



*The County of San Diego*

# Zoning Administrator Hearing Report

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<b>Date:</b>	November 3, 2022	<b>Case/File No.:</b>	Ridge Canyon Minor Use Permit Modification; PDS2018-ZAP-99-019W2; PDS2018-ER-99-08-037C
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Wireless Telecommunication Facility
<b>Time:</b>	8:30 a.m.	<b>Location:</b>	26945 Valley Center Road, Valley Center, CA 92082
<b>Agenda Item:</b>	#1	<b>General Plan:</b>	Semi-Rural Residential (SR-4)
<b>Appeal Status:</b>	Appealable to the Planning Commission	<b>Zoning:</b>	Limited Agriculture (A70)
<b>Applicant/Owner:</b>	Crown Castle / U.S. Financial LP	<b>Community:</b>	Valley Center Community Plan Area
<b>Environmental:</b>	CEQA § 15303 Exemption	<b>APN:</b>	189-121-43-00

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## A. OVERVIEW

The purpose of this staff report is to provide the Zoning Administrator with the information necessary to consider the proposed Minor Use Permit (ZAP) Modification for a wireless telecommunication facility, conditions of approval and findings, and environmental findings prepared in accordance with the California Environmental Quality Act. Planning and Development Services (PDS) staff recommends approval of the ZAP Modification, with the conditions noted in the attached ZAP Modification decision. (Attachment B).

The Project, submitted April 2018, is a request for Crown Castle (Applicant) to revise, operate and maintain an existing telecommunication facility. The Project includes removing and relocating the existing 45-foot monopole and constructing a new 67-foot-tall faux mono-elm. A height exception in accordance with Section 4622 of the Zoning Ordinance is required to meet coverage objectives and for collocation purposes. The 0.93-acre parcel, located at Valley Center Road in the Valley Center Community Plan area, is zoned Limited Agriculture (A70), and contains the existing telecommunication facility.

The ZAP for the existing wireless telecommunication facility was approved on September 10, 1999, for the construction, operation, and maintenance of a wireless telecommunication facility consisting of two (2) panel antennas mounted on a 45-foot-tall steel monopole as well as supporting equipment consisting of two (2) Base Transceiver Station (BTS) cabinets, and channel mounted telephone/electric panels. On March 20, 2001, the Zoning Administrator previously approved a ZAP Modification to allow the addition of four (4) panel antennas, a GPS antenna, and a 25 square foot equipment structure to the existing 45-foot-tall monopole facility. Although the Project expired on March 20, 2011, in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991, this ZAP

Modification will 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 10 years of operations before it needs to be re-evaluated against the technology in the future.

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

**B. REQUESTED ACTIONS**

This is a request for the Zoning Administrator to evaluate the proposed ZAP Modification for a wireless telecommunication facility, 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 the Minor Use Permit Modification PDS2018-ZAP-99-019W2, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

**C. DEVELOPMENT PROPOSAL**

**1. Project Description**

The applicant requests a ZAP Modification to modify an existing wireless telecommunication facility, to bring the facility into conformance with the County of San Diego Wireless Ordinance, and to extend the approval period of the facility for 10 years. The applicant proposes to remove the existing 45-foot monopole and construct a new 67-foot-tall faux mono-elm in a slightly different location (Figure 1 and 2). An exception to the 35-foot height requirements as stated in Section 4622 of the County Zoning Ordinance is requested as part of the proposed ZAP Modification. Access to the wireless telecommunication facility is provided by a private road that ultimately connects to Valley Center Road, a public road.

On September 10, 1999, the Zoning Administrator previously approved a ZAP (PDS1999-3400-99-019) to authorize the construction, operation, and maintenance of a wireless telecommunication facility consisting of two (2) panel antennas mounted on a 45-foot-tall steel monopole as well as supporting equipment consisting of two (2) Base Transceiver Station (BTS) cabinets, and channel mounted telephone/electric panels.

On March 20, 2001, the Zoning Administrator previously approved a ZAP Modification (PDS2001-3401-99-019-01) to allow the addition of four (4) panel antennas, a GPS antenna, and a 25 square foot equipment structure to the existing 45-foot-tall monopole facility. The facility expired March 20, 2011, 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 ZAP 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 10 years of operations before it needs to be re-evaluated against the technology in the future.



Figure 1: Existing 45-foot-tall monopole looking west toward the site.



Figure 2: Proposed 67-foot-tall faux mono-elm looking west toward the site.

## 2. Subject Property and Surrounding Land Uses

The project is located on an approximately 0.93-acre site within the Valley Center Community Plan area (Figure 3). The facility is adjacent to Valley Center Road and the project site contains one existing single-family residence. Access to the wireless facility is provided by a private road that ultimately connects to Valley Center Road, a county-maintained road. The surrounding land uses can be categorized as Semi-Rural, with residential uses, open space, and vacant land. (Figures 3 and 4 and Table C-1).

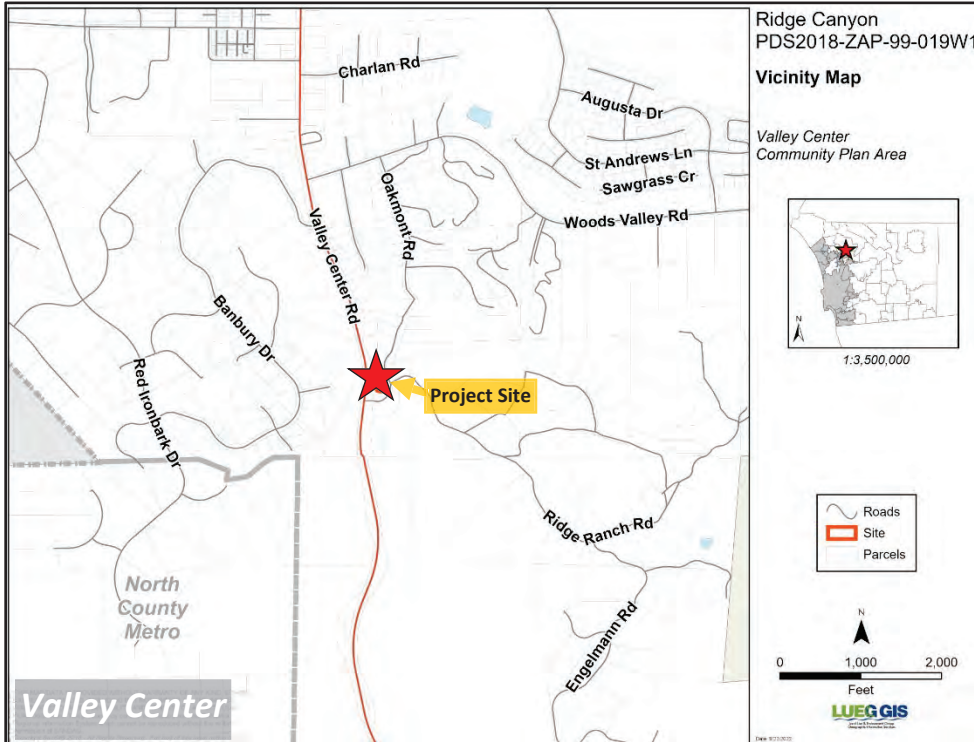


Figure 3: Vicinity Map



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

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential	Rural Residential (RR)	Woods Valley Road	Residential
East	Semi-Rural Residential	Specific Plan (S88)	Ridge Ranch Road	Residential, Vacant Land, Open Space
South	Semi-Rural Residential	Open Space (S80)	Valley Center Road	Vacant Land, Open Space
West	Semi-Rural Residential	Rural Residential (RR)	Red Ironbark Drive	Residential, Open Space

**D. 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 Valley Center 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 Zoning Administrator 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 Valley Center 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 on a property zoned Limited Agriculture (A70), which is a non-preferred zone for wireless telecommunication facilities according to Zoning Ordinance Section 6986A. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a ZAP Modification and amortization of the wireless facility for a 10-year period. If approved, this ZAP Modification will set a new expiration of November 3, 2032 in accordance with the amortization schedule.

## Amortization

The Project is subject to amortization because monopoles are defined as a “high visibility” and the existing wireless telecommunication facility is in a residential zone in accordance with Sections 6985 and 6991 of the Zoning Ordinance. The Project will modify ZAP Record ID: PDS1999-3400-99-019, which was approved prior to the adoption of the Wireless Ordinance. ZAP findings have been made to support the camouflaging of the existing facility through removing the existing monopole and constructing a new faux mono-elm. In accordance with of the Zoning Ordinance, the applicant has submitted a valuation letter stating that the facility is valued at \$480,000 resulting in a 10-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 Project is located on a privately owned 0.93-acre site. The proposed wireless telecommunication facility modification is compatible with the surrounding land uses, vegetation, and topography. The concealed antennas will blend in with the existing vegetation that surround the site. The mature trees in the area will also continue to screen the equipment enclosure from adjacent residents and passing motorists. The height of the faux mono-elm is necessary for collocation purposes and to meet coverage objectives. The CMU equipment enclosure has been designed to be earth-tone colors to blend in with the existing visual landscape of the community. By blending in with the existing conditions and vegetation on the site, the facility is sited within a location that will not impact surrounding community character. The faux mono-elm design proposed as part of the ZAP Modification will further minimize visual impacts.

## Community Compatibility/Visual Impacts

General Plan Policy LU 15.1 requires that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character. The surrounding area has rolling topography and mature trees. The site is visible to adjacent residences and motorists in the immediate area. By removing the existing monopole and relocating the new faux mono-elm to an area with mature trees, the site will not introduce a negative visual impact to the community.

Furthermore, the facility will not have any adverse visual impacts on the surrounding community. The proposed camouflaged antennas and equipment enclosure will sufficiently blend in with the mature trees that surround the site. Therefore, the proposed wireless telecommunication facility will not stand out from the existing visual setting, will be compatible with the existing community character and will not result in impacts to the existing environment.

## Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide continued and increased cellular service coverage to motorists traveling along Valley Center Road and to residents of the Valley Center Community. The site is zoned A70 (Limited Agriculture), which is a non-preferred zone, and therefore requires an ASA. The applicant reviewed other potential sites within the area as part of the submitted ASA in order to demonstrate that the coverage objective could not be met in a preferred zone.

All preferred locations and preferred zones located within the project vicinity were reviewed during the processing of the ZAP Modification application. Additional co-location opportunities on existing wireless telecommunication facilities were analyzed. However, all other wireless telecommunication facilities located in the project vicinity are located at lower elevations. Due to this, the other facilities will not meet coverage objectives. The applicant also found that re-locating the wireless facility on the far north of the parcel into an area with existing mature foliage will mitigate the visual impact of the new tower.

Due to limited co-location opportunities, coverage objectives, and aesthetics, all other preferred locations and preferred zones were eliminated from consideration.

Further information detailing the ASA analysis can be found in Attachment E.

The Geographic Service Area (GSA) maps illustrate coverage in the area and depict the coverage provided by the wireless telecommunication facility with the antennas of the facility located at heights of 67-feet. The GSA maps demonstrate that the proposed location is necessary for the carrier to maintain coverage in the surrounding area and provide adequate service to motorists in the area (Figure 5). The original ZAP authorized the wireless telecommunication facilities on the subject property to a maximum height of a 45-foot-tall monopole. The maximum height of the faux mono-elm will be 67-feet. A height exception in accordance with Section 4622 of the Zoning Ordinance is required to meet coverage objectives and for collocation purposes. Further information detailing the GSA maps can also be found in Attachment E.

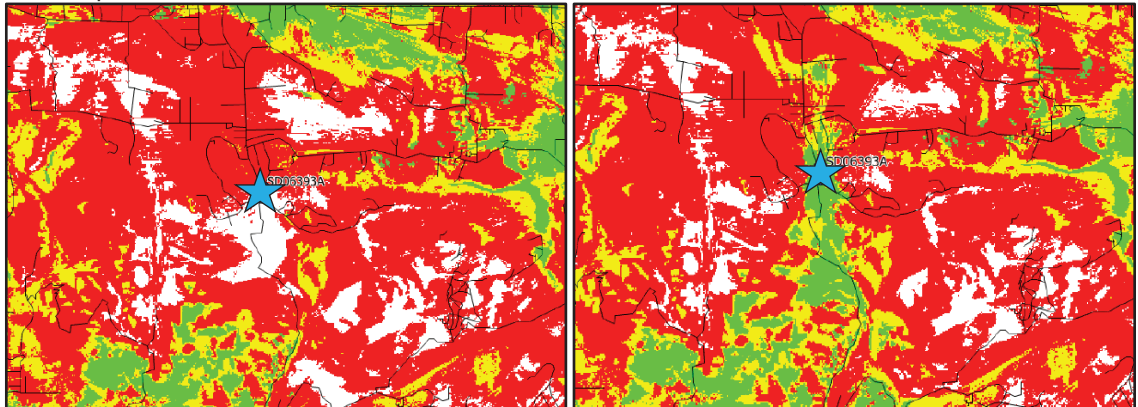


Figure 5: Coverage without Project (left) and coverage with Project (right).

### 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
<b>GOAL S-1 – Public Safety.</b> Enhanced public safety and the protection of public and private property.	The Project will provide continued coverage throughout the area, which is essential in the event of an emergency. The facility is equipped with a standby generator in the event of an emergency.
<b>GOAL S-2 – Emergency Response.</b> Effective emergency response to disasters	The wireless telecommunication facility will minimize telecommunication interruptions by

General Plan Policy	Explanation of Project Conformance
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.	continuing to provide service and coverage in the area.
<b>Policy LU-15.1 – Telecommunication Facilities Compatibility with Setting.</b> Require that wireless telecommunication facilities be sites and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with the existing development and community character.	The facility is proposed to be sited and designed to minimize visual impacts and be compatible with the existing development and community character. The proposed camouflaged antennas and equipment enclosure will sufficiently blend in with existing vegetation. Redesigning the monopole to a faux mono-elm will result in the facility matching the existing vegetation and vertical elements that surround the site.
<b>POLICY LU-15.2 – Co-Location of Telecommunication Facilities.</b> 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 Limited Agriculture (A70) zone with the incorporation of conditions of approval (See Table E-2)

*Table D-2: Zoning Ordinance Development Regulations*

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, upon approval of a Minor Use Permit Modification
Animal Regulation:	L	N/A
Density:	-	N/A
Lot Size:	4AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a Minor Use Permit Modification
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A



Development Standard	Proposed/Provided	Complies?
<p>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.</p>	<p>The proposal is for a 67-foot tall faux mono-elm. The existing monopole is 45-feet high and the additional 22 feet is for collocation purposes. The facility is designed as a faux mono-elm to camouflage the facility and ensure it blends in with the surrounding area. The design and height of the Project will be in conformance with a 22-foot height exception, which can be granted with this ZAP Modification.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                      Upon approval of ZAP Modification.</p>
<p>Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.</p>	<p>The Project is not located within the front, rear, or side yard setback. Therefore, the proposed facility will meet the "C" setback requirements per Section 4800 of the Zoning Ordinance.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

**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 equipment shelters are design at a maximum height of nine feet tall and are less than 10 feet in height.	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"/>
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.	No new noise-producing equipment or operational uses are proposed as part of the Project. 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 \$480,000, the ZAP Modification has been conditioned to have a maximum term of 10 years.	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 the proposed project qualifies for a categorical exemption under CEQA Section 15303. Section 15303 exempts the installation of Small New Equipment and Facility in Small Structures. It has been determined that the project is not in an environmentally sensitive location; would not cause substantial change in the environment; it 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.

**E. COMMUNITY PLANNING GROUP AND DESIGN REVIEW BOARD RECOMMENDATION**

On September 13, 2021, the Valley Center Community Planning Group recommended denial of the project by a vote of 8-5-0-1 (8-Ayes; 5-Noes; 0- Abstain; 1 – Absent/Vacant). The recommendation was based on concerns regarding health risks associated with mobile network transmission and health risks associated with 5G, and that the site was not well suited for the project.

On September 19, 2022, PDS staff and the applicant attended the Valley Center Community Planning Group meeting to discuss the concerns raised in the September 13, 2021 meeting. The applicant provided additional information on their ASA and GSA (discussed above) and explained that the County is prohibited by federal law 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. The Valley Center Community Planning Group recommended approval of the project without conditions by a vote of 9-2-0-5 (9 – Ayes; 2 – Noes; 0 – Abstain; 3 – Absent/Vacant). The Valley Center Community Planning Group Agenda is found in Attachment E, Public Documentation.

**F. 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. No formal comments were received during the processing of the permit. Prior to the Zoning Administrator hearing, public notices were sent to approximately 30 property owners within approximately 1,000 feet of the project site.

G. 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 C which include a finding that the project is exempt from the California Environmental Quality Act (CEQA).
2. Approve ZAP PDS2018-ZAP-99-019W2, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

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**Report Prepared By:**

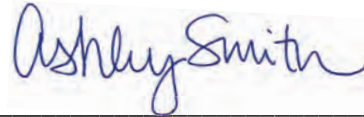
Polina Mitcheom, Project Manager  
(619) 942-1376  
[Polina.Mitcheom@sdcounty.ca.gov](mailto:Polina.Mitcheom@sdcounty.ca.gov)

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**Report Approved By:**

Dahvia Lynch, Director  
(858) 694-2962  
[Dahvia.Lynch@sdcounty.ca.gov](mailto:Dahvia.Lynch@sdcounty.ca.gov)

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AUTHORIZED REPRESENTATIVE: \_\_\_\_\_

ASHLEY SMITH, CHIEF

**ATTACHMENTS:**

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2018-ZAP-99-019W2
- 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





**PROPRIETARY INFORMATION**  
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE. ANY USE OR DISCLOSURE OTHER THAN AS INTENDED IS STRICTLY PROHIBITED.

**SITE NAME**  
 SD393 RIDGE CANYON

**B.U.N.**  
 827585

**SITE ADDRESS**  
 26945 VALLEY CENTER ROAD  
 VALLEY CENTER, CA 92082  
 SAN DIEGO COUNTY

1 - 15



**ambit consulting**  
 410 E. 300TH AVENUE, TEMPE, AZ 85283  
 PH. (480) 959-4072

REV.	DATE	DESCRIPTION	BY
0	04/04/18	SUBMITTAL	CK
1	04/03/19	ADD ACCESS (C)	MW
2	11/16/20	GEOMETRIC COORDINATES (C)	CK
3	12/22/20	REVISE (E) (C)	CK
4	01/15/21	REVISE (E) (C)	CK

**SHEET TITLE**  
 PLOT  
 PLAN

**SHEET NO.**  
 LS-1



**OWNER**  
 TRACT 1:  
 RICHARD N. GROOVER AND LINDA J. GROOVER  
 AS TRUSTEES OF THE JOSE GROOVER FAMILY TRUST  
 AND STEVEN E. GROOVER

TRACT 2:  
 CATHRYN G. HANES, TRUSTEE, OR SUCCESSOR TRUSTEE  
 OF THE CATHRYN G. HANES DECLARATION OF TRUST  
 DATED AUGUST 19, 1996, AS AMENDED

**CONTACT**  
 LAURA WHITTEN  
 949-930-4362

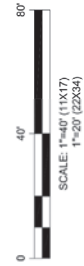
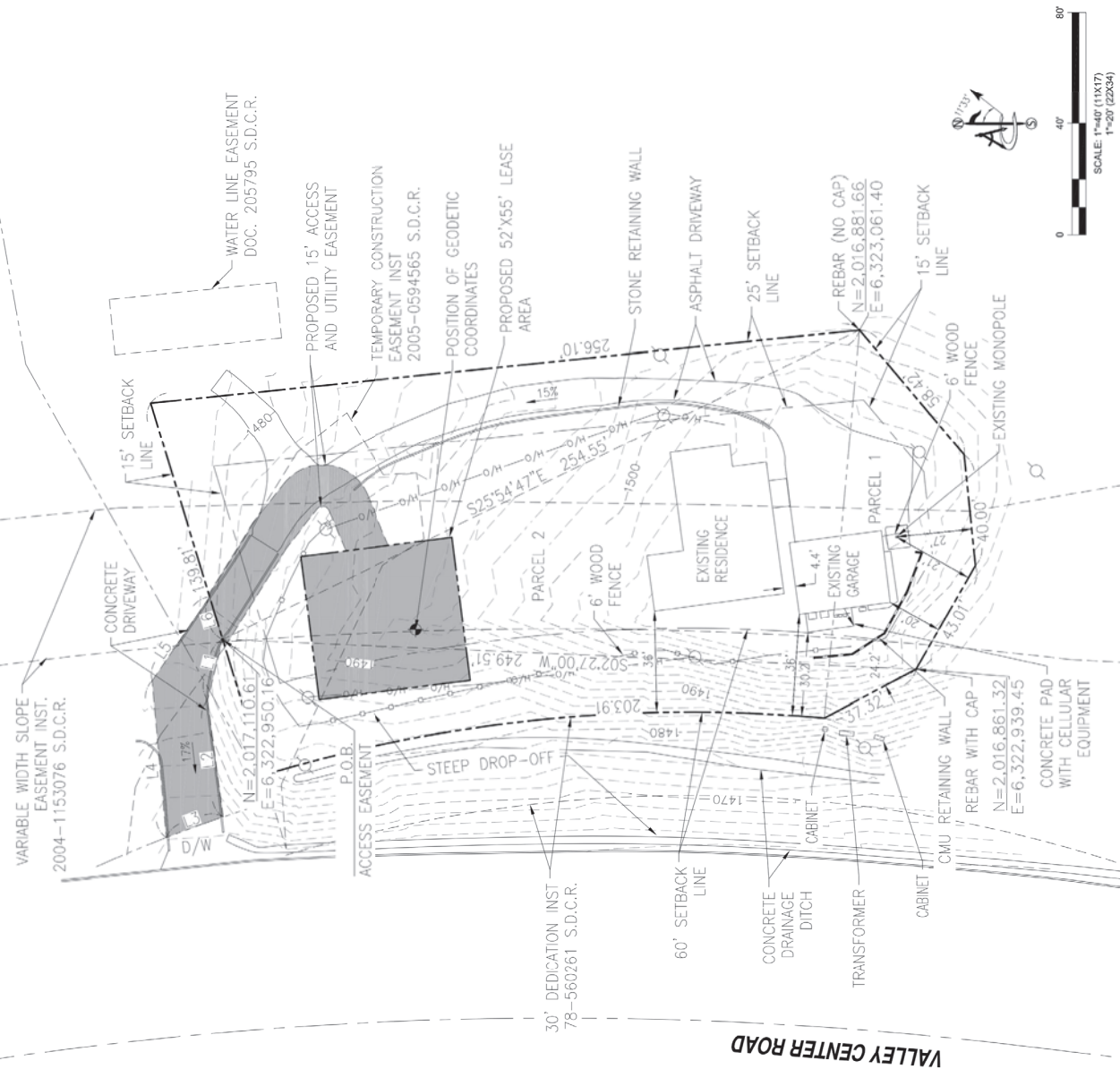
**SITE ADDRESS**  
 26945 VALLEY CENTER ROAD  
 VALLEY CENTER, CA 92082  
 APN: 189-121-43-00  
 34695 SQ. FT. OR 0.8  
 ACRES MORE OR LESS (NET)

**SUMMARY**  
**EXISTING**  
 RESIDENCE: 2051 SQ. FT.  
 GARAGE: 863 SQ. FT.

**SUMMARY**  
**PROPOSED**  
 N/A

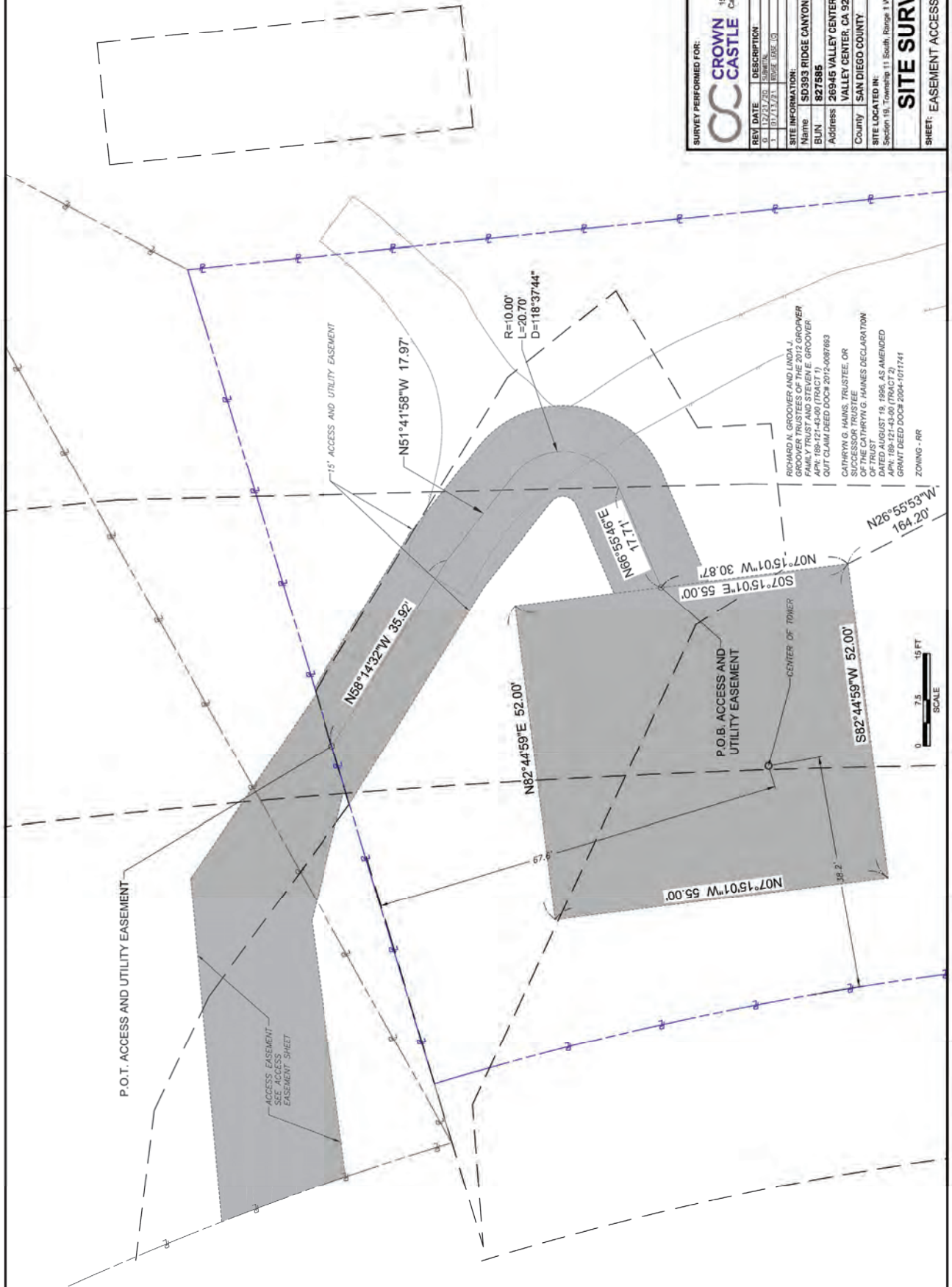
**LEGEND**

- XXS --- DRAINAGE ARROW
- P --- UTILITY POLE
- D/W --- DRIVEWAY
- S.D.C.R. --- SAN DIEGO COUNTY RECORDS
- WOOD FENCE --- WOOD FENCE
- ROAD CENTERLINE --- ROAD CENTERLINE
- SUBJECT PROPERTY LINE --- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE --- ADJACENT PROPERTY LINE
- SETBACK LINE --- SETBACK LINE
- EASEMENT --- EASEMENT
- 0'/N --- 0'/N --- OVERHEAD LINE









VALLEY CENTER ROAD  
(PUBLIC ROAD)

**SURVEY PERFORMED FOR:**  
 **CROWN CASTLE**  
 1500 Corporate Drive  
 Caronsburg, PA 15117

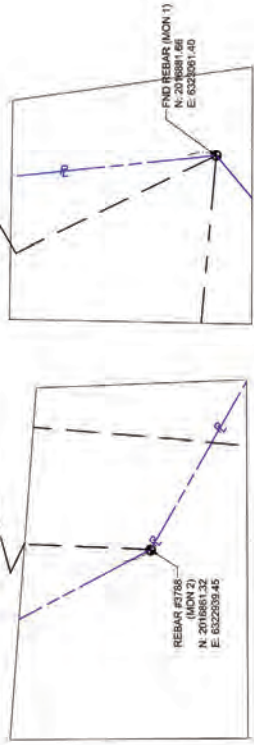
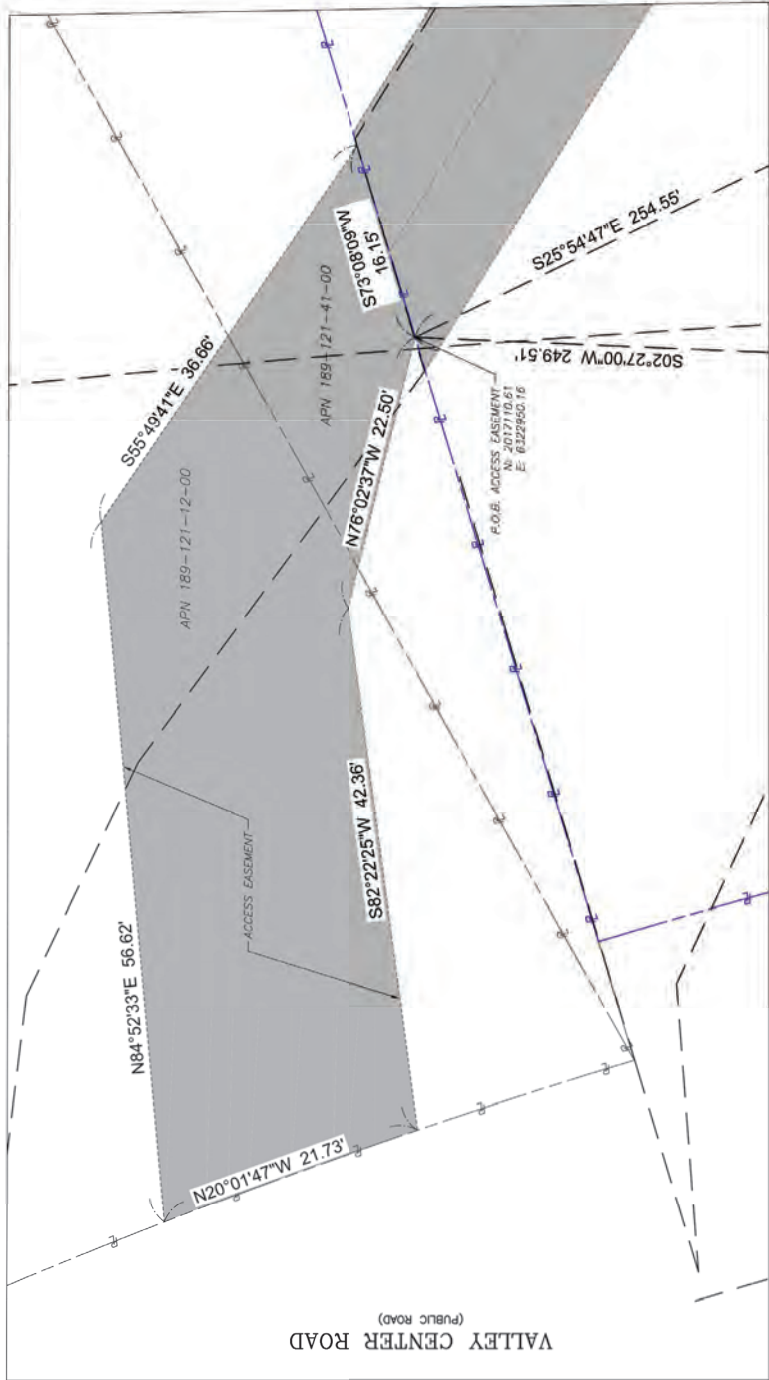
REV	DATE	DESCRIPTION	DRWN
0	12/21/20	SUBMITAL	CK
1	01/13/21	REVISE 105-10	CK

**SITE INFORMATION:**  
 Name: 50393 RIDGE CANYON  
 BUN: 827585  
 Address: 26945 VALLEY CENTER ROAD  
 County: SAN DIEGO COUNTY  
**SITE LOCATED IN:**  
 Section 19, Township 11 South, Range 1 West

**SITE SURVEY**  
 SHEET: EASEMENT ACCESS OVERVIEW

RICHARD N. GROOVER AND LINDA J. GROOVER TRUSTEES OF THE 2012 GROOVER FAMILY TRUST AND STEVEN E. GROOVER  
 QUIT CLAIM DEED DOC# 2012-2087883  
 CATHRYN G. HAINS, TRUSTEE, OR SUCCESSOR TRUSTEE  
 OF TRUST  
 DATED AUGUST 19, 1986, AS AMENDED  
 APN: 189-121-43-00 (TRACT 2)  
 GRANT DEED DOC# 2004-1071141  
 ZONING - RR





SURVEY PERFORMED FOR:

**CROWN CASTLE** 1600 Corporate Drive  
Carrollburg, PA 15317

REV	DATE	DESCRIPTION	DRWN
0	12/21/20	SUBMITAL	CK
1	01/13/21	REVISE (USE 0)	CK

SITE INFORMATION:

Name: 50393 RIDGE CANYON  
BLN: 827585  
Address: 26945 VALLEY CENTER ROAD  
County: SAN DIEGO COUNTY

SITE LOCATED IN:  
Section 16, Township 11 South, Range 1 West

**SITE SURVEY**  
SHEET: ACCESS EASEMENT





CROWN CASTLE OF COMPANY LLC  
200 SPECTRUM DRIVE, SUITE 400  
IRVINE, CA 92616



5001 EXECUTIVE PARKWAY  
SAN RAMON, CA 94583



NETWORK EVOLUTION. EMPOWERED



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE A LICENSED PROFESSIONAL ENGINEER, TO PREPARE THIS DOCUMENT.

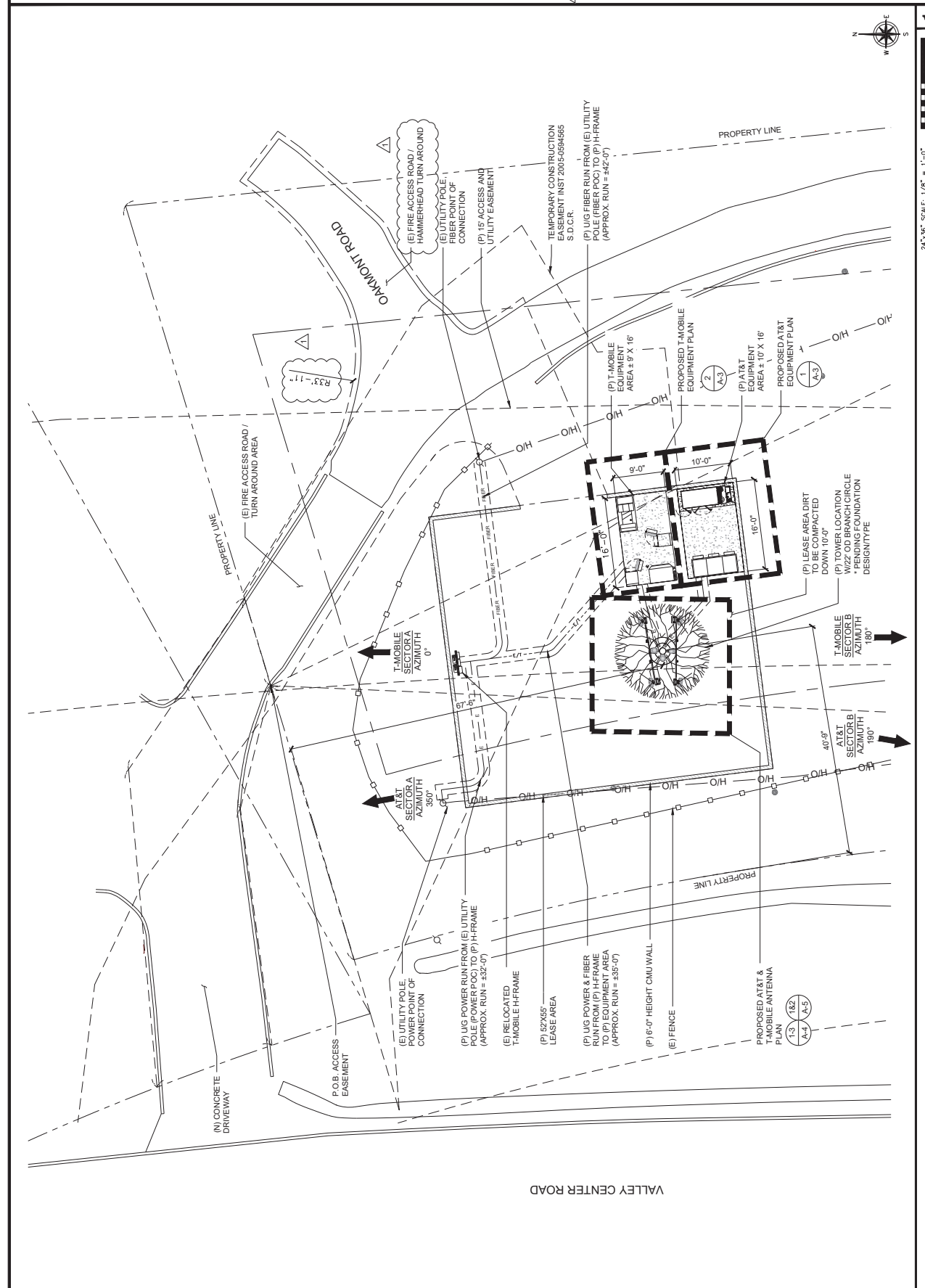
REV	DATE	DESCRIPTION
3	10/04/21	PLAN CHECK COMMENTS
3	03/09/21	90% 20% 10% 20%
2	03/09/21	90% 20%
1	02/09/21	90% 20%
0	12/03/20	90% 20%

PROJECT NO: 827585  
DRAWN BY: JR  
CHECKED BY: WNU

SITE NAME  
CROWN SITE #: 827585  
T-MOBILE SITE #: SD393  
RIDGE CANYON  
28945 VALLEY CENTER RD,  
VALLEY CENTER, CA 92082

SHEET TITLE  
ENLARGED SITE PLAN

SHEET NUMBER  
A-2



24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"







IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE A LICENSED PROFESSIONAL ENGINEER, TO PREPARE THIS DOCUMENT.

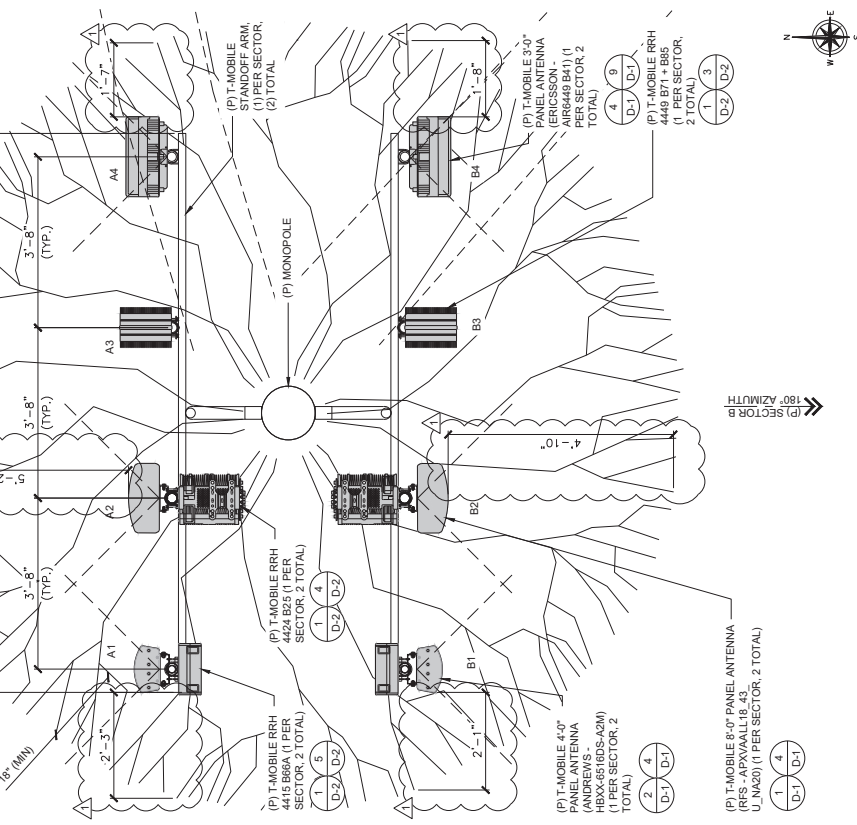
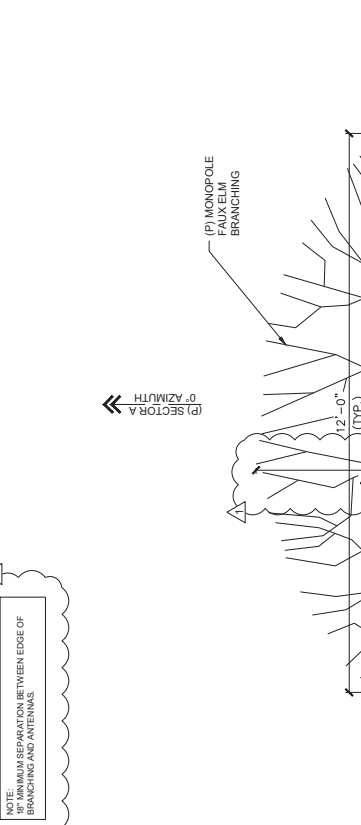
REV	DATE	DESCRIPTION
1	10/04/21	PLAN CHECK COMMENTS
2	10/04/21	REVISED
3	03/09/21	REVISED
4	03/09/21	REVISED
5	02/09/21	REVISED
6	12/03/20	REVISED

PROJECT NO: 827585  
 DRAWN BY: JR  
 CHECKED BY: MWJ

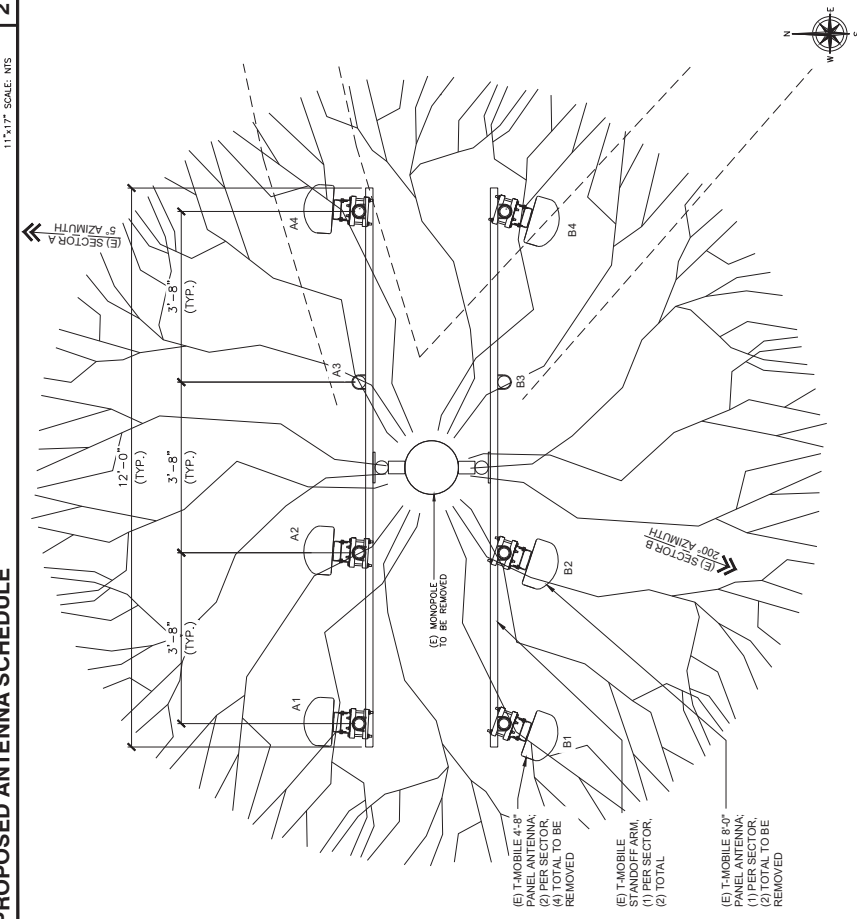
SITE NAME: CROWN SITE # 827585  
 T-MOBILE SITE # SD393  
 RIDGE CANYON  
 28945 VALLEY CENTER RD,  
 VALLEY CENTER, CA 92082

SHEET TITLE: PROPOSED T-MOBILE ANTENNA PLAN & ANTENNA SCHEDULE

SHEET NUMBER: A-4



SECTOR	FREQUENCY	ANTENNA MODEL	SIZE (H x W x D)	ANTENNA AZIMUTH	RAD CENTER	RRH / TMA / MW	CABLE LENGTH & TYPE
A1	TBD	ANDREWS - HBX-0510DS-A2M	51" x 12" x 6.5"	0°	53'-0"	1 ERICSSON RRH 4415 B66A	HCS 6X24 4 AVG 30 MTS. (SHARED)
A2	TBD	RFS - APXVAALL18_43_U_NA20	72.0" x 24.0" x 8.5"	0°	53'-0"	1 ERICSSON RRH 4424 B25	HCS 6X24 4 AVG 30 MTS. (SHARED)
A3	TBD	-	-	-	53'-0"	1 ERICSSON RRH 4449 B71 + B85	HCS 6X24 4 AVG 30 MTS. (SHARED)
A4	TBD	ERICSSON - AIR6449 B41	33.1" x 20.6" x 8.6"	0°	53'-0"	-	HCS 6X24 4 AVG 30 MTS. (SHARED)
B1	TBD	ANDREWS - HBX-0510DS-A2M	51" x 12" x 6.5"	180°	53'-0"	1 ERICSSON RRH 4415 B66A	HCS 6X24 4 AVG 30 MTS. (SHARED)
B2	TBD	RFS - APXVAALL18_43_U_NA20	72.0" x 24.0" x 8.5"	180°	53'-0"	1 ERICSSON RRH 4424 B25	HCS 6X24 4 AVG 30 MTS. (SHARED)
B3	TBD	-	-	-	53'-0"	1 ERICSSON RRH 4449 B71 + B85	HCS 6X24 4 AVG 30 MTS. (SHARED)
B4	TBD	ERICSSON - AIR6449 B41	33.1" x 20.6" x 8.6"	180°	53'-0"	-	HCS 6X24 4 AVG 30 MTS. (SHARED)



PROPOSED ANTENNA SCHEDULE

PROPOSED T-MOBILE ANTENNA PLAN @ 53'-0"

EXISTING T-MOBILE ANTENNA PLAN @ 43'-0"





1-24

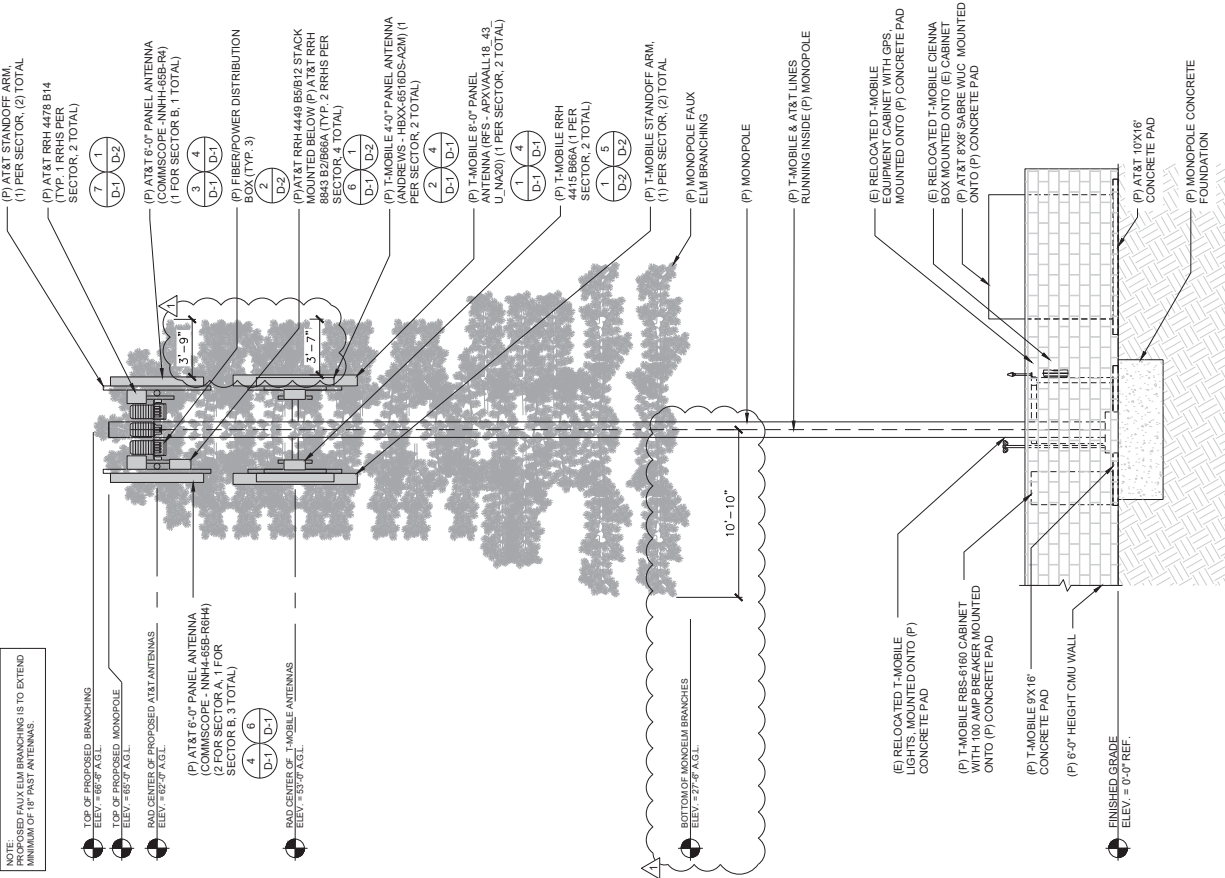
REV	DATE	DESCRIPTION
3	10/04/21	PLAN CHECK COMMENTS
2	03/09/21	90% 2DS
1	03/02/21	90% 2DS
0	12/03/20	90% 2DS

PROJECT NO: 827585  
 DRAWN BY: JR  
 CHECKED BY: MWJ

SITE NAME  
**CROWN SITE #: 827585**  
**T-MOBILE SITE #: SD393**  
**RIDGE CANYON**  
**28945 VALLEY CENTER RD,**  
**VALLEY CENTER, CA 92082**

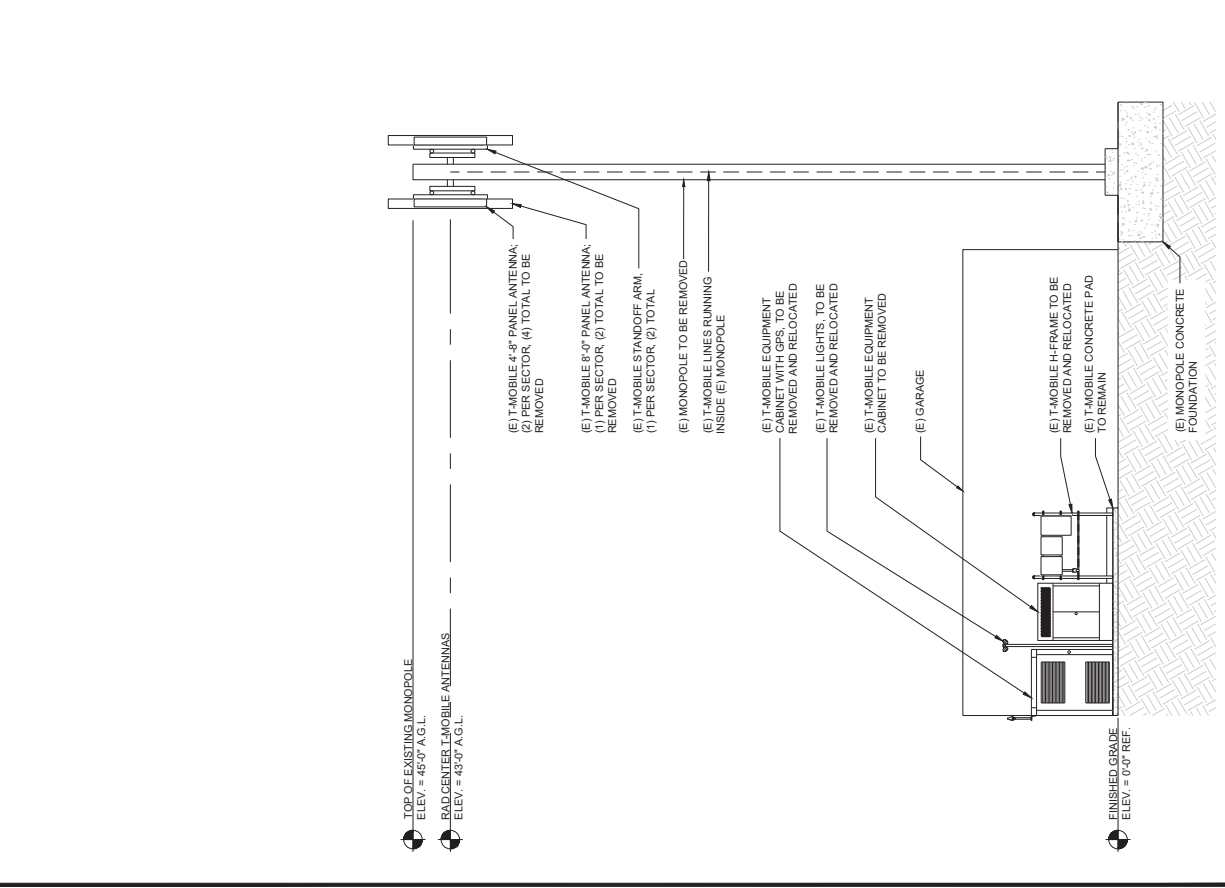
SHEET TITLE  
**EXISTING & PROPOSED**  
**WEST ELEVATIONS**

SHEET NUMBER  
**A-6**



24"x36" SCALE: 1/4" = 1'-0"  
 11"x17" SCALE: 1/8" = 1'-0"

**PROPOSED WEST ELEVATION**



24"x36" SCALE: 1/4" = 1'-0"  
 11"x17" SCALE: 1/8" = 1'-0"

**EXISTING WEST ELEVATION**









Ridge Canyon  
PDS2018-ZAP-99-019W1

Valley Center Community Plan Area

 Roads  
 Site

 N  
 0 40 80 Feet

Date: 9/22/2021 Path: P:\reg\2018-ZAP-99-019W1\_092121.aprx



Oakmont Rd

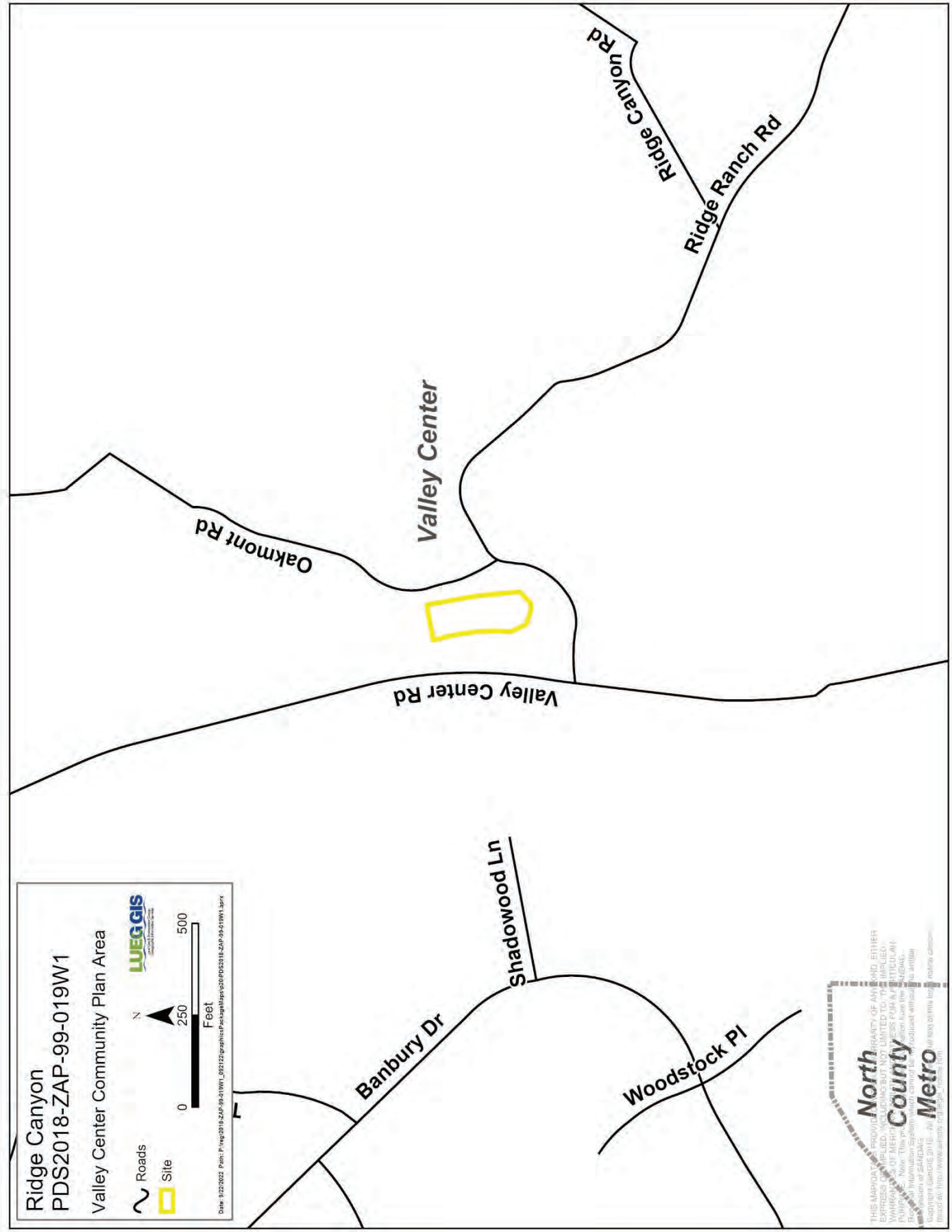
Ridge Ranch Rd

Valley Center

Valley Center Rd

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Ridge Canyon  
PDS2018-ZAP-99-019W1

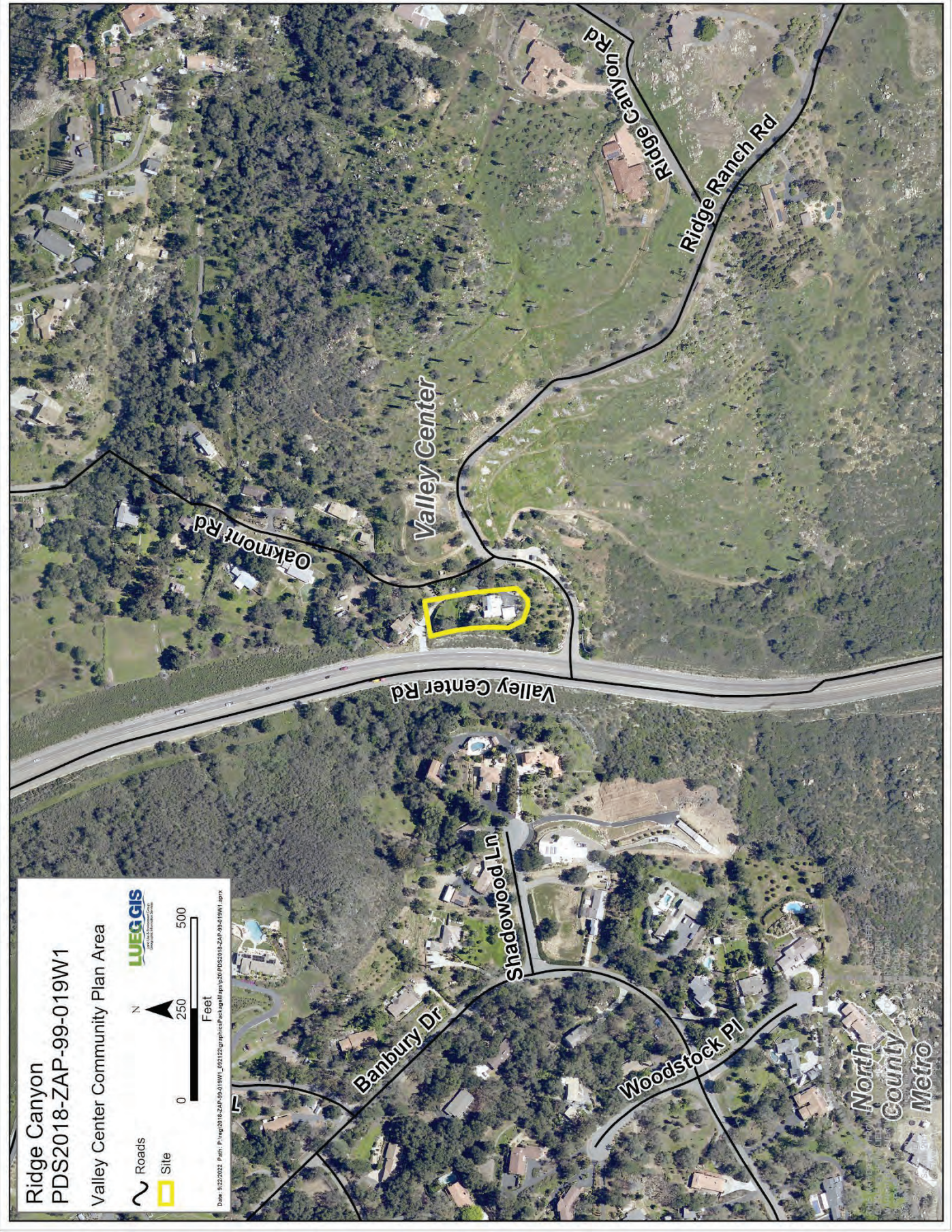
Valley Center Community Plan Area



Date: 9/22/2022 Path: P:\egis\2018-ZAP-99-019W1\_052122\graphics\Map\Map\2018-ZAP-99-019W1.aprx

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**North County Metro**



Ridge Canyon  
PDS2018-ZAP-99-019W1

Valley Center Community Plan Area

Roads

Site

N



0 250 500

Feet

Date: 8/27/2021 Path: P:\reg\018-ZAP-99-019W1\_052122\graher\Pack\Map\Map20\PD02018-ZAP-99-019W1.aprx

**WEGGIS**  
WATER & LAND INFORMATION SYSTEMS

North  
County  
Metro

Ridge Canyon  
PDS2018-ZAP-99-019W1

Valley Center Community Plan Area

 Roads  
 Site

 N  
 0 500 1,000  
 Feet

Date: 8/22/2022 Path: P:\eg018-ZAP-99-019W1\_052122\graphics\Map\pds2018-ZAP-99-019W1.aprx

Valley Center Rd

Valley Center

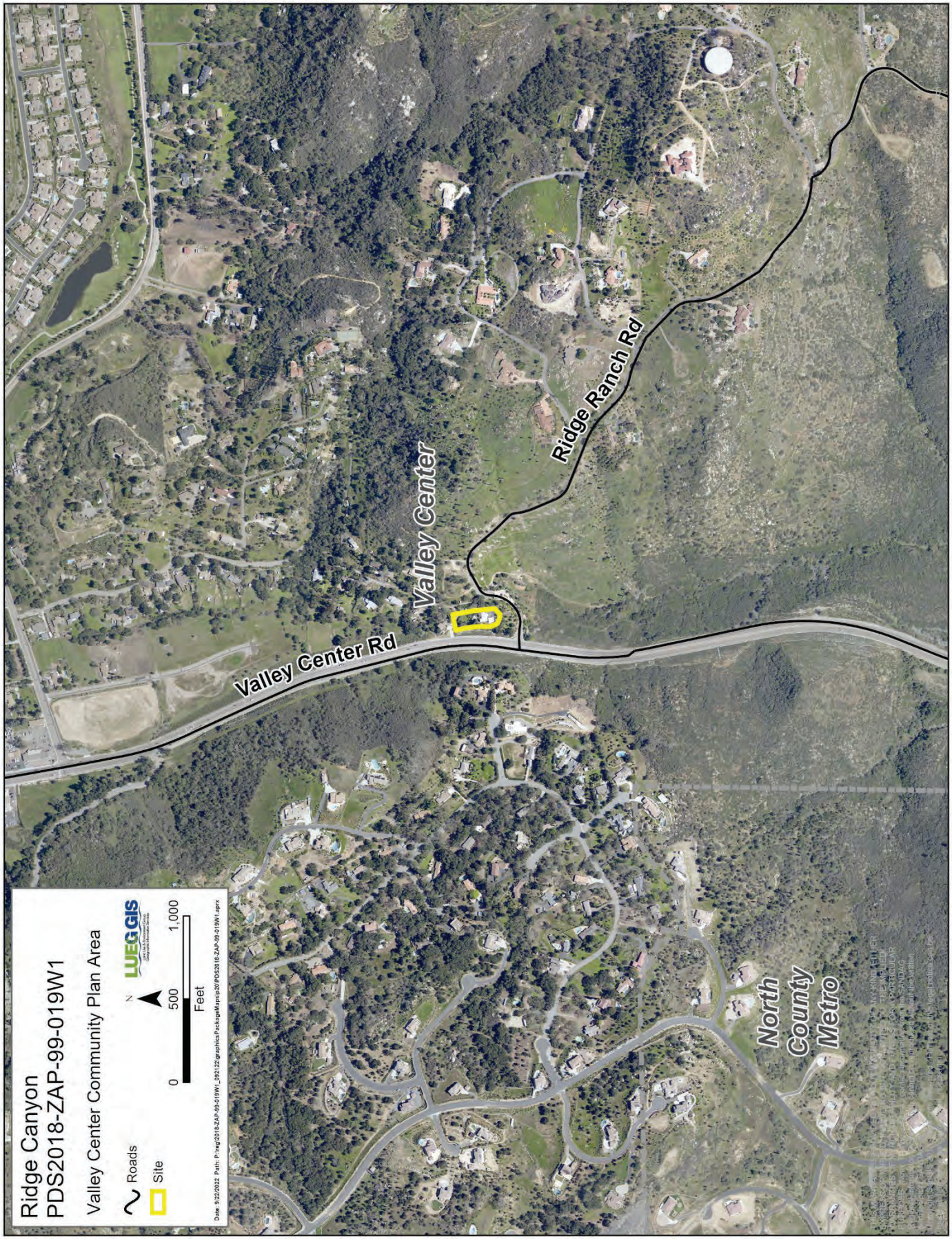


Ridge Ranch Rd

North  
County  
Metro

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Ridge Canyon  
PDS2018-ZAP-99-019W1

Valley Center Community Plan Area



Roads



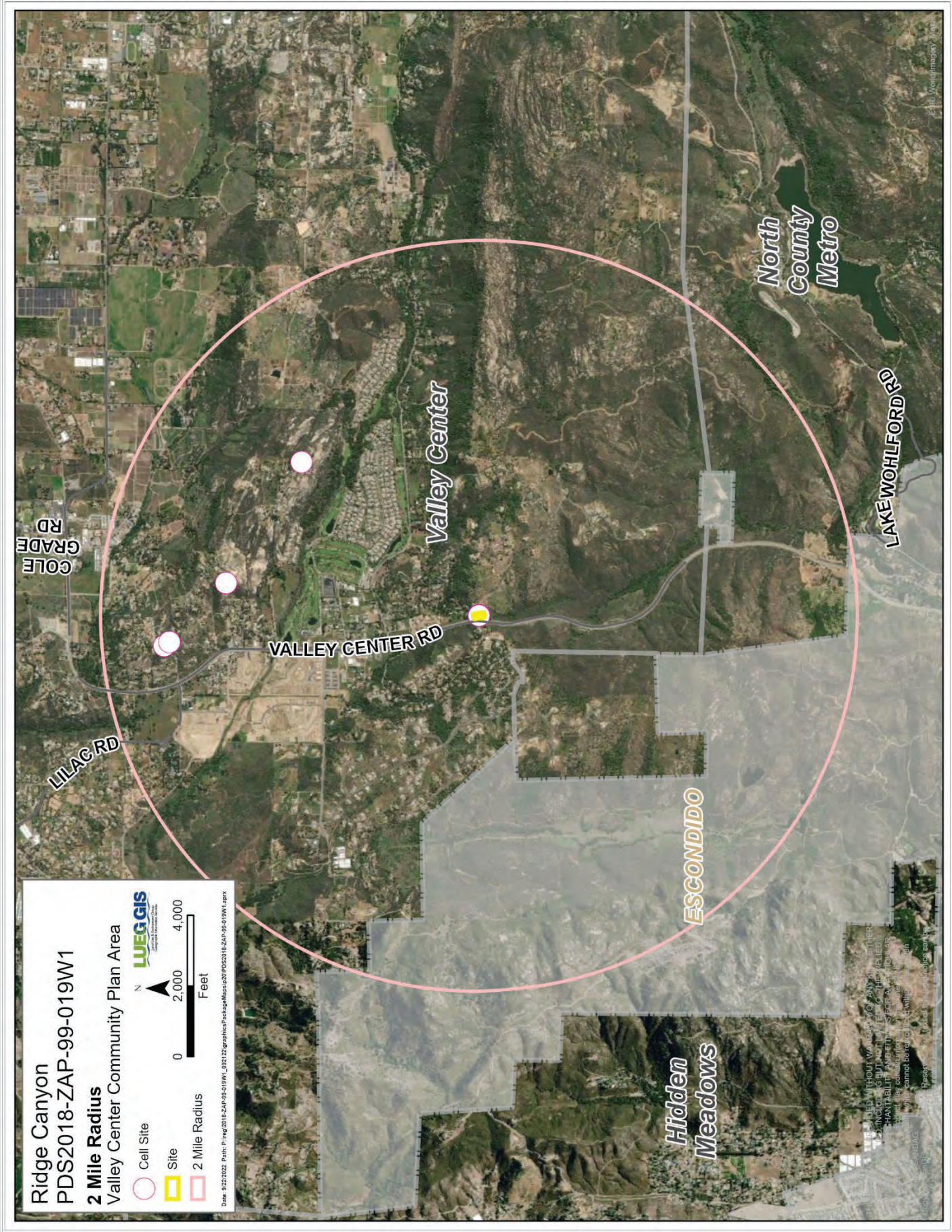
Site



Date: 8/27/2022 Path: P:\eg\2018-ZAP-99-019W1\_092122\graphics\Map\Map2018-ZAP-99-019W1.aprx

North  
County  
Metro

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Ridge Canyon  
PDS2018-ZAP-99-019W1

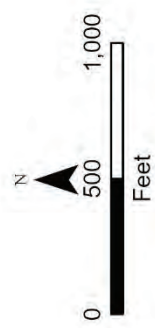
Zoning

Valley Center  
Community Plan Area

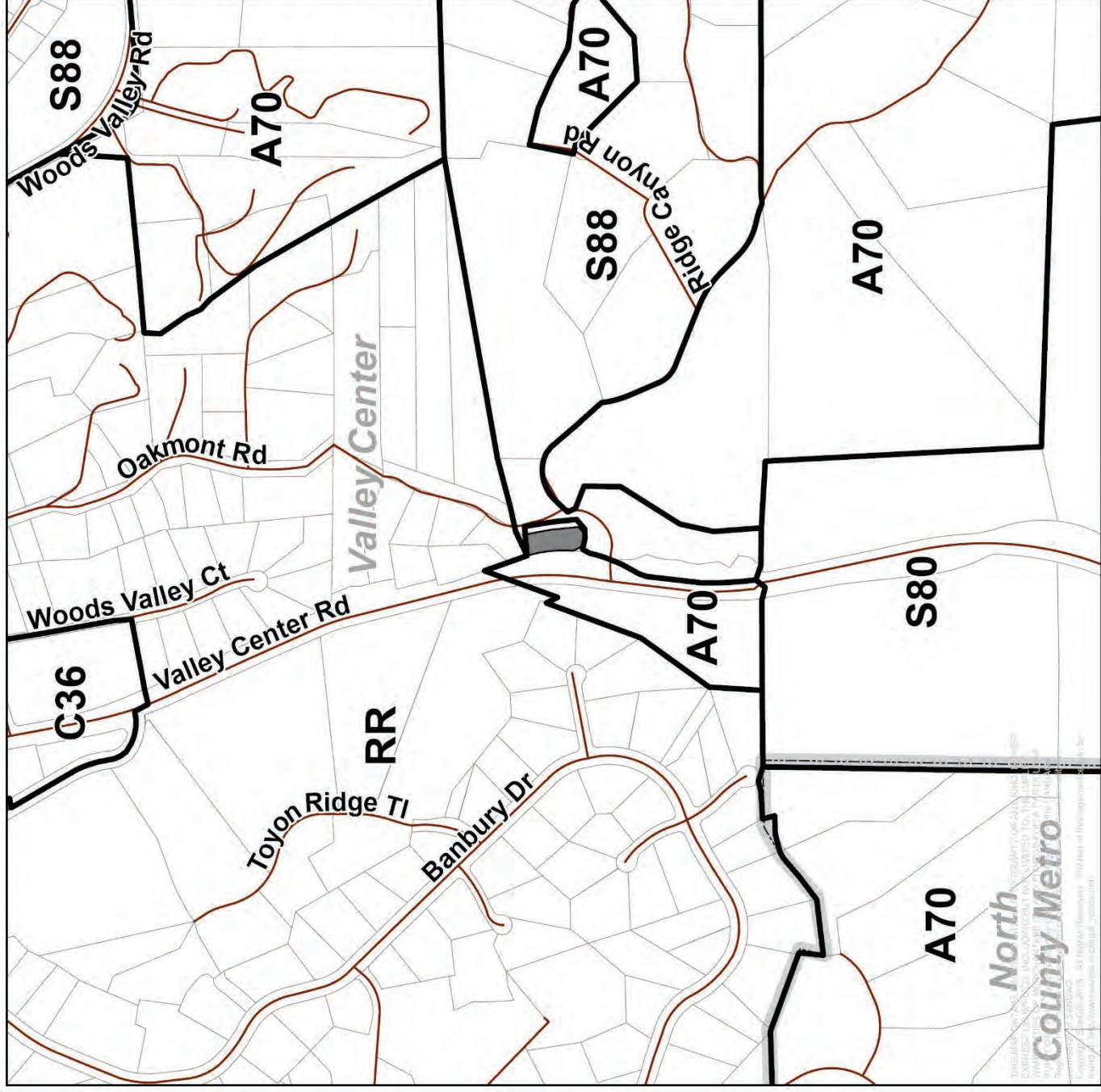
- A70 - Limited Agricultural
- C36 - General Commercial
- RR - Rural Residential
- S80 - Open Space
- S88 - Specific Planning Area

Legend:

- Roads (Red line)
- Site (Grey rectangle)
- Parcels (Thin black outline)
- Zoning (Thick black outline)



Date: 9/22/2022  
 Path: I:\pds\18\_ZAP\_99\_019W1\_PDS2018-ZAP-99-019W1.apx



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Ridge Canyon  
PDS2018-ZAP-99-019W1

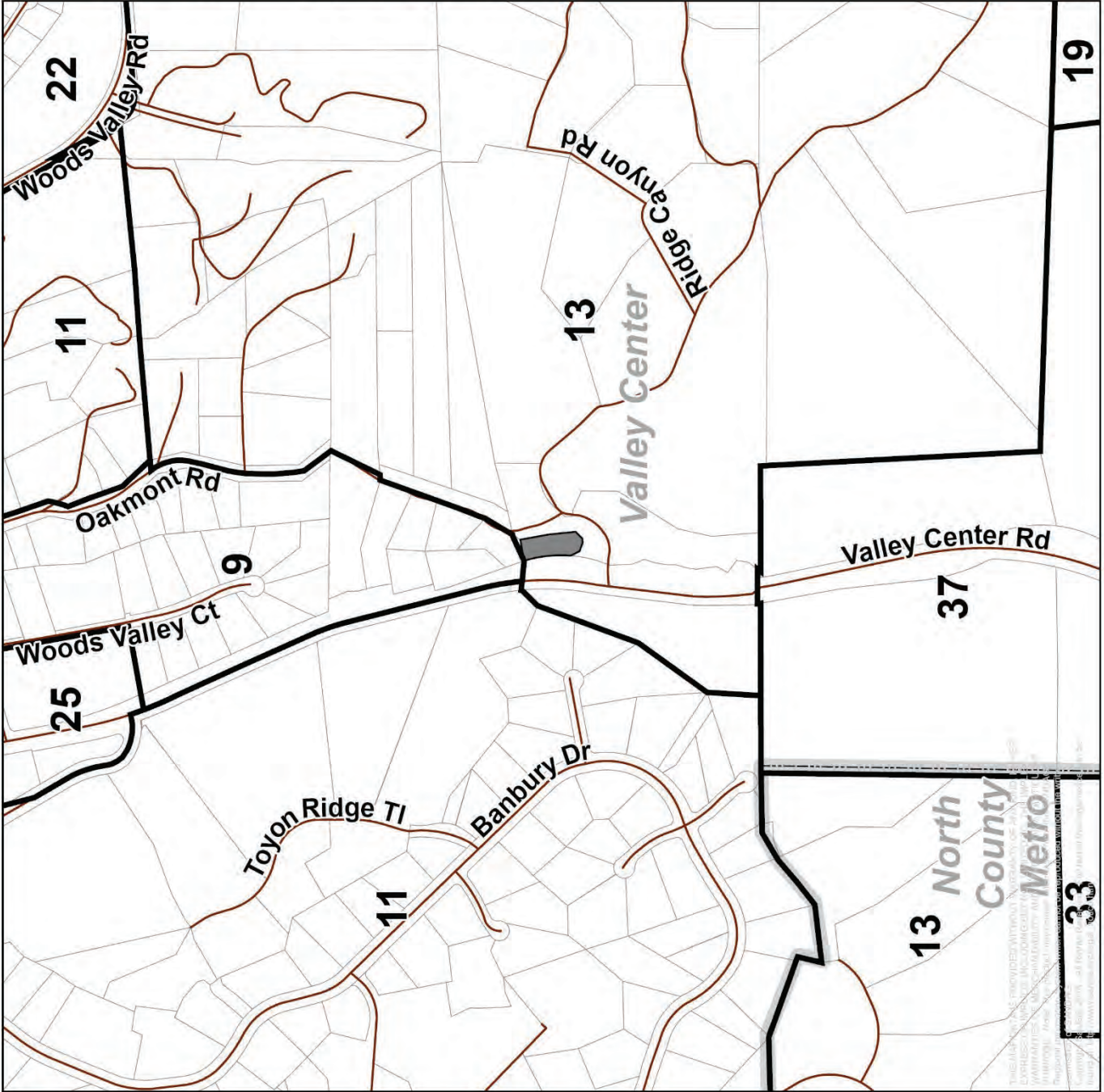
**General Plan**

Valley Center  
Community Plan Area

- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (13) Semi-Rural Residential (SR-4)
- (19) Rural Lands (RL-40)
- (22) Specific Plan Area
- (25) General Commercial
- (33) Public Agency Lands
- (37) Open Space (Conservation)



Date: 9/23/2023  
Path: P:\reg\2018-ZAP-99-019W1\_092323\graphics\packaging\map\pds2018-zap-99-019w1.aprx



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**Attachment B – Form of Decision  
Approving PDS2018-ZAP-99-019W2**



**County of San Diego  
PLANNING & DEVELOPMENT SERVICES**

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

**DAHVIA LYNCH  
DIRECTOR**

November 3, 2022

**PERMITTEE:** CROWN CASTLE (ATTN: TOM HANNA)  
**MINOR USE PERMIT:**  
**MODIFICATION:** PDS2018-ZAP-99-019W2  
**E.R. NUMBER:** PDS2018-ER-99-08-037C  
**PROPERTY:** 26945 VALLEY CENTER ROAD WITHIN THE VALLEY CENTER PLANNING  
AREA  
**APN:** 189-121-43-00

**DECISION OF THE ZONING ADMINISTRATOR**

**ORIGINAL MINOR USE PERMIT DECISION (3400-99-019)**

Grant in substantial conformance with the plot plan and elevations, dated August 5, 1999, consisting of four (4) sheets, a Minor Use Permit pursuant to Section 1355, 2704(b), and 7352(b) of the Zoning Ordinance to allow construction of two panel antennas on a 45 foot steel monopole, and supporting equipment consisting of two (2) Base Transceiver Station (BTS) cabinets, and channel mounted telephone/electric panels, for the purpose of providing an unmanned telecommunications facility.

**MODIFICATION TO MINOR USE PERMIT DECISION (ZAP-99-019W1)**

Grant in substantial conformance with the replacement plot plan and elevations, dated February 12, 2001, consisting of five (5) sheets, a Minor Use Permit Modification pursuant to Section 1355, 2704b, and 7350 et seq. of the Zoning Ordinance to allow the addition of four panel antennas, a GPS antenna, and a 25 square foot equipment structure, for the purpose of providing an unmanned telecommunications facility.

**MODIFICATION TO MINOR USE PERMIT DECISION (ZAP-99-019W2)**

This Minor Use Permit Modification for ZAP-99-019 consists of 14 sheets including plot plan, equipment layout, and elevations dated October , 2021. This permit authorizes the modification of an existing wireless telecommunication facility through the removal and relocation of the existing 45-foot monopole and construction of a new 67-foot-tall faux mono-elm pursuant to Sections 6985, 6986 and 7358 of the Zoning Ordinance.

Wireless telecommunication facilities subject to this Minor Use Permit Modification are considered "high visibility" facilities, therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Minor Use Permit shall have a maximum term of 10 years (ending November 3, 2032, 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 monopoles and 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.

**MINOR USE PERMIT MODIFICATION EXPIRATION:** This Minor Use Permit shall expire on **November 3, 2024** 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 Minor 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 Minor 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:

**CONDITIONS FOR MINOR USE PERMIT (3400-99-019):**

Building permit plans must conform in detail to this approved design. Failure to conform can cause delay 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.

The following condition are imposed by the granting of this Minor Use Permit:

- A. Prior to obtaining any building or other permit pursuant to this Minor Use Permit, and prior to commencement of construction or use of the property in reliance on this Minor Use Permit, the applicant shall:
  - 1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use.

Upon certification by the Director of Planning and Land Use for occupancy or establishment of use by this Minor Use Permit, the following conditions shall apply:

- B. The parking areas and driveways shall be well-maintained.
- C. The landscaping shall be adequately watered and well maintained at all times.
- D. The antennas and the pole shall be painted dark brown as shown on Page 3 of the Plot Plan.



**CONDITIONS FOR MINOR USE PERMIT (3400-99-019):**

**NOTE: The following conditions are in strikeout-underline format of the original Minor Use Permit (3400-99-019) Decision.**

Building permit plans must conform in detail to this approved design. Failure to conform can cause delay 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.

The following condition are imposed by the granting of this Minor Use Permit Modification:

- A. Prior to obtaining any building or other permit pursuant to this Minor Use Permit Modification, and prior to commencement of construction or use of the property in reliance on this Minor Use Permit Modification, the applicant shall:
1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use [DPLU].
  2. Obtain the approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Valley Center Fire Protection District and the Department of Public Works. [DPW]
- B. Prior to any occupancy of use of the premises pursuant to this Minor Use Permit Modification, the applicant shall:
1. Submit evidence (such as photos) to the satisfaction of the Director of Planning and Land use to show proof that the new panel antennas have been painted dark brown. [DPLU]

Upon certification by the Director of Planning and Land Use for occupancy or establishment of use by this Minor Use Permit, the following conditions shall apply:

~~B- C.~~ The parking areas and driveways shall be well-maintained.

~~C- D.~~ The landscaping shall be adequately watered and well maintained at all times.

~~D.~~ The antennas and the pole shall be painted dark brown.

**SPECIFIC CONDITIONS FOR MINOR USE PERMIT MODIFICATION ZAP-99-019W2:**

Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Minor Use Permit. Please note that all applicable ongoing conditions associated with the original Minor Use Permit (ZAP-98-001) and subsequent Modifications approval shall apply. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

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

1. **GEN#1–COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.
2. **GEN#2–RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO] INTENT:** In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an ‘all-purpose acknowledgement’ and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder’s Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.
3. **FIRE#1–FP-2 POLICY AND FIRE REVIEW: [PDS], [GP, CP, BP, UO] INTENT:** In order to comply with the FP-2 wireless facility policy and fire access requirements. **DESCRIPTION OF REQUIREMENT:** The applicant shall update the building permit plot plans to indicate driveway improvements as approved by the applicable local fire district/agency and the applicable authorization through an agreement/easement or similar document shall be provided. The applicable fire district/agency shall review the plans and any other applicable information in order to determine if the condition may be waived. **DOCUMENTATION:** The plot plans shall be updated with driveway improvements as approved by the applicable local fire district/agency and the applicable authorization through an agreement/easement or similar document shall be provided. **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, the plot plans for the project during the building permit process shall be updated or additional documentation from the applicable fire district/agency shall be provided. The applicable fire district/agency shall review the plans and any other applicable information in order to determine if the condition may be waived. **MONITORING:** The PDS Zoning Counter and PDS, PPD shall verify that the applicable documentation from the applicable fire district/agency has been obtained.

**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 (WIRELESS): [PDS, PCC] [UO, FG] [PDS, FEE]**

**INTENT:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations and photo surveys dated October 20, 2022 to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] and DPR [TC, PP] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

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

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

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

**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any interior changes to approved telecommunications equipment that are located

entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

8. **HAZ#1-HEALTH AND SAFETY PLAN**

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

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

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

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

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

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

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations and photo surveys dated approved October 20, 2022. 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. This period can be extended based on provided documentation to the satisfaction of the Director of DPR and the Director of PDS.

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

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

**INTENT:** In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Minor Use Permit associated activities shall comply with the one-

hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

## 12. **ROADS#2-ROAD MAINTENANCE**

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

## **FINDINGS FOR MINOR USE PERMIT MODIFICATION PDS2018-ZAP-99-019W2**

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

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

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

*Harmony:*

The proposed wireless telecommunication facility consists of removing and relocating the existing 45-foot monopole and constructing a new 67-foot-tall faux mono-elm. The equipment necessary for the facility is concealed of a 6-foot high concrete masonry unit (CMU) block wall. The wireless telecommunication facility would be converted to a stealth design of a faux tree in order to be in harmony of the rural character of the project vicinity. The subject property is approximately 0.93 acres and is developed with a single-family residence. Structures and objects surrounding the project site consist of mature trees and vegetation. The project is compatible with the surrounding area which is comprised primarily of residential uses. Therefore, the project, as designed, is camouflaged and will blend into the project site with reduced adverse visual impacts to the surrounding project area.

Scale and Bulk:

The project area is developed with a single-family residence. Mature trees and vegetation are located within the project vicinity. The 67-foot-tall faux mono-elm would be of comparable height to trees and other vertical elements within the project vicinity.

Photo simulations on file with this Minor Use Permit Modification illustrate that the proposed 67-foot faux mono-elm and an associated equipment concealed by a CMU block wall would be in harmony with the scale and bulk of the surrounding area and therefore would be unobtrusive to the surrounding viewshed. The equipment enclosure is screened from by intervening hills and vegetation. Surrounding land uses include residential and open space uses. The facility designed as a faux mono-elm would appear as an expected visual feature within the project vicinity as the project area contains mature trees located. As a result, the components of the surrounding environment will be consistent with the scale of the surrounding environment.

Coverage:

The subject parcel is approximately 0.93 acres in size. Surrounding land uses consist of residential and open space land uses with parcel sizes ranging in size from 0.70 acres to over 15 acres. The project is located on a parcel that is developed with a single-family residence. All construction associated with the project will be within the subject parcel. Due to the small scale of the facility, the project will not contribute significantly to the existing site coverage, nor will it substantially increase the scale and bulk of the subject property. As such, the modifications of the existing telecommunications facility will maintain similar coverage with surrounding parcels. Considering the size of the subject lot compared with the size and location of the proposed structure, and the coverage characteristics of surrounding properties, the modification of the telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

Density:

The project is a Minor Use Permit Modification to authorize the removal and relocation of the existing 45-foot monopole and construction a new 67-foot-tall faux mono-elm. Therefore, the project does not have a residential component subject to density.

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

The project is located within the jurisdiction of the Valley Center Fire Protection District. The project is compliant with the FP-2 Policy and a Fire Protection Plan has been reviewed and approved for the project. The project would not require water or sewer services. Electrical and telephone services are available on-site. The proposed project involves construction to an existing wireless telecommunication facility with existing access to adequate utilities. All required utilities are therefore available for the project.

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

The project is a Minor Use Permit Modification for the authorization of modifications to an existing wireless telecommunication facility. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in sections 6985 and 6991. The subject project will result in removing and relocating the existing 45-foot monopole and constructing a new 67-foot-tall faux mono-elm. Photo-simulations on file with the Minor Use Permit Modification demonstrate that the faux mono-elm and associated equipment concealed by CMU block wall will be in harmony with the existing neighborhood character.

While the faux mono-elm is visible from Valley Center Road, motorists traveling along the roadway will have limited views of the facility for short durations due to the existing environment. The facility designed as a faux mono-elm would be appear as an expected visual feature within the project vicinity as the project vicinity contains mature trees and vegetation. The wireless facility has been sited on the northern portion of the subject property. The line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area, such as the mature trees and vegetation.

The project has been reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The wireless telecommunication facility contains a standby generator that is located within a CMU enclosure that is authorized by this Minor Use Permit Modification. The project, as designed, would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to result in approximately one to three trips per month and will utilize a private road connecting to Valley Center Road for access. Existing parking is available on the property. The use associated with this Minor Use Permit Modification is compatible with the existing residential nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and will be compatible with adjacent uses. Therefore, the number of maintenance trips will not substantially increase or alter the physical character of Valley Center Road.

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

The applicant proposes a Minor Use Permit Modification for the authorization of alterations to an existing unmanned wireless telecommunication facility. The subject property is approximately 0.93 acres in size and has access and utility services adequate to serve the proposed use. The removal and relocation of the existing 45-foot monopole and construction of a new 67-foot-tall faux mono-elm



and would not result in significant alterations to the landform or grading. The project, as designed, would be camouflaged, would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

6. Any other relevant impact of the proposed use:

None identified.

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

The project is subject to the General Plan Semi-Rural Use Designation and is zoned Limited Agriculture (A70). The project is consistent with S-1 (Public Safety) and S-2 (Emergency response) of the Public Safety Element of the County General Plan because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project complies with General Plan Policy 15.1 – Telecommunication Facilities Compatibility with Setting, because it has been designed and sited to minimize visual impacts, would not result in adverse impacts to the natural environment, and would be compatible with existing nearby development and community character. Lastly, the project complies with General Plan Policy COS 11.3 because the project has been designed to minimize visual impacts by camouflaging the facility so as not to impact the viewshed of neighboring uses or detract from the visual settings of nearby roads. Therefore, the project is consistent with the San Diego General Plan.

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

Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is a modification to an unmanned wireless telecommunication facility that involves the installation of Small, New Equipment and Facility in Small Structures. It has been determined that the project is not in an environmentally sensitive location; would not cause substantial change in 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 tree. 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.

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

**APPEAL PROCEDURE:** Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & 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  
DAHVIA LYNCH, DIRECTOR

BY:

Conor McGee, Zoning Administrator  
Planning & Development Services

email cc:

Michael Johnson, Planning Manager, PDS  
Sean Oberbauer, Land Use/Environmental Planner, PDS  
Polina Mitcheom, Project Planner, Land Use/Environmental Planner, PDS  
Tom Hanna, Applicant Contact, [tom.hanna@cmhcg.com](mailto:tom.hanna@cmhcg.com)

## Attachment C – Environmental Documentation

# 1 - 55 NOTICE OF EXEMPTION

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

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

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

Project Name: Ridge Canyon Wireless Telecommunication Facility; PDS2018-ZAP-99-019W2;  
PDS2018-ER-99-08-037C

Project Location: 26945 Valley Center Road in the Valley Center Plan Area within unincorporated San Diego County (APN: 189-121-43-00)

Project Applicant: Crown Castle (Attn: Tom Hanna.), 24654 N Lake Pleasant Parkway, Peoria, AZ 85333

Project Description: The project is ZAP Modification to an existing wireless telecommunication facility to authorize the removal of an existing 45-foot monopole and construct a new 67-foot-tall faux mono-elm with associated equipment on the same project site.

Agency Approving Project: County of San Diego

County Contact Person: Polina Mitcheom Telephone Number: (619) 942-1376

Date Form Completed: November 3, 2022

This is to advise that the County of San Diego Director of Planning and Development Services has approved the above described project on November 3, 2022 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: 15303
  - G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
  - G 15182 – Residential Projects Pursuant to a Specific Plan
  - G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
  - Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
- 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 15303 of the State of California Environmental Quality Act Guidelines, the project is exempt from CEQA because it involves 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.

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

Signature: \_\_\_\_\_ Telephone: (619) 942-1376

Name (Print): Polina Mitcheom Title: Jr. Land Use/Environmental Planner

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

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

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

**FOR PURPOSES OF CONSIDERATION OF**

**Crown Castle Ridge Canyon Wireless Telecommunication Facility,  
PDS2018-ZAP-99-019W2; PDS2018-ER-99-08-037C**

**November 3, 2022**

**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, however, 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 (MSCP) and Biological Mitigation Ordinance (BMO)?

YES

NO

NOT APPLICABLE/EXEMPT

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

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

YES

NO

NOT APPLICABLE/EXEMPT

The project involves modifications to an existing unmanned wireless telecommunication facility and does not propose the addition of any landscaping or use of groundwater.



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

***Wetland and Wetland Buffers:***

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

***Floodways and Floodplain Fringe:***

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

***Steep Slopes:***

The average slope for the property is less than 25 percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes where the wireless telecommunications facility is located. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

***Sensitive Habitats:***

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

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

**Significant Prehistoric and Historic Sites:**

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

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

YES                      NO                      NOT APPLICABLE  
                                           

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

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

YES                      NO                      NOT APPLICABLE  
                                           

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

The project site is zoned Limited Agriculture (A70) and is subject to a restrictive sound level requirement of a one-hour average 45 dBA limit at the project property line. Primary noise sources consist of a generator which is authorized by this Minor Use Permit Modification. The generator is located within a 6-foot-high concrete masonry unit (CMU) enclosure which attenuates noise to a level below the 45 dBA limit at the project property lines. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required.

## Attachment D – Environmental Findings

**RIDGE CANYON WIRELESS TELECOMMUNICATION FACILITY  
MINOR USE PERMIT MODIFICATION  
PERMIT NO.: PDS2018-ZAP-99-019W2  
ENVIRONMENTAL LOG: PDS2018-ER-99-08-037C**

**ENVIRONMENTAL FINDINGS**

November 3, 2022

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (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



# Valley Center Community Planning Group

P.O. Box 127 Valley Center, CA 92082

## Regular Meeting Agenda

September 19, 2022 6pm

Adams Park Meeting Room

28751 Cole Grade Road Valley Center, CA 92082

Lisa Adams  
Seat 13

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Michelle Bothof  
Seat 1

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Chair  
Seat 5

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Vlad Ciupitu  
Seat 8

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Seat 15

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Seat 12

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Larry Schmidt  
Seat 9

[lschmidtvc@gmail.com](mailto:lschmidtvc@gmail.com)

Kevin Smith  
Vice-Chair  
Seat 7

[sjks8@gmail.com](mailto:sjks8@gmail.com)

- A. Roll Call
- B. Pledge of Allegiance
- C. Approval of Minutes: July 11, 2022
- D. Public Comments:

Members of the public may address the Planning Group on any topic not on the agenda. A three (3) minute time limit is allowed per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on a topic buy may place the item on a future agenda. Speakers are required to complete a Request to Speak form prior to the start of the meeting.

1. Keys Creek – SDG&E Update: Update on overhead shoe-fly with Kevin O'Beirne, SDG&E Regional Project Affairs Manager.

### F. Action items (VCCPG advisory vote may be taken on the following items)

The agenda is available to members prior to regular meetings through advanced publication in the Valley RoadRunner, email distribution and public review at the Valley Center Community Hall.

- 1) **Discretionary Permit - Amaranto Growers Ag Clearing PDS2022-AD-22-004:** (Adams)  
Clearing of 20.96 acres for wholesale greenhouse made of metal frames covered with flexible plastic to grow ornamental plants in plastic pots. Not open to the public – business to business sales only to US & Canada. Potting machine, heating system and irrigation system. Site to have parking for employees and loading zone. (Vote)
- 2) **Butterfield Trails Park** – (Norwood/Hillbig) Update on new developments.
- 3) **Ridge Canyon Cell Tower PDS2018-ZAP-99-019W2** (Fajardo) Project previously heard in August 2021 and denies. Applicant has populated new photosims, an ASA, and a GSA that County staff believes would be beneficial for the community to review and provide input.

### G. Subcommittee Reports

- 1) Emergency Evacuation (Harmes):
- 2) Cannabis Subcommittee (Mathews):
- 3) Parks & Rec/Trails (Norwood):
- 4) Mobility (Adams):
- 5) Tribal Liaison (Chair)
- 6) Design Review Board (Smith/Adams)
- 7) Community Plan (Hutchinson)
- 8) Revitalization Subcommittee (Rattray):
- 9) Board (Harmes/Fajardo):

### H. Correspondence Received for September 19, 2022 Meeting:

1. San Diego County Water Authority

**Next regular meeting of VCCPG: October 10, 2022 7pm Adams Park**

Access and Correction of Personal Information  
You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

**Public Disclosure Notice**

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

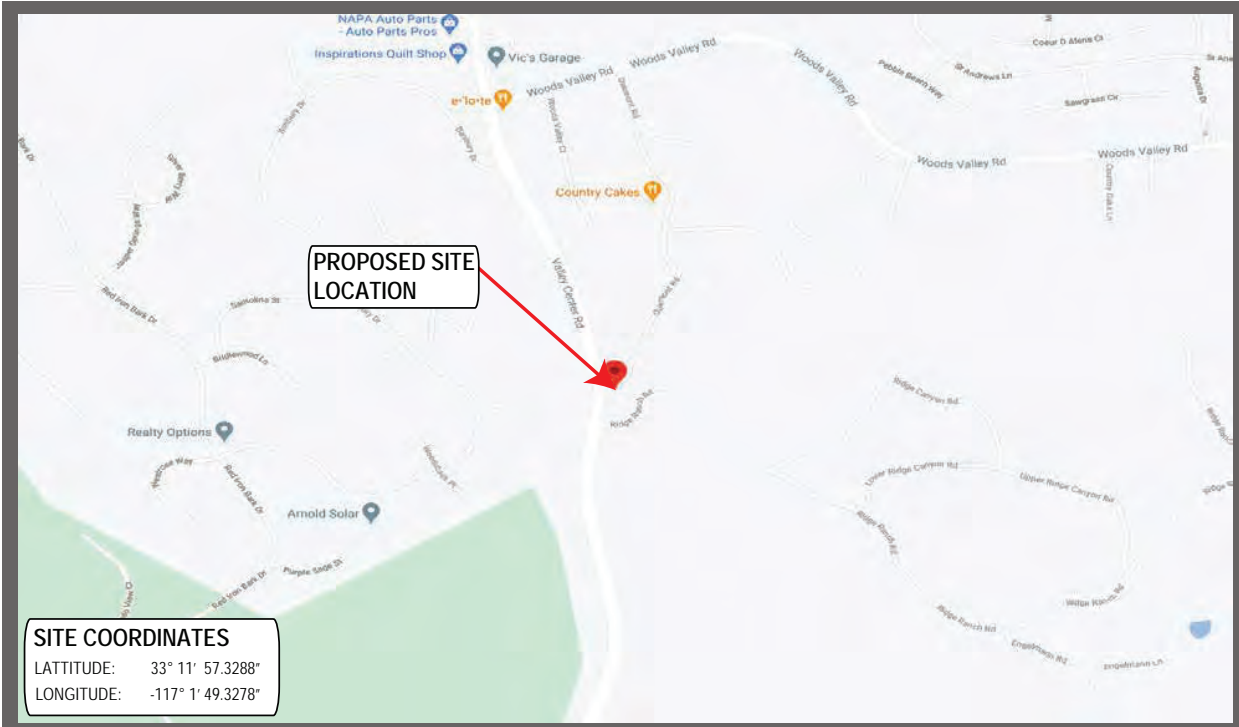
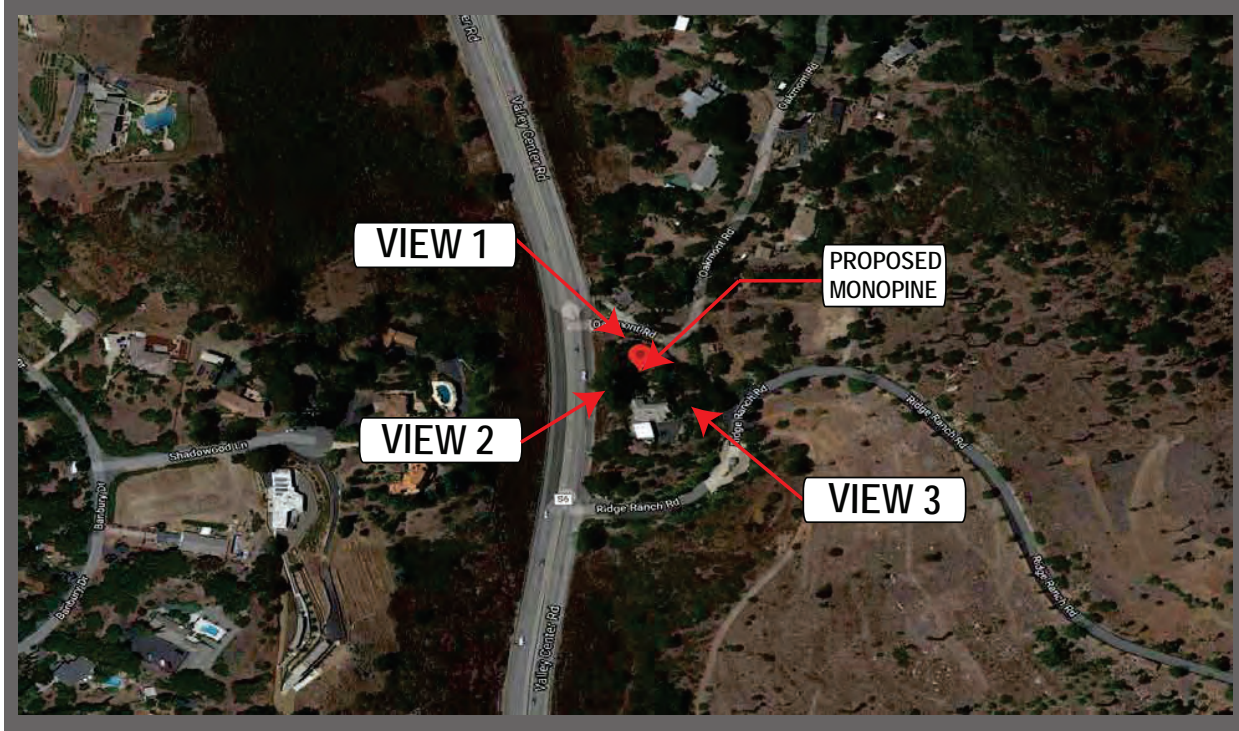
**Attachment F – Photo-Simulations, Geographic Service Area Map, and Alternative Site Analysis**

# SHOT MAP

1 - 64

827585 - CAL00842  
SD393 RIDGE CANYON

## PROPOSED SITE LOCATION



827585 - CAL00842  
SD393 RIDGE CANYON  
26945 VALLEY CENTER ROAD  
VALLEY CENTER, CA 92082



2552 WALNUT AVE, SUITE 200A  
TUSTIN, CA 82780





EXISTING



PROPOSED

827585 - CAL00842  
SD393 RIDGE CANYON  
26945 VALLEY CENTER RD  
VALLEY CENTER, CA 92082

VIEW 1: LOOKING SOUTH - EAST ACROSS  
VALLEY CENTER ROAD



2552 WALNUT AVE, SUITE 200A  
TUSTIN, CA 82780



EXISTING



PROPOSED

827585 - CAL00842  
SD393 RIDGE CANYON  
26945 VALLEY CENTER RD  
VALLEY CENTER, CA 92082

VIEW 2: LOOKING NORTH - EAST ACROSS  
VALLEY CENTER ROAD



2552 WALNUT AVE, SUITE 200A  
TUSTIN, CA 82780



EXISTING



PROPOSED

827585 - CAL00842  
SD393 RIDGE CANYON  
26945 VALLEY CENTER RD  
VALLEY CENTER, CA 92082

VIEW 3: LOOKING NORTH - WEST ACROSS  
RIDGE RANCH ROAD



2552 WALNUT AVE, SUITE 200A  
TUSTIN, CA 92780

**PROJECT NAME:** SD393 Ridge Canyon BUN827585  
**RECORD ID:** PDS2018-ZAP-99-019W2;  
**PROJECT ADDRESS:** 26945 Valley Center Road; **APN:** 189-121-43  
**TRUST ACCOUNT NO.:** 2092352-D-05702

## Items 8-1–8-3 Inclusive: Alternative Site Analysis

**Item 8-1:** while this site is in a “non-preferred zone” per county’s code, the loss of this site for both AT&T and T-Mobile would lead to substantial gaps in vehicular coverage along Valley Center Road south of Woods Valley Road, as well as residents in the immediate area of Valley Center Road, Woods Valley Road, and the smaller roads leading off these two main arteries.

In addition, this site for AT&T will be a FirstNet site, which is a federal project to bring dedicated infrastructure to local and federal first responders in emergencies (natural or otherwise).

**Item 8-2 & 8-3:** The nearest towers to the subject site located at 26945 Valley Center Road—clockwise—are as follows (map below):

- **50’ Verizon Tower (1.30 miles):** this Verizon tower is too far from the coverage objective for both carriers, and would not support two carriers, given the needed vertical separation between each carrier to prevent RF/signal interference.
- **97’ Sprint Tower (1.5 miles):** could potentially accommodate additional carriers, but with existing topographical constraints and distance, would not meet coverage objectives for AT&T & TMO.
- **51’ Sprint Tower (2.25 miles):** too far from the coverage objective.
- **35’ TowerCo (SBA) (2.25 miles):** too low for another carrier; too far from the objective.
- **3 towers (Sprint, ATC & Crown) (4 miles):** these towers of varying height are too far from the coverage objectives of AT&T & TMO.



**PDS2018-ZAP-99-019W2 (BUN 827585): ASA Addendum—Location Determination**

The existing tower is located adjacent to the home located on the parcel. It is located on an area with a steep incline to the south and west. To redo the tower to a multi-carrier tower for both T-Mobile and AT&T, a new foundation is required, and in its current location, there is insufficient space to go west or south--due to the incline—and immediately north would put it into the garage of house. Locating east would block the driveway and access to the garage.

Therefore, the decision was made to relocate far north of house (the other side of the house), into the area currently comprised of multiple trees. However, this area is at a lower elevation than the current location (1500' AMSL at current location; 1485' AMSL at proposed location), and therefore the tower needed to be taller than existing in order to accommodate the elevation change.

In addition, to accommodate a second carrier on the existing tower, there needs to be a vertical separation between one carrier and another: wherever the antenna bottom of the top carrier is, the second carrier top of antenna needs to be sufficient distance in order to avoid signal interference between the two carriers. Because the bottom carrier needed to be at 53' to meet its coverage objective (q.v., coverage plots), the overall height of the tower increased.

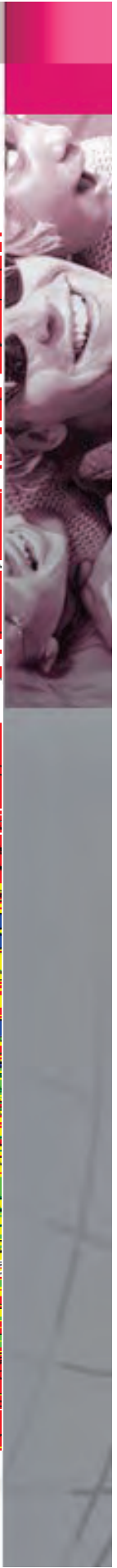
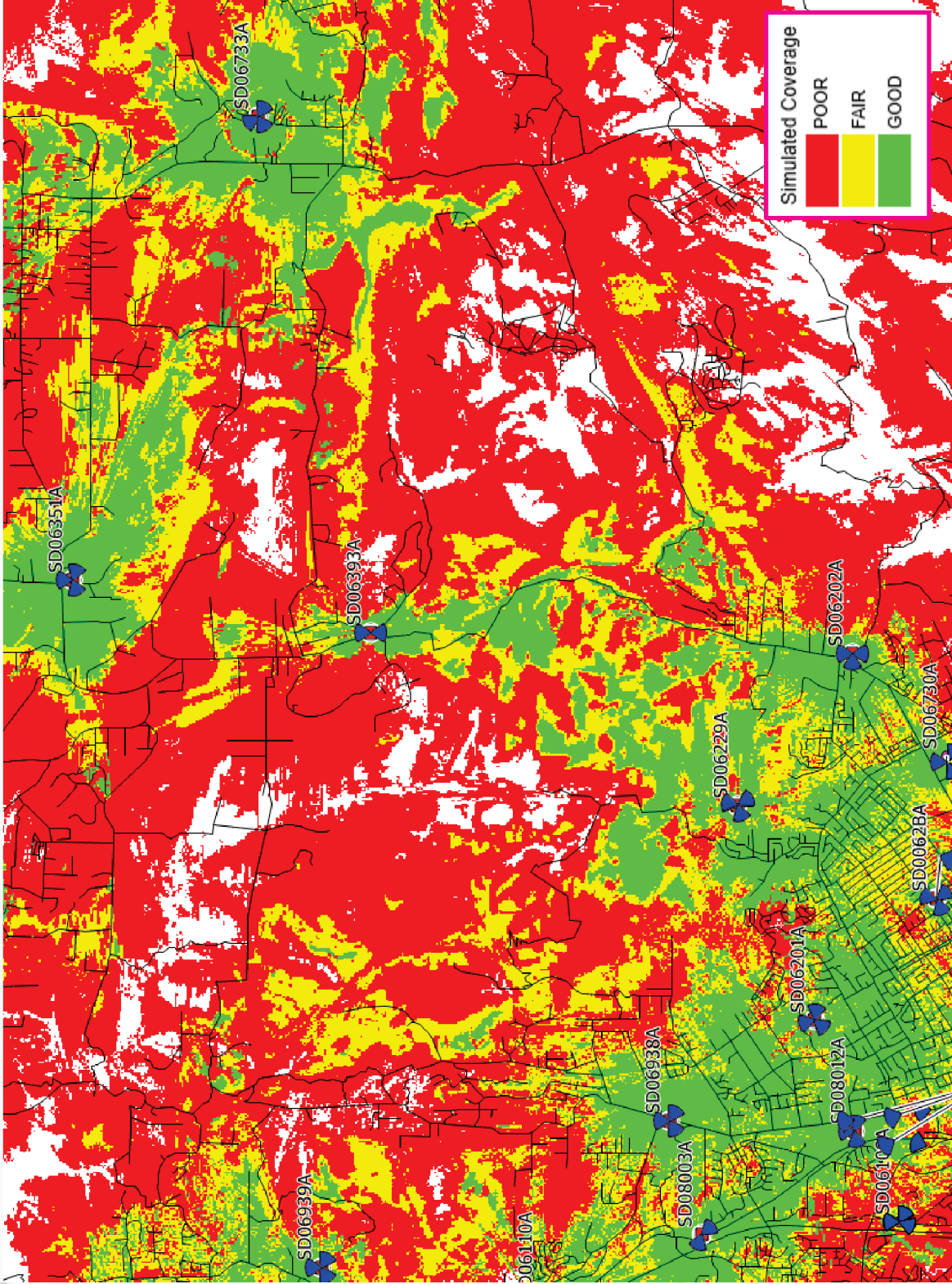
However, due to the existing mature foliage in the area, the existing tree line will mitigate the visual impact of the new tower, even at it's taller height.

# SD06393A Coverage Maps

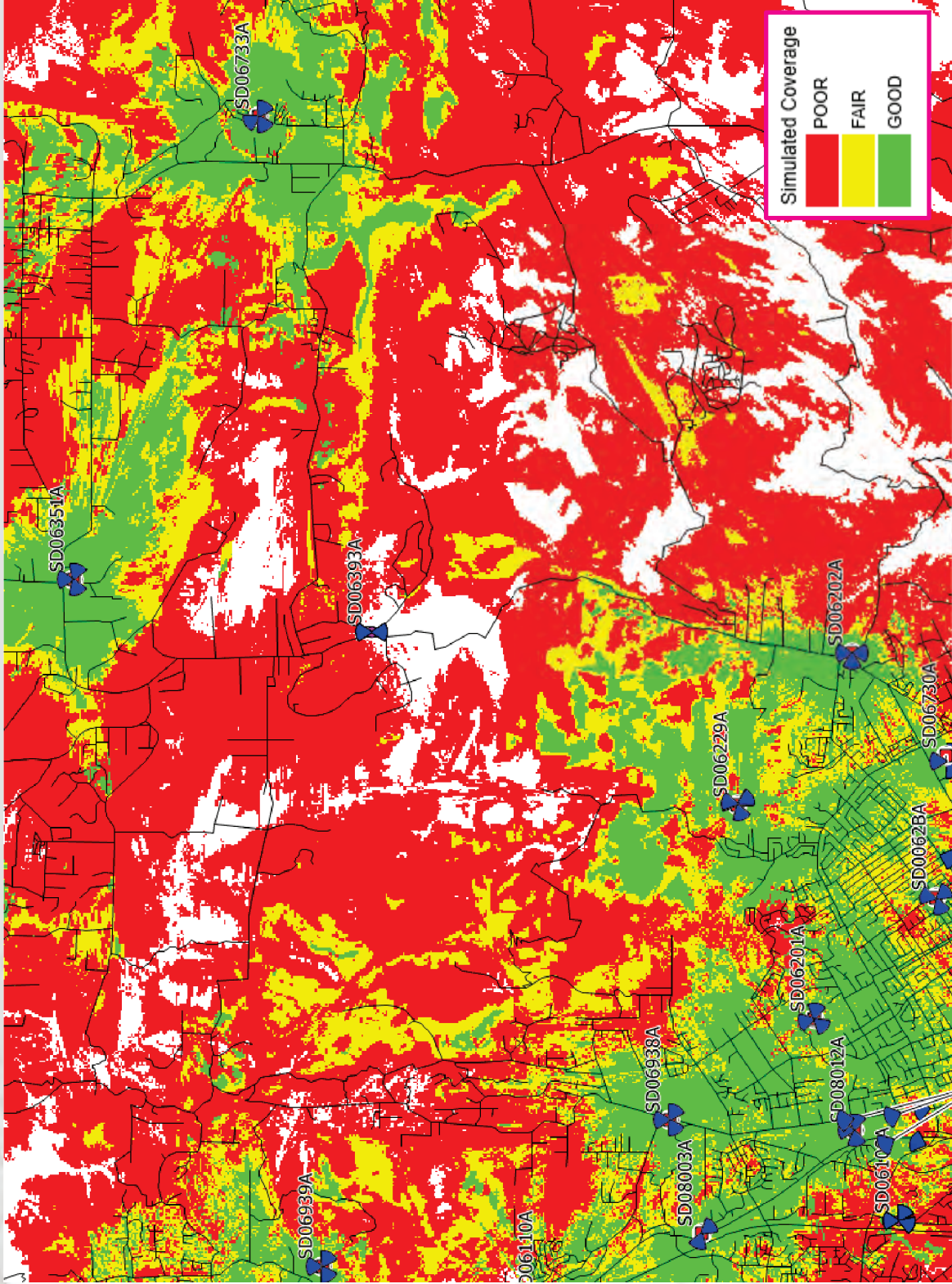
RF Team - San Diego Market



# T-Mobile Area with SD06393A

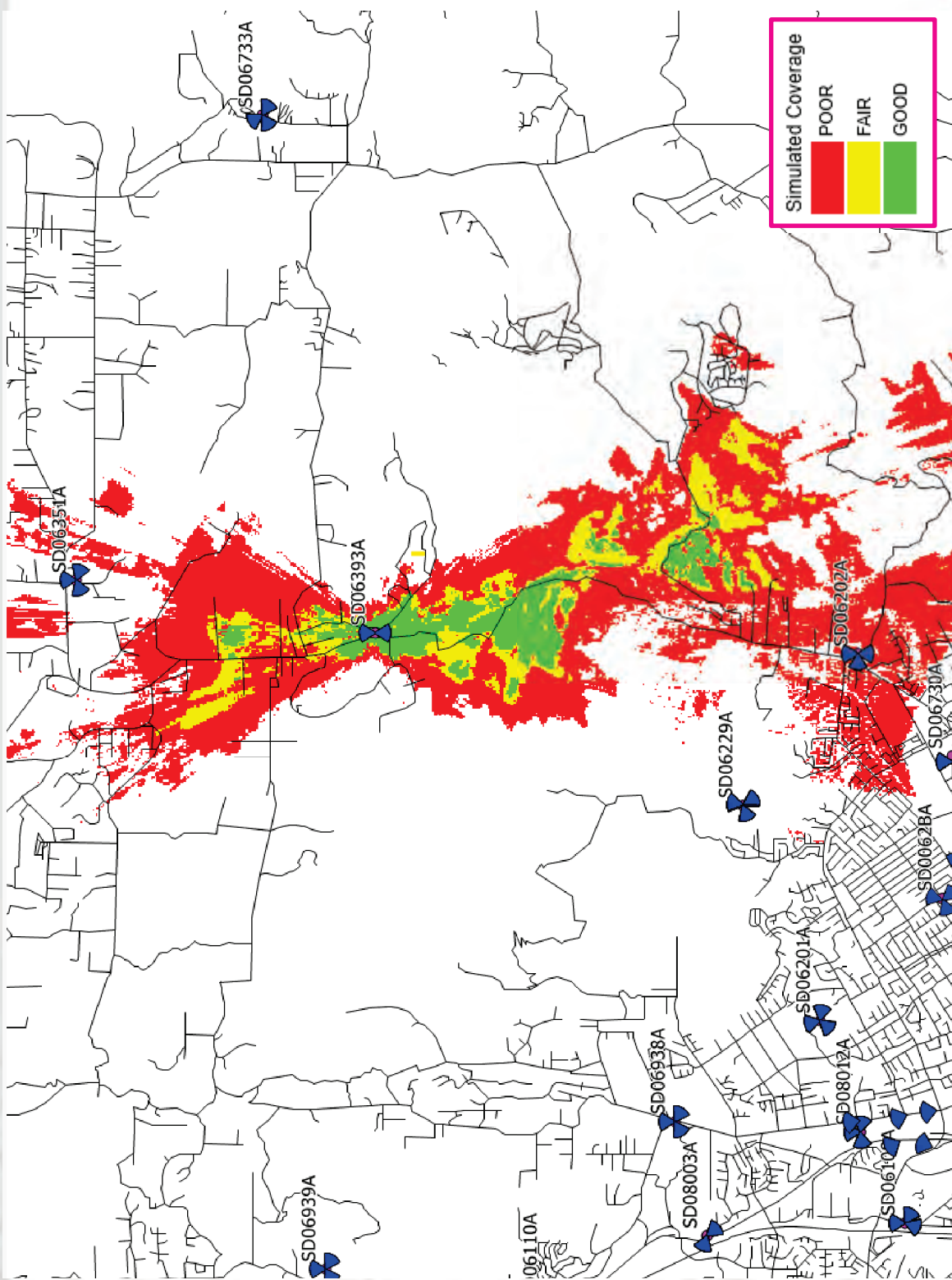


# T-Mobile Area without SD06393A





# T-Mobile SD06393A Only



## Attachment G – Ownership Disclosure Form



County of San Diego, Planning **75** Development Services  
**APPLICANT'S DISCLOSURE OF OWNERSHIP  
 INTERESTS ON APPLICATION FOR ZONING  
 PERMITS/ APPROVALS**  
 ZONING DIVISION

Record ID(s) \_\_\_\_\_

Assessor's Parcel Number(s) 189-121-43-00

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

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

U.S. Financial, L.P. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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."

David McKinley  
 Signature of Applicant

\_\_\_\_\_  
 Print Name

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

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

