



The County of San Diego

Zoning Administrator Hearing Report

Date:	August 22, 2024	Case/File No.:	CCI Kents Brom Nursery Minor Use Permit Modification; PDS2023-ZAP-00-113W2, PDS2023-ER-00-08-035B
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	8:30 a.m.	Location:	2186 Bautista Ave., Vista, CA, 92084
Agenda Item:	#2	General Plan:	Semi-Rural Residential (SR-1)
Appeal Status:	Appealable to the Planning Commission	Zoning:	Rural Residential (RR)
Applicant/Owner:	Plancom Inc. OBO Crown Castle/Jeffrey C Kent Family Trust	Community:	Bonsall Community Plan Area
Environmental:	Notice of Exemption	APN:	159-170-08-00

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 Kent Brom Nursery #880265 ZAP Modification (Project) is a request for Plancom Inc., on behalf of 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 existing facility includes a 40-foot-tall monobroadleaf tower and associated equipment, located behind an eight-foot-tall split face Concrete Masonry Unit (CMU) wall with lattice cover, located on the site of an existing commercial nursery. The Project includes the replacement of faux branches and the replacement/repair of landscaping approved under previous Modification, 3401-00-113-02. The Project does not propose to expand the footprint of the lease area. The 2.54-acre parcel, located at 2186 Bautista Avenue within the Bonsall Community Plan Area, is zoned Rural Residential (RR) and contains the existing telecommunication facility located on the site of an existing nursery.

The facility expired on March 25, 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 Bonsall Community Sponsor 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 includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
2. Grant ZAP Modification PDS2023-ZAP-00-113W2, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

On August 6, 2002, the Zoning Administrator approved a Minor Use Permit (ZAP) to authorize the construction, operation, and maintenance of a wireless telecommunication facility consisting of a 40-foot-tall and an associated equipment cabinet, located behind an eight-foot-tall CMU wall. On March 25, 2003, the Zoning Administrator approved a Modification to the ZAP (Record ID: ZAP-00-113W1) to authorize the change in design of the stealth wireless facility from monopine to monobroadleaf. The equipment enclosure is surrounded by an eight-foot-tall CMU wall, with additional landscaping to provide screening for the structures.

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 is located on the site of an existing nursery and concealed as a 40-foot-tall faux monobroadleaf. Supporting equipment is located behind an eight-foot-tall CMU wall (Figures 1 and 2). Access to the site is provided by a private driveway that ultimately connects to Osborne Street, a County-maintained Road.



Figure 1: Existing 40-foot-tall wireless facility camouflaged as monobroadleaf, on the site of an existing nursery, looking North toward site.

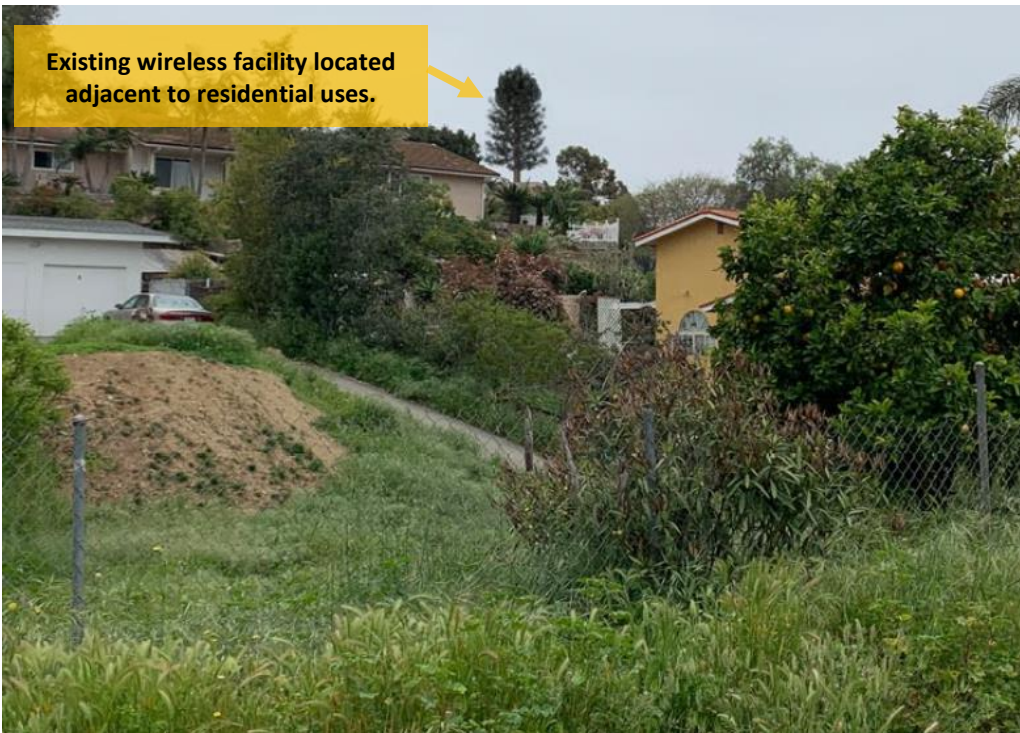


Figure 2: Existing 40-foot-tall wireless facility above adjacent residential structures looking south toward the site.

Subject Property and Surrounding Land Uses

The Project is located on an approximately 2.54-acre site within the Bonsall Community Planning area (Figure 3). The site is not located within a mile of a scenic highway. The project site contains existing nursery buildings. Access to the wireless facility is provided by a private driveway that ultimately connects to Osborne Street, a county-maintained road. The surrounding land uses can be categorized as Semi-Rural, with existing agricultural and residential uses (Figures 3 and 4 and Table D-1).

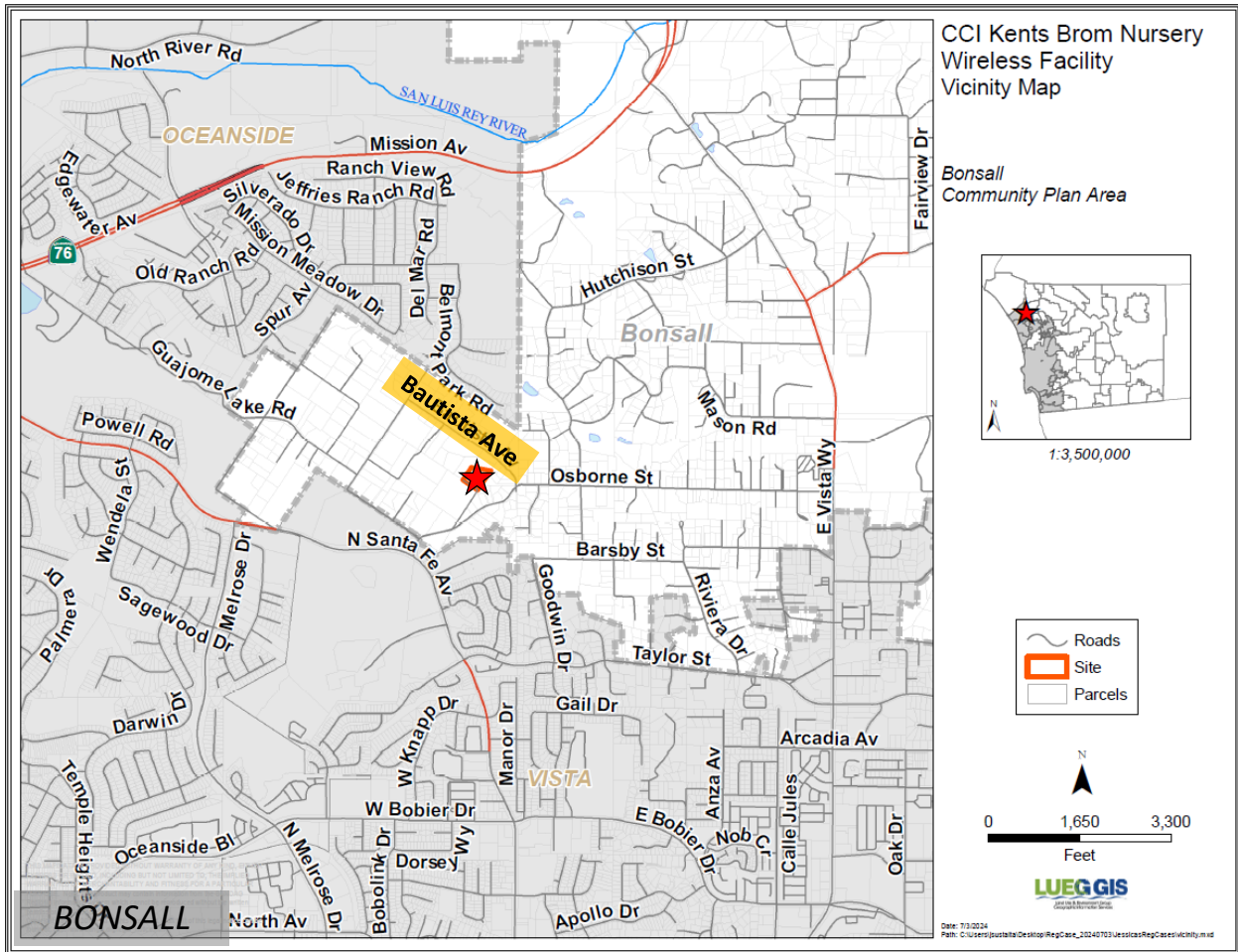


Figure 3: Vicinity Map



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	Semi-Rural Residential	Rural Residential (RR)	Bautista Avenue	Agriculture, Residential
East	Semi-Rural Residential	Rural Residential (RR)	Osborne Street	Agriculture, Residential
South	Semi-Rural Residential	Rural Residential (RR)	Osborne Street	Agriculture, Residential
West	Semi-Rural Residential	Limited Agriculture (A70)	Ramona Drive	Agriculture, Residential

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 Bonsall Community Plan, the Zoning Ordinance, and CEQA Guidelines. The following subjects were reviewed for the Project and are detailed below: Amortization, Site Planning Analysis, Community Compatibility/Visual Impacts, Alternative Site Analysis (ASA).

1. Key Requirements for Requested Actions

The Zoning Administrator should consider the requested actions and determine if the following determinations can be made:

- a. Is the Project consistent with the vision, goals, and polices of the General Plan?
- b. Does the Project comply with the policies set forth under the Bonsall Community Plan?
- c. Is the Project consistent with the County’s Zoning Ordinance?
- d. Is the Project consistent with the County’s Wireless Ordinance?
- e. Does the Project comply with CEQA?

2. Project Analysis

The Project is located in a non-preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a 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 22nd, 2039 in accordance with the amortization schedule.

Amortization

The existing wireless telecommunication facility is in a residential zone and is defined as “high visibility” in accordance with Sections 6985 and 6991 of the Zoning Ordinance. The Project will modify ZAP-00-113, 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 site of an existing nursery. 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 are camouflaged as a mature monobroadleaf tree, which is an expected visual element within the project vicinity. The CMU equipment enclosure for the existing backup generator was previously designed to be painted tan and matches 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

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 if 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.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide continued cellular service coverage to motorists traveling along Osborne Street and Bautista Avenue and to residents of the Bonsall Community. The site is zoned RR (Rural Residential), 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. After review, the applicant found no existing wireless telecommunications facilities within approximately a half of a mile of the project site. All other wireless telecommunication facilities located in the project vicinity are located at lower elevations and do not meet coverage objectives. Additionally, the nearest preferred commercial or industrial zone is located approximately one mile southwest of the project site and is not within the coverage objective of the existing wireless facility.

Due to limited co-location opportunities, coverage objectives, and aesthetics, all other preferred locations and preferred zones were eliminated from consideration. Further information detailing the ASA analysis can be found in Attachment E.

The Geographic Service Area (GSA) maps illustrate coverage in the area and depict the coverage provided by the wireless telecommunication facility with the antennas of the facility located at heights of approximately 40 feet. 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.

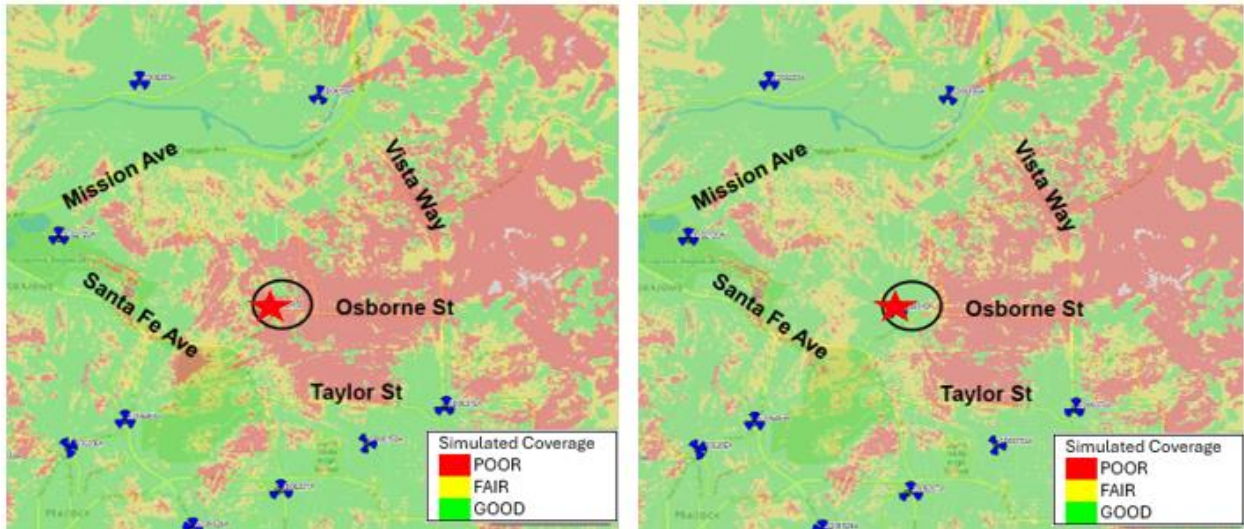


Figure 5: Coverage without Project (left) and coverage with Project (right).

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 wireless telecommunication facility will minimize telecommunication interruptions by continuing to provide service and coverage in the area.</p>

General Plan Policy	Explanation of Project Conformance
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:	RR	Yes, upon approval of a ZAP Modification
Animal Regulation:	J	N/A
Density:	-	N/A
Lot Size:	1AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a ZAP Modification
Lot Coverage:	-	N/A
Setback:	G	Yes
Open Space:	-	N/A
Special Area Regulations:	C	Yes, this project is compatible with the Oceanside Municipal Airport Land Use Compatibility Plan

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 mono-broadleaf tree is 40-feet in height. The design and height of the project will be in conformance with the previously approved 40-foot height exception.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of ZAP Modification
Section 4800 of the Zoning Ordinance requires that the project meet the “G” 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 “G” 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 CMU enclosure for associated equipment is eight-feet-tall, which is within the 10-foot height allowance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed wireless telecommunications facility and existing equipment enclosure are located outside all required setbacks including front, rear, and side yard.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	No new noise-producing equipment or operational uses are proposed as part of the Project. The Project will not create a change in the existing noise environment and is therefore anticipated to comply with the County of San Diego Noise Ordinance Section(s) 36.404.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
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"/>

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 July 11, 2023, the Bonsall Community Sponsor Group (CSG) recommended approval of the project with conditions by a vote of 4-0-0-3 (4 – Ayes; 0 – Noes; 0 – Abstain; 3 – Absent/Vacant). The Bonsall CSG requested that the rebranching occur after project approval, which the applicant agreed to.

The Bonsall CSG Recommendation Form and Meeting Minutes are found in Attachment E, Public Documentation.

G. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners surrounding the project site until at least 20 different property owners were noticed within approximately 500 feet of the project site. Staff did not receive any questions or formal comments during the processing of the permit. Prior to the Zoning Administrator hearing, public notices were sent to a minimum of 20 property owners within approximately 500 feet of the project site.

H. RECOMMENDATIONS

Staff recommends that the Zoning Administrator take the following actions:

1. Adopt the Environmental Findings included in Attachment D which includes a finding that the project is exempt from CEQA.
2. Approve ZAP Modification PDS2023-ZAP-00-113W2, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:

Hayley Makinster, Project Manager
(619) 629-4434

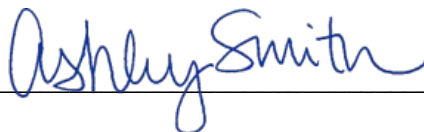
Hayley.Makinster@sdcounty.ca.gov

Report Approved By:

Dahvia Lynch, Director
(858) 694-2962

Dahvia.Lynch@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: _____



ASHLEY SMITH, CHIEF

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2023-ZAP-00-113W2

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

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

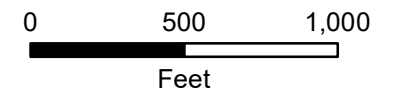
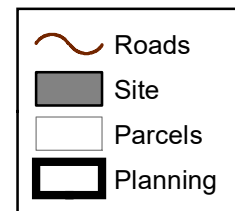
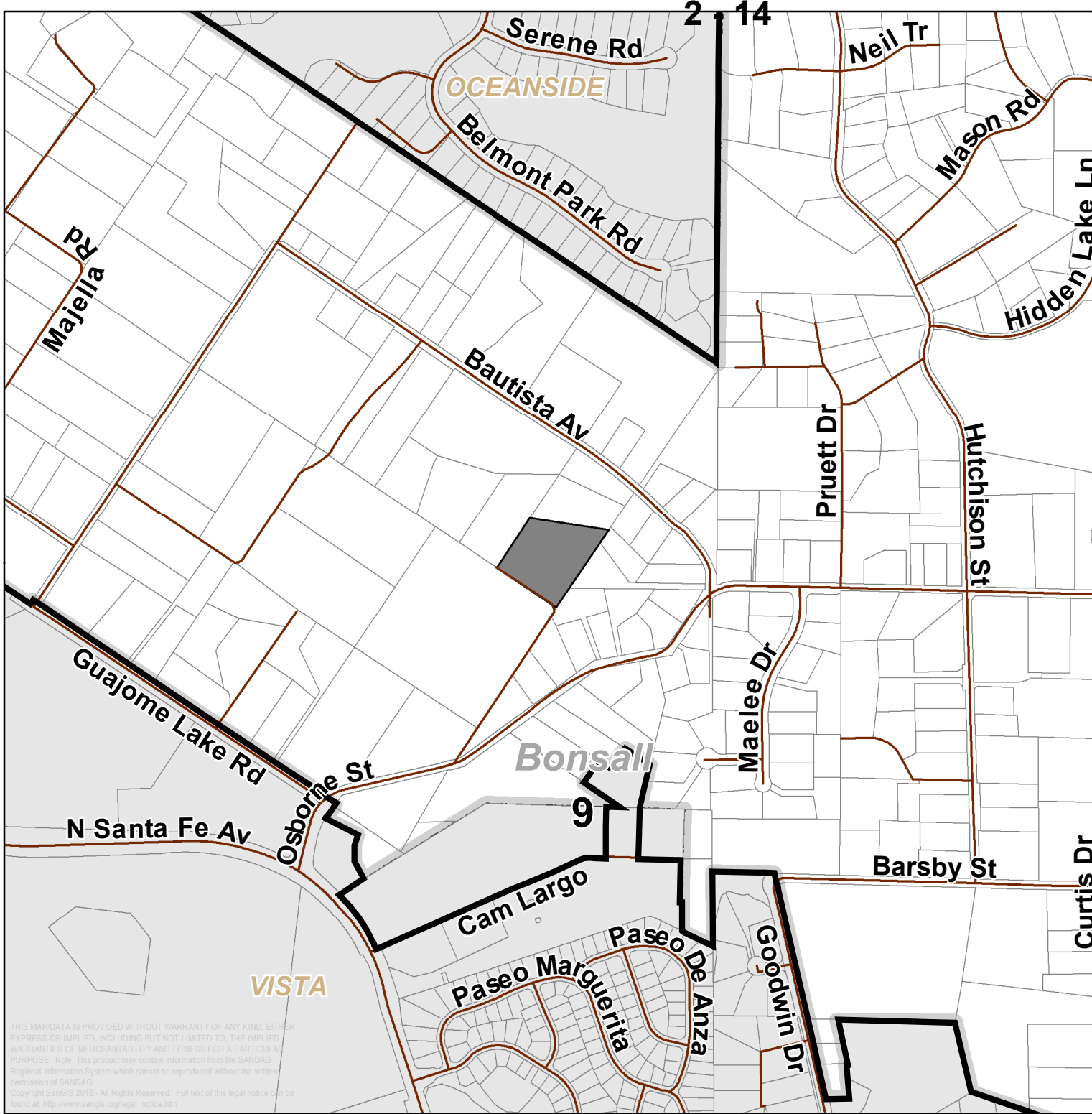
Attachment G – Ownership Disclosure Form

Attachment A – Planning Documentation

CCI Kents Brom Nursery Wireless Facility General Plan

Bonsall
Community Plan Area

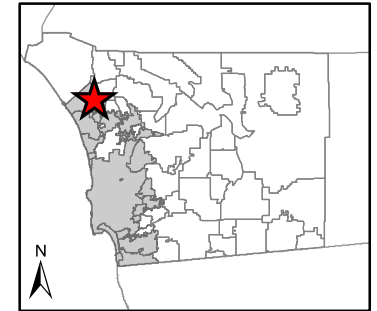
(9) Semi-Rural Residential (SR-1)



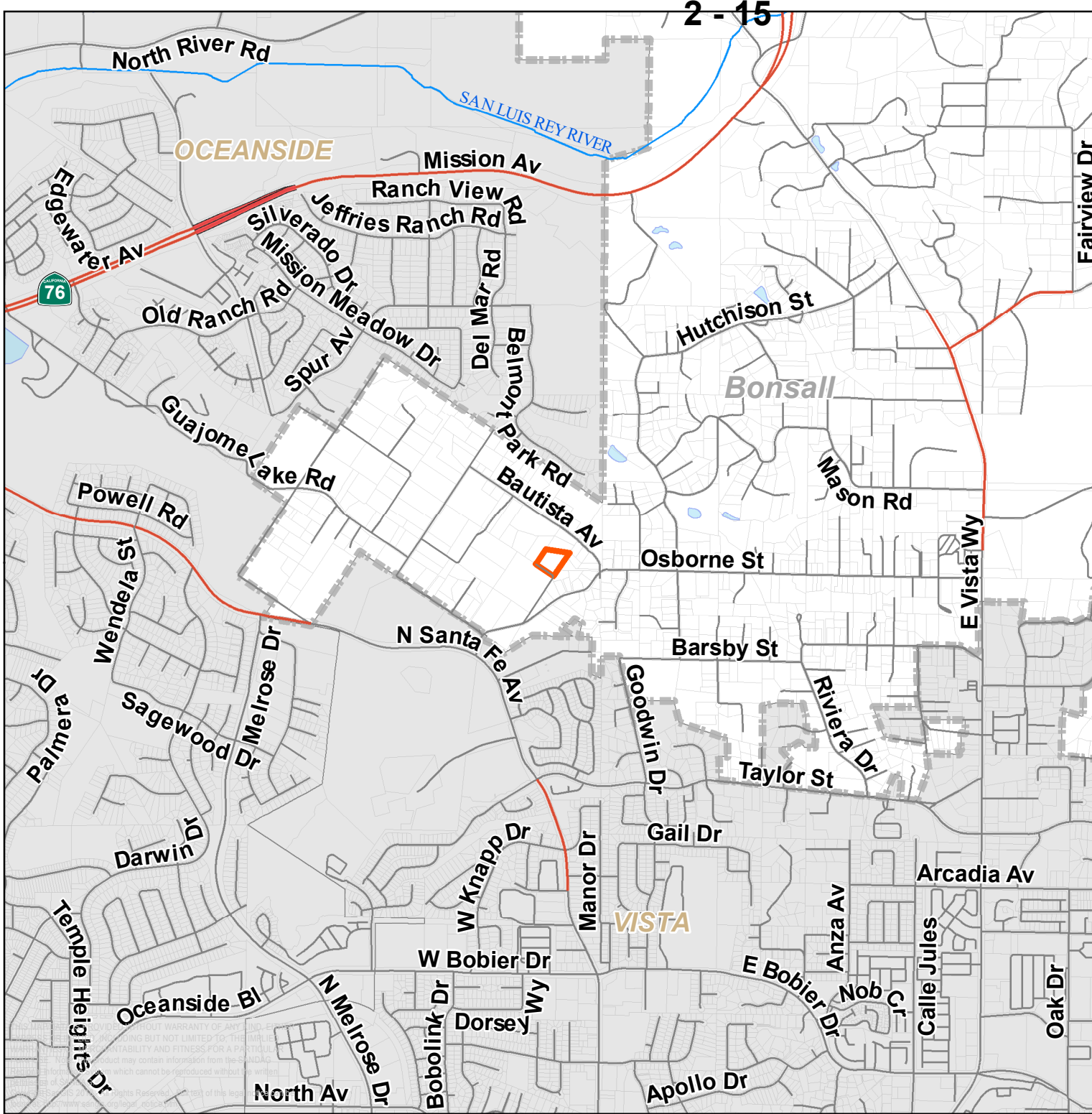
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CCI Kents Brom Nursery Wireless Facility Vicinity Map

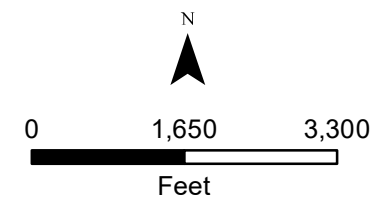
Bonsall
Community Plan Area



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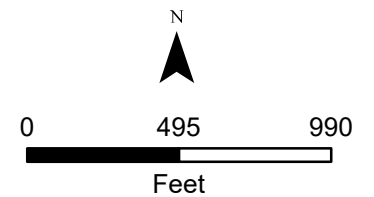
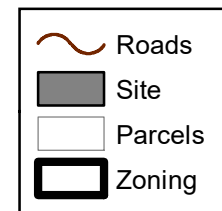
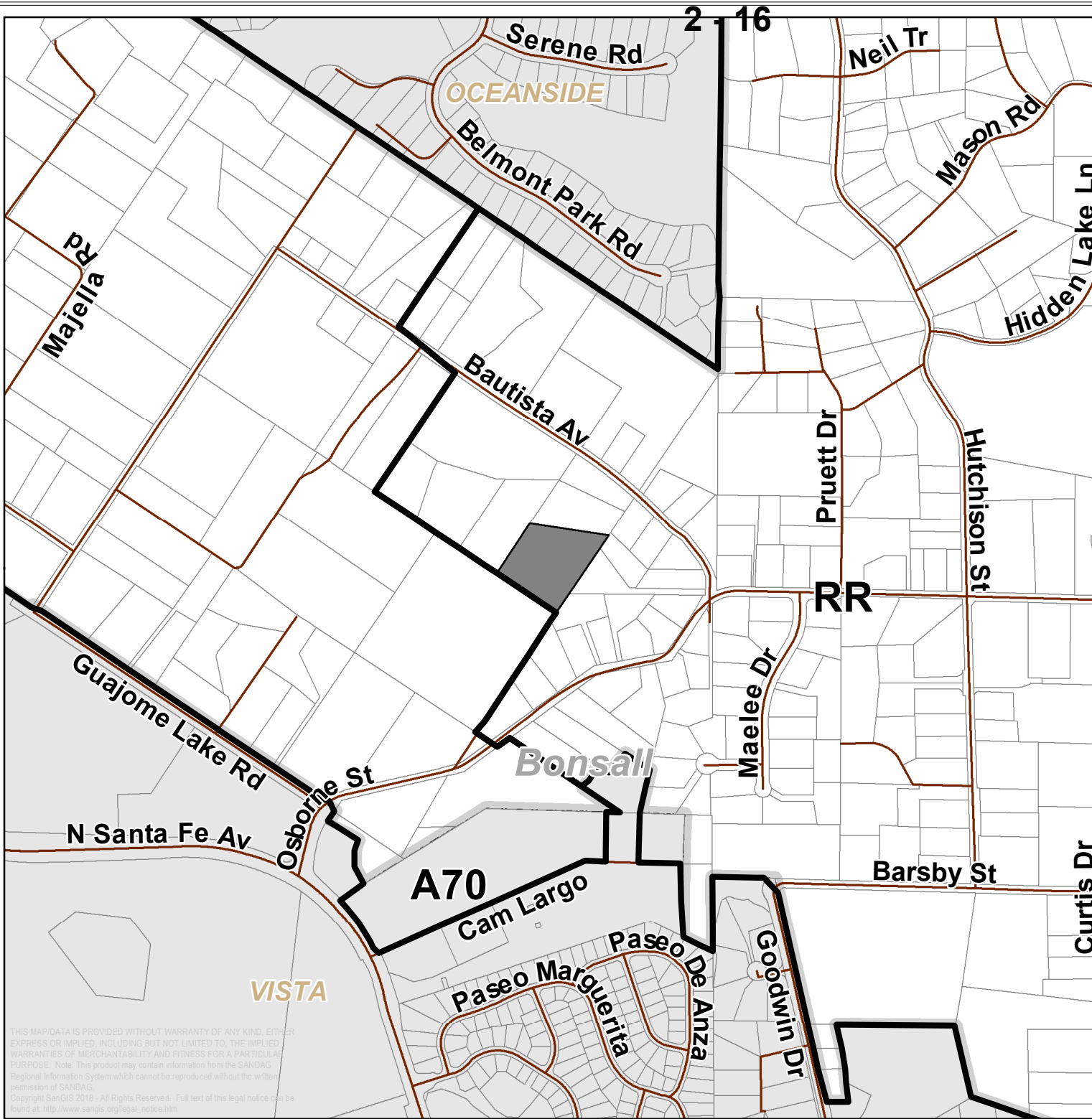
	Roads
	Site
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CCI Kents Brom Nursery Wireless Facility Zoning

Bonsall
Community Plan Area

A70 - Limited Agricultural
RR - Rural Residential



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CCI Kents Brom Nursery
Wireless Facility
Bonsall Community Plan Area



Site

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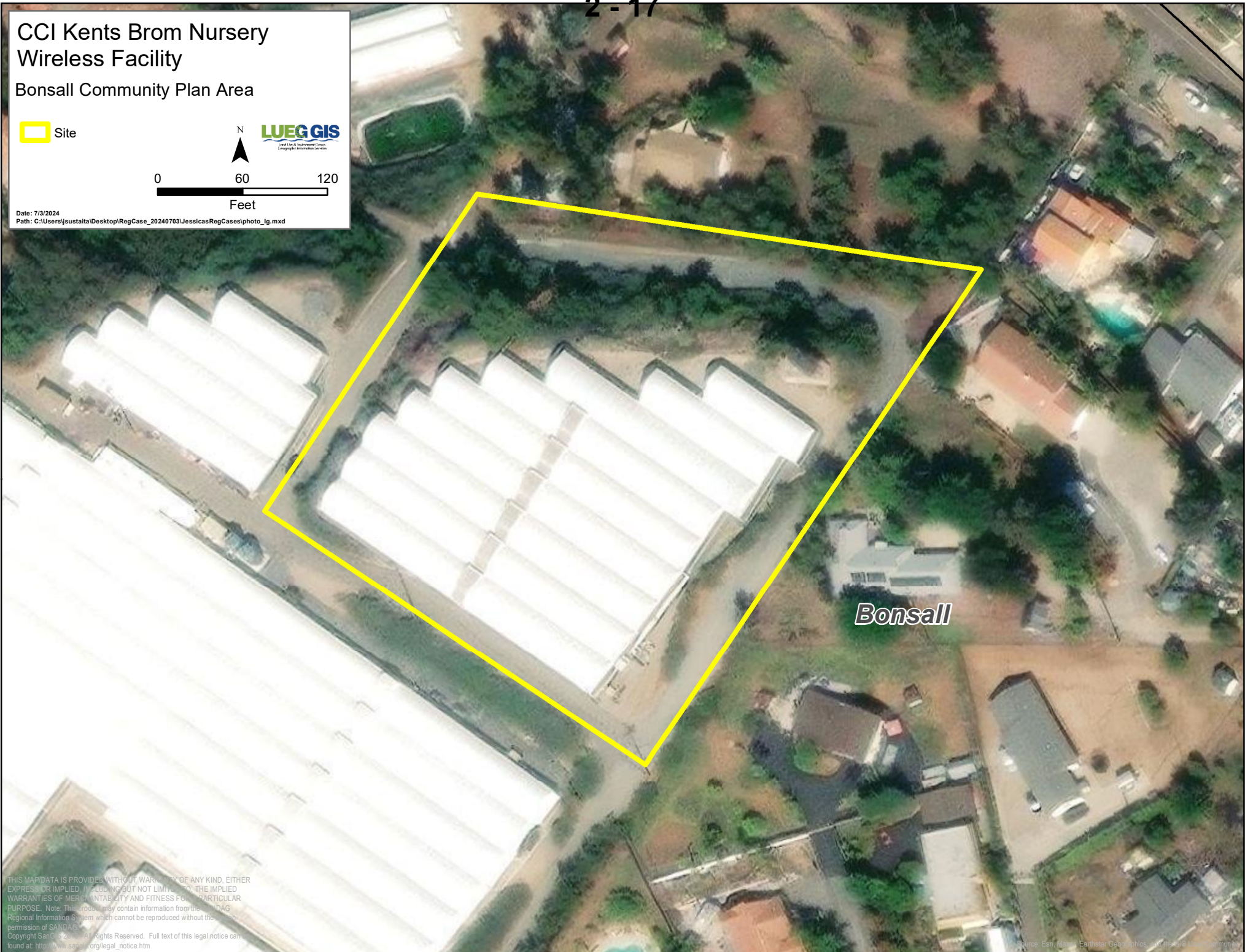


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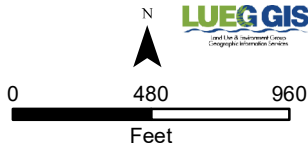
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CCI Kents Brom Nursery Wireless Facility

Bonsall Community Plan Area

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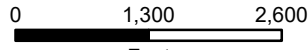
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Source: Esri, Maxar, Planet, GeoEye, and the City of Bonsall

**CCI Kents Brom Nursery
Wireless Facility**

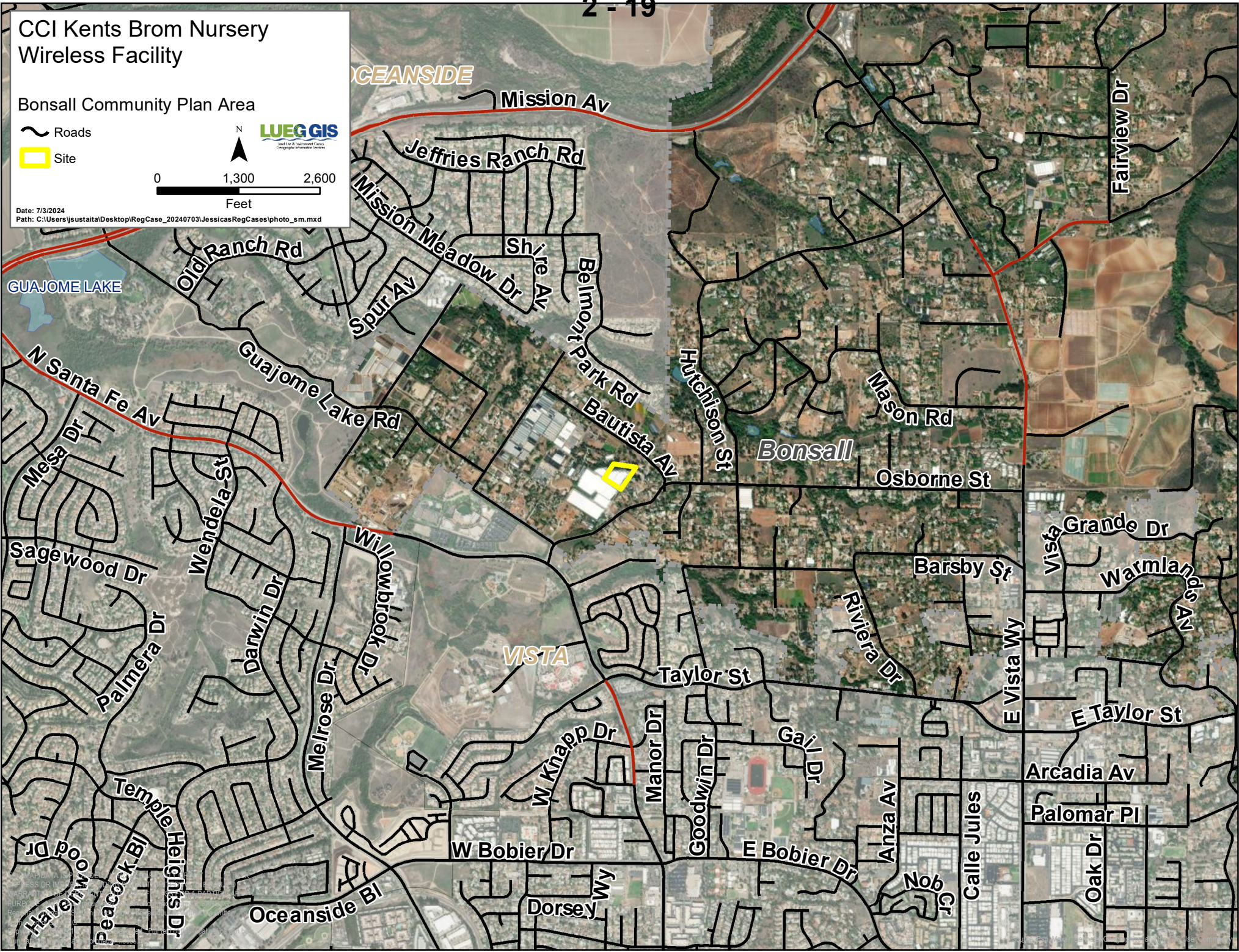
Bonsall Community Plan Area

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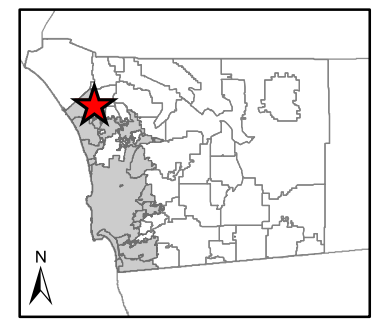
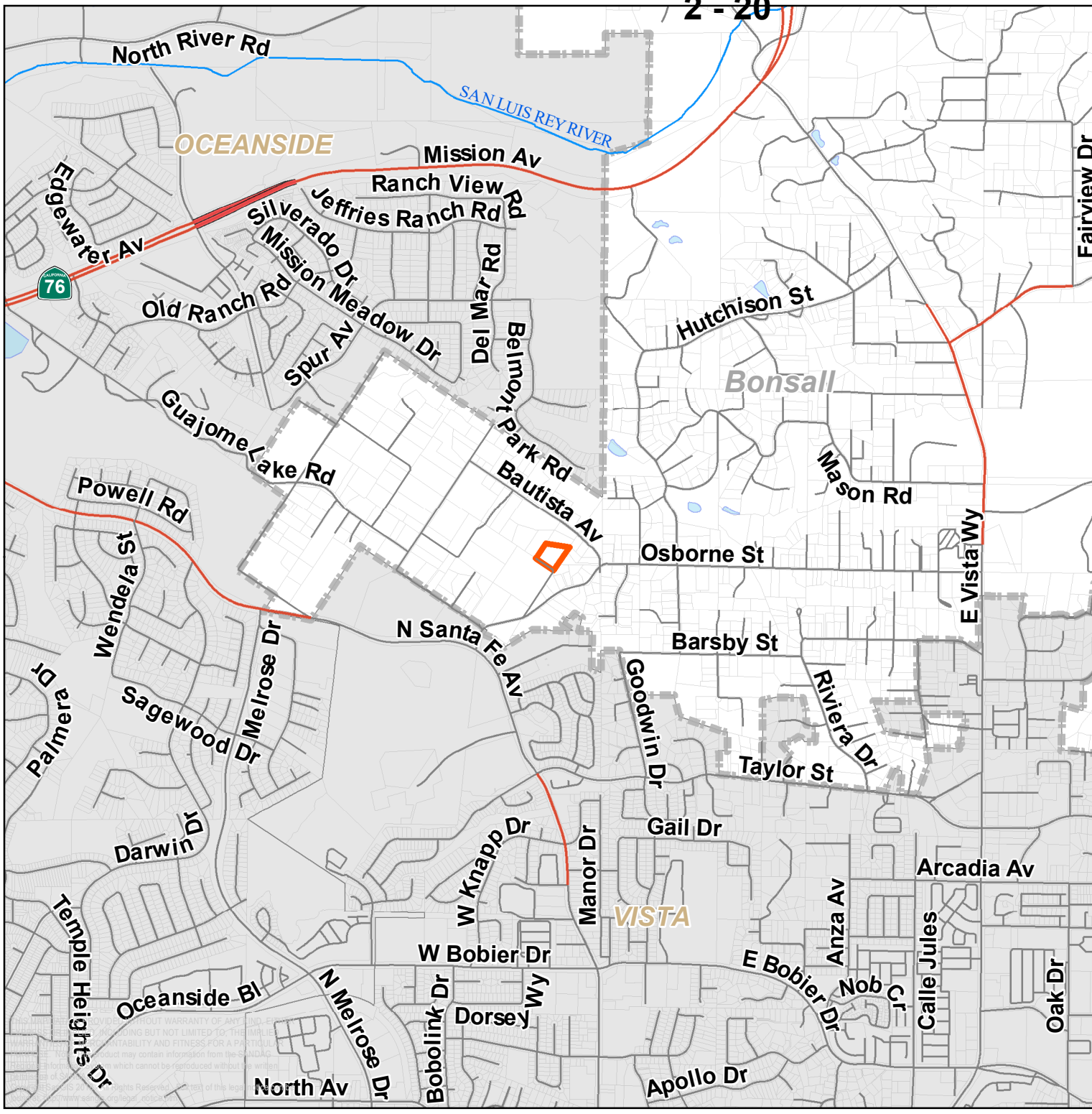

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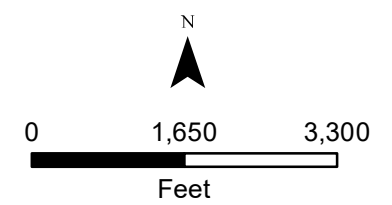
CCI Kents Brom Nursery Wireless Facility Vicinity Map

Bonsall
Community Plan Area



1:3,500,000

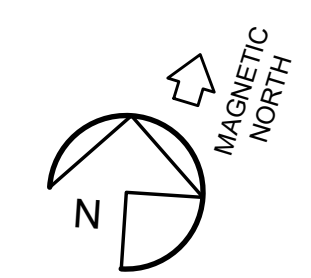
	Roads
	Site
	Parcels





APN: 159-170-08-00
ZONING: RR

SITE PLAN
SCALE: 1" = 30'-0"
0' 15' 30' 60'



KEYED NOTES:

- 1 (E) T-MOBILE EQUIPMENT ENCLOSURE & (E) 40'-0" HIGH MONOBROADLEAF. INSTALL (N) BRANCHES ON (E) MONOBROADLEAF. SEE ENLARGED SITE PLAN SHEET A-1
- 2 (E) BUILDING
- 3 (E) INGRESS/EGRESS DRIVEWAY
- 4 (E) TREE, TYPICAL
- 5 PROPERTY LINE, TYPICAL
- 6 (E) 10'-0" WIDE SDG&E EASEMENT
- 7 (E) ROAD MAINTENANCE EASEMENT
- 8 (E) WIRELESS COMMUNICATION EASEMENT & ASSIGNMENT AGREEMENT

LANDSCAPING NOTE:
REPLACE/REPAIR LANDSCAPING AND IRRIGATION TO COMPLY WITH LANDSCAPING & IRRIGATION PLANS APPROVED AS PART OF MINOR USE PERMIT ZAP 00-113W. LANDSCAPING SHALL BE MAINTAINED AT ALL TIMES AND REPLACED IF NOT SUCCESSFUL.

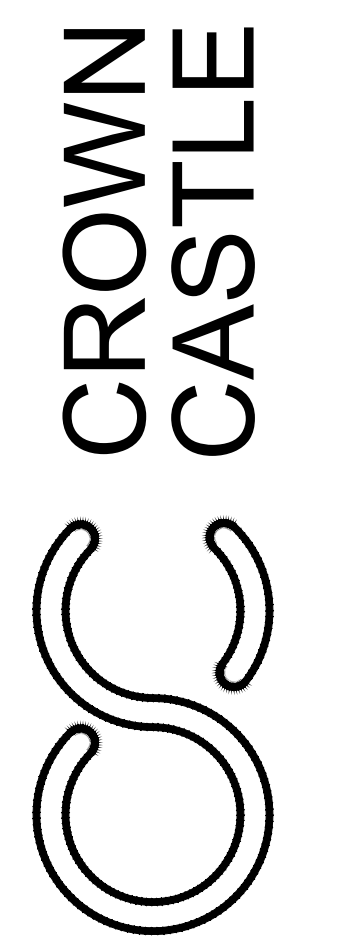
BOUNDARY NOTE:
THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/13/23	CUP RENEWAL	RW
1	04/24/23	REV BRANCHES	RW
2	08/11/23	SCOPING LETTER	RW
3	03/13/24	ADD LANDSCAPING	RW

PLANCOM
TELECOMMUNICATIONS PROJECT MANAGEMENT
16776 BERNARDO CENTER DRIVE,
UNIT 203,
SAN DIEGO, CALIFORNIA 92128

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO T-MOBILE. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO T-MOBILE IS STRICTLY PROHIBITED.



KENTS BROM NURSERY

2186 BAUTISTA AVE
VISTA, CA 92084

SHEET TITLE:
SITE PLAN

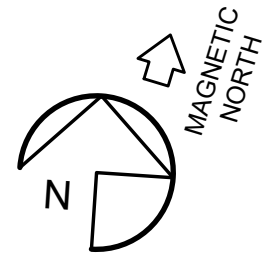
A-0

LANDSCAPING NOTE:
 REPLACE/REPAIR LANDSCAPING AND IRRIGATION TO COMPLY WITH LANDSCAPING & IRRIGATION PLANS APPROVED AS PART OF MINOR USE PERMIT ZAP 00-113W. LANDSCAPING SHALL BE MAINTAINED AT ALL TIMES AND REPLACED IF NOT SUCCESSFUL.



ENLARGED SITE PLAN

SCALE: 1/8" = 1'-0"
 0" 4" 8" 16"



KEYED NOTES:

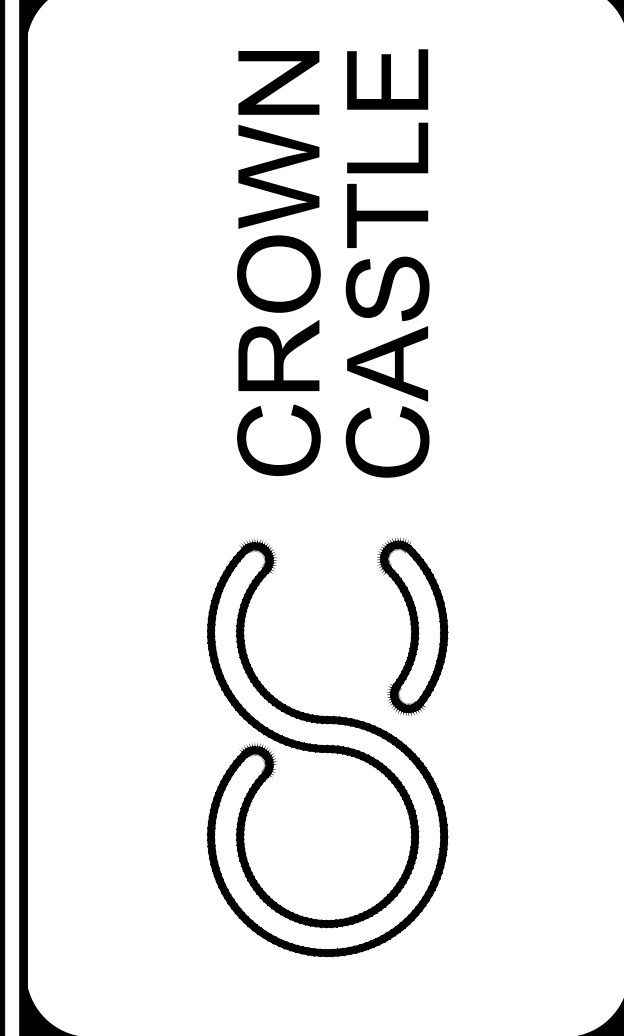
- 1 (E) T-MOBILE EQUIPMENT ENCLOSURE & (E) 40'-0" HIGH MONOBROADLEAF. INSTALL (N) BRANCHES ON (E) MONOBROADLEAF. SEE EQUIPMENT PLAN SHEET A-2
- 2 (E) BUILDING
- 3 (E) INGRESS/EGRESS DRIVEWAY
- 4 (E) TREE, TYPICAL
- 5 (E) TRANSFORMER
- 6 (E) TRISTANIA CONFERTA TREE, TYPICAL OF 2. PART OF USE PERMIT APPROVAL. SEE LANDSCAPING NOTE THIS SHEET.
- 7 (E) EUCALYPTUS LEHMANNII SHRUB, TYPICAL OF 4. PART OF USE PERMIT APPROVAL. SEE LANDSCAPING NOTE THIS SHEET.
- 8 (E) FICUS RIPENS VINE, TYPICAL OF 8. PART OF USE PERMIT APPROVAL. SEE LANDSCAPING NOTE THIS SHEET.
- 9 (E) WIRELESS COMMUNICATION EASEMENT & ASSIGNMENT AGREEMENT

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/13/23	CUP RENEWAL	RW
1	04/24/23	REV BRANCHES	RW
2	08/11/23	SCOPING LETTER	RW
3	03/13/24	ADD LANDSCAPING	RW

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 TELECOMMUNICATIONS PROJECT MANAGEMENT
 16776 BERNARDO CENTER DRIVE,
 UNIT 203,
 SAN DIEGO, CALIFORNIA 92128

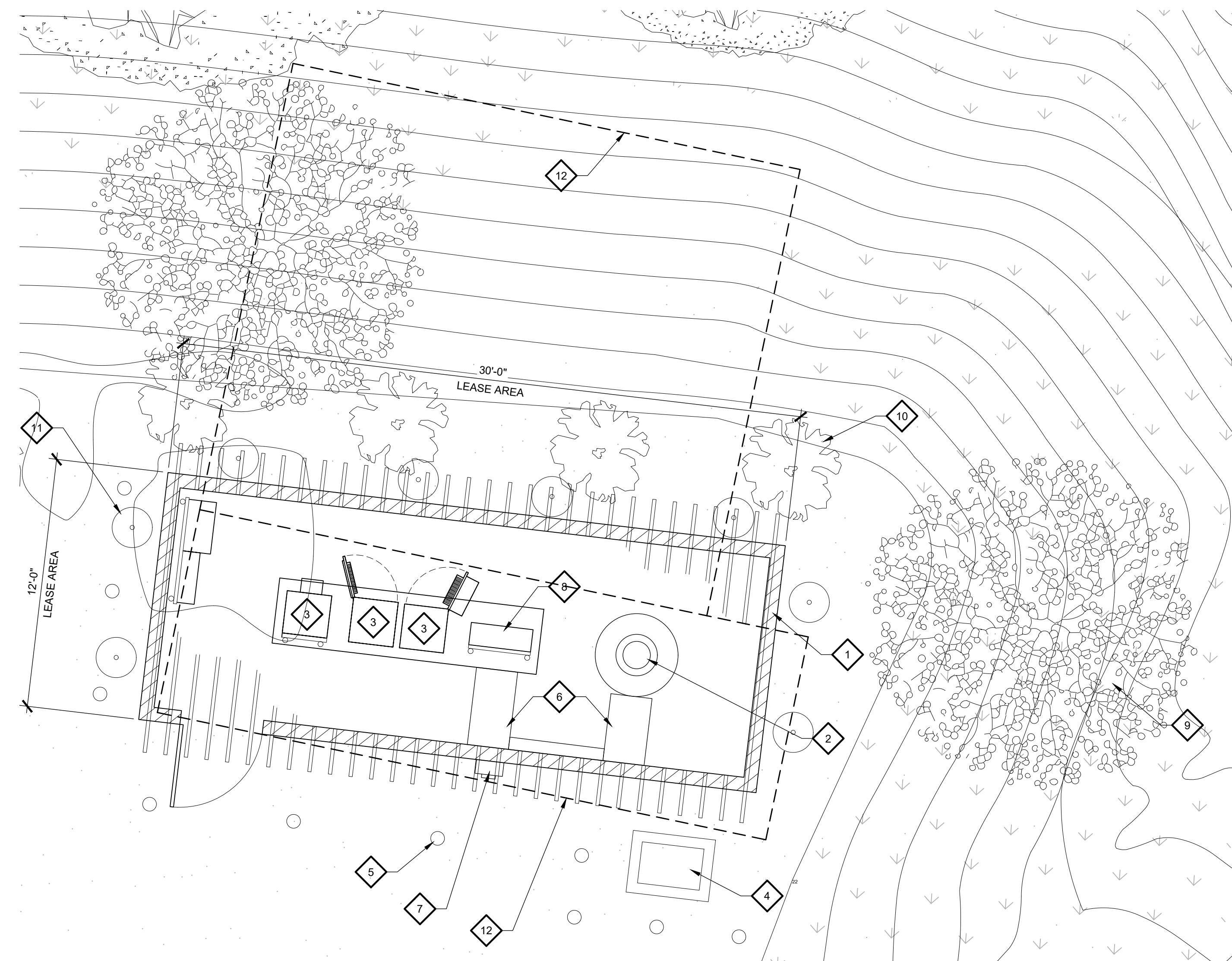
PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO T-MOBILE. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO T-MOBILE IS STRICTLY PROHIBITED.



KENTS BROM NURSERY
 2186 BAUTISTA AVE
 VISTA, CA 92084

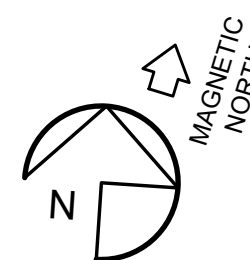
SHEET TITLE:
 ENLARGED SITE PLAN

A-1



EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"



KEYED NOTES:

- 1 (E) T-MOBILE CONCRETE BLOCK EQUIPMENT ENCLOSURE WITH WOOD TRELLIS
- 2 INSTALL (N) BRANCHES ON (E) MONOBROADLEAF. SEE ANTENNA PLAN SHEET A-3 & ELEVATIONS SHEET A-4
- 3 (E) EQUIPMENT CABINET
- 4 (E) TRANSFORMER
- 5 (E) BOLLARD, TYPICAL
- 6 (E) CABLE BRIDGE
- 7 (E) ELECTRIC METER
- 8 (E) UTILITY BOX, TYPICAL
- 9 (E) TRISTANIA CONFERTA TREE, TYPICAL OF 2. PART OF USE PERMIT APPROVAL. SEE LANDSCAPING NOTE THIS SHEET.
- 10 (E) EUCALYPTUS LEHMANNII SHRUB, TYPICAL OF 4. PART OF USE PERMIT APPROVAL. SEE LANDSCAPING NOTE THIS SHEET.
- 11 (E) FICUS RIPENS VINE, TYPICAL OF 8. PART OF USE PERMIT APPROVAL. SEE LANDSCAPING NOTE THIS SHEET.
- 12 (E) WIRELESS COMMUNICATION EASEMENT & ASSIGNMENT AGREEMENT

LANDSCAPING NOTE:
 REPLACE/REPAIR LANDSCAPING AND IRRIGATION TO COMPLY WITH LANDSCAPING & IRRIGATION PLANS APPROVED AS PART OF MINOR USE PERMIT ZAP 00-113W. LANDSCAPING SHALL BE MAINTAINED AT ALL TIMES AND REPLACED IF NOT SUCCESSFUL

ISSUE STATUS

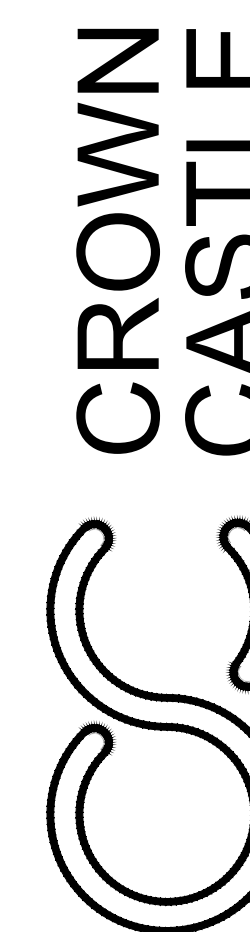
REV.	DATE	DESCRIPTION	BY
0	03/13/23	CUP RENEWAL	RW
1	04/24/23	REV BRANCHES	RW
2	08/11/23	SCOPING LETTER	RW
3	03/13/24	ADD LANDSCAPING	RW

PLANCON

TELECOMMUNICATIONS PROJECT MANAGEMENT
 16776 BERNARDO CENTER DRIVE,
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 SAN DIEGO, CALIFORNIA 92128

PROPRIETARY INFORMATION

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2186 BAUTISTA AVE
 VISTA, CA 92084

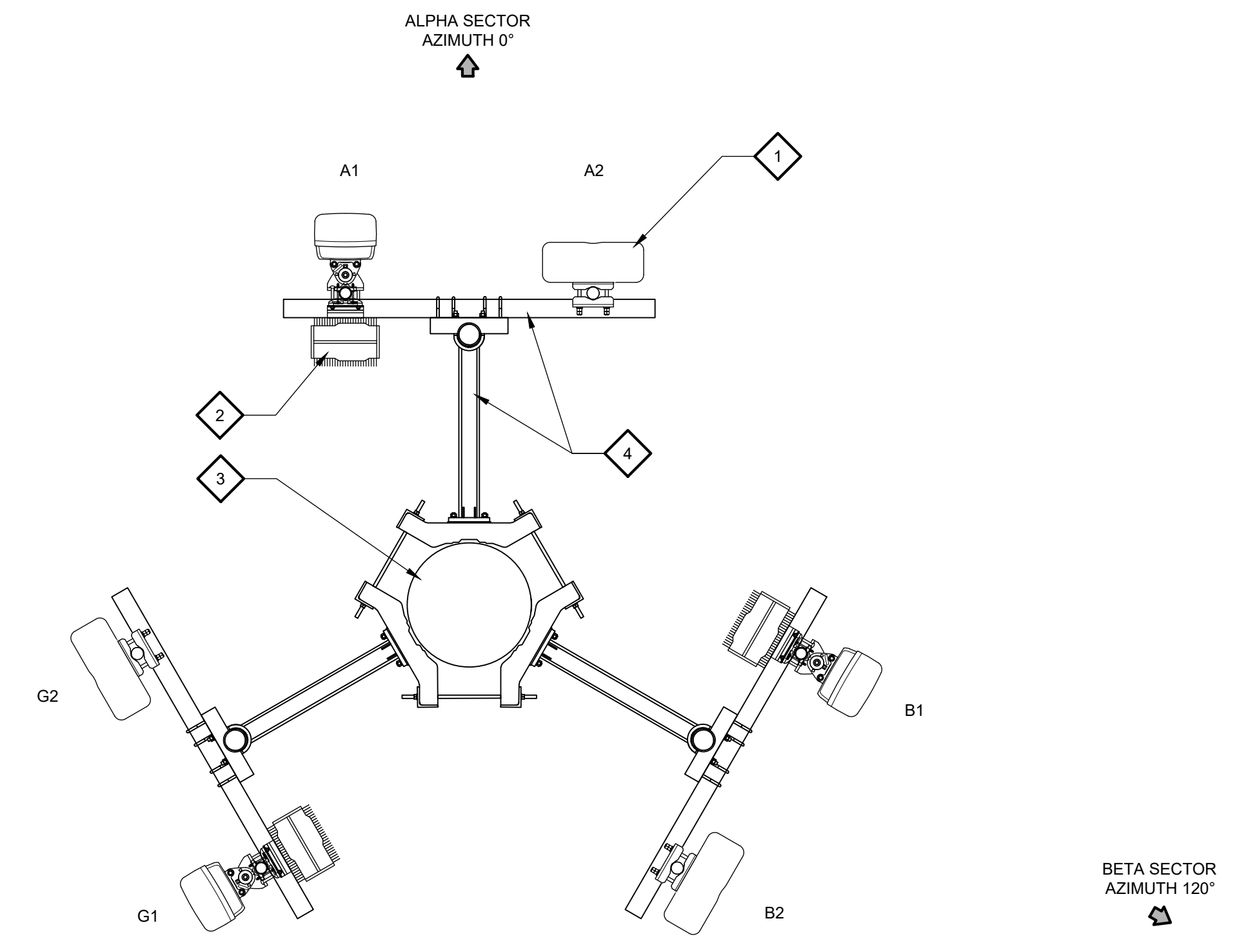
SHEET TITLE:
 EQUIPMENT PLAN

A-2

KEYED NOTES:

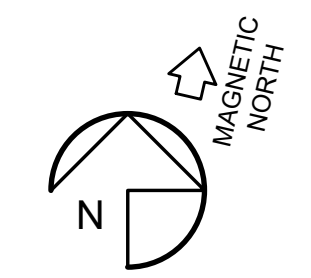
- 1 (E) T-MOBILE ANTENNA, TYPICAL OF 6
- 2 (E) T-MOBILE RADIO UNIT, STACKED, TYPICAL OF 6
- 3 (E) 40'-0" HIGH MONOBROADLEAF
- 4 (E) STEEL CROSS ARM & SUPPORT ARM, TYPICAL

EXISTING ANTENNA & RADIO SCHEDULE					
MOUNTING POSITION	ANTENNA MODEL	RAD CENTER	AZIMUTH		RADIO UNIT TYPE
A1	ERICSSON AIR 6449 B41	35'-0"	0°		-
A2	RFS APXVAALL24_43-U-NA20				4480 B71+B85 & 4460 B25+B66
B1	ERICSSON AIR 6449 B41	35'-0"	120°		-
B2	RFS APXVAALL24_43-U-NA20				4480 B71+B85 & 4460 B25+B66
G1	ERICSSON AIR 6449 B41	35'-0"	240°		-
G2	RFS APXVAALL24_43-U-NA20				4480 B71+B85 & 4460 B25+B66



ANTENNA PLAN

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



ISSUE STATUS

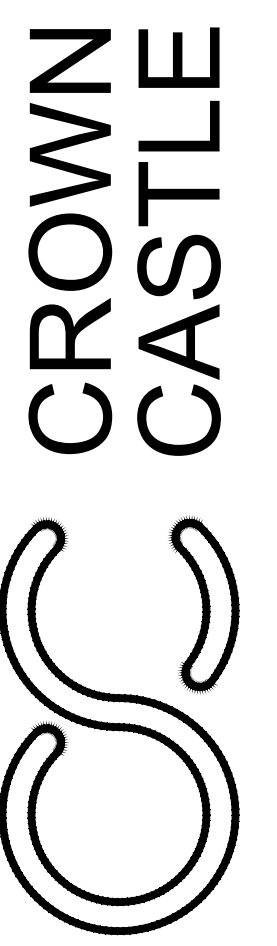
REV.	DATE	DESCRIPTION	BY
0	03/13/23	CUP RENEWAL	RW
1	04/24/23	REV BRANCHES	RW
2	08/11/23	SCOPING LETTER	RW
3	03/13/24	ADD LANDSCAPING	RW



TELECOMMUNICATIONS PROJECT MANAGEMENT
 16776 BERNARDO CENTER DRIVE,
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 SAN DIEGO, CALIFORNIA 92128

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KENTS BROM NURSERY

2186 BAUTISTA AVE
 VISTA, CA 92084

SHEET TITLE:

ANTENNA PLAN

A-3

ISSUE STATUS

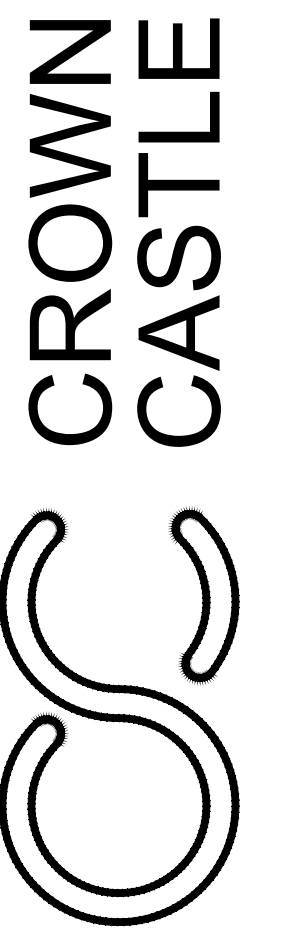
REV.	DATE	DESCRIPTION	BY
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1	04/24/23	REV BRANCHES	RW
2	08/11/23	SCOPING LETTER	RW
3	03/13/24	ADD LANDSCAPING	RW

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TELECOMMUNICATIONS PROJECT MANAGEMENT

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

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VISTA, CA 92084

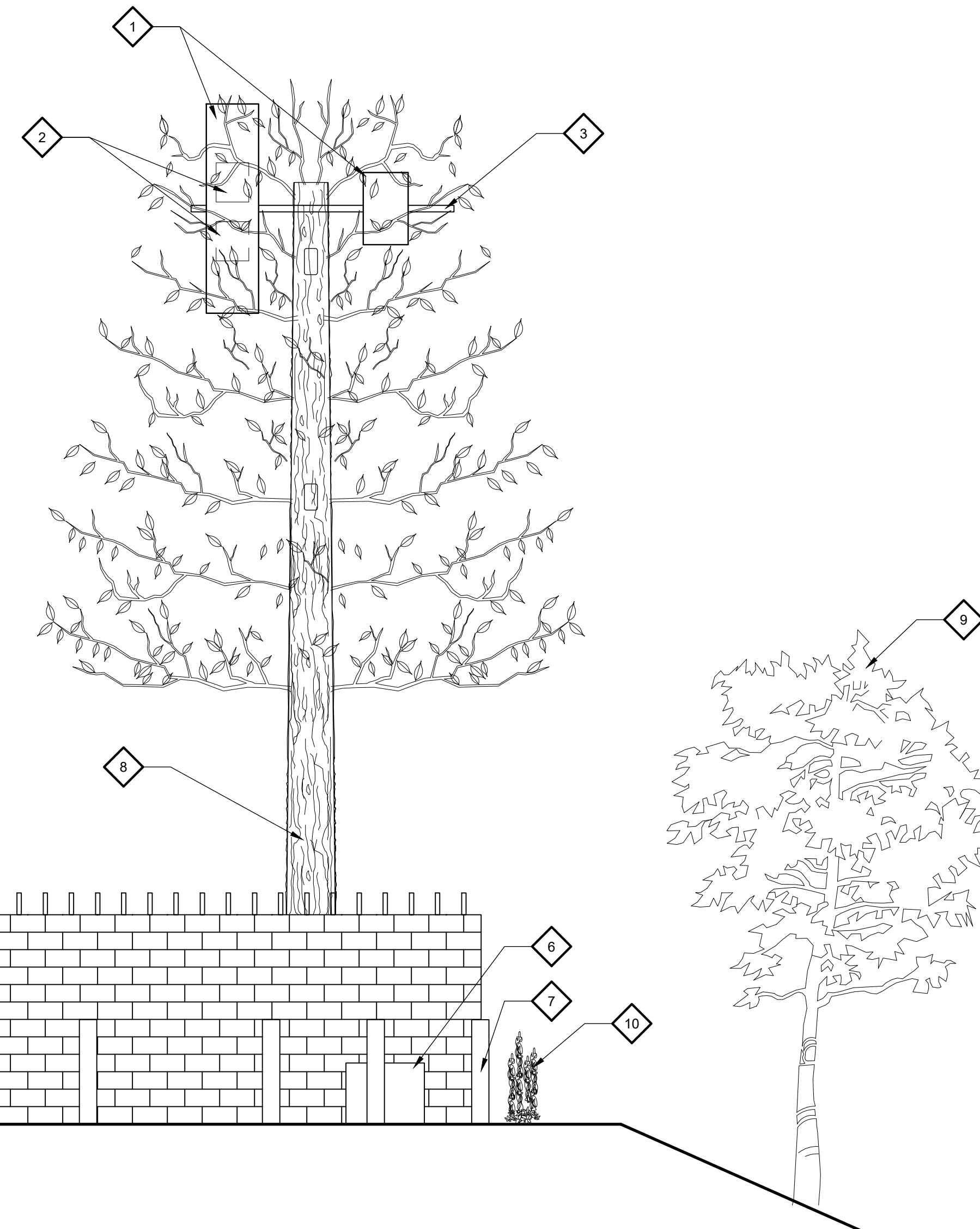
SHEET TITLE:
ELEVATIONS

A-4

KEYED NOTES:

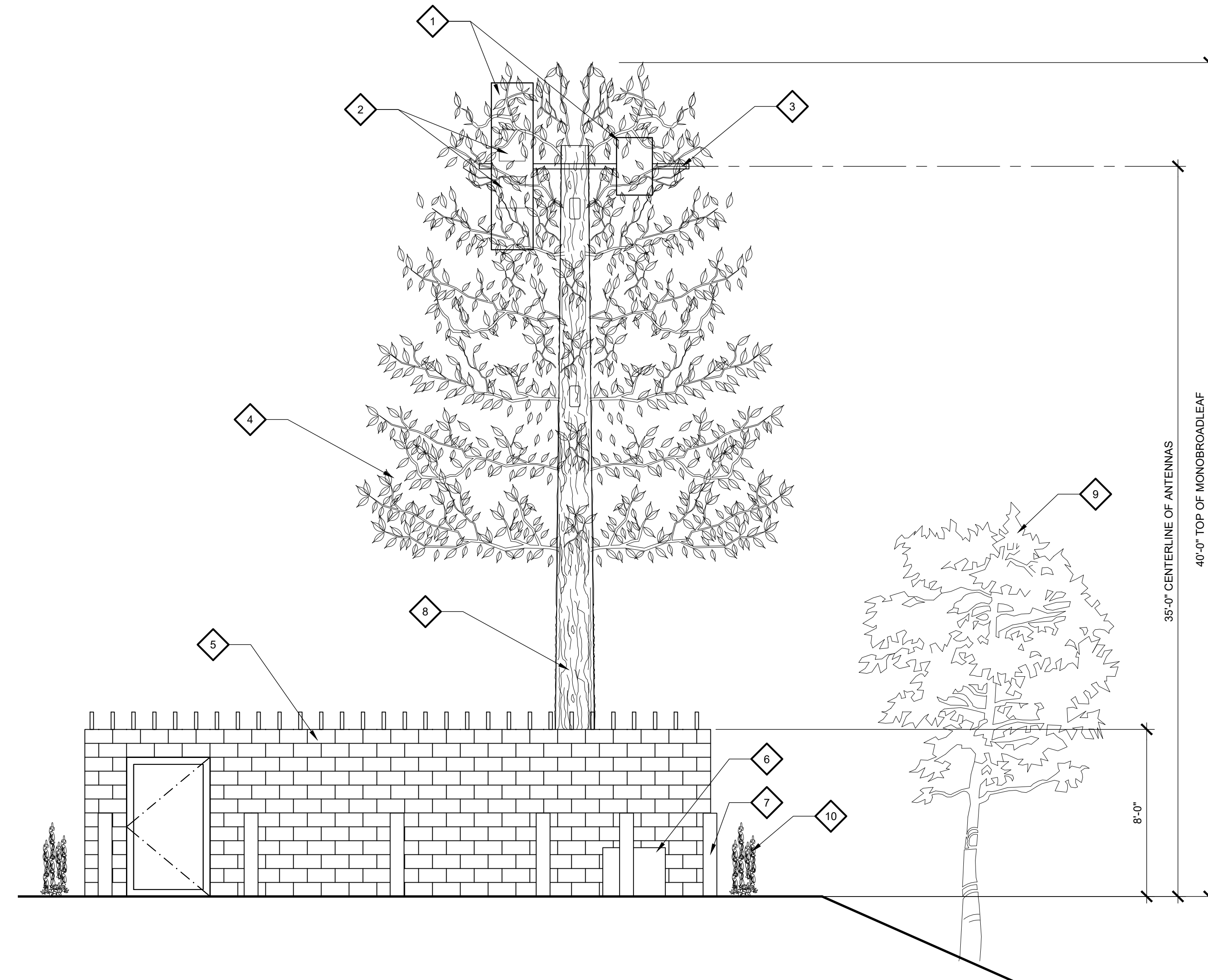
- 1 (E) T-MOBILE ANTENNA
- 2 (E) T-MOBILE RADIO UNIT
- 3 (E) STEEL CROSS ARM & SUPPORT ARM
- 4 INSTALL (N) BRANCHES ON (E) 40'-0" HIGH MONOBROADLEAF
- 5 (E) T-MOBILE EQUIPMENT ENCLOSURE
- 6 (E) TRANSFORMER
- 7 (E) BOLLARD, TYPICAL
- 8 (E) MONOBROADLEAF TRUNK
- 9 (E) TRISTANIA CONFERTA TREE, TYPICAL OF 2. PART OF USE PERMIT APPROVAL. SEE LANDSCAPING NOTE THIS SHEET.
- 10 (E) FICUS RIPENS VINE, TYPICAL OF 8. PART OF USE PERMIT APPROVAL. SEE LANDSCAPING NOTE THIS SHEET.

LANDSCAPING NOTE:
REPLACE/REPAIR LANDSCAPING AND IRRIGATION TO COMPLY WITH LANDSCAPING & IRRIGATION PLANS APPROVED AS PART OF MINOR USE PERMIT ZAP 00-113W. LANDSCAPING SHALL BE MAINTAINED AT ALL TIMES AND REPLACED IF NOT SUCCESSFUL.



(E) SOUTH ELEVATION

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



(N) SOUTH ELEVATION

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

LANDSCAPING NOTE:
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 LANDSCAPING SHALL BE MAINTAINED AT ALL TIMES AND
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KEYED NOTES:

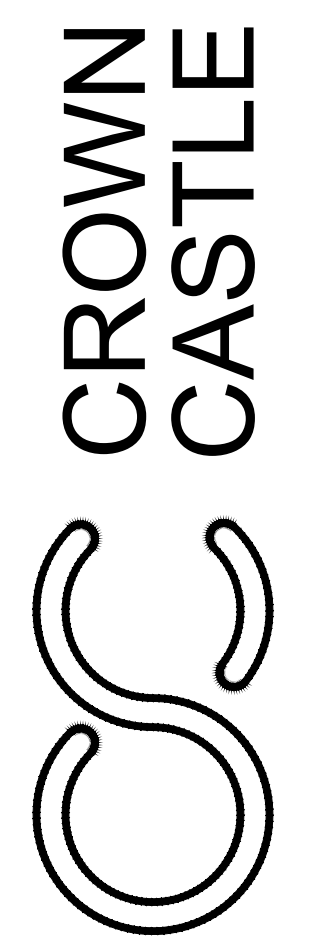
- 1 (E) T-MOBILE ANTENNA
- 2 (E) T-MOBILE RADIO UNIT
- 3 (E) STEEL CROSS ARM & SUPPORT ARM
- 4 INSTALL (N) BRANCHES ON (E) 40'-0" HIGH MONOBROADLEAF
- 5 (E) T-MOBILE EQUIPMENT ENCLOSURE
- 6 NOT USED
- 7 NOT USED
- 8 (E) MONOBROADLEAF TRUNK
- 9 (E) TRISTANIA CONFERTA TREE, TYPICAL OF 2. PART OF USE PERMIT APPROVAL. SEE LANDSCAPING NOTE THIS SHEET.
- 10 (E) EUCALYPTUS LEHMANNII SHRUB, TYPICAL OF 4. PART OF USE PERMIT APPROVAL. SEE LANDSCAPING NOTE THIS SHEET.
- 11 (E) FICUS RIPENS VINE, TYPICAL OF 8. PART OF USE PERMIT APPROVAL. SEE LANDSCAPING NOTE THIS SHEET.

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1	04/24/23	REV BRANCHES	RW
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PLANCON
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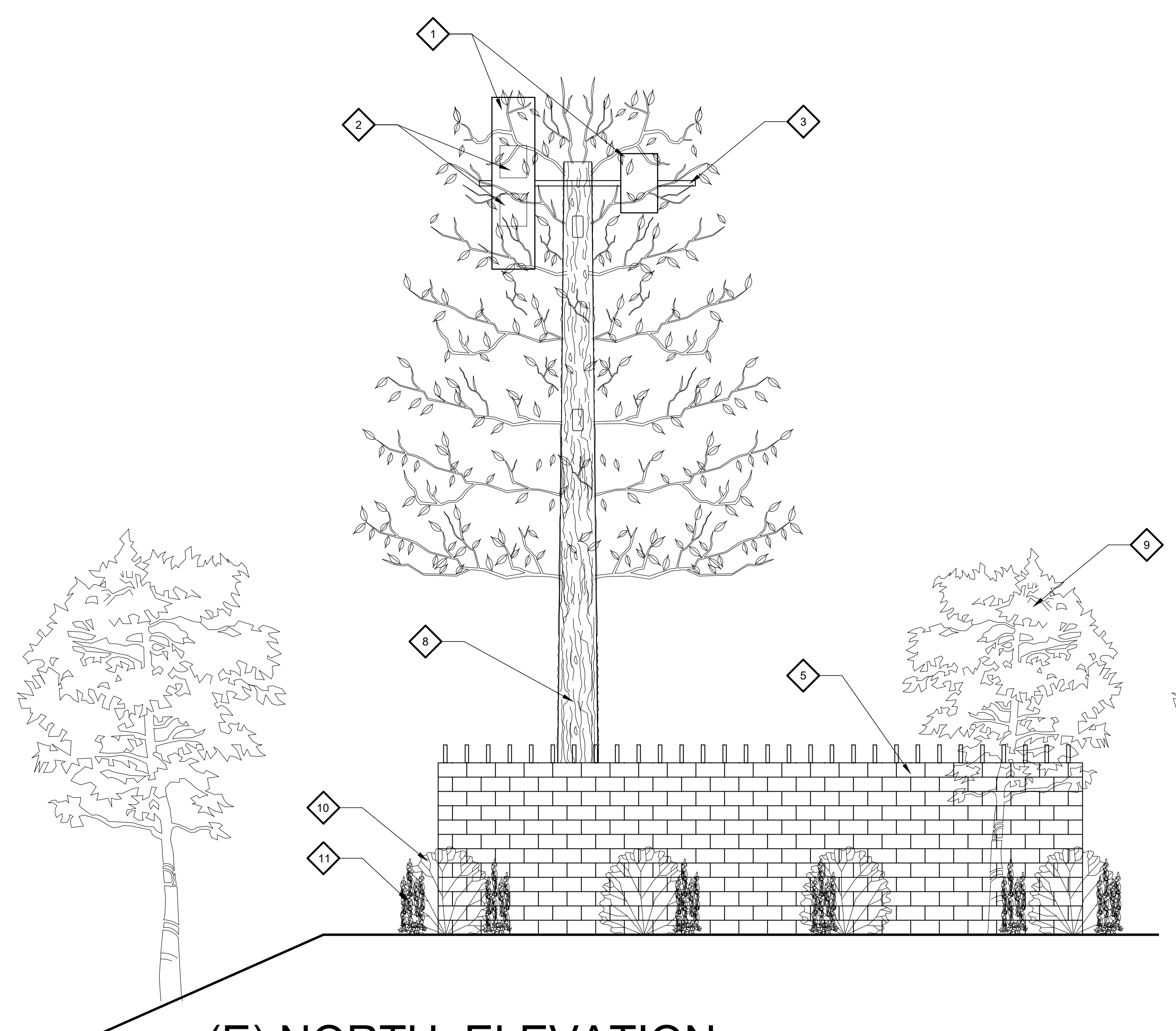


KENTS BROM NURSERY

2186 BAUTISTA AVE
 VISTA, CA 92084

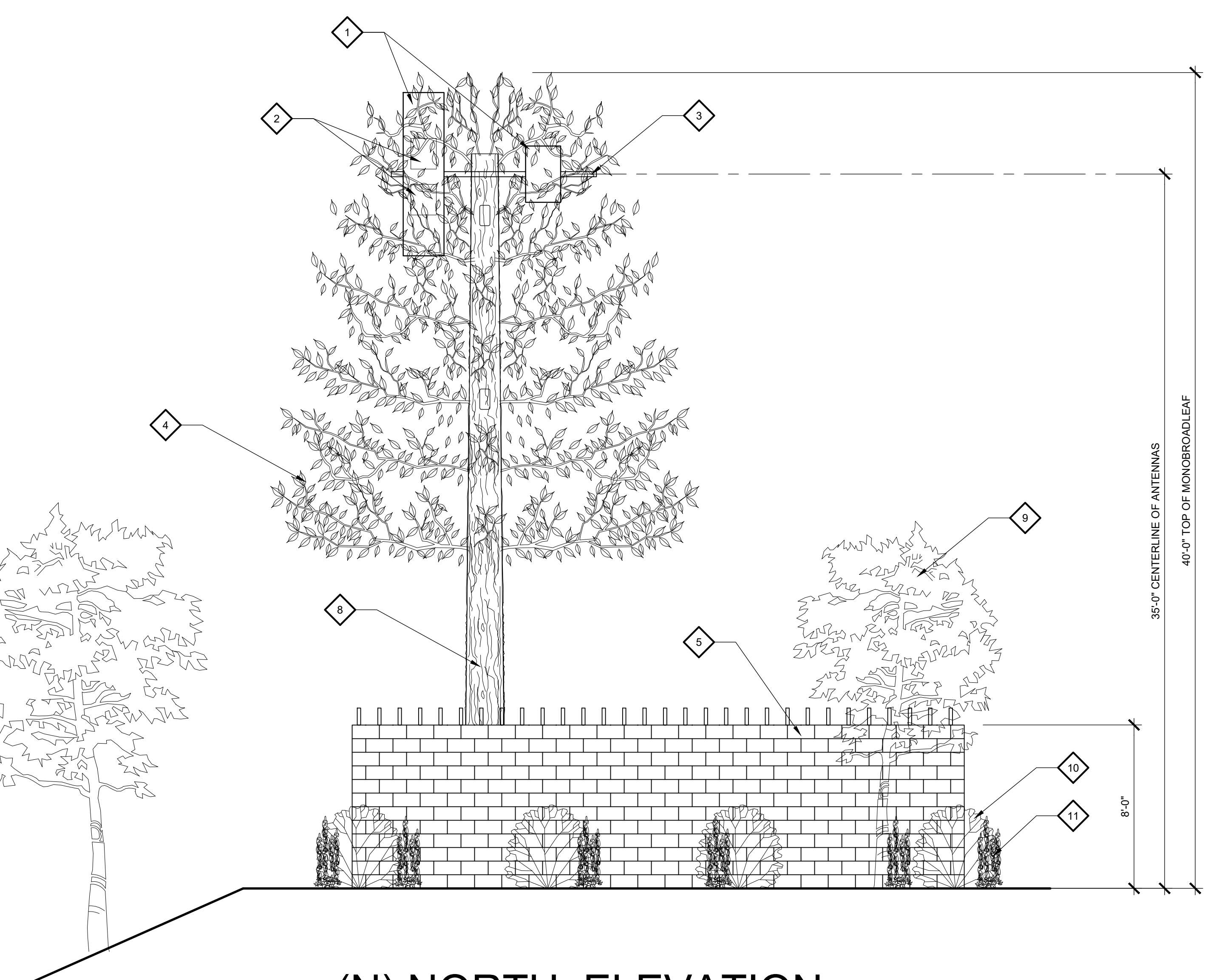
SHEET TITLE:
 ELEVATIONS

A-5



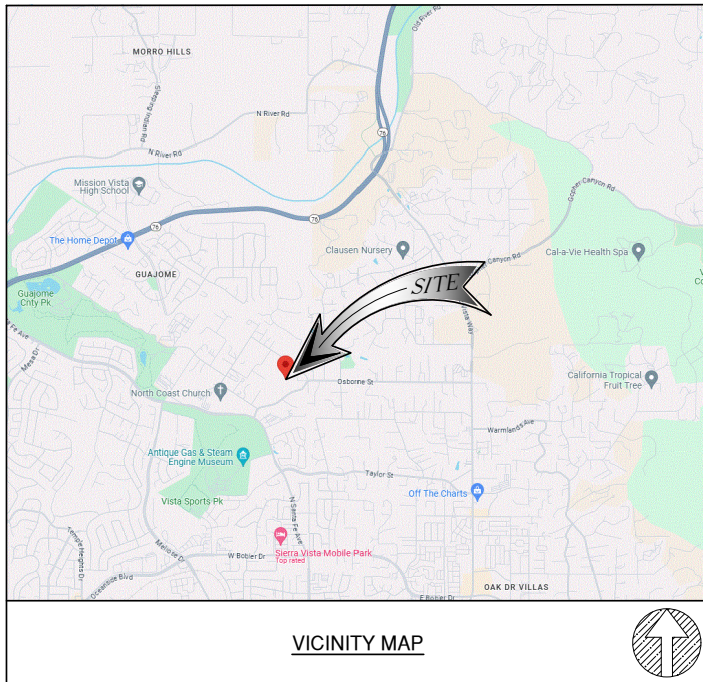
(E) NORTH ELEVATION

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



(N) NORTH ELEVATION

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



APN
159-170-08-00, SAN DIEGO COUNTY, CALIFORNIA

TITLE REPORT
PRELIMINARY TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH GUARANTEE NO. 92025395-920-CMM-CM8 DATED MAY 08, 2024

RECORD OWNER
ELEVATE DESIGN HOLDING, INC., A CALIFORNIA CORPORATION

BASIS OF ELEVATIONS: (NAVD 1988)
SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 18" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88, CALIFORNIA ZONE 6.

FLOOD ZONE
SITE IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. MAP NO. 06073C07766 EFFECTIVE DATE 5/16/2012

LEGAL DESCRIPTION
ALL THAT CERTAIN REAL PROPERTY SITUATED, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF THE SOUTHEAST HALF OF THE SOUTHEASTERLY QUARTER OF LOT 1 OF GUAJOME FRUIT COLONY, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 788, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 31, 1894, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST EASTERLY CORNER OF THE SOUTHEASTERLY QUARTER OF SAID LOT 1; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID SOUTHEASTERLY QUARTER, SOUTH 3° 16' 00" WEST 256.46 FEET TO THE TRUE POINT OF BEGINNING, BEING ALSO THE SOUTHEASTERLY CORNER OF LAND AS DESCRIBED IN DEED TO VANCE B. LANGFORD, ET UX, RECORDED JULY 11, 1972 AS FILE/PAGE NO. 178771 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, SOUTH 33° 16' 00" WEST, 405.15 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE SOUTHEAST HALF OF THE SOUTHEASTERLY QUARTER OF SAID LOT 1; THENCE NORTH 56° 46' 37" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, 329.99 FEET, MORE OR LESS TO THE NORTHWESTERLY LINE OF SAID SOUTHEASTERLY HALF OF THE SOUTHEASTERLY QUARTER OF SAID LOT 1, THENCE ALONG SAID NORTHWESTERLY LINE NORTH 33° 6' 25" EAST TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN DEED TO VANCE B. LANGFORD, ET UX, RECORDED JULY 11, 1972 AS FILE/PAGE NO. 178771 OF OFFICIAL RECORDS; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LANGFORD'S LAND, SOUTH 82° 14' 14" EAST 364.98 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:
AN EASEMENT FOR ROAD AND UTILITY PURPOSES OF THE UNIFORM WIDTH OF 20.00 FEET, LYING SOUTHEASTERLY AND ADJACENT TO THE NORTHWESTERLY LINE OF THAT PORTION OF THE EASTERLY HALF OF THE SOUTHEAST QUARTER OF LOT 1 OF GUAJOME FRUIT COLONY, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 788, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 31, 1894, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF SAID LOT 1; THENCE SOUTH 33° 16' WEST ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 122.90 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING SOUTH 33° 16' WEST 133.56 FEET, THENCE LEAVING SAID EAST LINE, NORTH 82° 14' 14" WEST 364.98 FEET TO A POINT IN THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 33° 16' 25" EAST ALONG SAID WEST LINE 249.44 FEET TO A POINT THAT BEARS NORTH 63° 52' 30" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 63° 52' 30" EAST 331.95 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:
AN EASEMENT FOR ROAD AND UTILITY PURPOSES OF UNIFORM WIDTH OF 20.00 FEET, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:
BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF THE PROPERTY AS DESCRIBED IN DEED TO VANCE B. LANGFORD, ET UX, RECORDED JULY 11, 1972 AS FILE/PAGE NO. 178771 OF OFFICIAL RECORDS; SAID POINT BEING DISTANT THEREON SOUTH 63° 52' 30" EAST 10.00 FEET FROM THE MOST NORTHERLY CORNER OF SAID LANGFORD'S DEED; THENCE NORTH 33° 16' 25" EAST 92.75 FEET; THENCE NORTH 70° 12' EAST 25.21 FEET; THENCE NORTH 84° 37' EAST 39.34 FEET; THENCE SOUTH 59° 29' EAST TO AN INTERSECTION WITH THE SOUTHWESTERLY BOUNDARY LINE OF ROAD SURVEY NO. 562 (BATISTA STREET).

SCHEDULE B - EXCEPTIONS

ITEMS A-E ARE TAXES/ LIENS RELATED
ITEM 1 WATER RIGHTS RELATED
ITEM 2 IS RIGHT OF WAY RELATED
ITEM 4 IS AGREEMENT RELATED
ITEM 6 IS THE FACT RELATED
ITEMS 9-10 ARE UNRECORDED LEASES RELATED
ITEM 12 IS DEED OF TRUST RELATED
ITEM 13 IS A DISCLAIMER

2. A RIGHT OF WAY FOR A PRIVATE ROAD A PORTION OF SAID LAND AS ESTABLISHED BY THE FINAL DECREE OF PARTITION IN CASE NO. 10201 S C CIVIL, REFERENCE BEING MADE TO THE PARTITION MAP IN SAID ACTION OF FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID SAN DIEGO COUNTY FOR THE DEFINITE LOCATION OF SAID ROAD.
(NOT PLOTTED)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: VISTA IRRIGATION DISTRICT
PURPOSE: CONSTRUCTION OF PIPELINES OVER AND ACROSS SAID LAND, AND THE RIGHT OF INGRESS AT ALL TIMES TO AND FROM SAID PIPELINES, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REBUILDING OR INSPECTING SAID PIPELINES AND NECESSARY APPURTENANCES AND MEASURING DEVICES AND INCIDENTAL PURPOSES
RECORDING DATE: OCTOBER 6, 1925
RECORDING NO: BOOK 1131, PAGE 142 OF DEEDS AFFECTS: A PORTION OF SAID LAND (BLANKET EASEMENT)

4. MATTERS CONTAINED IN THAT CERTAIN ROAD MAINTENANCE AGREEMENT WHICH DOCUMENT, AMONG OTHER THINGS, MAY PROVIDE FOR LIENS AND CHARGES.
EXECUTED BY: LEE S. LANGFORD AND CORA IRENE LANGFORD, HUSBAND AND WIFE AND VANCE B. LANGFORD AND BARBARA LANGFORD, HUSBAND AND WIFE
RECORDING DATE: JULY 25, 1960
RECORDING NO: 149581 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: LINE OF PIPES FOR GAS AND INCIDENTAL PURPOSES
RECORDING DATE: AUGUST 12, 1980
RECORDING NO: 80-256264 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

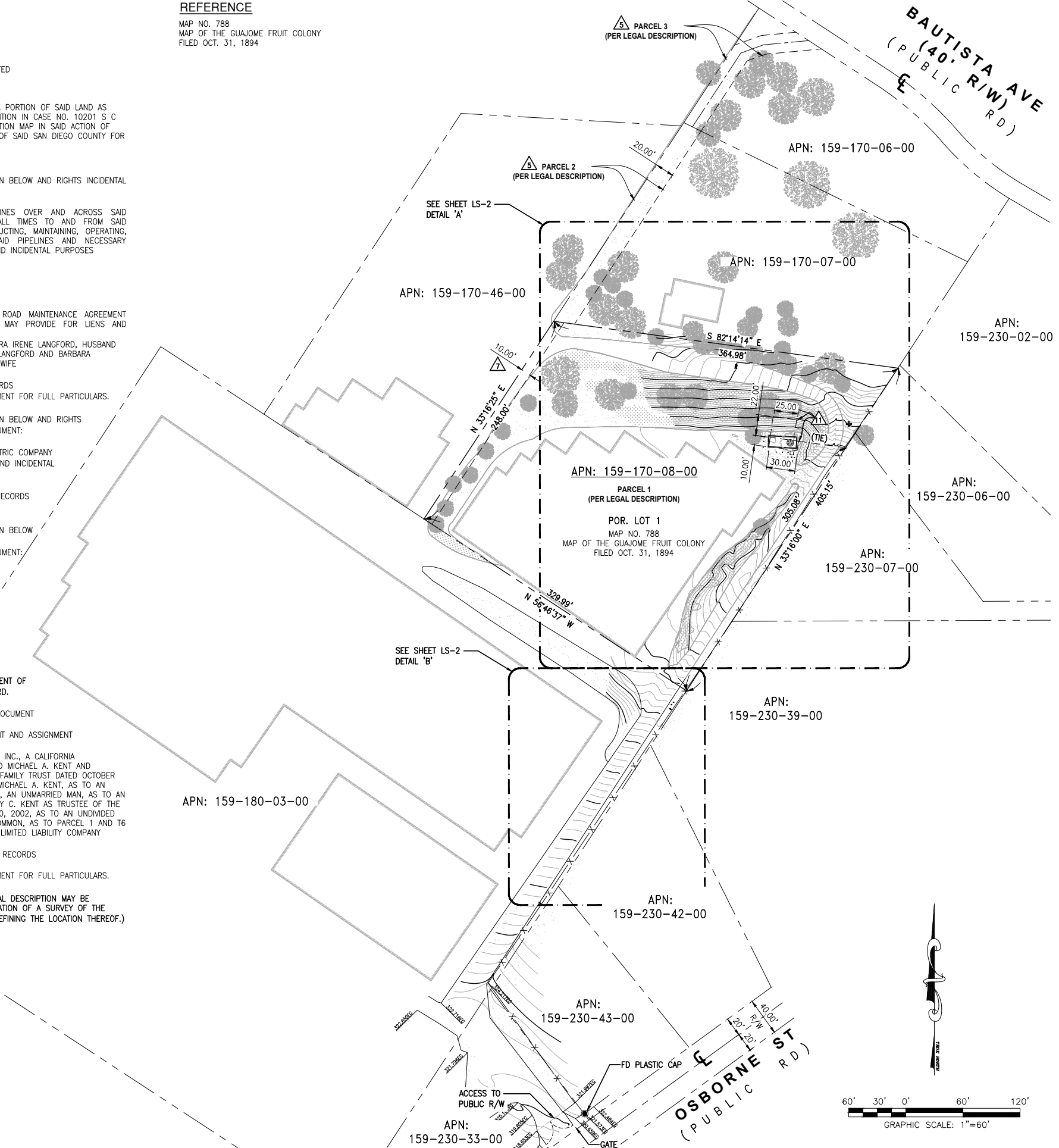
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES
RECORDING DATE: SEPTEMBER 10, 1980
RECORDING NO: 80-291965 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND
NOT PLOTTED. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: WIRELESS COMMUNICATION EASEMENT AND ASSIGNMENT AGREEMENT DATED: JULY 15, 2010
EXECUTED BY: KENT'S BROMELIAD NURSERY, INC., A CALIFORNIA CORPORATION, AS TO PARCELS 2 AND 3, AND MICHAEL A. KENT AND LORRAINE M. KENT, TRUSTEES OF THE KENT FAMILY TRUST DATED OCTOBER 31, 2002, AS THE SEPARATE PROPERTY OF MICHAEL A. KENT, AS TO AN UNDIVIDED ONE-THIRD INTEREST; LARRY KENT, AN UNMARRIED MAN, AS TO AN UNDIVIDED ONE-THIRD INTEREST; AND JEFFREY C. KENT AS TRUSTEE OF THE JEFFREY C. KENT TRUST DATED DECEMBER 30, 2002, AS TO AN UNDIVIDED ONE-THIRD INTEREST, ALL AS TENANTS IN COMMON, AS TO PARCEL 1 AND 16 UNISON SITE MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: AUGUST 2, 2010
RECORDING NO: 2010-389778 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

(SITE OWNER HEREIN AGREES THAT THIS LEGAL DESCRIPTION MAY BE SUBMITTED AT A LATER DATE UPON PRESENTATION OF A SURVEY OF THE SURVEY OF THE PROPERTY MORE CLEARLY DEFINING THE LOCATION THEREOF.)

REFERENCE

MAP NO. 788
MAP OF THE GUAJOME FRUIT COLONY
FILED OCT. 31, 1894

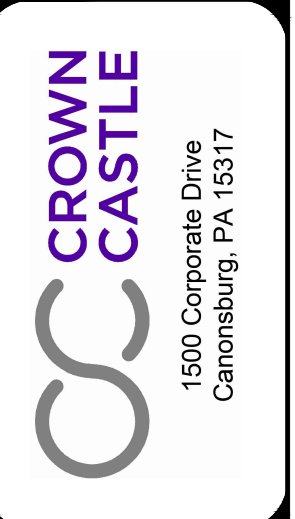


ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/22/24	FINAL SURVEY	AB



PROPRIETARY INFORMATION
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ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO CROWN CASTLE IS STRICTLY PROHIBITED



KENT'S BROM
2186 BAUTISTA AVE,
VISTA, CA 92084

SHEET TITLE:
TITLE DETAILS

LS-1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE BAR IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

**Attachment B – Form of Decision
Approving PDS2023-ZAP-00-113W2**



County of San Diego

DAHVIA LYNCH
DIRECTOR

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

VINCE NICOLETTI
ASSISTANT DIRECTOR

August 22, 2024

PERMITTEE: CROWN CASTLE (ATTN: JILL CLEVELAND)
MINOR USE PERMIT: 3400-00-113
MODIFICATION: PDS2023-ZAP-00-113W2
E.R. NUMBER: PDS2023-ER-00-08-035B
PROPERTY: 2186 BAUTISTA AVENUE WITHIN THE BONSALL COMMUNITY PLAN AREA
 WITHIN UNINCORPORATED COUNTY OF SAN DIEGO
APN: 159-170-08-00

DECISION OF THE ZONING ADMINISTRATOR

ORIGINAL MINOR USE PERMIT DECISION (3400-00-113)

Grant as per the replacement plot plan and elevations dated May 3, 2002, consisting of 10 sheets, a Minor Use Permit pursuant to Sections 2184.b and 7352.b of the Zoning Ordinance to authorize the construction and use of an unmanned telecommunications facility. The facility consists of a monopine and an associated equipment cabinet.

Also, granted is a specific exemption pursuant to Section 4622.b of the Zoning Ordinance to permit a 40-foot-tall monopine where 35 feet is the maximum height allowed.

MODIFICATION TO MINOR USE PERMIT DECISION (3401-00-113-02)

Grant, per plot plan dated January 8, 2003, consisting of 10 sheets, as amended and approved concurrently herewith, a Minor Use Permit Modification pursuant to Section 7378 of the Zoning Ordinance, for a change in the design of the stealth unmanned telecommunications facility.

MODIFICATION TO MINOR USE PERMIT DECISION (ZAP-00-113W2)

This Minor Use Permit Modification for ZAP-00-113W2 consists of 8 sheets including plot plan, equipment layout, and elevations dated July 26, 2024. This permit consists of the renewal, continued use, and maintenance of an existing wireless telecommunication facility. The facility includes a 40-foot-tall mono-broadleaf tower and associated equipment, located behind an 8-foot-tall split face Concrete Masonry Unit (CU) wall with lattice cover, located on the site of an existing nursery. The Project includes the replacement of faux branches and the replacement/repair of landscaping approved under previous Modification, 3401-00-113-02. The footprint of the existing lease area is not expanding, and the location of the faux mono-broadleaf will remain the same. This permit is 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 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 3400-00-113:

The following conditions are imposed by the granting of this Minor Use Permit.

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 is intended or implied.

- 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.
 - 2. Improve access to the project site per the San Diego County Private Road Standards, unless evidence is provided to the Department of Planning and Land Use (DPLU) showing that the project access is in compliance with the March 21, 2000 County of San Diego Cellular Facilities Standards for Fire Protection (FP-2).
 - 3. Obtain a Construction Permit for any work within the County road right-of-way. Department of Public Works Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, 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 Station.

4. 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 waste control, erosion control, and sediment control on the project site. Projects that involve areas greater than 5 acres require that the property owner keep additional and updated information on-site concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
 5. Obtain a grading permit prior to commencing of the grading where quantities exceed 200 cubic yards of materials and/or cuts or fills are five feet (5') or more in height per criteria of Section 87.201 of the County Zoning and Land Use Regulations.
 6. Ensure that arrangements satisfactory to each serving utility company have been made to serve the property.
- B. Prior to any occupancy or use of the premises pursuant to this Minor Use Permit, the applicant shall:
1. Provide to the satisfaction of the Director, Department of Planning and Land Use color photos illustrating that the color of the equipment enclosure has been painted tan as depicted in the photosims and product samples shown on page 22 of the Visual Analysis dated May 3, 2002, on file with the Department of Planning and Land Use.
 2. Provide to the satisfaction of the Director, Department of Planning and Land Use color photos illustrating that the monopine, and associated antennas, replicate the color and characteristics of a genuine pine tree.
 3. Provide to the satisfaction of the Director, Department of Planning and Land Use color photos verifying that all landscaping, as indicated on the approved plot plans, has been installed.
 4. Furnish to the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating Conditions A.2 through A.6 have been completed to the department's satisfaction.
- C. The following shall apply during the term of the Minor Use Permit.
1. Permanently mounted lights shall be utilized only during service of the facility.
 2. The appearance of the monopine, associated antennas and equipment enclosure shall be well maintained at all times.

3. The landscaping installed pursuant to this use permit shall be adequately watered and well maintained as all times.
4. All facilities authorized by this Minor Use Permit shall be removed within 60 days from termination of use.
5. **DEFENSE OF LAWSUITS AND INDEMNITY:** The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County, its agents, officers and employees to attack, set aside, void or annul this approval or any of the proceedings, acts or determinations taken, done or made prior to this approval; and (2) reimburse the County, its agents, officers or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

D. The Minor Use Permit expires on August 6, 2004, unless construction and/or use in reliance has started, or unless an extension has been granted previously by the Zoning Administrator.

SPECIFIC CONDITIONS FOR 3401-00-113W¹ (ZAP):

The following conditions are imposed by the granting of this Minor Use Permit.

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 is intended or implied.

- 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.
 2. ~~Improve~~ Access to the project site shall be improved per the San Diego County policies and regulations, ~~Private Road Standards~~, unless evidence is provided to the Department of Planning and Land Use (DPLU) showing that the project access is in compliance with the March 21, 2000 County of San Diego Cellular Facilities Standards for Fire Protection (FP-2).
 3. Obtain a Construction Permit for any work within the County road right-of-way. Department of Public Works Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, 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 Station.

4. 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 waste control, erosion control, and sediment control on the project site. Projects that involve areas greater than 5 acres require that the property owner keep additional and updated information on-site concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
 5. Obtain an excavation permit from the County Department of Public Works for any undergrounding and/or relocation of utilities within the County right-of-way. grading permit prior to commencing of the grading where quantities exceed 200 cubic yards of materials and/or cuts or fills are five feet (5') or more in height per criteria of Section 87.201 of the County Zoning and Land Use Regulations.
 6. Ensure that arrangements satisfactory to each serving utility company have been made to serve the property.
 7. Furnish the Director of Planning and Land Use, a letter from the Department of Public Works, stating that conditions A.2-6 have been completed to that department's satisfaction.
- B. Prior to any occupancy or use of the premises pursuant to this Minor Use Permit, the applicant shall:
1. Provide to the satisfaction of the Director, Department of Planning and Land Use color photos illustrating that the color of the equipment enclosure has been painted tan as depicted in the photosims and product samples shown on page 22 of the Visual Analysis dated May 3, 2002, on file with the Department of Planning and Land Use.
 2. Provide to the satisfaction of the Director, Department of Planning and Land Use color photos illustrating that the ~~monopine~~ monobroadleaf tree, and associated antennas, replicate the color and characteristics of a genuine ~~pine~~ broadleaf tree.
 3. Provide to the satisfaction of the Director, Department of Planning and Land Use color photos verifying that all landscaping, as indicated on the approved plot plans, has been installed.
 4. Furnish to the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating Conditions ~~A.2 through A.6~~ B.5-6 have been completed to the department's satisfaction.
 5. Have a registered civil engineer, a registered traffic engineer, or a licensed surveyor provide a signed statement that: "Physically, there is a minimum of four

hundred thirty feet (430') of unobstructed sight distance along Osborne Street in both directions from the project driveway, per Section 6.1.E of the County Public Road Standards (approved July 14, 1999)". If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required." The engineer or surveyor shall further certify: "The sight distance of adjacent driveways and street openings within four hundred thirty feet (430') beyond all existing road improvements on Osborne Street will not be adversely affected by this project. These certifications shall be approved to the satisfaction of the Director of Public Works.

6. Comply with street lighting requirements as follows:
 - a. Transfer the property subject to this Minor Use Permit (ZAP 00-113W1) into the Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer.

C. The following shall apply during the term of the Minor Use Permit.

1. Permanently mounted lights shall be utilized only during service of the facility.
2. The appearance of the ~~monopine~~, monobroadleaf tree, associated antennas and equipment enclosure shall be well maintained at all times.
3. The landscaping installed pursuant to this use permit shall be adequately watered and well maintained as all times.
4. All facilities authorized by this Minor Use Permit shall be removed within 60 days from termination of use.
5. DEFENSE OF LAWSUITS AND INDEMNITY: The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County, its agents, officers and employees to attack, set aside, void or annul this approval or any of the proceedings, acts or determinations taken, done or made prior to this approval; and (2) reimburse the County, its agents, officers or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

D. The Minor Use Permit Modification expires on ~~August 6, 2004~~ March 25, 2004, unless construction and/or use in reliance has started, or unless an extension has been granted previously by the Zoning Administrator.

SPECIFIC CONDITIONS FOR MINOR USE PERMIT MODIFICATION ZAP-00-113W2:
Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Minor Use Permit. Please

note that all applicable ongoing conditions associated with the original Minor Use Permit (ZAP-00-142) and subsequent Modifications approval shall apply. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

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

1. **GEN#1–COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.
2. **GEN#2–RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO] INTENT:** In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an ‘all-purpose acknowledgement’ and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder’s Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

BUILDING PERMIT: (Prior to approval of any building plan and the issuance of any building permit).

3. **PLN#1–FAA NOTIFICATION INTENT:** In order to comply with the Oceanside Municipal Airport [Airport Land Use Compatibility Plan](#), FAA Notification is required at least 45 days prior to construction. **DESCRIPTION OF REQUIREMENT:** The following condition shall be implemented and indicated on the building plans and made conditions of its issuance. The applicant must submit a 7460-1 form to the Federal Aviation Administration at least 45 days prior to construction or alteration. **DOCUMENTATION:** The applicant shall place this condition on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, this condition shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific notes has been placed on all sets of the building plans and made conditions of its issuance.

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

4. GEN#3–INSPECTION FEE

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

5. PLN#2–PHOTO SIMULATION (WIRELESS): [PDS, PCC] [UO, FG] [PDS, FEE]

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations and photo surveys dated **3/13/2024** to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] and DPR [TC, PP] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

6. PLN#3–SITE CONFORMANCE (WIRELESS)

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

7. PLN#4–SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].

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

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

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

8. PLN#5–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. This includes, but is not limited to maintaining the following: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. Failure to conform to the approved plot plan(s) is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

9. PLN#6–SITE CONFORMANCE (WIRELESS): [PDS, PCO] [OG].

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

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations and photo surveys dated **3/13/2024**. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved

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

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

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

10. **ROADS#1-SIGHT DISTANCE**

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

REQUIREMENT: There shall be a minimum unobstructed sight distance of 400 feet in both directions along Osborne Street from the proposed driveway for the life of this permit.

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

FINDINGS FOR MINOR USE PERMIT MODIFICATION PDS2022-ZAP-00-142W3

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

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

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

Harmony:

The 2.54 acre project site is developed with an existing nursery consisting of numerous white, one story greenhouses. The project site is located within a rural neighborhood consisting of residential and agricultural land uses. The surrounding development to the north and east of the project site is heavily planted with mature vegetation consisting or, but not limited to, pepper trees, pine trees, and palm trees. The wireless telecommunications facility is located in the northeast corner of the project site and will consist of a 40-foot monobroadleaf and an associated 8-foot-tall, 320 square foot equipment enclosure. The monobroadleaf will be designed to replicate a genuine broadleaf tree and the equipment enclosure will be painted tan and screened from view by the planting of 2 live pine trees and numerous eucalyptus and Ficus bushes. The monobroadleaf will be visible from the surrounding area, however due to the disguise of the facility, screening of the equipment enclosure, and existence of mature vegetation, the visual impact resulting from the construction of the facility is minimal. The scale of the 40-foot-tall monobroadleaf and 320 square foot equipment enclosure is comparable in size and character with the surrounding vegetation and accessory structures such as sheds and detached garages. The project will not result in a change of residential density because the project is one of a non-residential use, furthermore the addition of the facility will add less than one percent coverage to the site. The facility will be well integrated into the site yielding a low profile due to the placement, design, and screening of the proposed facility. Therefore the project is compatible with the surrounding community, and will blend into the project site with reduced adverse visual impacts to the surrounding project area.

Scale and Bulk:

The project area can primarily be characterized as rural residential. Commercial uses, residential homes, and mature vegetation are located within the project vicinity.

Photo simulations on file with this Minor Use Permit Modification illustrate that the existing wireless facility consisting of a 40-foot-tall monobroadleaf tower and associate equipment located behind a CMU wall would be in harmony with the scale and bulk of the surrounding area and therefore would be unobtrusive to the surrounding viewshed. The existing wireless facility is camouflaged as a monobroadleaf tree, and the tower and associated equipment are located behind an 8-foot-tall earth-tone CMU wall with lattice cover. Motorists travelling along the adjacent roads will have limited views of the facility due to dense vegetation. The facility designed as a faux tree would appear as an expected visual feature within the project vicinity as the project vicinity contains residential homes, agriculture and commercial uses, and dense vegetation. As a result, the components of the

surrounding environment will be consistent with the scale of the surrounding environmental and will not be visible to nearby residents or motorists.

Coverage:

The subject parcel is approximately 2.54 acres in size. Surrounding land uses consist of residential, agricultural, and commercial land uses. The project is located on a parcel that is developed with an existing nursery. No additional construction is proposed at this time, and the project will not contribute to existing site coverage, nor will it substantially increase the scale and bulk of the subject property. Considering the size of the subject lot compared with the size and location of the existing structure, and the coverage characteristics of surrounding properties, the telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

Density:

The project is a Minor Use Permit Modification to renew a use permit to operate a wireless facility and does not have a residential component subject to density.

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

The project proposes the construction and use of an unmanned telecommunications facility on a site that currently receives all necessary facilities, services, and utilities. Electrical and telephone services are available on-site. The proposed project involves renewal of a use permit for operation of an existing wireless telecommunication facility with existing access to adequate utilities. All required utilities are therefore available for the project.

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

The project is a Minor Use Permit Modification for the renewal of an existing wireless telecommunication facility. The Minor Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in sections 6985 and 6991. The subject project will result in the continued operation of an existing wireless facility, which includes an existing 40-foot-tall monobroadleaf and associated equipment, located behind an 8-foot-tall earth-tone CMU wall. Photo-simulations on file with the Minor Use Permit Modification demonstrate that the facility will be camouflaged as a monobroadleaf tree, and will also be screened due to existing mature vegetation surrounding the site. Additionally, the placement of the facility in the northeast portion of the parcel will reduce the visibility of the facility from the surrounding community due to the varying topography and view blocking structures and vegetation. Therefore, due to the placement, design, and screening of the facility the impacts resulting from the continued use of the unmanned telecommunications facility on the neighborhood character are minimal.

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

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

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

The applicant proposes a Minor Use Permit Modification for the renewal of an existing unmanned wireless telecommunication facility. The subject property is approximately 2.54 acres in size and has access and utility services adequate to serve the proposed use. The renewal of the existing wireless facility will not result in any alterations to the landform or grading as no additional construction is being proposed at this time. The project, as designed, would be camouflaged, would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

6. *Any other relevant impact of the proposed use:*

None identified.

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

The project site is within the Bonsall Community Plan Area and is subject to the Semi-Rural Residential Land Use Designation. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location. Lastly, the project cannot be seen from any Scenic Highway identified in the County of San Diego General Plan. Pursuant to Section 6987(D) of the Zoning Ordinance, monopoles or other similar structures are not permitted when visible from Scenic Highways identified in the County of San Diego General Plan and the project would result in the facility to be in conformance with the Zoning Ordinance and General Plan. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

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

The project has been found exempt from the California Environmental Quality Act (CEQA) as specific under Section 15301.

WIRELESS TELECOMMUNICATION FINDINGS

The project is in a non-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 monobroadleaf tree. 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:

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.

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 comply 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 one 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 and amended in November 2015. *Project design shall comply with the new Municipal Permit regulations.* The County has provided a Low Impact Development (LID)

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

https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROG_RAM/susmppdf/lid_handbook_2014sm.pdf

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

DRAINAGE COMPLIANCE NOTICE: The project shall comply with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

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

CONSTRUCTION PERMIT REQUIRED: A Construction Permit (and possibly an Encroachment Permit) are required for any and all work within the County 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.

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:

Angelica Truong, Planning Manager, PDS
 Hayley Makinster, Project Manager, PDS
 Jill Cleveland, Applicant Project Contact

Attachment C – Environmental Documentation

NOTICE ~~OF~~ 2-50 EXEMPTION

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

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

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

Project Name: CCI Kents Brom Nursery #880265 Minor Use Permit Modification; PDS2023-ZAP-00-113W2, PDS2023-ER-00-08-035B

Project Location: 2186 Bautista Ave., Vista, CA, 92084 in the Bonsall Community Plan area, within unincorporated San Diego County. APN: 159-170-08-00

Project Applicant: Plancom Inc. OBO Crown Castle; 16776 Bernardo Center Drive, Ste. 203, San Diego CA 92128

Project Description: The applicant requests a Minor Use Permit Modification to continue operating and maintaining an existing wireless telecommunication facility. The existing facility includes a 40-foot-tall faux mono-broadleaf tree. The facility includes supporting equipment located within an existing 8-foot-tall equipment enclosure. The project will utilize the existing faux tree and equipment cabinet, and replace a number of the faux fronds and existing landscaping. The footprint of the existing lease area is not expanding, and the location of the faux tree will remain the same.

Agency Approving Project: County of San Diego

County Contact Person: Hayley Makinster Phone Number: (619) 629-4434

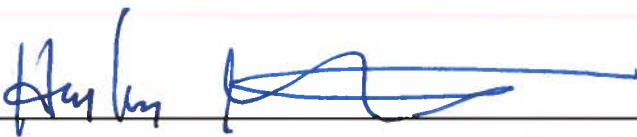
Date Form Completed: August 22, 2024

This is to advise that the County of San Diego Planning Commission has approved the above-described project on August 22, 2024, and found the project to be exempt from the CEQA under the following criteria:

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

Statement of reasons why project is exempt: Pursuant to Section 15301 of the State of California Environmental Quality Act Guidelines, the project is exempt from CEQA because it involves minor construction to an unmanned wireless telecommunications facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause a substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

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

Signature:  Telephone: (619) 629-4434

Name (Print): Hayley Makinster Title: Land Use/Environmental Planner

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

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

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

FOR PURPOSES OF CONSIDERATION OF

**CCI Kents Brom Nursery #880265 Wireless Telecommunication Facility
PDS2023-ZAP-00-113W2; PDS2023-ER-00-08-035B**

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 (MSCP) and Biological Mitigation Ordinance (BMO)?

YES

NO

NOT APPLICABLE/EXEMPT

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

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

YES

NO

NOT APPLICABLE/EXEMPT

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

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

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input 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 Steep Slope 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.

Floodways and Floodplain Fringe:

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

Steep Slopes:

The project site contains steep slopes greater than 25%. However, according to Section 86.604(e)(2)(bb)(iii), public and private utility systems are exempt from RPO provided that findings are made that the least environmentally damaging alignment has been selected.

Sensitive Habitats:

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

Significant Prehistoric and Historic Sites:

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

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

YES

NO

NOT APPLICABLE

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

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

YES

NO

NOT APPLICABLE

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

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

Attachment D – Environmental Findings

**CCI KENTS BROM NURSERY #880265 WIRELESS TELECOMMUNICATION
FACILITY
MINOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2023-ZAP-00-113W2
ENVIRONMENTAL LOG: PDS2023-ER-00-08-035B**

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



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

Record ID(s): PDS2023-ZAP-00-113W2

Project Name: CCI Kents Brom Nursery #880265

Project Manager: Polina Mitcheom

Project Manager's Phone: 619-942-1376

Scope of Review:

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

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

Initial Review and Comment:

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

Planning Group review and advisory vote:

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

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

Notification of scheduled hearings:

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



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

Record ID(s): PDS2023-ZAP-00-113W2

Project Name: CCI Kents Brom Nursery #880265

Planning/Sponsor Group: Bonsall Community Sponsor Group

Results of Planning/Sponsor Group Review

Meeting Date: July 11, 2023

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

The group asked about resident complaints and the amount of time to complete
the rebranching.

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

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

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

VOTE: 4 Yes No Abstain 3 Vacant / Absent

C. Recommended conditions of approval:

Since it is a 15-year renewal, approval is recommended with two conditions:
1) Complete the rebranching by the end of 2023, and
2) Provide the Bonsall CSG with a completion update.

Reported by: Dawn Apsley Position: Secretary Date: July 14, 2023

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

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

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



**COUNTY OF SAN DIEGO
BONSALL COMMUNITY SPONSOR GROUP
SPECIAL MEETING MINUTES
Tuesday, July 11, 2023 at 7:00PM
In Person at the Bonsall Community Center**

A. CALL TO ORDER

Members Present: Steve Norris, Larissa Anderson, Dawn Apsley, Jennifer Haider

Ray Botta was approved by the Board of Supervisors and completed his training to be seated on the Bonsall Community Sponsor Group (BCSG) as of July 11, 2023.

Jared Rowley was approved by the Board of Supervisors and needs to complete his training before being seated on the BCSG on August 1, 2023.

Gary McGiboney resigned, and seat #6 is open. A Sponsor Group Vacancy notice has been posted online and at the Bonsall Community Center.

B. PLEDGE OF ALLIGIANCE

C. APPROVAL OF MINUTES

Motion by Anderson to accept the minutes dated May 2, 2023. Second by Norris.

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 1 Vacant: 2

There was no meeting in June.

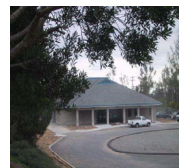
D. PUBLIC COMMUNICATION: For any item not on the agenda

Someone who lives in Bonsall recommended that the Bonsall CSG take a stand on San Diego County Local Agency Formation Commission (LAFCO) decisions, such as the recent 5-3 vote to authorize Fallbrook Public Utility District and Rainbow Municipal Water district to separate from the San Diego Water Authority.

Norris responded that the Bonsall CSG makes decisions based on land-use in the community, and if a project involves land-use, San Diego County will contact the Bonsall CSG for a recommendation. The public is welcome to make statements regarding their positions during the "Public Communication" time at our meetings.

Anderson mentioned that the shopping plaza located at Hwy 76 and Olive Hill Road has two businesses that may fall under the category of "weedmaps" and "rubmaps".

Anderson also mentions that two individuals from the community contacted her and are blaming the brush along W. Lilac Rd. between Camino Del Rey and Camino Del Cielo for failure to easily obtain Homeowners Insurance.



BONSALL COMMUNITY SPONSOR GROUP

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E. REPORT FROM BONSALL UNIFIED SCHOOL BOARD (BUSD)

Larissa Anderson, President of the BUSD Board of Trustees

1. BUSD is still looking into acquiring property north of Hwy 76 on the east side of the I-15 for an elementary school.
2. Security fencing is being installed at the shared Sullivan Middle School/High School campus.
3. Technology is being updated at Bonsall Elementary School, the Bonsall West campus, and the Bonsall Community Center. It will include new projectors, sound systems, and technology that displays images and videos.

F. ACTION ITEMS (Voting Items)

1. I-15 Corridor Design Review Board

Jared Rowley volunteered at the May BCSG meeting to serve on the I-15 Corridor Design Review Board. Apsley confirmed with Rowley in early July that he is still willing to volunteer.

Motion by Apsley to for Jared Rowley to serve on the I-1 Corridor Design Review Board. Second by Norris.

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 1 Vacant: 2

2. CCI Kents Brom Nursery - Wireless Monopole Site

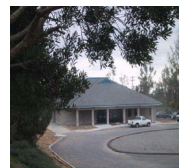
PDS2023-ZAP-00-113W2, APN 159-170-08
Associated Record ID #: PDS2023-ER-00-08-035B

Crown Castle submitted a Discretionary Permit Application and a Minor Use Permit to the County of San Diego regarding an existing cell site located at 2186 Bautista Avenue in Vista, CA. The scope includes renewing the Minor Use Permit to continue operations of the existing Wireless Communication Facility, which consists of a 40' monopine with antennas/radios, equipment enclosure, and utilities. The renewal period would be for 15 years.

Kerrigan Diehl, Plancom Inc., attended for Jill Cleveland as the Project Contact and stated that they are proposing to rebranch the existing monotree. No other changes are proposed.

Apsley asked how long it would take to rebranch the monotree? Diehl was unsure but mentioned three to four days.

Norris asked if any neighbors had any complaints over its life. Diehl responded that there were none.



BONSALL COMMUNITY SPONSOR GROUP

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Haider asked if rebranching will cause any traffic congestion. Diehl replied no.

Anderson asked if there is a way to ensure the monotree is rebranched sooner than later. Discussion followed.

Norris asked when the extension period begins, back in 2018 when the permit expired or this year in 2023? Diehl did not know.

Motion by Haider to approve renewal with the proposed rebranching with two conditions: rebranching be completed by the end of 2023 and the applicant will provide the Bonsall CSG with an update regarding completion (applicant to return to Bonsall CSG if rebranching is not complete by end of 2023). Second by Apsley.

VOTE: Aye: 4 No: 0 Abstain: 0 Absent: 1 Vacant: 2

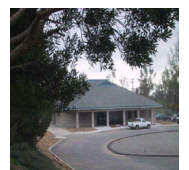
G. INFORMATION ONLY ITEMS

1. Public Works – Main Roads through Bonsall

- a. Apsley noticed that potholes on the three major roads through Bonsall have not been repaired since the large amount of rainfall early in 2023.
- b. Norris mentioned that some by-products of road construction and road maintenance create eyesores in the community. Some turnouts allow people to dump trash. There needs to be a clear vision of the right-of-way and the maintenance to preserve the amenities of the community. The Roads Department in Bonsall can be reached by calling 760-758-0171.
- c. Apsley believes the traffic light on Camino Del Rey and Calle de las Brisas changes too quickly for those leaving the clustered home area, stopping traffic on Camino Del Rey for any vehicle on Calle de las Brisas. With school out for the summer, the traffic light timing should be revised.

2. SDG&E

- a. Norris mentioned a possible future project to raise the road level on Camino Del Rey due to flooding that occurs between Via Maria Elena and Camino Del Cielo.
- b. Norris stated that there have been multiple vehicles hitting telephone poles due to the proximity of the telephone poles to the road. It would be nice to bury some telephone lines underground.



BONSALL COMMUNITY SPONSOR GROUP

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The next BCSG Meeting is scheduled for August 1, 2023, at 7:00 PM.

H. ADJOURN at 7:42pm

Respectfully submitted,
Dawn Apsley
Secretary

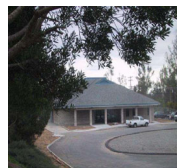
Disclaimer Language

Public Disclosure

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

Access and Correction of Personal Information

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



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

EXISTING

2 - 64

Kents Brom Nursery
BU# 880265
2186 Bautista Ave.
Vista, CA 92084



Proposed rebranching of existing
monotree

PROPOSED

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

EXISTING

2 - 65

Kents Brom Nursery
BU# 880265
2186 Bautista Ave.
Vista, CA 92084



Proposed rebranching of existing monotree

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

PROPOSED

EXISTING

2 - 66

Kents Brom Nursery
BU# 880265
2186 Bautista Ave.
Vista, CA 92084



Proposed rebranching of existing
monotree _____
previously approved landscaping
to be added _____



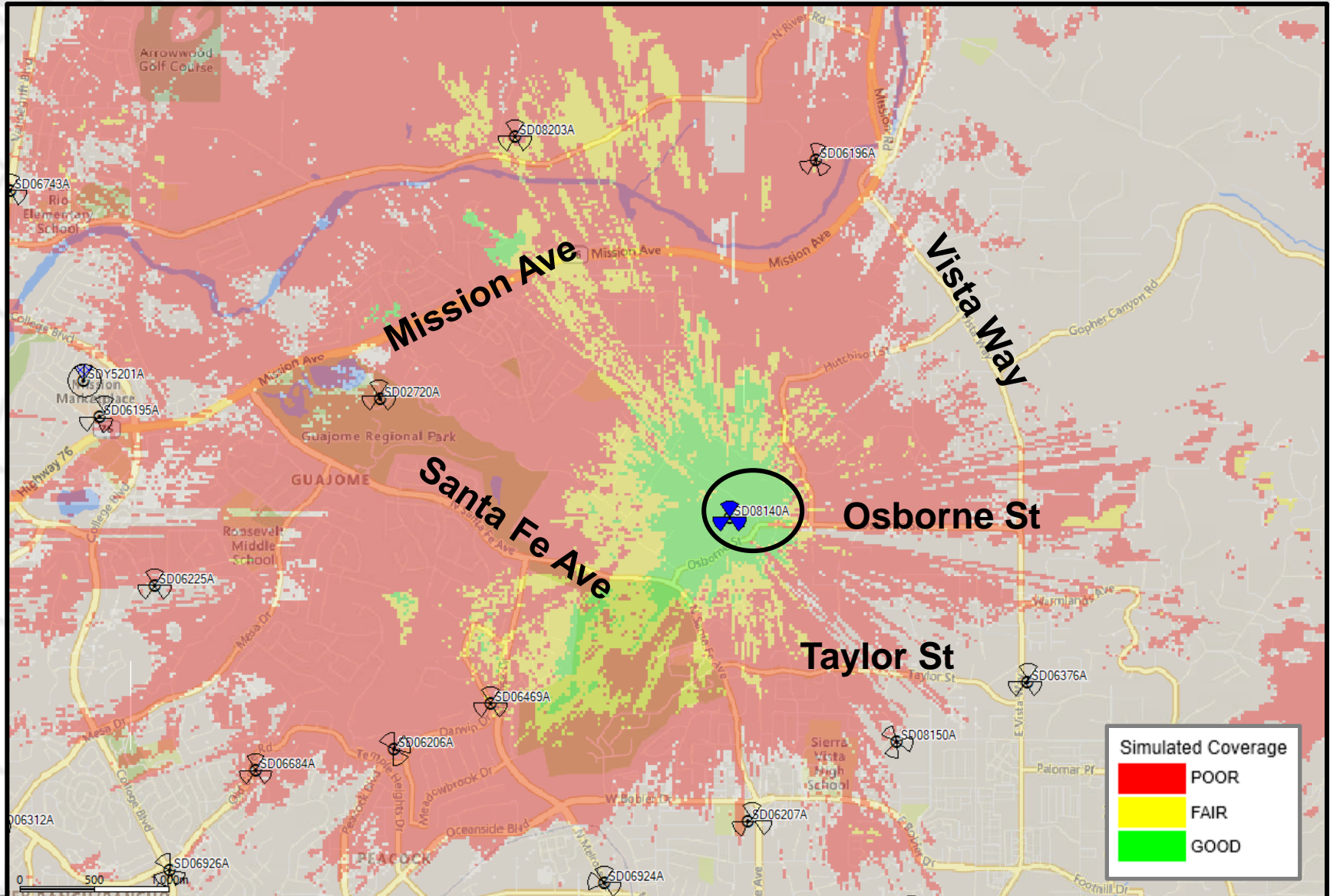
PROPOSED

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

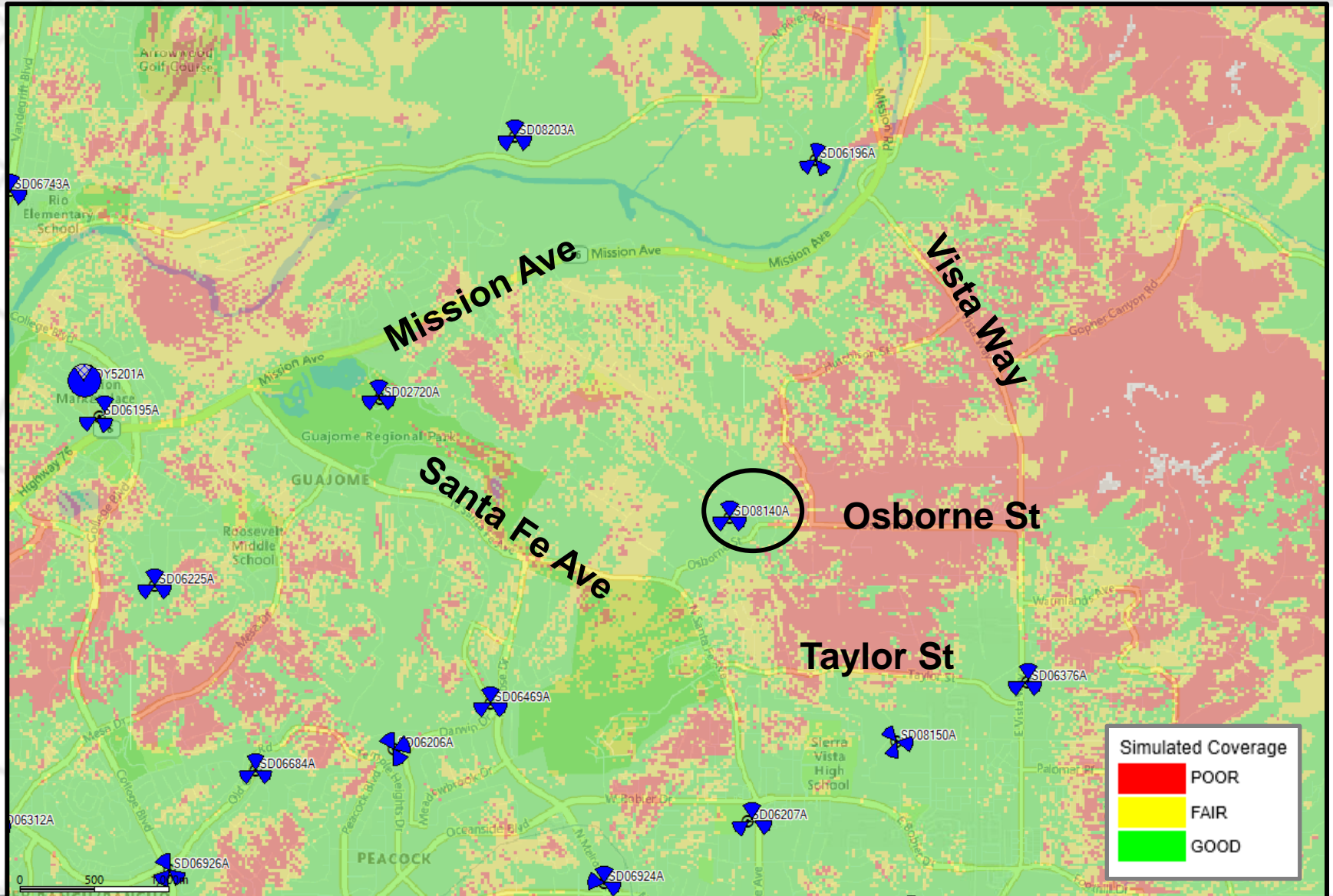
SD08140A Coverage Maps

RF Team - San Diego Market

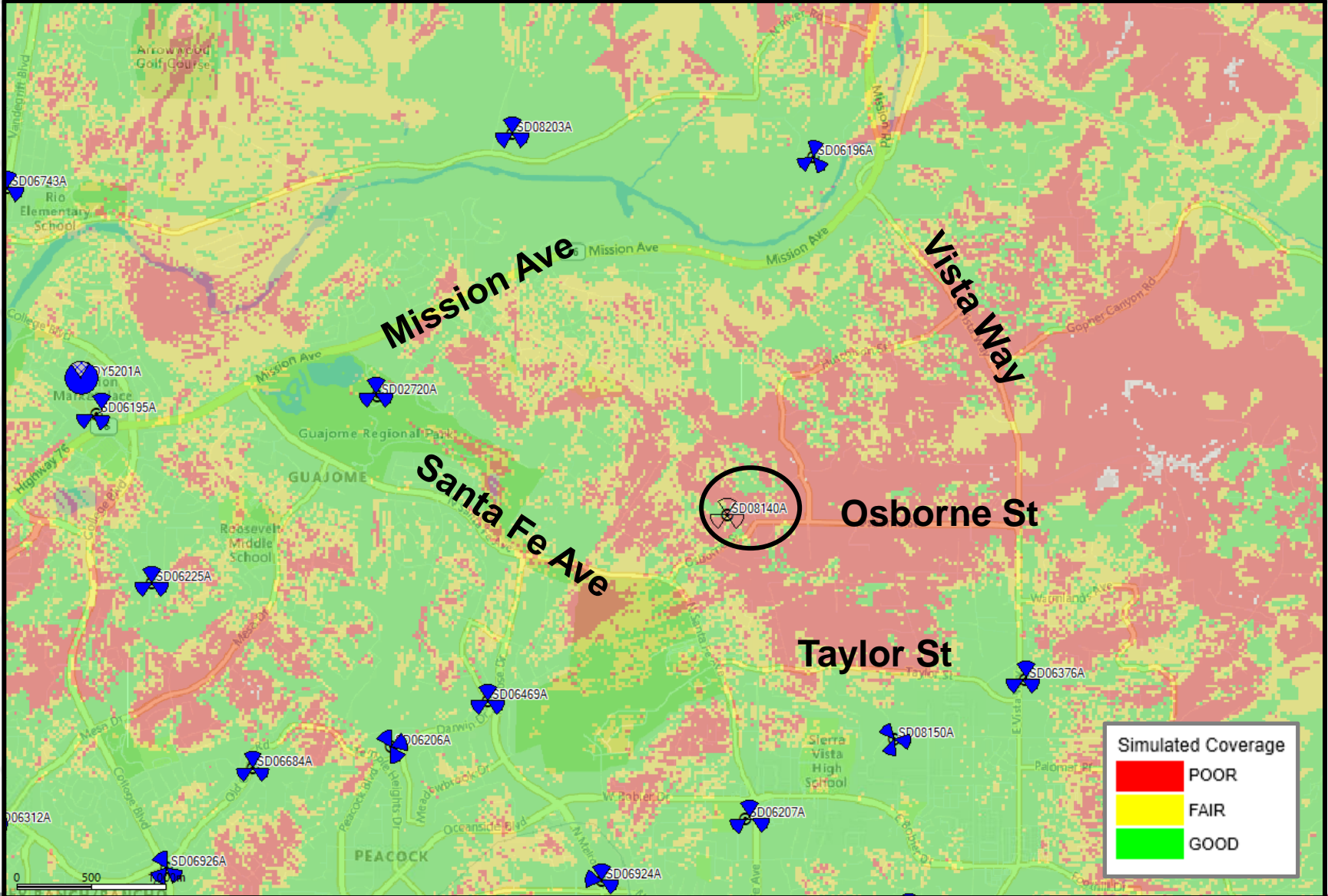


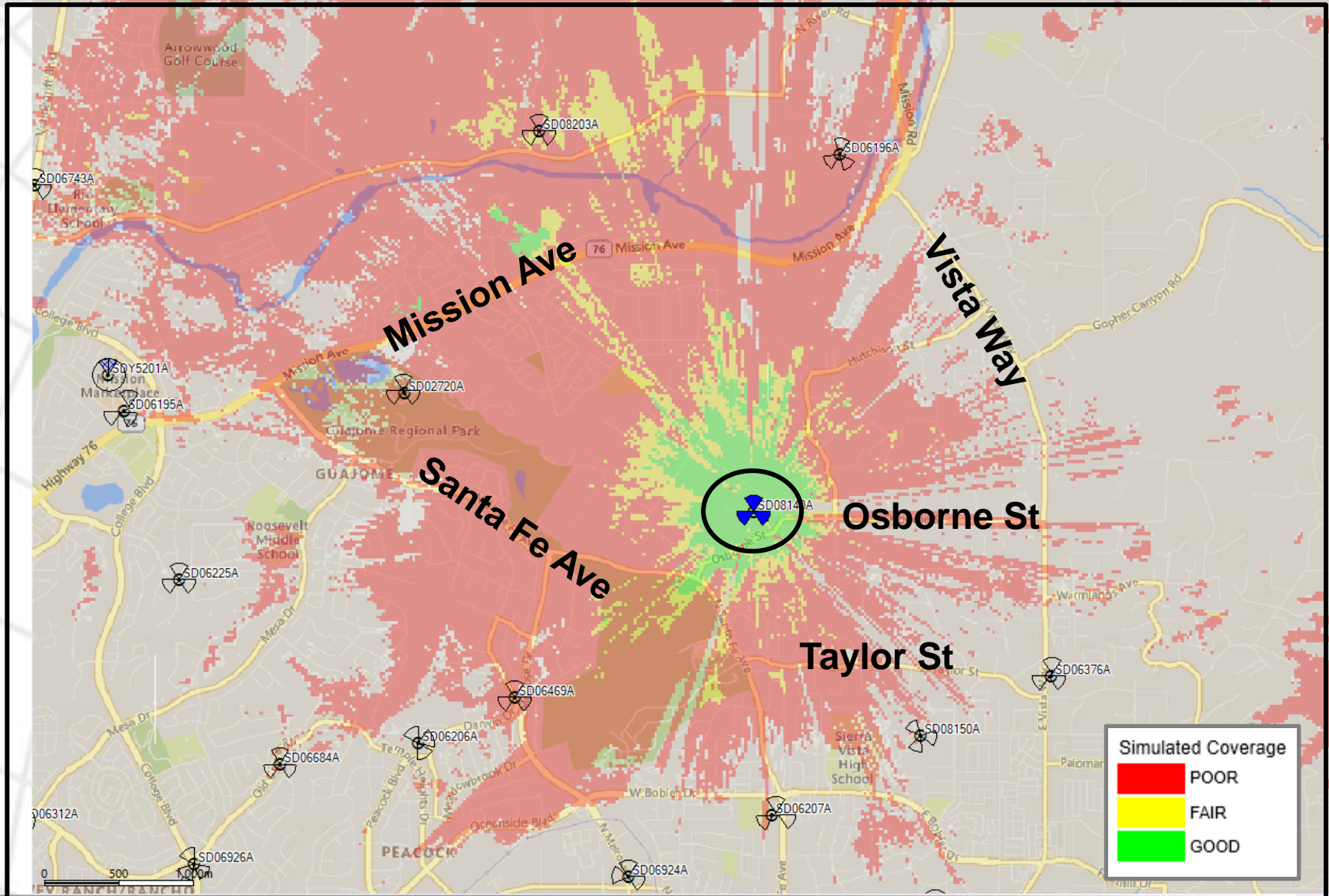


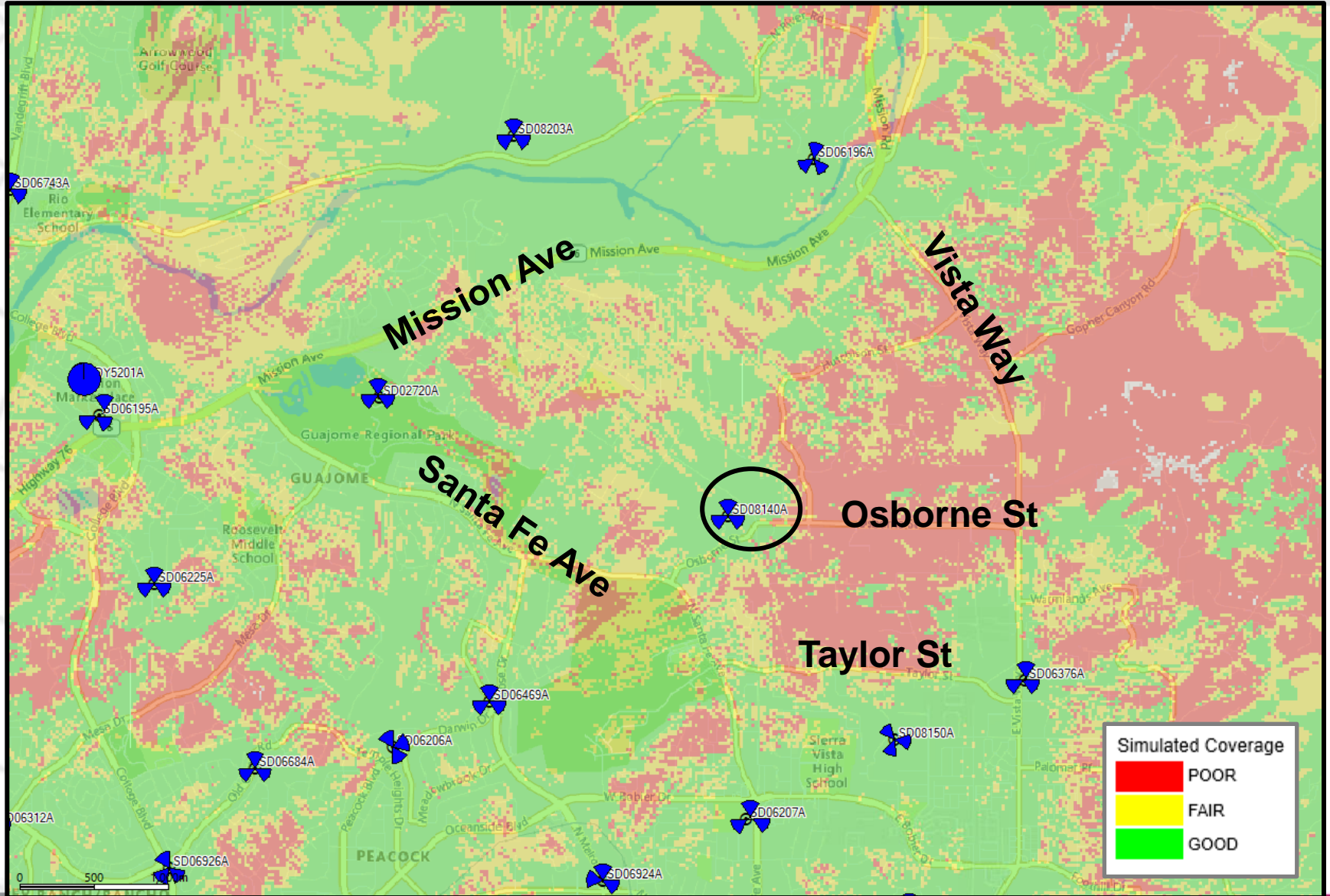
Area with SD08140A (40' height)



Area without SD08140A







CCI KENTS BROM NURSERY 2186 BAUTISTA AVENUE, VISTA 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 RR zone district (Rural Residential) with a Semi-Rural Residential General Plan designation (SR-1). The site consists of an existing Crown Castle managed wireless communication facility with T-Mobile as the carrier occupying the 40' tall MonoBroadleaf. The project site is at a ground elevation of approximately 360 feet above mean sea level (AMSL) and the property operates with agricultural uses on 2.54 acres. The property sits in a valley with low lying hills north of N Santa Fe Avenue and south of Hwy 76.

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 residential. 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 T-Mobile to provide adequate service this community, as further depicted in the Geographic Service Map. With T-Mobile'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 36', with the antenna centerline at approximately 35'. This existing wireless facility has been designed as a camouflaged 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.

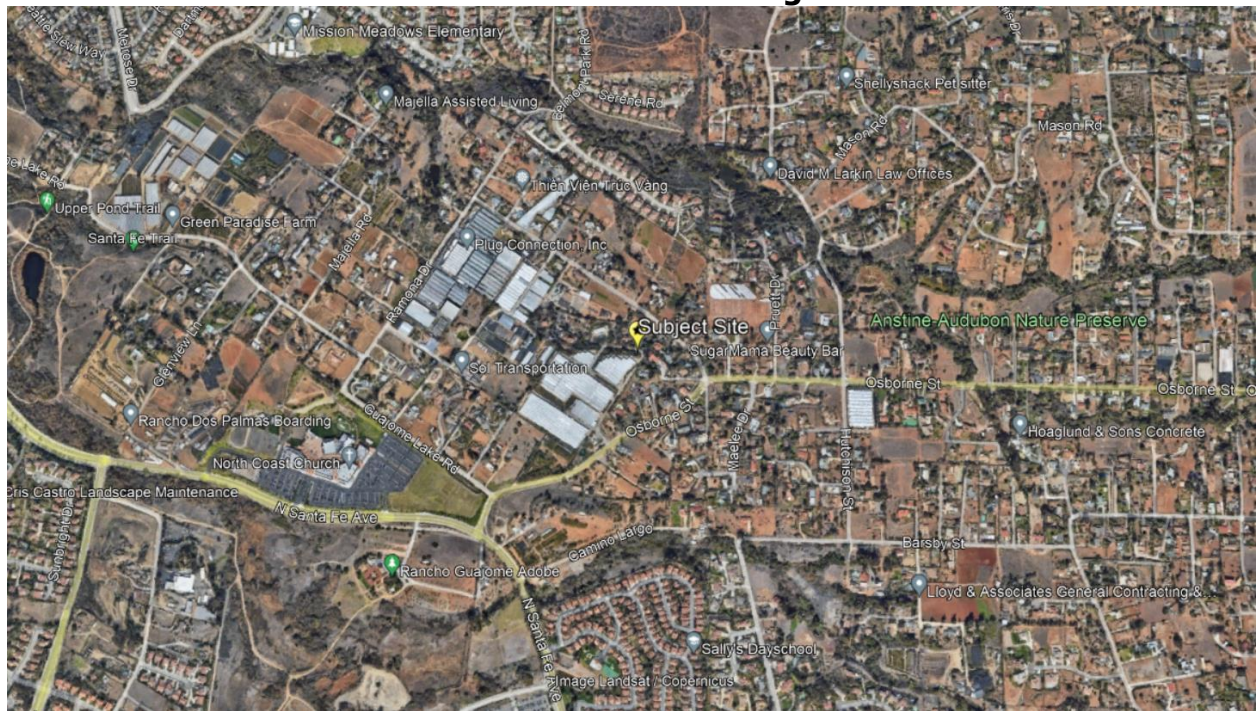
Aerial View of Site and Surroundings



EXISTING SITES WITHIN THE GEOGRAPHICAL SERVICE AREA

No visible site was examined within one-half mile radius of this site. Other existing T-Mobile sites are identified in the RF Coverage Map which are not suitable replacements for this site.

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

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 40' which allows for enough branching to screen the antennas from view.
2. *Available public facilities, services and utilities.* The property is located within the Vista 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 Osborne Street. 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. Any missing vegetation from the original permit will be replaced as part of this permit. The land uses surrounding the site consist of a greenhouse/nursery to the east and residences to the north, east and south. 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 Osborne Street.
5. *The suitability of the site for the type and intensity of use or development which is proposed.* The existing wireless communication facility does not require any alteration to the landform. The project, as designed and constructed, is camouflaged, does not change the characteristics of the area and is suitable for this site, type and intensity of uses.
6. *Project findings 1 through 5 and the project location will be consistent with the San Diego County General Plan.*
7. *The requirements of the CEQA have been complied with.*

Attachment G – Ownership Disclosure Form



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

Record ID(s) PDS2023-ZAP-00-113W2

Assessor's Parcel Number(s) _____

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

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

_____	_____
_____	_____
_____	_____
_____	_____


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

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

Signature of Applicant _____

 Print Name _____

----- OFFICIAL USE ONLY -----
SDC PDS RCVD 04-04-23
ZAP00-113W2

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>