



The County of San Diego

Planning Commission Hearing Report

Date:	May 12, 2017	Case/File No.:	Telespan Gird Road Major Use Permit PDS2016-MUP-16-006 PDS2016-ER-16-02-004
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	3552 Diego Estates Drive, Fallbrook
Agenda Item:	#1	General Plan:	Semi-Rural (SR-2)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Limited Agriculture (A70)
Applicant/Owner:	Depratti Inc., on behalf of Telespan Communications / James Greenwood	Community:	Fallbrook Community Plan Area
Environmental:	CEQA §15303 Exemption	APN:	124-340-21

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate the proposed Major Use Permit (MUP) for two new unmanned wireless telecommunication facilities, determine if the required findings can be made, and if so, take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
- b. Grant MUP PDS2016-MUP-16-006, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the Fallbrook Community Plan?
- c. Is the proposed 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 the CEQA?

B. REPORT SUMMARY

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed MUP, conditions of approval and findings, and environmental findings prepared in accordance with CEQA.

The applicant proposes two unmanned wireless telecommunication facilities consisting of two 55-foot tall faux mono-broadleaf trees, a corrugated metal equipment enclosure for future carrier equipment, a concrete masonry unit (CMU) block wall enclosure for future generators, and trenching for underground utilities. Other equipment such as panel antennas, remote radio units (RRU's), and surge suppressors will be installed when each carrier agrees to a contract with the applicant. Based on staff's analysis, it is the position of Planning & Development Services (PDS) that the required findings can be made and PDS recommends approval of the MUP with the conditions noted in Attachment B.

C. BACKGROUND

The site has not been previously used for a wireless facility. The 6.4-acre property includes a 4,800 square foot single-family residence and an existing avocado grove located in the northeastern portion of the property.

D. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a MUP to construct, operate, and maintain two unmanned wireless telecommunication facilities consisting of two 55-foot tall faux mono-broadleaf trees, a corrugated metal equipment enclosure, a CMU block wall enclosure for future generators, and trenching for underground utilities.

The proposed facilities will include a total of 48 panel antennas, 96 RRU's, and 24 surge suppressors upon the two proposed 55-foot tall faux mono-broadleaf trees. Each panel antenna would be covered by "socks" (faux leaves) to further conceal the antennas. Equipment for the proposed project would be contained within a 10-foot tall earth-tone colored corrugated metal equipment enclosure for future carrier equipment and a 10-foot tall, earth-tone colored CMU block wall enclosure. The 10-foot tall corrugated metal equipment enclosure and 10-foot tall, CMU block wall enclosure would be located to the west of the base of the faux mono-broadleaf trees as shown in Figure 1. Each equipment enclosure has been designed to be concealed within the project site's existing avocado grove. Access to the facilities is provided by a private driveway connecting to Diego Estates Drive (a private road), as shown in Figure 2.

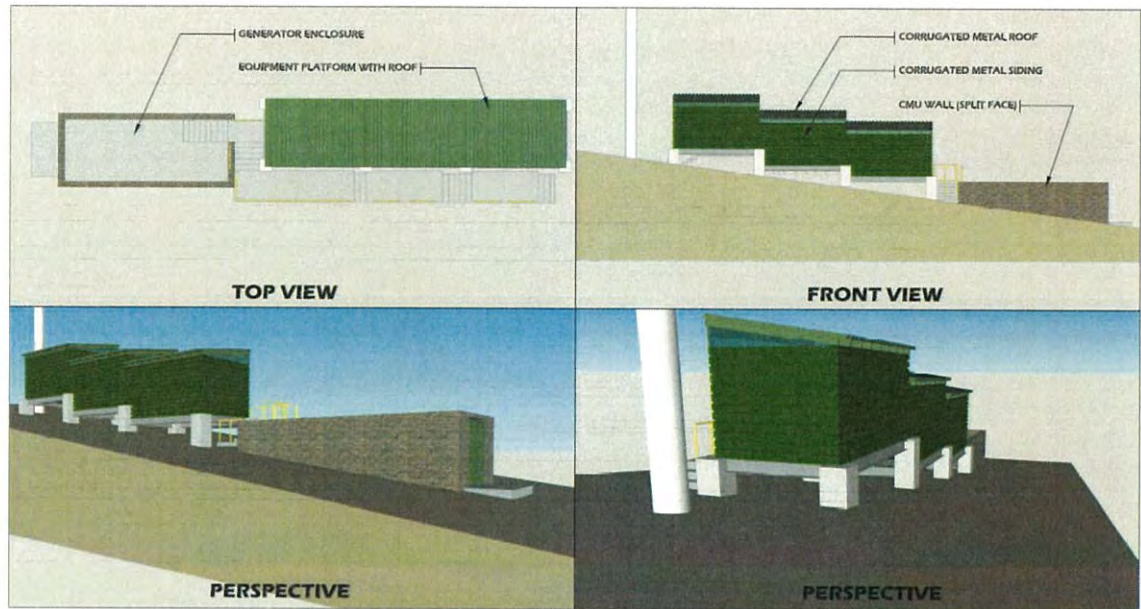


Figure 1: Proposed 10-foot tall corrugated metal equipment enclosure and 10-foot tall CMU block wall enclosure.



Figure 2: Existing Private Road Access from Gird Road (Looking east at Diego Estates Drive).

2. Subject Property and Surrounding Land Uses

The 6.4-acre project site is located at 3552 Diego Estates Drive in the Fallbrook Community Plan Area as shown in Figure 3. The site is currently developed with a single-family residence and avocado grove. The proposed 55-foot tall faux mono-broadleaf trees, 10-foot tall corrugated metal equipment enclosure, and 10-foot tall CMU block wall enclosure would be located in the northeastern portion of the site amidst the existing avocado grove, approximately 200 feet lower in elevation than the residence. The proposed faux mono-broadleaf trees, corrugated metal equipment enclosure, and CMU block wall enclosure are approximately 62 feet south of the adjacent residential property line (as shown in Figure 3) and over 300 feet east of Diego Estates Drive.

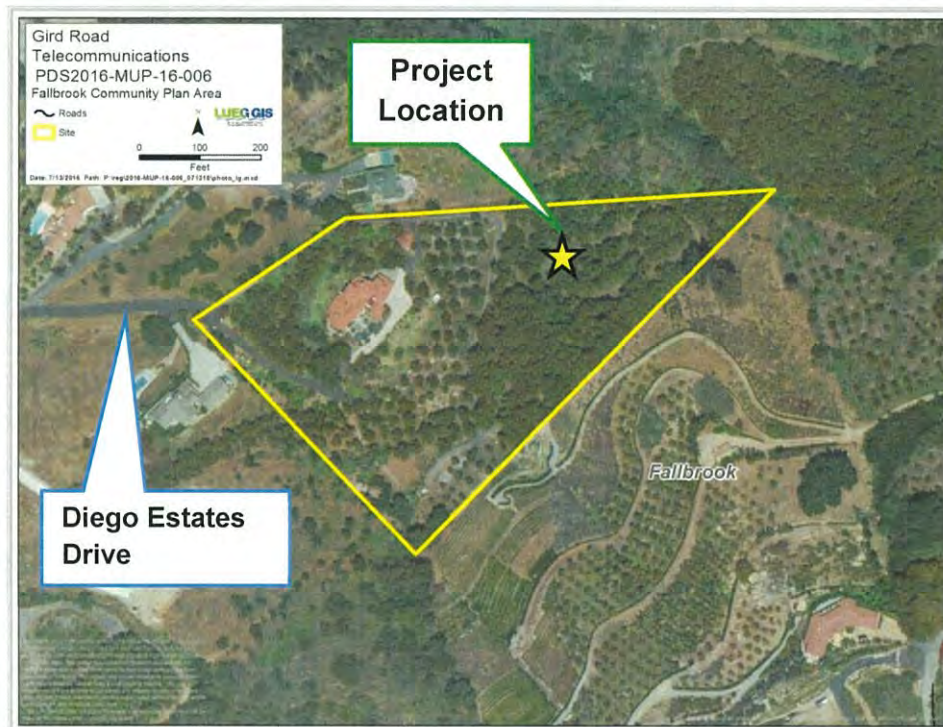


Figure 3: Vicinity Map and Project Location

The surrounding land uses are characterized as residential and agricultural. Developed lots in the area contain single-family residences and accessory structures such as sheds, barns and garages.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-2)	A70	Diego Estates Drive	Residential
East	Semi-Rural Residential (SR-2)	A70	Fire Road	Residential, Agricultural
South	Semi-Rural Residential (SR-2)	A70	Fire Road	Residential, Agricultural
West	Semi-Rural Residential (SR-2)	A70, RRO	Gird Road and Diego Estates Drive	Residential, Agricultural

E. ANALYSIS AND DISCUSSION

The project has been reviewed to ensure it conforms to the relevant Ordinances, Policies and Guidelines, including the San Diego County General Plan, Fallbrook Community Plan, the County's Zoning Ordinance, the County's Wireless Ordinance, and CEQA Guidelines. The following items were reviewed throughout the project processing and are detailed below: Project Site History, Site Planning Analysis, Community Compatibility, and Alternative Site Analysis.

1. Project Site History

The project is located in a non-preferred location and in a non-preferred zone; therefore, pursuant to Zoning Ordinance Section 6985, the project requires approval of a MUP. When the MUP application was first submitted to the County on June 21, 2016, the proposal was for one 73-foot tall faux mono-tree, associated equipment, and an enclosure located at the northeastern corner of the private property, approximately 85 feet from the abutting adjacent residential property line. County staff determined that the proposed faux mono-tree was not in harmony with the project site and needed to be lower in height to be compatible with the surrounding trees since the average mature tree height of avocado trees are between 25 feet and 35 feet. The two proposed 55-foot tall faux mono-broadleaf trees are compatible with the existing mature landscaping, rolling topography, and steep hillside that slopes upwards towards the southeastern portion of the property. The proposed faux mono-broadleaf trees would blend in more with the surrounding vicinity as shown in Figure 4. Therefore, Staff requested that the applicant revise the proposal to include two 55-foot tall faux mono-broadleaf trees. The proposed faux mono-broadleaf trees and associated equipment will provide cellular coverage to drivers along Gird Road.



Figure 4: Proposed 55-foot tall faux mono-broadleaf trees. (Looking southwest toward project site)

Site Planning Analysis

The proposed faux mono-broadleaf trees, corrugated metal equipment enclosure, and CMU block wall enclosure are designed to match the surrounding mature trees. The equipment enclosure will have an earth-tone color which would blend in with the dark green of the existing avocado trees. A field visit by staff determined that the proposed wireless facilities would be compatible with the surrounding land uses and existing structures because the design, location, and surrounding vertical elements match the bulk and scale of the proposed project. Furthermore, the project site's existing landscaping would visually shield the corrugated metal equipment enclosure and CMU block wall enclosure and minimize potential visual impacts to surrounding residences. The location of the faux mono-broadleaf trees within the project site were chosen by the applicant to utilize the natural landforms and incorporate the existing landscaping onsite while still providing the required service coverage.

Due to the selected location near existing mature landscaping, no additional landscaping would be required to screen the facilities, as shown in Figure 5. The proposed project has been conditioned to maintain the project site's current landscaping to prevent inadequate screening of the proposed facilities, corrugated metal equipment enclosure, and CMU block wall enclosure. In the event tree canopies are compromised at some point in the future, the applicant would be responsible for providing additional landscaping around the facilities, corrugated metal equipment enclosure, and CMU block wall enclosure.

Community Compatibility

The proposed wireless telecommunication facilities are located approximately 1.2 miles west of Interstate 15 and 0.8 mile north of State Route 76. The facilities would be accessed by an existing private road, Diego Estates Drive, and a private driveway on the property. The project site has rolling topography with a steep hill sloping upward toward the southeastern portion of the parcel. The proposed wireless telecommunication facilities would be only partially visible to south bound and north bound motorists travelling along Gird Road for a short distance, shown in Figure 5, as the proposed facilities are over 2,000 feet from Gird Road. The facilities would not be visible from other roadways in the area. Vertical elements surrounding the proposed faux mono-broadleaf trees, corrugated metal equipment enclosure, and CMU block wall enclosure include avocado, oak, and broadleaf trees, utility poles, and single-family residences. The corrugated metal equipment enclosure and CMU block wall enclosure would be earth tone in color to match the color of the surrounding mature trees.

Figure 5 demonstrates how the view from Gird Road to the proposed wireless facilities would be mostly blocked by the existing rows of avocado, oak, and other broadleaf trees. Therefore, it can be found that views from Gird Road would not be significantly affected by either the faux mono-broadleaf trees, the proposed corrugated metal equipment enclosure, or the CMU block wall enclosure.

Panel antennas would be covered in “socks” (faux leaves) with faux branches extending two feet past the panel antennas to help conceal them from view.

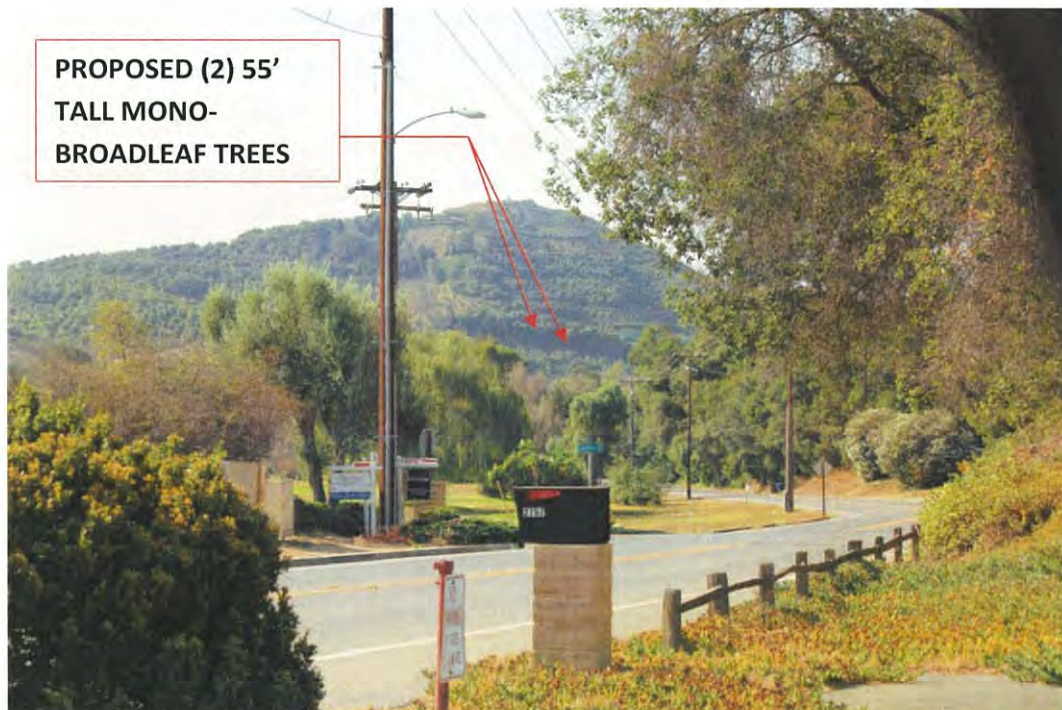


Figure 5: Project view looking southeast from Gird Road.

Alternative Site Analysis

The proposed facilities are designed to provide increased cell service to the surrounding area and allow the applicant to provide broader coverage to surrounding residences, emergency services, and drivers along Gird Road. The project site is zoned A70 (Limited Agricultural), which is a non-preferred zone per the Zoning Ordinance and therefore requires an Alternative Site Analysis (ASA). The applicant reviewed other potential sites within the area before deciding to pursue the project location and submitted an ASA to demonstrate that coverage objectives could not be met in a preferred location or a preferred zone.

The County Zoning Ordinance, Section 6980, Wireless Telecommunications Facilities, provides that preferred zones consist of commercial and industrial sites. In this particular area, there are no commercial or industrial zoned sites. Within the coverage area, the zoning and land uses are solidly agricultural and residential (A70, A72 and S92 zoning).

When analyzing alternative sites, the applicant reviewed alternative locations and sites, exploring the possibility of co-location opportunities with other wireless telecommunication facilities. Prior to choosing the proposed location at 3552 Diego Estates Drive, the applicant reviewed six other wireless telecommunication facilities in the area at the request of County staff, shown in Figure 6 and Table E-1.



Figure 6: Alternative wireless telecommunication sites surrounding the project site.

Table E-1: Alternative Wireless Telecommunication Facilities

Location Number	Summary of Location
Location #1	This site is located approximately 1.5 miles northeast of the project site. Due to the terrain, this site did not provide the desired and necessary coverage on Gird Road.
Location #2	This site is located approximately 3.5 miles northeast of the project site. This location was located too far away and does not provide any coverage to the west of Interstate 15.
Location #3	This site is located approximately 2.5 miles from the project site. This location provides minimal coverage on the north end of Gird Road and the facility's design is not suitable for co-location.
Location #4	This site is located approximately 1.5 miles southwest of the project site and does not provide any coverage of Gird Road due to terrain.
Location #5	This site is located approximately 0.9 mile from the project site. This site does provide some coverage along the southern portion of Gird Road, but it does not provide the full coverage that is needed. This site would require an additional facility to be located on an additional site to provide coverage to the northern portion of Gird Road.
Location #6	This site is located 1.5 miles northeast of the project site. This site is comprised of a water tank that is located on the ridgeline. The location of this facility is too high in elevation, which would potentially maximize signal interference with existing carriers in the area. Further, this site would not provide the desired and necessary coverage on Gird Road.

Due to the terrain of the area, topography, the lack of structures with an appropriate height within the coverage area, technical infeasibility, and distance, these various structures discussed in Table E-1 were eliminated from consideration. Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps are shown in Figures 7a, 7b, and 7c, which demonstrate the projected area coverage with the new facilities for T-Mobile, Verizon, and AT&T. The colorization is broken down into several categories: no color overlay represents no coverage, red represents poor to no coverage, blue represents good coverage, and green represents excellent coverage. As stated above, there were no other locations within the area which would achieve the same coverage service objective. All GSA maps can also be found in Attachment F.

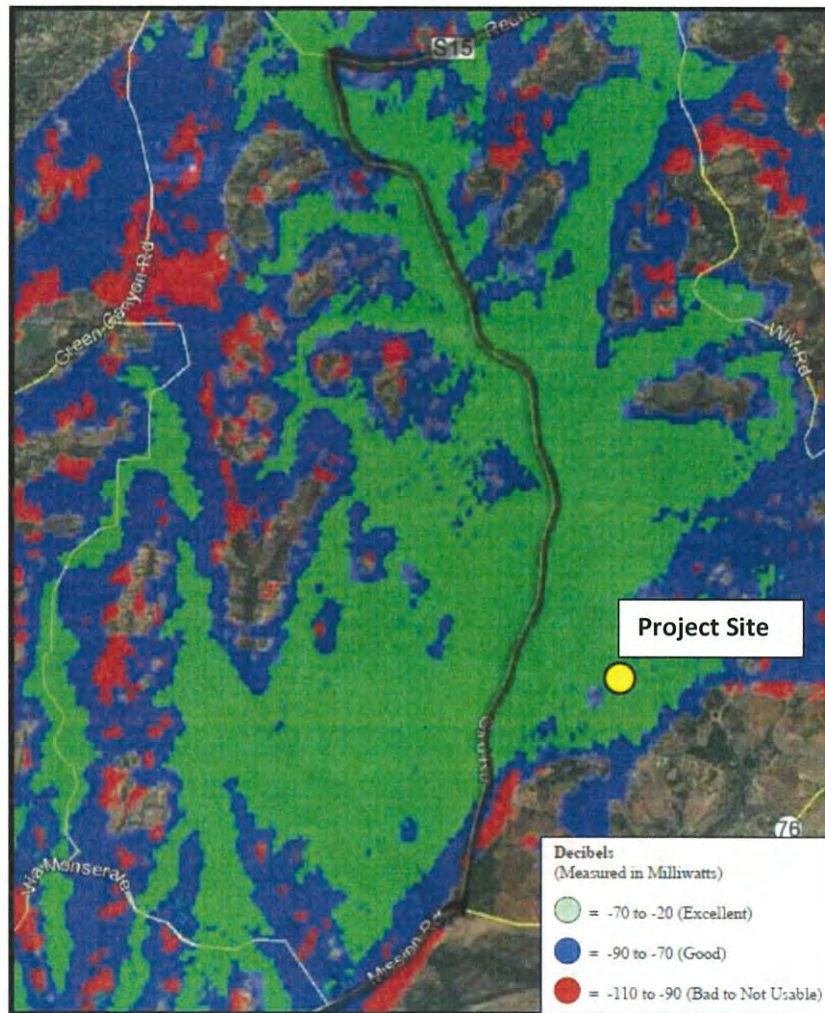


Figure 7a: Geographical Service Area Map Coverage with the proposed wireless facilities.

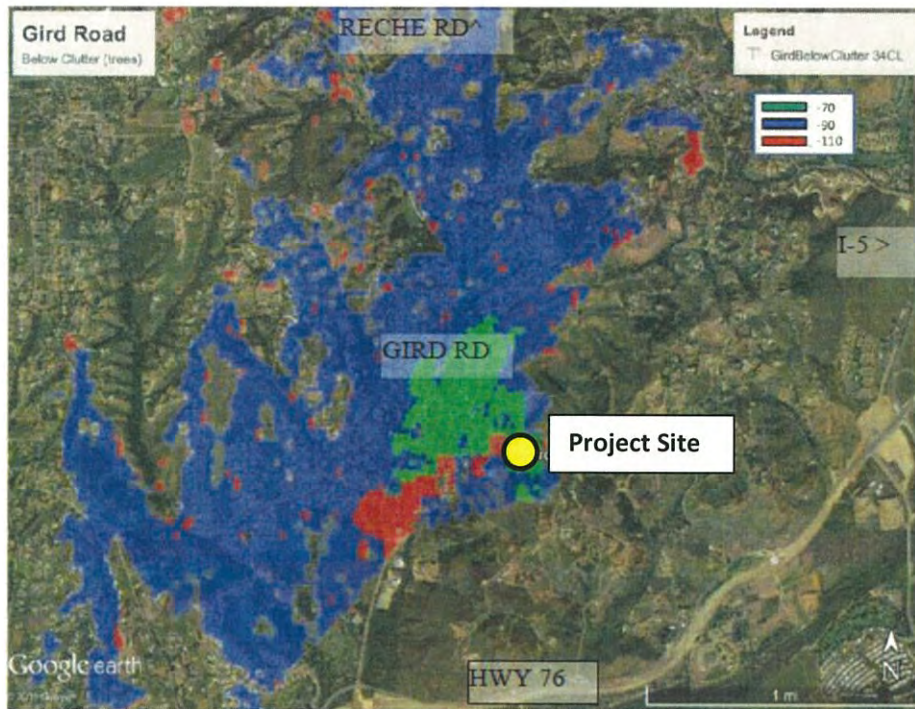


Figure 7b: Geographical Service Area Map Coverage with proposed wireless facilities at a lowered center height of 34 feet.

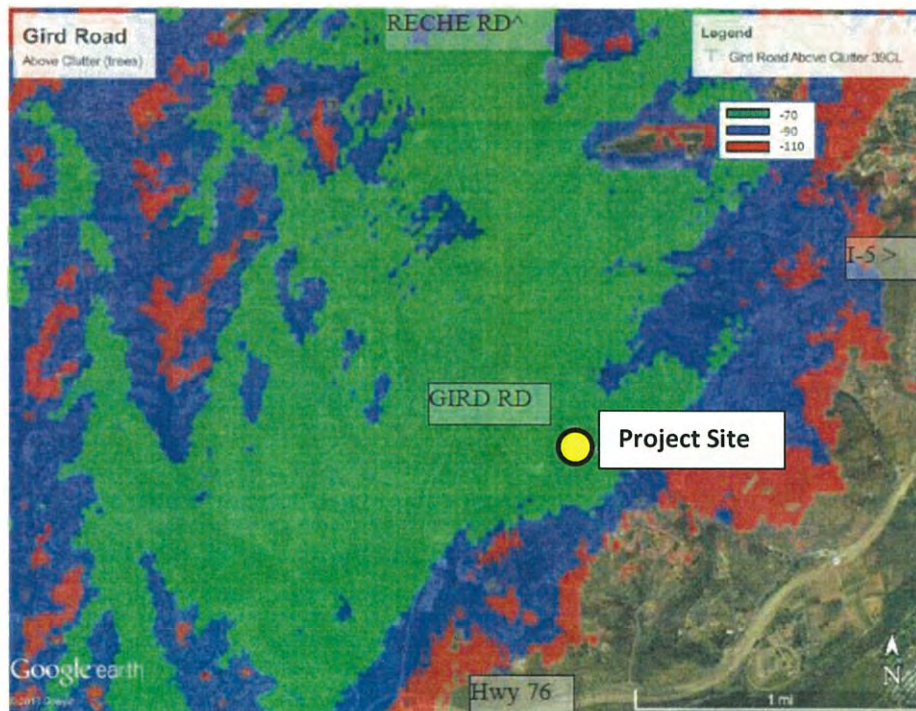


Figure 7c: Geographical Service Area Map Coverage with proposed wireless facilities at proposed centerline height of 39 feet.

2. General Plan Consistency

The site is subject to the General Plan Semi-Rural Lands Designation. The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table E-2.

Table E-2: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.	The facilities would allow for increased coverage throughout the area which is essential in the event of an emergency.
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.	The facilities would minimize telecommunication interruptions by improving coverage in the area. The facilities would also increase the volume and data coverage of phone calls that would allow multiple carriers to provide service to the surrounding area. Additionally, the applicant proposes a CMU block wall enclosure that could house up to two emergency generators. The generators would allow the facilities to operate in the event of a power outage.
POLICY COS-4.1 – Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.	The proposed project is located at a site with existing landscaping. Since no additional landscaping is required to screen the facilities, the project will comply with County's Water Conservation in Landscaping Ordinance and the County's Water Efficient Landscape Design Manual which includes water conservation requirements.
POLICY COS 11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.	The proposed project is located approximately 1.5 miles from Interstate 15 (a Scenic Highway). Due to existing topography within the 1.5 mile stretch, the site would not be visible from Interstate 15. In addition, Gird Road is considered a scenic road from State Route 76 north and east to Interstate 15. However, the top of the proposed faux mono-broadleaf tree canopies will be partially visible from certain parts of Gird Road for a short distance.

General Plan Policy	Explanation of Project Conformance
<p>POLICY COS 11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p>	<p>The site of the proposed faux mono-broadleaf trees will be located on the slope of a mountain. As such, the facilities were sited and designed to minimize the view from surrounding land uses and roadways by utilizing the existing mature trees, and the upward sloping mountain landform as a backdrop. The applicant pursued various alternative sites within the area however, none of the sites could produce the same coverage or screening opportunities as the proposed location. In addition, the proposed height of 55 feet for the faux mono-broadleaf trees are compatible with the surrounding mature trees because of the topography of the mountain and existing dense canopy of the surrounding trees. Existing mature trees surrounding the faux mono-broadleaf trees, corrugated metal equipment enclosure, and CMU block wall enclosure would help mitigate the visual impact.</p>
<p>POLICY LU 15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The proposed faux mono-broadleaf trees would be compatible with the existing community character because the surrounding trees consists of broadleaf, avocado, and oak trees. Further, the proposed facilities would blend in with the dense tree canopy cover of the area. Additionally, the corrugated metal equipment enclosure and CMU block wall enclosure would be located within the existing avocado grove, toward the center of the property, as identified in the photo-simulations. The existing landscaping will help screen the proposed faux mono-broadleaf trees, the corrugated metal equipment enclosure, and CMU block wall enclosure. For these reasons, the facilities would blend with the visual setting in the vicinity, be compatible with the existing community character, and would not result in impacts to the natural environment.</p>
<p>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.</p>	<p>Pursuant to Section 6984 of the Zoning Ordinance, the applicant provided a letter indicating that they are willing to allow other carriers to co-locate on the proposed wireless facilities. In fact, these facilities are designed to provide a centralized location at which multiple carriers can provide coverage.</p>

General Plan Policy	Explanation of Project Conformance
<p>POLICY N-6.1 – Noise Regulations. Develop and regularly update codes and ordinances as necessary to regulate impacts from point intermittent, and other disruptive noise sources.</p>	<p>The project has been reviewed to ensure that it complies with all applicable ordinances and regulations. The main noise source would be the potential generator units. The project location and enclosure of the proposed generators would ensure that noise levels would not exceed the 45 dBA threshold at the property lines. However, the project has been conditioned to limit the number of generator units to a total of two. Additionally, each generator unit shall be limited to a specific sound pressure level of 67 dBA. Lastly, a noise control feature condition has been placed to ensure that the any proposed generator units shall be within an 8-foot high CMU block wall enclosure.</p>

3. Community Plan Consistency

The proposed project is consistent with the following relevant Fallbrook Community Plan goals, policies, and actions as described in Table E-3.

Table E-3: Fallbrook Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
<p>Land Use Policy 2.4.1 Require development to preserve viable mature trees and significant landforms in all public and private development projects, to the maximum extent feasible.</p>	<p>The proposed facilities have been designed as faux mono-broadleaf trees, a corrugated metal equipment enclosure, and a CMU block wall enclosure which would blend with the existing mature trees and landforms.</p>
<p>Land Use Policy 5.1.1 Encourage the continued upgrading of utilities and services to provide an optimum level of service through the coordination of, and cooperation between, community services, public utility companies, and County agencies.</p>	<p>The site would serve the public by providing wireless telecommunications coverage to nearby residences from multiple carriers. Further, travelers on Gird Road will experience enhanced wireless service through the form of better cellular and data coverage.</p>

Community Plan Policy	Explanation of Project Conformance
Community Growth Policy 1.2 Encourage the use of open space, architecture, and building materials which are in harmony with the natural environment and maintain and promote the intimate personal scale of the village and its character and warmth.	The proposed project was designed to be within a previously cleared area within a densely planted natural environment. The building materials would be painted to match the color of the existing plants and vegetation and would be fully screened by the lush foliage in the area.
Conservation and Open Space Policy 1.1.1 Encourage development of combined agriculture and residential uses.	The project site is a private property with both agriculture and residential uses. The siting of the proposed facilities would not impact the currently supported uses on-site. In fact, the proposed development will help to complement and perpetuate the existing uses.
Conservation and Open Space Policy 1.2.1 Protect heritage and large native trees.	The proposed project would protect natural resources and existing trees. The project will be conditioned for this screening to be provided during the life of the permit so the area will continue to operate as a grove with lush landscaping.

4. Zoning Ordinance Consistency

a. Development Regulations

The proposed project complies with all applicable zoning requirements of the Open Space (S80) zone with the incorporation of conditions of approval. The Planning Commission should consider if the included conditions of approval ensure compatibility of the proposed project with the surrounding properties and overall community character.

Table E-4: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, with issuance of MUP.
Animal Regulation:	L	N/A
Density:	-	Yes
Lot Size:	2 acres	Yes
Building Type:	C	Yes
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
<p>Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.</p>	<p>The applicant is proposing two mono-broadleaf trees with a height exception of 55 feet. The applicant has demonstrated that the increased height is necessary to meet the coverage objectives due to topography and the existing canopy of the avocado trees which range in height between 20-35 feet at the project site. The proposed mono-broadleaf trees have been designed to be 55 feet tall to overcome coverage losses to the north and east caused by the surrounding trees. Specifically, a minimum centerline height of 39 feet for the lower antennas is necessary to prevent signal interference and to close the coverage gap in the surrounding area. To offset the height exemption of 20 feet, the applicant has designed the facilities so that it will not cause a hazard nor would it impact a scenic viewshed.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 60-foot front yard setback, 25-foot side yard setback, 35-foot exterior side yard setback and a 25-foot rear yard setback.</p>	<p>The project meets all required setbacks. The facilities would be located approximately 62 feet south of the nearest residential property line.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

b. Wireless Telecommunications Facilities

The proposed project is classified as a Tier 4 site pursuant to Section 6985.A of the County's Zoning Ordinance, because the project is considered to have high visibility facilities (e.g. faux trees). Zoning for the property is A70 (Limited Agriculture), which is a non-preferred zone for telecommunication facilities, pursuant to Section 6986 of the County's Zoning Ordinance. The project site was selected because no preferred zones or locations exist in the service area that meet the coverage objectives of the applicant. The facilities would fill several coverage gaps and would provide better network coverage along the local road network, including Gird Road, and the surrounding residences.

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 FCC regulations concerning RF emissions. Therefore, County decision makers do not consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also, staff does not require information from the applicant concerning such effects from RF emissions associated with the project. (Information regarding potential health effects is available from the cellular providers upon request as it is also required from the FCC).

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

Table E-5: Wireless Ordinance Development Regulations

Development Standard	Proposed/Provided	Complies?
Section 6985.C.4 of the Wireless Telecommunications Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The project complies with the 50-foot setback requirement. The setback from the faux mono-broadleaf trees to the nearest residential property line is over 62 feet.	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 faux mono-broadleaf trees and equipment/generator enclosure lease area would be placed outside of all required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
<p>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.</p>	<p>The project includes a corrugated metal equipment enclosure and CMU block wall enclosure that both have an average height of 10 feet. The corrugated metal equipment enclosure and CMU block wall enclosure would not be seen from outside of the property and would blend in with existing landscaping. The applicant is proposing that the faux mono-broadleaf trees, the corrugated metal equipment enclosure, and the CMU block wall enclosure be located in a previously disturbed portion of the property nestled within the existing avocado grove. The terrain and existing trees that area densely planted around the property would provide screening of the faux mono-broadleaf trees, corrugated metal equipment enclosure, and CMU block wall enclosure from the roadway.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>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.</p>	<p>The project site is zoned A70, and is subject to the most restrictive nighttime one-hour average sound level limit of 45 decibel (dBA) at the project property lines pursuant to the County Noise Ordinance. Noise producing equipment consists of a CMU block wall enclosure which would have the potential to house up to two emergency back-up generators. If in the future generators are proposed, the CMU block wall enclosure shall be re-evaluated to ensure that the generators comply with the County Noise Ordinance by not exceeding the 45 dBA requirement at project sites property lines.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>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.</p>	<p>The proposed project is considered to be "high visibility" facilities because the project is designed as faux mono-broadleaf trees. Since the proposed project has a valuation of over \$500,000, the MUP has been conditioned to have a maximum term of 15 years.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and it is recommended that the proposed project qualifies for a categorical exemption under CEQA Section 15303. Section 15303 exempts the installation of small new equipment and facilities in small structures. It has been determined that the project is not an environmentally sensitive location, will not have cumulative effect on the environment, is not on a hazardous waste site, will not cause substantial change in the significance of a historical resource, and would not result in damage to a scenic highway.

F. COMMUNITY PLANNING GROUP

On July 13, 2016, the Fallbrook Public Facilities Subcommittee voted to deny the project proposal for one 73-foot tall faux tree based on the height of the tower, the "inappropriate location for the facility", and maintenance of the private access road did not appear to be defined. The motion passed with a 0-5-1 vote (Ayes – 0; Noes – 5; Abstain – 1).

The applicant revised the proposal and was again placed on the Public Facilities Subcommittee agenda for August 10, 2016.

On August 15, 2016, the Fallbrook Community Plan Group (CPG) discussed the revised proposal for two 55-foot tall faux mono-broadleaf trees, corrugated metal equipment enclosure, and CMU block wall enclosure and made a motion to deny the project due to height of the towers and residential lot location. The motion failed with a 3-11-0 vote (Ayes – 3; Noes – 11; Abstain – 0). There was a second motion made to approve the project as presented with a condition to require subsequent matching landscaping installation in the event that the existing avocado grove trees were ever to be cut down. Staff included this condition as an ongoing requirement of the MUP. The motion passed 11-3-0 (Ayes – 11; Noes – 3; Abstain – 0).

The Fallbrook CPG Minutes are found in Attachment E, Public Documentation.

G. PUBLIC INPUT

Local residents contacted staff with questions concerning the project and projects in the nearby area which resulted from public noticing that was mailed on June 21, 2016 for the proposed project. Staff provided the requested information and advised that the public attend the Fallbrook CPG meeting for additional information on the project. No public opposition to the project has been received.

H. RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from CEQA.
2. Grant MUP PDS2016-MUP-16-006, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:

Drusilla Maynus, Project Manager

858-495-5445

Drusilla.Maynus@sdcounty.ca.gov

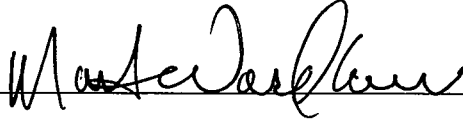
Report Approved By:

Mark Wardlaw, Director

858-694-2962

Mark.Wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: _____



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2016-MUP-16-006

Attachment C – Environmental Documentation

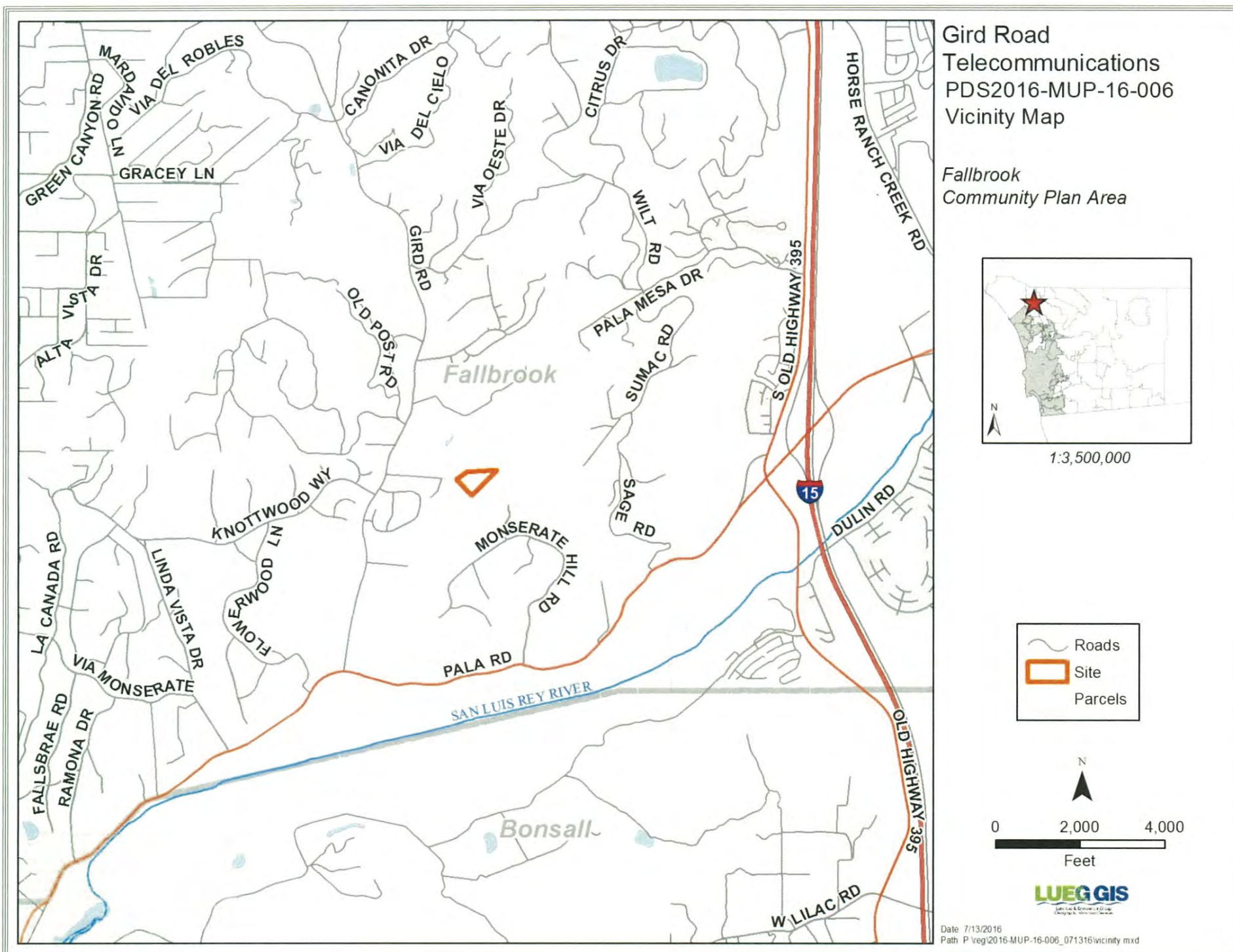
Attachment D – Environmental Findings

Attachment E – Public Documentation

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

Attachment G – Ownership Disclosure

Attachment A – Planning Documentation



Gird Road
Telecommunications
PDS2016-MUP-16-006
Vicinity Map

Fallbrook
Community Plan Area

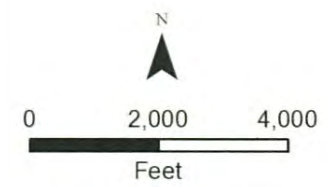


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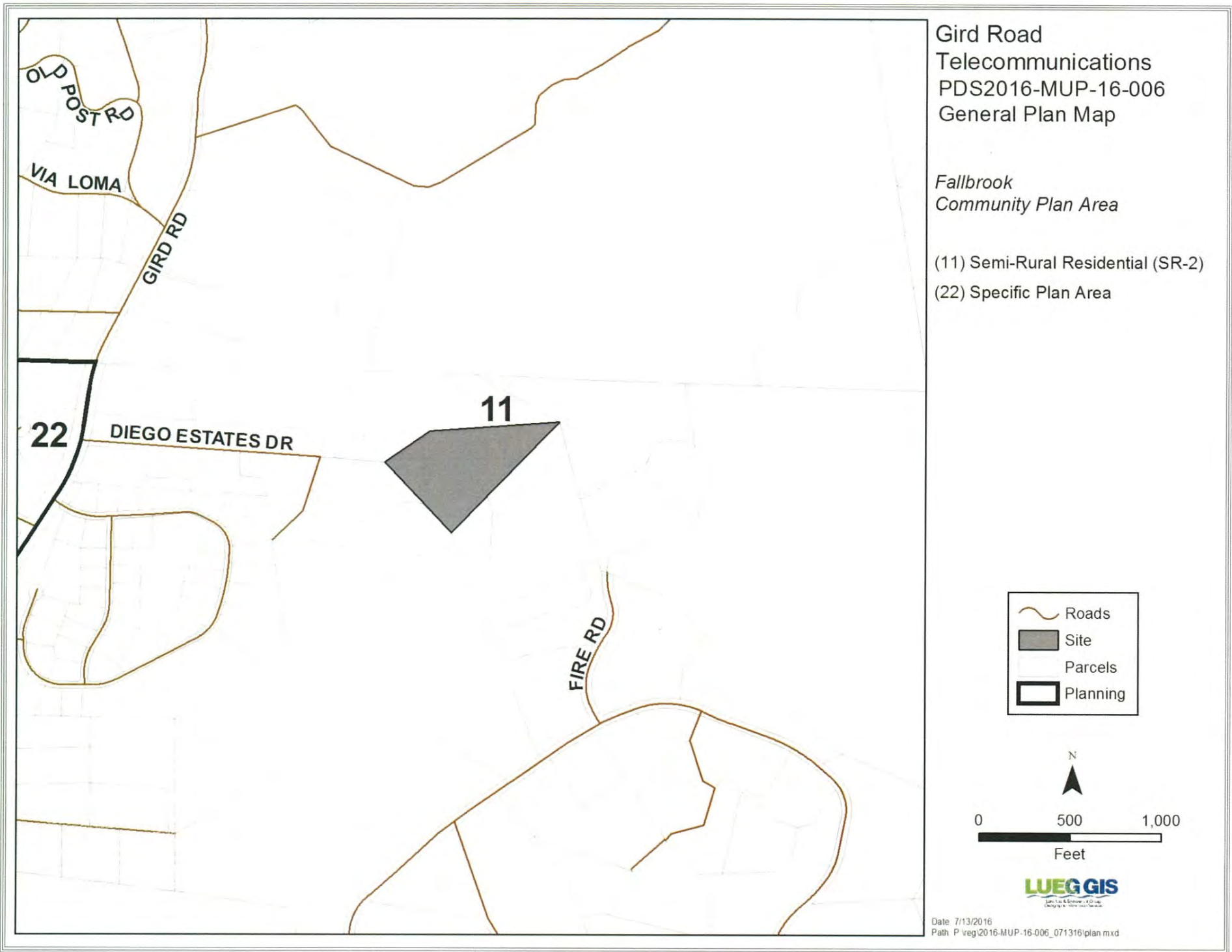
Roads

Site

Parcels



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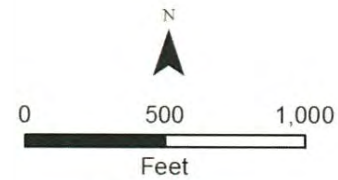


Gird Road
Telecommunications
PDS2016-MUP-16-006
General Plan Map

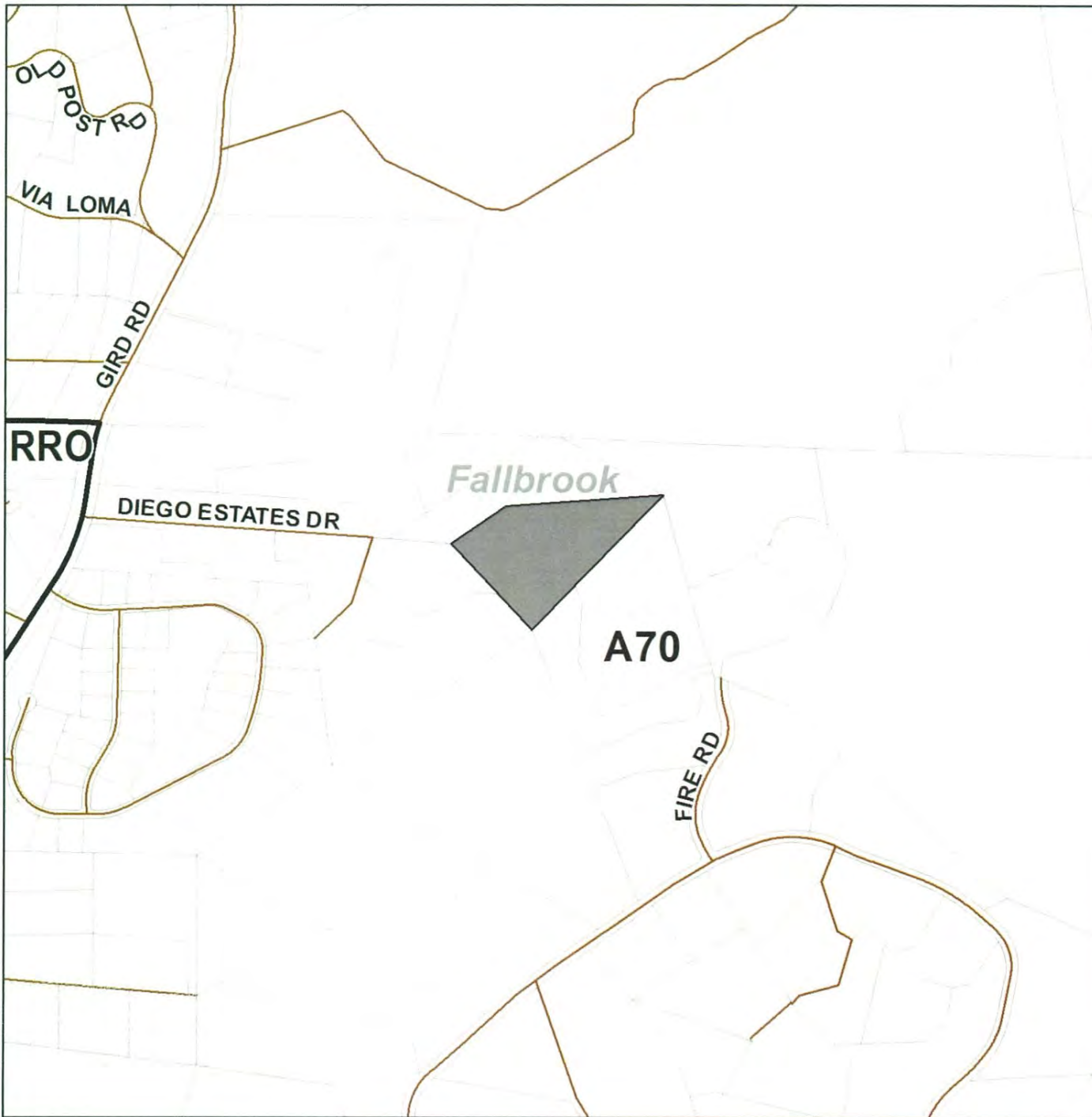
Fallbrook
Community Plan Area

- (11) Semi-Rural Residential (SR-2)
- (22) Specific Plan Area

Roads
Site
Parcels
Planning



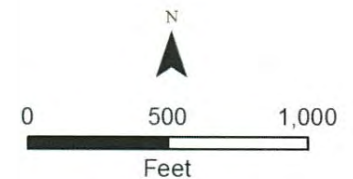
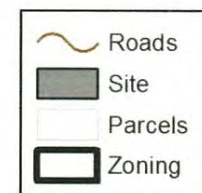
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Gird Road
Telecommunications
PDS2016-MUP-16-006
Zoning Map

*Fallbrook
Community Plan Area*

A70 - Limited Agricultural
RRO - Recreation Oriented
Residential



Date: 7/13/2016
Path: P:\reg\2016-MUP-16-006_071316\zoning.mxd

Gird Road
Telecommunications
PDS2016-MUP-16-006
Fallbrook Community Plan Area

~ Roads

□ Site



LUEGGIS
LAND USE & ENVIRONMENTAL GIS

0 100 200

Feet

Date: 7/13/2016 Path: P:\reg\2016-MUP-16-006_071316\photo_lg.mxd

Fallbrook

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Source: USDA, National Resources Inventory, 2001, 2002, and 2003. User Contribution

Gird Road
Telecommunications
PDS2016-MUP-16-006
Fallbrook Community Plan Area

~ Roads

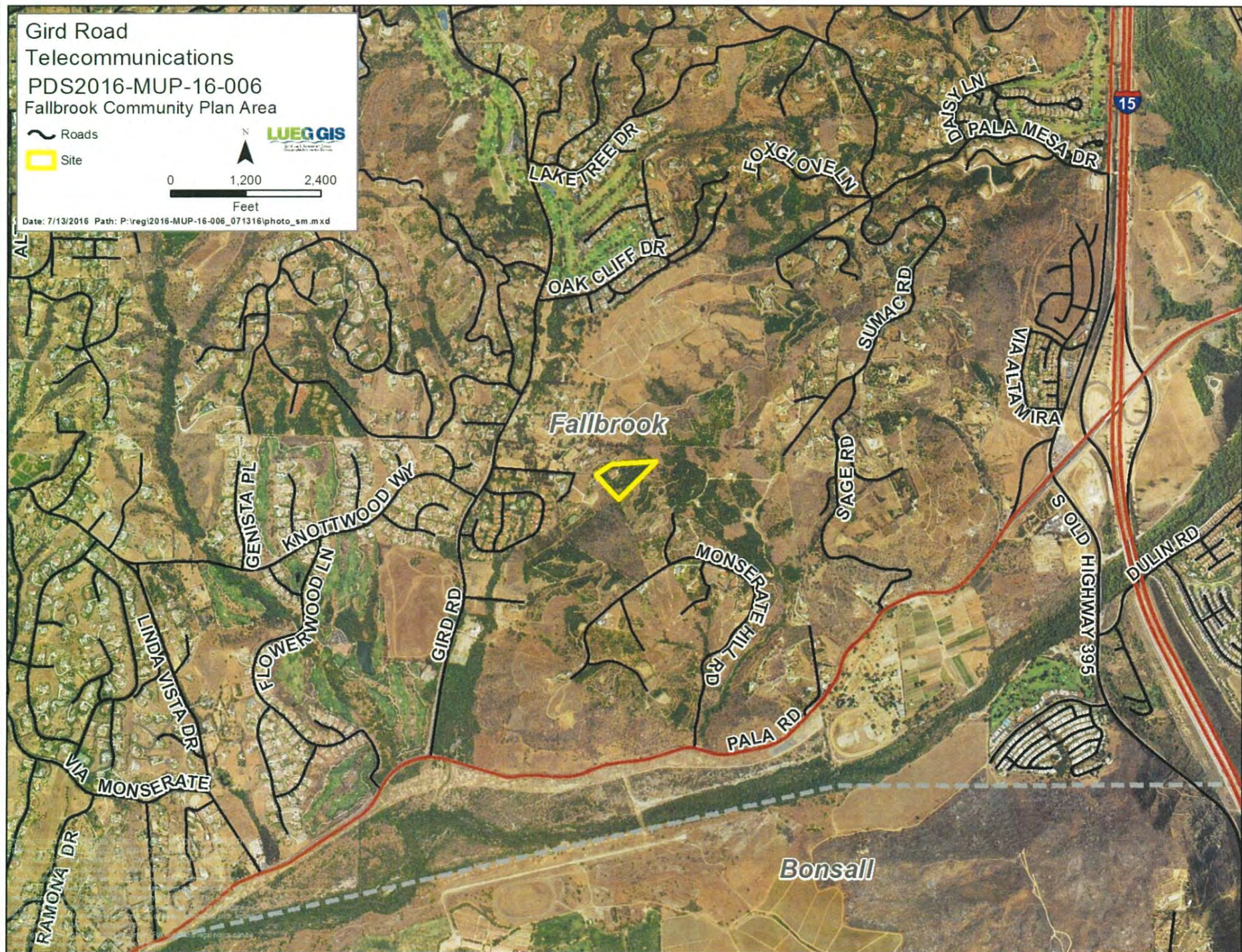
□ Site

LUEGGIS

0 1,200 2,400

Feet

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Gird Road
Telecommunications
2 Mile Radius Map
Fallbrook Community Plan Area

Site

2 Mile Radius

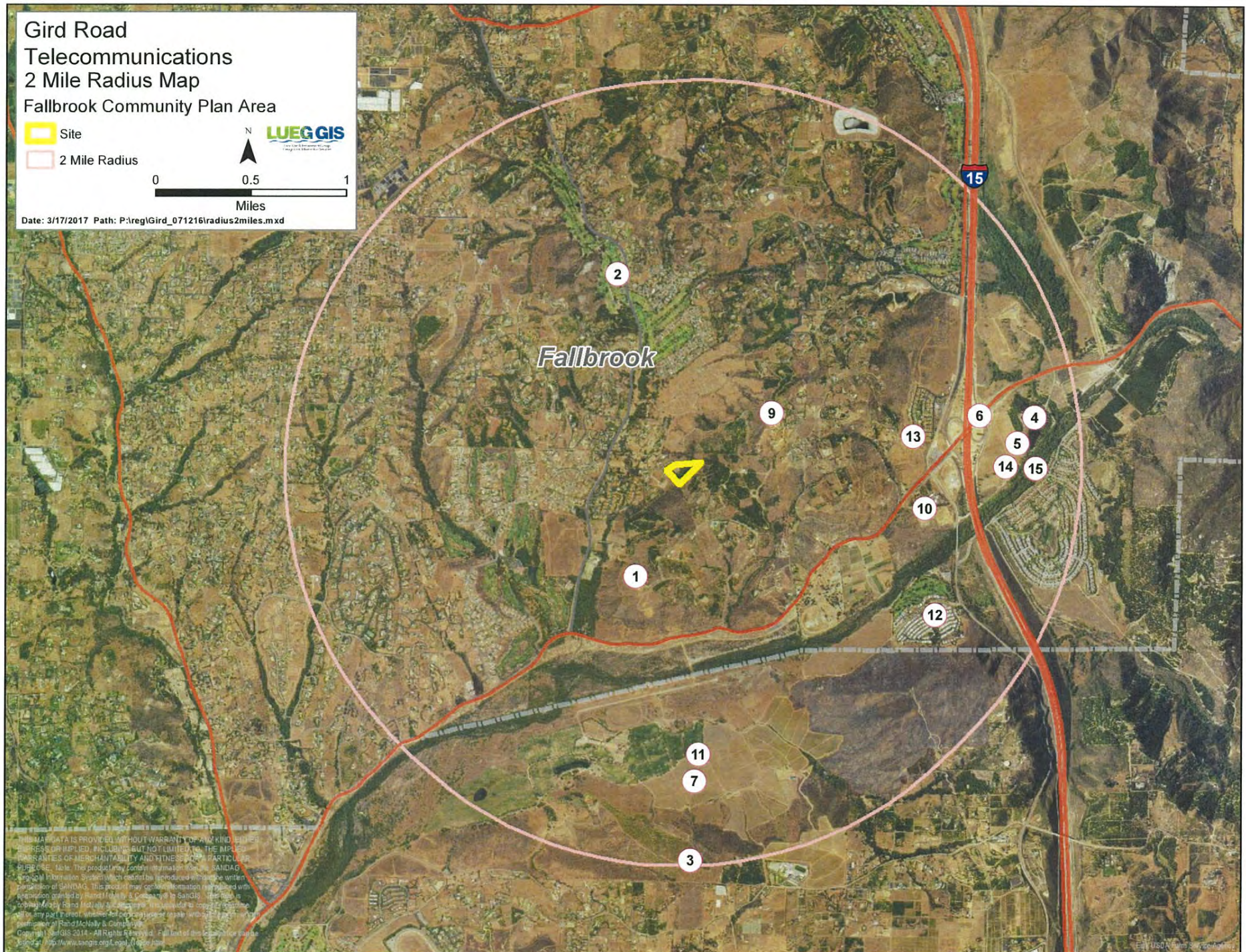


LUEGGIS

0 0.5 1

Miles

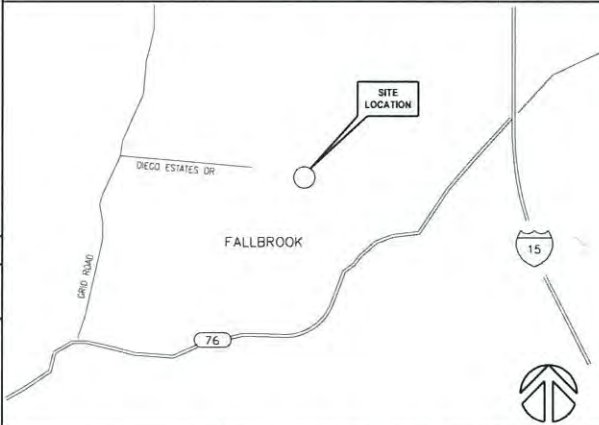


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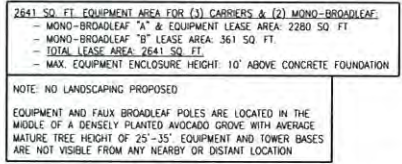




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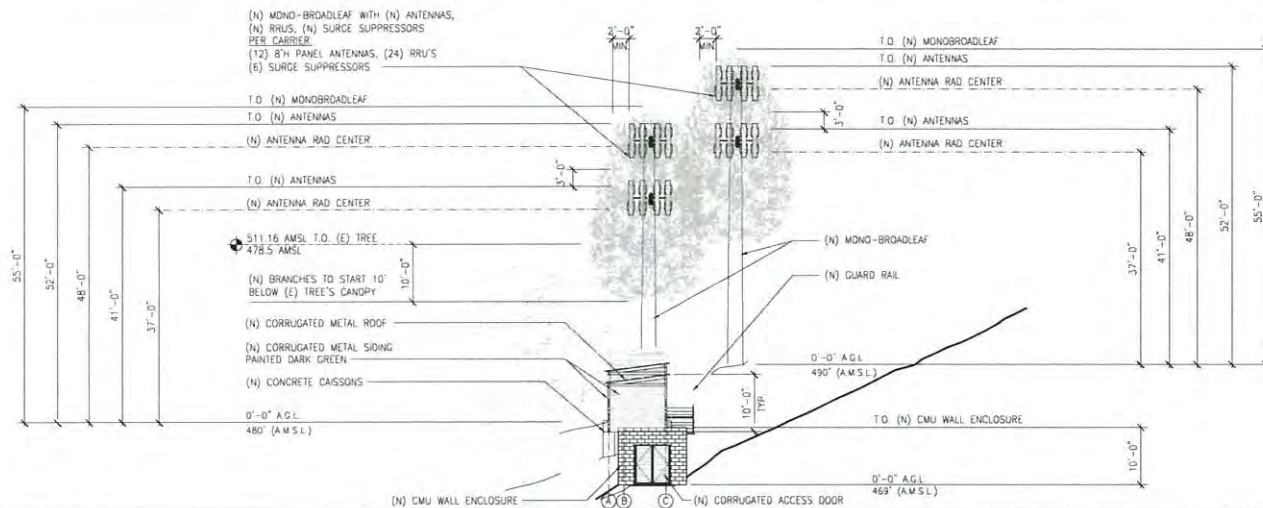
SITE NAME: GIRD ROAD

DRAWING INDEX		REV.	DIRECTIONS	DEVELOPMENT SUMMARY	
T01	TITLE SHEET	5	FROM TELESPAN COMMUNICATIONS, LLC OFFICE: 1 DEPART STATE ST TOWARD N. LA CUMBRE RD 2 TURN LEFT ONTO S. LA CUMBRE RD 3 TAKE RAMP LEFT AND FOLLOW SIGNS FOR US-101 SOUTH 4 KEEP LEFT ONTO CA-134 E 5 KEEP STRAIGHT ONTO I-210 E 6 AT EXIT 45, TAKE RAMP RIGHT FOR CA-57 SOUTH TOWARD SANTA ANA 7 AT EXIT 22C, TAKE RAMP RIGHT FOR CA-71 TOWARD CORONA 8 TAKE RAMP FOR CA-91 E 9 TAKE RAMP RIGHT FOR I-15 SOUTH TOWARD SAN DIEGO 10 AT EXIT 46, TAKE RAMP RIGHT FOR CA-76 TOWARD PALA / OCEANSIDE 11 TURN RIGHT ONTO CA-76 / PALA RD 12 TURN RIGHT ONTO GIRD RD 13 TURN RIGHT ONTO DIEGO ESTATES DR 14 ARRIVE AT DIEGO ESTATES DR	PROJECT SCOPE OF WORK: THIS PROJECT ENTAILS THE INSTALLATION OF: 1. (2) CO-LOCATABLE 55'H MONO-BROADLEAF 2. EQUIPMENT AREA FOR (3) CARRIERS & (2) MONO-BROADLEAF - MONO-BROADLEAF "A" & EQUIPMENT LEASE AREA 2280 SQ. FT. - MONO-BROADLEAF "B" LEASE AREA 361 SQ. FT. - TOTAL LEASE AREA 2641 SQ. FT. - MAX. EQUIPMENT ENCLOSURE HEIGHT: 10' ABOVE CONCRETE FOUNDATION 3. 900 FEET LONG FOR POWER & TELCO TRENCHING 4. NO NEW LANDSCAPING PROPOSED TOTAL LOT AREA 278,812 SQ. FT. TOTAL EXISTING IMPERVIOUS AREA 6585 SQ. FT. TOTAL NEW IMPERVIOUS AREA 2733 SQ. FT.	
A01	SITE PLAN	5			
A02	PARTIAL ENLARGED SITE PLAN	5			
A03	ELEVATIONS	5			
A04	ELEVATIONS	5			
C01	BMP PLAN	5			
C02	IMPERVIOUS AREA PLAN	5			
L01	LANDSCAPING PLAN	5			
LS1	TOPOGRAPHIC SURVEY	0			
LS2	TOPOGRAPHIC SURVEY	0			
LS3	TOPOGRAPHIC SURVEY	0			
LS4	TOPOGRAPHIC SURVEY	0			
12 SHEETS TOTAL					
CODE COMPLIANCE ** NOTE: ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THESE CODES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. 2016 CALIFORNIA ADMINISTRATIVE CODE (CAC) 2. 2016 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 3. 2016 CALIFORNIA ELECTRICAL CODE 4. 2016 CALIFORNIA MECHANICAL CODE (CMC) 5. 2016 CALIFORNIA ENERGY CODE 6. 2016 CALIFORNIA FIRE CODE (CFC) 7. 2016 CALIFORNIA GREEN CODE 8. 2016 CALIFORNIA REFERENCES STANDARDS CODE				VICINITY MAP 	
			PROPERTY INFORMATION: LEGAL DESCRIPTION: SUBD. RANCHO DIEGO UNIT #1 PM04268 PAR 4 PARCEL "A" METES AND BOUNDS LEGAL DESCRIPTION OF SITE AND BOTH TOWERS (ALL TOGETHER IS FINE) PARCEL "B" METES AND BOUNDS LEGAL DESCRIPTION OF ACCESS FROM PUBLIC HIGH TO SITE PARCEL "C" METES AND BOUNDS LEGAL DESCRIPTION OF UTILITY ROUTE FROM LAST POLE ON DIEGO ESTATES TO SITE. ASSESSOR PARCEL NUMBER 124-340-21-00 LEASE AREA 2641 SQ. FT. PROPERTY OWNER: OWNER GREENWOOD TRUST ADDRESS 3552 DIEGO ESTATES DR. FALLBROOK, CA 92028 PROJECT OWNER/APPLICANT: TELESPAN COMMUNICATIONS, LLC 3888 STATE ST SUITE 204 SANTA BARBARA, CA 93105 CONTACT TIM COTTER PHONE (805) 451-6283		
			BUILDING CODE INFORMATION: PROPOSED STRUCTURE U (TELECOMMUNICATION) OCCUPANCY = U CONSTRUCTION TYPE = N/A SPRINKLER SYSTEM = ZONING INFORMATION: JURISDICTION COUNTY OF SAN DIEGO ZONING DESIGNATION A-70 PROJECT TEAM: CONSTRUCTION: TIM HENON (505) 519-8591 PHONE: SITE ACQUISITION: TIM HENON (505) 519-8591 PHONE: PLANNING: TIM HENON (505) 519-8591 PHONE: ARCHITECT: D.K. DO, RA (949) 475-1000		
			SW POLE: LATITUDE: N 33°19'41.19" LONGITUDE: W 117°11'04.61" NE POLE: LATITUDE: N 33°19'41.45" LONGITUDE: W 117°11'03.92" TOP OF (N) STRUCTURE (SW POLE) 55' AGL BASE OF STRUCTURE 480' (A.M.S.L.) TOP OF (N) STRUCTURE (NE POLE) 55' AGL BASE OF STRUCTURE 490' (A.M.S.L.)		
				GIRD ROAD 3552 DIEGO ESTATES DRIVE FALLBROOK, CA 92028	
		DCI PACIFIC A/E/C WORKS ARCHITECTURE ENGINEERING CONSULTING 82 EXECUTIVE PARK ESTATE 118 IRVINE CA 92618		3. 02/29/17 INCORPORATE UTILITY EXCHANGES 4. 12/06/16 INCORPORATE PLANNING & DEVELOPMENT COMMENTS 5. 09/12/16 INCORPORATE COMMUNITY PLANNING COMMENTS 6. 07/28/16 INCORPORATE COMMUNITY PLANNING COMMENTS 7. 06/29/16 ADDED IMPERVIOUS & IMPERVIOUS AREA PLAN NO. DATE REVISIONS SCALE AS SHOWN DESIGNED DRAWN BY CHK APPR	
				SHEET TITLE TITLE SHEET T01	



	SCALE:		1
NORTH	1"=40'-0"	0 10' 20' 40'	

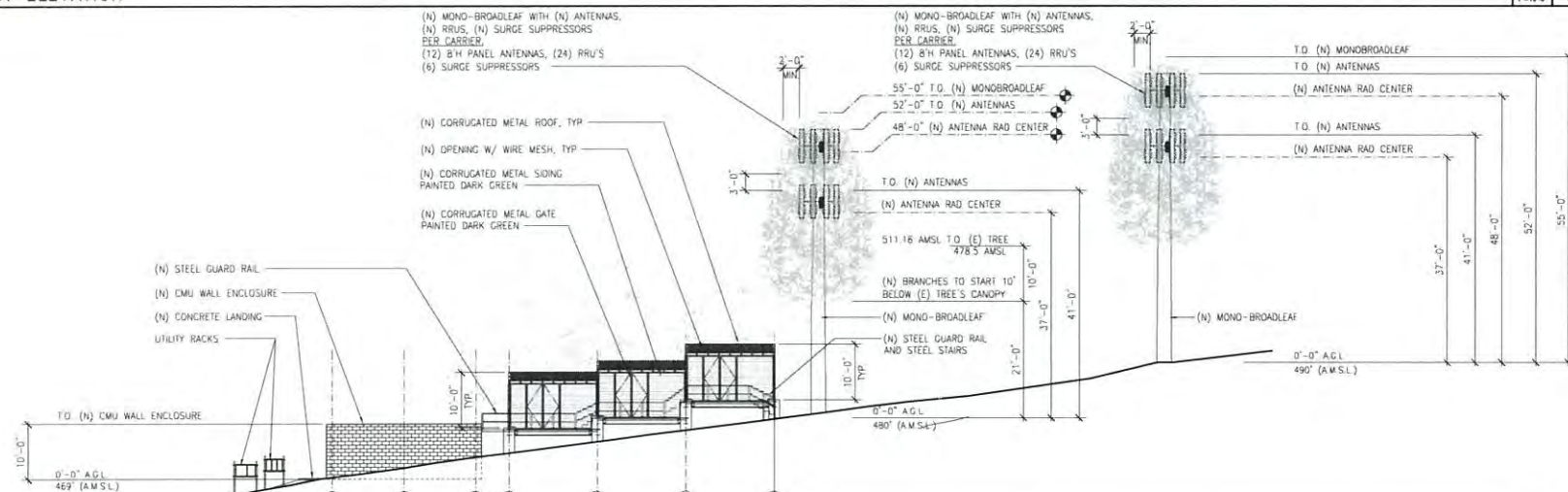




SOUTHWEST ELEVATION

SCALE: 1"=10'-0"
0 5' 10'

2



SOUTHEAST ELEVATION

SCALE: 1"=10'-0"
0 5' 10'

1

TeleSpan

DePratti Inc.

GIRD ROAD
3552 DIEGO ESTATES DRIVE
FALLBROOK, CA 92028

DCI PACIFIC
A/E/C WORKS

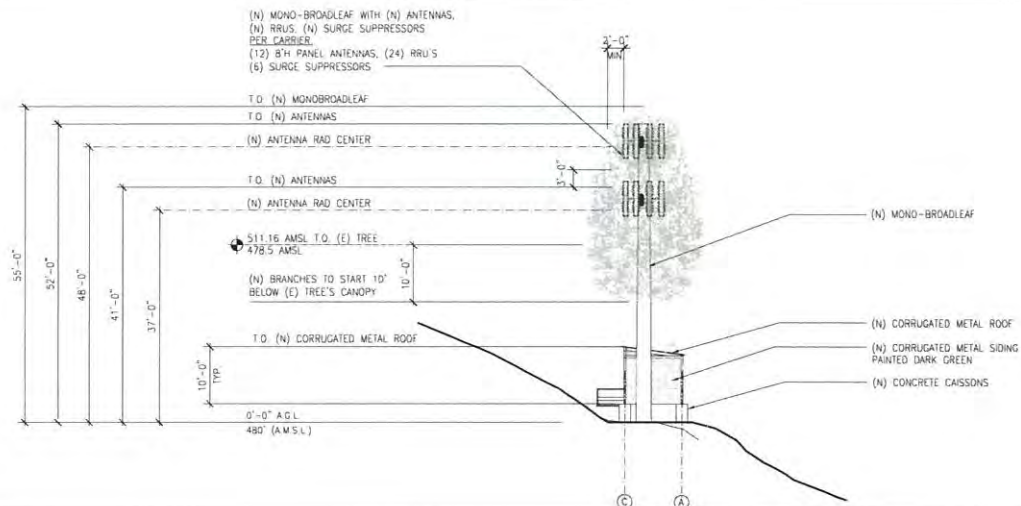
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

5	02/20/17	INCORPORATE UTILITY EASEMENTS	MM	BOX	OKD
4	12/29/16	INCORPORATE PLANNING & DEVELOPMENT COMMENTS	MM	BOX	OKD
3	09/12/16	INCORPORATE COMMUNITY PLANNING COMMENTS	MM	BOX	OKD
2	07/26/16	INCORPORATE COMMUNITY PLANNING COMMENTS	MM	BOX	OKD
1	06/28/16	ADDED PERVIOUS & IMPERVIOUS AREA PLAN	MM	BOX	OKD
NO	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED		DRAWN	

ELEVATIONS

A03

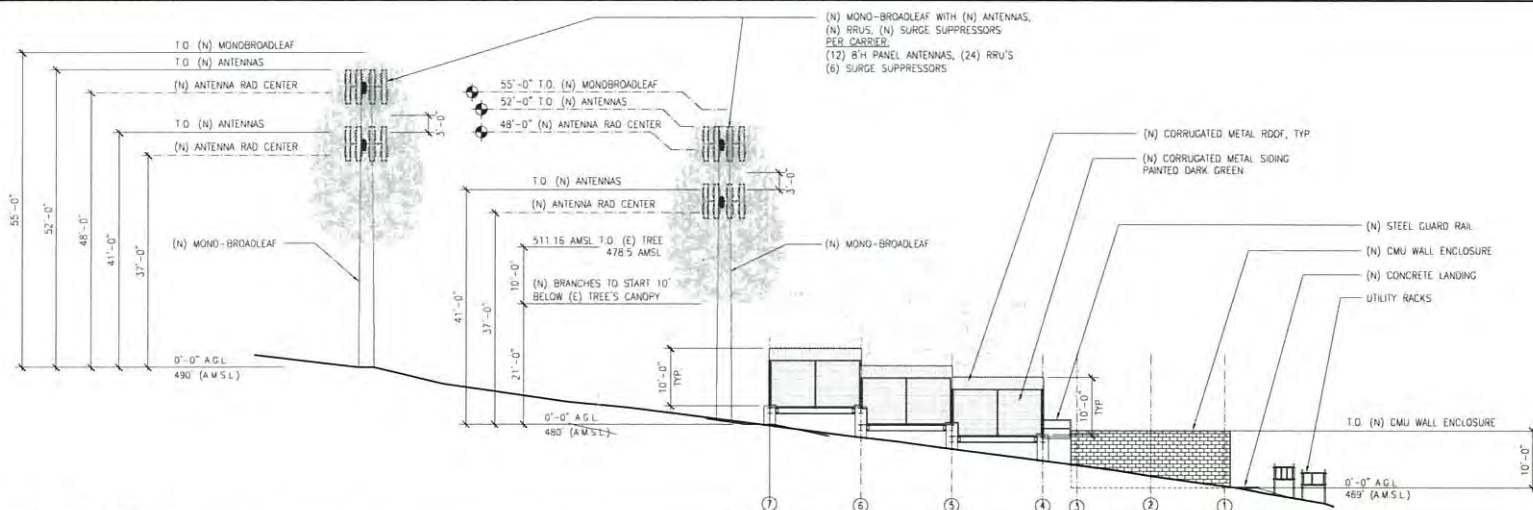
RECEIVED PLSD 30' 30' NOT SCALE THIS DRAWING



NORTHEAST ELEVATION

SCALE: 1"=10'-0"
0 5' 10'

2



NORTHWEST ELEVATION

SCALE: 1"=10'-0"
0 5' 10'

1



GIRD ROAD
3552 DIEGO ESTATES DRIVE
FALLBROOK, CA 92028

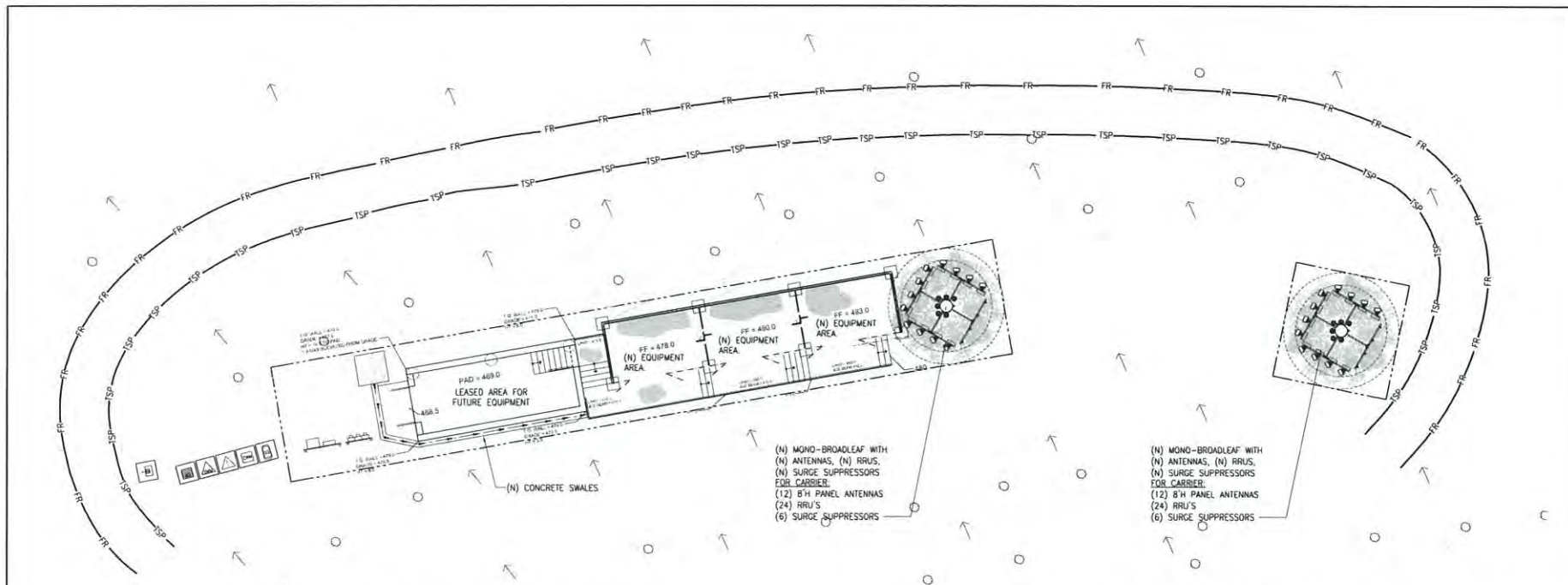
DCI PACIFIC
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
22 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

NO	DATE	REVISIONS	BY	CHK	APP'D
5	02/20/17	INCORPORATE UTILITY EASEMENTS	HHH	BOH	DKD
4	12/06/16	INCORPORATE PLANNING & DEVELOPMENT COMMENTS	HHH	BOH	DKD
3	09/12/16	INCORPORATE COMMUNITY PLANNING COMMENTS	HHH	BOH	DKD
2	07/28/16	INCORPORATE COMMUNITY PLANNING COMMENTS	HHH	BOH	DKD
1	06/29/16	ADDED PERVIOUS & IMPERVIOUS AREA PLAN	HHH	BOH	DKD
			BY	CHK	APP'D

SCALE: AS SHOWN DESIGNED DRAWN

SHEET TITLE	SHEET NUMBER
ELEVATIONS	A04



STORM WATER QUALITY NOTES

INVESTIGATIONS & ENFORCEMENT

THE PROGRAM CONDUCTS INVESTIGATIONS OF ILLEGAL POLLUTANT DISCHARGES BY RESIDENTS, BUSINESSES AND PUBLIC AGENCIES INTO THE CITY'S STORM WATER CONVEYANCE SYSTEM. THIS INCLUDES RESPONDING TO REPORTS THAT COME IN VIA THE STORM WATER POLLUTION HOTLINE, THE REGIONAL REPORTING HOTLINE, AND FROM ACTIVITIES OBSERVED BY STAFF WHILE PATROLLING THEIR ASSIGNED AREA. THE PROGRAM ALSO PREPARES CASES FOR CIVIL PENALTY HEARINGS BEFORE AN ADMINISTRATIVE LAW JUDGE.

PUBLIC EDUCATION & TRAINING SECTION

THE PROGRAM CREATES AND CONDUCTS STORM WATER POLLUTION PREVENTION PUBLIC EDUCATION AND OUTREACH TO MORE THAN 1.2 MILLION RESIDENTS, 70,000 BUSINESSES, AND GOVERNMENT AGENCIES OPERATING IN THE CITY LIMITS. THE PROGRAM ALSO EDUCATES AND TRAINS CITY STAFF ON THE CITY'S STORM DRAIN COLLECTION SYSTEM, THE POLLUTANTS THAT CAUSE BEACH CLOSURES AND THE BEHAVIORS THEY CAN ADOPT AT WORK AND AT HOME TO IMPROVE THE WATER QUALITY OF SAN DIEGO'S BEACHES, BAYS AND WATERSHEDS.

WATERSHED COORDINATION

THE PROGRAM WORKS TO IMPROVE SAN DIEGO'S WATERSHEDS AND ECO-SYSTEMS, BY CHANGING THE WAY DEVELOPMENT IS CONCEIVED, DESIGNED AND PERMITTED IN THE CITY OF SAN DIEGO. THE PROGRAM LEADS A CITYWIDE EFFORT TO RETOOL AND RECONFIGURE EXISTING POLICIES, PROCEDURES AND DEVELOPMENT PERMITS TO INCORPORATE PRO-ACTIVE STORM WATER POLLUTION PREVENTION STRATEGIES.

RECEIVING WATER MONITORING

THE PROGRAM SAMPLES, MONITORS AND RECORDS THE HEALTH OF RECREATIONAL WATERS THROUGHOUT THE CITY OF SAN DIEGO. THE DATA ACCUMULATED WILL ASSIST THE CITY IN SETTING PRIORITIES, DETERMINING APPROPRIATE REMEDIES AND IDENTIFYING EDUCATION.

ENGINEERING BEST MANAGEMENT PRACTICES DEVELOPMENT

THE PROGRAM DEVELOPS CITYWIDE STANDARDS FOR ON-SITE STORM WATER POLLUTION PREVENTION PRACTICES AND ACTIVITIES AT PUBLIC AND PRIVATE CONSTRUCTION SITES. IT ALSO WORKS WITH THE CONSTRUCTION AND DEVELOPMENT INDUSTRY TO SHARE INFORMATION ON "BEST MANAGEMENT PRACTICES" AND ENGINEERING DESIGN STRATEGIES THAT WILL REDUCE AND PREVENT SEDIMENT, EROSION AND OTHER CONSTRUCTION DISCHARGES FROM ENTERING THE CITY'S STORM DRAIN COLLECTION SYSTEM.

ADMINISTRATIVE SUPPORT

THIS SECTION IS RESPONSIBLE FOR TRACKING AND RECORDING PROGRAM ACHIEVEMENTS IN ALL AREAS, OVERSEEING THE FINANCIAL MANAGEMENT FUNCTIONS FOR THE DIVISION; PRODUCING THE ANNUAL REGIONAL WATER QUALITY CONTROL BOARD REPORT; AND PROVIDING CUSTOMER SERVICE BY ANSWERING THE CITY'S STORM WATER HOTLINE (235-1000) FOR DISCHARGES WITHIN THE CITY OF SAN DIEGO AND PROVIDING INFORMATION TO THE PUBLIC ON A VARIETY OF STORM WATER TOPICS.

LEGEND BEST MANAGEMENT PROTECTION

LEGEND BEST MANAGEMENT PROTECTION		
DESCRIPTION	QUANTITY	SYMBOL
MATERIAL DELIVERY AND STORAGE	WM-1	1 EA
SOLID WASTE MANAGEMENT	WM-5	1 EA
HAZARDOUS WASTE MANAGEMENT	WM-6	1 EA
CONCRETE WASTE MANAGEMENT	WM-8	1 EA
SANITARY/SEPTIC WASTE MANAGEMENT	WM-9	1 EA
ENTRANCE/OUTLET TIRE WASH	TC-3	1 EA
FIBER ROLLS	SC-5	N/A
HYDROSEEDING (SUMMER)	SS-4	N/A
DIRECTION OF SURFACE FLOW	N/A	FR, TSP

BMP/PLOT PLAN



GIRD ROAD
3552 DIEGO ESTATES DRIVE
FALLBROOK, CA 92028

DCI PACIFIC
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

5	02/20/17	INCORPORATE UTILITY ELEMENTS	HH	BD	DD
4	12/08/16	INCORPORATE PLANNING & DEVELOPMENT COMMENTS	HH	BD	DD
3	09/12/16	INCORPORATE COMMUNITY PLANNING COMMENTS	HH	BD	DD
2	07/28/16	INCORPORATE COMMUNITY PLANNING COMMENTS	HH	BD	DD
1	06/23/16	ADDED PERVIOUS & IMPERVIOUS AREA PLAN	HH	BD	DD
NO	DATE	REVISIONS	BY	CHK	APP
SCALE	AS SHOWN	DESIGNED	DRIVEN		

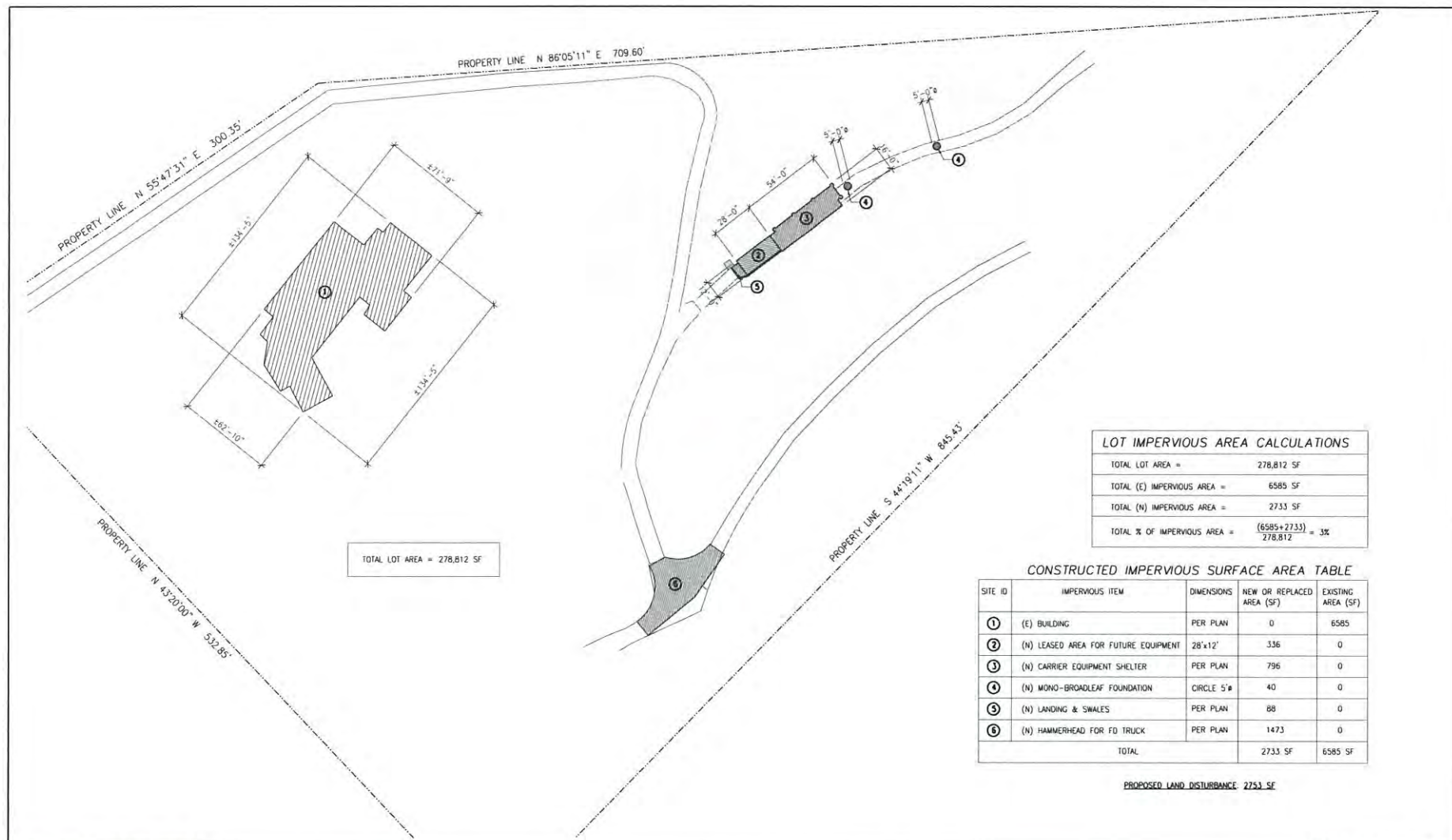
SCALE: 1/8"=1'-0"

SHEET TITLE

SHEET NUMBER

BMP/PLOT PLAN

C01



IMPERVIOUS AREA PLAN

TeleSpan

DePratti Inc.

GIRD ROAD
3552 DIEGO ESTATES DRIVE
FALLBROOK, CA 92028DCI PACIFIC
A/E/C WORKSARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

5	02/20/17	INCORPORATE UTILITY EASEMENTS	HH	BOH	DKD
4	12/08/16	INCORPORATE PLANNING & DEVELOPMENT COMMENTS	HH	BOH	DKD
3	09/12/16	INCORPORATE COMMUNITY PLANNING COMMENTS	HH	BOH	DKD
2	07/26/16	INCORPORATE COMMUNITY PLANNING COMMENTS	HH	BOH	DKD
1	06/29/16	ADDED PERVIOUS & IMPERVIOUS AREA PLAN	HH	BOH	DKD
NO	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED		DRAWN	

SCALE: 1"=30' 4"

IMPERVIOUS AREA
PLAN

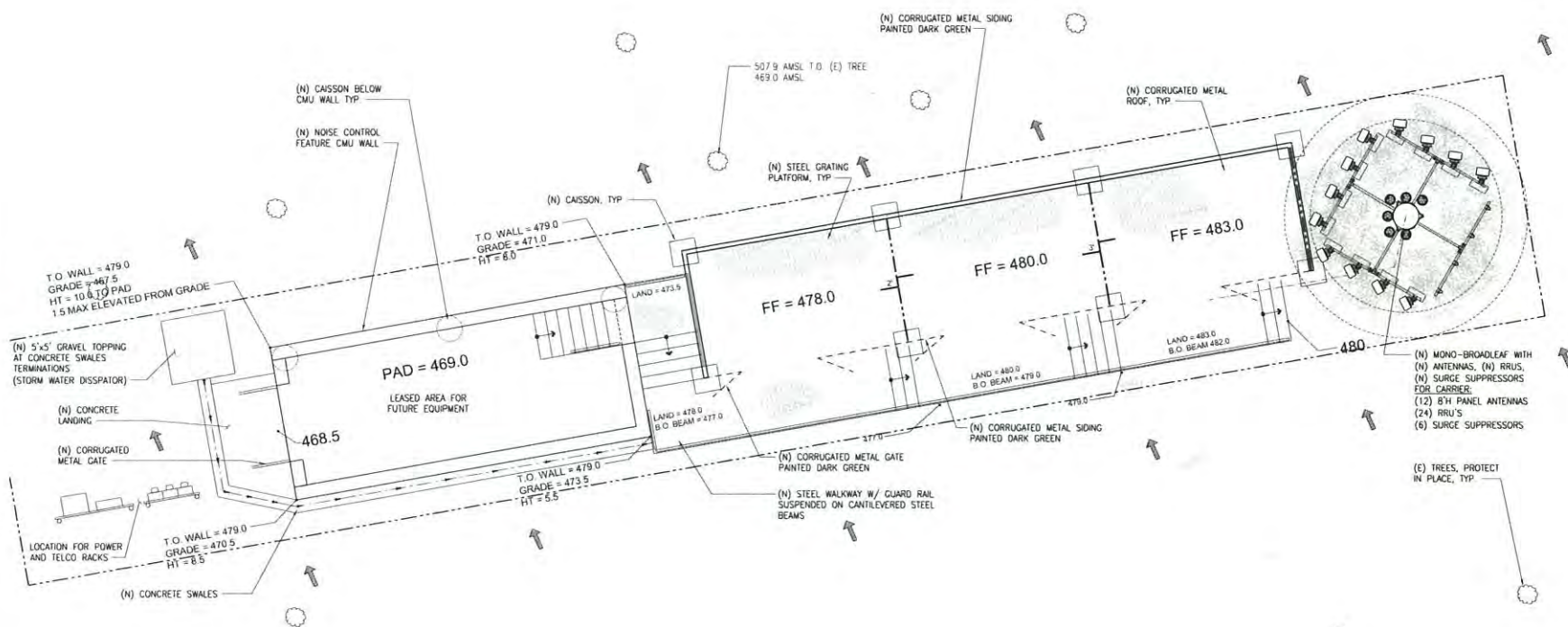
C02

SHEET TITLE

SHEET NUMBER

1

EQUIPMENT AND FAUX BROADLEAF POLES ARE LOCATED IN THE MIDDLE OF A DENSELY PLANTED AVOCADO GROVE WITH AVERAGE MATURE TREE HEIGHT OF 25'-35'. EQUIPMENT AND TOWER BASES ARE NOT VISIBLE FROM ANY NEARBY OR DISTANT LOCATION



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

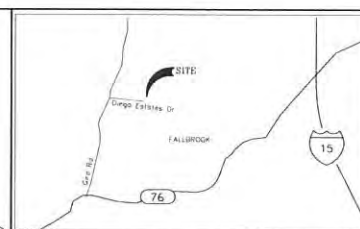
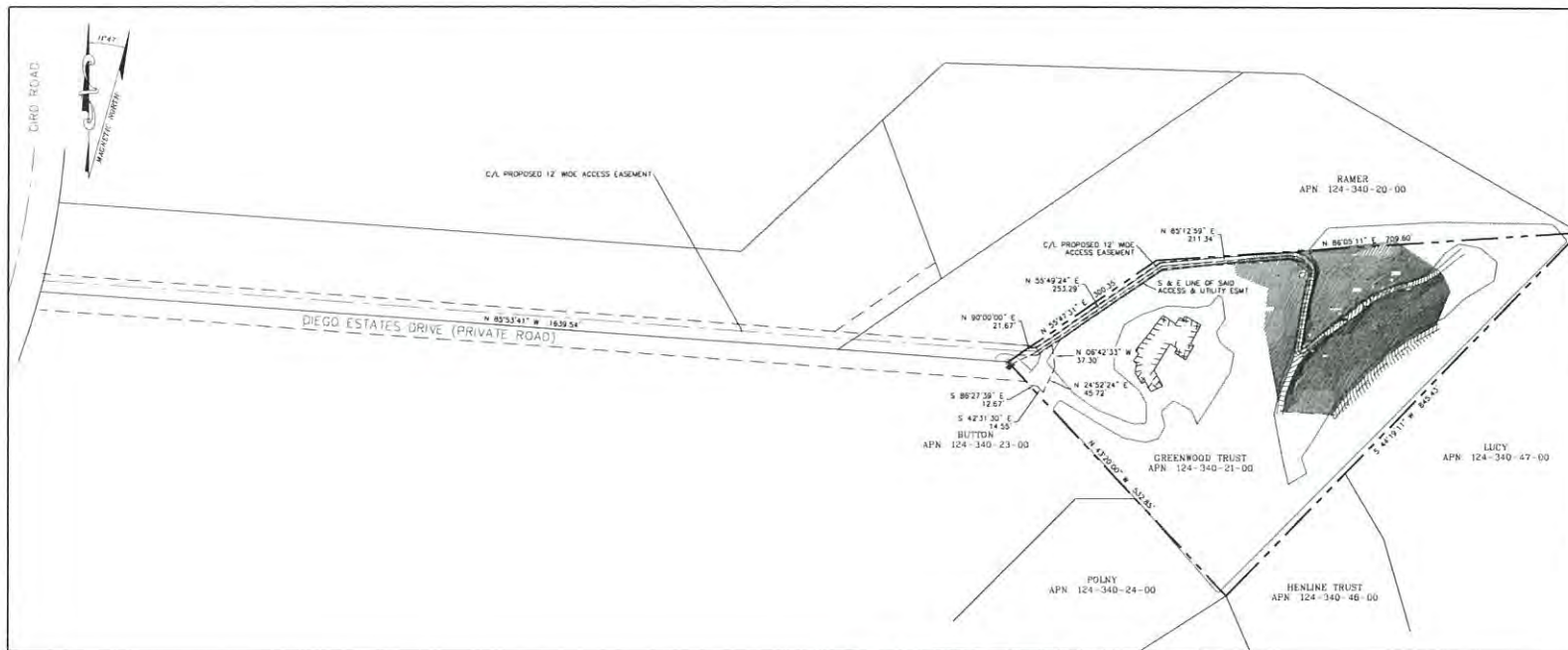


DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

3	02/20/17	INCORPORATE UTILITY EASEMENTS	191	BOB	DA
4	12/08/16	INCORPORATE PLANNING & DEVELOPMENT COMMENTS	191	BOB	DA
3	09/12/16	INCORPORATE COMMUNITY PLANNING COMMENTS	191	BOB	DA
2	07/26/16	INCORPORATE COMMUNITY PLANNING COMMENTS	191	BOB	DA
1	06/29/16	ADDED PERVIOUS & IMPERVIOUS AREA PLAN	191	BOB	DA
NO.	DATE	REVISIONS		BY	CHK
SCALE AS SHOWN		DESIGNED	DRAWN		

L01



VICINITY MAP

LEGEND

These standard symbols will be found in the drawing.

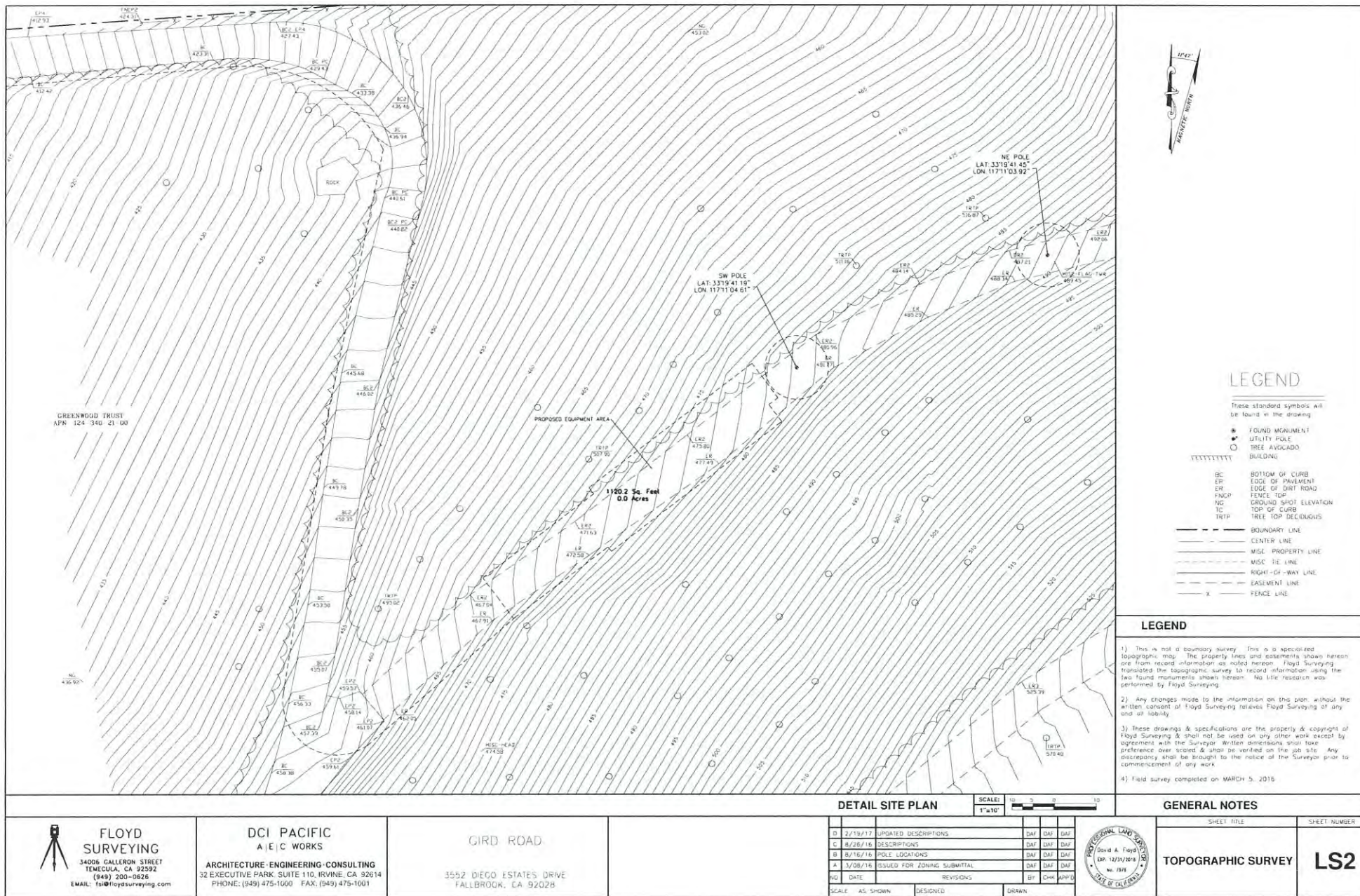
- FOUND MONUMENT
- UTILITY POLE
- TREE AVOCADO
- BUILDING
- BC BOTTOM OF CURB
- EP EDGE OF PAVEMENT
- ER EDGE OF DIRT ROAD
- FENC TOP FENCE TOP
- NO GROUND SPOT ELEVATION
- TC TOP OF CURB
- TRIP TREE TOP DECIDUOUS
- BOUNDARY LINE
- CENTER LINE
- MISC PROPERTY LINE
- MISC FE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE

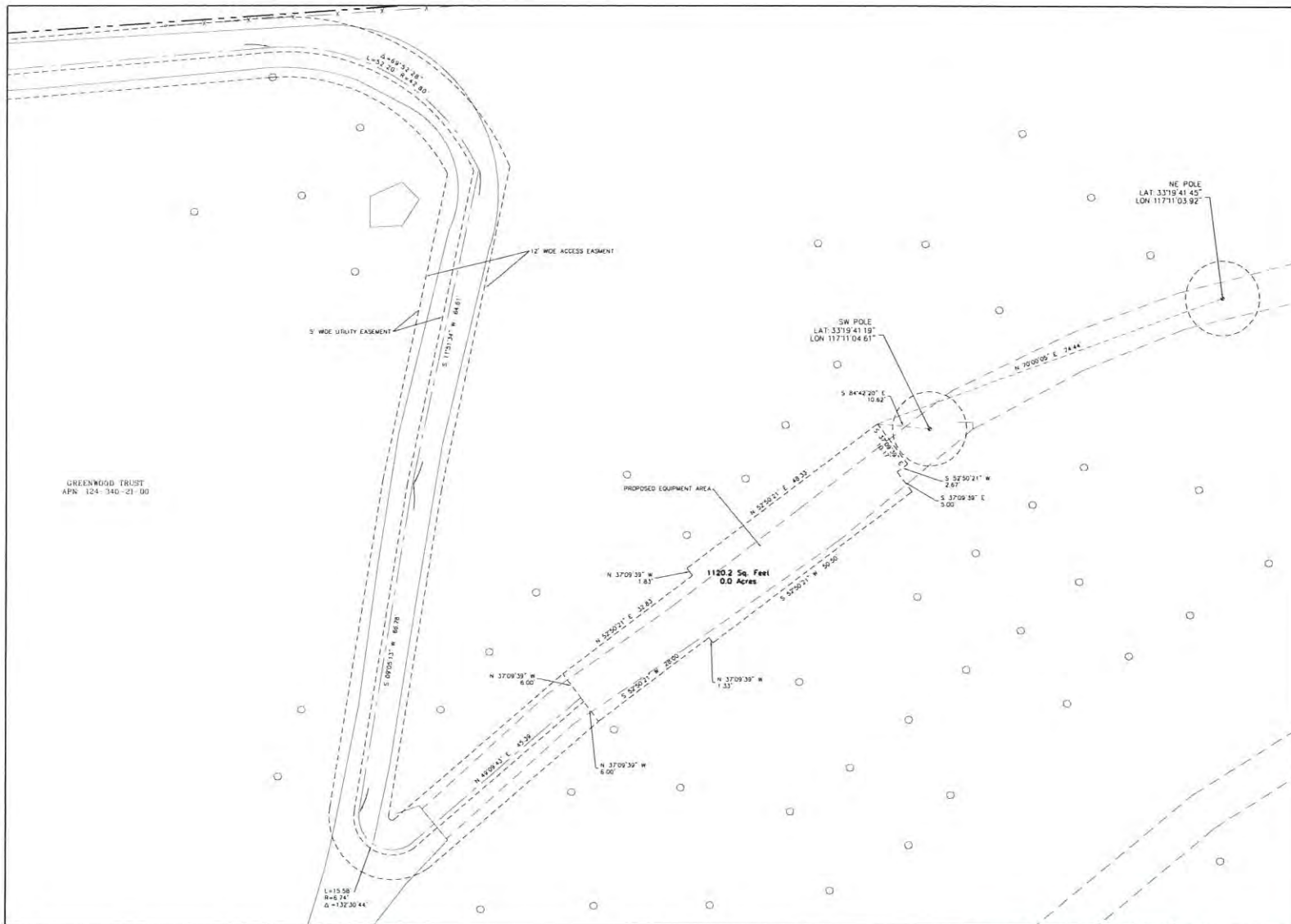
LEGEND

- This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown herein are from record information as noted herein. Floyd Surveying transmitted the topographic survey to record information using the two found monuments shown herein. No title research was performed by Floyd Surveying.
- Any changes made to the information on this plan, without the written consent of Floyd Surveying, renders Floyd Surveying of any and all liability.
- These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- Field survey completed on March 5, 2016.

OVERALL SITE PLAN		SCALE: 1"=100'
(WAITING FOR TITLE)	(WAITING FOR TITLE)	SEE PAGE 154
OWNER'S NAME: GREENWOOD TRUST		ASSESSOR'S PARCEL NUMBER(S): 124-340-21-00
BASIS OF BEARINGS (NAD83, EPOCH 2010) THE BEARINGS SHOWN HEREIN ARE BASED CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 6 AS DETERMINED BY GPS OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE BASIS OF ELEVATIONS: NAVD 1988 ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) MONP. ELEVATION = 6152.68' AND 2) PATS. ELEVATION = 37.07' WITH GEOID 2012 CORRECTIONS APPLIED.		
SITE DATA FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program, County, San Diego Effective Date: 5/15/2012 Map/Panel: 06073C0485G The Flood Zone Designation for this site is: ZONE X		

PROPERTY LEGAL DESCRIPTION	TITLE REPORT NOTES	PROPOSED EASEMENTS	FEMA FLOOD ZONE INFORMATION	GENERAL NOTES																																		
FLOYD SURVEYING 3400S GALLERON STREET TEMECULA, CA 92592 (949) 200-0626 EMAIL: fs@floydsurveying.com	DCI PACIFIC A E C WORKS ARCHITECTURE-ENGINEERING-CONSULTING 32 EXECUTIVE PARK, SUITE 110, RIVINE, CA 92514 PHONE: (949) 475-1000 FAX: (949) 475-1001	GIRD ROAD 3552 DIEGO ESTATES DRIVE FALLBROOK, CA 92028	<table border="1"> <tr> <th>NO</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>CHK</th> <th>APP'D</th> </tr> <tr> <td>D</td> <td>2/19/17</td> <td>UPDATED DESCRIPTIONS</td> <td>DAF</td> <td>DAF</td> <td>DAF</td> </tr> <tr> <td>C</td> <td>8/26/16</td> <td>DESCRIPTIONS</td> <td>DAF</td> <td>DAF</td> <td>DAF</td> </tr> <tr> <td>B</td> <td>8/16/16</td> <td>POLE LOCATIONS</td> <td>DAF</td> <td>DAF</td> <td>DAF</td> </tr> <tr> <td>A</td> <td>3/08/16</td> <td>ISSUES FOR ZONING SUBMITTAL</td> <td>DAF</td> <td>DAF</td> <td>DAF</td> </tr> </table>	NO	DATE	REVISIONS	BY	CHK	APP'D	D	2/19/17	UPDATED DESCRIPTIONS	DAF	DAF	DAF	C	8/26/16	DESCRIPTIONS	DAF	DAF	DAF	B	8/16/16	POLE LOCATIONS	DAF	DAF	DAF	A	3/08/16	ISSUES FOR ZONING SUBMITTAL	DAF	DAF	DAF	<table border="1"> <tr> <th>SHEET TITLE</th> <th>SHEET NUMBER</th> </tr> <tr> <td>TOPOGRAPHIC SURVEY</td> <td>LS1</td> </tr> </table>	SHEET TITLE	SHEET NUMBER	TOPOGRAPHIC SURVEY	LS1
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LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- UTILITY POLE
- TREE AUGUADO
- BUILDING
- BC BOTTOM OF CURB
- EP EDGE OF PAVEMENT
- ER EDGE OF DIRT ROAD
- FENCIP FENCE TOP
- FSG GROUND SPOT ELEVATION
- TC TOP OF CURB
- TRIF TREE TOP DECIDUOUS

- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. THE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE

LEGEND

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. has conducted the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. shall be void and of no effect.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. and shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on MARCH 5, 2016.

DETAIL SITE PLAN

SCALE: 1"=10'

GENERAL NOTES

D	2/19/17	UPDATED DESCRIPTIONS	DAF	DAF	DAF
C	8/26/16	DESCRIPTIONS	DAF	DAF	DAF
B	8/16/16	POLE LOCATIONS	DAF	DAF	DAF
A	3/08/16	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF
NO	DATE	REVISIONS	BY	CHK	APP
SCALE	AS SHOWN	DESIGNED		DRAWN	



TOPOGRAPHIC SURVEY

LS3

FLOYD SURVEYING
34006 GALLERON STREET
TEMECULA, CA 92592
(949) 200-0826
EMAIL: floyd@floydsurveying.com

DCI PACIFIC
A|E|C WORKS
ARCHITECTURE-ENGINEERING-CONSULTING
32 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614
PHONE: (949) 475-1600 FAX: (949) 475-1001

GIRD ROAD
3552 DIEGO ESTATE'S DRIVE
FALLBROOK, CA 92028

ACCESS EASEMENT

AN EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 12.00 FEET WIDE OVER A PORTION OF PARCEL 4 OF PARCEL MAP NO. 4269, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 28, 1975 AS FILE NO. 75-335571 OF OFFICIAL RECORDS, THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID PARCEL 4, THENCE ALONG THE NORTHWEST LINE OF SAID PARCEL 4, NORTH 33°47'31" EAST, A DISTANCE OF 30.89 FEET TO THE POINT OF BEGINNING, THENCE EAST, A DISTANCE OF 215.7 FEET, THENCE, NORTH 55°49'24" EAST, A DISTANCE OF 253.29 FEET, THENCE, NORTH 85°12'59" EAST, A DISTANCE OF 211.39 FEET TO THE BEGINNING OF A CURVE CONCAVING TO THE SOUTHWEST WITH A RADIUS OF 42.80 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 52.20 FEET AND THROUGH A CENTRAL ANGLE OF 69°52'28", THENCE, NON-TANGENT TO SAID CURVE, SOUTH 11°51'34" WEST, A DISTANCE OF 54.61 FEET, THENCE, SOUTH 09°03'13" WEST, A DISTANCE OF 66.78 FEET TO THE BEGINNING OF A CURVE CONCAVING TO THE NORTH WITH A RADIUS OF 6.14 FEET, THENCE, SOUTH & NORTHEAST ALONG SAID CURVE, A DISTANCE OF 15.58 FEET AND THROUGH A CENTRAL ANGLE OF 132°30'44", THENCE, NON-TANGENT TO SAID CURVE, NORTH 49°09'43" EAST, A DISTANCE OF 45.39 FEET TO A POINT HEREIN AFTER KNOWN AS POINT A, SAID POINT BEING THE POINT OF TERMINATION.

TOGETHER A STRIP OF LAND 12.00 FEET WIDE, OVER A PORTION OF SAID PARCEL MAP NO. 4269, BEGINNING AT THE BEFORE MENTIONED POINT OF BEGINNING, THENCE, NORTH 85°53'41" WEST, A DISTANCE OF 1639.94 FEET TO THE POINT OF TERMINATION WHICH IS ON THE EASTERLY RIGHT-OF-WAY LINE OF GIRD ROAD.

POWER/TELE EASEMENT

AN EASEMENT FOR UTILITY PURPOSES OVER A STRIP OF LAND 5.00 FEET WIDE, OVER A PORTION OF SAID PARCEL 4, THE SOUTHERLY AND EASTERLY LINES OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF SAID PARCEL 4, THENCE, ALONG THE SOUTHWEST LINE OF SAID PARCEL 4, SOUTH 43°20'00" EAST, A DISTANCE OF 53.29 FEET TO THE POINT OF BEGINNING OF THE SOUTHERLY/EASTERLY LINE OF SAID 5.00 FEET WIDE EASEMENT, THENCE, SOUTH 88°21'39" EAST, A DISTANCE OF 12.57 FEET, THENCE, SOUTH 42°31'30" EAST, A DISTANCE OF 14.55 FEET, THENCE, NORTH 24°52'24" EAST, A DISTANCE OF 45.72 FEET, THENCE, NORTH 05°42'33" WEST, A DISTANCE OF 37.30 FEET TO THE SOUTHERLY/EASTERLY LINE OF THE BEFORE DESCRIBED 12 WIDE ACCESS EASEMENT, THENCE, ALONG THE SOUTHERLY/EASTERLY 12 WIDE EASEMENT UNTIL THE POINT OF TERMINATION OF SAID 12 WIDE EASEMENT.

PROPOSED EQUIPMENT AREA

BEING A PORTION OF PARCEL 4 OF PARCEL MAP NO. 4269, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 28, 1975 AS FILE NO. 75-335571 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE BEFORE MENTIONED POINT A, THENCE THE FOLLOWING 11 COURSES:

- 1) NORTH 37°09'39" WEST, A DISTANCE OF 8.00 FEET, THENCE,
- 2) NORTH 52°50'21" EAST, A DISTANCE OF 32.83 FEET, THENCE,
- 3) NORTH 37°09'39" WEST, A DISTANCE OF 1.83 FEET, THENCE,
- 4) NORTH 52°50'21" EAST, A DISTANCE OF 49.13 FEET TO A POINT HEREIN AFTER KNOWN AS POINT B, THENCE,
- 5) SOUTH 37°09'39" EAST, A DISTANCE OF 10.17 FEET, THENCE,
- 6) SOUTH 52°50'21" WEST, A DISTANCE OF 2.67 FEET, THENCE,
- 7) SOUTH 37°09'39" EAST, A DISTANCE OF 5.00 FEET, THENCE,
- 8) SOUTH 52°50'21" WEST, A DISTANCE OF 10.50 FEET, THENCE,
- 9) NORTH 37°09'39" WEST, A DISTANCE OF 1.33 FEET, THENCE,
- 10) SOUTH 52°50'21" WEST, A DISTANCE OF 28.00 FEET, THENCE,
- 11) NORTH 37°09'39" WEST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1120 SQUARE FEET, MORE OR LESS.

SOUTHWEST POLE EASEMENT

AN EASEMENT FOR TELECOMMUNICATION POLE PURPOSES OVER A STRIP OF LAND 14.00 FEET WIDE IN DIAMETER, OVER A PORTION OF SAID PARCEL 4, THE RADIUS POINT OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE BEFORE MENTIONED POINT B, THENCE, SOUTH 84°42'20" EAST, A DISTANCE OF 10.62 FEET TO SAID CENTER OF SAID 14.00 FEET DIAMETER EASEMENT.

NORTHEAST POLE EASEMENT

AN EASEMENT FOR TELECOMMUNICATION POLE PURPOSES OVER A STRIP OF LAND 14.00 FEET WIDE IN DIAMETER, OVER A PORTION OF SAID PARCEL 4, THE RADIUS POINT OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE BEFORE MENTIONED POINT B, THENCE, NORTH 70°00'05" EAST, A DISTANCE OF 74.44 FEET TO SAID CENTER OF SAID 14.00 FEET DIAMETER EASEMENT.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.



LEGEND

These standard symbols will be found in the drawing

- FOUND MONUMENT
- UTILITY POLE
- TREE: AVOCADO
- BUILDING

TTTTTTTTT

- BC: BOTTOM OF CURB
- EP: EDGE OF PAVEMENT
- ER: EDGE OF DIRT ROAD
- FNCP: FENCE TOP
- NG: GROUND SPOT ELEVATION
- TC: TOP OF CURB
- TRTP: TREE TOP DECIDUOUS

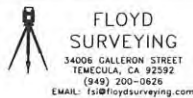
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- 4) Field survey completed on MARCH 5, 2016.

PROPOSED EASEMENT DESCRIPTIONS

GENERAL NOTES



DCI PACIFIC
A/E/C WORKS
ARCHITECTURE-ENGINEERING-CONSULTING
32 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614
PHONE: (949) 475-1660 FAX: (949) 475-1001

GIRD ROAD

3552 DIEGO ESTATES DRIVE
FALLBROOK, CA 92028

REV.	DATE	DESCRIPTIONS	BY	CHK	APP'D
B	2/19/17	UPDATED DESCRIPTIONS	DAF	DAF	DAF
C	8/26/16	DESCRIPTIONS	DAF	DAF	DAF
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A	1/08/16	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF
NO	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED			DRAWN



SHEET TITLE	SHEET NUMBER
TOPOGRAPHIC SURVEY	LS4

**Attachment B – Form of Decision
Approving PDS2016-MUP-16-006**

Recording requested by and for the benefit)
 of the County of San Diego, Planning &)
 Development Services)

Return to: County of San Diego)
 Planning & Development Services)
 Mail Station O650)
 5510 Overland Avenue, Suite 110)
 San Diego, CA 92123)
 Attention: Don Kraft)

(No Transfer Tax Due)

(Above Space For Recorder's Use)

**Major Use Permit PDS2016-MUP-16-006
 ISSUED BY COUNTY OF SAN DIEGO**

The Planning Commission of the County of San Diego on May 12, 2017 hereby grants Major Use Permit PDS2016-MUP-16-006 subject to the terms and conditions listed below, relating to that real property located in the County of San Diego, California, more particularly described as follows:

PARCEL 4 OF PARCEL MAP NO. 4269, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 28, 1975 AS FILE NO. 75-335571 OF OFFICIAL RECORDS.

Permit TM10599, Parcel Map No. 4269 was Previously Recorded on November 28, 1975 Document number PM04269, Parcel 4.

The Zoning Ordinance of the County of San Diego requires that this Major Use Permit be recorded with the San Diego County Recorder, and 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 Major Use Permit. (Zon. Ord. § 7019.)

The undersigned Owners of the property subject to this Major Use Permit hereby agree, for themselves and their successors, to perform and at all times comply with all terms and conditions specified herein.

OWNER(S)

 James R. Greenwood, Trustee of
 Greenwood Trust Dated April 20, 1999

 Date:

 Sydney M. Greenwood, Trustee of
 Greenwood Trust Dated April 20, 1999

 Date:

(Attach California All Purpose Acknowledgements)



MARK WARDLAW
Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

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

COMMISSIONERS

Leon Brooks (Chairman)
David Pallinger (Vice Chairman)
Douglas Bamhart
Michael Beck
Michael Edwards
Michael Seiler
Bryan Woods

May 12, 2017

PERMITEE: TELESAN COMMUNICATIONS, LLC.
MAJOR USE PERMIT: PDS2016-MUP-16-006
E.R. NUMBER: PDS2016-ER-16-02-004
PROPERTY: 3552 DIEGO ESTATES DRIVE, IN THE FALLBROOK COMMUNITY PLAN AREA, WITHIN UNINCORPORATED SAN DIEGO COUNTY
APN: 124-340-21

DECISION OF THE PLANNING COMMISSION

This Major Use Permit for two unmanned wireless telecommunication facilities consists of 12 sheets including plot plan, equipment plan and elevations dated March 15, 2017. This permit authorizes construction, operation and maintenance of two unmanned wireless telecommunications facilities for four future carriers. The project would consist of two 55-foot tall faux mono-broadleaf trees that would allow a maximum of two carriers per tree (a total of four future carriers). Each faux mono-broadleaf tree would have 24 panel antennas (12 per carrier, four carriers total), 48 RRUs (24 per carrier, four carriers total), 12 surge suppressors (six per carrier, four carriers total), corrugated metal equipment enclosure for future carrier equipment, and a concrete masonry unit (CMU) block wall enclosure for future backup emergency generators pursuant to Sections 6985 and 7358 of the Zoning Ordinance.

Grant an exception to Section 4620(g) of the Zoning Ordinance to allow the proposed facilities to be 55-feet in height, where 35-feet is the maximum height allowed.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **May 12, 2019** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

The wireless telecommunication facilities are considered a "high visibility" facility and are located within a "agricultural zone", therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit shall have a maximum term of 15 years (**May 12, 2034**) This term 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 facilities at that time.

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

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

1. GEN#1-COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust 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 trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. GEN#2-RECORDATION OF DECISION

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

3. CULT#1 ARCHAEOLOGICAL MONITORING [PDS, FEE X 2]

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform cultural resource monitoring and a potential data recovery program during all earth-disturbing activities. The archaeological monitoring program shall include but is not limited to the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction as identified below. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological

monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter acceptance shall include a cost estimate for the monitoring work and reporting.

- b. The Project Archaeologist shall provide evidence that a Luiseno Native American has been contracted to perform Native American Monitoring for the project.
- c. The Project Archaeologist and Luiseno Native American monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program.
- d. The Project Archaeologist and Luiseno Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor.
- e. In the event that previously unidentified potentially significant cultural resources are discovered:
 - 1) The Project Archaeologist or the Luiseno Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
 - 2) At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
 - 3) The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseno Native American Monitor, shall determine the significance of the discovered resources.
 - 4) Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
 - 5) Isolates and clearly non-significant deposits shall be minimally documented in the field.
 - 6) Should the cultural materials for isolates and non-significant deposits not be collected by the Project Archaeologist, then the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
 - 7) A Research Design and Data Recovery Program to mitigate impacts to significant cultural resources shall be prepared by the Project Archaeologist in coordination with the Luiseno Native American Monitor. The Research Design and Data Recovery Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources.
 - 8) The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods.

- f. If any human remains are discovered:
 - 1) The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - 2) Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
 - 3) If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
 - 4) The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 - 5) The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
 - 6) Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- g. Upon conclusion of field work, if archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation phase of the monitoring.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PPD]. Alternatively, provide signed documentation from the State Historic Preservation Officer SHPO - Section 106 consultation) that monitoring is not required which will satisfy this condition.

TIMING: Prior to approval of any building permits or issuance of any other permit.

MONITORING: The [PPD] shall review the contract or letter of acceptance and MOU for compliance with this condition.

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

4. PLN#1-PHOTOSIMULATIONS [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 comply with the approved plot plans and photo simulations. **DESCRIPTION OF REQUIREMENT:** Building permit plans shall contain scanned, color versions of approved photo simulations dated September 22, 2016 to ensure that the site will be built to comply.

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

- b. Branches extend a minimum of eighteen inches beyond panel antennas.
- c. Branches taper from the top and extend at least 3' above the top tip of antennas to preserve the illusion of a tree

DOCUMENTATION: The applicant shall build the site to comply with the approved plans and the photo simulations. The applicant shall provide referenced photosimulations within the building permit application for review. **TIMING:** Prior to issuance of any building permit, the design elements and photo simulations shall be incorporated into the building plans **MONITORING:** The [PDS, PCC] shall review the photos and photo simulations for compliance with this condition.

5. **ROADS#1—TRANSPORTATION IMPACT FEE**

INTENT: In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the Transportation Impact Fee (TIF) Ordinance Number 77.201-77.219, the TIF shall be paid. **DESCRIPTION OF REQUIREMENT:** The TIF shall be paid pursuant to the County TIF Ordinance number 77.201-77.223 and will be based on the Average Daily Trips (ADT) generated by this project per the Select Industrial Uses Category for a Wireless Telecommunications Facility. **DOCUMENTATION:** 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. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the TIF shall be paid. **MONITORING:** The [PDS, LD Counter] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant. [PDS, BD] shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance.

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

6. **PLN#9—LANDSCAPING [PDS, REG] [GP, CP, BP, UO] [DPR, TC, PP] [PDS, FEE]**

INTENT: As of January 20, 2017, the current condition of the avocado grove on the eastern slope in front of the future Telespan site was trimmed back and as such does not provide adequate screening for the proposed facilities equipment. In order to offset the potential of inadequate screening at the start of construction, the following shall apply. In the event the tree canopies do not grow back and fill in by the time of project construction, then the applicant shall be responsible for providing additional landscaping measures around the facilities equipment to provide adequate screening for surrounding neighbors and area. If the measure is to replace or add any additional trees, the container size of the new trees must be comparable to the existing trees in the avocado grove. **DOCUMENTATION:** At the time of construction of the project the applicant shall provide photographs of the avocado groves in their existing state to PDS, Landscape Architect. **TIMING:** Upon construction of the project, this condition shall apply during the term of this permit. **MONITORING:** The [PDS, Landscape Architect] shall review the photographs for compliance with the conditions set forth by the Fallbrook Community Planning Group.

7. **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 inspections 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.

8. HAZ#1- HEALTH AND SAFETY PLAN

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facilities shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section, contact is Joan Swanson, (619) 726-5770 or by email at joan.swanson@sdcountry.ca.gov. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

9. PLN#2-PHOTOSIMULATION [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 comply with the approved plot plans and photo simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to comply with the approved photo simulations dated September 22, 2016 to ensure that the site was built to be screened from public view.

- a. Each panel antenna mounted to the faux mono-broadleaf tree has been covered with a "sock".
- b. Branches extend a minimum of two feet beyond panel antennas.
- c. Branches taper from the top and extend at least 3' above the top tip of antennas to preserve the illusion of a tree.

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] shall review the photos and photo simulations for compliance with this condition.

10. PLN#3-SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all

required design 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 changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment enclosure and cannot be seen by an adjacent residence, parcel or roadway, shall not require modification or deviation of the permit. Expansion of the existing approved equipment enclosure and changes to the noise generating equipment would require either modification or deviation. **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, BI] shall inspect the site for compliance with the approved Building Plans.

11. ROADS#2-SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Table 5, Section 6.1 of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor shall provide a certified signed statement that: "There is _____feet of unobstructed intersectional sight distance in both directions along **Gird Road** from the two existing driveways serving the project, in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to occupancy of the first structure built in association with this permit, and prior to final grading release, or use of the premises in reliance of this permit, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications for compliance with this condition. **DOCUMENTATION:** The applicant shall ensure that the site has reached a collocation limit per the approved plans prior to start of construction of the second faux tree. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

12. CULT#2 CULTURAL RESOURCES REPORT [PDS, FEE X2]

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that

documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs.
- c. Evidence that the disposition of all cultural materials has been completed which may include but is not limited to the following:
 - 1) Prehistoric archaeological materials collected during the archaeological monitoring program shall be submitted and curated at a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- 2) Historic materials shall be curated at a San Diego curation facility, as identified above, and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC), the San Luis Rey Band of Mission Indians, the Pechanga Band of Temecula Luiseno Indians, and any culturally affiliated Tribe who requests a copy. Alternatively, provide signed documentation from the State Historic Preservation Officer SHPO - Section 106 consultation) that monitoring is not required which will satisfy this condition. **TIMING:** Prior to any occupancy or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:**

The [PPD] shall review the final report for compliance this condition and the report format guidelines.

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

13. HAZ#2- HEALTH AND SAFETY PLAN

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facilities shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section, contact is Joan Swanson, (619) 726-5770 or by email at joan.swanson@sdcounty.ca.gov. **TIMING:** If applicable, upon establishment of the each subsequent carrier occupying the facilities, this condition shall apply for the duration of the term of this permit the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

14. PLN#4-PHOTOSIMULATION [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 comply with the approved plot plans and photo simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to comply with the approved photo simulations dated September 22, 2016 to ensure that the site was built to be screened from public view.

- a. Each panel antenna mounted to the faux mono-broadleaf tree has been covered with a "sock".
- b. Branches extend a minimum of two feet beyond panel antennas.
- c. Branches taper from the top and extend at least 3' above the top tip of antennas to preserve the illusion of a tree.

DOCUMENTATION: The applicant shall build the site to comply with the approved plans and the photo simulations. Upon occupancy of each subsequent carrier onsite, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Upon establishment of each subsequent carrier, this condition shall apply for the duration of the term of this permit, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the photos and photo simulations for compliance with this condition.

- 15. NOISE#3-NOISE REQUIREMENT FOR EQUIPMENT: [PDS, BPPR] [BP] [PDS, FEE X1]. INTENT:** In order to reduce the impacts of the installation of any permanent generator and/or substantial noise generating equipment and to comply with the County of San Diego Noise Ordinance 36.404. **DESCRIPTION OF REQUIREMENT:** Prior to the installation of any permanent generator and/or substantial noise generating equipment, the permittee shall obtain approval of a minor deviation or modification:

- a. The minor deviation shall comply with Zoning Ordinance Sections 7609 and 6985.b. Upon the approval of the minor deviation, the proposed generator shall comply with the County Noise Ordinance Section 36.404.
- b. Failure to comply with the County Noise Ordinance Section 36.404, will require an application and subsequent approval of a Modification to this Use Permit before any noise generating equipment can be added or used on the site.

DOCUMENTUM: The property owner and permittee shall comply with the requirements of the County Noise Ordinance, Section 36.404 and this condition. If the permittee or property owner chooses to install a generator unit and/or substantial noise generating equipment associated with the cellular facilities, they must apply for a Deviation or Modification of this permit pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Prior to the installation of any generator and/or substantial noise generating equipment, the permittee shall obtain approval of a minor deviation or modification to the approved plot plan, and provide proof that the device complies with the County Noise Ordinance. **MONITORING:** The County Noise Specialist shall review all proposed generator unit and/or substantial noise generating equipment and ensure that the project complies with on-going noise ordinance standards. The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

16. NOISE#4–NOISE GENERATOR LIMITATIONS:[PDS, CODES] [OG]

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

- a. The maximum number of generator units for these facilities shall be limited to a total of two units.
- b. Each generator unit shall be limited to a sound pressure level of 67 dBA at a reference distance of 23 feet or a similar sized unit with comparable noise emission levels.
- c. Location of the generator unit shall be within a CMU block wall enclosure with a minimum height of eight (8') feet.

DOCUMENTATION: The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, CODES]* is responsible for enforcement of this permit.

17. PLN#5–COLOCATION PHASING

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6983 C. and 6984 C.1 (Wireless Telecommunications Section), and to comply with the intent of colocation and necessity of proposed height; the site shall be built to comply with a logical colocation process. **DESCRIPTION OF REQUIREMENT:** The

applicant shall complete and establish occupancy for the first faux tree prior to construction of the second faux tree. Prior to construction and occupancy of second faux tree, the site shall conform to the collocation process on approved plans. **TIMING:** Upon establishment of use on first faux tree, this condition shall apply during the term of this permit. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with the approved Building Plans.

18. ROADS#3–PRIVATE ROAD MAINTENANCE: [PDS, CODES] [BP, IP, GP, UO].

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

19. PLN#6–SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans and plot 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. Failure to conform to the approved plot plans; is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for enforcement of this permit.

20. PLN#7–SITE CONFORMANCE (CELLULAR FACILITIES)

INTENT: In order to comply with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall 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 facilities and associated equipment enclosure, as depicted in the approved photo simulations dated September 22, 2016. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment enclosure, 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 PDS (expansion of

- the existing approved equipment shelter and/or changes to the approved noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facilities shall be removed promptly in accordance with County regulations. Graffiti on any facilities 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 facilities owner no more than 90 days following the final day of use or determination that the facilities have been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facilities 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 facilities owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

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

Pursuant to Section 7358 (see Section 7359 for additional findings required for a "Specific Hazardous Waste Facility Project" and for in lieu findings for Large Wind Turbine permits) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

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

The project is a Major Use Permit to allow the construction, operation, and maintenance of two unmanned wireless telecommunication facilities. The project will occur in two phases that, upon completion, will consist of two 55-foot tall faux mono-broadleaf trees that will allow a maximum of two carriers per tree (a total of four future carriers), a corrugated metal equipment enclosure for future carrier equipment, a concrete masonry unit (CMU) block wall enclosure for future generators, and trenching for underground utilities. Other equipment such as panel antennas, remote radio units (RRU's), and surge suppressors will be installed when each carrier agrees to a contract with the applicant.

Phase One will include the installation of one faux mono-broadleaf tree that will allow a total of 24 future panel antennas (12 per carrier), 48 future RRU's (24 per carrier), and 12 surge suppressors (six per carrier). Additionally, the construction of 10-foot tall corrugated metal equipment enclosure that will be approximately 488 square feet and will be located at the base of the faux mono-broadleaf tree. Lastly, approximately 900 linear feet of trenching for underground utilities will be required. The corrugated metal equipment enclosure is designed as a three tiered corrugated metal equipment enclosure capable of providing enough space for up to four carriers. Further, the corrugated metal equipment enclosure is designed to be completely hidden within the existing avocado grove and would be painted a matte earth tone color finish to blend with surrounding trees

Phase Two will include the installation of the second faux mono-broadleaf tree and the construction of the 10-foot tall CMU block wall enclosure. The second faux mono-broadleaf tree will be installed once two carriers for the first faux mono-broadleaf have signed an agreement with the applicant. The second mono-broadleaf tree will allow up to 24 future panel antennas (12 per carrier), 48 future remote radio units (RRU's) (24 per carrier), and 12 surge suppressors (six per carrier). The CMU block wall enclosure will be approximately 336 square feet and will be located adjacent to the corrugated metal equipment enclosure. The CMU block wall enclosure has been designed to enclose two future generators. The CMU block wall enclosure is designed to be hidden within the existing avocado grove and as such will be painted a matte earth tone color to blend in with the surroundings. The equipment enclosures have been designed to blend with the natural setting by utilizing a dark earth tone paint and the location amongst the existing tree canopy.

The proposed wireless telecommunication facilities would occupy approximately 2,911 square feet of the 6.4-acre privately-owned parcel. The project is subject to the Semi-Rural Residential General Plan Land Use Designation and Limited Agricultural (A70) Zoning.

Scale and Bulk:

The project area can be characterized as natural and riparian with agricultural and residential uses nearby. The developed residential lots in the surrounding area contain single-family residences and detached accessory structures such as sheds, barns and garages, intermixed with agricultural uses. The faux mono-broadleaf trees and wireless telecommunication equipment would be located approximately 62 feet south of the closest residential property line and over 62 feet from the nearest residence.

The photo simulations illustrate that the proposed 55-foot high faux mono-broadleaf trees equipment enclosures would be unobtrusive to the surrounding residential and roadway view shed. The view of the wireless facilities would be minimized due to the distance from surrounding residences, project design, surrounding mature landscaping and the terrain of the area. Each 55-foot tall faux mono-broadleaf trees include 24 antennas, 48 radio remote units, 12 surge suppressors mounted to the faux trees behind faux branching to conceal them from view. Each of the 48 panel antennas would be covered in "socks" which have the

appearance of faux tree leaf coverings which match the branches of the faux mono-broadleaf tree. Furthermore, the branches would extend a minimum of two-feet past the socked panel antennas to help conceal their appearance. The trunk of the faux mono-broadleaf tree would have a heavy bark texture to match other trees found in the immediate vicinity. The wireless telecommunication facilities are setback over 400 feet from Diego Estates Drive, over 2,000 feet from Gird Road and approximately 62 feet south of the closest residential property line to allow for a natural view buffering with the existing topography and mature vegetation. The scale and bulk of the proposed facilities are further minimized by surrounding large trees located on all sides of the facilities and serving as a backdrop for the faux mono-broadleaf trees on the same hillside as the proposed facilities. Considering the distance between the proposed wireless telecommunication facilities from the nearest public roadway and nearby residences, the camouflaging of the facilities, and the presence of existing mature vegetation, the proposed facilities would blend in with the surrounding area and meet the coverage objectives that Telespan requires. For the reasons stated above, the proposed project would be in harmony with surrounding land uses in terms of scale and bulk and would not result in a negative impact to the surrounding area.

Coverage:

The subject parcel is a private property consisting of approximately 6.4 acres. The surrounding land uses consist of single-family residences, undeveloped lots, and public facilities. Parcel sizes in the area range from approximately 1 acre to over 65 acres. The project area for this unmanned wireless telecommunication facilities would be approximately 2,641 square feet resulting in less than one percent lot coverage. Due to the small footprint, the addition of the wireless telecommunication facilities results in a below average lot coverage as compared with the surrounding parcels.

Density:

No residential structures are proposed. The proposed project is a wireless telecommunication facilities, as such, is not subject to density.

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

The proposed project is located within the North County Fire Protection District. The Deputy County Fire Marshal has reviewed the wireless telecommunication facilities and determined it complies with County Fire Code requirements (Policy FP-2). The proposed project would not require water or sewer services and electrical and telephone services are available. As such, all required services and utilities are available for the project.

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

The project is two unmanned wireless telecommunication facilities for four future carriers. The project will occur in two phases that will consists of two 55-foot tall faux mono-broadleaf trees that will allow a maximum of two carries per tree (a total of four future carriers), a corrugated metal equipment enclosure for future carrier

equipment, a CMU block wall enclosure for future generators, and trenching for underground utilities. Other equipment such as panel antennas, RRU's, and surge suppressors will be installed when each carrier agrees to a contract with the applicant. To camouflage the antennas on the faux mono-broadleaf trees, each panel antenna would be covered in "socks" and the branches would extend two feet past the panel antennas which would further buffer and screen the facility. Equipment for the proposed project would be enclosed by a corrugated metal equipment enclosure and CMU block wall enclosure both of which would be painted a matte earth tone color finish that would help it blend in with the surrounding avocado grove.

The photo simulations and renderings on file illustrate that the line, form, and color of the new facility would be largely consistent with other elements that make up the visual setting of the area.

The facilities would be located along the northeastern portion of the parcel and approximately 400 feet east of Diego Estates Drive. Considering the distance of the proposed facilities from the closest residential property line (approximately 62 feet) combined with the variation of the terrain in the area, the citing of the facilities, as designed, would not cause an adverse aesthetic effect to the surrounding land uses or roadway. For the reasons stated above, the project would not have a harmful effect on the desirable neighborhood character.

The property owner and permittee shall comply with the requirements of the County Noise Ordinance, Section 36.404. If the permittee or property owner chooses to install a generator unit associated with the wireless telecommunication facilities, they must apply for a Deviation or Modification to ensure that the device complies with the County Noise Ordinance.

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

The traffic generated from the project is expected to be one maintenance trip per month and would utilize the existing private access driveway (Diego Estates Drive) connecting to Gird Road. The proposed wireless telecommunication facilities would be compatible with the existing rural nature of the surrounding area because the number of maintenance trips would not alter the expected traffic or physical character of Gird Road and would be compatible with the adjacent uses. Therefore, the number of maintenance trips (one per month) would not have an effect upon the capacity or physical character of Diego Estates Drive nor Gird Road.

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

The project is two unmanned wireless telecommunication facilities consisting of two 55-foot tall faux mono-broadleaf trees, a corrugated metal equipment enclosure, a CMU block wall enclosure for associated equipment, trenching for underground utilities. The project site is 6.4 acres and is developed with single-family home and accessory structures, driveways and an agricultural grove. The

installation of the telecommunication facilities would not require significant alteration to the land form and would follow the existing topography with minimal grading. The project would be unobtrusive and would not change the characteristics of the area. As such, the proposed project would be compatible with the site adjacent land uses.

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

No relevant impacts were 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 proposed project is subject to the General Plan Land Use Designation Semi-Rural Lands and the Fallbrook Community Plan. 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 complies with General Plan Policy LU15.1 – telecommunication facilities compatibility with setting because it would support the surrounding community, has been designed and sited to minimize visual impacts, would not result in adverse impacts to the natural environment and would be compatible with existing nearby development and community character. Lastly, the project also complies with General Plan Policy COS 11.1 – Protection of scenic resources and COS 11.3 – Development siting and design because the proposed project has been designed to minimize visual impacts by camouflaging the facilities so as not to impact the viewshed of neighboring residential uses or detract from the visual setting along Gird Road. Therefore, the project is consistent with the San Diego County General Plan.

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

Pursuant to CEQA Guidelines Section 15303, the project is exempt from CEQA because it is two unmanned wireless telecommunication facilities that involves the installation of small, new equipment and facilities and structures. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site, would not cause substantial change in the significance of historical resource and would not result in visual impacts to a scenic highway.

WIRELESS TELECOMMUNICATION FINDINGS

The project is located in a non-preferred location, in a non-preferred zone. Pursuant to Section 6986.b of the Wireless Telecommunication Facilities Ordinance, the applicant has provided an alternate site analysis (ASA) and included discussion as to why other preferred locations in the area were not technologically or legally feasible. Due to the camouflaging characteristics of the proposed facilities and the lack of preferred locations and zones in the surrounding area, the proposed project has been determined to be preferable due to its aesthetic and community character compatibility.

ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

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 (DEH)			
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.

PDS2016-MUP-16-006

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May 12, 2017

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

David Sibbet, Planning Manager
Project Planning Division
Planning & Development Services

MW:DS:dm

cc: Depratti, Inc. Attn: Tim Henion, 1264 Basswood Avenue Carlsbad, CA 92008
Telespan Communications, LLC, Attn: Tim Cotter, 3888 State Street, Suite 204, Santa
Barbara, CA 93105
James Greenwood, 3552 Diego Estates Drive, Fallbrook, CA 92028

email cc:

Kenneth Brazell, Team Leader, Land Development/Engineering, PDS
David Sibbet, Planning Manager, Project Planning, PDS
Drusilla Maynus, Project Manager, Project Planning, PDS
Depratti, Inc. (thenion@deprattiinc.com)

Attachment C –Environnemental Documentation



**COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES**

5510 Overland Avenue, Suite 110
San Diego, CA 92123
Information (858) 694-2960 Toll Free (800) 411-0017
Website: <http://publicservices.sdcounty.ca.gov/citizenaccess>

Invoice Date:
11/21/2016

Record Reference:

Record ID #: PDS2016-MUP-16-006
Record Name: TELESAN GIRD ROAD
Site Address:
APN: 124-340-21-00

Financially Responsible Party:

Customer #: 2058158
Name: TELESAN COMMUNICATIONS LLC
Address: 3888 STATE STREET SUITE 204
City, ST, Zip: SANTA BARBARA, CA 93105
Trust Acct #: 2058158-D-04126

Project Description / Scope

New unmanned wireless facility including a 73' faux mono tree with as 12' X 80' area for up to 3 wir...

Flat Fees To Be Paid

Fee Item	Fee Item Description	Invoice #	Amount
9FSHGMFEE0	Fish & Wildlife Fee- Processing	2185349	\$50.00
FEES AMOUNT DUE:			\$50.00

Deposits To Be Paid (Now accepting online deposits to Trust Accounts! Check out "Accela Updates" at WWW.SDCPDS.ORG for details!)

Dept Request	Description	Amount
PDS	Additional Deposit	\$5,000.00
DEPOSITS AMOUNT DUE:		\$5,000.00

TOTAL AMOUNT DUE: \$5,050.00

PLEASE PROCEED TO THE CASHIER WITH THIS INVOICE TO MAKE YOUR PAYMENTS...THANK YOU FOR YOUR BUSINESS

**SDC PDS RCVD 12-12-16
MUP16-006**

DID YOU KNOW PLANNING & DEVELOPMENT SERVICES NOW ACCEPTS ONLINE FEE PAYMENTS AND DEPOSITS TO TRUST ACCOUNTS? LOG ON TO [HTTPS://PUBLICSERVICES.SDCOUNTY.CA.GOV/CITIZENACCESS](https://publicservices.sdcounty.ca.gov/citizenaccess) TO GET STARTED!



WX1XWPDS2016-MUP-16-006

NOTICE OF EXEMPTION

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

FROM: County of San Diego
Planning & Development Services, M.S. 0650
Attn: Project Planning Division Section Secretary

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

Project Name: Telespan Gird Road Wireless Facility Major Use Permit; PDS2016-MUP-16-006; PDS2015-ER-16-02-004

Project Location: 3552 Diego Estates Drive, Fallbrook Community Plan Area within Unincorporated San Diego County (APN: 124-340-21)

Project Applicant: Depratti on behalf of Telespan Communications, LLC,
Tim Henion 1264 Basswood Avenue, Carlsbad, CA 92008
503-519-8591

Project Description: The proposed project is Major Use Permit for the construction, operation and maintenance of two unmanned wireless telecommunication facilities for four future carriers. The project will occur in two phases, upon completion, will consist of two 55-foot tall faux mono-broadleaf trees that will allow a maximum of two carries per tree (a total of four future carriers), a corrugated metal equipment enclosure for future carrier equipment, a concrete masonry unit (CMU) block wall enclosure for future generators, and trenching for underground utilities. Other equipment such as panel antennas, remote radio units (RRU's), and surge suppressors will be installed when each carrier agrees to a contract with the applicant.

Phase One will include the installation of one faux mono-broadleaf tree that will allow a total of 24 panel antennas (12 per carrier), 48 RRU's (24 per carrier), and 12 surge suppressors (six per carrier); the construction of a 10-foot tall corrugated metal equipment enclosure that will be approximately 488 square feet and will be located at the base of the faux mono-broadleaf tree. Lastly, approximately 900 linear feet of trenching for underground utilities will be required. The corrugated metal equipment enclosure is designed as a three tiered corrugated metal equipment enclosure capable of providing enough space for up to four carriers. Further, the corrugated metal equipment enclosure is designed to be completely hidden within the existing avocado grove and would be painted a matte earth tone color finish to blend with surrounding trees

Phase Two will include the installation of the second faux mono-broadleaf tree and the construction of a 10-foot tall CMU block wall enclosure. The second faux mono-broadleaf tree will be installed once two carriers for the first faux mono-broadleaf have agreed to a contract with the applicant. The second mono-broadleaf tree will allow up to 24 future panel antennas (12 per carrier), 48 RRU's (24 per carrier), and 12 surge suppressors (six per carrier). The CMU block wall enclosure will be approximately 336 square feet and will be located adjacent to the corrugated metal equipment enclosure. The CMU block wall enclosure has been designed to enclose two future generators. The CMU block wall enclosure is designed to be hidden within the existing avocado grove and will be painted a matte earth tone color to blend in with the surroundings.

The project site is zoned Limited Agriculture (A70). The site is zoned such that wireless telecommunications facilities are allowed under the Tier 4 Classification with the approval of a MUP pursuant to Section 6985.A of the Zoning Ordinance. Access is provided by a private driveway connecting to Diego Estates Drive.

Agency Approving Project: County of San Diego

County Contact Person: Drusilla Maynus, Land Use / Environmental Planner, (858) 495-5445

Date Form Completed: April 21, 2017

This is to advise that the County of San Diego Planning Commission has approved the above described project on May 12, 2017/ Item No. 1 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☐ Statutory Exemption. C Section:
 - ☒ Categorical Exemption. G Section: 15303 – New Construction or Conversion of Small Structures
 - ☐ 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.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and it is recommended that the project qualifies for a Categorical Exemption under CEQA Section 15303 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 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) 495-5445 _____

Name (Print): Drusilla Maynus 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 TELESPAN GIRD ROAD WIRELESS TELECOMMUNICATIONS FACILITY MAJOR USE PERMIT PDS2016-MUP-16-006; PDS 2016-ER-16-02-004

May 12, 2017

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

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

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

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

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

The project is exempt from the requirements of the San Diego County Groundwater Ordinance Section 67.720. The project will not have a significant adverse impact on groundwater quantity because the total project demand will be less than 20,000 gallons per day and the project complies with the San Diego County Groundwater Ordinance.

PDS2016-MUP-16-006;
PDS2016-ER-16-02-004

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May 12, 2017

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

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

Wetland and Wetland Buffers:

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of 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.

Steep Slopes:

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

Sensitive Habitats:

No sensitive habitat lands were identified on the site as determined on a site visit conducted by staff on June 28, 2016. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff

PDS2016-MUP-16-006;
PDS2016-ER-16-02-004

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May 12, 2017

archaeologist, Donna Beddow, it has been determined that the project site does not contain any archaeological resources. Therefore, it has been found that the proposed project complies with 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 Stormwater 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.

Transportation (traffic, railroad, aircraft) noise levels at the project site are not expected to exceed Community Noise Equivalent Level (CNEL)=60 decibels (dB) limit because review of the project indicates that the project is not in close proximity to a railroad and/or airport. Additionally, the County of San Diego GIS noise model does not indicate that the project would be subject to potential excessive noise levels from circulation element roads either now or at General Plan buildout.

Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego Noise Ordinance.

Even though the proposal could expose people to potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance), the following noise mitigation measures are proposed to reduce the noise impacts to applicable limits:

CMU wall surrounding generators at a minimum of 8' tall.
Proposed distance from the property line is sufficient.

Attachment D – Environnemental Findings

**TELESPAN GIRD ROAD
WIRELESS TELECOMMUNICATIONS FACILITY
MAJOR USE PERMIT: PDS2016-MUP-16-006
ENVIRONMENTAL LOG NO: PDS2016-ER-16-02-004**

ENVIRONMENTAL FINDINGS

May 12, 2017

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that the groundwater resources are adequate to meet the groundwater demands of the project.
4. 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

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 18 July 2016, 7:00 P.M., William Frazier Elementary School, Multi Purpose Room
1835 Gum Tree Lane, Fallbrook

AGENDA

NOTICE' There will be 8 seats on the Fallbrook Community Planning Group up for election in the November general elections. The Filing period opens on 18 July and closes on 12 August at the Registrar of Voters, 5600 Overland Avenue, San Diego, California 92123, 858-565-5800, 8am to 5 pm. Monday – Friday. There is no cost to register unless you file a personal statement.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Group's jurisdiction but not on today's agenda. Three minute limitation. Non-discussion, & Non-voting item.
2. Approval of the minutes for the meetings of 20 June 2016. Voting Item.
3. TPM21239 Request to subdivide the 3 acres at 1669 McDonald Road, (APN 106-140-20) into 3 lots for 3 single family dwelling units. The single family home on lot 2 will remain. Owner Leianne Jenkins, 760-845-8201. Applicant Kevin Fortmeyer, 760-845-8201, keviei2011@yahoo.com. Contact person Rod Bradley, 760-931-8700, rbradley@bhaincsd.com. County planner John Leavitt, 858-495-5448, john.leavitt@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item (6/15)
4. MUP16-006 Telespan Gird Road. Request for a Major Use Permit for a wireless communication facility on the 6.4 acres located at 3552 Diego Estates Drive. The antennas will be on a 73' tall mono broad leaf faux tree with facilities for 3 wireless producers. Owner James Greenwood, 310-901-7536, rickgreenwood5@gmail.com. Applicant Telespan communication LLC, 503-519-8591, thenion@deprattiinc.com. Contact person Tim Henion, 503-519-8591, thenion@deprattiinc.com. County planner Morgan Norville, 858-429-9585, morgan.norville@sdcounty.ca.gov. **Public Facilities Committee.** Community input. Voting item. (6/21)
5. ABC16-004 Request for an Alcohol and Beverage Control License Type 20 to sell wine in an existing retail business selling kitchen and housewares, gourmet foods, spices, wine accessories and gifts located at 116 North Main Avenue, (APN 103-263-15). Census tract 189.04 currently has 7 licenses and is authorized 3. Owner Jean Trygstad, 760-723-2208. Applicant Morningstar LLC 760-451-6445. County planner Donald Kraft 858-694-3856, Donald.kraft@sdcounty.ca.gov. **Public Facilities Committee.** Community input. Voting item. (6/28)
6. AD16-019 Carson small winery/brewery. Request for an Administrative Permit for a small winery/brewery on the 7.84 acres located at 1924 E. Mission Road. The project is to permit an existing steel structure covered storage area of 2,591 sqft, permit a 150 sqft restroom, demo upper level of a 2 story barn (farm employee housing) and construct a single story 1,551 sqft farm employee housing unit. Owner Tom Carson, 949-233-7586. tom@marinefab.com. Applicant and

contact person Michael Robinson, 760-728-5380, merarchitect@gmail.com. County planner Benjamin Mills; 858-495-5234, Benjamin.mills@sdcounty.ca.gov , **Land Use and Public Facilities Committees**. Community input. Voting item. (6/29)

NOTE: The Planning Group occasionally has openings on its **Land Use** (Jack Wood 760-731-3193), **Circulation** (Anne Burdick 760-728-7828), **Parks & Recreation** (Jackie Heyneman 760-728-5395), **Public Facilities** (Roy Moosa 760-723-1181) and **Design Review** (Eileen Delaney 760-518-8888) Committees for non-elected citizens. Interested persons please contact the Chairman. This is a preliminary agenda. If any changes are made, a final agenda will be posted at the North County Fire District, 315 E. Ivy Street, Fallbrook, at least 72 hours prior to the meeting.

Jim Russell, Chairman, 205 Calle Linda, Fallbrook, California 92028, (760) 728-8081,
russellfarms@roadrunner.com

FALLBROOK COMMUNITY PLANNING GROUP

Public Facilities meeting of July 13, 2016

MINUTES

The meeting was called to order by Chairman Roy Moosa at 1:15 p.m. Members present were: Roy Moosa, Tom Harrington, Anne Burdick, Tom Minton, Ron Miller and Ike Perez. Jean Dooley was excused. Several Winterwarm Drive residence were also in attendance.

1. Open Forum: Opportunity for members of the public to speak to the Public Facilities Committee on any subject matter within the Committee's jurisdiction not on today's agenda. Three-minute limitation. Non-voting item. **No discussion this day.**

Mr. Ron Lipstron, a Winterwarm resident, asked if the Committee considered cell tower impacts on bee and bird populations during the review process. He also was concerned with Real Estate values. His research had indicated that the presence of a cell tower dramatically brought down real estate values of neighboring homes by 15 to 20 percent. He also expressed health concerns for the surrounding neighbors. Mr. Lipstron's comments were directed toward the proposed tower at 1820 Winterwarm Drive.

Mr. Moosa stated that the request for that project had been withdrawn last month and not resubmitted as of yet. But if the request did come back to the Planning Group, he invited Mr. Lipstron and his neighbors to attend that meeting.

2. Approval of the minutes of June 14, 2015:

Mr. Tom Minton moved to approve the Minutes from the June 14, 2015 meeting. The Minutes were unanimously approved.

3. MUP16-006 Telespan Gird Road. Request for a Major Use Permit for a wireless communication facility on the 6.4 acres located at 3552 Diego Estates Drive. The antennas will be on a 73' tall mono broad leaf faux tree with facilities for 3 wireless producers. Owner James Greenwood, 310-901-7536, rickgreenwood5@gmail.com. Applicant Telespan communication LLC, 503-519-8591, thenion@deprattiinc.com. Contact person Tim Henion, 503-519-8591, thenion@deprattiinc.com. County planner Morgan Norville, 858-429-9585, morgan.norville@sdcounty.ca.gov. **Public Facilities Committee. Community input. Voting item. (6/21)**

Mr. Tim Henion introduced the request. He informed that his company specialized in locating site that solved cell phone coverage problems. The problem was very poor coverage along the majority of the Valley along Gird Road. The site at 3552 Diego Estates would solve the coverage problem for several carriers but required a 73 foot tall tower. Mr. Henion felt trees along Gird Road, the steep grade to the property and surrounding avocado grove would all help to conceal the tower. Additionally. The tower would be concealed by a mono broad leaf faux tree structure.

Mr. Miller asked why the tower needed to be so tall and why two generators were required. Mr. Henion stated the height was necessary to overcome the surround trees and rolling terrain. The generators were to cover the three separate carriers (Verison, T-Mobil and AT&T). He stated that additional future carriers may require additional generators.

Mr. Harrington objected to the height of the tower and placement of such a major commercial facility on a residential parcel. He was also concerned about the narrow private road leading to the property. Mr. Harrington suspected that an argument that the tower and it's carriers could overburden the easement held by the project site.

Additionally, he questioned how was the maintenance responsibilities of the road going to be addressed in the future.

After further discussion Mr. Harrington motioned to deny the project on the grounds that the height of the tower dramatically exceeded the community height limit, The residential parcel was an inappropriate location for the facility rights too and maintenance of the private access road did not appear to be defined. The motion passed with Mr. Moosa abstaining.

4. ABC16-004 Request for an Alcohol and Beverage Control License Type 20 to sell wine in an existing retail business selling kitchen and housewares, gourmet foods, spices, wine accessories and gifts located at 116 North Main Avenue, (APN 103-263-15). Census tract 189.04 currently has 7 licenses and is authorized 3. Owner Jean Trygstad, 760-723-2208. Applicant Morningstar LLC 760-451-6445. **Public Facilities Committee.** Community input. Voting item. (6/28)

Mr. Guy Trygstad presented the request. He informed the Committee that the license his business was seeking would allow the sale of bottles of wine to be include in gift packages that they sold. There would be no serving or tasting done at the store. The hours of the store were from ten to five and he felt that the shop would not add to any criminal behavior in the area.

After limited discussion Mr. Minton motioned to approve the request as presented and it passed unanimously.

5. AD16-019 Carson small winery/brewery. Request for an Administrative Permit for a small winery/brewery on the 7.84 acres located at 1924 E. Mission Road. The project is to permit an existing steel structure covered storage area of 2,591 sqft, permit a 150 sqft restroom, demo upper level of a 2 story barn (farm employee housing) and construct a single story 1,551 sqft farm employee housing unit. Owner Tom Carson, 949-233-7586. tom@marinefab.com. Applicant and contact person Michael Robinson, 760-728-5380, merarchitect@gmail.com. County planner Benjamin Mills, 858-495-5234, Benjamin.mills@sdcounty.ca.gov , **Land Use and Public Facilities Committees.** Community input. Voting item. (6/29)

Mr. Curtis Roundlou introduced the project. The thrust of the project was to bring permitting up to speed for structures and current use of the property. A restroom was going to be constructed, along with a new farm employee housing unit. Other minor alterations to existing structures were going to be made. Also the current winery/brewery use would be covered under an administrative permit.

After limited discussion Mr. Harrington motioned to approve the request as presented and the motion passed unanimously.

The meeting adjourned at 2:07 pm

Tom Harrington, committee member

FALLBROOK COMMUNITY PLANNING GROUP

And DESIGN REVIEW BOARD

Regular Meeting

Monday 15 August 2016, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

AGENDA

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Group's jurisdiction but not on today's agenda. Three minute limitation. Non-discussion, & Non-voting item.
2. Approval of the minutes for the meetings of 18 July 2016. Voting Item.
3. **MUP16-006** Telespan Gird Road. Request for a Major Use Permit for a wireless communication facility on the 6.4 acres located at 3552 Diego Estates Drive. The antennas will be on a 73' tall mono broad leaf faux tree with facilities for 3 wireless producers. Owner James Greenwood, 310-901-7536, rickgreenwood5@gmail.com. Applicant Telespan communication LLC, 503-519-8591, thenion@deprattiinc.com. Contact person Tim Henion, 503-519-8591, thenion@deprattiinc.com. County planner Morgan Norville, 858-429-9585, morgan.norville@sdcounty.ca.gov. Continued at the 18 July FCPG meeting. **Public Facilities Committee**. Community input. Voting item. (6/21)
4. AD16-019 Carson small winery/brewery. Request for an Administrative Permit for a small winery/brewery on the 7.84 acres located at 1924 E. Mission Road. The project is to permit an existing steel structure covered storage area of 2,591 sqft, permit a 150 sqft restroom, demo upper level of a 2 story barn (farm employee housing) and construct a single story 1,551 sqft farm employee housing unit. Owner Tom Carson, 949-233-7586. tom@marinefab.com. Applicant and contact person Michael Robinson, 760-728-5380, merarchitect@gmail.com. County planner Benjamin Mills, 858-495-5234, Benjamin.mills@sdcounty.ca.gov. Continued at the 18 July GFCPG meeting. **Land Use and Public Facilities Committees**. Community input. Voting item. (6/29)
5. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a Commercial Tenant to make Improvements to an auto body shop (Savadors Auto Body & Repair), add a paint booth, new door and a demo permit at 1557 S. Mission Road (APN 104-250-39). Owner Grimm Family Trust. Contact person Michael Robinson, 760-728-5380, merarchitect@gmail.com. County planner Michael Johnson, 858-694-3429, Michael.johnson@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (7/5)
6. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a sign change for Affordable Dental Implants at 3108 Pala Road, (APN 124-140-58). Owner Ray and Diane White. Contact person Michael Robinson, 760-728-5380, merarchitect@gmail.com. County planner Michael Johnson, 858-694-3429, Michael.johnson@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (7/6).

7. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a new truss roof at 840 S. Main Ave, (APN 104-132-08). Owner Valley Broog, LLC. Contact person Mike Lackey, 619-548-5723, mikelackey@sbcglobal.net. County planner Michael Johnson, 858-694-3429, Michael.johnson@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (7/12).
8. STP94-009W1 Request for a modification to an existing Site Plan on the property at 1205 South Main Avenue (APN 104-342-1400 and 1500) to remove the central gas canopy, mini market, carwash equipment room, and trash enclosure then add a new 1,170sf mini-market adjacent to car wash structure, new dual dumpster trash enclosure, new 88sf storage room, new 88sf public restroom and additional parking stalls totaling 8 (3 also serve as vacuum stations.) Owner Wisam Salem, 519-244-5726, wsalem@cwgcpc.com. Contact person Michael Carlola, 858-578-2950 x 2, mike@schussclarkbrandon.com. **Design Review Committee**. Community input. Voting item. (7/21)

NOTE: The Planning Group occasionally has openings on its **Land Use** (Jack Wood 760-731-3193), **Circulation** (Anne Burdick 760-728-7828), **Parks & Recreation** (Jackie Heyneman 760-728-5395), **Public Facilities** (Roy Moosa 760-723-1181) and **Design Review** (Eileen Delaney 760-518-8888) Committees for non-elected citizens. Interested persons please contact the Chairman. This is a preliminary agenda. If any changes are made, a final agenda will be posted at the North County Fire District, 315 E. Ivy Street, Fallbrook, at least 72 hours prior to the meeting.

Jim Russell, Chairman, 205 Calle Linda, Fallbrook, California 92028, (760) 728-8081,
russellfarms@roadrunner.com

Public Facilities Committee Meeting Minutes

8/10/16

Public Facilities Committee will meet at the Fallbrook Sheriff Station, Alvarado Road, at 1:15 PM, Wednesday, August 10, 2016. No site tour this month.

Attendees present were: Jean Dooley, Roy Moosa, Ron Miller, Tom Mintun, Margaret Singleton O'Leary, Ann Burdick, and Ike Perez. Guest was Bob Gonsett.

1. Open Forum. Opportunity for members of the public to speak to the Public Facilities Committee on any subject matter within the committee's jurisdiction but not on today's agenda. Three minute limitation. Non-voting item, no discussion.

No comments were made.

2. Approval of the minutes for the meeting of July 13, 2015.
3. **Minutes were approved with Tom Mintun and Jean Dooley abstaining due to being absent.**
4. MUP16-006 Telespan Gird Road. Request for a Major Use Permit for a wireless communication facility on the 6.4 acres located at 3552 Diego Estates Drive. The antennas will be on a 73' tall mono broad leaf faux tree with facilities for 3 wireless producers. Owner James Greenwood, 310-901-7536, rickgreenwood5@gmail.com. Applicant Telespan communication LLC, 503-519-8591, thenion@deprattiinc.com. Contact person Tim Henion, 503-519-8591, thenion@deprattiinc.com. County planner Morgan Norville, 858-429-9585, morgan.norville@sdcounty.ca.gov. Continued at the 18 July FCPG meeting. Public Facilities Committee. Community input. Voting item. (6/21)

The applicant was not present. Roy Moosa read the minutes from the last meeting to recap what was discussed regarding this application. According to Roy, it appears that the applicant has changed the request from one faux tree to two smaller ones. Bob Gonsett, a Fallbrook citizen, commented that certain types of small antennas can accomplish as much as a larger one but they are more expensive. He was concerned about a sensitive receiving station located on Alta Vista but also commented this cell location was far enough away that it should not interfere. He was interested in talking to the applicant to receive a copy of the Federal guidelines OET 65 which deal with RF radiation. He stated that a study should be available. After a 15 minute discussion, Jean Dooley made a motion to continue the item until Monday's Planning Group meeting since the applicant was not available to answer questions. The motion passed unanimously and the meeting was adjourned at 1:30 pm.

Jean Dooley

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 15 August 2016, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

Mr. Russell called the meeting to order at 7:00 p.m.

Fourteen (14) members were present: Anne Burdick, Ike Perez, Jean Dooley, Roy Moosa, Donna Gebhart, Jim Russell, Jack Wood, Ron Miller, Jackie Heyneman, Eileen Delaney, Tom Harrington, Lee De Meo, Margaret Singleton-O'Leary and Jerry Kalman. Bill McCarthy was excused.

Mr. Russell noted that the Planning Group had nine candidates for the eight seats up for re-election

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Group's jurisdiction but not on today's agenda. Three minute limitation. Non-discussion, & Non-voting item.

Mr. George Miller of 1040 Rose Street stated that he had wanted to speak about Tentative Parcel Map 21239 on McDonald Street. However, he noted that project had been pulled from the agenda. He asked if the Group had any idea when the project would come back to the Group. Mr. Russell stated that he did not know when the project would come back, but assured Mr. Miller that when it did, it would be published in the paper, posted at the library and posted at Fire Station 1.

Ms. Theresa (Arons) Tirado addressed the Group next, stating that she has lived in the Fallbrook Community for over 30 years, and graduated from Fallbrook High in 1997. She was also a active part of the 4-H and FFA programs from 1989 to 1997. Ms. Tirado addressed the Group with the following concerns.

I love Fallbrook, It's a beautiful place for all ages to live. Times have changed, the town has changed, but I feel we are still a strong community with a lot of heart. If you are wondering (why I am in a wheelchair), I have a form of Muscular Dystrophy called Limb-girdle.

I have been working with Kathleen Hider of the San Diego County Department of Public Works (DPW) on intersection safety for: Stagecoach, Reche, and Fallbrook Streets. Kathleen's phone # is (858)495-5373.

(Showing picture of Son)

This is my son Malcolm Arons. He's 12 years old and started today at Potter Jr.

High as a 7th grader. Malcolm is autistic but has overcome a lot in the Fallbrook School District, specifically in the learning center at La Paloma Elementary. He has a passion for nature and all things good. He will be walking to school and home from school. We live at 1423 Via Lima on Stage Coach near the intersection of Fallbrook Street and Stagecoach roadways. I am concerned about no sidewalks down Stagecoach. But we are both confident that it is possible because this year we started attending Living Waters Christian Fellowship, at 2000 Reche Rd. every Sunday.

I have some community transportation through Care Van. I use their services Monday, Wednesday, Friday to go to 521 Elder Street at Fallbrook Physical Therapy for pool exercise and physical therapy appointments. I have requested pick-up on Sundays but Care Van is unable to accommodate weekend travels because of "insurance issues." I also use Molina transportation through Medi-Cal Insurance, but I can only use this free service for medical appointments which are usually out of town. I also use NCTD LIFT service who picks me up at Deborah Ann St. instead of my residence because my address is considered, "out of the fixed route." LIFT services can take me around S.D. County for all activities but not to Temecula.

I am working on finding someone to help me with a "fund-me on-line" to accumulate donations for a vehicle or van with a power wheelchair lift. This vehicle could provide transportation for me and my son when other transportation is unavailable. For this I Pray!

Here are some safety concerns I've noticed around town while out and about to doctor appointments, to the store or on my way to church.

1. Sidewalks need to be completed with ADA regulations and ADA ramps on all connecting sidewalks.
2. ADA regulations checked on all platforms around crossing buttons and old hard to use crosswalk buttons need to be replaced.
3. Sidewalks needed for:

Alvarado Street
Fallbrook Street
Stagecoach Road
Reche Road
(Added on 8/16/16)
Mc Donald Street
Potter Street

Specific locations with safety concerns:

Stagecoach

- 1) Incomplete sidewalks. Some newer areas have sidewalks without ADA ramps. Older areas have no sidewalks, unevenly surfaced or full of debris.

- 2) Intersection at Stagecoach and Reche intersections crosswalk buttons need updated and ADA regulations for platforms around buttons. (Buttons are out of reach or too hard to push old button.)
- 3) No street lights for early morning or evening travel in most areas.
- 4) No crosswalks, except at intersections. More needed so we don't have jaywalking deaths or fines.
- 5) No NCTD bus stops.

Reche

- 1) Incomplete sidewalks. Some newer areas have sidewalks without ADA ramps. Older areas have no sidewalks, are unevenly surfaced or full of debris.
- 2) Intersection at Reche and Stagecoach, crosswalk buttons need updated and ADA regulations for platforms around buttons. (Buttons are out of reach or too hard to push old button or uneven surfaces.)
- 3) Turning from Stagecoach Southbound onto Reche East bound side of road has 6-8 inches of debris and large branches, Kids could stumble on walking to school, and wheelchair has trouble going over, it's unsafe.
- 4) Curb at entrance of Potter Jr. High has no ramp to get off the sidewalk to continue on sidewalk on opposite side of entrance of Potter Jr. High.
- 5) No street lights for early morning or evening travel in most areas.
- 6) No crosswalks to cross except at intersection of Live Oak School. More needed so we don't have jaywalking deaths or fines.
- 7) No NCTD bus stops.

Alvarado

- 1) Incomplete sidewalks. Some newer areas have sidewalks without ADA ramps. No sidewalks in older areas.
- 2) Intersection at Alvarado and Main and Alvarado and Mission intersections crosswalk buttons need updated and ADA regulations for platforms around crossing buttons. (Buttons are out of reach or on uneven surface that makes it hard to push and the older buttons hard to push.)
- 3) No street lights for early morning or evening travel in most areas.
- 4) No crosswalks to cross across Alvarado except at intersections. More needed so we don't have jaywalking deaths or fines.
- 5) No NCTD bus stops.

Fallbrook Street

- 1) Incomplete sidewalks. Newer areas have sidewalks without ADA ramps. No sidewalks in older areas.
- 2) Intersection at Fallbrook Street and Mission and also at Fallbrook Street and Main Streets, intersections crosswalk buttons need updated and ADA regulations for platforms around buttons. (Crossing buttons are out of reach or too hard to push old button, or not enough platform to allow me to push the

crossing button)

- 3) No street lights for early morning or evening travel.
- 4) No crosswalks to cross roadways except at intersections. More needed so we don't have jaywalking deaths or fines.
- 5) Dog feces all down and along side of sidewalks.
- 6) No NCTD bus stops.

Mc Donald Street

- 1) Incomplete sidewalks. Newer areas have sidewalks without ADA ramps. No sidewalks in older areas.
- 2) Intersection at Fallbrook street and Mc Donald Street intersections crosswalk buttons need updated and ADA regulations for platforms around crossing buttons. (Buttons are out of reach or on uneven surface makes it hard push, hard to push old buttons, or none existent.)
- 3) No street lights for early morning or evening travel.
- 4) No crosswalks to cross roadways except at intersections. More are needed so we don't have jaywalking deaths or fines.
- 5) No NCTD bus stops.

Potter Street

- 1) Incomplete sidewalks. Newer areas have sidewalks without ADA ramps. No sidewalks in older areas.
- 2) Un-official Intersection at Fallbrook Street and Potter Street intersections crosswalk buttons need added and ADA regulations for platforms around crossing buttons. (Buttons are out of reach or on uneven surface makes it hard push, hard to push old buttons, or none existent.)
- 3) No street lights for early morning or evening travel.
- 4) No crosswalks to cross across except at intersections. More needed so we don't have jaywalking deaths or fines.
- 5) No NCTD bus stops.

Transportation issues within the community:

1. No bus stops except Mission Road and Main Street.
2. Stagecoach considered "not on the fixed route," by North County Transit Department's ADA L.I.F.T service. (Forces me to be picked up at Debra Ann street instead of my residence.)
3. No local Taxi service with ADA power lift accommodations.
4. No F.A.S.T. bus like in 1990's.
5. Care Van through Senior Care is un-available on weekends.

All these areas are highly populated, and in close proximity to all our Schools. The Schools affected by these safety concerns are:

**Live Oak Elementary (Reche)
Potter Jr. High (Reche)
Fallbrook High School (Stagecoach)
Sun Rise Church Pre-school (Stagecoach)
St. Peters Academy (Stagecoach)
Zion School (Fallbrook Street)
La Paloma Elementary (Fallbrook Street)
Preschool (Fallbrook Street)
Fallbrook Street School (Fallbrook Street)
Frasier Elementary (Gum Tree off of Stagecoach)
Also sidewalk safety concerns affect and limit involvement at :
Community Center (Fallbrook Street)
Senior Center (Fallbrook Street)
And all Churches on (Fallbrook Street, Stagecoach and Reche roads)**

Also people are walking their dogs on the sidewalks and letting their dogs defecate on the sidewalks and not picking it up. I recommend a dog park closer to town with rules and regulations and "poop bag stations" like at Live Oak Park. Not everyone has cars or the time to take their animal out to the Reche area.

**Addressing these concerns will also allow the community, to walk, jog, run, or walk their dogs safely with better sidewalks and more street lights for travel anytime of the day. Our Kids would be able to walk to school or anywhere safer. Adding extra streetlights will prevent crime and vandalism everywhere!
Mr. Russell thanked Ms. Tirado for her input and assured her that her comments would be forwarded to the County.**

Mr. Bill O'Connor introduced himself and stated that he is a candidate for the Group.

**Mr. Harrington introduced Ms. Karel Hanson to the Group. He informed the Group that Ms. Hanson was a retired Project Manager for the County of San Diego.
Ms. Hanson said that if elected she looked forward to working with the Group and hoped she could be of assistance.**

Ms. Delaney commended Ms. Heyneman for bringing the excessive tree trimming that the McDonalds Restaurant had done to the landscaping on its site, to the Counties attention.

2. Approval of the minutes for the meetings of 18 July 2016. Voting Item.

Ms. Dooley moved to approve the minutes as presented and the motion passed unanimously.

3. **MUP16-006** Telespan Gird Road. Request for a Major Use Permit for a wireless communication facility on the 6.4 acres located at 3552 Diego Estates Drive. The antennas will be on a 73' tall mono broad leaf faux tree with facilities for 3 wireless producers. Owner James Greenwood, 310-901-7536, rickgreenwood5@gmail.com. Applicant Telespan communication LLC, 503-519-8591, thenion@deprattiinc.com. Contact person Tim Henion, 503-519-8591, thenion@deprattiinc.com. County planner Morgan Norville, 858-429-9585, morgan.norville@sdcounty.ca.gov. Continued at the 18 July FCPG meeting. **Public Facilities Committee**. Community input. Voting item. (6/21)

Mr. Tim Henion presented the project. He apologized about not being able to attend the August Facilities Committee meeting. But he had modified the project in hopes of addressing the concerns brought up by the Facilities Committee in July. The 73 foot tall tower was changed to two 55 foot towers. Each tower would be able to accommodate two cell service providers. The project would be staged with one tower going up to start with. Then the second tower would follow when the cell providers were ready. To address another concern of the Facilities Committee, Mr. Henion provided a letter from the County stating that the County Surveyor had determined that the site had legal access.

Mr. Moosa stated that since Mr. Henion did not attend the August Facilities meeting, the Committee had continued the project.

Several members of the Group had concerns with the 55 foot height of the towers. But Mr. Henion said the height of the trees in the existing grove required at least 55 feet. Several members of the Group were concerned with what would happen if the current grove was cut down or had the water turned off. Mr. Henion stated that the County would require subsequent landscaping to be put in place around the project. The landscaping would be designed to meet the height of the existing trees.

After lengthy discussion Mr. Harrington moved to deny the project due to the height of the towers and the residential lot location. The motion failed with only Mr. Harrington, Mr. Kalman and Ms. Dooley voting in favor.

Mr. De Meo motioned to approve the project as presented. That motion passed with Mr. Harrington, Mr. Kalman and Ms. Dooley voting against.

4. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a Commercial Tenant to make Improvements to an auto body shop (Savadors Auto Body & Repair), add a paint booth, new door and a demo permit at 1557 S. Mission Road (APN 104-250-39). Owner Grimm Family Trust. Contact person Michael Robinson, 760-728-5380, merarchitect@gmail.com. County planner Michael Johnson, 858-694-3429, Michael.johnson@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (7/5)

Ms. Delaney stated that the applicant had revisions to their plans being done and had requested the project be continued.

Ms. Delaney moved to continue the project and the motion passed unanimously.

5. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a sign change for Affordable Dental Implants at 3108 Pala Road, (APN 124-140-58). Owner Ray and Diane White. Contact person Michael Robinson, 760-728-5380, merarchitect@gmail.com. County planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (7/6).

Mr. Michael Robinson introduced the requests to approve the modified signs for the business at 3106 Pala Road (SR76). The signs were two roof mounted signs and one pylon sign raised up 6 feet to make it visible from the elevated SR 76, when the roadway was graded to be almost level to the building rooftop.

Ms. Delaney reported that the Design review committee have reviewed the project and because of the unique circumstances approved the pylon sign change in height as presented, but did not approve the roof signs, as those types of signs are prohibited. After limited discussion, Ms. Delaney motioned to deny the the roof top signs. The motion passed unanimously.

Next Ms. Delaney motioned to approve the modified pylon sign, because of the unique circumstances. This motion also passed unanimously.

6. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a new truss roof at 840 S. Main Ave, (APN 104-132-08). Owner Valley Broog, LLC. Contact person Mike Lackey, 619-548-5723, mikelackey@sbcglobal.net. County planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (7/12).

Mr. Mike Lackey introduced the project. He informed the Group that the project would replace flat roofs on existing buildings with pitched roofs. The building would than match others in the complex.

Ms. Delaney stated the Design Review Committee had reviewed and approved the project.

After limited discussion, Ms. Delaney motioned to approve the request as presented and the the motion passed unanimously.

7. STP94-009W1 Request for a modification to an existing Site Plan on the property at 1205 South Main Avenue (APN 104-342-1400 and 1500) to remove the central gas canopy, mini market, carwash equipment room, and trash enclosure then add a new 1,170sf mini-market adjacent to car wash structure, new dual dumpster trash enclosure, new 88sf storage room, new 88sf public restroom and additional parking stalls totaling 8 (3 also serve as vacuum stations.) Owner Wisam Salem, 519-244-5726, wsalem@cwgcpcpa.com. Contact person Michael Carlola, 858-578-2950 x 2, mike@schussclarkbrandon.com. **Design Review Committee**. Community input. Voting item. (7/21)

Ms. Delaney stated that the applicant had major revisions to their plans being done and had requested the project be continued.

Ms. Delaney moved to continue the project and the motion passed unanimously.

The meeting was adjourned at 8:06 p.m.
Tom Harrington, Secretary

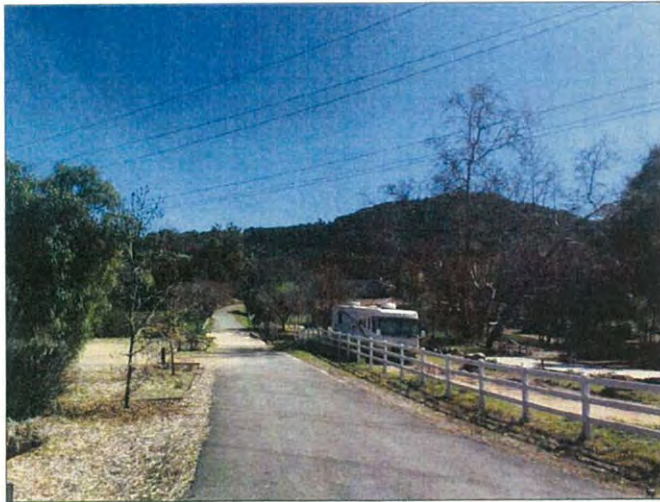
Attachment F – Photo-Simulations, Geographic Service Area Map and Alternative Site Analysis

AERIAL MAP



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EXISTING



PROPOSED



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ARCHITECTURE | ENGINEERING | CONSULTING
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T: 949.475.1000 | F: 949.475.1001

TeleSpan

GIRD ROAD

3552 DIEGO ESTATES DRIVE
FALLBROOK, CA 92028

SDC PDS RCVD 09-22-16

VIEW

A

SHEET

1 / 3

MUP16-006

AERIAL MAP

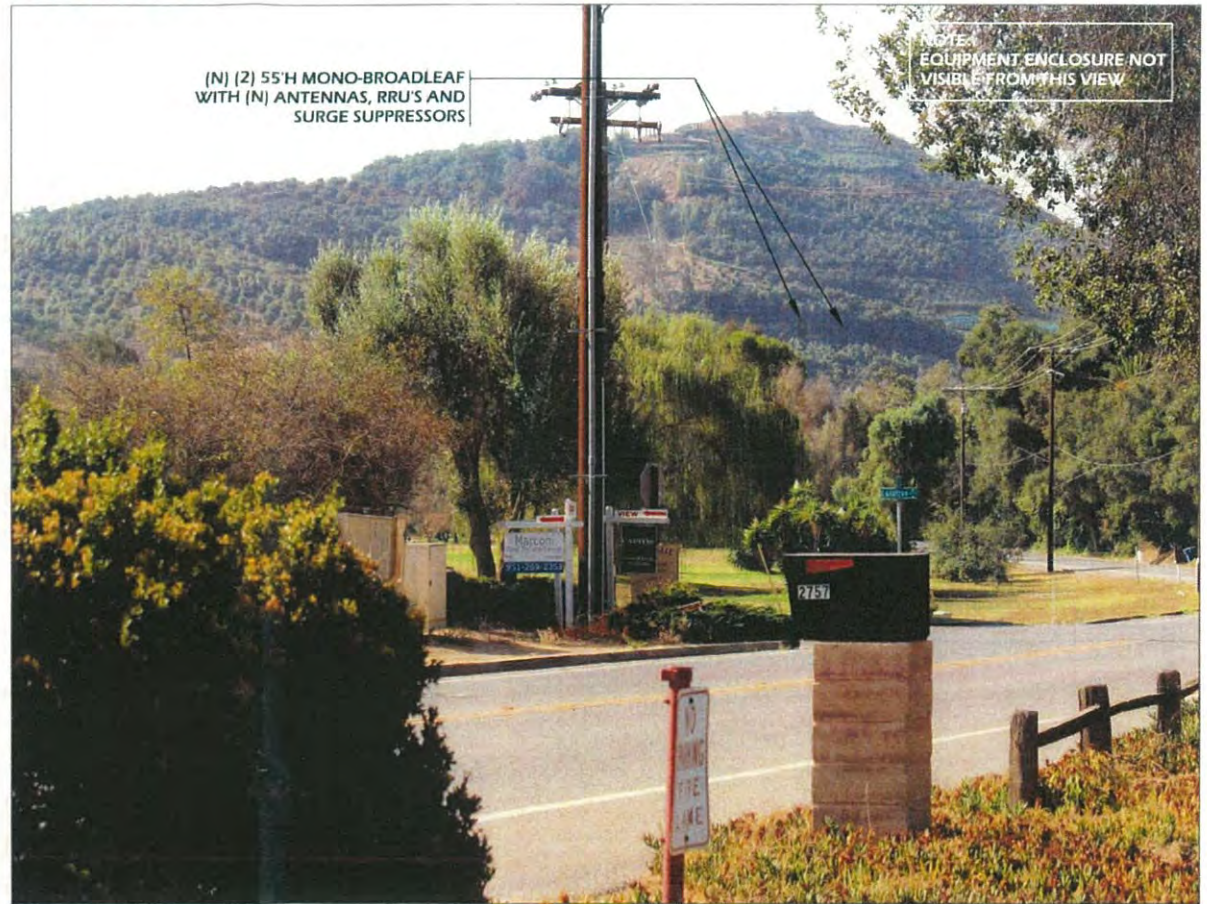


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T: 949.475.1000 | F: 949.475.1001

TeleSpan

GIRD ROAD

3552 DIEGO ESTATES DRIVE
FALLBROOK, CA 92028

VIEW

B

SHEET

2 / 3

AERIAL MAP



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EXISTING



PROPOSED



NOTE:
EQUIPMENT ENCLOSURE NOT
VISIBLE FROM THIS VIEW

(N) (2) 55'H MONO-BROADLEAF
WITH (N) ANTENNAS, RRU'S AND
SURGE SUPPRESSORS

PHOTOS PROVIDED BY: DEPRATTI, INC.

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GIRD ROAD

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VIEW

C

SHEET

3 / 3

AERIAL MAP



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TeleSpan

GIRD ROAD

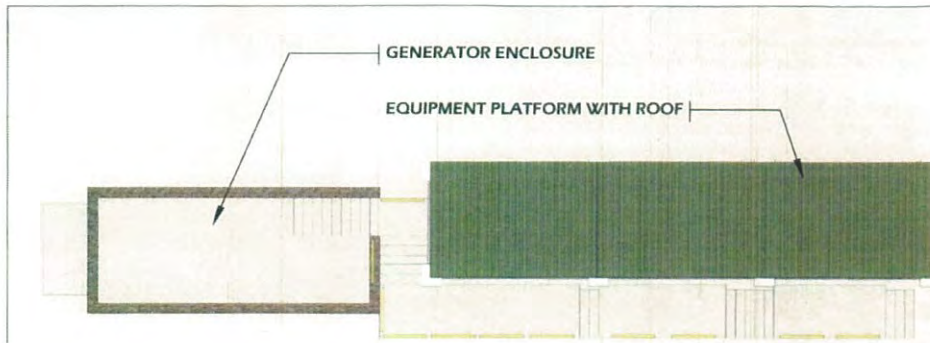
3552 DIEGO ESTATES DRIVE
FALLBROOK, CA 92028

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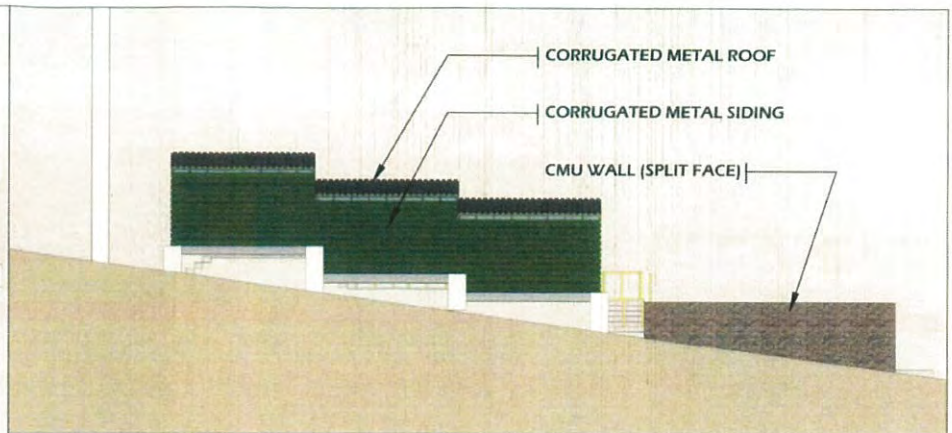
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SHEET

Supplemental



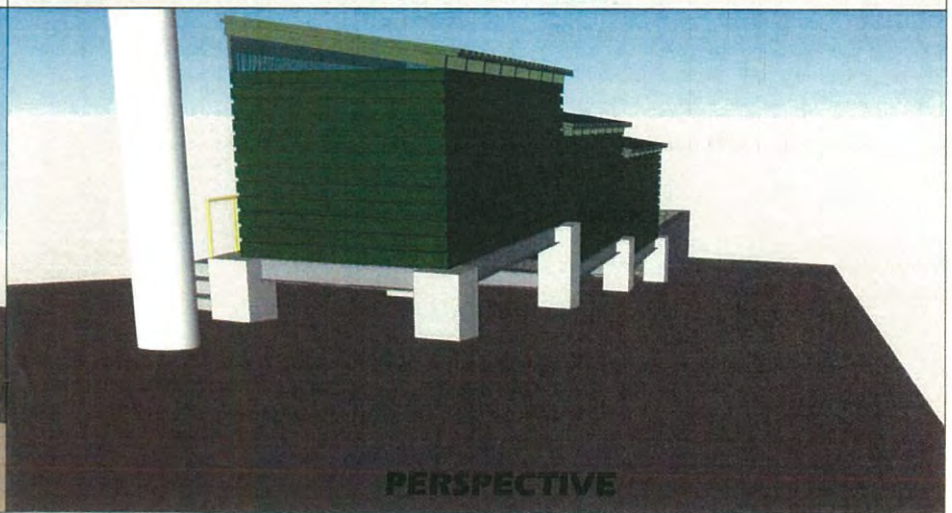
TOP VIEW



FRONT VIEW



PERSPECTIVE



PERSPECTIVE

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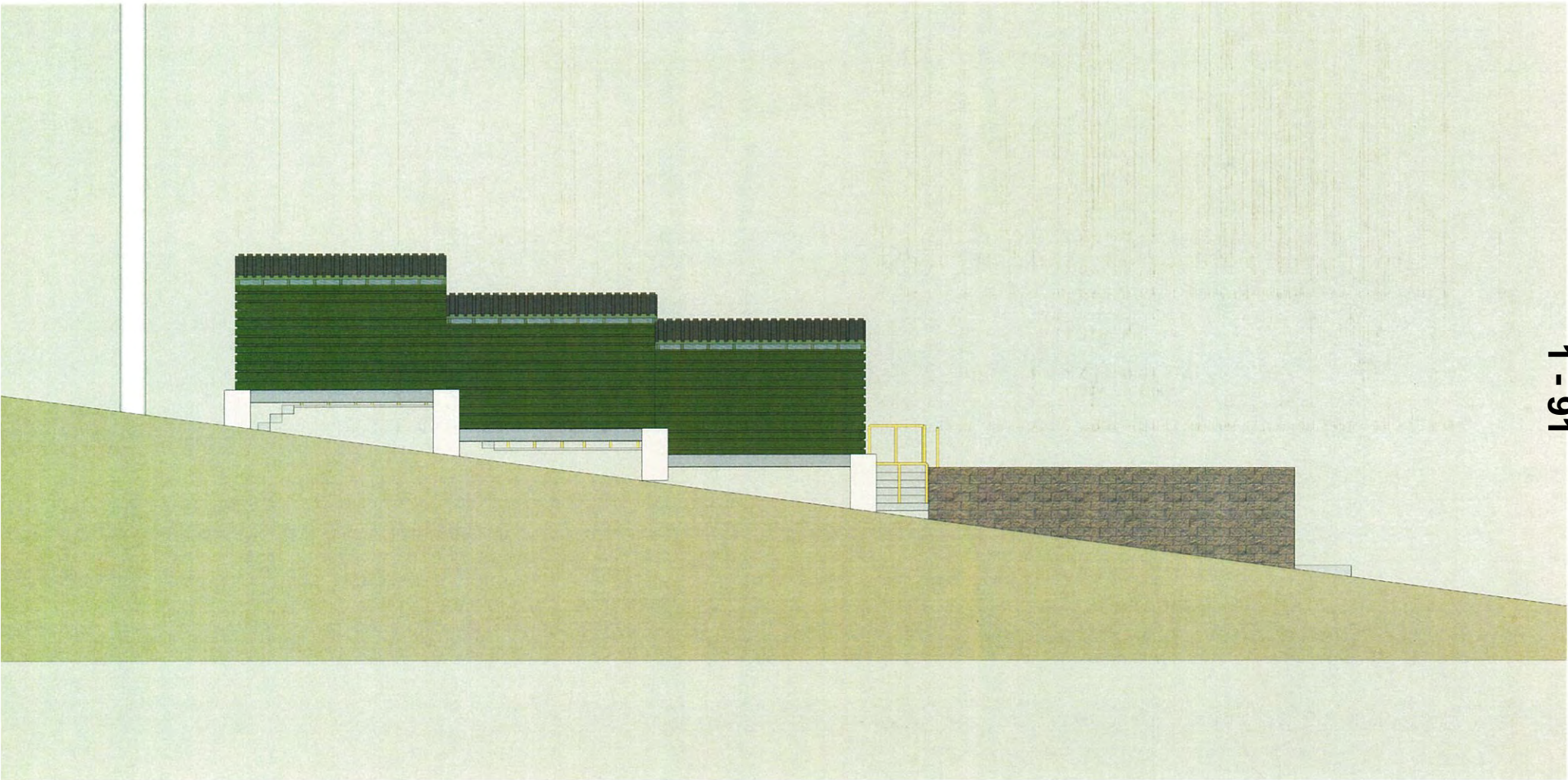
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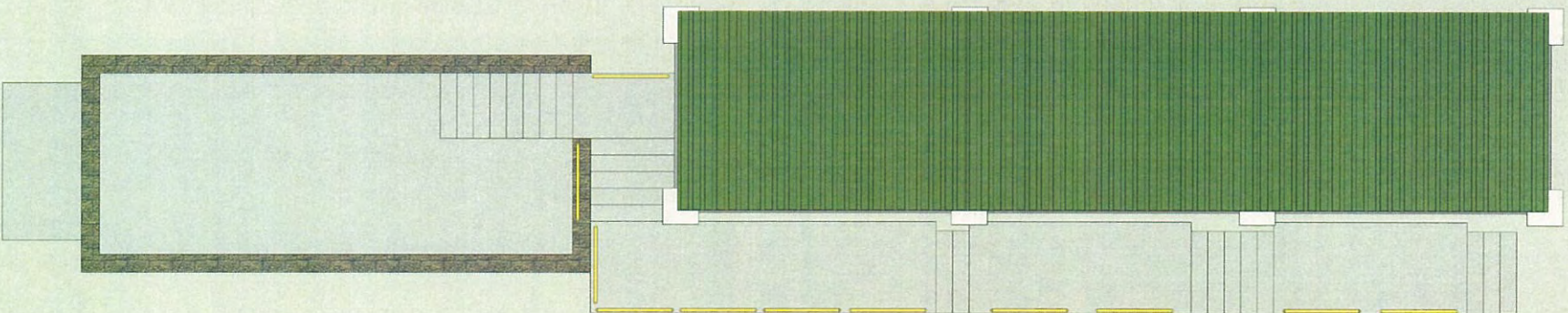
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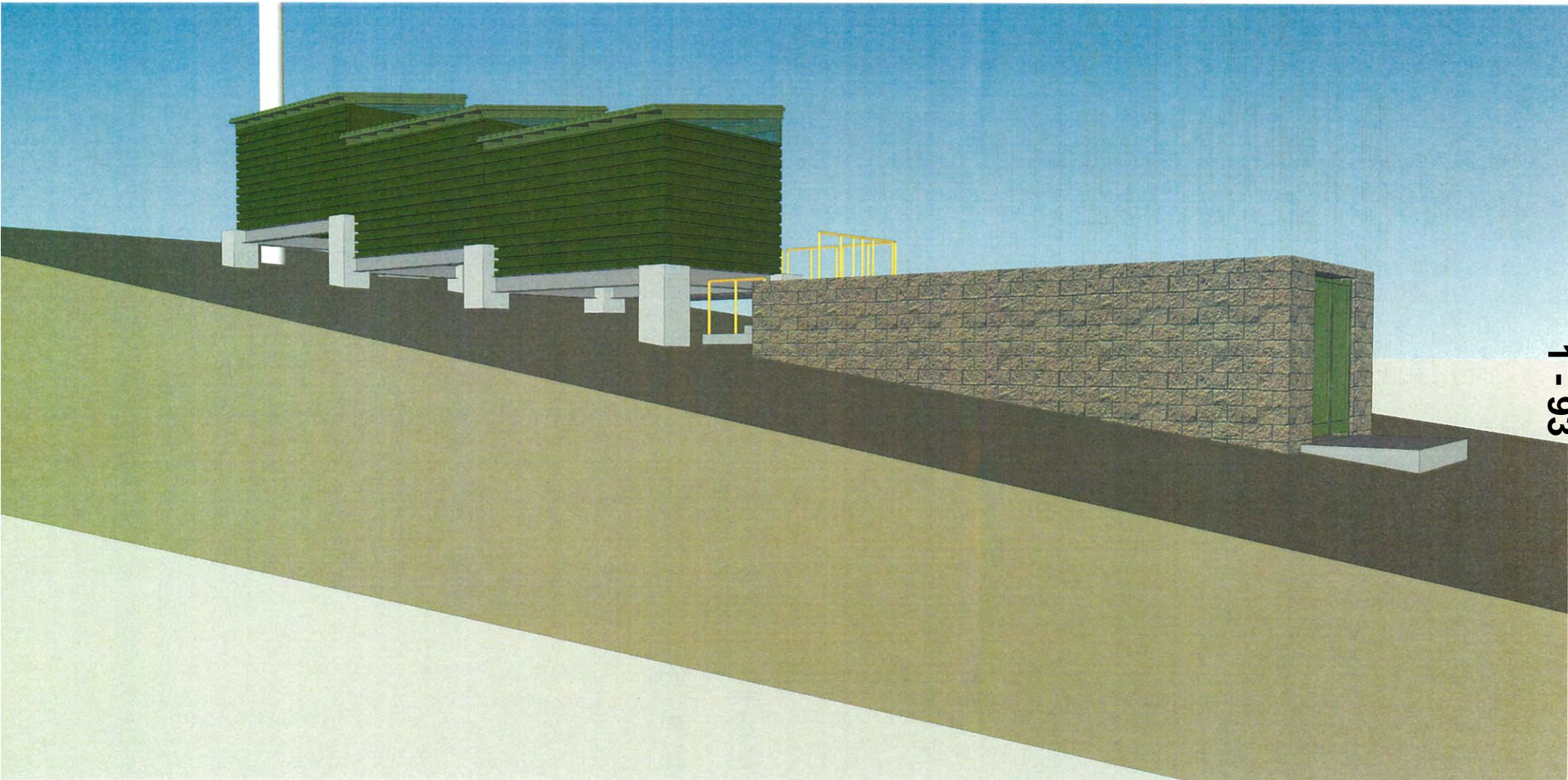
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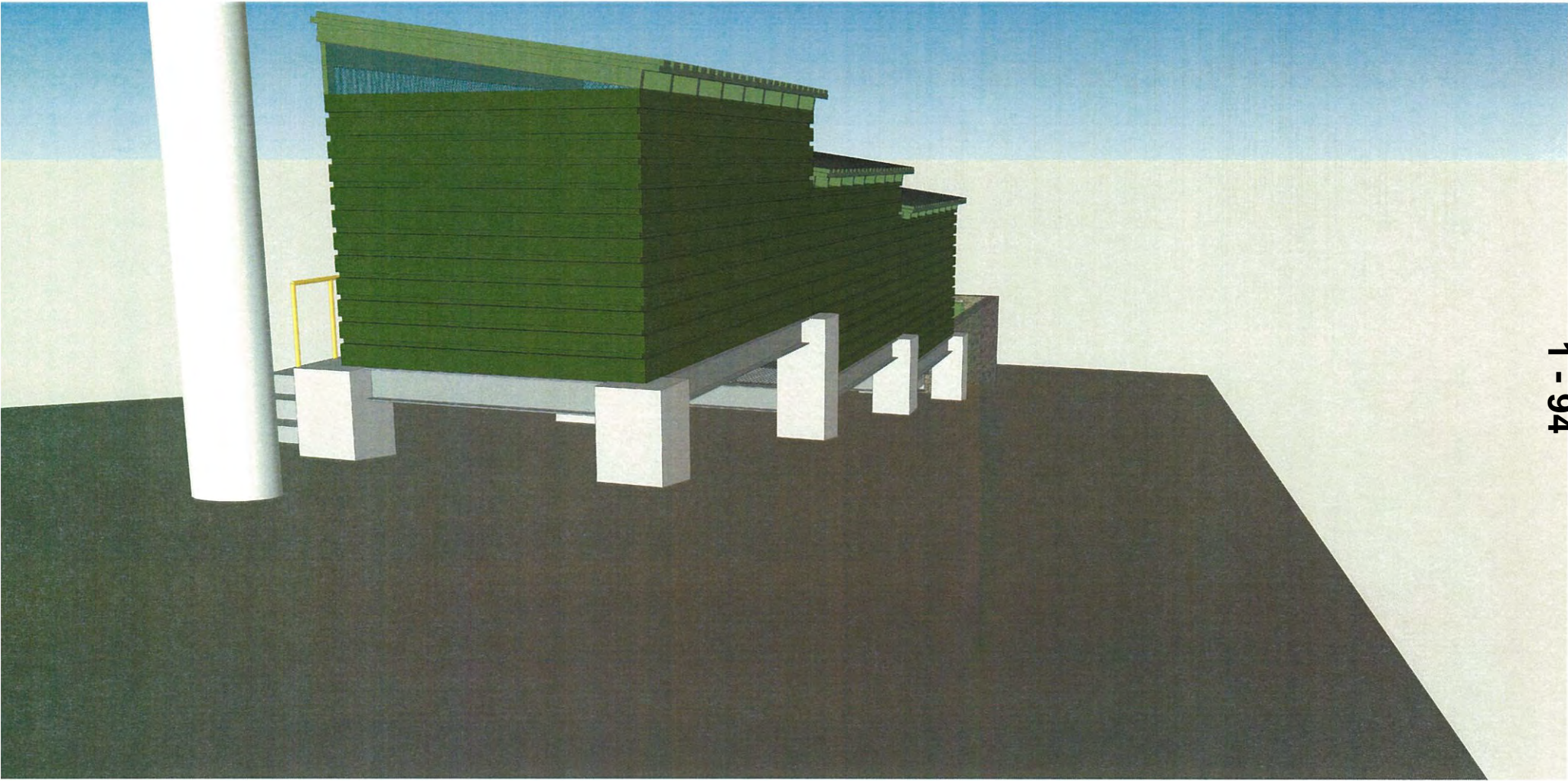
3552 DIEGO ESTATES DRIVE
FALLBROOK, CA 92028

**STRUCTURE
MODELING**









**TeleSpan Communications, LLC
Gird Road Wireless Collocation
Alternative Site Analysis &
Geographical Service Area maps**

Project Site The project site is located at 3552 Diego Estates Rd. in Fallbrook, CA. Diego Estates Rd. is a private road off of Gird Road, approximately 1 mile north of the intersection of Gird Rd. and Hwy. 76. The parcel is zoned (A-70), is (6.4) acres in size, and currently has a residence, and several agricultural related structures in support of the avocados grown on the property.

Project Description TeleSpan Communications, LLC ("TeleSpan") is seeking to build a camouflaged, wireless collocation facility on the property that is capable of hosting three wireless carriers. TeleSpan has performed detailed drive-test analyses along Gird Rd. and in the general vicinity, where each of the four commercial wireless carriers' signals (Verizon, AT&T, T-Mobile, and Sprint) were measured and documented using in-vehicle drive test equipment. Of the four major wireless carriers, Verizon, AT&T, and T-Mobile all have sporadic, or no service along Gird Rd. Exhibit A depicts the drive test results for each of these three carriers, and Exhibit B models the coverage that would be available to each of these carriers from collocating on the TeleSpan site. The area covered extends from roughly 300' north of Hwy 76 on Gird Rd continuously covering Gird road and the surrounding residential areas up the valley to where Gird Rd end into Reche Road.

Location Selection The proposed location was selected based on it being nearly centered in the existing coverage gap for the majority of wireless providers between Hwy 76 and Reche Rd in the Gird Rd Valley. This location was selected due to it being heavily surrounded by avocado and eucalyptus trees that will aid in concealing the towers and equipment for the surrounding valley. This location is not the highest site and previously AT&T Mobility (MUP14-023) had submitted a application to locate roughly 100' up the slope on the same parcel. TeleSpan evaluated the AT&T location and chose to move the site down the slope to the current location to allow for better concealment, Greater distance from the property lines, to minimize the need to remove avocado trees and address North County Fire Protection concern on access. This locations topography is ideal to meet to coverage objective covering to the south on Gird Rd as well as the north as the road bends slightly to the northwest. A location lower on the slope would have signal shadowing from the terrain. A site further up the slope would see to far and possibly cause overlap interference to neighboring sites in Fallbrook and Bonsall.

This application proposes to install an enclosed equipment compound of approximately 1150 square feet to host the three or four wireless carriers' outdoor radio equipment, and to provide sufficient room for up to two future and permitted separately standby power generators enclosed in a sound attenuating 8' tall CMU block structure. Originally a 73-foot monopole camouflaged to look like a broadleaf avocado tree was proposed. After the initial input for the Fallbrook Public Utilities Committee the tower design was reconfigured to two collocatable structures 55' in height also to be faux broadleaf trees to blend in with the surrounding avocado grove. The initial tower is to be installed immediately adjacent to the equipment compound, once a third carrier is ready to install the second tower will be placed roughly 65' to the north east on the same access road. The height of the faux-broadleaf tree was calculated by determining the lowest possible antenna height required for the a second (i.e.: lowest) carrier installed on the structure, to be able to "see" over adjacent avocado trees which are 30-33' in height to the west and around 80' to the east "see next page" of this hand out. The equipment compound and monopole are located well within the interior of the parcel, and are surrounded on all sides by avocado groves. The compound would not be visible from any public view, and only the portion of the faux-broadleaf monopole required to "see over" the tops of the adjacent mature avocado trees would be visible from a distance. Only one tower will be initially installed with the second once a third carrier is ready.

**SDC PDS RCVD 12-12-16
MUP16-006**

Architectural Compliance and Site Design The antenna configuration is square in design to cover only north, south and west since there is a steep slope to the east. The foliage on the faux tree has been extending to provide a minimum of 2' cover for all equipment mounted on the towers.

Fallbrook's Village style architecture; this site location was selected because the surrounding avocado grove with mature trees of 25-33' in height completely conceal the equipment enclosure from public and also nearby views. The building design is enclosed by corrugated metal siding painted dark green in color to match the surrounding avocado tree foliage. Since the enclosure walls are 10' in height and surrounded by 20-33' avocado trees the equipment enclosure will not be visible from any surrounding areas. The emergency generator area is CMU block tan in color to blend with the surrounding soil. The Gird Valley has several architectural styles throughout it including several corrugated metal out building on Diego Estates Rd and Gird. With location out of view and painted a dark green to match the grove and the surrounding buildings in plain view this complies with the surrounding architecture.

Preference Categories

Section 6986 of the Telecommunications Ordinance (Preferred Sites) identifies the preference categories assigned to proposed zones and locations. The project site is zoned A-70, which is not a preferred zone for telecommunications facilities. The project location is on a site developed with a single-family residence, surrounded on all sides by an avocado grove, which functions to help camouflage the proposed faux tree facility. Although this design is defined as "high visibility" according to the County's Wireless Ordinance because it exceeds the height and is a tree design, it is the most appropriate design for the subject site. The proposed faux tree design will appear as a natural landscape element that would disappear from public view as an excepted element.

Below is a list categorizing what the site development team explored prior to arriving at the proposed location.

- *Preferred Zones: Industrial and Commercial*
Within and around the project search ring there are no industrial or commercial zones. Due to the topographical variations within the area, this particular search ring was extremely narrow. The surrounding area is solidly agricultural/residential zoning and land use character of the project area (entirely A72, A70, and S92 zoning). There are no industrial or commercial sites within the search ring area.
- Preferred Locations:
 - * *Public Right of Way / Utility Poles*
Public right of way solutions were sometimes relied upon with earlier generation wireless facilities when the requirements for data capacities were less and quick voice only coverage solutions were acceptable. The current generation carrier broadband installation requires a minimum of 1,000-square-feet of base station area and the capacity to carry 3 levels of panel antennas. No public right-of-way location was identified that could accommodate the TeleSpan facility required to provide adequate coverage and service level to the target area. Again, the significant topographical constraints of the surrounding area make utilities poles obsolete.
 - * *Water Tanks*
Water tank sites are preferred solutions for wireless sites since they represent a non residential land use, frequently located within residential areas and located on high ground. However, we were unable to identify any water tank facilities in the search ring.
 - * *Non-Residential Land Uses*
Opportunities for any non-residential land uses were examined. Our search for non-residential land uses included commercial sites, parks, fire stations, schools, churches,

community centers and open space areas. However, we were unable to identify any non-residential land uses in the search area.

Alternative Locations in the Surrounding Area

Exhibit C shows the locations of alternative commercial carrier sites within a four mile radius of the project site. As can be seen from Exhibit C, the area needing service is within a topographic “bowl”, all of the other alternative commercial carrier sites are outside of that bowl, and are thus incapable of providing coverage along Gird Rd.

Additionally at Staff’s request we have provided GSA mapping for (6) additional sites located in the surrounding area.

1. A proposed T- Mobile site located at the Quality Inn on Old Hwy 395 just north of Hwy 76. Due to the terrain to the west this location does not provide any coverage on Gird Rd.
2. A proposed wireless facility at Stewart Canyon Rd. this location is 3.5 miles from the proposed location and does not provide any coverage to the west of I-5 which is 1.5 to 2 miles east of the coverage objective
3. AT&T Gird Road located just south of Reche Rd. This site due to terrain covers roughly a mile of Gird road south of Reche with only fair coverage along Gird. This site was located at this property to mainly cover Live Oak Park and Reche Rd. This is the reason for AT&T’s previous application at this proposed location to fill this coverage gap.
4. The Sprint Pala site is located 1.5 miles SW of the proposed location and does not provide any coverage of Gird Rd due to the terrain.
5. The future location of Bonsall High School, While this location provides similar coverage of the south half of Gird Road it does not provide any coverage north of Via Loma or Oakridge drive the northern half of Gird Rd and the golf course. However, the proposed site will provide excellent coverage of the new school to insure a safe environment and piece of mind for the students, parents and faculty at the new Bonsall High School.
6. Wilt Rd Water tank sees too far and is blocked by terrain so does not cover Gird Rd and surrounding areas

Alternative Locations on the Same Parcel- Three locations on the same parcel were considered. All three locations provided comparable radio performance, however the selected location was further distant from the property lines (over 80 feet) making it a better candidate from a sound containment perspective. This location is also less visible due to the being better screened by the mature avocados in the foreground. And, it also more readily complied with the access and turnaround requirements required by the North County Fire Protection, having jurisdiction. The 2nd and 3rd options also required removal of as many as 10-12 avocado trees.



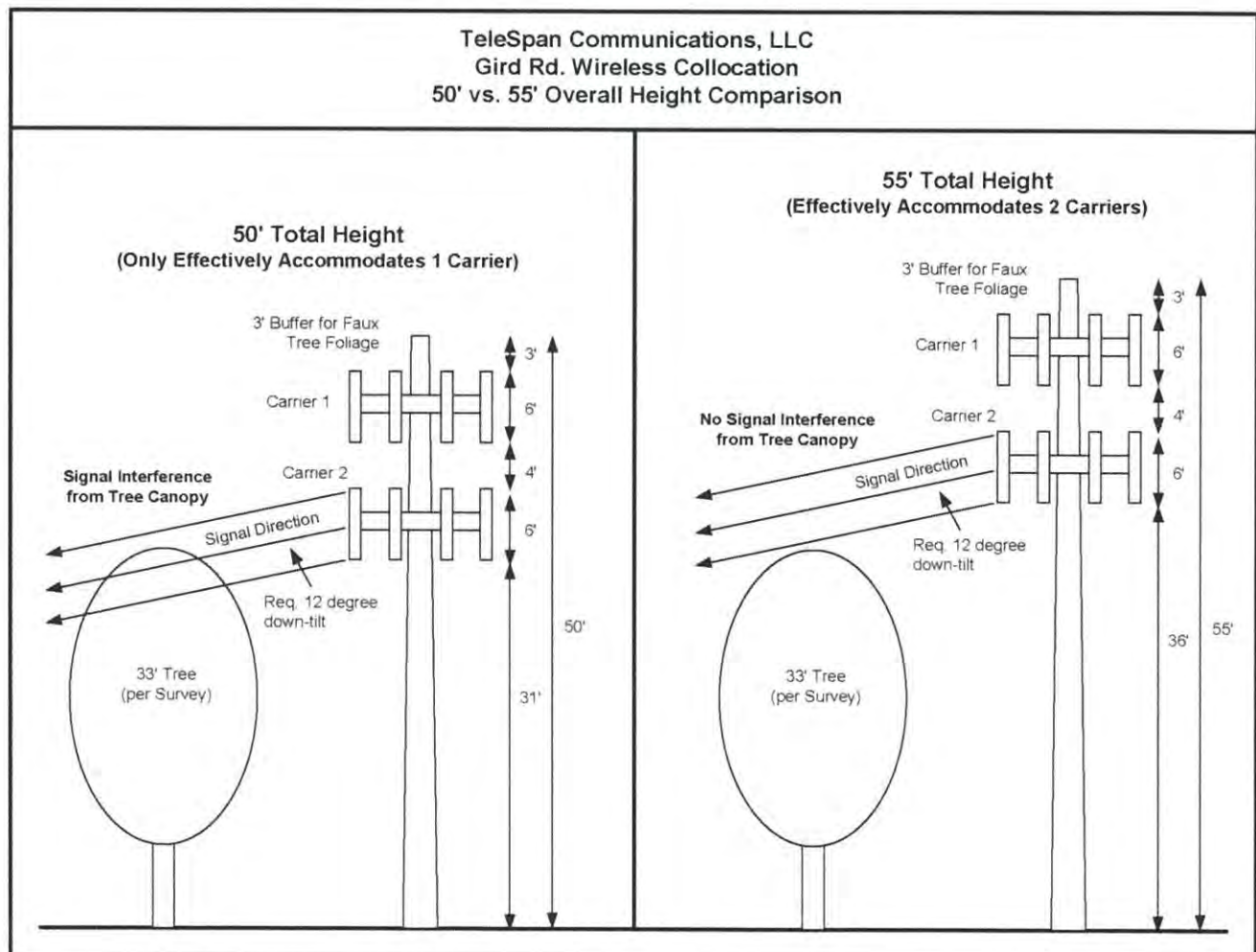
Although the subject facility is located in a non-preferred zone (A70), it is designed to be in harmony with the aesthetics of the neighborhood. **Furthermore, the antenna location within foliage as a screening mechanism helps the TeleSpan facility blend with the surrounding community character and appear as a natural element for views up the hill and up and down the valley**

Public Benefit

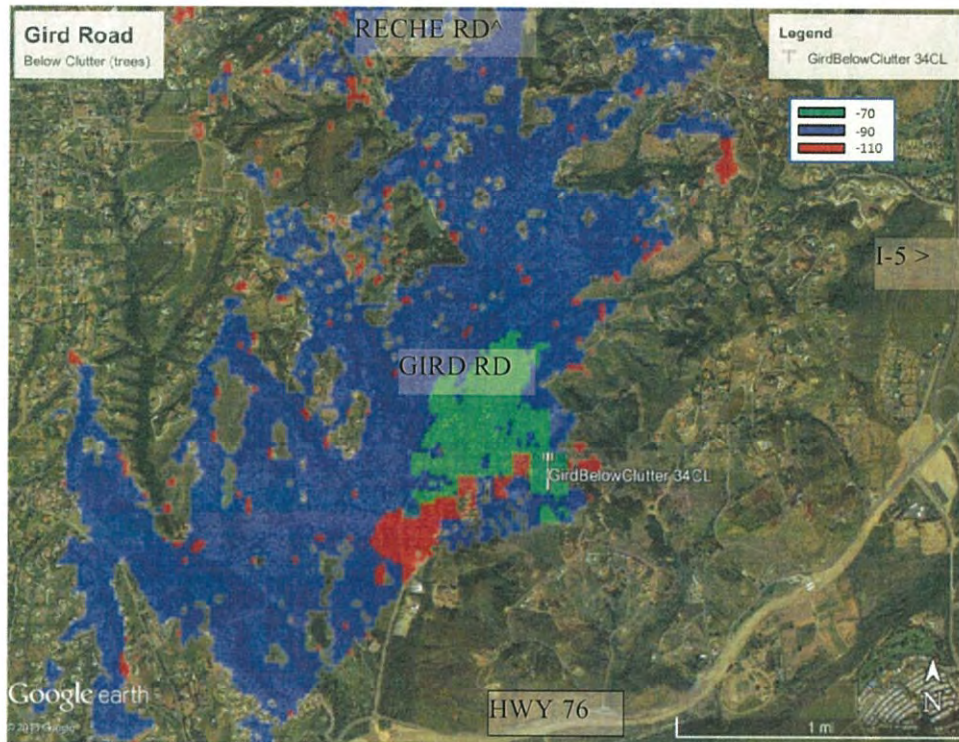
The serious lack of coverage from the major wireless carriers in and around the project area has significant public safety considerations. The majority of 911 calls are now placed by wireless telephone, and many of the emergency responders now rely upon the wireless networks to a large degree for their communications. The proposed wireless facility would be E-911 compliant, meaning that emergency calls placed from the wireless phones of other carriers would connect through the proposed TeleSpan site. In such hilly areas, regular radio communications may not be reliable, but the cellular networks provide secure communications for areas having network coverage. Also, the wireless systems have the ability to locate lost, injured or stranded persons with the GPS aspect of the cellular networks. These rural communities of the County are vulnerable to isolation in the event of wildfires, earthquakes or other public emergencies if regular landline communications become severed. The installation of the proposed TeleSpan facility would greatly enhance personal, business and emergency communications for this rural community San Diego County. The emergency generators proposed will also add to the safety of the community in the case of a major catastrophe or long duration power outages.

Clarification for the height requested

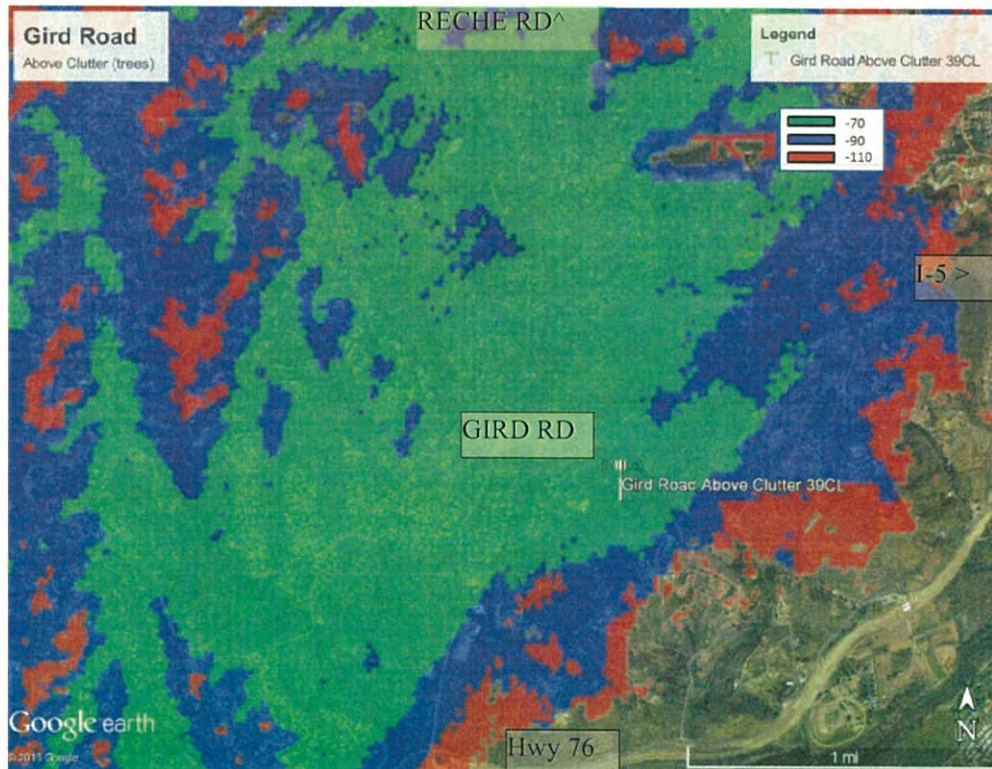
The justification for 55' top of faux tree height is explained in the detail below and GSA mapping next page. With the surrounding avocado trees being 25-33' in height currently (as shown in the land survey) the minimum height for the lower collocator to operate adequately is a 39-40' antenna centerline.



GSA map showing the coverage of the proposed sites with antennas at 34' center height, which puts the signal in the tree line and reduces the signal strength significantly



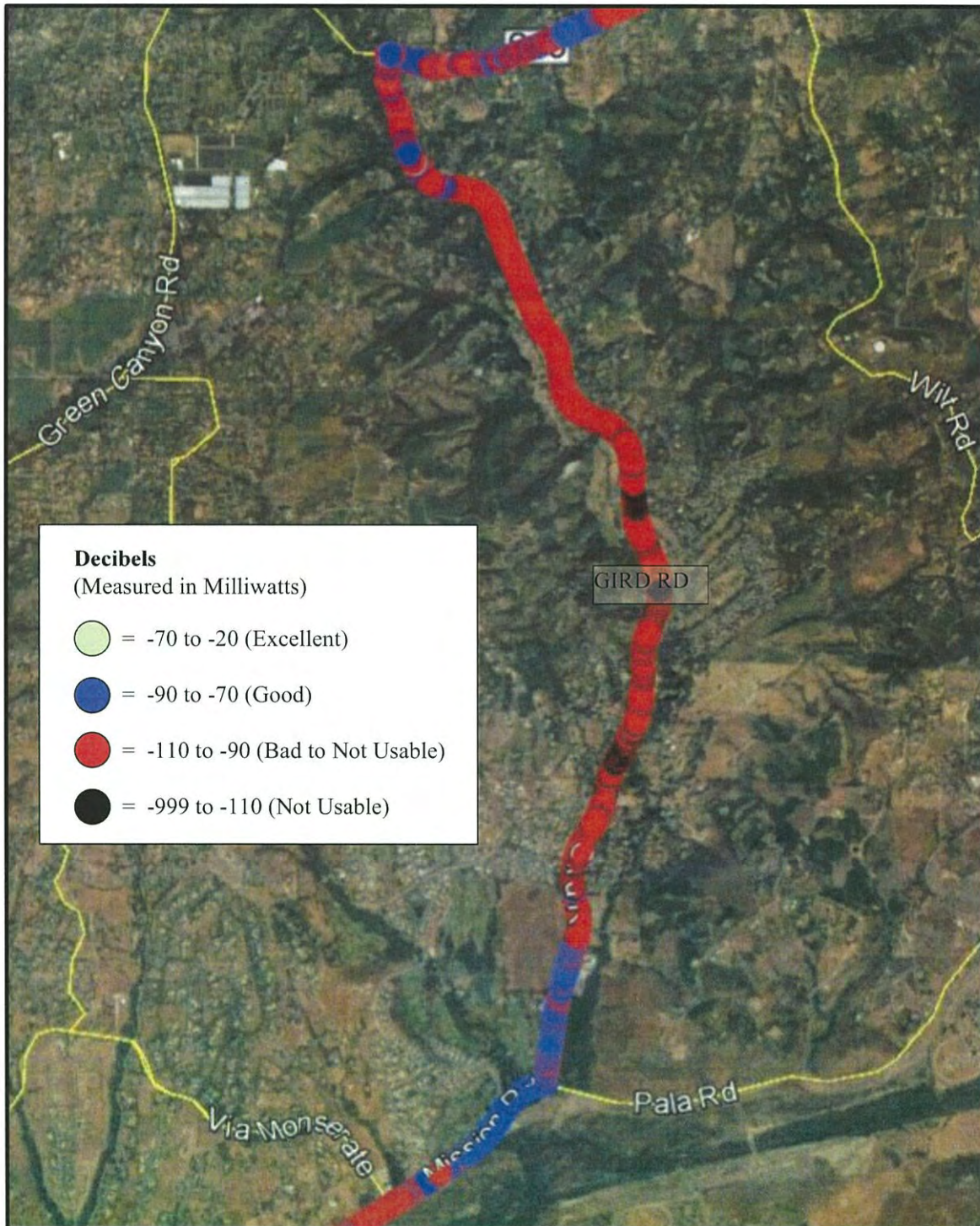
GSA map showing the coverage of the proposed sites with antennas at proposed 39' center height which puts the signal above the tree line unobstructed



The following maps are actual drive test data taken by driving the Gird Road corridor with equipment for each major wireless provider.

Shown by color: Green is best in building, Blue is out door or in vehicle, Red is bad or sporadic coverage

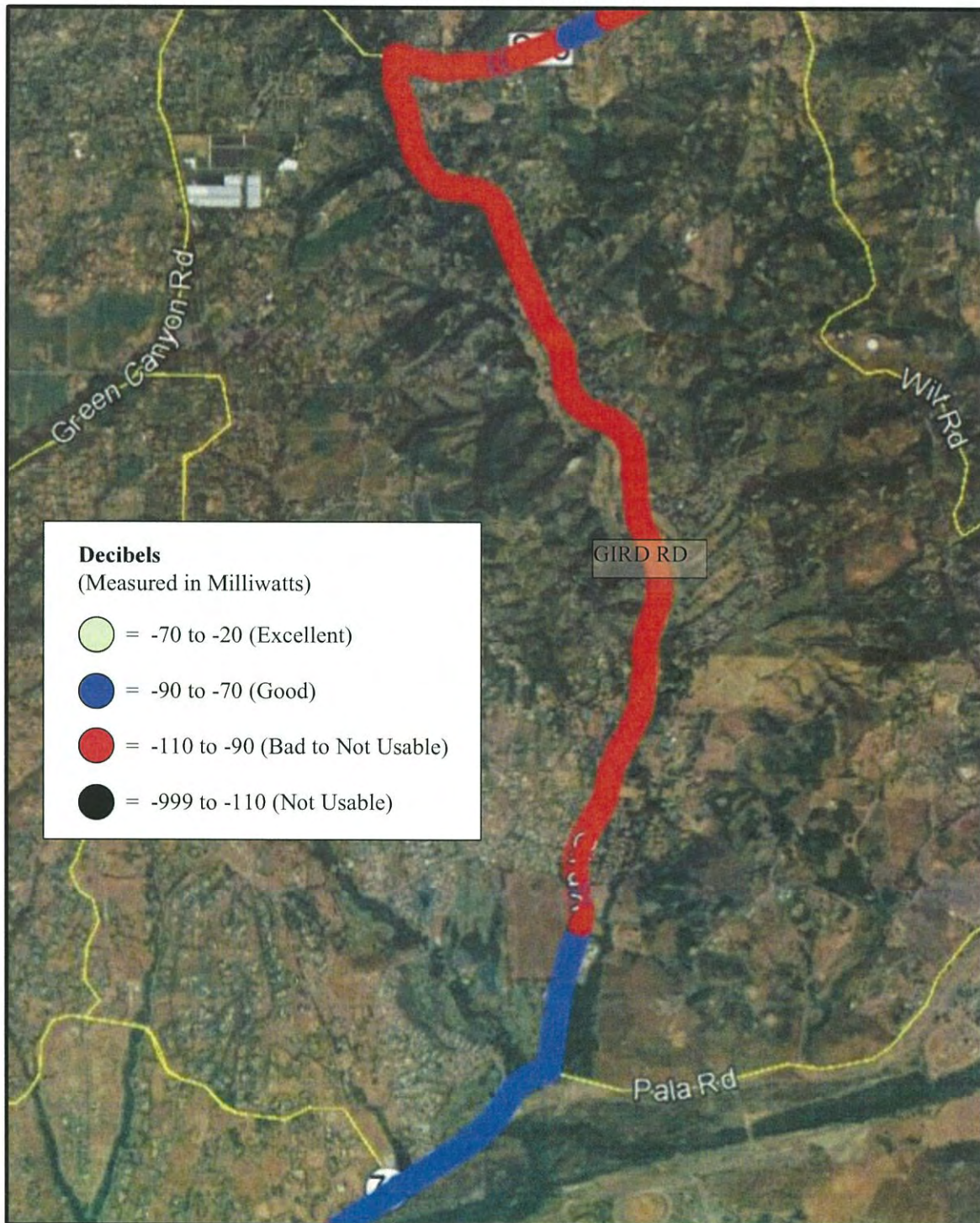
GSA
Exhibit A
Drive Test Results AT&T Wireless



The following maps are actual drive test data taken by driving the Gird Road corridor with equipment for each major wireless provider.

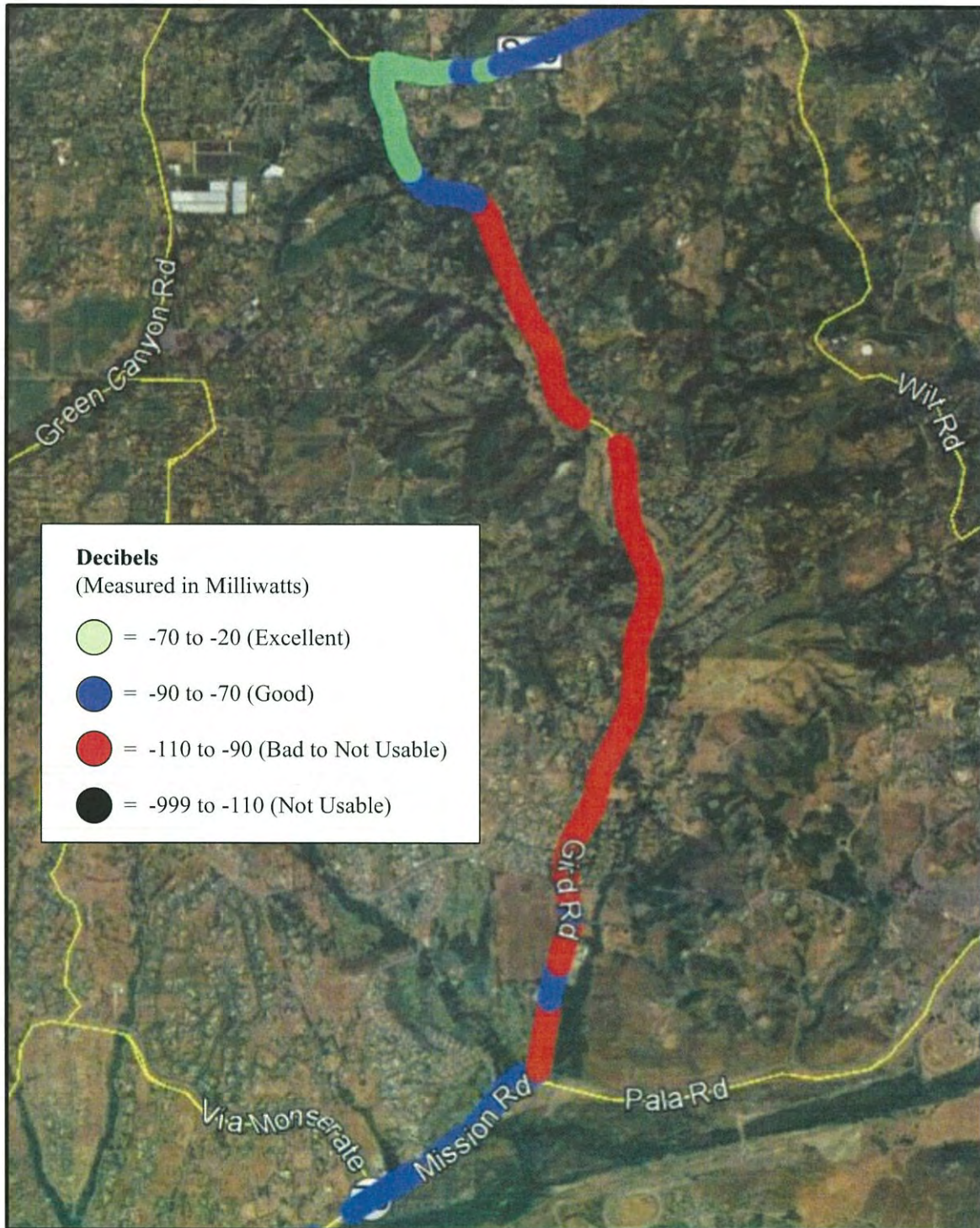
Shown by color: Green is best in building, Blue is out door or in vehicle, Red is bad or sporadic coverage

**GSA
Exhibit A
Drive Test Results Verizon Wireless**



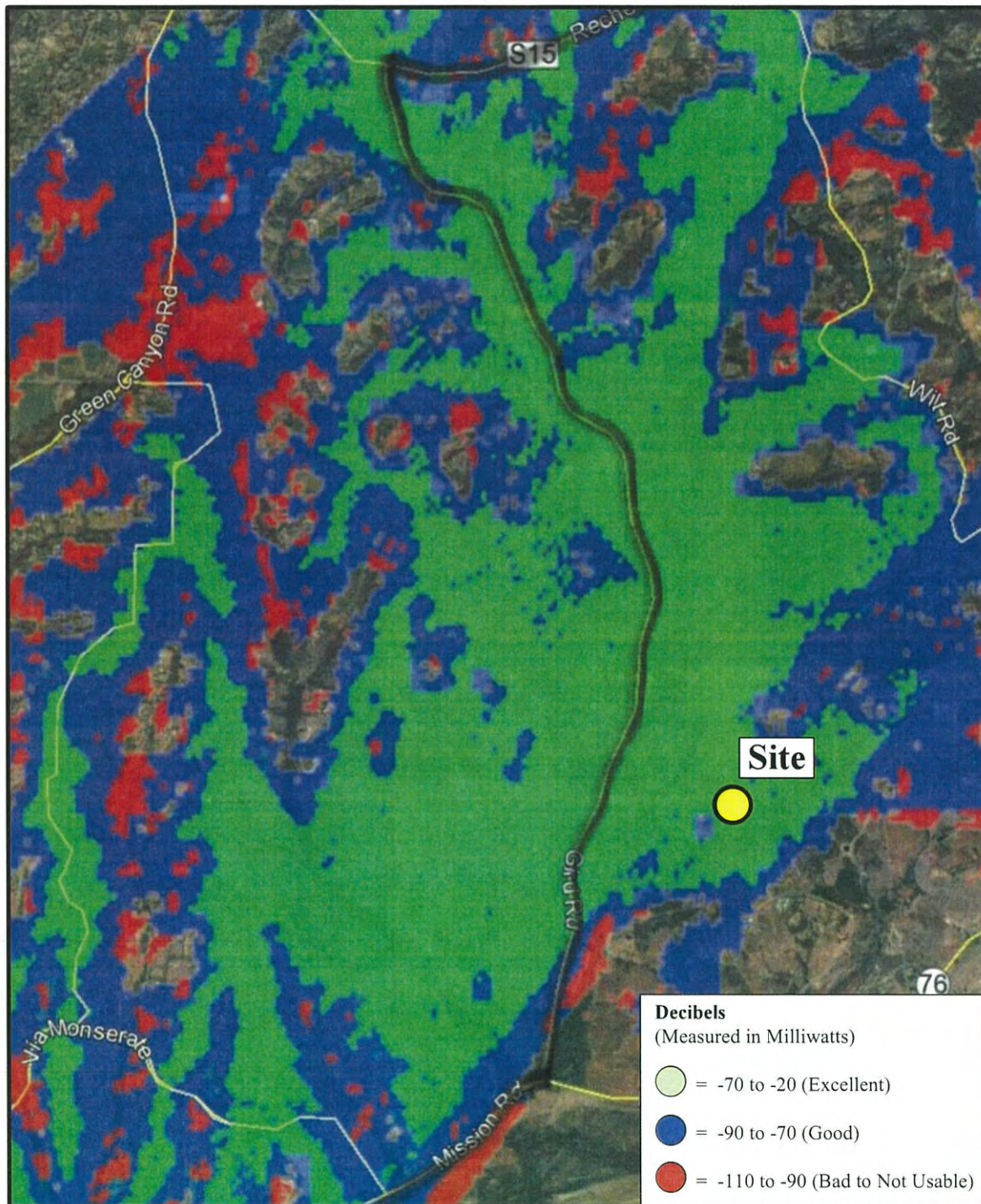
The following maps are actual drive test data taken by driving the Gird Road corridor with equipment for each major wireless provider.
Shown by color: Green is best in building, Blue is out door or in vehicle, Red is bad or sporadic coverage

**GSA
Exhibit A
Drive Test Results T-Mobile**



GSA
Exhibit B
Proposed Radio Frequency Propagation Modeling
All Carriers

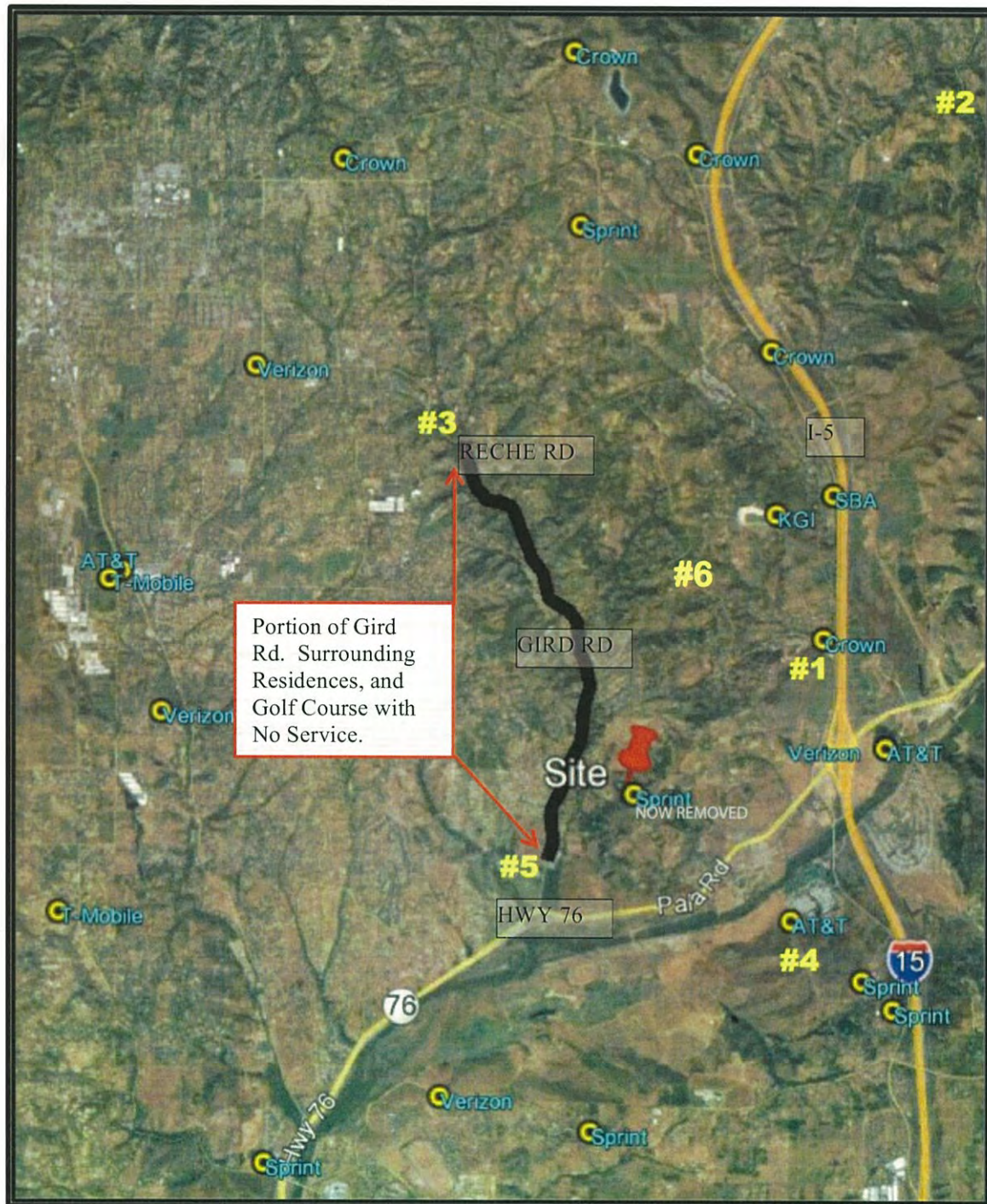
This map shows the projected coverage of the site for all carriers that would locate on either tower. Green is best in building, Blue is out door or in vehicle, Red is bad or sporadic coverage



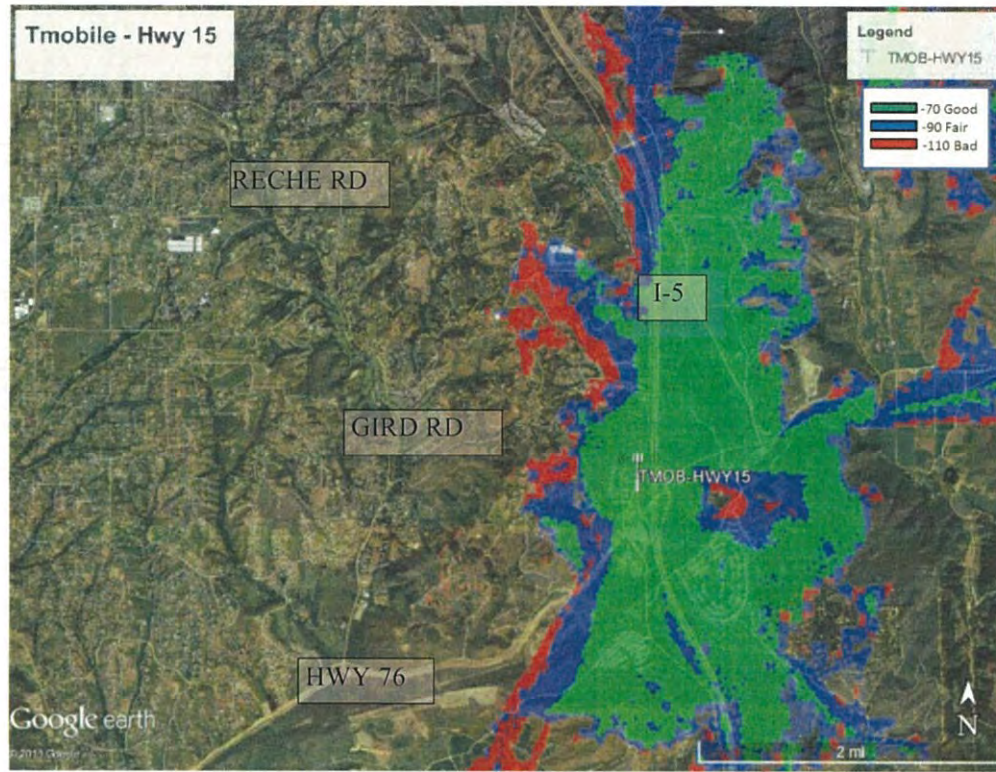
GSA
Exhibit C

Alternate Locations in Surrounding Area

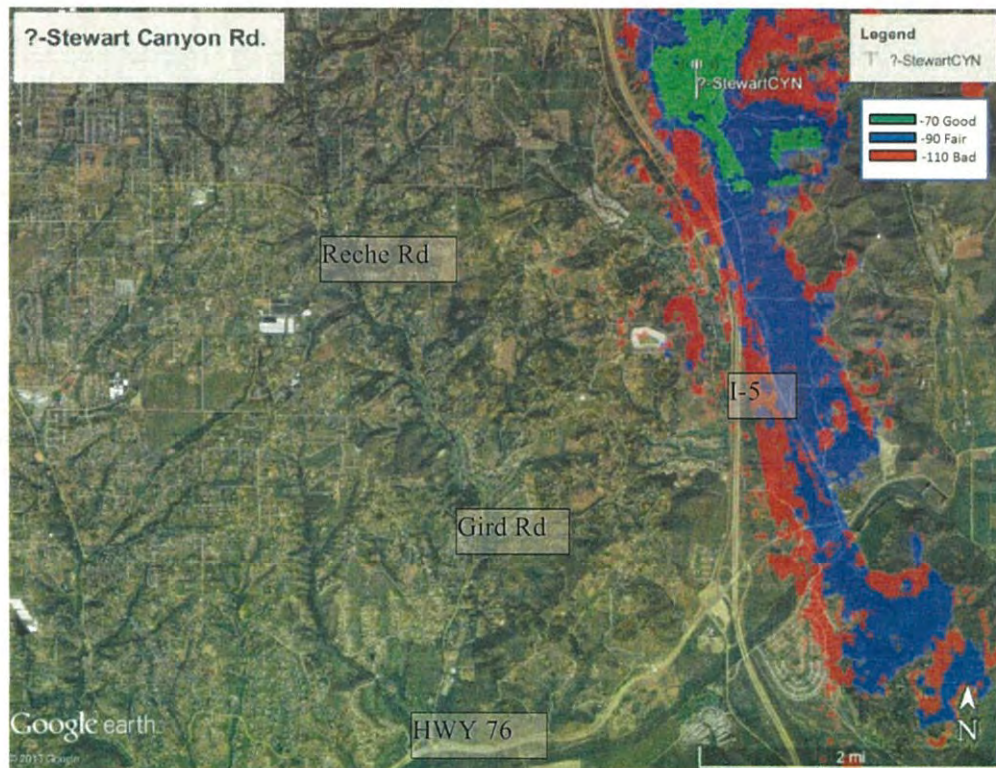
This slide shows all the surrounding and existing communication locations and also the current or previously proposed location shown by # numbers



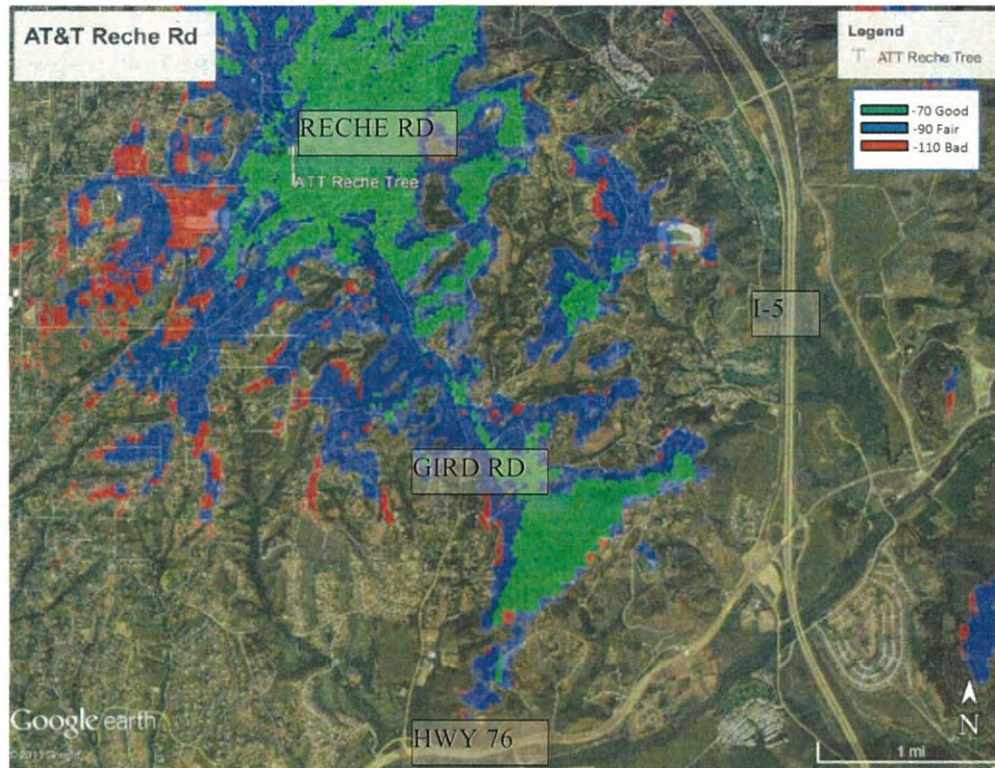
GSA Alt Location #1 is 1.5 miles from the proposed site location. T-Mobile proposed at Quality Inn this location does not cover Gird Road or the surrounding area due to terrain in between



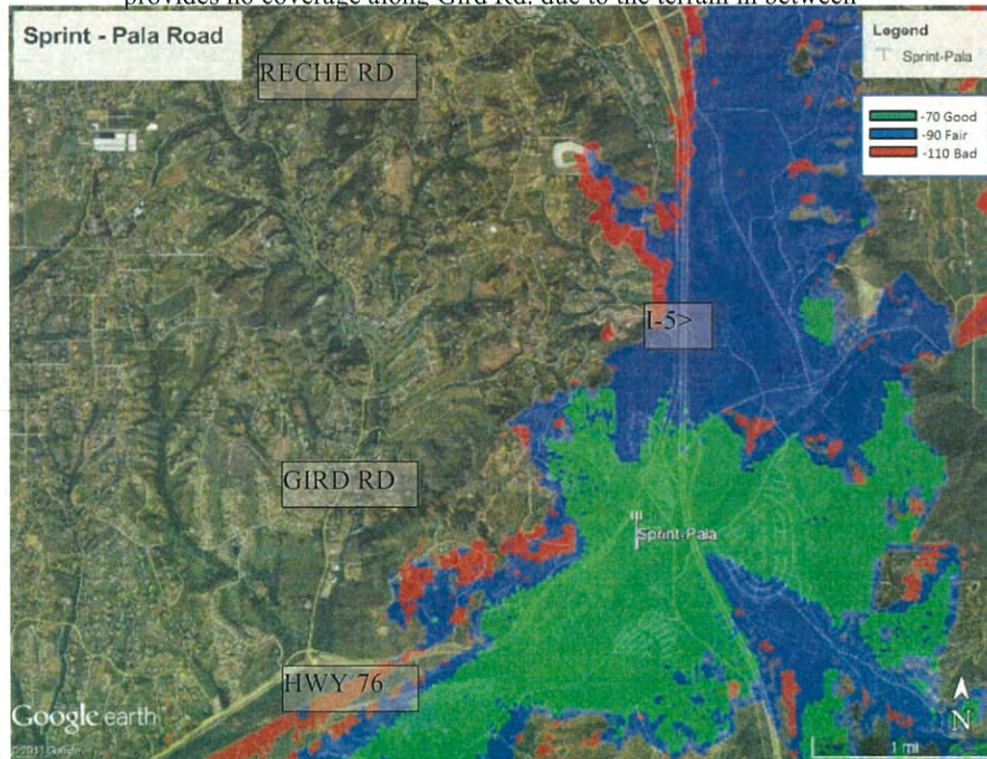
GSA Alt Location #2 is 4 miles from proposed site location. A previously proposed wireless facility on Stewart Canyon Road is too far east to provide any coverage to Gird Rd



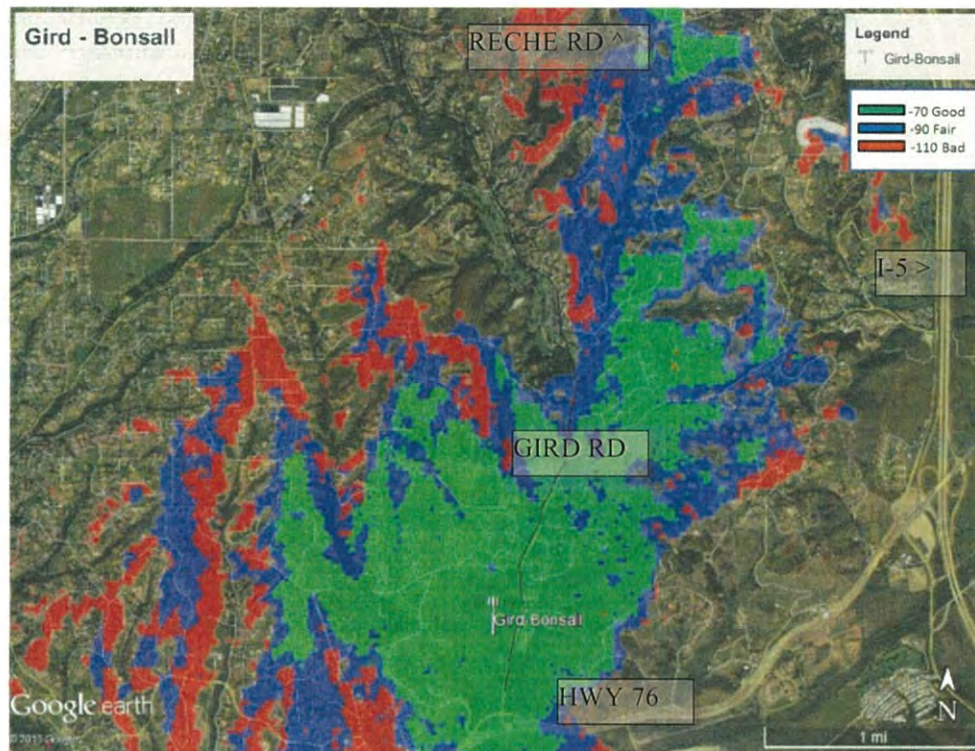
GSA Alt Location #3 is 2.5 miles from proposed site. The existing AT&T site located to the north of the proposed site near Reche Rd and Gird Road. Provides little coverage on the north end of Gird Road and the structures are not suitable for colocation



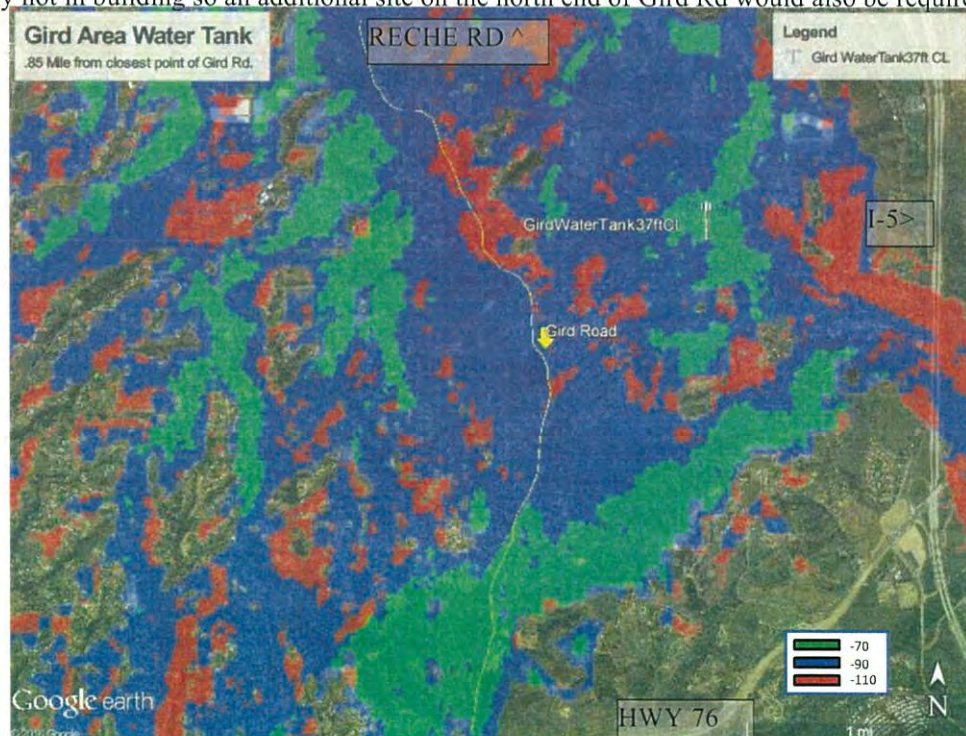
GSA Alt Location #4 is 1.25 miles from the proposed site location. The Sprint site near Hwy 76 and I-5 provides no coverage along Gird Rd. due to the terrain in between



GSA Alt Location #5 is .9 mile from the proposed site location. The future Bonsall High School, typically we do not proposed wireless facilities at public schools, additionally this location provides some cover along the south half of Gird Road but would also require a second site near the Golf Course to match the coverage of the single proposed site



GSA Alt Location #6 is 1.5 miles from the proposed site location. WILT ROAD WATER TANK is located on the ridgeline that separates Interstate 5 and Gird Road. This location is too high, signal from this location would likely spill over interfering with the existing carriers coverage in the surrounding area. As for the coverage of Gird Rd it only matches roughly 70% of what the proposed site cover and is outdoor only not in building so an additional site on the north end of Gird Rd would also be required.



Attachment G – Ownership Disclosure



County of San Diego, Planning & Development Services

**APPLICANT'S DISCLOSURE OF
OWNERSHIP INTERESTS ON
APPLICATION FOR ZONING PERMITS/
APPROVALS**
ZONING DIVISION

Record ID(s) PDS2016-ER-16-02-004/ PDS2016-MUP-16-006Assessor's Parcel Number(s) 124-340-21-00

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

A. List the names of all persons having any *ownership interest* in the property involved.James R. Greenwood and Sydney M Greenwood

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.

James R. Greenwood and Sydney M GreenwoodTrusties of Greenwood Trust dated April 20,1999

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*Tim Henion*Print Name*09-02-2016*Date*

SDC PDS RCVD 09-22-16

MUP16-006

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

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