Therefore, it has been found that the proposed project complies with the RPO.

***Sensitive Habitats:***

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the proposed 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 is categorically exempt from CEQA. As such, the RPO does not apply to this project.

**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 Limited Agriculture (A70) and is subject to a restrictive sound level requirement of a one-hour average 45 dBA limit at the project property line. The current project does not propose any additional noise generating equipment. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required.

## **Attachment D – Environmental Findings**

Attachment D  
Environmental Findings

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

## **Attachment E – Public Documentation**





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

Record ID(s): PDS2023-MUP-08-031W1

Project Name: Verizon Wireless-Gopher Canyon Creek (L-Sub6/Relo)

Project Manager: Bianca Lorenzana

Project Manager's Phone: (619) 510-2146

### Scope of Review:

Board Policy I-1 states; "groups may advise the appropriate boards and commissions on discretionary projects as well as on planning and land use matters important to the community." Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests that your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

### Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager at your earliest convenience.

### Planning Group review and advisory vote:

- A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.
- B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be noticed when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

### Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.



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

Record ID(s): PDS2023-MUP-08-031W1

Project Name: Verizon Wireless-Gopher Canyon Creek (L-Sub6/Relo)

Planning/Sponsor Group: Bonsall Community Sponsor Group

Results of Planning/Sponsor Group Review

Meeting Date: April 2, 2024

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

It appears that many residents in the area have not noticed the 30-foot water tower.

Future landscape maintenance was questioned.

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

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

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

**VOTE:** 5 Yes 0 No 0 Abstain 2 Vacant / Absent

**C. Recommended conditions of approval:**

Reported by: Dawn Apsley Position: Secretary Date: April 4, 2024

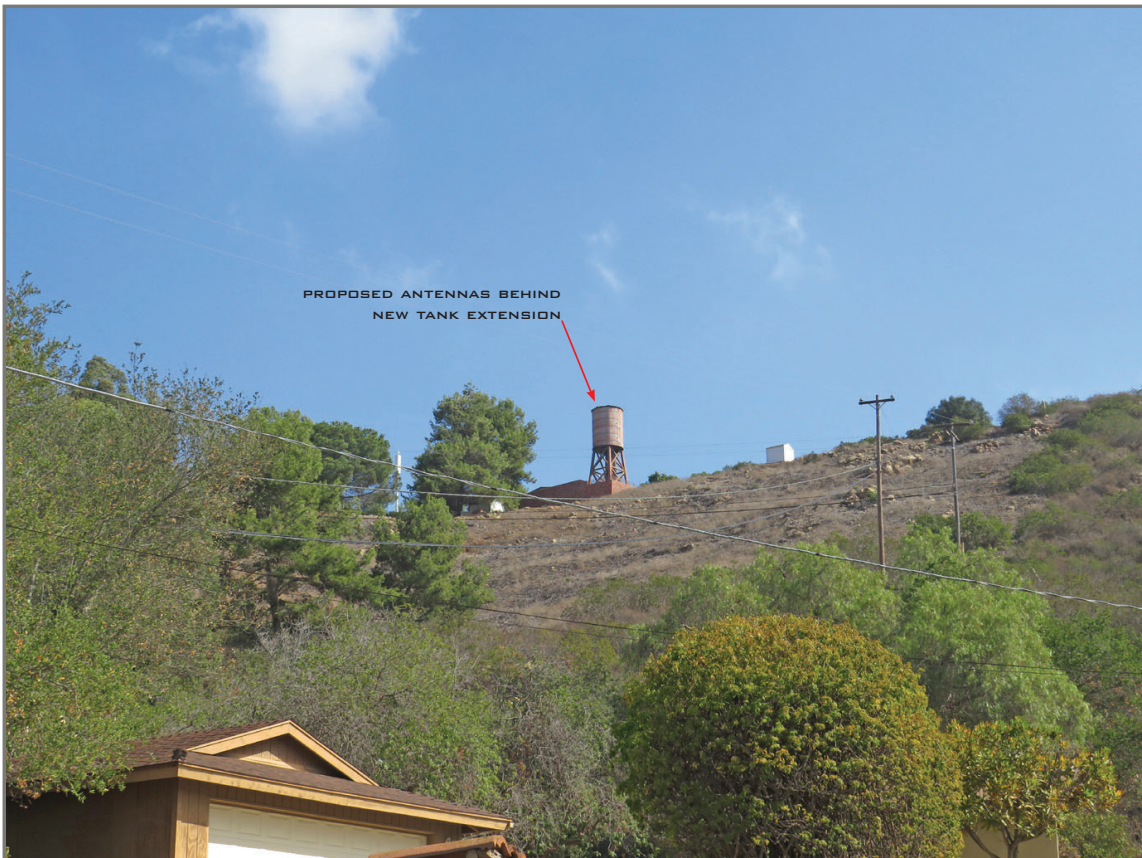
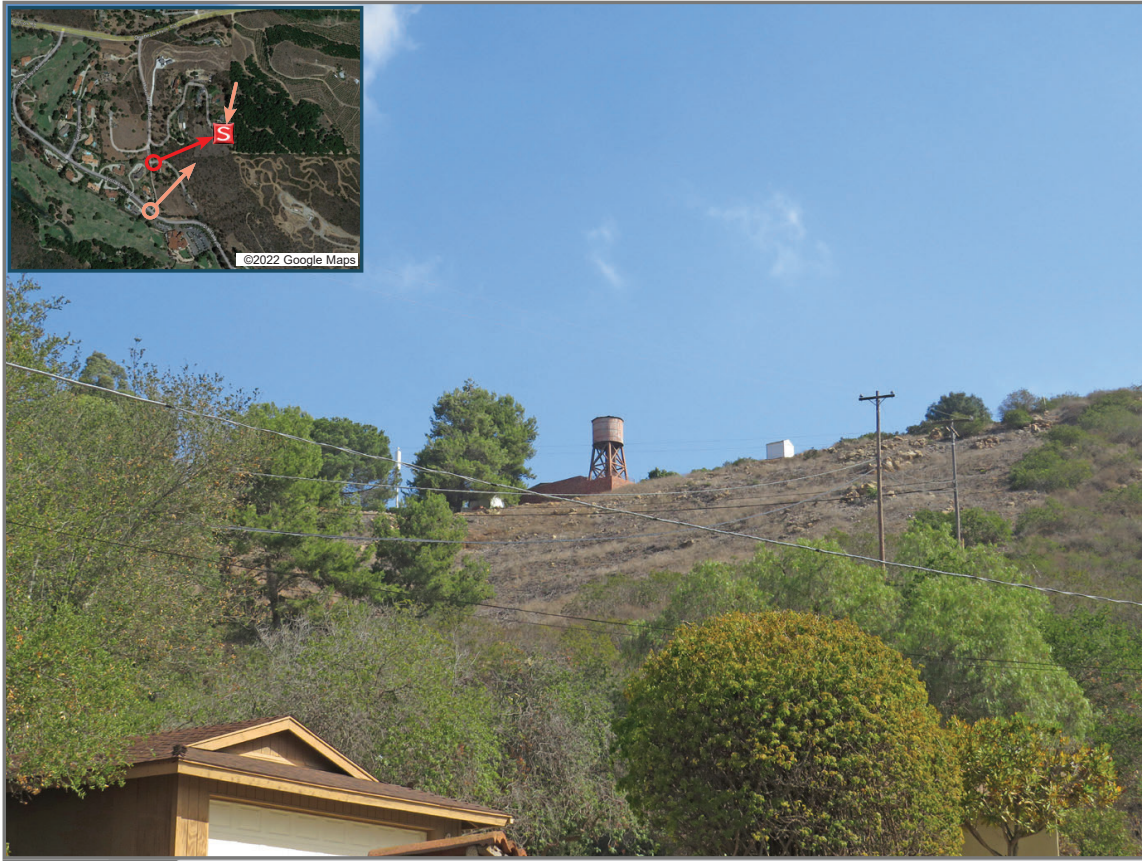
Please email recommendations to **BOTH EMAILS**;  
**Project Manager listed in email** (in this format): Firstname.Lastname@sdcounty.ca.gov and to  
CommunityGroups.LUEG@sdcounty.ca.gov

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

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

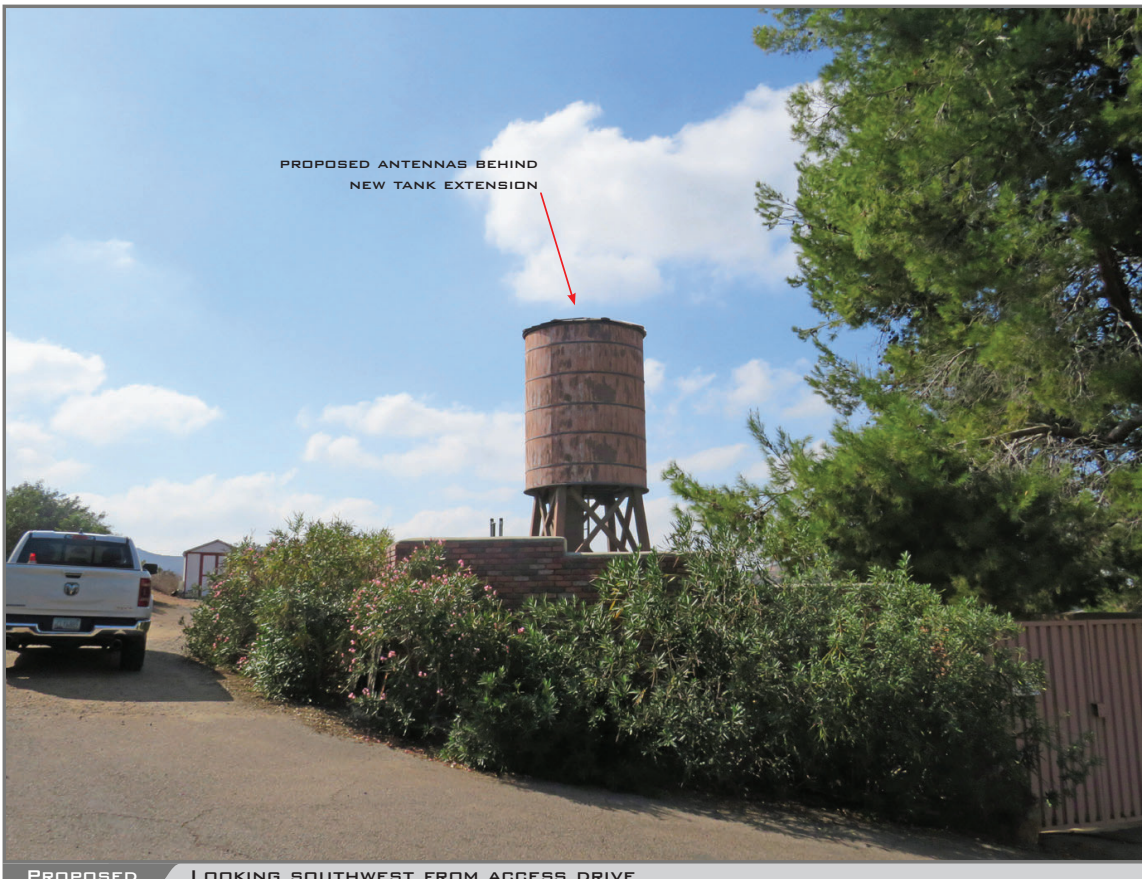






LOOKING NORTHEAST FROM HOXIE RANCH DRIVE





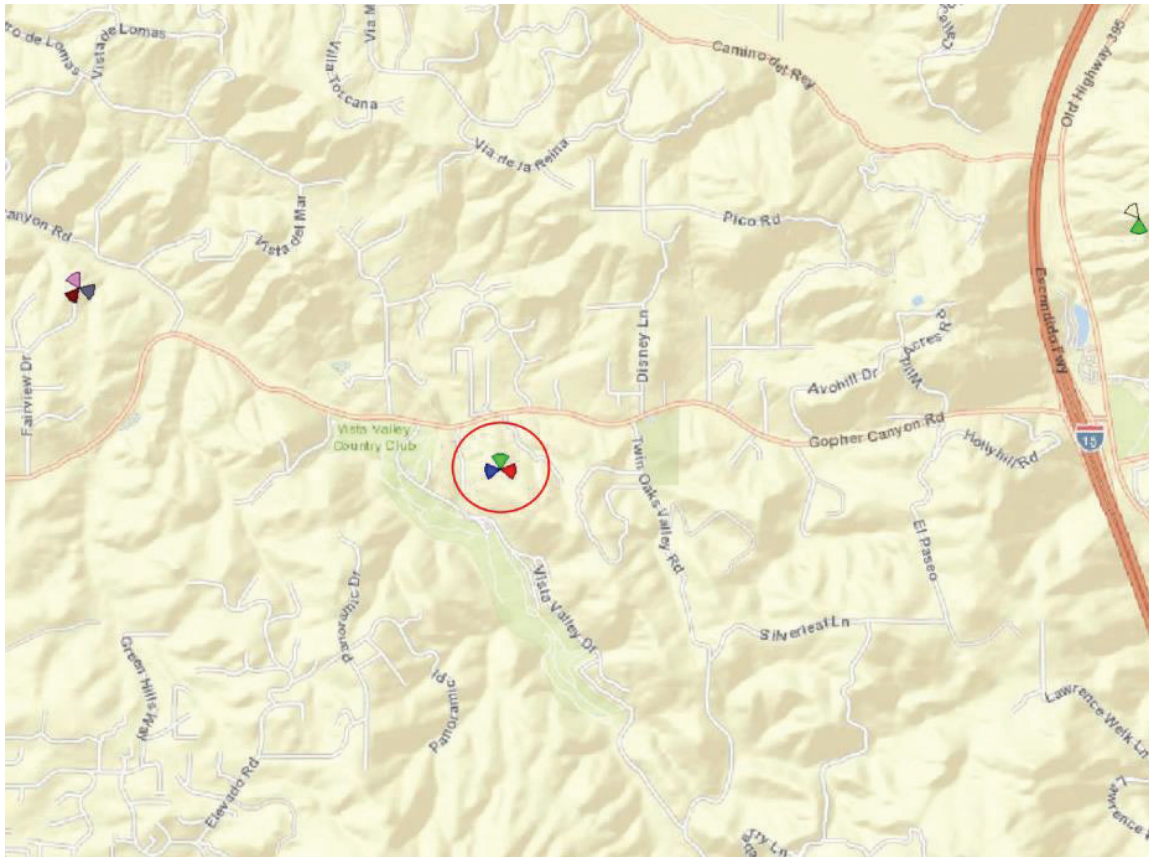




LOOKING SOUTHEAST FROM GOPHER CANYON ROAD



# Overview Map

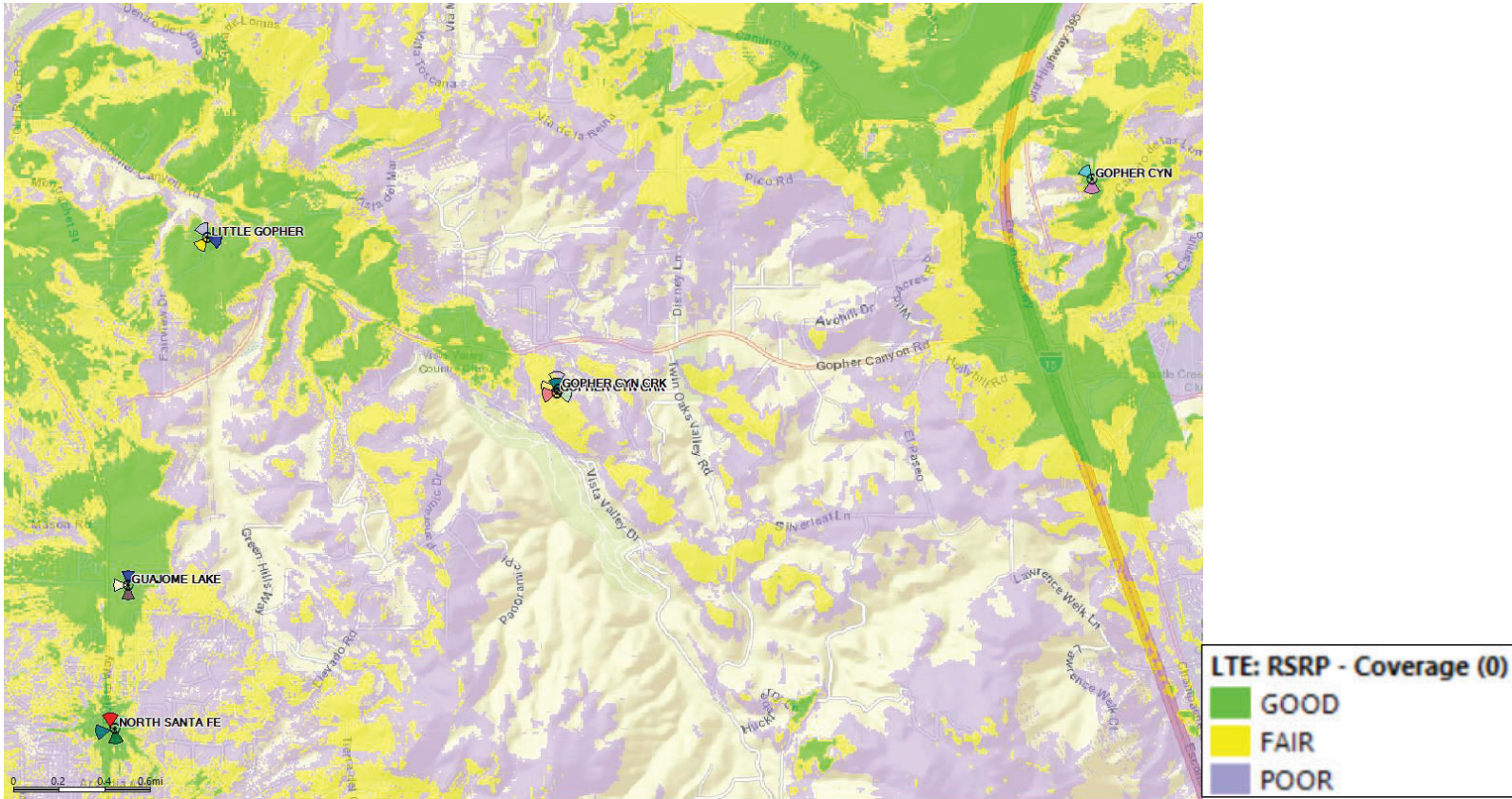


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SDC PDS RCVD 06-13-24  
MUP-08-031W1

3 - 68

# Coverage Without Site = Gopher Cyn Creek



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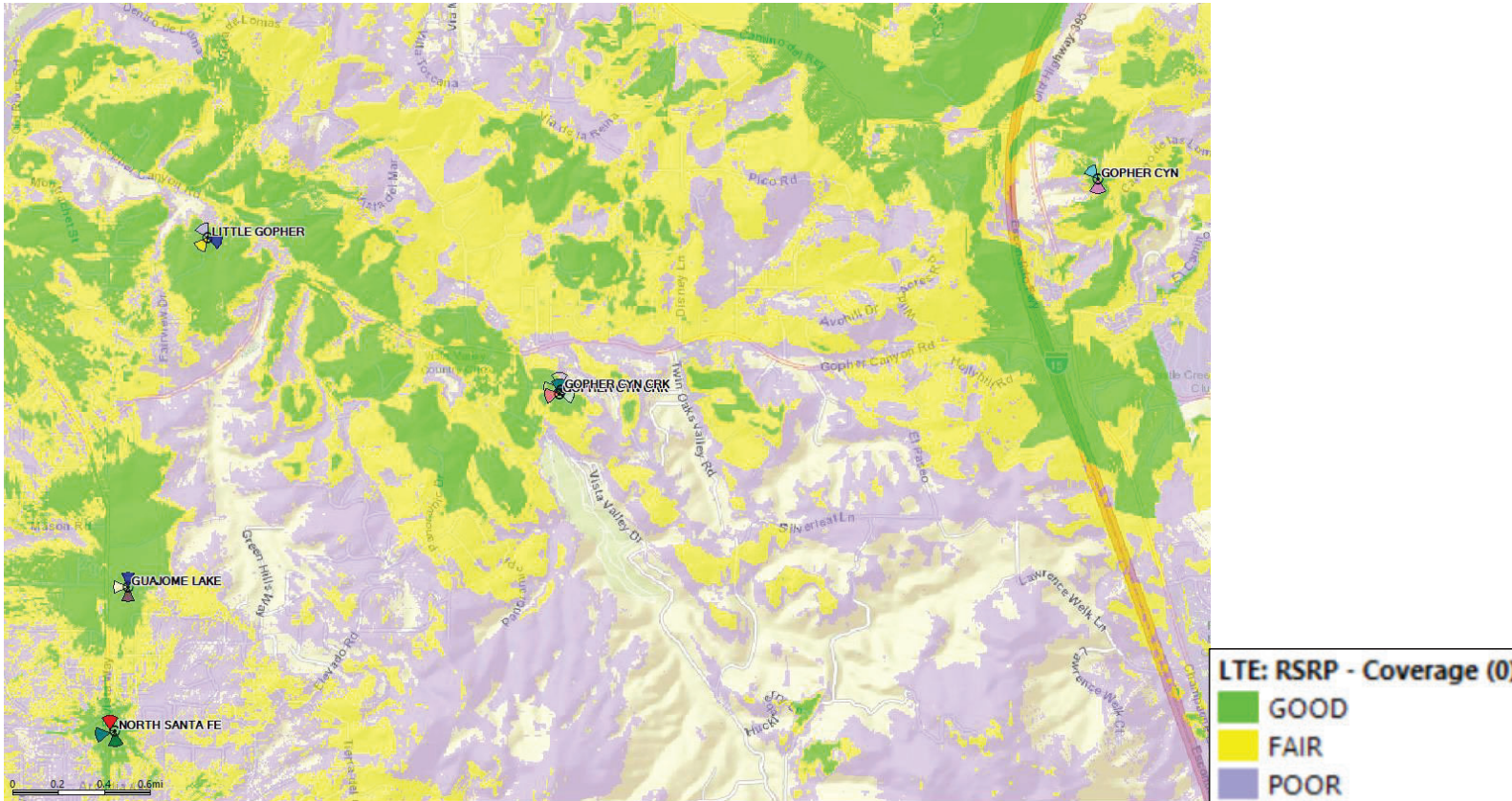
# Coverage With VZW Site = Gopher Cyn Creek



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3 - 70

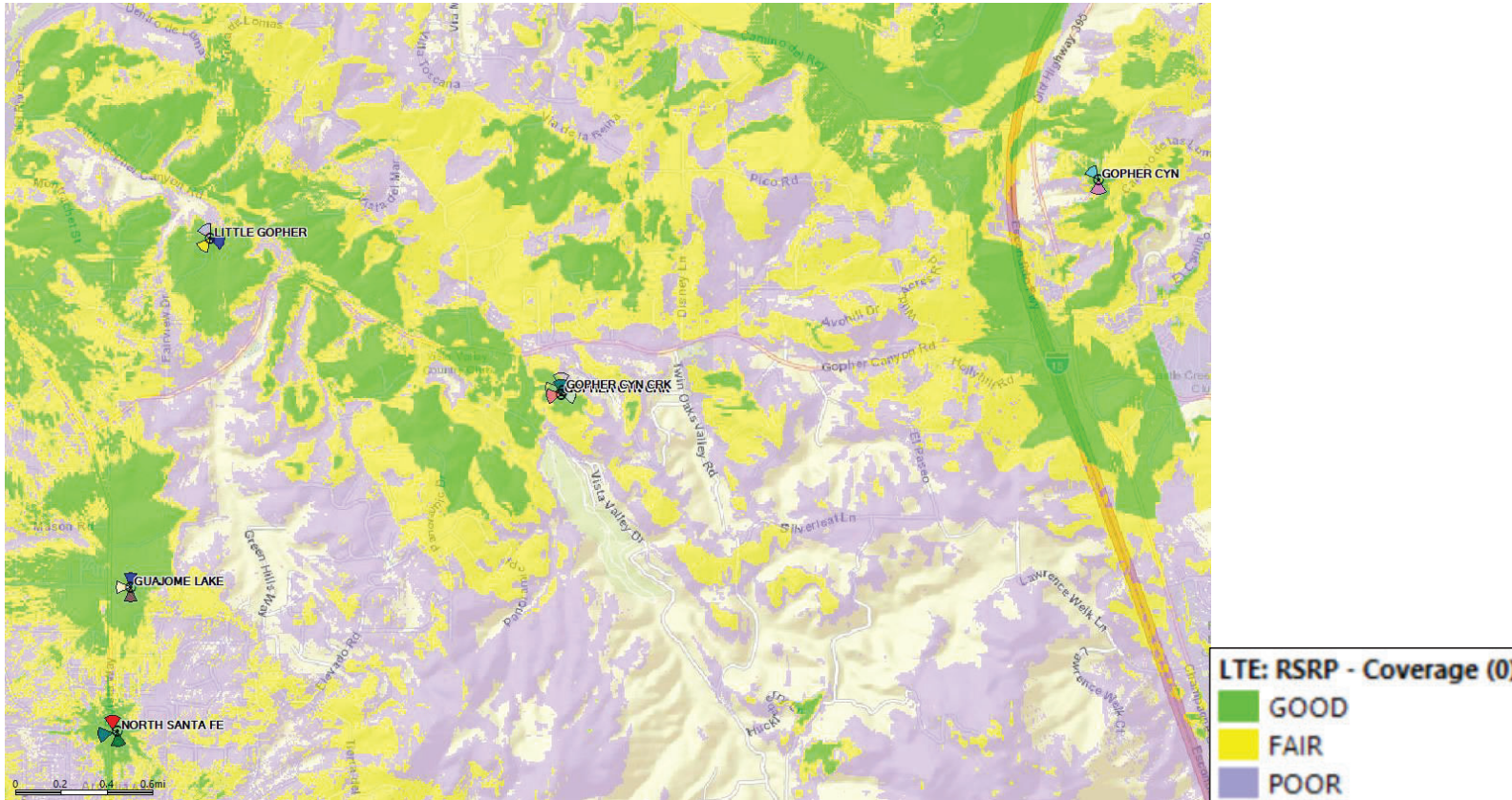
# Coverage With AT&T Watertank – 24ft



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

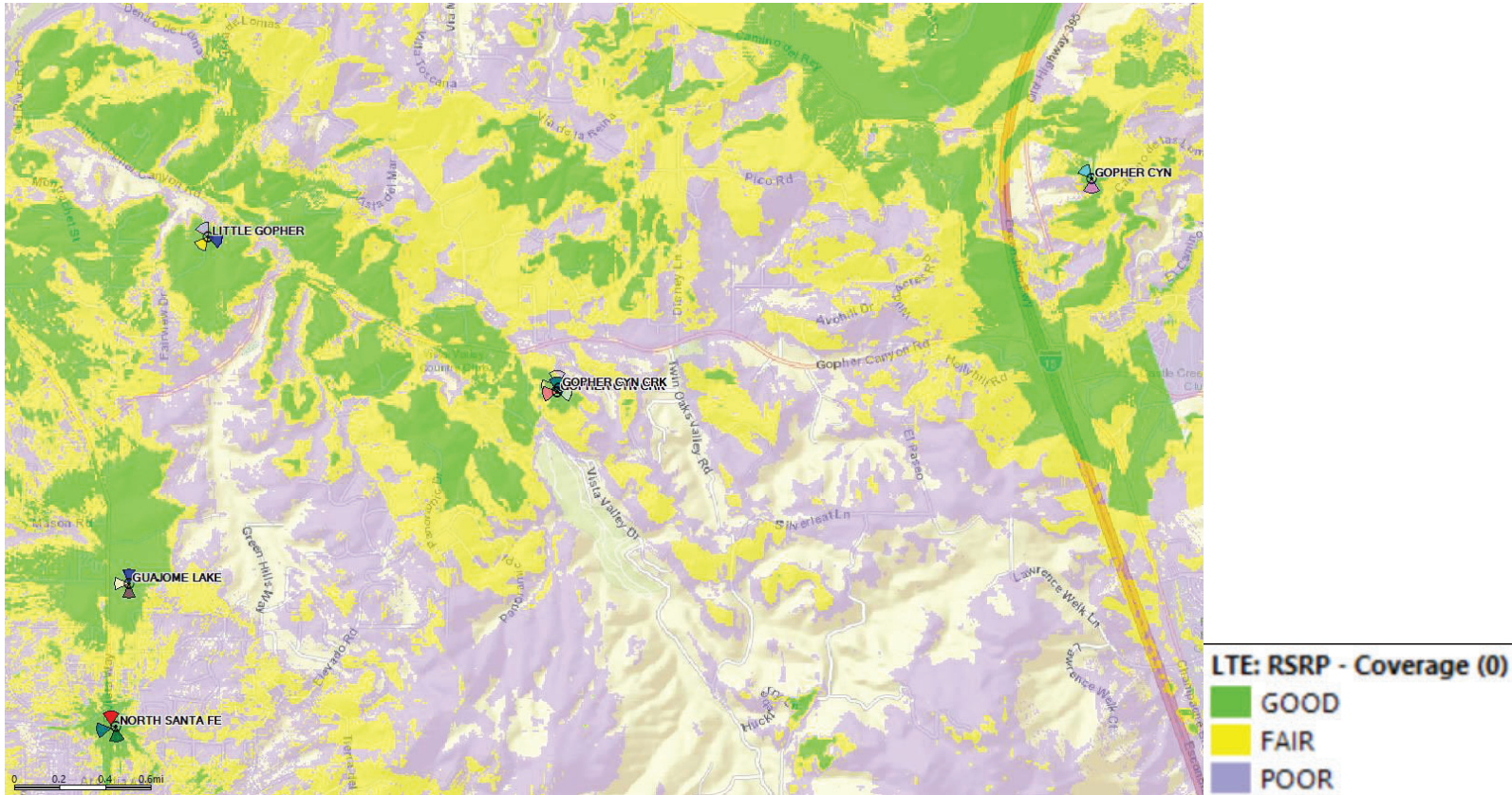


# Coverage With AT&T Watertank – 19ft



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# Coverage With AT&T Watertank – 15ft



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Verizon Wireless Proposed Wireless Telecommunications Facility  
Gopher Canyon Creek – 29505 Hoxie Ranch Road, Vista, CA, 92084

**Height Extension Request**

The faux water tank, in which the antennas and associated equipment are being located, is owned by AT&T and designed at 30'-0" tall. While not a specific requirement of Verizon Wireless, the existing carrier on site requires 9'-0" of tip-to-toe separation between antennas for RF interference concerns; thus, requiring a height extension of the existing water tank of 15'-0". This increases the total structure height to 45'-0", which is 10'-0" over the maximum height limit of structures in this zone.

**SDC PDS RCVD 04-02-24  
MUP08-031W1**

**Armando Montes**

**From:** SKIPPER, ALISON <as317b@att.com> on behalf of SKIPPER, ALISON  
**Sent:** Monday, December 11, 2023 8:56 AM  
**To:** Ken Weingartner  
**Cc:** Armando Montes  
**Subject:** RE: AT&T Site: 10068673 || Verizon Site: Gopher Cyn Crk

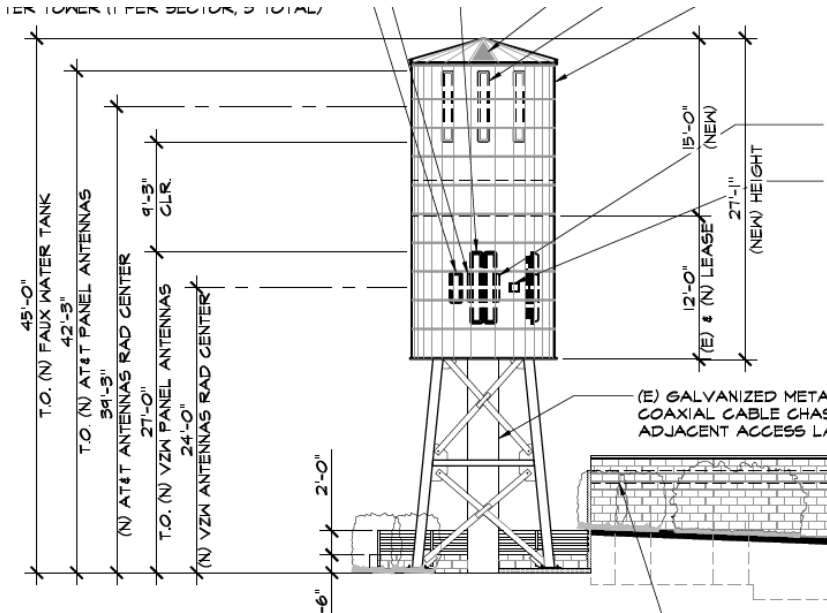
RF requires 9' of tip to toe separation for interference reasons.

Alison Skipper | 470.413.6770 | [as317b@att.com](mailto:as317b@att.com)

**From:** Ken Weingartner <ken.weingartner@sequoia-ds.com>  
**Sent:** Friday, December 8, 2023 4:11 PM  
**To:** SKIPPER, ALISON <as317b@att.com>  
**Cc:** Armando Montes <armando.montes@sequoia-ds.com>  
**Subject:** RE: AT&T Site: 10068673 || Verizon Site: Gopher Cyn Crk

Hi Alison,

We are also receiving push back from the city on the tower height and more specifically the need for such a great separation between the two carriers antennas. Can you please provide input as to why 9'-5" of separation is needed so we can provide that information back to the city?



Thank you,

Ken Weingartner | **Sequoia Deployment Services, Inc.**

1 Spectrum Pointe Dr, Suite 130, Lake Forest, CA 92630-2283 | C:949.310.1582

**SDC PDS RCVD 04-02-24**

**MUP08-031W1**

## **Attachment G – Ownership Disclosure**



377  
**County of San Diego, Planning & Development Services**  
**APPLICANT'S DISCLOSURE OF OWNERSHIP**  
**INTERESTS ON APPLICATION FOR ZONING**  
**PERMITS/ APPROVALS**  
**ZONING DIVISION**

Record ID(s) PDS-2023-MUP-08-31W1

Assessor's Parcel Number(s) 170-191-15-00

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

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

<u>Dana A. Montgomery, as trustee under the Dana A.</u>	
<u>Montgomery Revocable Trust</u>	
<u>dated December 11, 2018</u>	
_____	_____

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*

Armando Montes

*Print Name*

Digitally signed by Armando Montes  
 DN: cn=Armando Montes, o.ou, email=armando.montes@sequoia-ds.com, c=US  
 Date: 2024.09.03 12:17:35 -07'00

----- OFFICIAL USE ONLY -----  
**SDC PDS RCVD 09-03-24**  
**MUP-08-031W1**

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



Letter of Authorization

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Property Address: 29505 Hoxie Ranch Road, Vista, CA 92084
Assessor's Parcel Number: 170-191-15

I/We, the owner(s) of the above-described property, authorize Cellco Partnership, d/b/a Verizon Wireless, with offices located at 15505 Sand Canyon Avenue, Irvine, CA 92618, its employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the purpose of creating, filing and/or managing any land use and building permit applications, or any other entitlements necessary to construct and operate a wireless communications facility on the above-described property.

I/We further understand that signing of this authorization in no way creates an obligation of any kind.

Owner(s): Dana A. Montgomery Revocable Trust

By: [Signature] Signature
Print Name: Dana A Montgomery Print Name:
Title: Trustee Title:
Date: 2/2/2022 Date:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

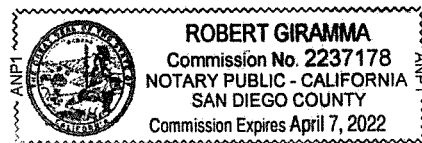
State of California )
County of San Diego )

On Feb 02, 2022 before me, Robert Giramma, Notary Public, personally appeared Dana Anne Montgomery who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]



SDC PDS RCVD 12-05-22
ZAP00-012W4



Network – Southern California

15505 Sand Canyon Avenue  
Building D, 1st Floor  
Irvine, CA 92618

December 21, 2021

RE: Sequoia Deployment Services, Inc., as a representative for Verizon Wireless

To Whom It May Concern:

Sequoia Deployment Services, Inc. is an authorized representative of Verizon Wireless and has been contracted to perform (i.e., real estate leasing, land use entitlements, permitting, etc.) on behalf of Verizon Wireless in connection with their telecommunications facilities.

As an authorized representative of Verizon Wireless, Sequoia Deployment Services, Inc. may sign and submit (i.e. land use applications and permits, as well as negotiate leases, etc.) on behalf of and with approval by Verizon Wireless.

Sincerely,

 12/21/2021

Jin Park  
Principal Engr Spec-Ntwk Reg/RE  
Network Engineering - Real Estate/SoCal

**SDC PDS RCVD 12-05-22**  
**ZAP00-012W4**