



The County of San Diego

Planning Commission Hearing Report

Date:	December 6, 2024	Case/File No.:	AT&T Wireless - CCI Jamacha Pump #856542 Major Use Permit Modification; PDS2023-MUP-03-103W3, PDS2023-ER-03-19-017C
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	9903 Jamacha Boulevard, Spring Valley, CA 91977
Agenda Item:	# 5	General Plan:	Public Agency Lands
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Holding Area (S90)
Applicant/Owner:	Crown Castle	Community:	Spring Valley Community Plan area
Environmental:	Notice of Exemption	APN:	580-010-06-00

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider a proposed Major Use Permit Modification (MUP) for the AT&T Wireless - CCI Jamacha Pump #856542 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, with the conditions noted in the attached MUP decision (Attachment B).

The CCI Jamacha Pump MUP Modification (Project) is a request for Crown Castle (Applicant), to renew a use permit in order to operate and maintain an existing wireless telecommunication facility in accordance with the amortization schedule of the Zoning Ordinance. The project is a Crown Castle-managed wireless communication facility, where AT&T operates as the carrier. The facility includes a 45-foot-tall faux mono-cypress tree, designed to blend with the surrounding environment while providing critical wireless coverage. The project site spans 1.10 acres and is located at 9903 Jamacha Boulevard, in the Spring Valley Community Plan area. The property, which also functions as a pump house for the Spring Valley Sanitation District, is owned by the County of San Diego. It is situated on a flat parcel, bordered by homes to the north and west, with the Sweetwater Reservoir located to the west and south. No General Plan Regional Category is associated with this parcel. The Land Use Designation is Public

Agency Lands. Zoning for the site is S90 (Special Purpose Holding Area). Access to the site is provided by existing private driveway, that connects to Jamacha Boulevard, a county-maintained road.

The facility expired on July 8, 2024, in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. As part of the amortization process, the facility is required to obtain a MUP Modification to bring the facility into conformance with the current requirements for Wireless Telecommunication Facilities within Sections 6980 through 6993 of the Zoning Ordinance. The design of the wireless telecommunication facility was found to utilize the most current technology and will be granted an additional 15 years of operations before it needs to be re-evaluated against the technology available in the future.

This report includes a staff recommendation, a project description, analysis and discussion, and the Spring Valley Community Planning Group recommendation.

B. REQUESTED ACTIONS

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

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
2. Grant MUP PDS2023-MUP-23-103W3, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

On July 8, 2005, the Planning Commission approved a Major Use Permit (MUP) authorizing the installation, operation, and maintenance of an unmanned wireless telecommunications facility. The permit allowed for a 45-foot-high mono-cypress with six panel antennas arranged in three arrays of two antennas each. Additionally, the project includes four outdoor equipment cabinets placed on a concrete slab, approximately 180 square feet in size, located within an equipment shelter screened by a 6-foot-high chain-link fence with vinyl slats. An exception to the height requirements, under Section 4622.b of the Zoning Ordinance, was granted to allow the mono-cypress to exceed the standard height limit.

D. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a Major Use Permit (MUP) Modification to bring an existing wireless telecommunication facility into conformance with the County of San Diego Wireless Ordinance and extend the duration of the permit for 15 years. The applicant proposes to continue operating and maintaining the existing wireless facility, which includes a 45-foot-tall mono-cypress. The original MUP

(P03-103) granted approval to construct a 45-foot-tall mono-cypress. The facility includes supporting equipment housed within an existing 10-foot-tall equipment enclosure.

The project site is located at 9903 Jamacha Boulevard, within the Spring Valley Community Plan Area, and is subject to the General Plan Land Use Designation of Public Agency Lands. The site is zoned S90 (Holding Area), and access to the facility is provided from Jamacha Boulevard, a county-maintained road.



Figure 1: (Left) Existing 45-foot-tall wireless facility, (Right) Proposed Cypress trees.



Figure 2: (Left) Existing Spring Valley Pump Station (Center) Existing AT&T 45-foot-tall wireless facility, (Right) Existing CMU equipment enclosure.

1. Subject Property and Surrounding Land Uses

The project is located on an approximately 1.10-acre site within the Spring Valley Community Plan area (Figure 3). The site is developed with a pump station for the Spring Valley Sanitation District, situated on Jamacha Boulevard, less than a quarter of a mile south of Jamacha Road and approximately half a mile northwest of Sweetwater Reservoir. Access to the wireless facility is provided by a private driveway that connects to Jamacha Boulevard, a major arterial road. The proposed facility will be mounted 45-foot-tall mono-cypress. The surrounding land uses can be categorized as residential uses, commercial



Figure 4: Aerial photograph showing proposed project site and project vicinity.

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Residential (VR-15) (VR-4.3)	Single Family Residential (RS) Mobile Residential (RMH12) Variable Family Residential (RV)	Maya Street	Single Family Residential
East	Public Agency Land	General Agriculture (A72) Specific Plan (S88)	Sweetwater Reservoir	Vacant Land Sweetwater Reservoir
South	Public Agency Land	Limited Agriculture (A70) Open Space (S80)	Sweetwater Reservoir	Vacant Land Sweetwater Reservoir
West	Village Residential (VR-15) (VR-7.3) (VR-2.9)	Single Family Residential (RS) Office-Professional (CM30) General Commercial (CM36) Rural Residential (RR)	Omega Street	Single Family Residential

Table C-1: Surrounding Zoning and Land Uses

E. ANALYSIS AND DISCUSSION

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

1. Key Requirements for Requested Actions

The Planning Commission should consider the requested actions and determine if the following determinations can be made:

- a. Is the Project consistent with the vision, goals, and polices of the General Plan?
- b. Does the Project comply with the policies set forth under the Spring Valley 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 have a set expiration of December 6, 2040, in accordance with the amortization schedule.

Amortization

The existing wireless telecommunication facility is in a residential zone and is defined as “high visibility” in accordance with Sections 6985 and 6991 of the Zoning Ordinance. In accordance with Section 6991 of the Zoning Ordinance, the applicant has submitted a valuation letter stating that the facility is valued at \$581,000 resulting in a 15-year permit. This time may be extended for an additional period of time by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.

Site Planning Analysis

The proposed wireless telecommunication facility is designed to be compatible with the surrounding land uses, existing structures, vegetation, and topography. The facility’s architecture aligns with the character of the existing community. The associated equipment will be housed within a CMU enclosure, ensuring that it remains out of view from adjacent residences and motorists along Jamacha Road. Given the urbanized setting, the elevation difference between the project site and

the adjacent sidewalk and street, no additional landscaping is required to screen the facility. The proposed location effectively integrates with the existing site conditions and will not adversely affect the surrounding community character. To further ensure compatibility with the area, the applicant will replant two mature cypress trees that were previously removed.

Community Compatibility/Visual Impacts

Policy LU 15.1 requires that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and to be compatible with existing development and community character. The wireless telecommunication facility is designed in a manner of appropriate scale and design that complements the natural landscape. The facility will not have any adverse visual impacts on the surrounding community. The camouflaged antennas sufficiently blend in with the Cypress trees in the area and the vegetation that surrounds the site. The equipment enclosure is designed to match the existing surroundings. Therefore, the proposed wireless telecommunication facility will not stand out from the existing visual setting, will be compatible with the existing community character, and will not result in impacts to the natural environment or a scenic highway.

Alternative Site Analysis (ASA)

The project is a renewal of the existing Major Use Permit for a wireless communication facility located within S90 (Holding Area) zone with a Public Agency Lands General Plan designation. The facility is managed by Crown Castle and currently occupied by AT&T, utilizing a 45-foot-tall mono-cypress structure. The site is situated on a 1.10-acre parcel owned by the County of San Diego, operating as a pump house for the Spring Valley Sanitation District. The property is bordered by residential homes to the north and west, and the Sweetwater Reservoir to the west and south.

This location was strategically selected due to its unobstructed surroundings and ability to provide optimal wireless coverage and capacity to the geographical service area (GSA). The facility's location ensures that the wireless signal can effectively serve the surrounding community and relieve capacity from adjacent sites, which in turn enhances overall network performance. The continued operation of this facility is essential for maintaining service coverage in the area, especially for local residents and motorists near the Sweetwater Reservoir.

The mono-cypress structure was designed to minimize visual impacts while still meeting the technical requirements for the facility's coverage objectives. The height of the facility was determined based on the need for staggered antennas at 39 feet and 33 feet to ensure sufficient coverage and capacity. The tapering design at the top of the faux tree maintains the appearance of a natural cypress while allowing the antennas to project above surrounding structures and natural features, such as nearby buildings and trees, which are at higher elevations to the north and east of the site.

Alternative sites were evaluated but deemed technically infeasible due to topographical challenges, a lack of appropriate existing structures, and the inability to meet coverage objectives. Therefore, the renewal of this facility at the current location is critical to maintaining reliable wireless communication service in the area, as demonstrated by the GSA maps included in Attachment E.

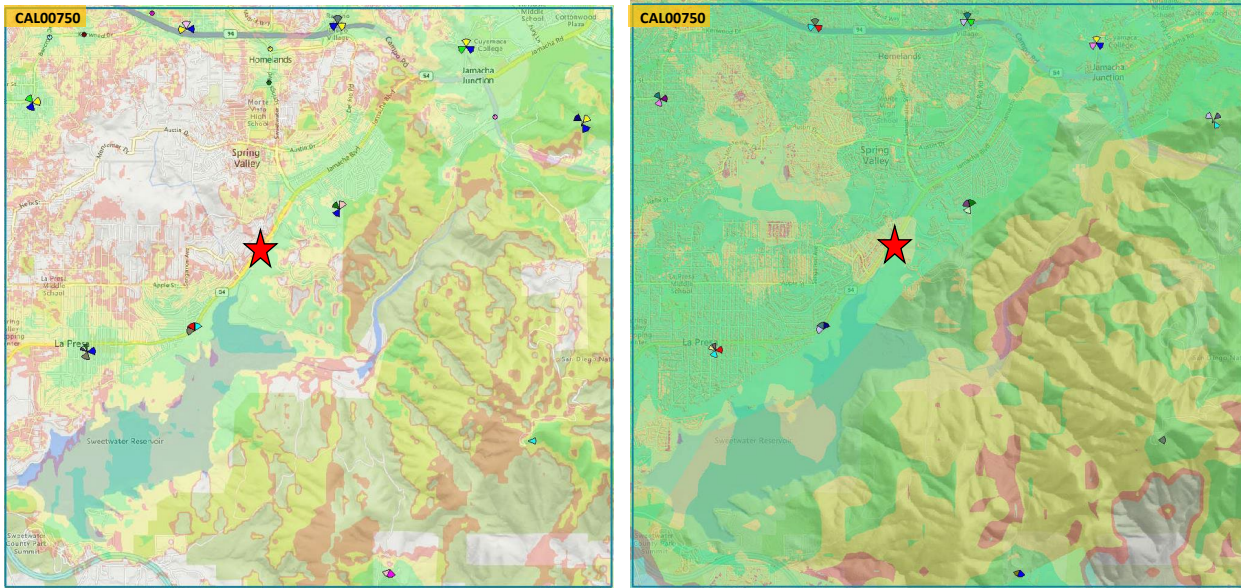


Figure 5: AT&T coverage without Project (left) and coverage with Project (right).

3. General Plan Consistency

The proposed Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table D-1.

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.</p> <p>GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The Project will provide coverage throughout the area, which is essential in the event of an emergency. The facility is equipped with backup batteries in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by providing service and coverage in the area.</p>
<p>Policy LU-15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The proposed camouflaged antennas and CMU enclosure have been sited and designed to minimize visual impacts and be compatible with the natural environment. The mature trees on the site help screen the faux mono-cypress tree and CMU equipment enclosure from various viewsheds. For these reasons, the wireless telecommunication facility blends with the visual</p>

General Plan Policy	Explanation of Project Conformance
	setting in the vicinity and be compatible with the existing development and community character.
POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.	Nearby co-location opportunities did not meet the coverage objectives of the current site. The subject facility will allow co-location with other carriers to the extent feasible.

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed Project complies with all applicable zoning requirements of the S90 (Special Purpose Holding Area) zone with the incorporation of conditions of approval (See Table D-2).

Table D-2: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	S90	Yes, upon approval of a MUP
Animal Regulation:	K	N/A
Density:	-	N/A
Lot Size:	2AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a MUP
Lot Coverage:	-	N/A
Setback:	A	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of “G” which requires structures to be no more than 35 feet in height.	The proposed facility is greater than the permitted 35-foot height limit. An exemption is requested pursuant to section 4622 (g) of the Zoning Ordinance to allow for the additional height. The monocypress blends in with the surrounding landscape. The design and height of the Project will be consistent with other facilities located on the parcel.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP Modification

Development Standard	Proposed/Provided	Complies?
Section 4800 of the Zoning Ordinance requires that the project meet the “A” setback requirements of a 100-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 50-foot rear yard setback.	The Project is not located within the front, rear, or side yard setbacks. Therefore, the proposed facility will meet the “A” setback requirements per Section 4800 of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Ordinance Consistency

By federal law, the County is prohibited from regulating the placement, construction and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions, if the facilities comply with the Federal Communication Commission (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 required by the FCC.

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

Table D-3: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The proposed CMU equipment enclosure associated with the telecommunication facility is 10-foot-tall and does not exceed the 10-foot-tall height limit.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed wireless telecommunications facility and existing equipment enclosure are located outside all required setbacks including front, rear, and side yard.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County’s Noise Ordinance on an average hourly basis.	The project site is zoned S90, and is subject to the most restrictive nighttime one-hour average sound level limit of 45 decibel (dBA) at the property lines pursuant to the County Noise Ordinance. The Project will not create a change in the existing noise environment and is therefore anticipated to comply with the County of San Diego Noise Ordinance Section(s) 36.404.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a “high visibility” facility, depending on the valuation of the wireless facility.	The Project is considered a “high visibility” facility. Since the proposed Project has a valuation of \$581,000 the MUP has been conditioned to have a maximum term of 15 years.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The proposed Project consists of a faux mono-cypress that is designed to avoid adverse visual impacts. The site is not visible from any nearby scenic roads or highways due to the distance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and it is determined that the proposed project qualifies for a categorical exemption under CEQA Section 15305. Section 15305 exempts minor construction to an unmanned wireless telecommunications facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause a substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

F. COMMUNITY PLANNING GROUP AND DESIGN REVIEW BOARD RECOMMENDATION

On August 7, 2023, the Spring Valley Community Planning Group (CPG) recommended approval of the project without conditions by a vote of 10-1-0-4 (10 – Ayes; 1 – Noes; 0 – Abstain; 4 – Absent/Vacant).

The Spring Valley CPG Recommendation Form and Meeting Minutes are found in Attachment E, Public Documentation.

G. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners surrounding the project site until at least 20 different property owners were noticed within approximately 500 feet of the project site. Staff received general questions from interested property owners regarding the Project. No formal comments were received during the processing of the permit. Prior to the Zoning Administrator hearing, public notices were sent to a minimum of 20 property owners within approximately 500 feet of the project site.


H. RECOMMENDATIONS

Staff recommends that the Zoning Administrator take the following actions:

1. Find the Project in conformance with CEQA and adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP PDS2023-MUP-03-103W3, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:
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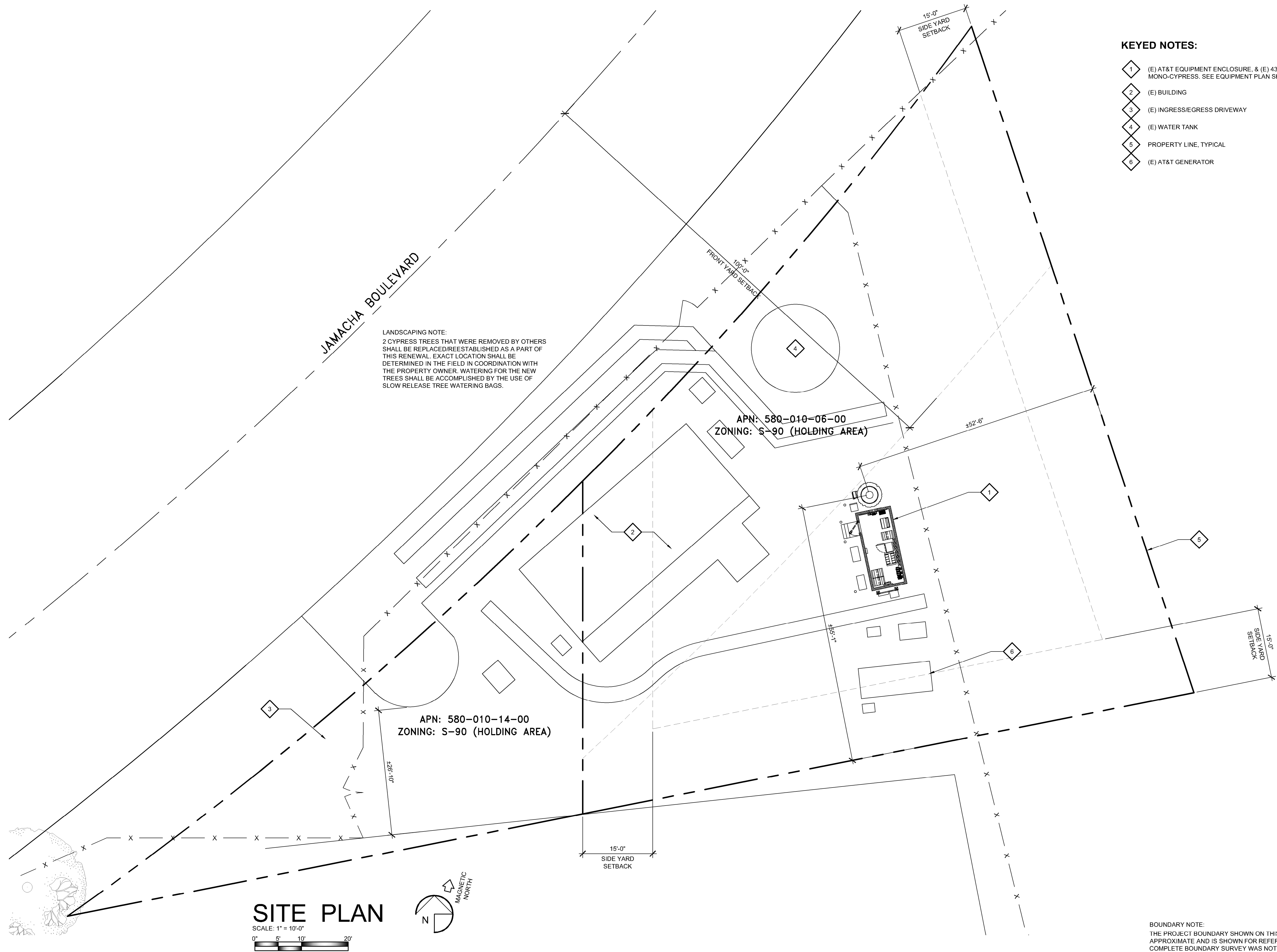
Report Approved By:
 Vince Nicoletti, Interim Director
 (858) 694-2962
Vince.nicoletti@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:  _____
 VINCE NICOLETTI, INTERIM DIRECTOR

ATTACHMENTS:

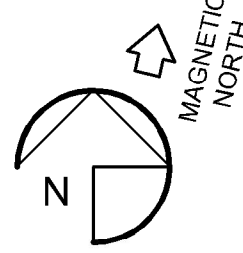
- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2023-MUP-03-103W3
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis
- Attachment G – Ownership Disclosure Form

Attachment A – Planning Documentation



LANDSCAPING NOTE:
 2 CYPRESS TREES THAT WERE REMOVED BY OTHERS SHALL BE REPLACED/REESTABLISHED AS A PART OF THIS RENEWAL. EXACT LOCATION SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE PROPERTY OWNER. WATERING FOR THE NEW TREES SHALL BE ACCOMPLISHED BY THE USE OF SLOW RELEASE TREE WATERING BAGS.

SITE PLAN
 SCALE: 1" = 10'-0"
 0' 5' 10' 20'



- KEYED NOTES:**
- 1 (E) AT&T EQUIPMENT ENCLOSURE, & (E) 43'-0" HIGH MONO-CYPRESS. SEE EQUIPMENT PLAN SHEET A-1
 - 2 (E) BUILDING
 - 3 (E) INGRESS/EGRESS DRIVEWAY
 - 4 (E) WATER TANK
 - 5 PROPERTY LINE, TYPICAL
 - 6 (E) AT&T GENERATOR

BOUNDARY NOTE:
 THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.

ISSUE STATUS

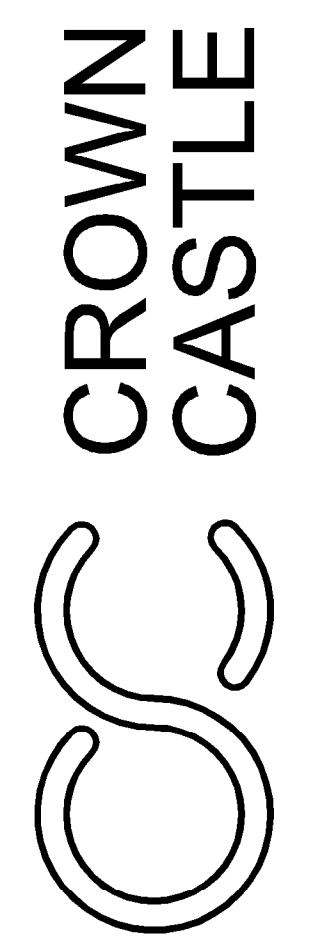
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1	10/04/23	SCOPING LETTER	RW
2	10/10/23	ADD TREE BAG NOTE	RW



16776 BERNARDO CENTER DRIVE, UNIT 203
 SAN DIEGO, CA 92128

PROPRIETARY INFORMATION

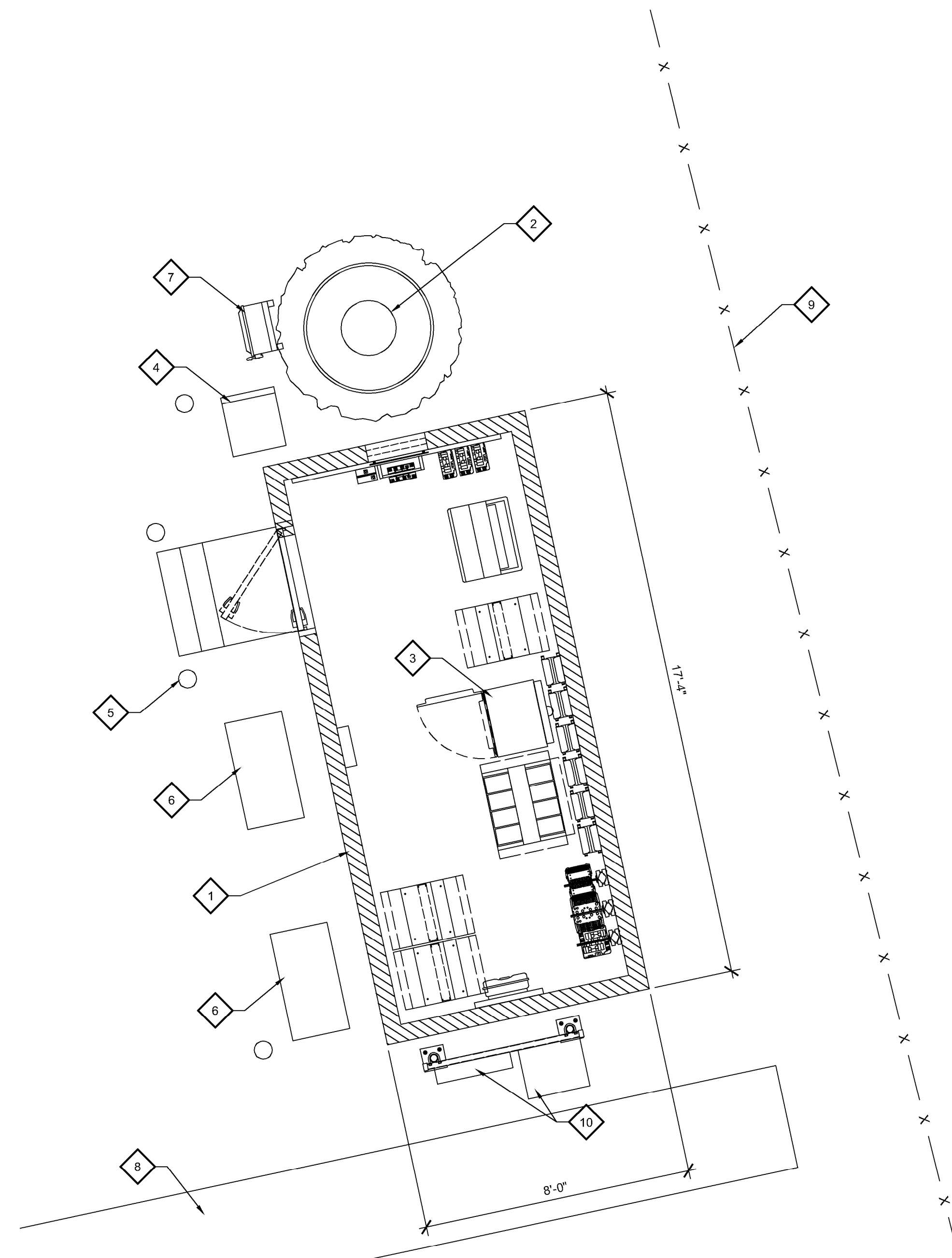
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JAMACHA PUMP
 9903 JAMACHA BOULEVARD
 SPRING VALLEY, CA 91977

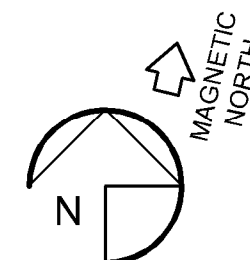
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 SITE PLAN

A-0



EQUIPMENT PLAN

SCALE: 3/8" = 1'-0"
 0" 1" 2" 4"



KEYED NOTES:

- 1 (E) AT&T CONCRETE BLOCK EQUIPMENT SHELTER
- 2 (E) MONO-CYPRESS. SEE ANTENNA PLAN SHEET A-2
- 3 (E) AT&T EQUIPMENT, TYPICAL
- 4 (E) TRANSFORMER
- 5 (E) BOLLARD, TYPICAL
- 6 (E) HVAC UNIT
- 7 (E) DISCONNECT SWITCH
- 8 (E) CONCRETE SWALE
- 9 (E) CHAINLINK FENCE AND EDGE OF ASPHALT PAVING
- 10 (E) TELCO/FIBER BOXES ON H-FRAME

ISSUE STATUS

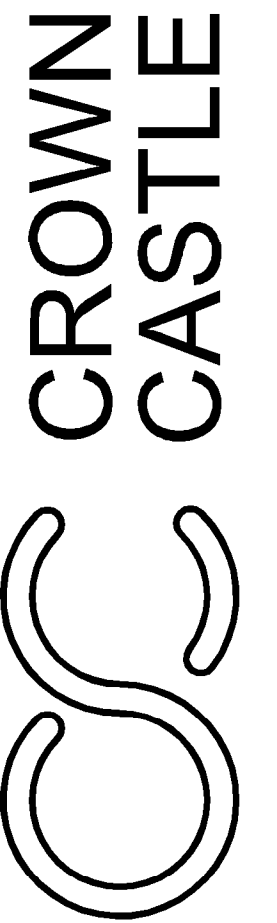
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1	10/04/23	SCOPING LETTER	RW
2	10/10/23	ADD TREE BAG NOTE	RW



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JAMACHA PUMP
 9903 JAMACHA BOULEVARD
 SPRING VALLEY, CA 91977

SHEET TITLE:
 EQUIPMENT PLAN

A-1

ISSUE STATUS

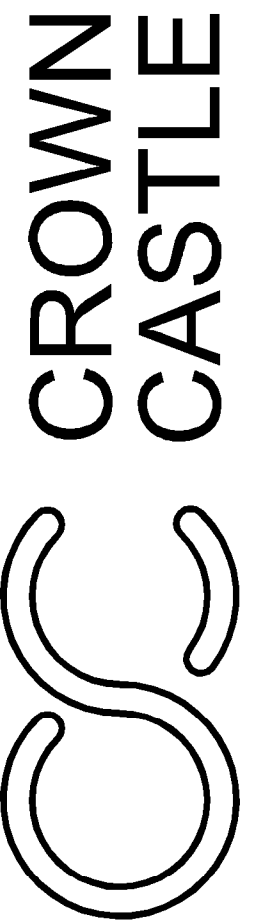
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2	10/10/23	ADD TREE BAG NOTE	RW



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JAMACHA PUMP
9903 JAMACHA BOULEVARD
SPRING VALLEY, CA 91977

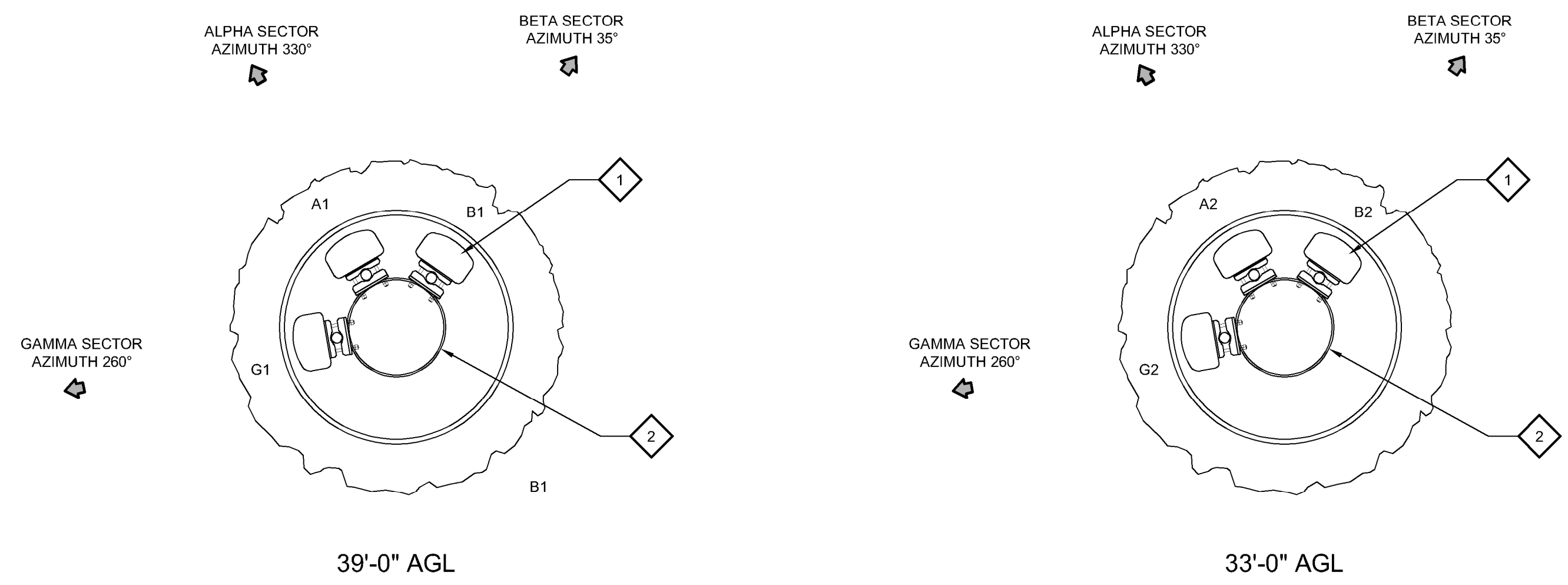
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ANTENNA PLANS

A-2

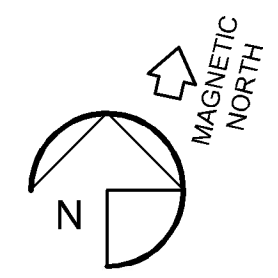
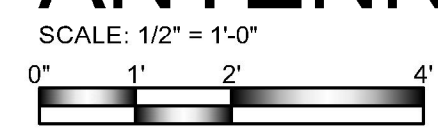
EXISTING ANTENNA & RADIO SCHEDULE					
MOUNTING POSITION	ANTENNA MODEL	RAD CENTER	AZIMUTH		RADIO UNIT TYPE
A1	KMW ET-S-UW-70-13-70-17-R-AT	39'-0"	330°		4449 B5/B12 & 8843-32 B2
A2	KMW ET-S-UW-70-13-70-17-R-AT	33'-0"			4478 B14 & 4415 B30
B1	KMW ET-S-UW-70-13-70-17-R-AT	39'-0"	35°		4449 B5/B12 & 8843-32 B2
B2	KMW ET-S-UW-70-13-70-17-R-AT	33'-0"			4478 B14 & 4415 B30
G1	KMW ET-S-UW-70-13-70-17-R-AT	39'-0"	260°		4449 B5/B12 & 8843-32 B2
G2	KMW ET-S-UW-70-13-70-17-R-AT	33'-0"			4478 B14 & 4415 B30

KEYED NOTES:

- 1 (E) AT&T ANTENNA, TOTAL OF 6
- 2 (E) 43'-0" HIGH MONO-CYPRESS



ANTENNA PLANS



ISSUE STATUS

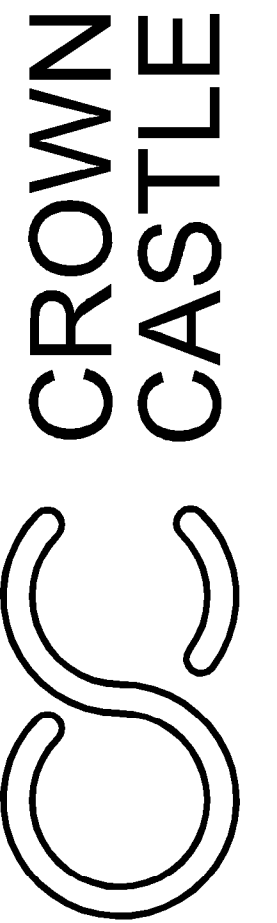
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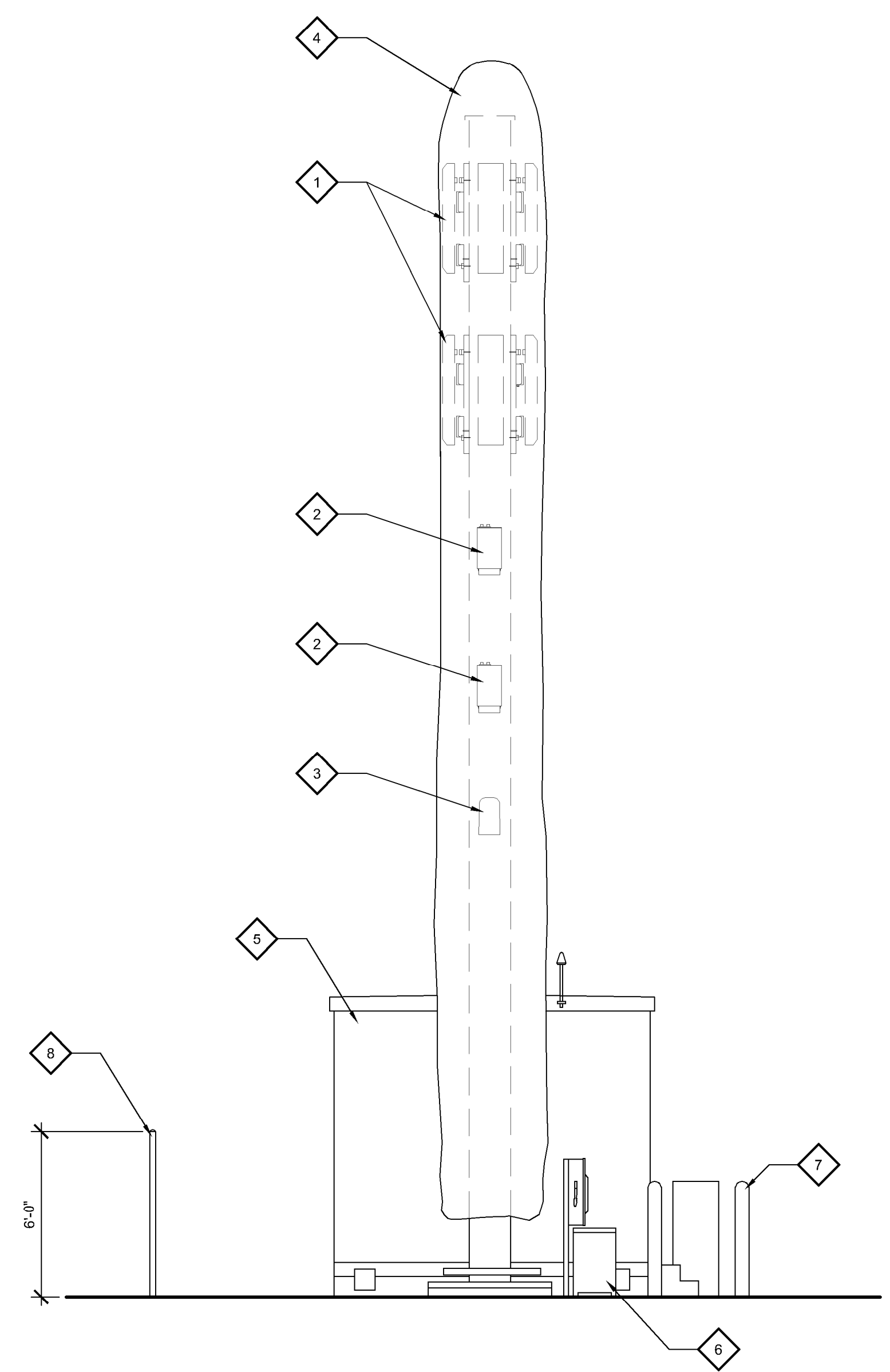
JAMACHA PUMP
9903 JAMACHA BOULEVARD
SPRING VALLEY, CA 91977

SHEET TITLE:
ELEVATIONS

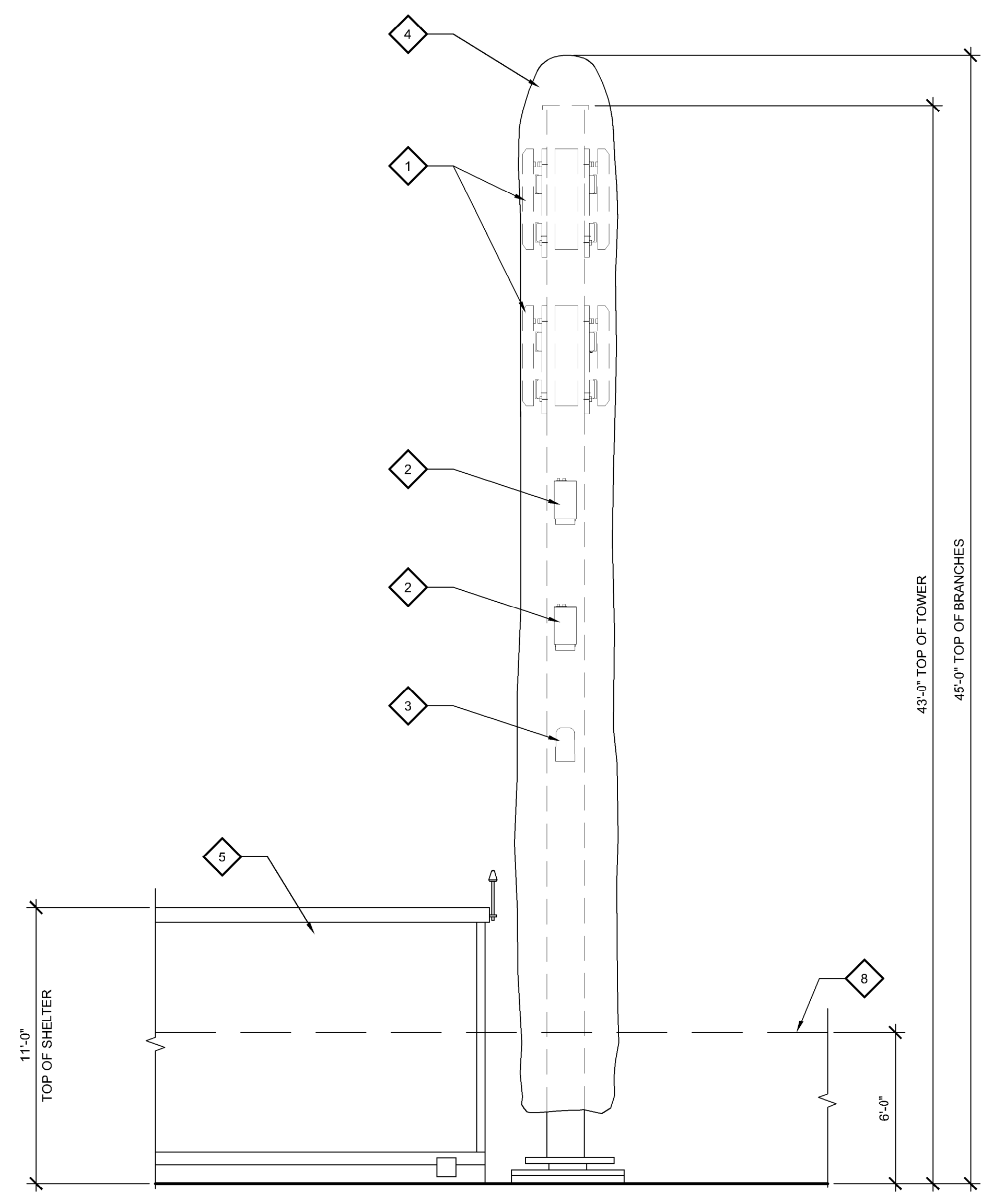
A-3

KEYED NOTES:

- 1 (E) AT&T ANTENNA
- 2 (E) AT&T RADIO UNIT
- 3 (E) AT&T SURGE SUPPRESSOR UNIT
- 4 (E) 43'-0" HIGH MONO-CYPRESS
- 5 (E) AT&T CMU EQUIPMENT SHELTER WITH ASPHALT ROOF, MATCHING EXISTING BUILDING ON THE PROJECT SITE
- 6 (E) TRANSFORMER
- 7 (E) BOLLARD, TYPICAL
- 8 (E) CHAIN LINK FENCE IN FOREGROUND (SHOWN DASHED FOR CLARITY)



NORTH ELEVATION
SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



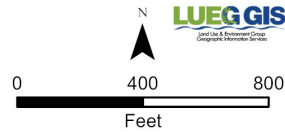
EAST ELEVATION
SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

CCI Jamacha Pump #856542
PDS2023-MUP-03-103W3

Spring Valley Community Plan Area

~ Roads

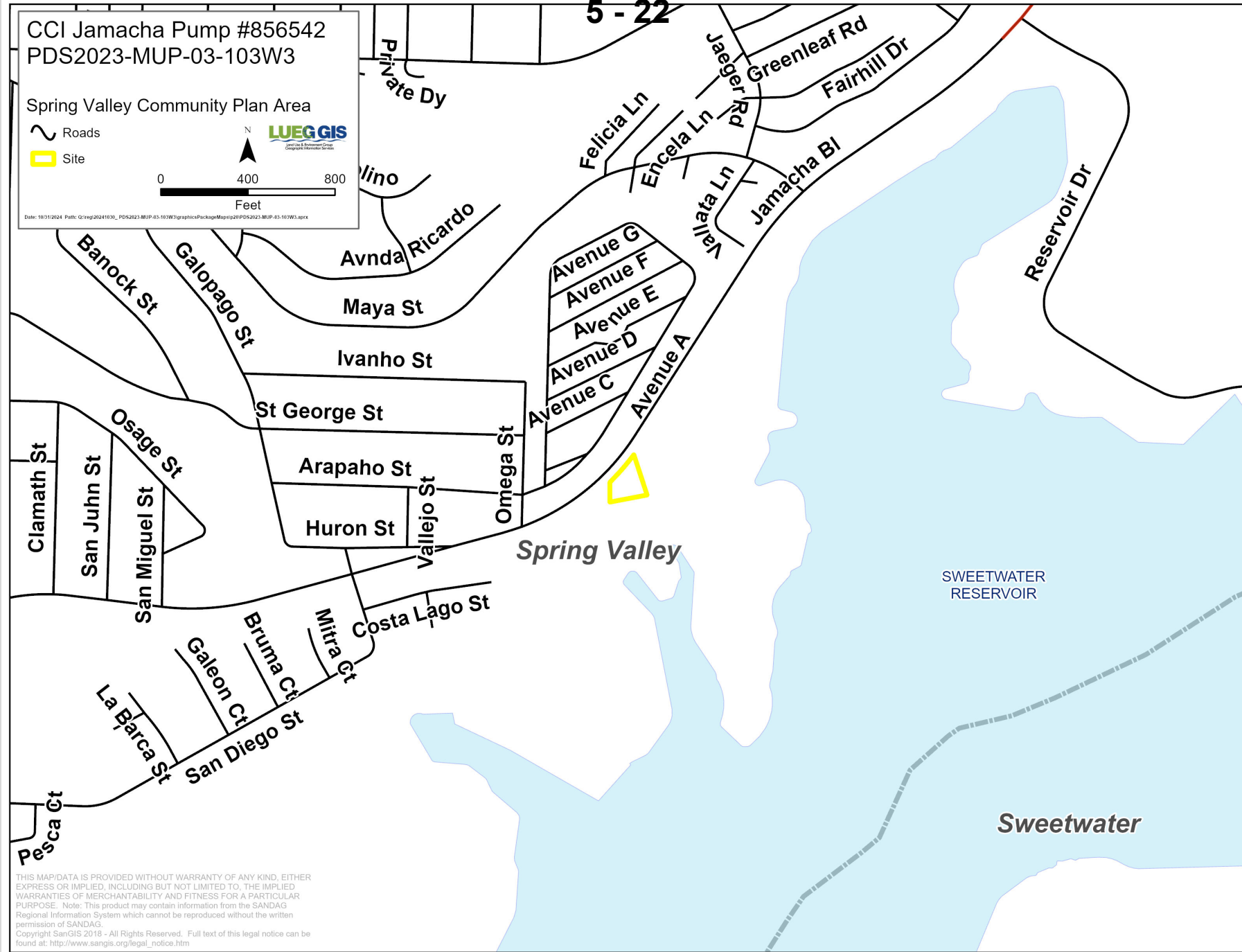
□ Site



LUEGGIS
Land Use & Planning Group
Geographic Information Systems

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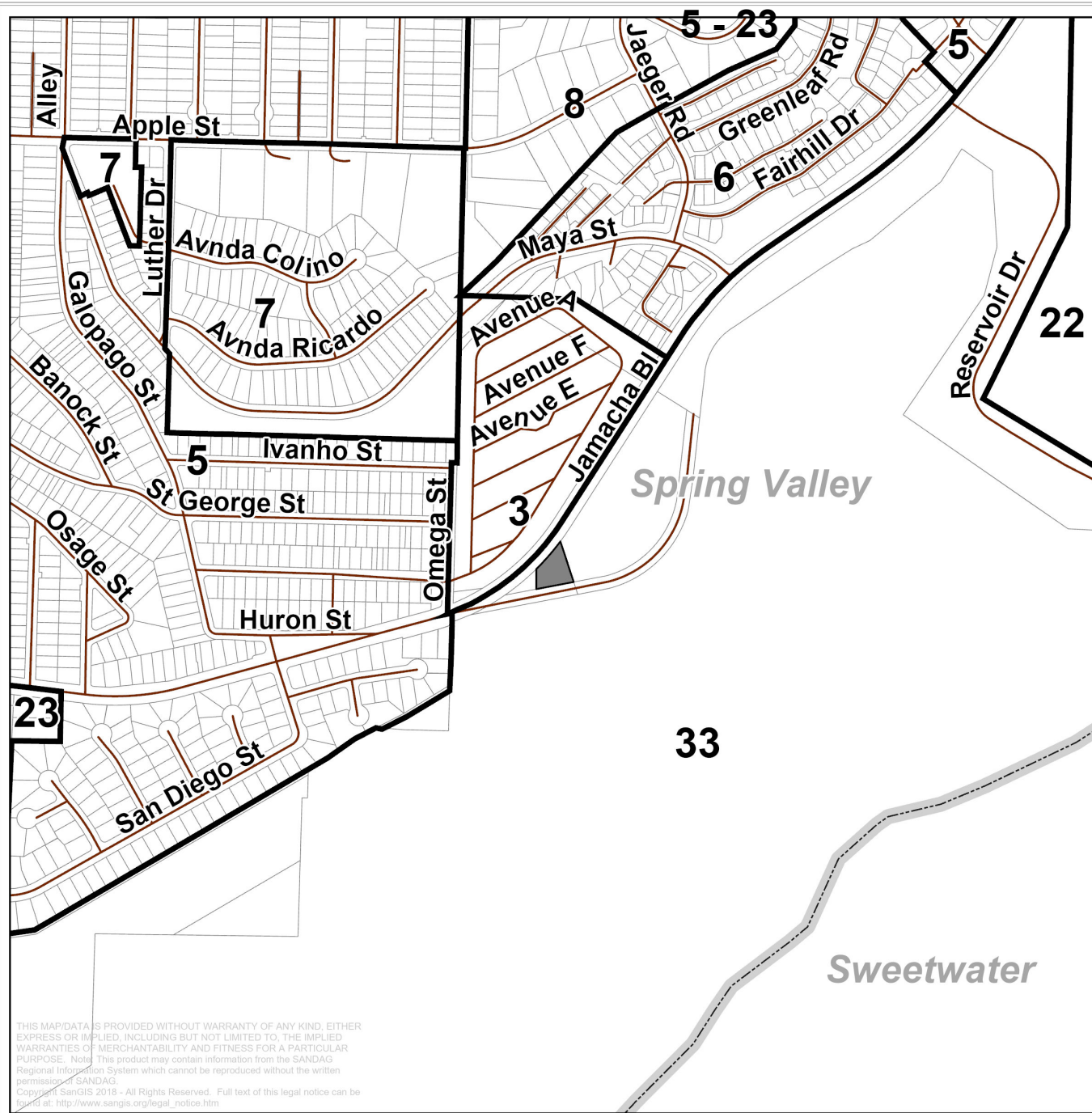
5 - 22



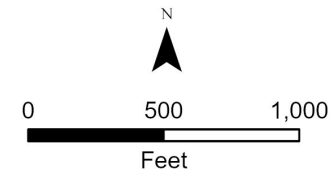
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CCI Jamacha Pump
 #856542
 PDS2023-MUP-03-103W3
 General Plan

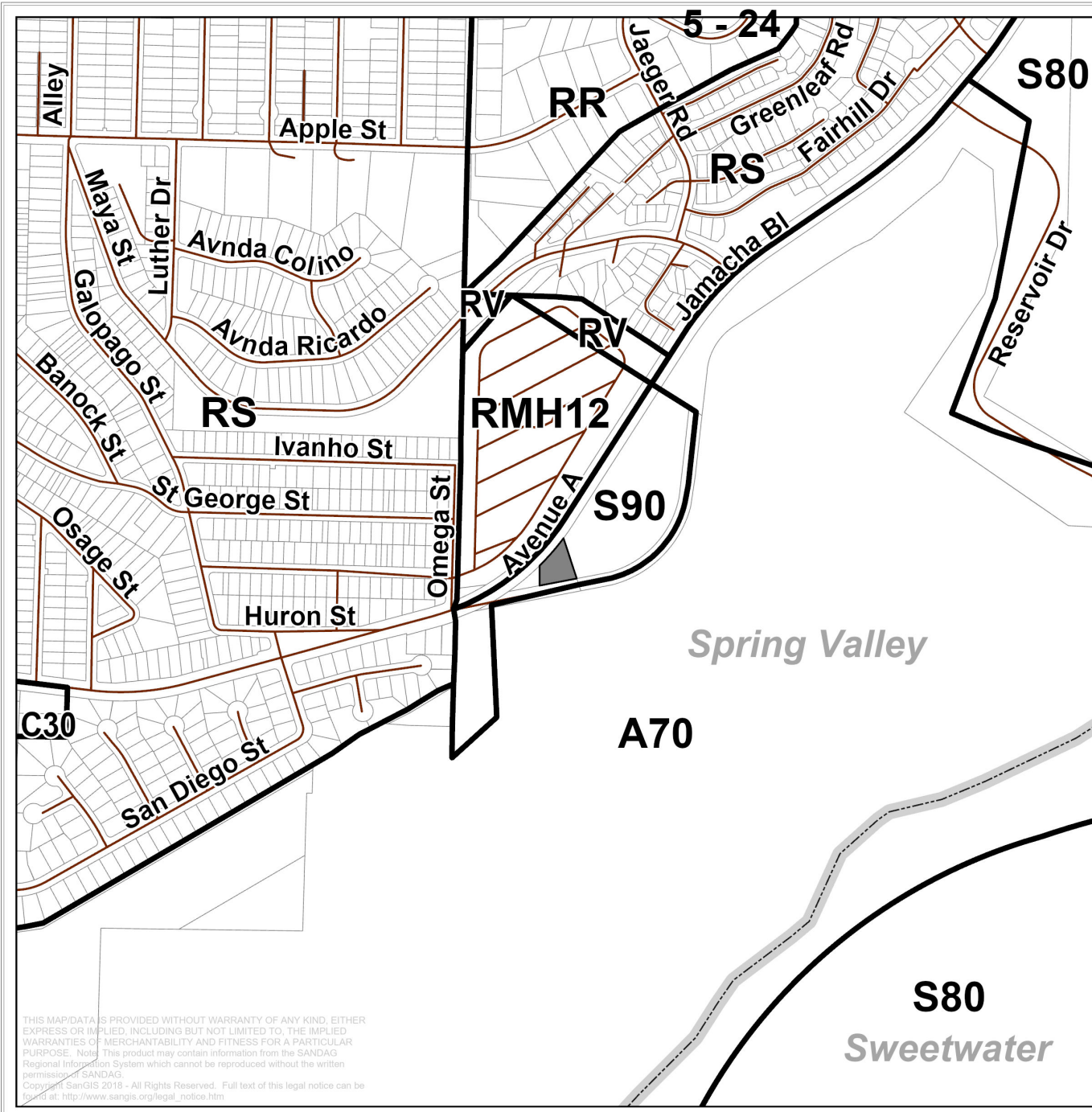
- Spring Valley
 Community Plan Area*
- (3) Village Residential (VR-15)
 - (5) Village Residential (VR-7.3)
 - (6) Village Residential (VR-4.3)
 - (7) Village Residential (VR-2.9)
 - (8) Village Residential (VR-2)
 - (22) Specific Plan Area
 - (23) Office Professional
 - (33) Public Agency Lands



	Roads
	Site
	Parcels
	Planning



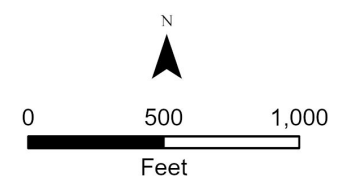
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CCI Jamacha Pump
 #856542
 PDS2023-MUP-03-103W3
 Zoning

- Spring Valley
 Community Plan Area*
- A70 - Limited Agricultural
 - C30 - Office Professional
 - RMH12 - Mobilehome Residential
 - RR - Rural Residential
 - RS - Single Family Residential
 - RV - Variable Family Residential
 - S80 - Open Space
 - S90 - Holding Area

	Roads
	Site
	Parcels
	Zoning

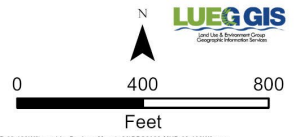


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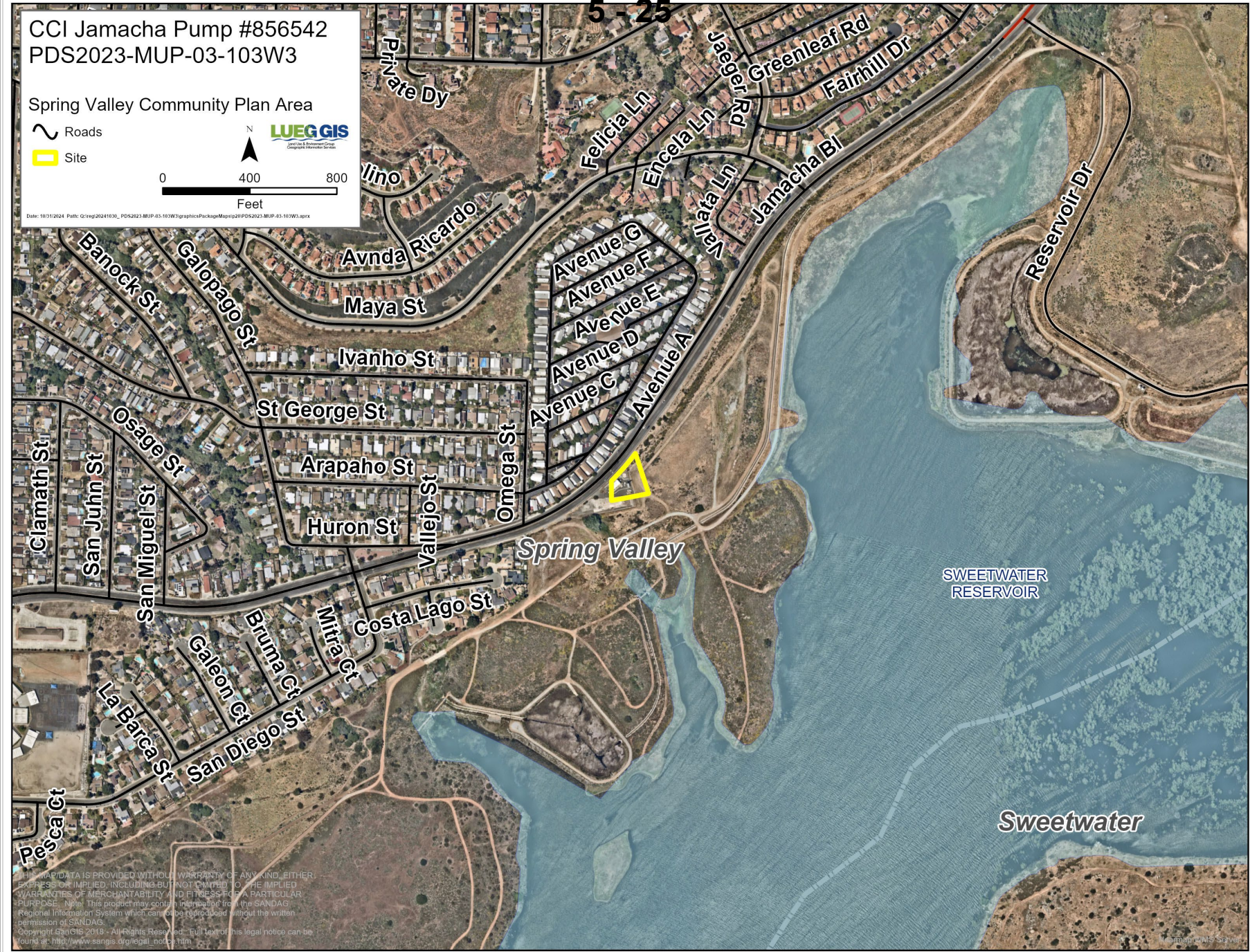
CCI Jamacha Pump #856542 PDS2023-MUP-03-103W3

Spring Valley Community Plan Area

-  Roads
-  Site



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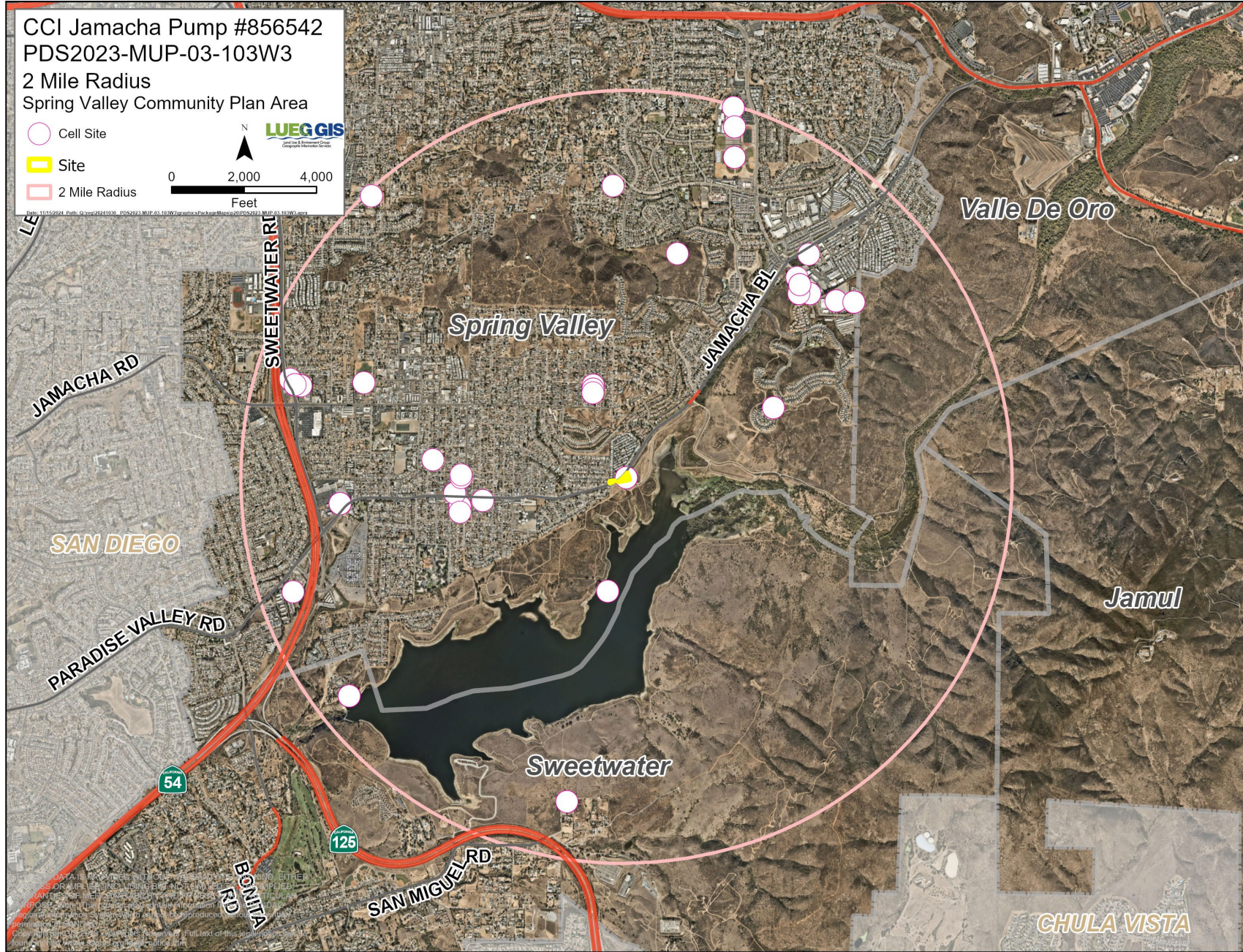
CCI Jamacha Pump #856542
PDS2023-MUP-03-103W3

2 Mile Radius
Spring Valley Community Plan Area

Cell Site
Site
2 Mile Radius

LUEGGIS
Land Use & Planning Group

0 2,000 4,000
Feet



**Attachment B – Form of Decision
Approving PDS2023-MUP-03-103W3**



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 Codes
(858) 565-5920 Building Services

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

December 6, 2024

PERMITTEE: CROWN CASTLE (ATTN: JILL CLEVELAND)
PROJECT NUMBER: PDS2023-MUP-03-103W3
E.R. NUMBER: PDS2023-ER-03-19-017C
PROPERTY: 9903 JAMACHA BOULEVARD IN THE SPRING VALLEY PLANNING AREA,
WITHIN UNINCORPORATED SAN DIEGO COUNTY
APN: 580-010-06-00

DECISION OF PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION (MUP-03-103)

GRANT, as per plot plan and elevations dated March 8, 2005, consisting of five sheets, as amended and approved concurrently herewith, a Major Use Permit, pursuant to Section 6985, 6986, and 7358 of the Zoning Ordinance, to authorize the location and use of an unmanned wireless telecommunications facility and associated cabinets for a maximum term of ten years. The facility will consist of 6 panel antennas with three antenna arrays of two panel antennas each. The antennas will be concealed behind the foliage of a 45-foot tall artificial Cypress tree (monocypress). Four outdoor equipment cabinets will be placed at ground level adjacent to the proposed monocypress.

ALSO GRANTED is an exception to the height requirements pursuant to Section 4622.b of the Zoning Ordinance, to allow an increase in height from 35-feet to 45-feet for the monocypress.

MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-03-103W3)

The project is a Major Use Permit Modification proposing to bring an existing wireless telecommunication facility into conformance with the County of San Diego Wireless Ordinance. The applicant is proposing to continue operating and maintaining an existing 45-foot-tall monocypress. The original Major Use Permit, P03-103, granted the approval to construct a 45' monocypress whereas the actual facility was constructed to a height of 50' 6". The facility includes supporting equipment located within an existing 11-foot-tall equipment enclosure. The project site is located at 9903 Jamacha Blvd in the Spring Valley Community Plan Area. The site is subject to the General Plan Land Use Designation Public Agency Lands. Zoning for the site

is Holding Area (S90). Access to the site is proposed off of Jamacha Blvd, a county-maintained road.

Pursuant to Sections 6985, 6986 and 7358 of the Zoning Ordinance. Wireless telecommunication facilities subject to this Major Use Permit are considered "high visibility" facilities, therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 15 years (ending December 6, 2039, at 4:00 p.m.). This may be extended for an additional period of time through modification of this permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time. All wireless telecommunication facilities subject to this Minor Use Permit shall be reviewed for conformance with the amortization requirements outlined in Sections 6985 and 6991 of the Zoning Ordinance through the modification of this permit.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on December 6, 2026 at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

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

SPECIFIC CONDITIONS FOR MAJOR USE PERMIT (MUP-03-103):

The following conditions are imposed with the granting of this Major Use Permit: All building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.

- A. Prior to obtaining any building or other permit pursuant to this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:
 - 1. Payoff all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use (DPLU) and the Department of Public Works (DPW).
 - 2. The following noise mitigation measures shall be shown on the building plans.
 - a. Two ground-mounted Carrier Model 38HDC060 exterior condensers or equivalently sized units each with a maximum allowable ARI sound power rating of 7.2 Bels. These two units are shown on the west side of the equipment shelter located in the eastern portion of the project site as shown in Appendix A. Any equivalent condenser shall have a minimum source height of 3 feet according to Table 4 in the URS Noise Analysis revised November 16, 2004.
 - b. The equipment shelter shall be solid and constructed of masonry, wood, plastic, fiberglass, steel, or a combination of these materials, with no cracks or gaps through

or below the walls. The minimum STC for the enclosure walls is 45 and the roof shall have a minimum STC of 30. Typical masonry block walls meeting this STC criterion would have a minimum surface density of 3.5 pounds per square foot.

- B. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:
1. Prior to use of the facility, submit evidence, such as photos, to the satisfaction of the Director of Planning and Land Use to show that the facility is in conformance with photo simulations provided pursuant to Section 6984(B) of the Zoning Ordinance.
 2. Submit to the satisfaction of the Director of the Department of Planning and Land Use for inclusion in the environmental file 03-19-017, digital photos demonstrating that the specified cabinets have been installed including their serial numbers or identification plates for each of the four ground-mounted equipment cabinets at the completed installation. A second set of photographs shall be provided to the project's construction manager.
 3. Comply with street lighting requirements as follows:
 - a. Transfer the property subject to P03-103 into Zone A of the San Diego County Street Lighting District without notice or hearing and pay the cost to process such transfer.
 4. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating Condition B3 has been completed to that department's satisfaction.
- C. The following conditions shall apply during the term of the Major Use Permit:
1. The installation of any additional exterior noise-generating equipment is prohibited without a modification of this use permit.
 2. The applicant shall maintain the appearance of the facility and associated equipment, as depicted in photo simulations in file P03-103, for the duration of the facility's operation and remove same upon termination of use.
 3. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
 3. The appearance of the monocyprress and equipment cabinets shall be well maintained at all times. The developer shall be responsible for any damage to the two existing Cypress trees and surrounding vegetation during construction and shall be required to replace at the same size as which currently exists.
 4. All landscaping, including existing Cypress trees and surrounding vegetation shall be maintained at all times and shall be promptly replace if not successful.
 6. All wireless telecommunications sites shall be kept clean and free of litter.

7. All equipment cabinets shall display a legible operator's contact number for reporting maintenance problems.
 8. 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 prior to the final day of use.
 9. 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.
 10. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner.
 11. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
 12. Noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.
 13. Equipment cabinets and antenna structures shall be secured to disallow unauthorized access.
 14. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 1 acre require that the property owner keep additional and updated information on-site concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
- D. This Major Use Permit shall expire on July 8, 2007 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.
- E. The following shall be the Mitigation Monitoring or Reporting Program for P03-103, AT&T Wireless - Pump Station Telecommunications Facility Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Reporting or Monitoring Program for any project that is approved on the basis of a mitigated Negative Declaration or an Environmental Impact Report for which findings are required under Section 21081 (a)(1). The program must be adopted for the changes to a project which the County has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment. The program must be designed to ensure compliance during project implementation. The Mitigation Monitoring Program is comprised of all the environmental mitigation measures adopted for the project. The full requirements of the program (such as what is being monitored, method and frequency, who is

responsible, and required time frames) are found within the individual project conditions. These conditions are referenced below by category under the mechanism which will be used to ensure compliance during project implementation.

1. Subsequent Project Permits

Compliance with the following conditions is assured because specified subsequent permits or approvals required for this project will not be approved until the conditions have been satisfied:

Noise Condition A.2.
Design Condition 8.1.
Noise Condition 8.2.

2. Annual Inspections

Compliance with the following conditions is assured because the annual inspections will evaluate the status of compliance and, if necessary, pursue the remedies specified in the project permits or available under local or state law:

None

3. Enforcement

Compliance with the following conditions is assured because complaints of non-compliance may be provided by the public to the County which may then investigate the status of compliance and pursue enforcement:

Conditions C.1 through C.13

4. Ongoing Mitigation

Compliance with the following conditions is assured because County staff will monitor the on-going requirements and, if necessary, pursue the remedies specified in the project permit, the security agreement, or the mitigation monitoring agreement:

Conditions C.1. through C.13

SPECIFIC CONDITIONS FOR MAJOR USE PERMIT (MUP-03-103W3): 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 (MUP-03-103W3) 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:

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:

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

3. ROADS#1-SIGHT DISTANCE

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

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is 840 feet of unobstructed intersectional sight distance in the westerly direction and intersectional sight distance in the easterly direction is not necessary since left turn movements out of the project entrance, or into the project entrance, are prohibited by the existing non-traversable double striped median along **Jamacha Boulevard (SF1397)** from the proposed private driveway in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of 550 as described in Table 5 based on a speed of 55mph, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

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

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

4. GEN#3–INSPECTION FEE

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

5. PLN#1– PHOTO SIMULATION:

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated **1/30/2024** to ensure that the site was built to be screened from public view.

- a. Plant two cypress trees along the property boundary line adjacent to the Jamacha Boulevard.

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 mono-broadleaf has been re-branched to a mono-pine. **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:**

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:**

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):**

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 1/30/2024. 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:

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#2–SIGHT DISTANCE**

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of 550 feet in the westerly direction and intersectional sight distance in the easterly direction is not necessary since left turn movements out of the project entrance, or into the project entrance, are prohibited by the existing non-traversable double striped median along along ***Jamacha Boulevard (SF1397)*** from the private driveway for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

12. **ROADS#3–PRIVATE ROAD MAINTENANCE**

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

Further development of the subject properties may require the approval of discretionary permits that may have conditions for certain private parking improvements, flood control facilities, and traffic control devices (or contributions for future installations of the same).

FINDINGS FOR MAJOR USE PERMIT PDS2023-MUP-03-103W3

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

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

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

The existing/project is in harmony, scale and bulk with the surrounding area, as the existing MonoCypress and equipment shelter are positioned adjacent to existing structures on the property. The overall height of the MonoCypress is 45' which allows for enough branching to screen the antennas from view. In addition, two cypress trees are being replaced on the property that were previously removed.

Scale and Bulk:

The existing facility is camouflaged as a MonoCypress, blending into the surrounding environment, including the nearby mature cypress trees and open space surrounding the Sweetwater Reservoir to the south and west. The height of the structure (45 feet) allows it to provide the necessary wireless coverage while maintaining visual harmony with the area.

The antennas are staggered at centerlines of 39' and 33' on the faux tree, which is necessary to mimic the natural tapering of a cypress and to meet coverage objectives. The facility is set back over 100 feet from the nearest residential property and over 30 feet from Sweetwater Springs Boulevard. Additionally, two live cypress trees will be replaced on the property to enhance the visual integration of the structure. The project's size and design, including the concealed equipment enclosure, ensure compatibility with adjacent uses in terms of scale and bulk.

Coverage:

The total lease area of 100 square feet is minimal compared to the 5.91-acre parcel size. The facility occupies less than 1% of the site, and its coverage impact is negligible compared to the large size of the parcel.

Density:

The project does not affect density, as it involves an unmanned wireless telecommunication facility with no residential component. Therefore, the project is in harmony with the scale, bulk, coverage, and density of adjacent structures.

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

The project meets the Department of Planning and Land Use Building Division's Policy FP-2 by surrounding the equipment area with CMU walls and providing a steel access door. Electrical and telephone services are available on-site. Access is provided via an existing paved driveway from Jamacha Boulevard. All required public facilities, services, and utilities are available and adequate for this project.

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

The project site is zoned S-90 and is surrounded by residential uses to the north and west, with the Sweetwater Reservoir and open space to the south and east. The facility is designed as a MonoCypress tree to blend with the surrounding environment and vegetation, including two live cypress trees that will be replaced to improve visual compatibility.

The project does not introduce new or uncharacteristic visual elements, as the existing infrastructure and camouflaged design integrate well with the existing structures and landscape. No exterior lighting is proposed, and the facility does not generate noise or other disturbances. Therefore, the project will not result in any harmful effects on the neighborhood character or nearby residences.

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

The traffic generated by the project will be minimal, consisting of one or two maintenance trips per month. The facility is accessed via an existing driveway off Jamacha Boulevard, a public road. This low traffic volume will not significantly affect the capacity or physical character of surrounding streets.

The available sight distance on Jamacha Boulevard is adequate for safe vehicular access, and the existing road infrastructure is sufficient to accommodate the project's operational needs. Therefore, the project will not adversely affect traffic or street capacity in the area.

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

The subject property is 5.91 acres in size and operates as a public utility site, which is a suitable location for a wireless telecommunications facility. The existing MonoCypress and equipment enclosure have been in place without significant impact on the surrounding area. No significant landform alterations are required for this project, and the existing camouflaged design ensures that the facility will continue to blend with its surroundings.

The project site is well-suited for the type and intensity of the proposed use, given its public utility designation and proximity to residential and open space areas. Access to the site is via a paved county-maintained road, ensuring safe and efficient operation.

6. Any other relevant impact of the proposed use.

None identified.

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

The project site is within the Spring Valley Community Plan Area and is subject to the S90 Land Use Designation. The project complies with the General Plan Use is Public Agency Lands and because civic uses are allowed if they support the local population. The project aligns with Goals S-1 and S-2 of the Public Safety Element by enhancing public safety and emergency response through improved wireless coverage, reducing service disruptions during emergencies. It also supports Goal 15.1 by blending with the surrounding environment, minimizing visual impacts, and preserving the area's character. Additionally, the project contributes to Goal 15.2 by being designed for co-location, reducing the need for additional structures in the area.

The project is not visible from any Scenic Highways identified in the General Plan, ensuring compliance with Section 6987(D) of the Zoning Ordinance. Therefore, the project remains consistent with both the Zoning Ordinance and the General Plan.

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

WIRELESS TELECOMMUNICATION FINDINGS

The project is in a preferred location in a non-preferred zone. Pursuant to Section 6986.B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternate site analysis and discussed preferred locations in the area and why they were not technologically or legally feasible. Pursuant to Section 6986.C of the Ordinance, the applicant has provided a camouflaged facility as a faux utility pole. In addition, the proposed project consists of converting an existing monopole into a faux utility pole as monopoles are not permitted when visible from scenic highways identified in the County of San Diego General Plan. Due to the camouflaging of the facility and lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

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

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

lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

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

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

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

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED PROTECTION PROGRAM/susmppdf/lid_handbook_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

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

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

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

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

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

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

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

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS
Planning & Development Services (PDS)

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

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

COUNTY OF SAN DIEGO
VINCE NICOLETTI, INTERIM DIRECTOR

BY:

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

email cc:

Daniella Hofreiter, Planning Manager, PDS

Eddie Scott, Project Planner, Land Use/Environmental Planner, PDS

Jill Cleveland, Point of Contact,

Attachment C – Environmental Documentation

5 - 47 NOTICE OF EXEMPTION

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

FROM: County of San Diego
Planning & Development Services, M.S. 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: AT&T Wireless - CCI Jamacha Pump #856542; PDS2023-MUP-03-103W3

Project Location: 9903 Jamacha Boulevard, in the Spring Valley Community Plan Area
APN: 580-010-06-00

Project Applicant: Plancom OBO Crown Castle 200 Spectrum Center Drive, Suite 1700 Irvine CA 92618
(760)420-4833

Project Description: The applicant requests a Major Use Permit Modification to bring an existing wireless telecommunication facility into conformance with the County of San Diego Wireless Ordinance, and to extend the duration of the permit for 15 years. The applicant proposes to renew the existing wireless facility which is located on 45-foot-tall Mono-cypress tree. Supporting equipment, including back-up generator, is located within 139.2 square feet Concrete Masonry Unit (CMU) enclosure.

Agency Approving Project: County of San Diego

County Contact Person: Eddie Scott Telephone Number: (619) 323-8090

Date Form Completed: December 6, 2024

This is to advise that the County of San Diego Director of Planning and Development Services has approved the above described project on December 6, 2024 and found the project to be exempt from the CEQA under the following criteria:

- Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - Declared Emergency [C 21080(b)(3); G 15269(a)]
 - Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - Statutory Exemption. C Section:
 - Categorical Exemption. G Section: 15305 – Minor alterations in land use limitations
 - 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 15305 of the California Environmental Quality Act (CEQA), exempt: Pursuant to Section 15305 of the California Environmental Quality Act (CEQA), the project is exempt from CEQA because the project consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to, minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel..

Signature: Eddie Scott Telephone: (619) 323-8090

Name (Print): Eddie Scott Title: Land Use / Environmental Planner II

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

**AT&T WIRELESS - CCI JAMACHA PUMP #856542
MAJOR USE PERMIT MODIFICATION
PDS2023-MUP-03-103W3, PDS2023-ER-03-19-017C
December 6, 2024**

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

YES NO NOT APPLICABLE/EXEMPT

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

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

YES NO NOT APPLICABLE/EXEMPT

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

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

YES NO NOT APPLICABLE/EXEMPT

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

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

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The <u>Steep Slope</u> section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

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

Steep Slopes:

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

Sensitive Habitats:

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

Significant Prehistoric and Historic Sites:

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

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

YES

NO

NOT APPLICABLE

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

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

YES

NO

NOT APPLICABLE

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

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

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

Attachment D – Environmental Findings

**AT&T WIRELESS - CCI JAMACHA PUMP #856542
MAJOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2023-MUP-03-103W3
ENVIRONMENTAL LOG: PDS2023-ER-03-19-017C**

**ENVIRONMENTAL FINDINGS
December 6, 2024**

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15305 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation



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

Record ID(s): PDS2023-MUP-03-103W3

Project Name: CCI Jamacha Pump #856542

Project Manager: Polina Mitcheom

Project Manager's Phone: 619-942-1376

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.

**SDC PDS RCVD 10-12-23
 MUP03-103W3**



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

Record ID(s): PDS2023-MUP-03-103W3

Project Name: CCI Jamacha Pump #856542

Planning/Sponsor Group: Spring Valley Community Planning Group

Results of Planning/Sponsor Group Review

Meeting Date: 2nd and 4th Tuesday of the Month

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

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

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

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

VOTE: 10 Yes 1 No 0 Abstain 4 Vacant / Absent

C. Recommended conditions of approval:

Motion is to approve the renewal of th M.U.P. with the condition that the proponent review the tower tree design selection to be more in keeping with neighboring live trees.

Reported by: Tim Snyder Position: Group Member Date: 8-7-23

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>

REV	DATE	DESCRIPTION	BY
0	08/22	CDP RENEWAL	RMZ



1878 BERNARDO CIEDES DRIVE, UNIT 203
SAN DIEGO, CA 92108



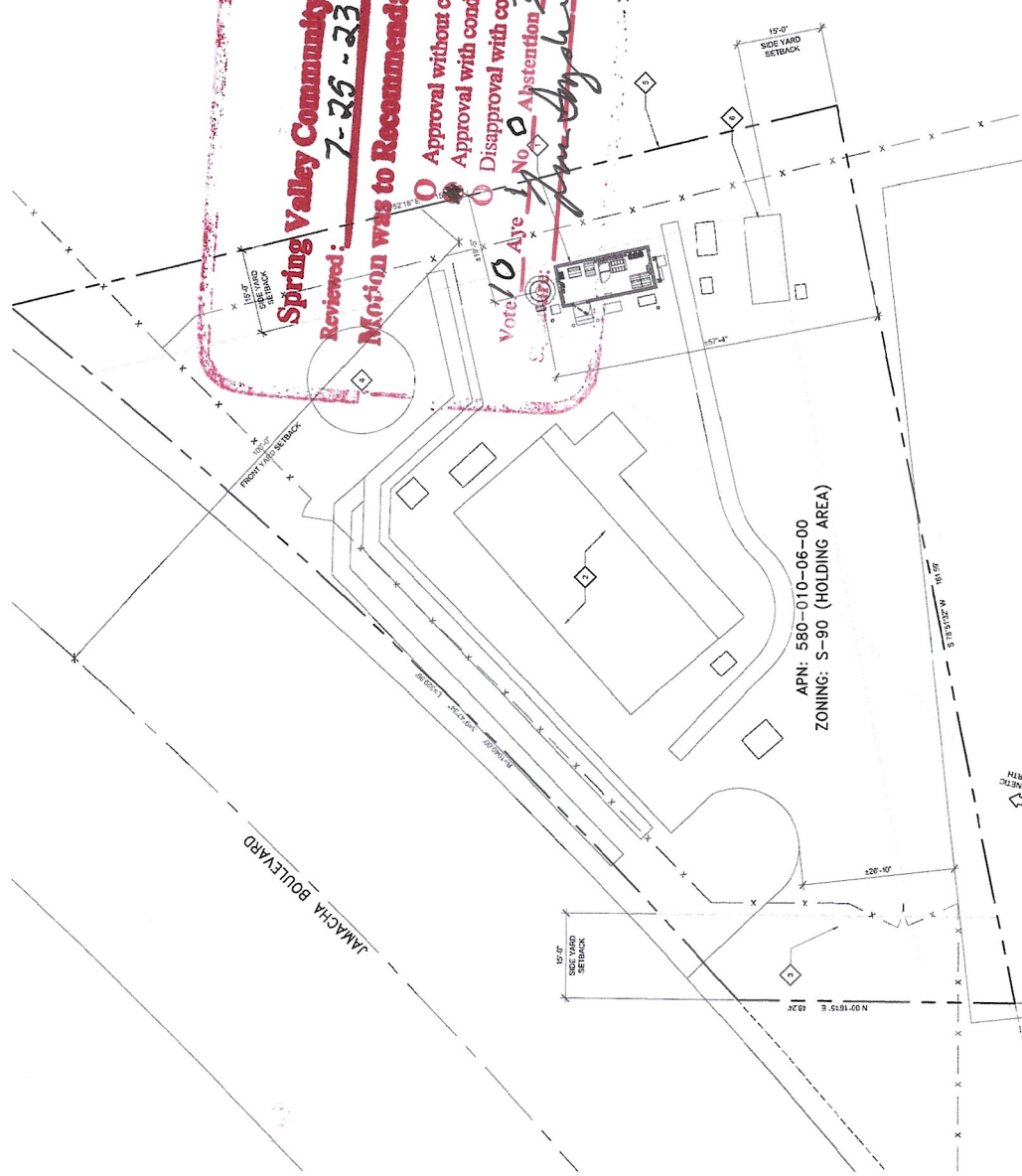
JAMACHA PUMP
9303 JAMACHA BOULEVARD
SPRING VALLEY, CA 91977

SHEET TITLE:
SITE PLAN

A-0

- KEYED NOTES:**
- ◊ (E) TRT EQUIPMENT ENCLOSURE, 4 (E) 10.0 FT HIGH
 - (N) DRY PESS (SEE EQUIPMENT PLAN SHEET A-1)
 - ◊ (E) BUILDING
 - ◊ (E) INGRESS/EGRESS DRIVEWAY
 - ◊ (E) WATER TANK
 - ◊ PROPERTY LINE, TYPICAL
 - ◊ (E) OCCUPANCY

Spring Valley Community Planning Group
 Reviewed: 7-25-23
 Motion was to Recommend:
 Approval without conditions
 Approval with conditions
 Disapproval with concerns
 Vote: 0 Aye 1 No 0 Abstention 3 Absent 1 Vacant
 Date: 8-7-23



BOUNDARY NOTE:
 THIS PLAN IS A PRELIMINARY PLAN AND IS FOR INFORMATION ONLY. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.

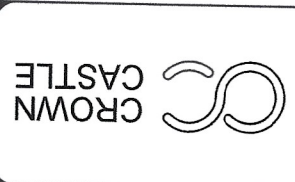


SITE PLAN
 SCALE: 1" = 30'-0"

REV.	DATE	DESCRIPTION	BY
0	03/20/21	CUP RENEWAL	RAY

PLANCOME
 1876 BERNARD CENTER DRIVE UNIT 200
 SAN JOSE, CA 95128

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
 EXCEPT WHERE SHOWN OTHERWISE AND IS NOT TO BE
 REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY
 MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

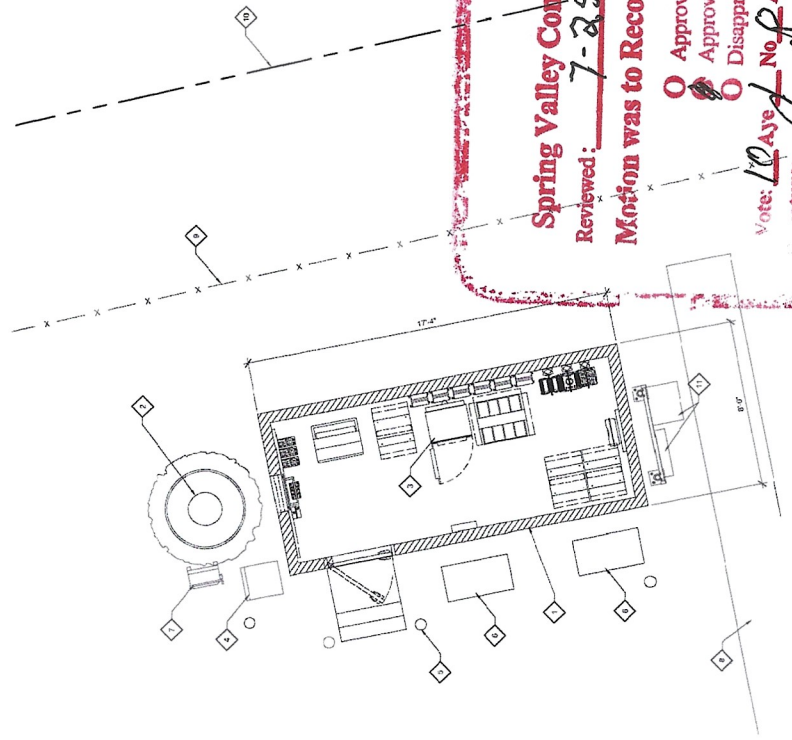


JAMACHA PUMP
 9903 JAMACHA BOULEVARD
 SPRING VALLEY, CA 91977

SHEET TITLE:
 EQUIPMENT PLAN

A-1

- KEYED NOTES:**
- 1 (I) 15 FT CONCRETE BLOCK EQUIPMENT SHELTER
 - 2 (I) 1500 KVA TRANSFORMER, SEE ANNOTATION AND SHEET A-2
 - 3 (I) 15 FT EQUIPMENT, TYPICAL
 - 4 (I) TRANSFORMER
 - 5 (I) DOLLARD, TYPICAL
 - 6 (I) HVAC UNIT
 - 7 (I) DISCONNECT SWITCH
 - 8 (I) CONCRETE SWALE
 - 9 (I) CHAIN LINK FENCE AND EDGE OF ASPHALT PAVING
 - 10 PROPERTY LINE
 - 11 (I) TELECOMMER BOXES ON M/R FRAME



Spring Valley Community Planning Group
 Reviewed: 7-25-23
Motion was to Recommend:
 Approval without conditions
 Approval with conditions
 Disapproval with concerns
 Vote: 10 Aye / 0 Abstention / 3 Absent / 1 Vacant
 Signature: [Signature] Date: 8-7-23

EQUIPMENT PLAN
 SCALE: 3/8" = 1'-0"

ISSUE STATUS		
REV.	DATE	DESCRIPTION
1	03/20/20	CONCEPTUAL
2	03/20/20	CIP/PERMITS

PLANCOMI
 16776 BERNARDO CENTER DRIVE, UNIT 203
 SAN DIEGO, CA 92108

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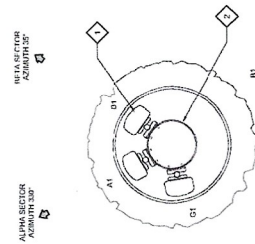
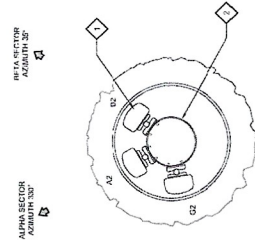
JAMACHA PUMP
 5903 JAMACHA BOULEVARD
 SPRING VALLEY, CA 91977

SHEET TITLE:
 ANTENNA PLANS

A-2

EXISTING ANTENNA & RADIO SCHEDULE					
ANTENNA POSITION	ANTENNA MODEL	BOOM CENTER	AZIMUTH	HEIGHT	REMARKS
A1	MODEL E-3500-13-17-16-A1	35.0°	330°	300'	200 MHz & 450 MHz
A2	MODEL E-3500-13-17-16-A1	35.0°	330°	300'	200 MHz & 450 MHz
B1	MODEL E-3500-13-17-16-A1	35.0°	30°	300'	200 MHz & 450 MHz
B2	MODEL E-3500-13-17-16-A1	35.0°	30°	300'	200 MHz & 450 MHz
C1	MODEL E-3500-13-17-16-A1	35.0°	200°	300'	200 MHz & 450 MHz
C2	MODEL E-3500-13-17-16-A1	35.0°	200°	300'	200 MHz & 450 MHz

KEYED NOTES:
 Spring Valley Community Planning Group
 Reviewed: 7-25-23
 Motion was to Recommend:
 Approval without conditions: 1
 Approval with concerns: 0
 Disapproval with concerns: 0
 Abstention: 0
 Absent: 3
 Vacant: 1
 Date: 8-8-23
 Vote: 10 Aye, No, 0 Abstention, 3 Absent
 Signature: [Signature]



ANTENNA PLANS
 SCALE: 1/2" = 1'-0"

ISSUE STATUS	REV.	DATE	DESCRIPTION	BY
	0	10/20/23	COMP. REVISIONAL	RAY

PLANCOMI
 16776 BERNARDO CENTER DRIVE, UNIT 203
 SAN DIEGO, CALIFORNIA

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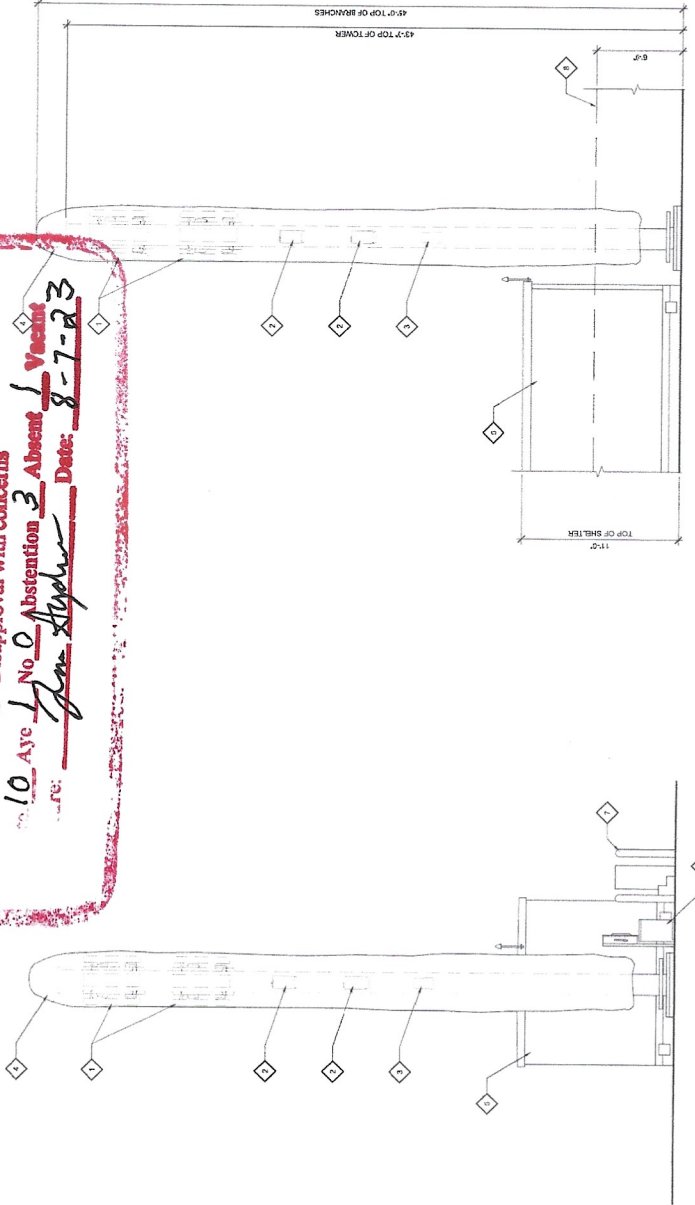
JAMACHA PUMP
 9903 JAMACHA BOULEVARD
 SPRING VALLEY, CA 91977

SHEET TITLE:
 ELEVATIONS

A-3

Spring Valley Community Planning Group
 Reviewed: 7-25-23
Motion was to Recommend:
 Approval without conditions
 Approval with conditions
 Disapproval with concerns
 No. 10 Aye 1 No 0 Abstention 3 Absent 1 Vacant
 Date: 8-7-23
Jim Stephen

- KEYED NOTES:**
- 1 (E) AT&T ANTENNA
 - 2 (E) AT&T PARADISE UNIT
 - 3 (E) AT&T FORCE SUPPRESSOR UNIT
 - 4 (E) 45' TYP. HIGH MIMO-CYPERES
 - 5 (E) AT&T EQUIPMENT SHELTER
 - 6 (E) TRANSFORMER
 - 7 (E) BALLARD, TYPICAL
 - 8 (E) CHAIN LINK FENCE IN FOREGROUND (SHOWN DASHED FOR CLARITY)



EAST ELEVATION
 SCALE: 1/8" = 1'-0"

NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

Attachment F – Photo-Simulations, Geographic Service Area Map, and Alternative Site Analysis

EXISTING



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(2) Proposed new live Cypress trees



**SDC PDS RCVD 01-30-24
MUP03-103W3**

PROPOSED

CCI JAMACHA PUMP 9903 JAMACHA BOULEVARD, SPRING VALLEY ALTERNATE SITE ANALYSIS

SITE SELECTION/PREFERRED SITES PER SECTION 6986

The project is a renewal of the existing Major Use Permit and is located within the S-90 zone district (Holding Area) with a Public Agency Lands General Plan designation. The site consists of an existing Crown Castle managed wireless communication facility with AT&T as the carrier occupying the 45' tall MonoCypress. The project site is at a ground elevation of approximately 246 feet above mean sea level (AMSL), on 1.10 acres. The property operates as a pump house for the Spring Valley Sanitation District, owned the County of San Diego. The property sits on a flat parcel, with homes to the north and west, with the Sweetwater Reservoir to the west and south.

The location for the existing cell site was chosen because of the coverage afforded by its strategic location and lack of nearby obstructions to allow a signal to reach the geographical service area. It is needed for both coverage and capacity. Without this site, there would be little to no wireless coverage in the area. With the continued operation of this site, it also relieves some capacity off the adjacent sites, allowing them to work more optimally. The project location also provides the technical ability to control the frequencies of the site within a defined geographical area and provide connectivity to its neighboring sites in the local network.

The height of the facility was determined based on the design of a faux tree, the equipment needed for the facility and the coverage objectives for the area. The MonoCypress needs to taper at the top to mimic the cypress branching and therefore no antennas are placed in the top 2-3' of the faux tree. In order maintain the slim design of the cypress, antennas needed to be staggered at two antenna centerlines – 39' and 33' in order to provide adequate coverage and capacity for the site. Lastly, in order to cover the essential service areas in the neighborhoods to the north and east, the antennas need to project above the structures in the area (residences, building trees) which are higher in elevation than the subject site.

Preferred Sites in the Geographical Service Area

There are no preferred sites in the geographical service area. For the operation of a wireless telecommunication facility, a property needs to have (at a minimum) viable access, a willing landlord, utilities, and the ability to reach the intended coverage area. This site needs to provide ample coverage along Jamacha Boulevard and the surrounding residential community.

This search ring is dictated by the topography and the coverage objectives and consists of with low residential and open space. This facility at the existing height is essential for AT&T to provide adequate service to this community, as further depicted in the

Geographic Service Map. With AT&T's existing sites in place around this facility this further limits the ability for the site to be relocated or lowered. Lastly, the stealth tree needs an additional 2-4 feet in height in order to efficiently conceal the antennas within the branch canopy. The top of the existing pole is 43', with the antenna centerlines at 39' and 33'. This existing wireless facility is camouflaged as a MonoCypress to be compatible within the existing environment, as there are existing cypress trees to the south of the property. In addition, two live cypress trees will be replaced on the property in order to provided visual integration for the wireless facility.

Water Tanks

No water tanks were identified in this geographic service area. There are some water tanks 1.25 miles to the north, however, they are too close to their other existing sites.

Utility Towers, Poles, traffic lights, street lights

There are no utility towers or traffic/street lights in the immediate vicinity that would have all the necessary components needed for a cell site.

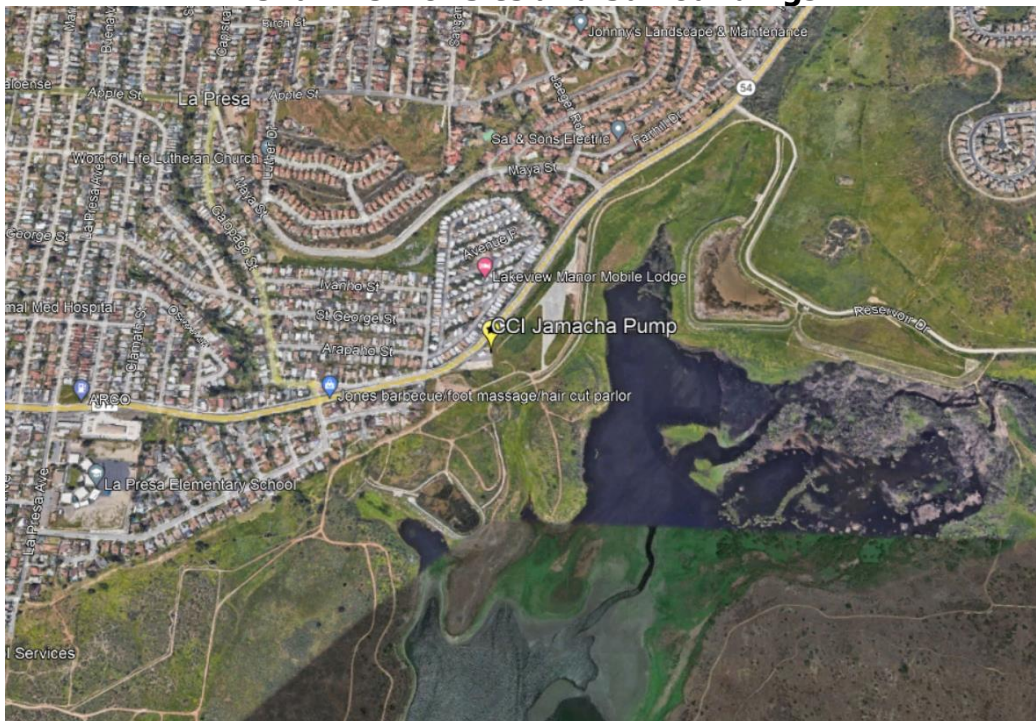
Commercial and Industrial Building

There are no commercial or industrial building in the intended search area. The closest commercial buildings are over one-half mile away.

County or Other Government Facilities

The subject site is a County/government facility which is a preferred location in the Zoning Ordinance (Section 6986 Wireless Telecommunications Facilities)

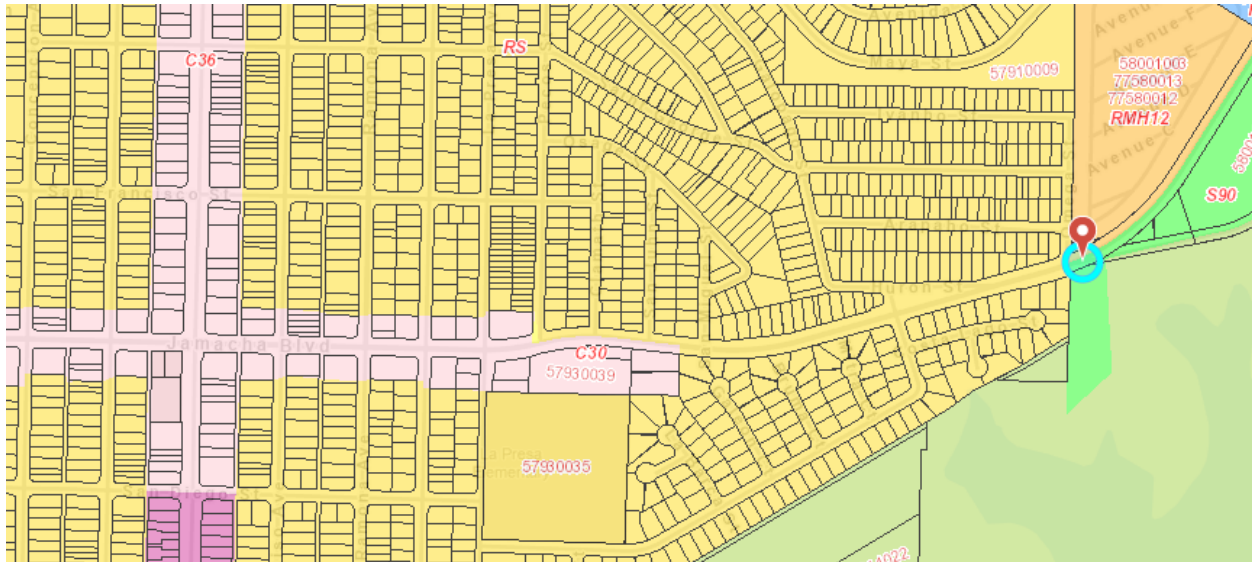
Aerial View of Site and Surroundings



EXISTING SITES WITHIN THE GEOGRAPHICAL SERVICE AREA

No other wireless facilities were identified within one-half mile radius of this site. Other existing AT&T sites are identified in the RF Coverage Map which are not suitable replacements for this site.

Commercial Zones



The intersection of Grand Ave. and Jamacha Blvd. is approximately .6 miles from the existing site. AT&T has another site at this location, on a commercially zoned property. The area consists of residences with commercial single story buildings along the main corridors.

1.4 miles to the northeast is the intersection of Jamacha Blvd. & Sweetwater Springs Blvd. with Manufacturing zones. This is also the location of another AT&T site. There is a need for this site in between both sites to maintain wireless coverage in this area. The wireless carriers strategically place sites where they are needed. The area around this site is surrounded by residentially zoned properties. This site was chosen because of it's existing commercial/utility uses on the property, compatible for a wireless facility.

EXISTING SITES

The following locations consist of existing sites and further depicted on the map below. Each of these sites are where AT&T already has an existing site, as depicted in the RF coverage maps.

- 1) 3500-07-028 – 9451 Jamacha Boulevard - Cricket flagpole.
- 2) STP-18-025 -532 Grand Avenue – AT&T (Crown managed) existing monopole in a commercial zone.
- 3) STP-00-007 -532 Grand Avenue -Sprint existing monopole in a commercial zone.
- 4) STP-04-004 –532 Grand Avenue - VZW existing light pole in a commercial zone.

- 5) STP-02-046-9348 Jamacha Boulevard – T-Mobile rooftop cupola on a commercial building.

ZONING ORDINANCE

The submitted application is in accordance with the amortization requirements of the Zoning Ordinance, Section 6991, which is intended to visually improve existing wireless telecommunication facility infrastructure.

DRAFT FINDINGS

1. Harmony in scale, bulk, coverage and density. The existing/project is in harmony, scale and bulk with the surrounding area, as the existing MonoCypress and equipment shelter are positioned adjacent to existing structures on the property. The overall height of the MonoCypress is 45' which allows for enough branching to screen the antennas from view. In addition, two cypress trees are being replaced on the property that were previously removed.
2. Available public facilities, services and utilities. The property is located within the San Miguel Fire Protection District and meets their guidelines for available service. Electrical and telephone services are available on-site. The subject property is connected by a paved driveway from Jamacha Boulevard. Therefore, all public facilities, services and utilities are available and exist on the property.
3. The harmful effect, if any, upon desirable neighborhood character. The project would not adversely affect the neighborhood character because the project is designed as a MonoCypress tree, blending with existing vegetation in the surrounding area. Two cypress trees are being replaced on the property that were previously removed to improve visual compatibility within the surrounding neighborhoods. The land uses surrounding the site consist of open space/reservoir to the east and south and residences to the north and west. The existing facility takes access off an existing paved driveway and no exterior lighting is proposed.
4. The generation of traffic and the capacity and physical character of surrounding streets. The traffic generated from this proposed project is off a public road is expected to average one to two maintenance trips per month and would utilize an existing driveway off Jamacha Boulevard.
5. The suitability of the site for the type and intensity of use or development which is proposed. The existing wireless communication facility does not require any alteration to the landform. The project, as designed and constructed, is camouflaged, does not change the characteristics of the area and is suitable for this site, type and intensity of uses.

6. *b. Project findings 1 through 5 and the project location will be consistent with the San Diego County General Plan.*

c. The requirements of the CEQA have been complied with.

CAL00760^{5 - 70}

Coverage Plots V2

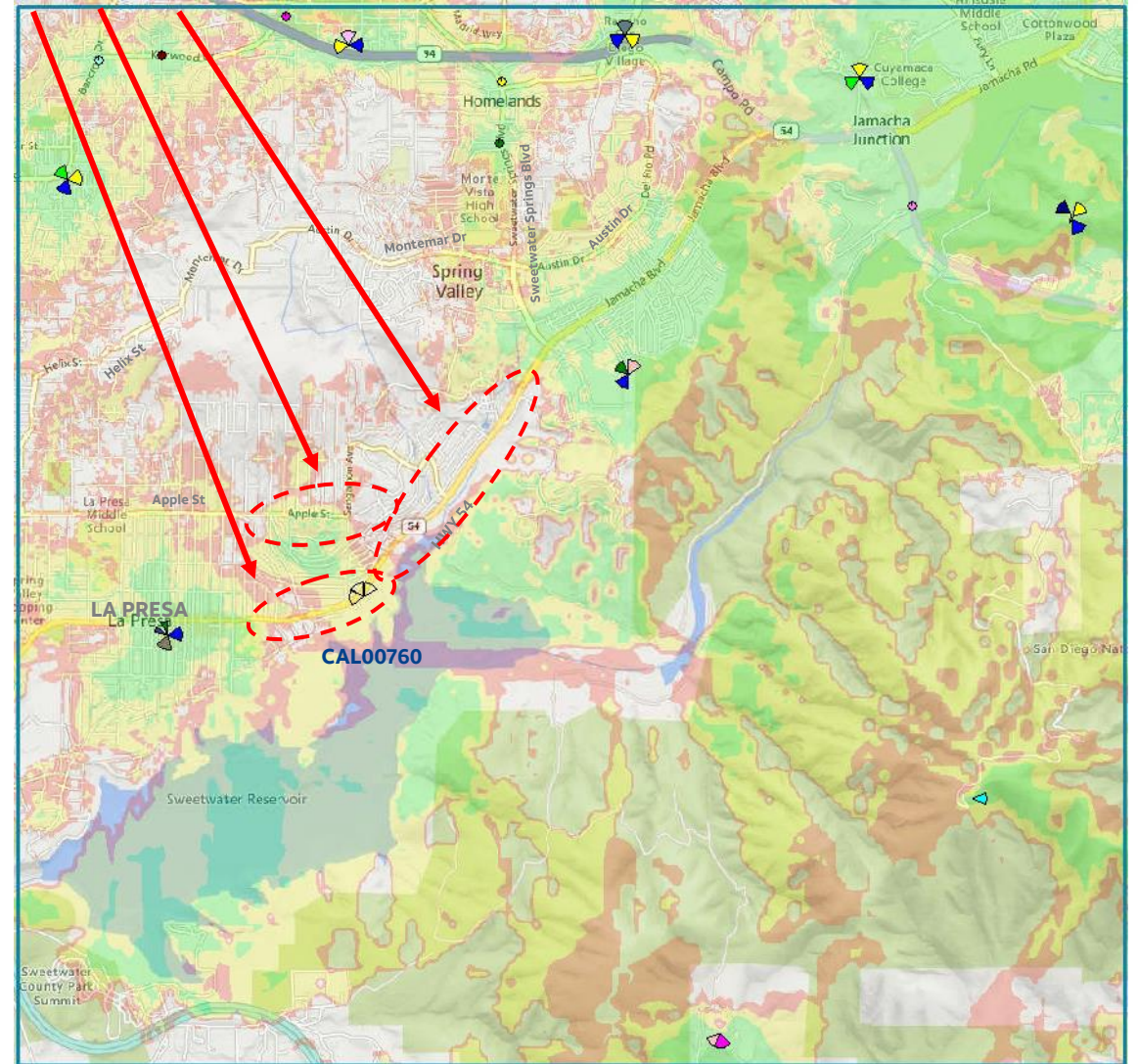
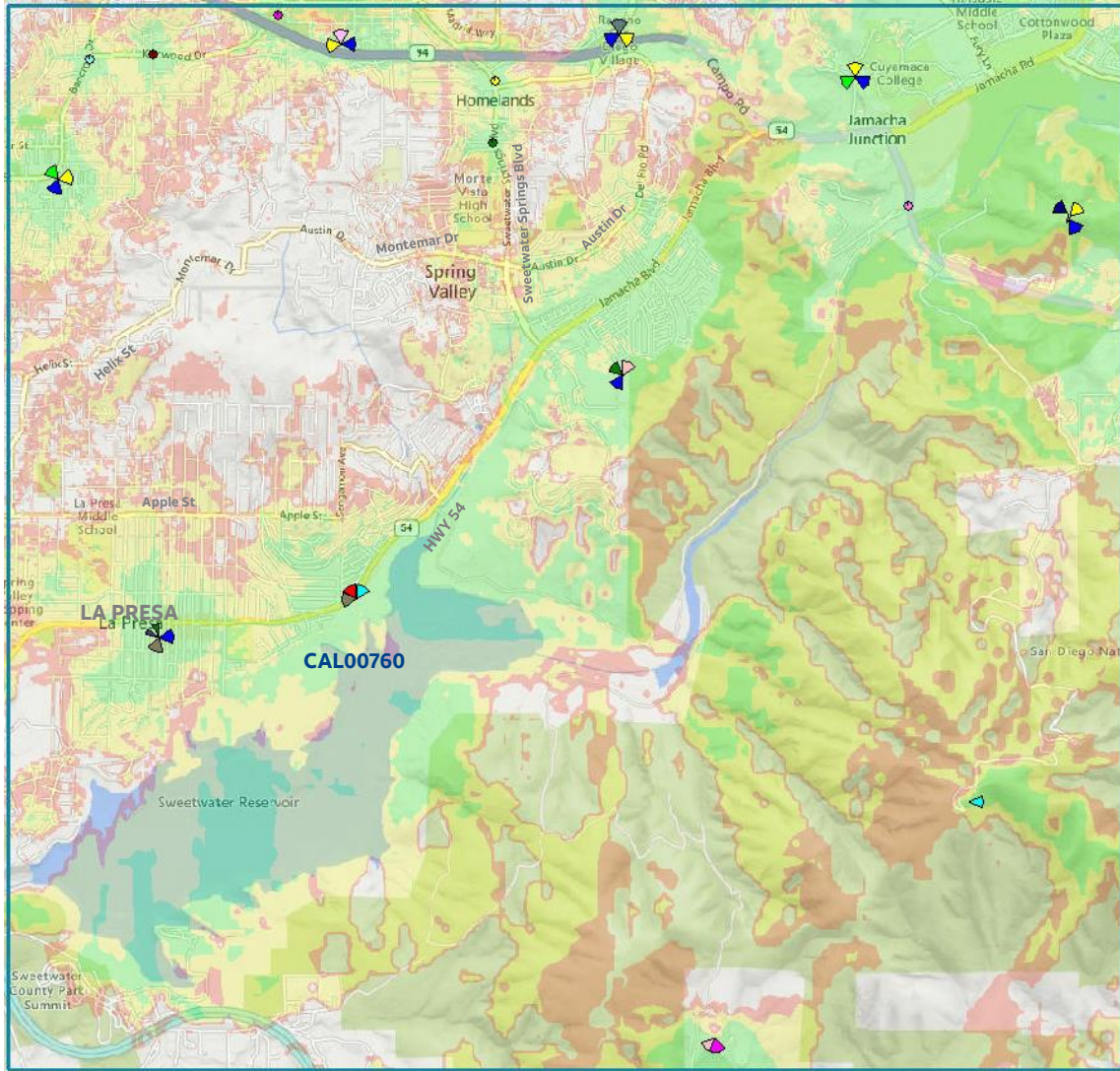
SDC PDS RCVD 10-12-23
MUP03-103W3

The coverage of this site is crucial as it serves to provide continuity of coverage between La Presa and Spring Valley between neighboring places and especially provides coverage on the Highway 54 as well as the residential and commercial area

- Good
- Fair
- Poor

Existing Coverage LTE 1900 at 39 ft

LTE 1900 at 39 ft Site off

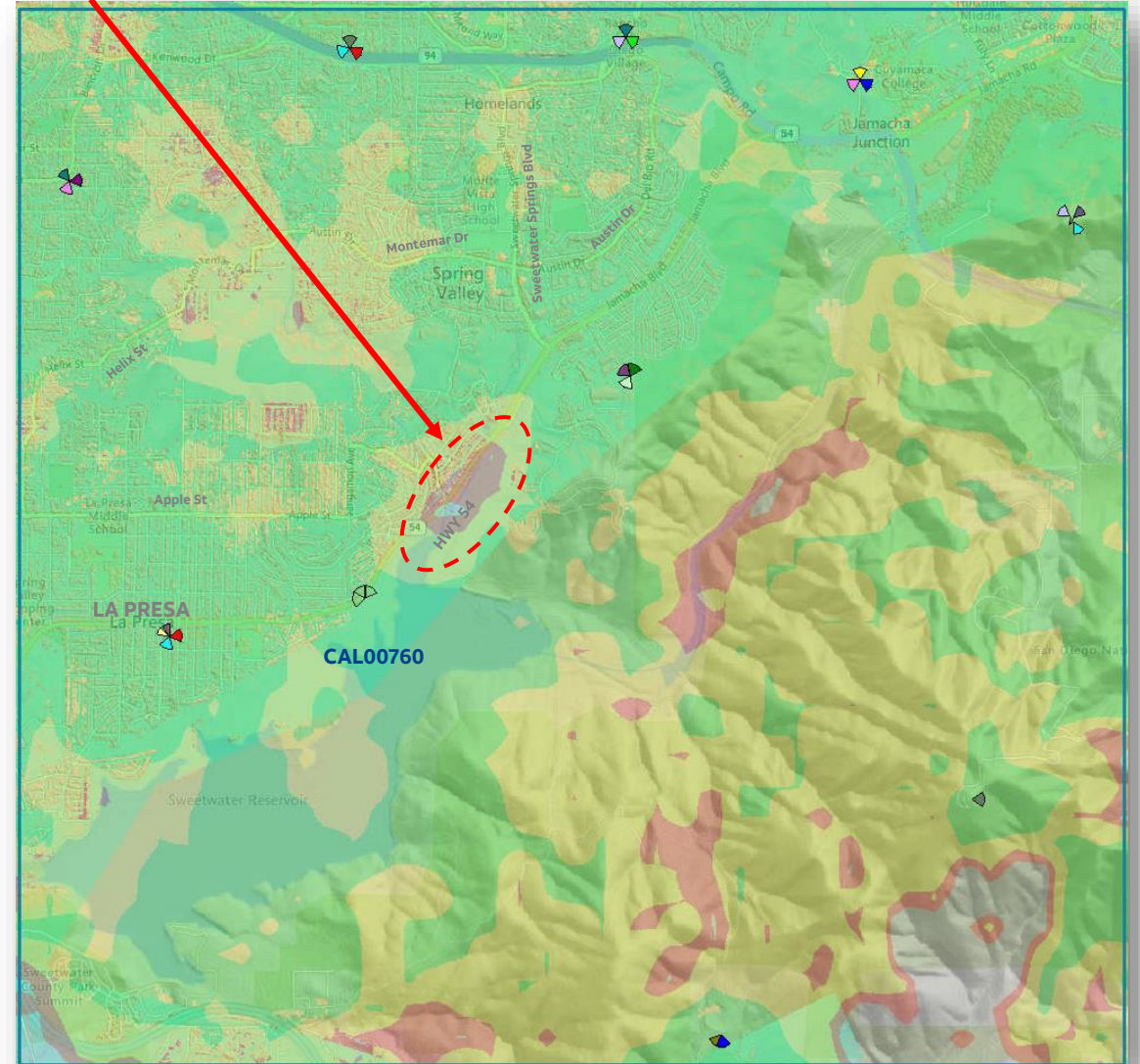
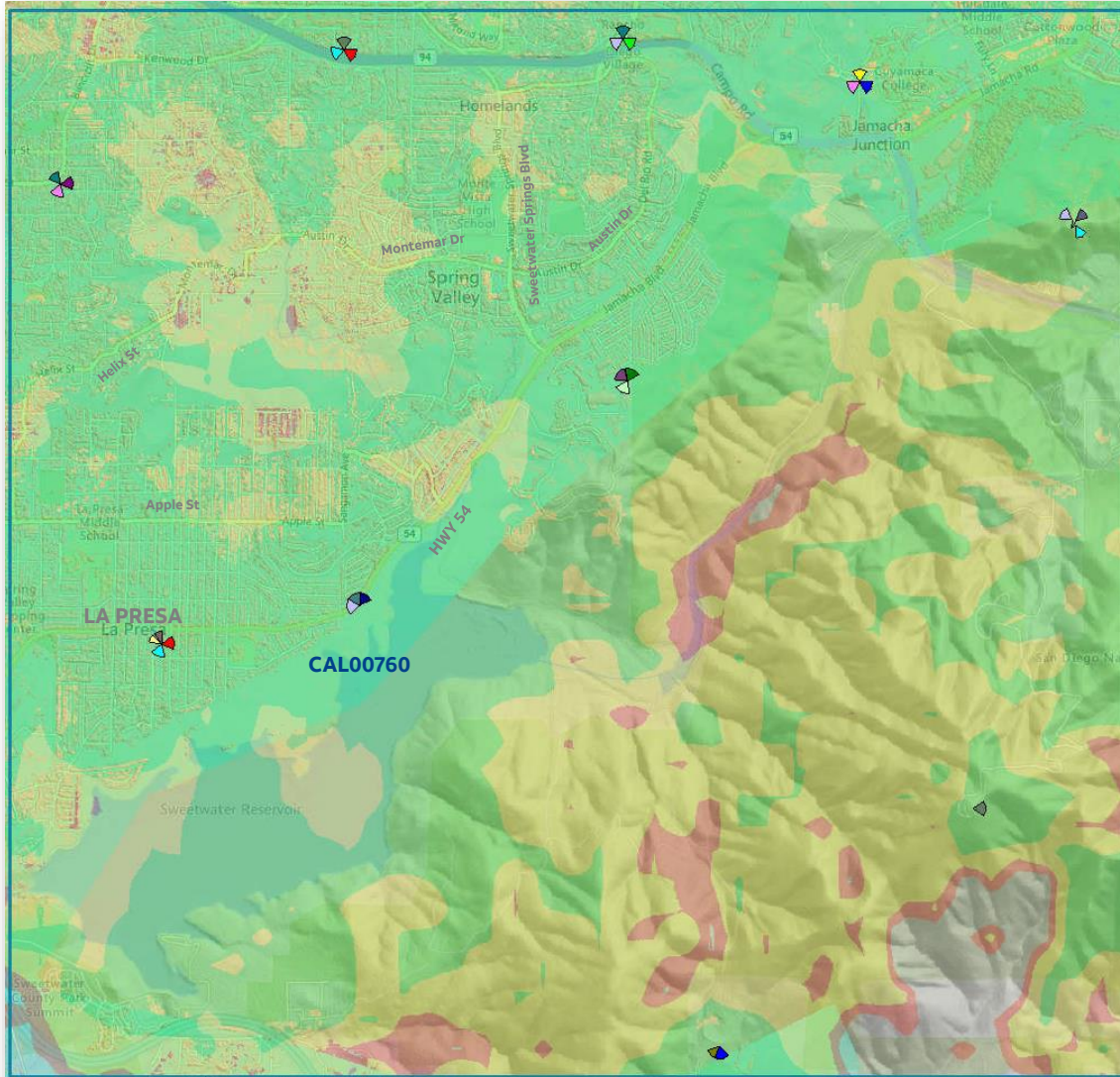




Existing Coverage LTE 700 FNET at 33 ft

If the site is turned off, there would be a deficiency for the First Net band in the marked area.

LTE 700 FNET at 33 ft Site off



Attachment G – Ownership Disclosure Form



575
County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP
INTERESTS ON APPLICATION FOR ZONING
PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) PDS2023-MUP--03-103W3

Assessor's Parcel Number(s) _____

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

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

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

Signature of Applicant

Jill Charal

Print Name

----- OFFICIAL USE ONLY -----
SDC PDS RCVD 06-08-23
MUP03-103W3

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123
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