



The County of San Diego

Zoning Administrator Hearing Report

Date:	August 22, 2024	Case/File No.:	CCI Highland Valley & Bandy Canyon #856665 Minor Use Permit Modification; PDS2023-ZAP-03-069W2, PDS2023-ER-03-08-025B
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	8:30 a.m.	Location:	15260 Sky High Road, Escondido, CA 92025
Agenda Item:	#1	General Plan:	Rural-Lands (RL-20)
Appeal Status:	Appealable to the Planning Commission	Zoning:	Limited Agriculture (A70)
Applicant/Owner:	Crown Castle	Community:	Ramona Subregional Plan Area
Environmental:	Notice of Exemption	APN:	276-023-03-00

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 (CEQA). Planning & Development Services (PDS) staff recommends approval of the ZAP Modification, with the conditions noted in the attached ZAP Modification decision (Attachment B).

The CCI Highland Valley & Bandy Canyon ZAP Modification (Project) is a request for Crown Castle (Applicant), to renew a use permit in order to operate and maintain an existing wireless telecommunication facility in accordance with the amortization schedule of the Zoning Ordinance. The project is a Minor Use Permit Modification to bring an existing wireless telecommunication facility into conformance with the County of San Diego Wireless Ordinance. The applicant is proposing the addition of concealment elements to the existing 36.9-foot-tall mono-broadleaf in order to minimize the view from the surrounding area. The concealment elements include the replacement of existing antenna covers. The footprint of the existing lease area of 432 square feet is not expanding, and the location of the faux tree will remain the same. Associated equipment is located within an existing concrete masonry unit (CMU) enclosure. The 5.91-acre parcel, located at 15260 Sky High Road within the Ramona Community Plan Area. The site is subject to the General Plan Regional Category Rural, Land Use Designation Rural

Lands (RL-20). Zoning for the site is Limited Agriculture (A70). Access to the site is provided by an existing private driveway that connects to Sky High Road, a private road. The project does not include any water or sewer facilities.

The facility expired on April 30, 2018, 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 15 years of operations before it needs to be re-evaluated against the technology available in the future.

This report includes a staff recommendation, a project description, analysis and discussion, and the Ramona 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 C, which include a finding that the project is exempt from the California Environmental Quality Act (CEQA).
2. Grant ZAP Modification PDS2023-ZAP-03-069W2, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

On April 20, 2004, the Zoning Administrator approved a ZAP to authorize the construction, operation, and maintenance of a wireless telecommunication facility for an unmanned wireless telecommunications facility consisting of a 35-foot-high faux broadleaf with six panel antennas in three arrays along with six outdoor equipment cabinets located on a concrete slab measuring approximately 160 square feet and enclosed by a concrete masonry unit (CMU) wall.

On May 17, 2011, the Zoning Administrator approved a Modification to the ZAP (Record ID: ZAP-03-069W1) to authorize the applicant to remove six panel antennas and replace with 12 new panel antennas, install six RRUs and a DC surge protector on the existing 36.9-foot-tall mono-broadleaf, and install one GPS antenna on the existing CMU enclosure. The Modification included expanding the equipment area to accommodate new equipment cabinets and a height exception to allow a maximum height of 36.9 feet.

On July 15, 2022, a minor deviation to the ZAP (Record ID: ZAP-03-069W1M5) authorized installation of one new standby 30KW generator with a 190-gallon base fuel tank. The CMU enclosure was also increased to a size of 432 square feet with a gate and wood trellis to match the existing equipment enclosure. The request also included the installation of a new automatic switch and new cam-lock.

D. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a ZAP Modification to bring an existing wireless telecommunication facility into conformance with the County of San Diego Wireless Ordinance, and to extend the duration of the permit for 15 years. The applicant proposes to renew the existing wireless facility which includes a 36.9-foot-tall mono-broadleaf. Supporting equipment, including a back-up generator, is located within an existing 432 square foot CMU enclosure. The facility is depicted in Figures 1 and 2. Access to the site is provided by a private driveway that connects to a private road, Sky High Road, which connects to Bandy Canyon Road, a County-maintained road.



Figure 1: Existing 36.9-foot-tall wireless facility and 432 feet CMU equipment enclosure.



Figure 2: Existing 36.9-foot-tall mono-broadleaf wireless facility looking east toward the site from Bandy Canyon Road.

2. Subject Property and Surrounding Land Uses

The Project is located on an approximately 5.91-acre site within the Ramona Community Planning area (Figure 3). The site is less than a 1/10 of a mile east of Bandy Canyon Road and approximately a quarter of a mile northeast of Highland Valley Road. The project site contains one existing single-family residence. Access to the wireless facility is provided by a private driveway that ultimately connects to Sky High Road Drive, a private road. The surrounding land uses can be categorized as Rural-Lands, with residential uses, commercial agriculture operations, and vacant land. (Figures 3 and 4 and Table D-1).

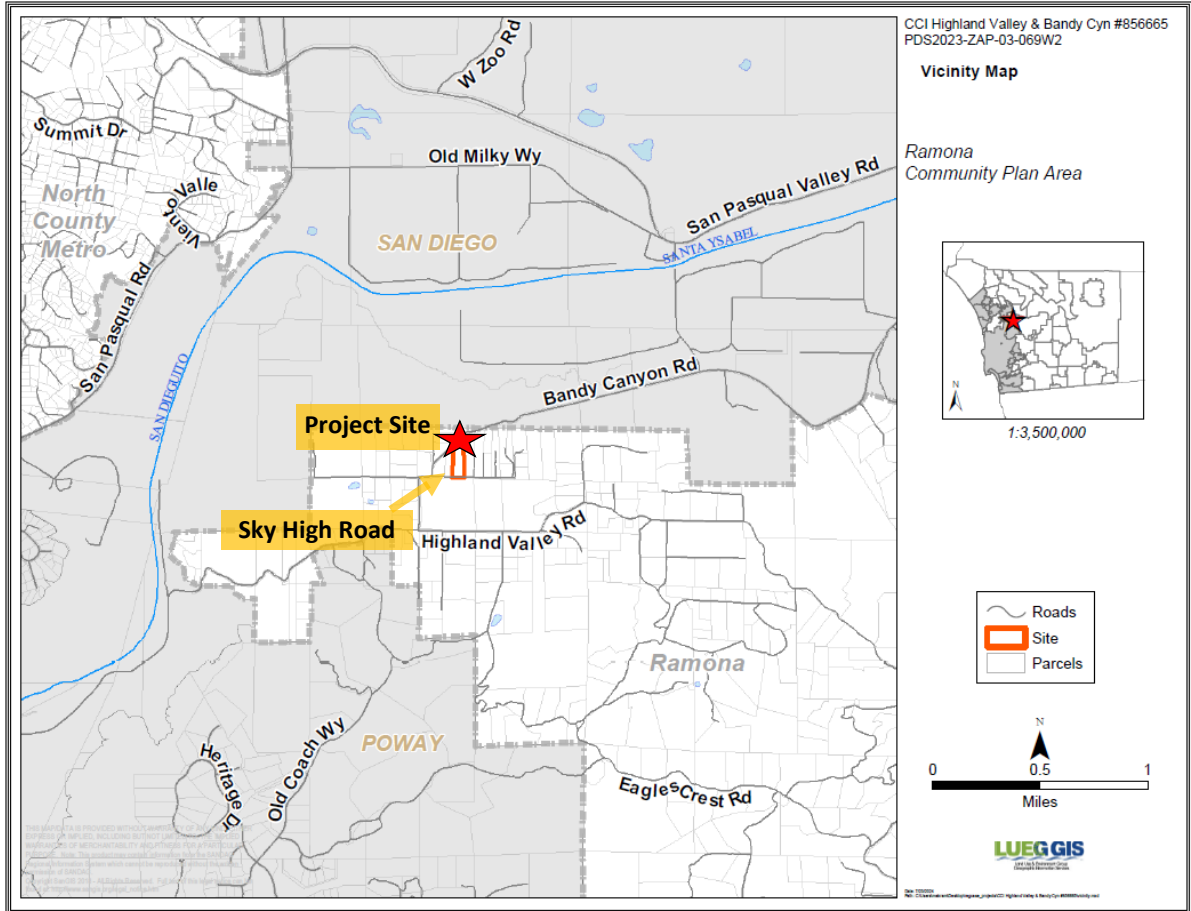


Figure 3: Vicinity Map



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

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Rural Lands, City of San Diego	Limited Agriculture (A70), City of San Diego	Bandy Canyon Road	Vacant Land
East	Rural Lands	Limited Agriculture (A70)	Bandy Canyon Road	Residential /Commercial Agriculture
South	Rural Lands	Limited Agriculture (A70)	Sky High Road	Vacant Land, Agriculture
West	Rural Lands	Limited Agriculture (A70)	N/A	Residential/Commercial Agriculture

E. ANALYSIS AND DISCUSSION

The Project has been reviewed to ensure it conforms to all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the Ramona 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, and 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 Ramona Community Plan?
- c. Is the Project consistent with the County's Zoning Ordinance?
- d. Is the Project consistent with the County's Wireless Ordinance?
- e. Does the Project comply with CEQA?

2. Project Analysis

The Project is located in a non-preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a ZAP Modification and amortization of the wireless facility for a 15-year period. If approved, this ZAP Modification will set a new expiration of August 22, 2039 in accordance with the amortization schedule.

Amortization

The existing wireless telecommunication facility is in a rural zone and is defined as "high visibility" in accordance with Sections 6985 and 6991 of the Zoning Ordinance. The Project will modify ZAP-03-069, which was approved prior to the adoption of the Wireless Ordinance. ZAP findings have been made to support the renewal of the existing wireless facility located on the 36.9-foot-tall mono-broadleaf. In accordance with Section 6991 of the Zoning Ordinance, the applicant has submitted a valuation letter stating that the facility is valued at \$651,000 resulting in a 15-year permit. This time may be extended for an additional period of time by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.

Site Planning Analysis

The proposed wireless telecommunication facility modification is compatible with the surrounding land uses, existing structures, vegetation, and topography. The concealed antennas will blend in with the single-family residences and vegetation that surround the site. Associated equipment is located within the CMU enclosure and is not visible to adjacent residences and passing motorists using Bandy Canyon Road. The CMU equipment enclosure, which also houses the existing backup generator was previously designed with earth-tone colors that match 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.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. In addition, Policy LU 15.1 requires that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character. The proposed wireless telecommunication facility is located near Highland Valley Road, a Scenic Highway as identified in the County's General Plan. Highland Valley Road is approximately 0.4 mile to the south of the project site. Drivers utilizing this scenic highway do not have a view of the facility due to distance, surrounding topography, and vegetation along the roadways.

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

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide continued cellular service coverage afforded by its strategic location and lack of nearby obstructions to allow a signal to reach the geographical service area. It is needed for both coverage and capacity. Without this site, there would be little to no wireless coverage in the area. 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. Additionally, co-location opportunities on existing wireless telecommunication facilities were analyzed. The location for the existing cell site was chosen because of the coverage afforded by its strategic location and lack of nearby obstructions to allow a signal to reach the geographical service area. With the continued operation of this site, it also relieves some capacity off the adjacent sites, allowing them to work more optimally.

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 within one mile radius of this site. The GSA maps demonstrate that the proposed location is necessary for the carrier to continue maintain coverage in the surrounding area and provide adequate service to motorists (Figure 5). The GSA maps can also be found in Attachment E.

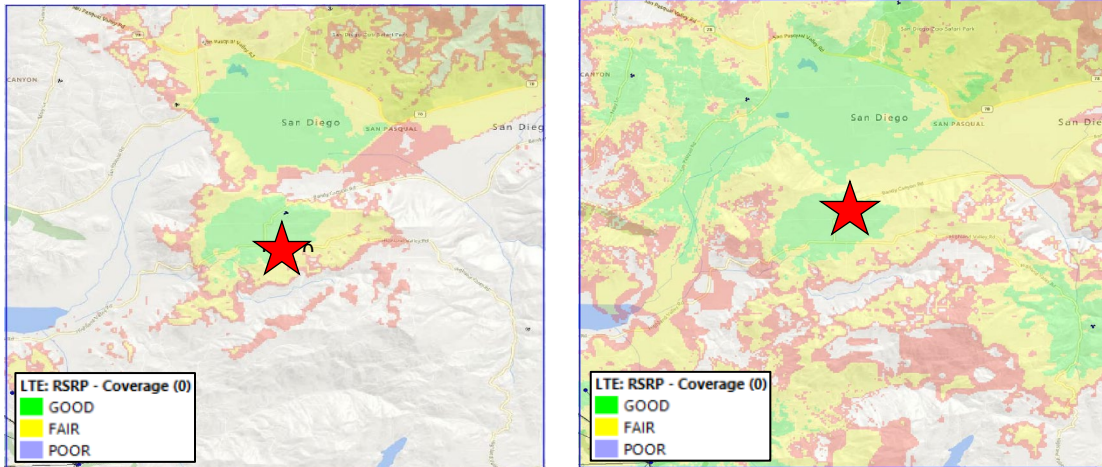


Figure 5: Coverage without Project (left) and coverage with Project (right).

3. General Plan Consistency

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

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.</p> <p>GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The Project will provide continued coverage throughout the area, which is essential in the event of an emergency. The facility is equipped with an existing standby generator in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by continuing to provide service and coverage in the area.</p>
<p>Policy LU-15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p> <p>POLICY COS 11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including</p>	<p>The facility is proposed to be sited and designed to minimize visual impacts and be compatible with the existing development and community character. The previously approved mono-broadleaf and equipment enclosure will sufficiently blend in within the surrounding residential area. The facility is designed to be camouflaged with existing landscaping and natural vegetation and is an expected visual feature within the community. In addition, the facility is designed to blend in with the surrounding residential area by being camouflaged as part of the landscaping and natural vegetation in order to avoid adverse visual impacts.</p>

General Plan Policy	Explanation of Project Conformance
prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes. POLICY COS 11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.	
POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.	Nearby co-location opportunities did not meet the coverage objectives of the current site. The subject facility will allow co-location with other carriers to the extent feasible.

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed Project complies with all applicable zoning requirements of the Limited Agriculture (A70) zone with the incorporation of conditions of approval (See Table E-2).

Table E-2: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, upon approval of a ZAP Modification
Animal Regulation:	L	N/A
Density:	-	N/A
Lot Size:	8AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a ZAP Modification
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of “G” which requires structures to be no more than 35 feet in height.	The proposal is for the renewal of a wireless facility. The height of the previously approved structure is 36.9 feet tall which is more than the 35 feet height limit. An exemption was granted pursuant to section 4622 (g) of the Zoning Ordinance to allow for the	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
	additional height. The mono-broadleaf will conceal the wireless facility, ensuring that it blends in with the surrounding landscape.	
Section 4800 of the Zoning Ordinance requires that the project meet the “C” setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The Project is not located within the front, rear, or side yard setbacks. Therefore, the proposed facility will meet the “C” setback requirements per Section 4800 of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Ordinance Consistency

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

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

Table E-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 existing equipment shelters are 7 feet in height and do not exceed the 10-foot height limit.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
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 and the existing generator is located within a CMU enclosure which is designed to attenuate noise. 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 \$651,000, the ZAP Modification has been conditioned to have a maximum term of 15 years.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The Project is located near Highland Valley Road, the closest Scenic Highway identified in the County of San Diego General Plan. The Project is not visible from this road due to surrounding topography, distance, and existing vegetation.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and it is determined that the proposed project qualifies for a categorical exemption under CEQA Section 15301. Section 15301 operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause a substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

F. COMMUNITY PLANNING GROUP AND DESIGN REVIEW BOARD RECOMMENDATION

On May 15, 2023, the Ramona Community Planning Group (CPG) recommended approval of the project without conditions. The motion passed 10, 0, 0, 1, 4, with 1 member stepping down and 4 members absent. The Ramona CPG asked clarifying questions regarding the scope of the Project being limited to only renewing the permit. Staff responded clarifying that the scope of the Project is limited to only extending the duration of the term of the permit for 15 years.

The Ramona CPG Recommendation Form is found in Attachment E, Public Documentation.

G. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners surrounding the project site until at least 20 different property owners were noticed within approximately 500 feet of the project site. Staff received general questions from interested property owners regarding the Project. No formal comments were received during the processing of the permit. Prior to the Zoning Administrator hearing, public notices were sent to a minimum of 20 property owners within approximately 1,000 feet of the project site.

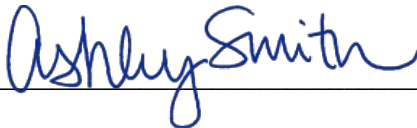
H. RECOMMENDATIONS

Staff recommends that the Zoning Administrator take the following actions:

1. Adopt the Environmental Findings included in Attachment C, which include a finding that the project is exempt from (CEQA).
2. Approve ZAP Modification PDS2023-ZAP-03-069W2, 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 Approved By:
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AUTHORIZED REPRESENTATIVE: _____ 

ASHLEY SMITH, CHIEF

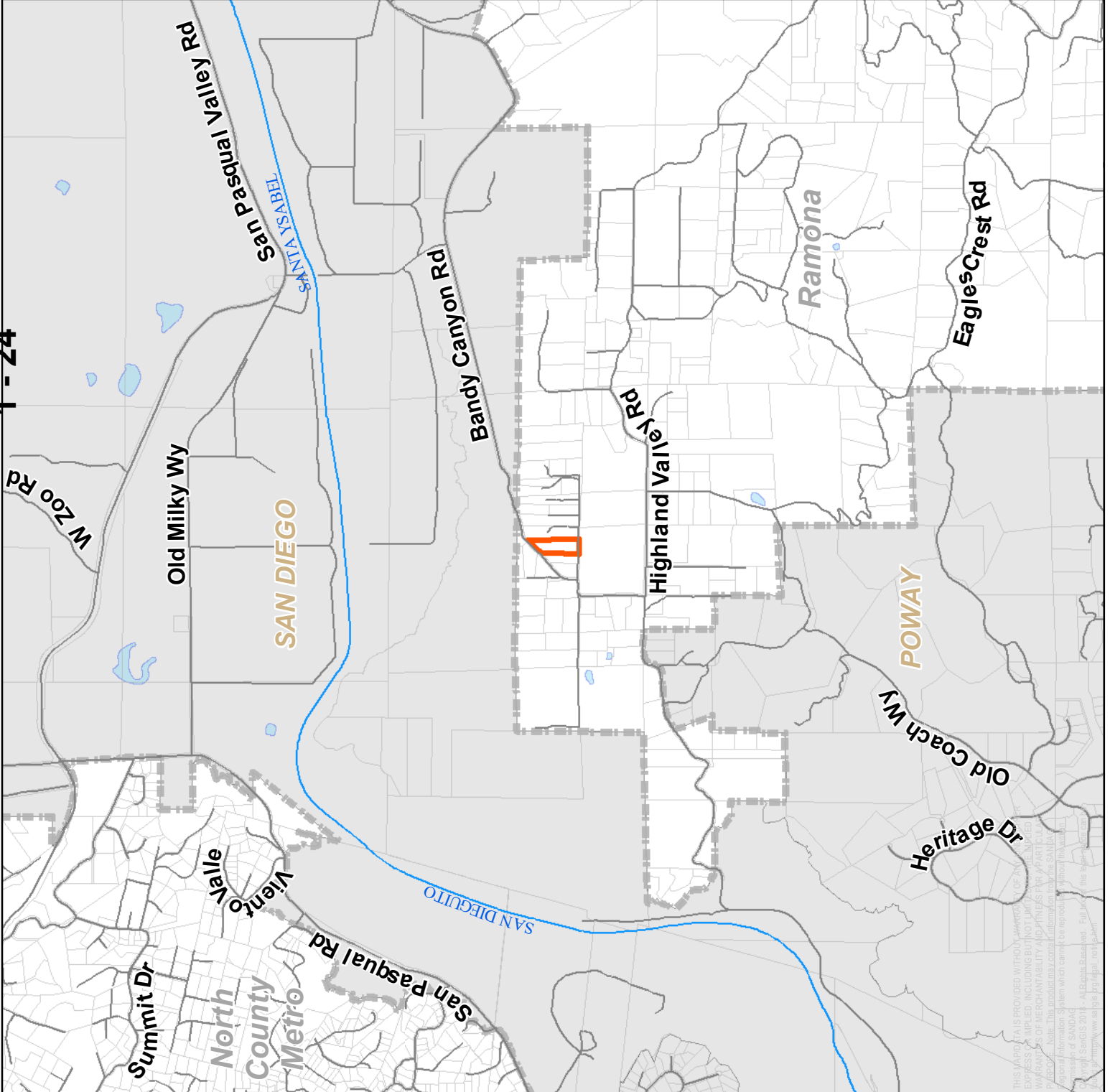
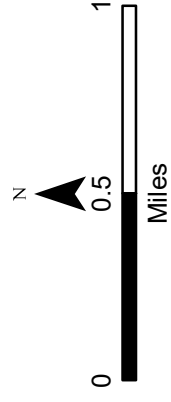
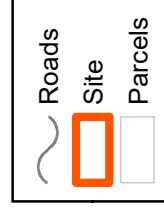
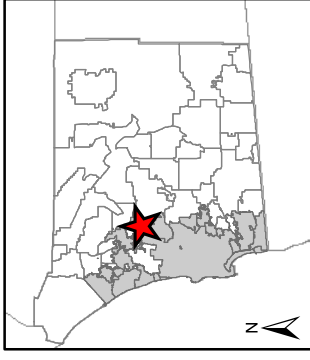
ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2022-ZAP-03-069W2
- 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

Vicinity Map

Ramona
Community Plan Area

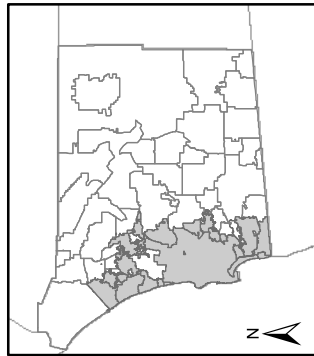


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Zoning

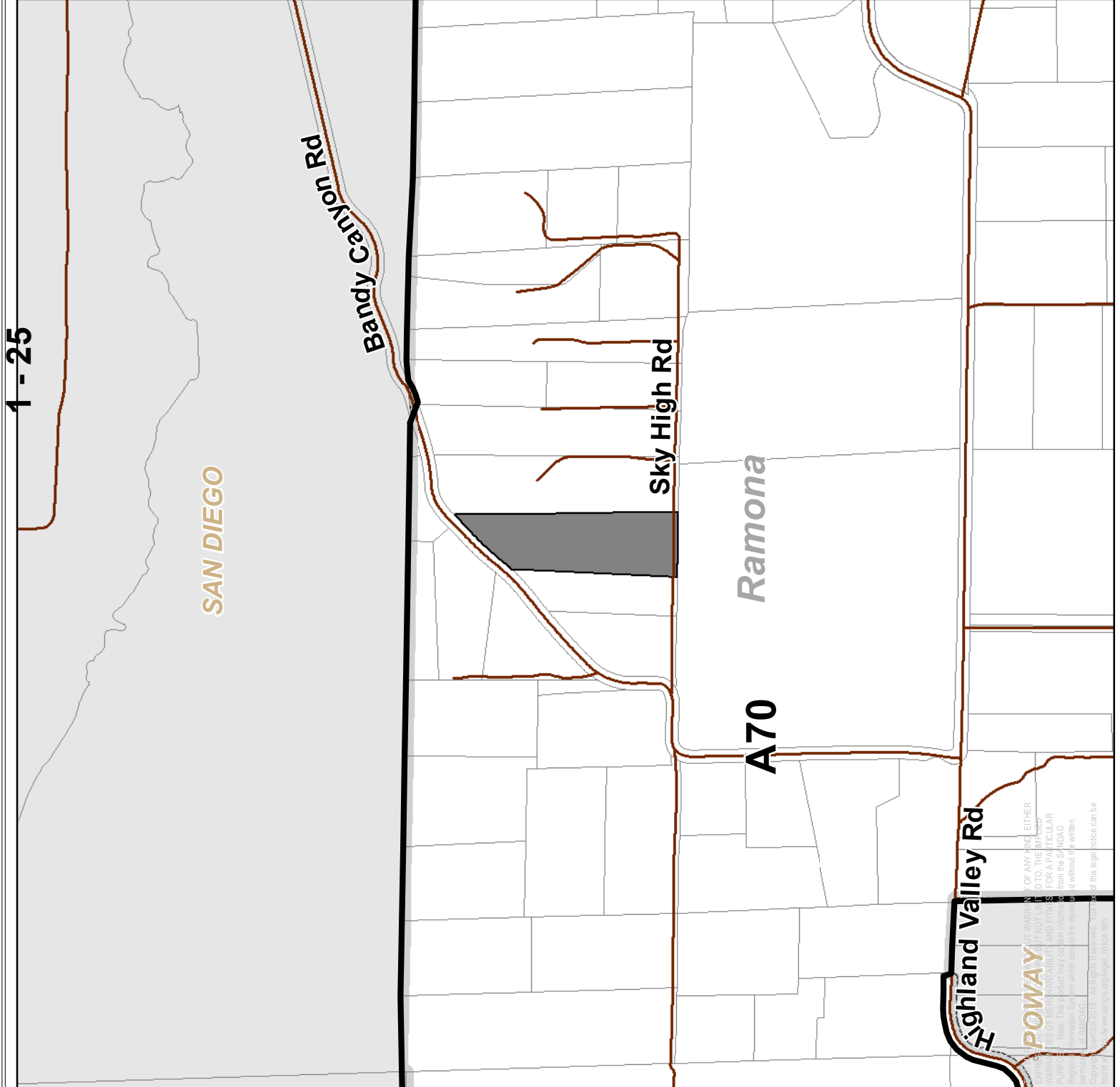
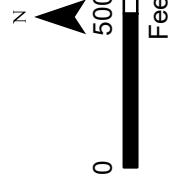
Ramona
 Community Plan Area

A70 - Limited Agricultural



1:3,500,000

	Roads
	Site
	Parcels
	Zoning





POWAY
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 DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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SAN DIEGO


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Ramona Community Plan Area

 Roads

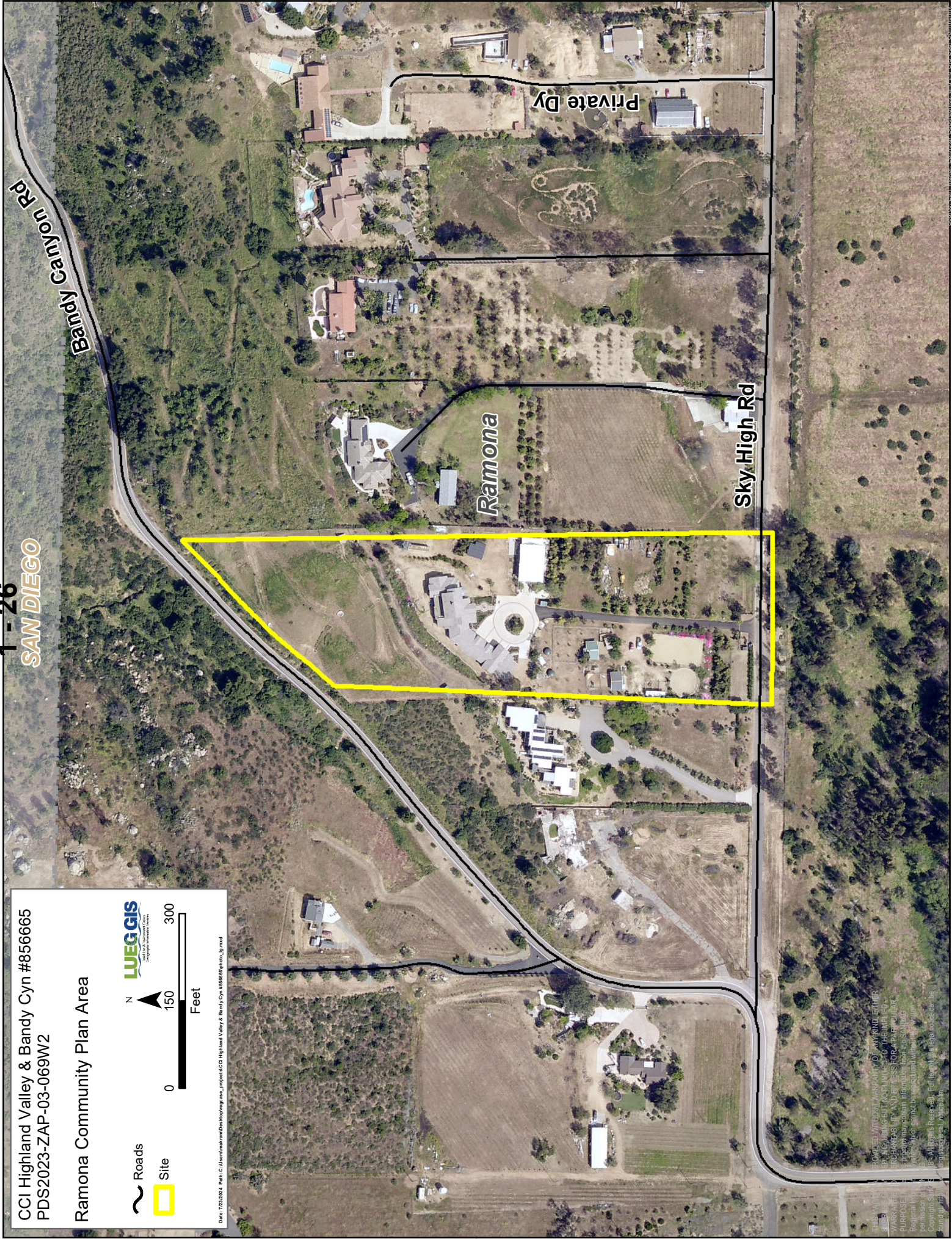
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LAND USE EVALUATION & GIS SERVICES


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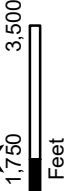
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 Ramona Community Plan Area

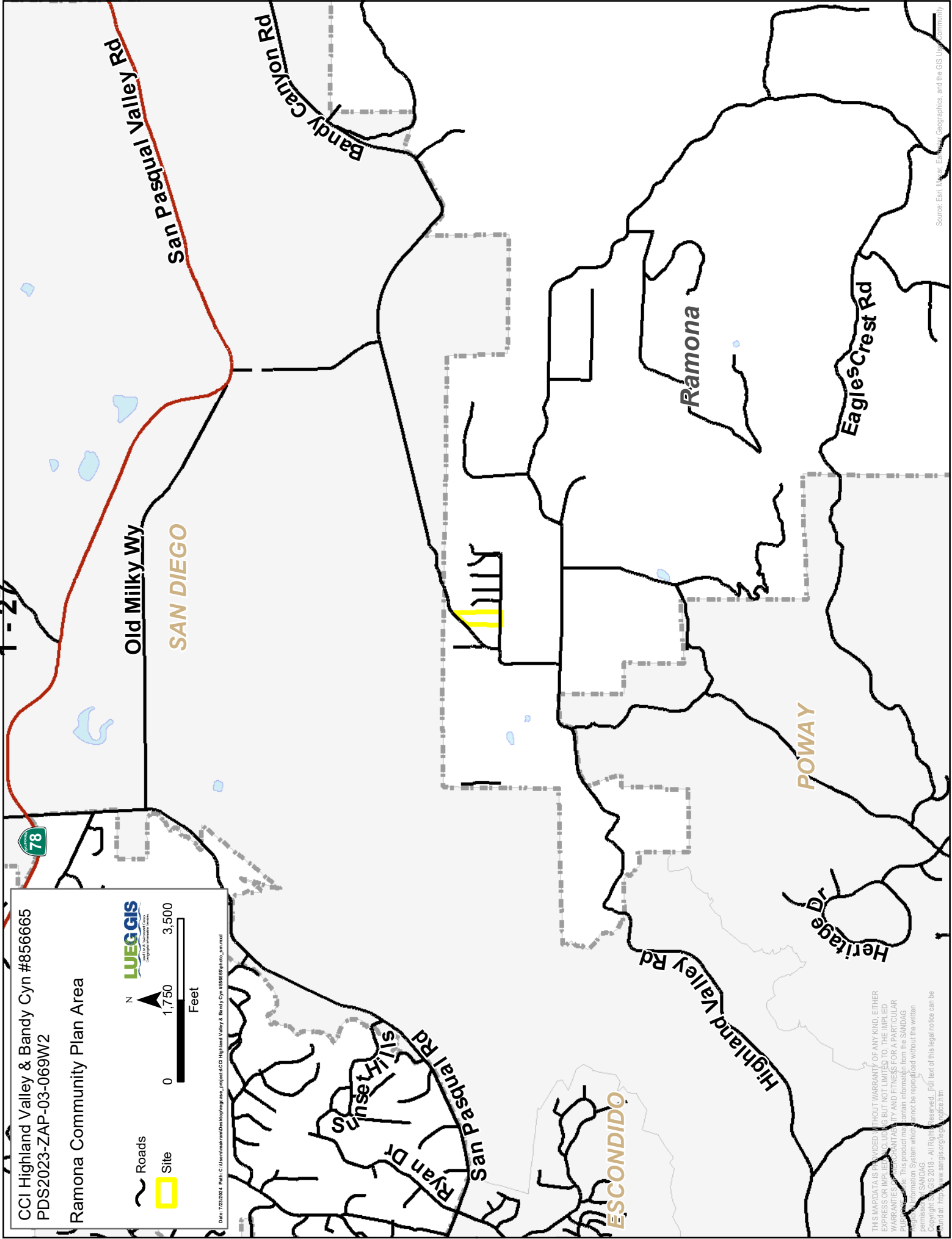


Roads
 Site



Feet

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SAN DIEGO

Babunly Canyon Rd

Sky High Rd

18 Ramona

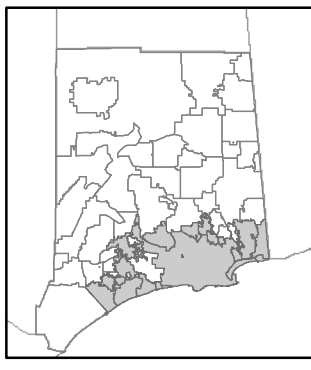
Highland Valley Rd

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General Plan

Ramona
Community Plan Area

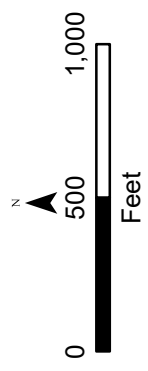
(18) Rural Lands (RL-20)



1:3,500,000

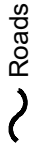
Legend:

- Roads (represented by a brown line)
- Site (represented by a grey shaded area)
- Parcels (represented by a white area with a thin black outline)
- Planning (represented by a thick black outline)



CCI Highland Valley & Bandy Cyn #8566665
PDS2023-ZAP-03-069W2

Ramona Community Plan Area



Roads



Site



N



0 750 1,500

Feet

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SAN DIEGO

POWAY

Ysabel Creek Rd

Bandy Canyon Rd

Paseo Penasco

Sky High Rd

Ramona

Cam Del Aguila

Highland Valley Rd

SAN DIEGO
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1-30
SAN DIEGO

Bandy Canyon Rd

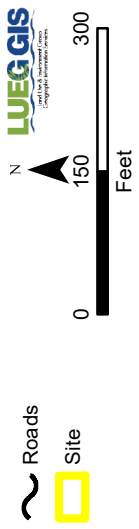
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Ramona

Sky High Rd

CCI Highland Valley & Bandy Cyn #8566665
PDS2023-ZAP-03-069W2

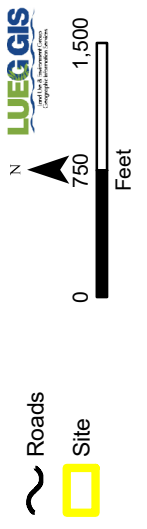
Ramona Community Plan Area



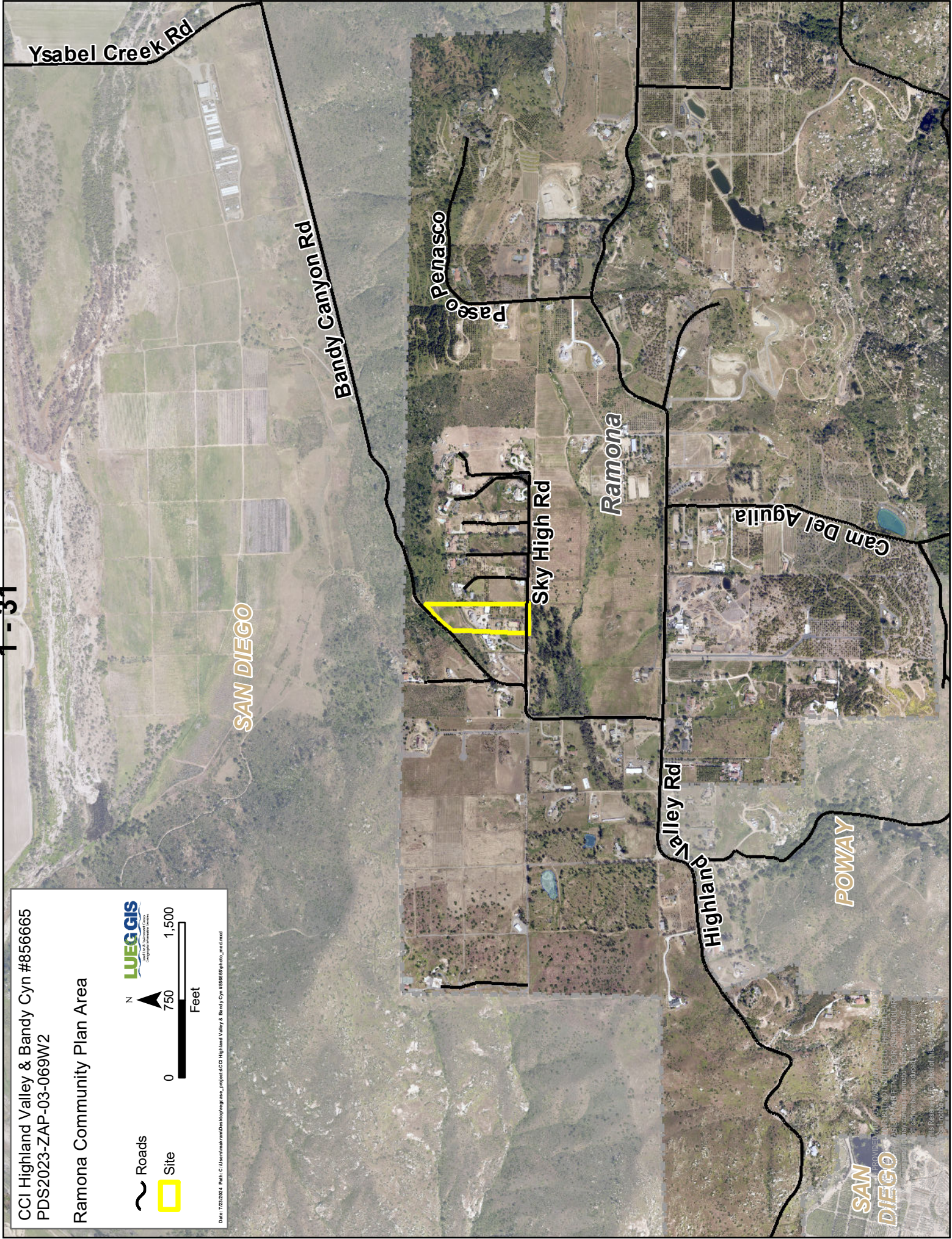
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PDS2023-ZAP-03-069W2
Ramona Community Plan Area



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SAN DIEGO

POWAY

Highland Valley Rd

Ramona

Sky High Rd

Penasco Paseo

Bandy Canyon Rd

Ysabel Creek Rd

SAN DIEGO


San Diego County
 Planning and Community Development
 1615 La Jolla Village Drive, Suite 200
 San Diego, CA 92161
 Phone: (619) 491-3100
 Email: planning@sdcounty.net


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PDS2023-ZAP-03-069W2


Ramona Community Plan Area

LUPEG GIS
Landscape Use Planning & Geographic Information Systems

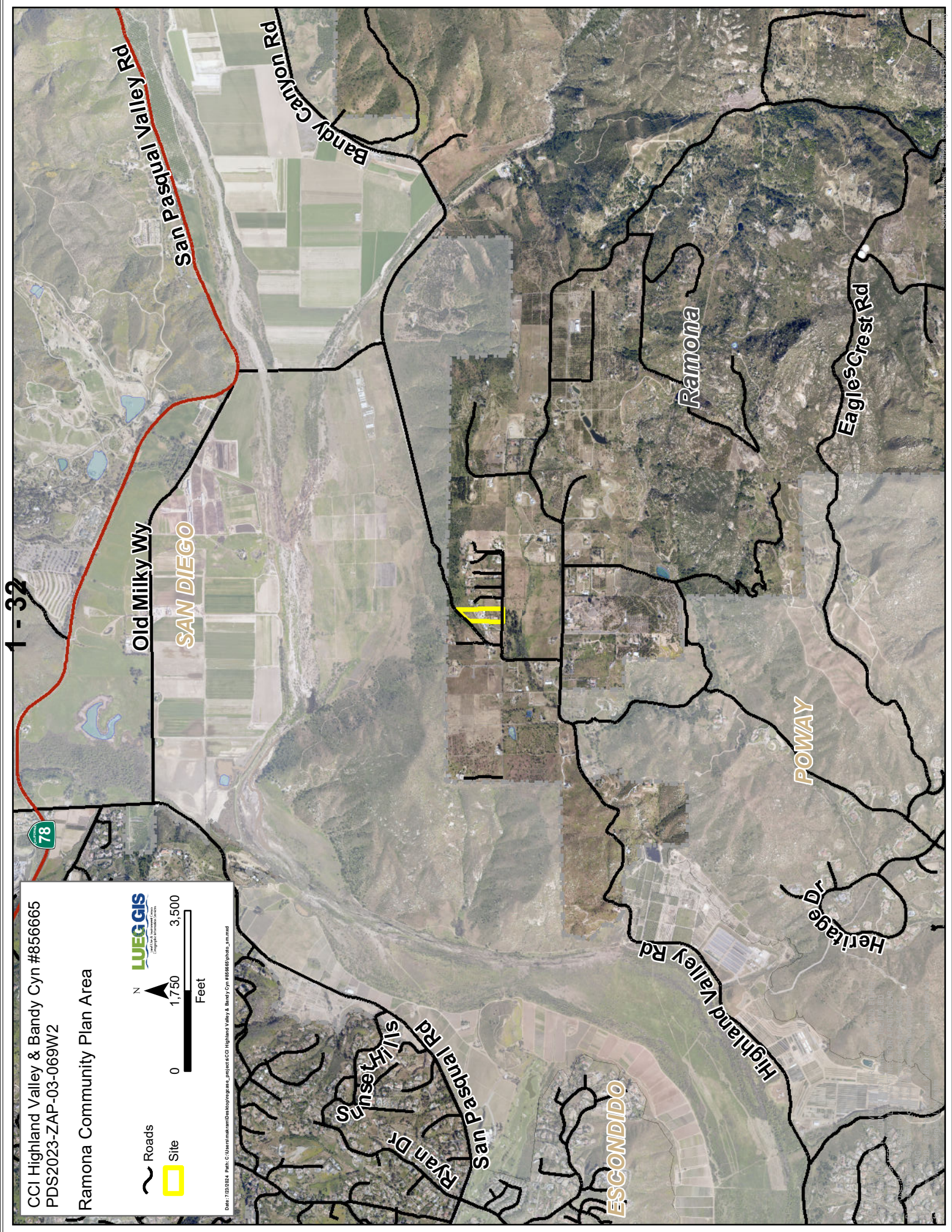
Roads 

Site 

0 1,750 3,500
Feet

N 

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1-33

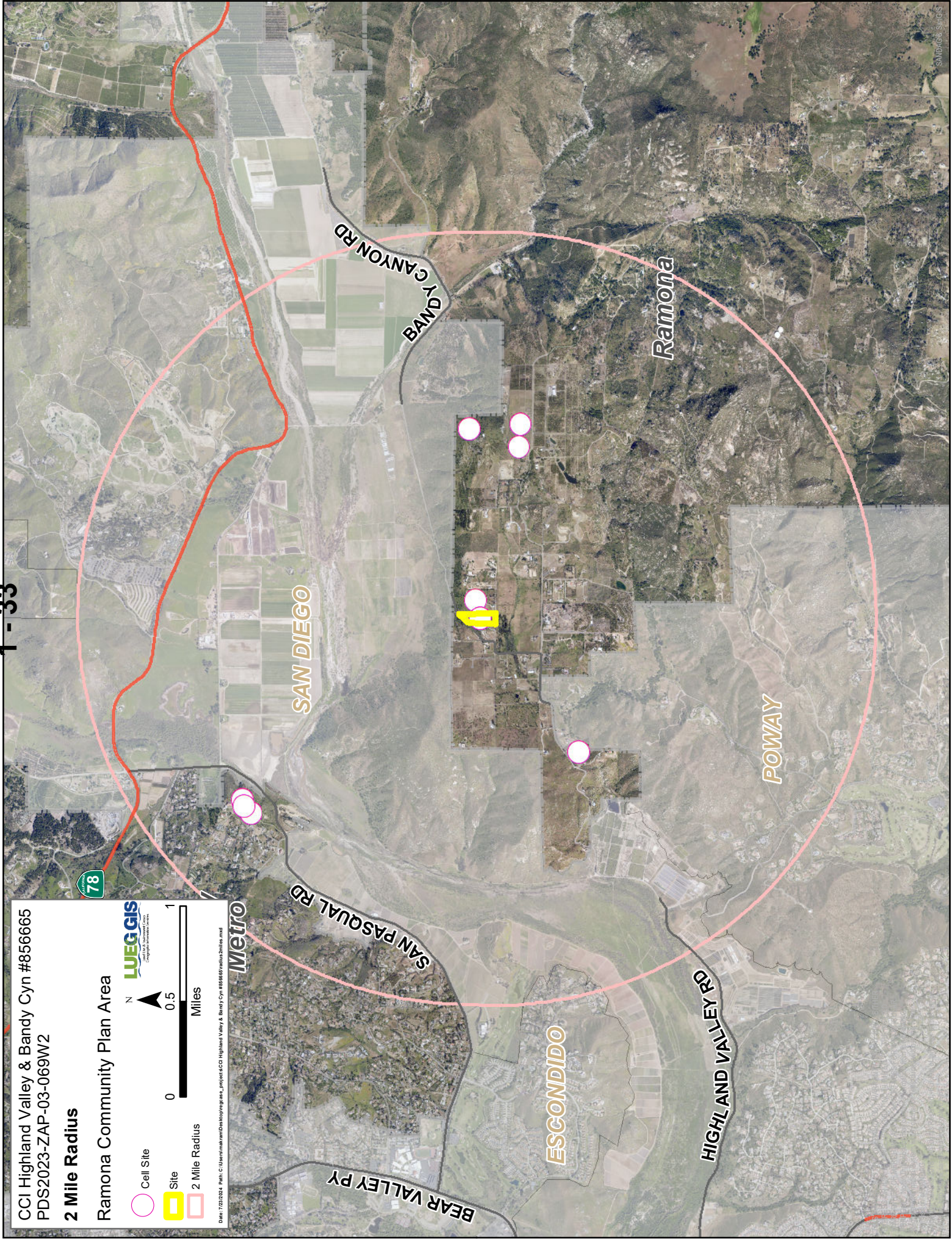
CCI Highland Valley & Bandy Cyn #8566665
 PDS2023-ZAP-03-069W2
2 Mile Radius
 Ramona Community Plan Area

LUeG GIS
 LAND USE & GIS
 CONSULTING & SERVICES

0 0.5 1
 Miles

Cell Site
 Site
 2 Mile Radius

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**Attachment B – Form of Decision
Approving PDS2023-ZAP-03-069W2**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

DAHVIA LYNCH
DIRECTOR

VINCE NICOLETTI
ASSISTANT DIRECTOR

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/pds

August 22, 2024

PERMITTEE: CROWN CASTLE (ATTN: JILL CLEVELAND)
PROJECT NUMBER: PDS2023-ZAP-03-069W2
E.R. NUMBER: PDS2023-ER-03-08-025B
PROPERTY: 15260 SKY HIGH ROAD IN THE RAMONA PLANNING AREA
APN: 276-023-03-00

DECISION OF THE ZONING ADMINISTRATOR

ORIGINAL MINOR USE PERMIT DECISION (ZAP-03-069)

Grant as per plot plan and elevations dated April 5, 2004, consisting of four (4) sheets, a Minor Use Permit pursuant to sections 2704 b and 7350 et seq. of the Zoning Ordinance, to allow an unmanned wireless telecommunications facility consisting of a 35-foot high faux broadleaf tree with six panel antennas in three arrays along with six outdoor equipment cabinets located on a concrete slab measuring approximately 7 feet 6 inches by 25 feet and surrounded by concrete block walls.

MODIFICATION TO MINOR USE PERMIT DECISION (ZAP-03-069W1)

Grant, this Minor Use Permit Modification for an unmanned wireless telecommunication facility that would consist of removing six existing panel antennas and replacing them with 12 new panel antennas. Also, six remote radio units (RRUs) and a DC surge suppressor would be installed on the existing 35-foot-tall mono-broadleaf. One GPS antenna would be installed on the existing CMU enclosure, and the existing equipment area would be expanded to accommodate new equipment cabinets, pursuant to Sections 6980 and 7378 of the Zoning Ordinance.

Also granted is a specific exemption pursuant to Section 4622.(g). of the Zoning Ordinance to allow for a 36'9" mono-broadleaf tree, where the height limit is 35'.

MODIFICATION TO MINOR USE PERMIT DECISION (ZAP-03-069W2)

This Minor Use Permit Modification for ZAP-03-069 consists of 7 sheets including a plot plan, equipment layout, and elevations dated July 21, 2023. This permit authorizes the renewal of an existing unmanned wireless telecommunication facility that would include the replacement of 4 antenna covers. The existing 36.9-foot-tall mono-broadleaf tree will remain within the existing leased area and supporting equipment will be located within 7-foot concrete block wall enclosure 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 15 years (ending August 22, 2039, at 4:00 p.m.). This may be extended for an additional period of time through modification of this permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time. All mono-broadleaf 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 **August 22, 2026** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this 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:

SPECIFIC CONDITIONS FOR MINOR USE PERMIT (ZAP-03-069):

Building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.

The following conditions are imposed with 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. (SATISFIED)
 - 2. Authorize Special Districts to transfer the property subject to ZAP 03-069 into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer by making a deposit at the Department of Public Works (DPW) Land Development Counter. (SATISFIED)
 - 3. On the Building Plans, specify three Nokia Ultrasite outdoor equipment cabinets on the or equivalently sized cabinets each with a maximum one-hour sound pressure level of 60.5 decibels (dBA) at five feet or less. The Ultrasite cabinet has an acoustic height of 3 feet and is the model tested by Eilar Associates in August

of 2003 as noted in the Noise Impact Analysis (#A30916) dated January 26, 2004. (SATISFIED)

4. One the Building Plans specify one Argus outdoor power supply cabinet (model TE12) or an equivalently sized cabinet with a maximum one-hour sound pressure level of 74.5 decibels at five feet or less. The Argus TE12 cabinet has an acoustic height of 3 feet and is the model tested by Eilar Associates in August of 2003 as noted in the Noise Impact Analysis (#A30916) dated January 26, 2004. (SATISFIED)
5. Specify on the "Equipment Plan" of the Building Plans the equipment enclosure as a "noise control element". The enclosure's minimum top of barrier elevation is 829 feet AMSL (7-foot height). The enclosure design shall specify that the outside façade of each cabinet to be no more than 5 feet from the nearest interior wall surface. To specify an effective noise control element, the enclosure shall be described as "solid and be constructed of masonry, wood, plastic, fiberglass, steel, or a combination of these materials, with no cracks or gaps through or below the wall. The minimum surface density for the enclosure is 3.5 pounds per square foot. Any seams or cracks in the interior of the enclosure shall be filled or caulked. If wood is used, specify the design as tongue and groove with a minimum thickness of 7/8 of an inch. Any gate/door shall be designed with overlapping closures on the bottom and sides meet the minimum specifications of the wall materials described above. The gate may consist of 3/4-inch or thicker wood, a solid-sheet metal door with at least 18-gauge thickness, or an exterior-grade solid-core steel door with prefabricated door jambs." (SATISFIED)

B. Prior to any occupancy or use of the premises pursuant to this Minor Use Permit, the applicant shall:

1. Furnish the Director of Planning and Land Use, along with their request for final Inspection, a letter from the Department of Public Works, stating Condition A.2 has been completed to that department's satisfaction. (SATISFIED)
2. Prior to occupancy, submit to the satisfaction of the Director of Planning and Land Use for inclusion in the environmental file 03-08-025, digital photos demonstrating that the specified cabinets have been installed including their serial numbers or identification plates for each of the four ground-mounted equipment cabinets at the completed installation. A second set of photographs shall be provided to the project's construction manager. (SATISFIED)
3. As part of the final on-site inspection, the County shall verify with the photographs submitted in the environmental file 03-08-025 that the installation of the specified cabinets described in the site plans and/or conditions of approval are correct. (SATISFIED)
4. Submit photographic evidence, to the satisfaction of the Director, Department of Planning and Land Use, that the finished project design is in substantial conformance with the photographic simulations dated May 23, 2003 and on file with the Department of Planning and Land Use as ZAP 03-069. (SATISFIED)

- C. The following conditions shall apply during the term of the Minor Use Permit.
1. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 1 acre require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
 2. The applicant is responsible to repair any damage caused by them during construction to the on-site private road that serve the property.
 3. The parking area and driveway shall be well maintained.
 4. Exterior lighting is prohibited.
 5. The color and condition of the faux broadleaf tree shall be well maintained at all times.
 6. If at any time the antennas and equipment are no longer operational, the antennas and the associated equipment shall be removed from the site within 60 days.
- ~~D. The Minor Use Permit expires on April 20, 2006, unless construction and/or use in reliance has started, or unless an extension has been granted previously by the Zoning Administrator.~~

SPECIFIC CONDITIONS FOR 3401-03-069W1 (ZAP): 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 Modification. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

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

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

Intent: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **Description of requirement:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **Documentation:** The applicant shall provide a receipt to the Department of Planning and Land Use, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **Timing:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **Monitoring:** The DPLU Zoning Counter shall review the receipts and verify that all DPLU, DPW, DEH, and DPR deposit accounts have been paid. (SATISFIED)

2. RECORDATION OF DECISION: [DPLU], [GP, CP, BP, UO]

Intent: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **Description of requirement:** The applicant shall sign, notarize with an ‘all purpose acknowledgement’ and return the Recordation Form, with Decision attached, to DPLU. **Documentation:** Signed and notarized Recordation Form with Decision attached. **Timing:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by DPLU at the County Recorder’s Office. **Monitoring:** The DPLU Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at DPLU. (SATISFIED)

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

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

Intent: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **Description of Requirement:** The site shall conform to the approved Minor Use Permit Modification (ZAP03-069W1) plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **Documentation:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **Timing:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **Monitoring:** The [DPLU, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans. (SATISFIED)

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

Intent: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1 table 5 of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be verified. **Description of requirement:** A registered civil engineer, a registered traffic engineer, or a licensed land surveyor provide a certified signed statement that: “Physically, there is a minimum unobstructed sight distance based upon prevailing traffic speeds in both directions along Bandy Canyon Road from the private easement road serving the project.”

- a. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: Said lines of sight fall within the existing right-of-way and a clear space easement is not required.”

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

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

Intent: In order to verify that the site complies with the [County Zoning Ordinance Section 6980 through 6991 \(Wireless Telecommunications Section\)](#), the site shall substantially comply with the approved plot plans and photo-simulations. **Description of Requirement:** The site shall be built to substantially comply with the approved photo-simulations dated March 10, 2011 to ensure that the site was built in accordance with the plot plans and photo simulations.

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

Documentation: The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [DPLU, PCC] for review. **Timing:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **Monitoring:** The [DPLU, PCC] shall review the provided Photos for compliance with this condition and compliance with the photo-simulations. (SATISFIED)

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

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

Intent: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **Description of Requirement:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: painting all necessary aesthetics design features. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **Documentation:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **Timing:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **Monitoring:** The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

7. PRIVATE ROAD MAINTENANCE: [DPW, LDR] [BP, IP, GP, UO].

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

8. SITE CONFORMANCE: [DPLU, PCO] [OG].

Intent: In order to comply with the [County Zoning Ordinance Section 6980 through 6991 \(Wireless Telecommunications Section\)](#), the site shall substantially comply with the

requirements of this condition. **Description of Requirement:** The project shall conform to the following requirements. This includes, but is not limited to maintaining the following:

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

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

9. SIGHT DISTANCE: [DPLU, CODES] [OG].

Intent: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1 table 5 of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be maintained for the life of this permit. **Description of Requirement:** There shall be a minimum unobstructed sight distance along Bandy Canyon Road from Sky High Road, the existing private easement road serving the project for the life of this permit. **Documentation:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **Timing:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **Monitoring:** The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

applicable) shall be established before the property can be used in reliance upon this Minor Use Permit. Please note that all applicable conditions (ongoing, maintenance, etc.) associated with Minor Use Permit (3400-03-069) 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.

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

3. **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.
4. **PLN#1– PHOTO SIMULATION: [PDS, PCC] [UO, FG] [PDS, FEE]**

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated **3/15/2023** to ensure that the site was built to be screened from public view.

- a. Each panel antenna mounted to the MonoBroadleaf tree must be covered with a “sock”.

DOCUMENTATION: The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review that demonstrates the mono-broadleaf has been re-branched to a mono-pine. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations

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

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved plot plans including landscaping. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the approved plot plans.

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

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

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

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

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

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

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

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations dated 3/15/2023. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs

first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

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.

9. **NOISE#1–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]**
INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 ([County of San Diego Noise Ordinance](#)), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person’s right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.
10. **ROADS#1–ROAD MAINTENANCE**
INTENT: In order to ensure that the on and offsite public and private roads are maintained and not damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on-site and offsite private roads that serve the Project. Furthermore, the applicant is responsible for maintenance on a proportional basis (number of trips) during the term of this permit to on-site and offsite private roads that serve the Project. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

FINDINGS FOR MINOR USE PERMIT MODIFICATION PDS2023-ZAP-03-001W2

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:

The subject property is 5.9 acres in size. The project site is in an existing avocado grove. There is an existing residence, garage, and the existing wireless telecommunication facility on the property. The applicant proposes to renew the facility and replace 4 antenna covers with socks. The existing lease area is to remain the same.

Scale and Bulk:

The subject property is developed with a single-family residence, garage, and existing telecommunication facility. The proposed Modification to the unmanned wireless telecommunication facility consists of authorizing the renewal of this wireless facility that would include the replacement of 4 antenna covers. The existing 36'9" mono-broadleaf tree will remain within the existing leased area and supporting equipment will be located within a 7-foot-tall concrete block wall enclosure.

The view from the surrounding area would be minimized because the project is designed to be masked and will blend in with surrounding vegetation. The antennas would be covered with 'socks' in order to soften the appearance of the panels. The equipment cabinets will be screened from view by the grove, and the color blends in with its surrounding environment to provide adequate screening. The project is compatible with adjacent uses in terms of scale and bulk because of the masked design, the existence of other vertical elements (mature trees), and the location of the facility. Therefore, the project would not result in any adverse project or cumulative level effect on the visual character or quality on-site or to the surrounding area.

The original project (ZAP 03-069) was approved prior to the current Wireless Telecommunication Ordinance. As such, the built location of the facility was outside of the interior side year setback and complied with the requirements at that time. Currently, the Telecommunication Ordinance would require a minimum setback of 50 feet and would be applicable if this were a newly sited mono-broadleaf tree. The existing mono-broadleaf tree is located 23'6" (furthest mono-broadleaf branch) from the property line to the east, but is adequately screened with an existing tree canopy. Although the project would be considered non-conforming with the current Ordinance criteria for setbacks, the proposed project would not create additional non-conformance.

Coverage:

The total lease area of 432 square feet is insignificant compared to the 5.9-acre parcel size.

Density:

The project will not affect density because it is an unoccupied non-residential facility. Therefore, the project is in harmony with the scale, bulk, coverage and density of adjacent structures.

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

The project meets the Department of Planning and Land Use Building Division's Policy FP-2 by surrounding the equipment area by the CMU walls with a steel access door. The project has been reviewed and found to be FP-2 compliant. Electric and telephone service are available at the project site. All required utilities and services are therefore available for this project.

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

The project site is 5.91 acres in size and is zoned A70 (Limited Agricultural). The uses in the surrounding area are agricultural and residential. Although the faux mono-broadleaf tree would be 36'9" high, 1'9" above the 35' height limit and would require a specific exemption pursuant to Section 4622.g. of the Zoning Ordinance, it would provide better coverage and adequate screening to blend in with the existing surroundings. The existing faux tree is located 23'6" (furthest faux branch) from the property line to the east, but is screened with existing tree canopy. Access is taken from Sky High Road, a private road easement. The nearest public road is Bandy Canyon Road. A number of trees of the same approximate height currently exist in the vicinity of the proposed facility. Therefore, the project will have no harmful effect on neighboring properties, or to views from the road.

The equipment enclosures and wood trellises would be approximately 7'- 9' feet high and hidden from view by the existing grove. The project is conditioned to require conformance to the photo-simulations and plot plan. A review of the noise sources demonstrate that the project design would comply with the decibel thresholds at the property lines for the applicable zone as required by the County's Noise Ordinance. Therefore, no harmful effect from the project is found to exist upon desirable neighborhood character.

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

The traffic volume from the project will be approximately one traffic trip per month. This additional traffic would not place an extra burden on Sky High Road or Bandy Canyon Road. Therefore, the character and capacity of surrounding streets are adequate to accommodate the traffic generated by the project.

The available sight distance looking south on Bandy Canyon Road from Sky High Road would comply with and exceed AASHTO recommendation for stopping sight distance based on the prevailing (and design) speed cited in the speed survey prepared on January 20, 2011, by consultant Darnell & Associates, Inc. Removing obstructions to provide the additional sight distance, as noted in the request, would necessitate realignment of existing vertical curves. It has been determined by the County of San Diego Department of Public Works that an exception would not adversely affect the safety and flow of traffic in this area.

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

The subject property is 5.9-acres in size and improved with a single-family residence. There are no sensitive resources on the site. The project would not require any significant modification of the existing landform. The project design will be masked, and would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. Access to the site is via a private road. The site is therefore suitable for the project's intensity of development.

6. Any other relevant impact of the proposed use.

None identified.

That the impacts, as described in Paragraph "a" of this section and the location of the proposed use will be consistent with the San Diego County General Plan.

The project is consistent with the General Plan because the land use designation of the subject property (19) Intensive Agriculture in the Estate Development Area Regional Classification, allows for civic uses that tend to support the local population. The project is further consistent with the Public Safety Element of the General Plan because it encourages the continual improvement of a countywide telephone communications system, particularly with respect to enhancing emergency communications.

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

WIRELESS TELECOMMUNICATION FINDINGS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COUNTY OF SAN DIEGO
 DAHVIA LYNCH, DIRECTOR

BY:

Ashley Smith, Chief
 Project Planning Division
 Planning & Development Services

email cc:

Danielle Hofreiter, Planning Manager, PDS

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

Jill Cleveland, Applicant Contact, jill.j.cleveland@gmail.com

Attachment C – Environmental Documentation

1-54 NOTICE OF EXEMPTION

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

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

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

Project Name: CCI Highland Valley & Bandy Cyn #856665; PDS2024-ZAP-03-069W2

Project Location: 15260 Sky High Road, Escondido, CA 92025 APNs: 276-023-03-00

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

Project Description: The applicant requests a Minor Use Permit Modification to bring an existing wireless telecommunication facility into conformance with the County of San Diego Wireless Ordinance, and to extend the duration of the permit for 15 years. The applicant proposes to renew the existing wireless facility which is located on a 36.9-foot-tall mono-broadleaf. Supporting equipment, including back-up generator, is located within a 432 square feet Concrete Masonry Unit (CMU) enclosure.

Agency Approving Project: County of San Diego

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

Date Form Completed: August 22, 2024

This is to advise that the County of San Diego Director of Planning and Development Services has approved the above described project on August 24, 2024 and found the project to be exempt from the CEQA under the following criteria:

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

Statement of reasons why project is exempt: Pursuant to Section 15305 of the California Environmental Quality Act (CEQA), exempt: Pursuant to Section 15305 of the California Environmental Quality Act (CEQA), the project is exempt from CEQA because the project consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to, minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.

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

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

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

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

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

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

FOR PURPOSES OF CONSIDERATION OF

**CCI Highland Valley & Bandy Canyon #856665
Minor Use Permit Modification
PDS2023-ZAP-03-069W2, PDS2023-ER-03-08-025B
August 22, 2024**

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

YES NO NOT APPLICABLE/EXEMPT

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

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

YES NO NOT APPLICABLE/EXEMPT

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

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

YES NO NOT APPLICABLE/EXEMPT

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

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

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

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

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

Steep Slopes:

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

Sensitive Habitats:

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

Significant Prehistoric and Historic Sites:

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

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

YES

NO

NOT APPLICABLE

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

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

YES

NO

NOT APPLICABLE

Even though the proposal could generate and expose people to potentially significant noise levels (i.e. in excess of the County General Plan or Noise Ordinance), the applicant has incorporated design considerations into the project in order to reduce the noise impacts to applicable limits with the incorporation of the Concrete Masonry Unit (CMU) equipment enclosure. Therefore, the project would generate noise levels below the property line sound level limit and would comply with County noise standards.

Attachment D – Environmental Findings

**CCI HIGHLAND VALLEY & BANDY CANYON #856665
MINOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2023-ZAP-03-069W2
ENVIRONMENTAL LOG: PDS2023-ER-03-08-025B**

ENVIRONMENTAL FINDINGS

August 22, 2024

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

Attachment E – Public Documentation



RAMONA COMMUNITY PLANNING GROUP

15873 HWY 67, RAMONA, CALIFORNIA 92065

Phone: (760)445-8545

Casey Lynch
Chair

May 15, 2023

Lauren Schulte
Vice-Chair

Kristi Mansolf
Secretary

Polina Mitcheom, Jr. Land Use/Environmental Planner
County of San Diego, Planning & Development Services
Via Email: polina.mitcheom@sdcounty.ca.gov

Torry Brean

RE: ZAP 03-069W2, 15260 SKY HIGH ROAD, CELL SITE

Janelle Clark

Jonas Dyer

The Ramona Community Planning Group (RCPG) reviewed the renewal of a cell site, located at 15260 Sky High Road, at the meeting on May 4, 2023. The following motion was made:

Debra Foster

Holly Hamilton-Bleakley

MOTION: TO APPROVE THE RENEWAL OF THE MINOR USE PERMIT, AS PRESENTED.

The motion passed 10, 0, 0, 1, 4, with 1 member stepping down and 4 members absent.

Robin Joy Maxson

Dawn Perfect

Sincerely,

Matt Rains

Michelle Rains

Andrew Simmons

Paul Stykel

Dan Summers

LAUREN SCHULTE, Vice-Chair
Ramona Community Planning Group

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

PHOTO STUDY & KEY MAP

CCI Highland Valley Rd. & Bandy Canyon

15260 Sky High Road
Escondido, CA 92025

Prepared for:

County of San Diego Planning and Development Services

5510 Overland Avenue
San Diego, CA 92123

Prepared by:

PlanCom, Inc.

Contractor Representatives for
Crown Castle

16776 Bernardo Center Drive, Unit 203
San Diego, CA 92128

Contact: Jill Cleveland, Planning Consultant
(760) 420-4833

March 15, 2023



View East toward Site from Bandy Canyon Road



View North toward Site from Sky High Rd.



View Northwest toward Site from Sky High Rd.



View of Driveway/Access to Site from Sky High Rd.



View North at Site



View Northeast from Site



View Northwest from Site



View South from Site toward Sky High Rd.



Aerial View of Site and Surrounding Properties



Aerial View of Surrounding Area

1 - 70

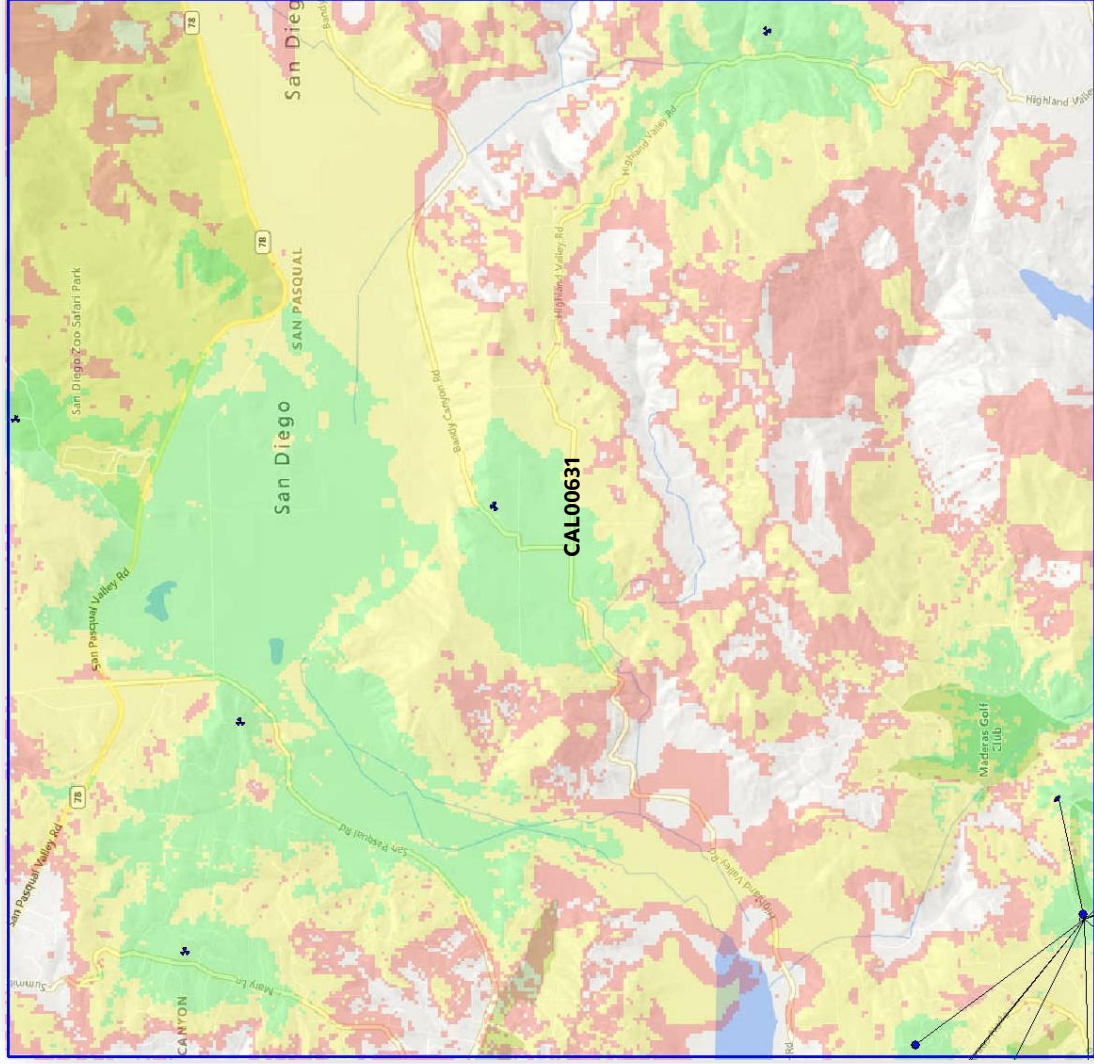
CAL000631

Coverage Plots

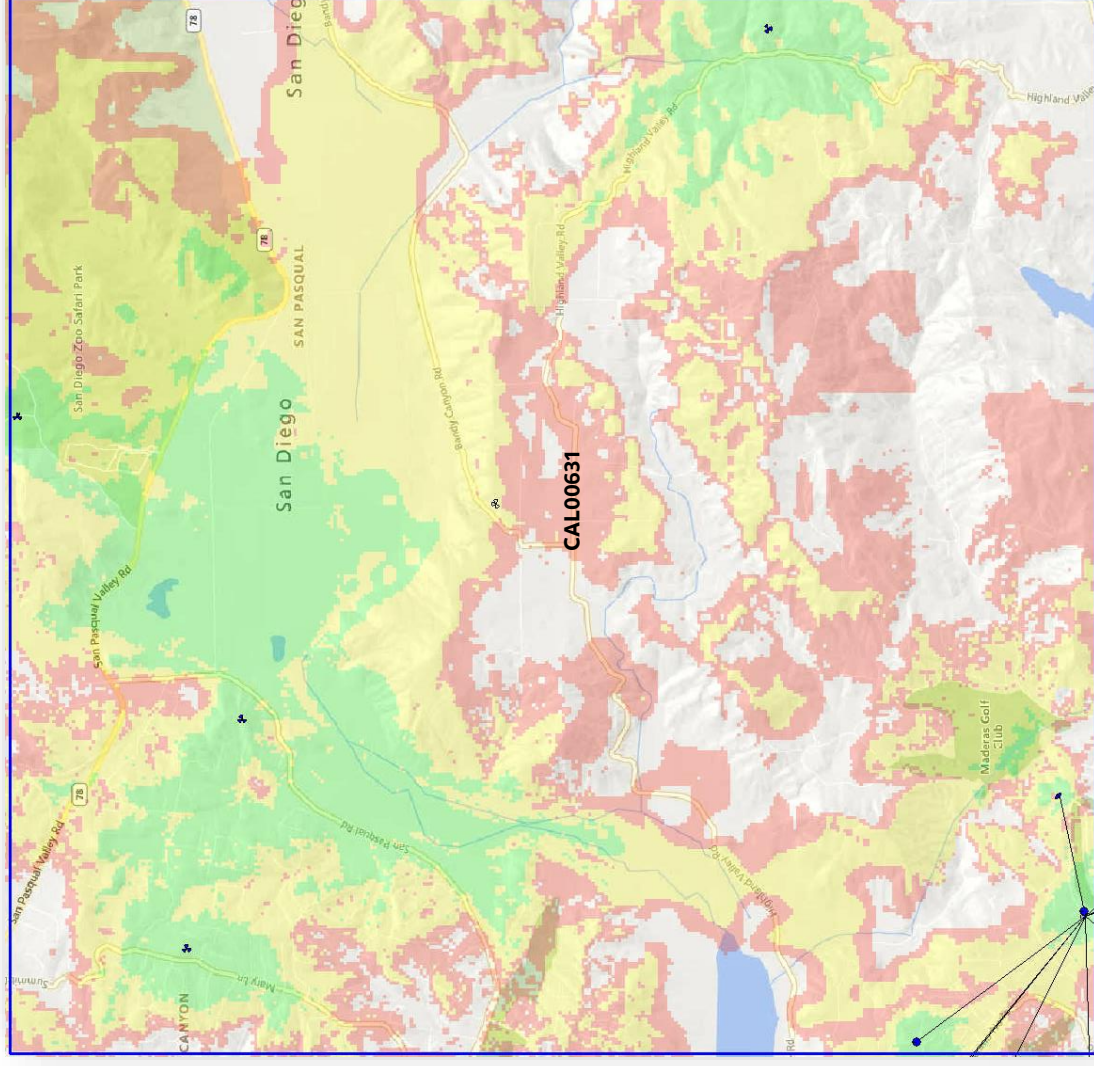
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Existing Coverage

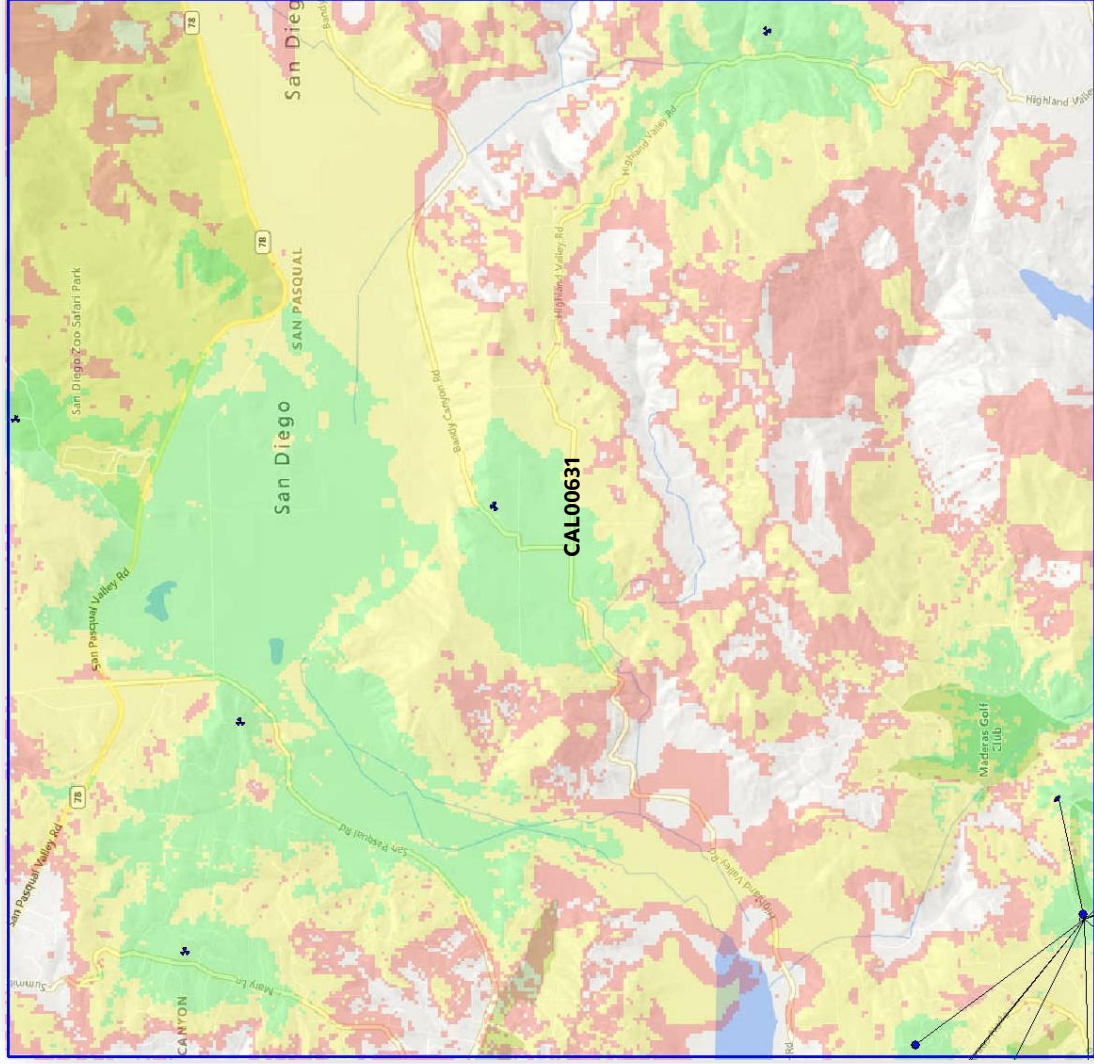


Existing coverage and Site off

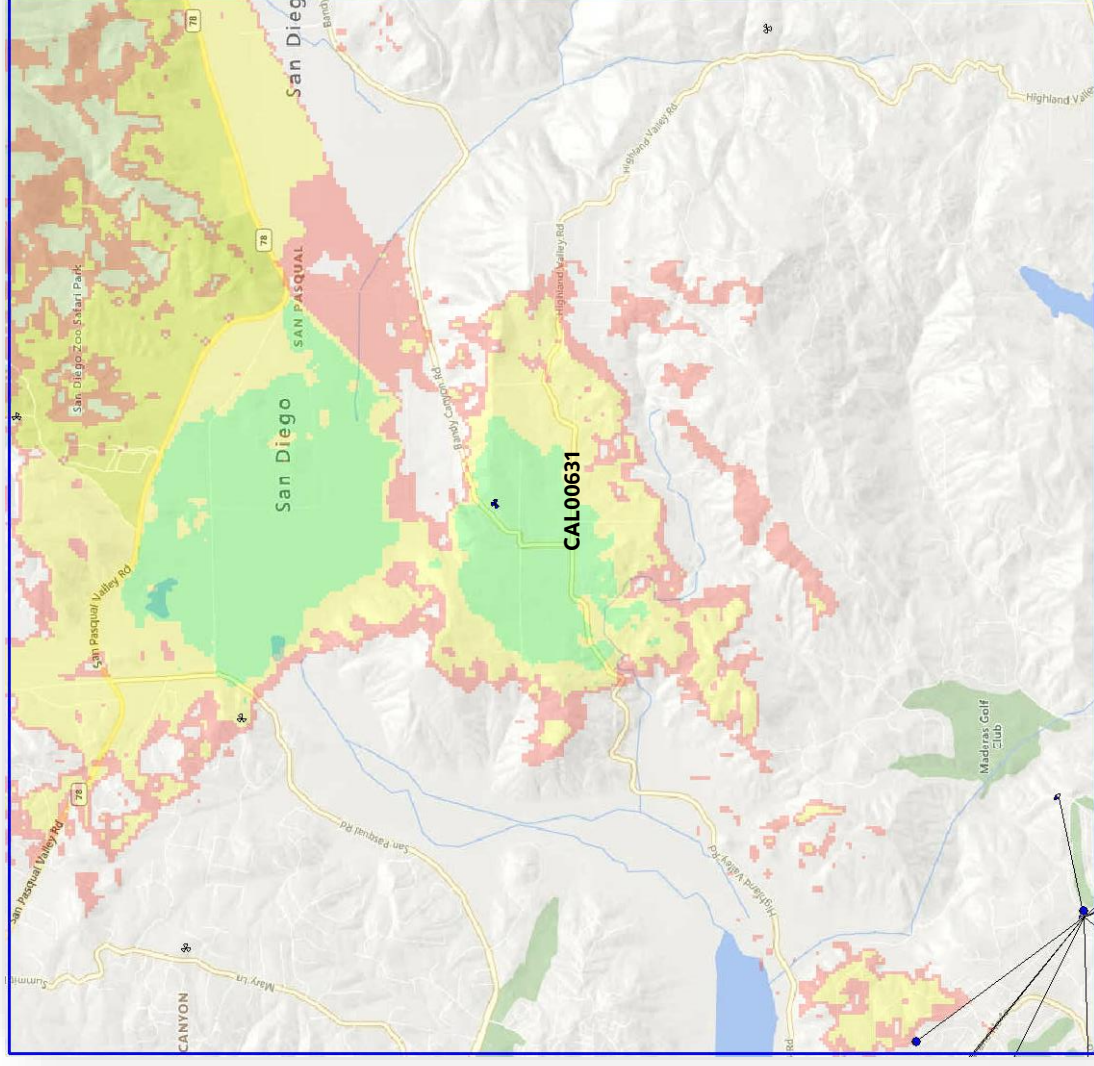


CAL00631

Existing Coverage



Single site coverage



CCI HIGHLAND VALLEY RD & BANDY CYN 15260 SKY HIGH ROAD, ESCONDIDO ALTERNATE SITE ANALYSIS

SITE SELECTION/PREFERRED SITES PER SECTION 6986

The project is a renewal of the existing Minor Use Permit and is located within the A-70 zone district (Agriculture) with a Rural Lands General Plan designation (RL-20). The site consists of an existing Crown Castle managed wireless communication facility with AT&T as the carrier occupying the 36'9" tall MonoBroadleaf. The project site is at a ground elevation of approximately 843 feet above mean sea level (AMSL) and the property operates as a residential with agricultural uses on 5.91 acres. The property sits on a plain, with hills to the south and the elevation drops to the north along Bandy Canyon Road.

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

Preferred Sites in the Geographical Service Area

There are no preferred sites in the geographical service area; most all zoning designations in the area are agricultural. For the operation of a wireless telecommunication facility, a property needs to have (at a minimum) viable access, a willing landlord, utilities, and the ability to reach the intended coverage area.

This search ring is dictated by the topography and the coverage objectives, with winding roads and with low residential and agricultural structures. This facility at the existing height is essential for AT&T to provide adequate service this community, as further depicted in the Geographic Service Map. With AT&T's existing sites in place around this facility this further limits the ability for the site to be relocated or lowered. Lastly, a stealth tree requires an additional four feet in height in order to efficiently conceal the antennas within the branch canopy. The top of the existing pole is 31', with the antenna centerline at approximately 28'. This existing wireless facility is camouflaged as a MonoBroadleaf to blend into the existing environment.

Water Tanks

No water tanks were identified in this geographic service area.

Utility Towers, Poles, traffic lights, street lights

There are no utility towers or traffic/street lights in the immediate vicinity.

Commercial and Industrial Building

There are no commercial or industrial building in the area.

County or Other Government Facilities

There are no County or other government facilities that were identified in the geographic service area.

Aerial View of Site and Surroundings

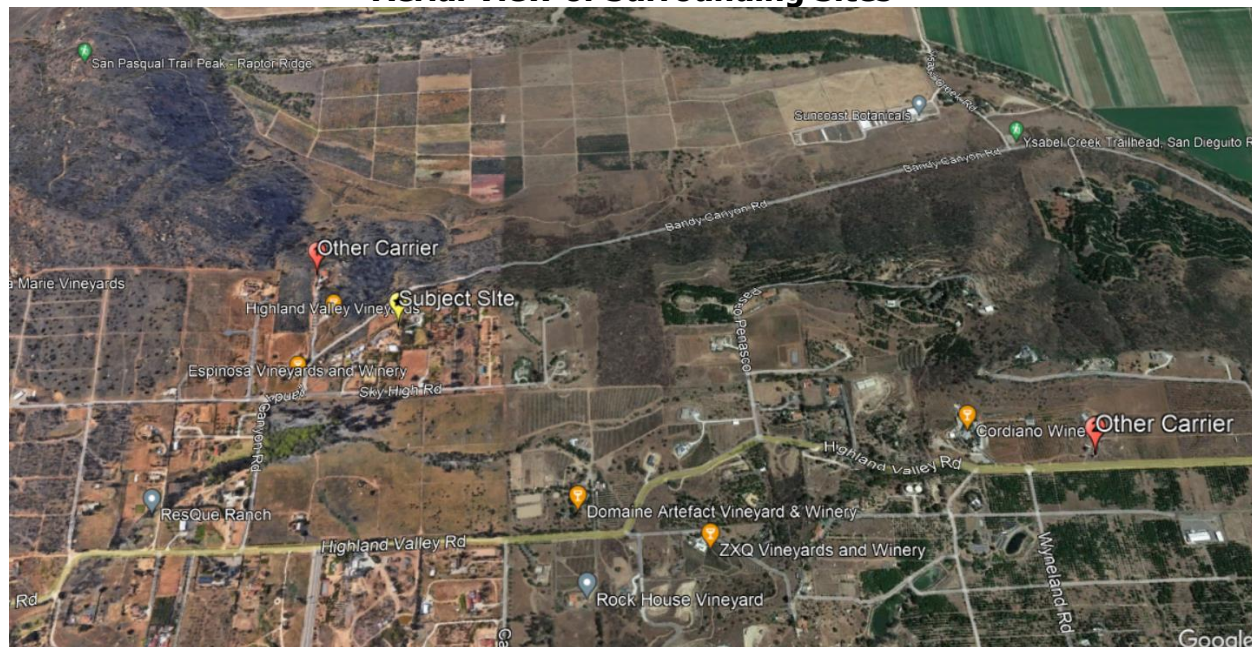


EXISTING SITES WITHIN THE GEOGRAPHICAL SERVICE AREA

Only one potential visible site was examined within one-half mile radius of this site. Other existing AT&T sites are identified in the RF Coverage Map which are not suitable replacements for this site.

- 1) Highland Valley Vineyards (adjacent) -15478 Bandy Canyon Road – Slim flag pole with limited antenna design that is not suitable for collocation.
- 2) Cordiano Winery – 15732 Highland Valley Road – Existing faux water tank site that is 1.1 miles from the subject site and outside of the search objectives, as it is covering Highland Valley Road.

Aerial View of Surrounding Sites



ZONING ORDINANCE

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

DRAFT FINDINGS - Section 7358 of the Zoning Ordinance

- a. *That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:*
1. *Harmony in scale, bulk, coverage and density.* The existing/project is in harmony, scale and bulk with the surrounding area, as the existing MonoBroadleaf and equipment enclosure is positioned adjacent to existing buildings and vegetation on the property at the far north end of the property. The overall height of the MonoBroadleaf is 35' which allows for enough branching to screen the antennas from view.
 2. *Available public facilities, services and utilities.* The property is located within the Ramona Fire Protection District and meets their guidelines for available service. Electrical and telephone services are available on-site. The subject property is connected by a paved driveway from Sky High Road. Therefore, all public facilities, services and utilities are available and exist on the property.

3. The harmful effect, if any, upon desirable neighborhood character. The project would not adversely affect the neighborhood character because the project is designed as a MonoBroadleaf tree, blending with existing vegetation in the surrounding area. The land uses surrounding the site consist of large lot agricultural and residences to the south, east and west. The facility takes access off an existing paved driveway and no exterior lighting is proposed.
 4. The generation of traffic and the capacity and physical character of surrounding streets. The traffic generated from this proposed project is off a public road is expected to average one to two maintenance trips per month and would utilize an existing driveway off Sky High Road.
 5. The suitability of the site for the type and intensity of use or development which is proposed. The existing wireless communication facility does not require any alteration to the landform. The project, as designed and constructed, is camouflaged, does not change the characteristics of the area and is suitable for this site, type and intensity of uses.
- b. Project findings 1 through 5 and the project location will be consistent with the San Diego County General Plan.
 - c. The requirements of the CEQA have been complied with.

Attachment G – Ownership Disclosure Form



County of San Diego, Planning **79** Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) _____

Assessor's Parcel Number(s) _____

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

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

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

Signature of Applicant

Jill Chavala

Print Name

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

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

