



The County of San Diego

Planning Commission Hearing Report

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|-------------------------|--|-----------------------|--|
| Date: | June 10, 2022 | Case/File No.: | Gheen Reservoir Wireless Telecommunication Facility Major Use Permit; PDS2021-MUP-21-012; PDS2020-ER-20-02-004 |
| Place: | County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123 | Project: | Wireless Telecommunication Facility |
| Time: | 9:00 a.m. | Location: | 2137 Mission Road, Fallbrook, CA 92028 |
| Agenda Item: | #2 | General Plan: | Semi-Rural Residential (SR-1) |
| Appeal Status: | Appealable to the Board of Supervisors | Zoning: | Limited Agriculture (A70) |
| Applicant/Owner: | T-Mobile/Fallbrook Public Utility District | Community: | Fallbrook Community Plan Area |
| Environmental: | CEQA §15302 Exemption | APN: | 105-112-55-00 |

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider a proposed Major Use Permit (MUP) for the Gheen Reservoir Wireless Telecommunication Facility (Project), conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Planning & Development Services (PDS) staff recommends approval of the MUP, with the conditions noted in the attached MUP decision (Attachment B).

The Project, submitted in January 2021, is a request for T-Mobile (Applicant) to revise, continue to operate, and maintain an existing wireless telecommunication facility. The project consists of removing the existing 35-foot-tall mono-pine and installing nine panel antennas and six remote radio units (RRUs) onto an existing 40-foot-tall water tank owned and operated by the Fallbrook Public Utilities District (FPUD). The antennas and RRUs will be painted to match the existing water tank. The associated ground equipment is proposed to be removed and relocated adjacent to the existing water tank and will be enclosed within a six-foot-tall chain link fence with privacy slats. The 3.76-acre project site, located at 2137 Mission Road in the Fallbrook Community Plan Area, is zoned Limited Agriculture (A70) and

contains the existing wireless telecommunication facility and two water tanks owned and operated by FPUD.

A Minor Use Permit (ZAP) was approved on October 2, 2001 for the existing wireless telecommunication facility and expired on April 30, 2018 in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. The Project is required to bring the existing wireless telecommunication facility into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991.

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

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the Project and 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 Major Use Permit PDS2021-MUP-21-012, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. DEVELOPMENT PROPOSAL

1. Project Description

The Applicant requests a MUP to revise an existing wireless telecommunication facility located at 2137 Mission Road within the Fallbrook Community Plan area. The Applicant proposes to remove the existing 35-foot-tall mono-pine and transfer the existing nine panel antennas and six remote radio units (RRUs) onto the existing 40-foot-tall water tank. The antennas and RRUs will be painted to match the existing water tank (Figure 1). The antennas will continue to provide service for the surrounding residents as well as motorists traveling along E. Mission Road. Associated ground equipment will be relocated closer to the northern water tank and enclosed within a 225 square foot six-foot-tall, fenced enclosure with privacy slats.

On October 2, 2001, the Zoning Administrator approved a ZAP (PDS2001-3400-01-047) for the wireless telecommunication facility. Since approval of the ZAP, multiple Minor Deviations were approved for minor equipment changes, upgrades, and maintenance of the faux mono-pine. Pursuant to the County of San Diego's Zoning Ordinance, faux tree facilities are defined as "high-visibility" and the project site is located within a rural area and a non-preferred zone. Therefore, the original ZAP was approved for a 15-year period commencing on the date of adoption of the amortization schedule in Zoning Ordinance Section 6991 (adopted April 30, 2003) and expired on April 30, 2018. The Applicant is required to obtain a MUP to bring the facility into compliance with the Zoning Ordinance and renew the facility. The Applicant submitted for the permit in January of 2021, shortly after FPUD constructed the second, taller water tank on the property, allowing for the initially proposed location of the facility. The proposed location was revised to the northern existing water tank as a result of community concern regarding distances from surrounding residences.



Figure 1: View on site of existing 35-foot-tall mono-pine (to be removed) and equipment enclosure (to be relocated), looking west onsite.

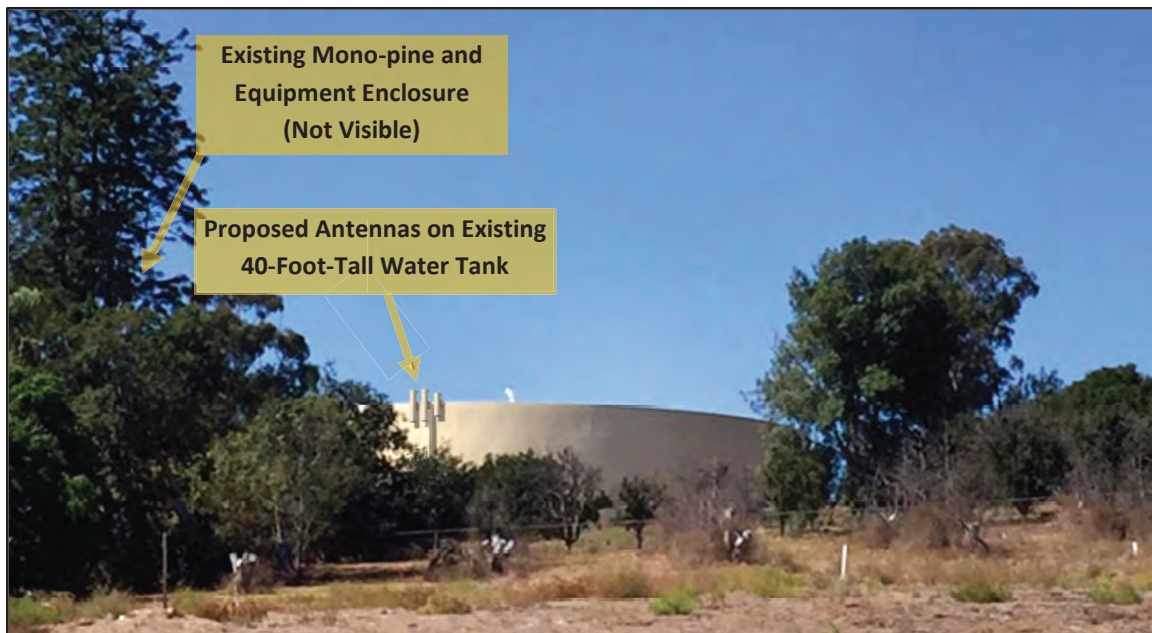


Figure 2: View of one of three proposed water-tank-mounted equipment, looking west from neighboring property.

2. Subject Property and Surrounding Land Uses

The Project is located on a 3.76-acre parcel within the Fallbrook Community Plan Area (Figure 3). The project site is zoned Limited Agriculture (A70). The General Plan Regional Category is Semi-Rural, and the Land Use Designation is Semi-Rural Residential (SR-1).

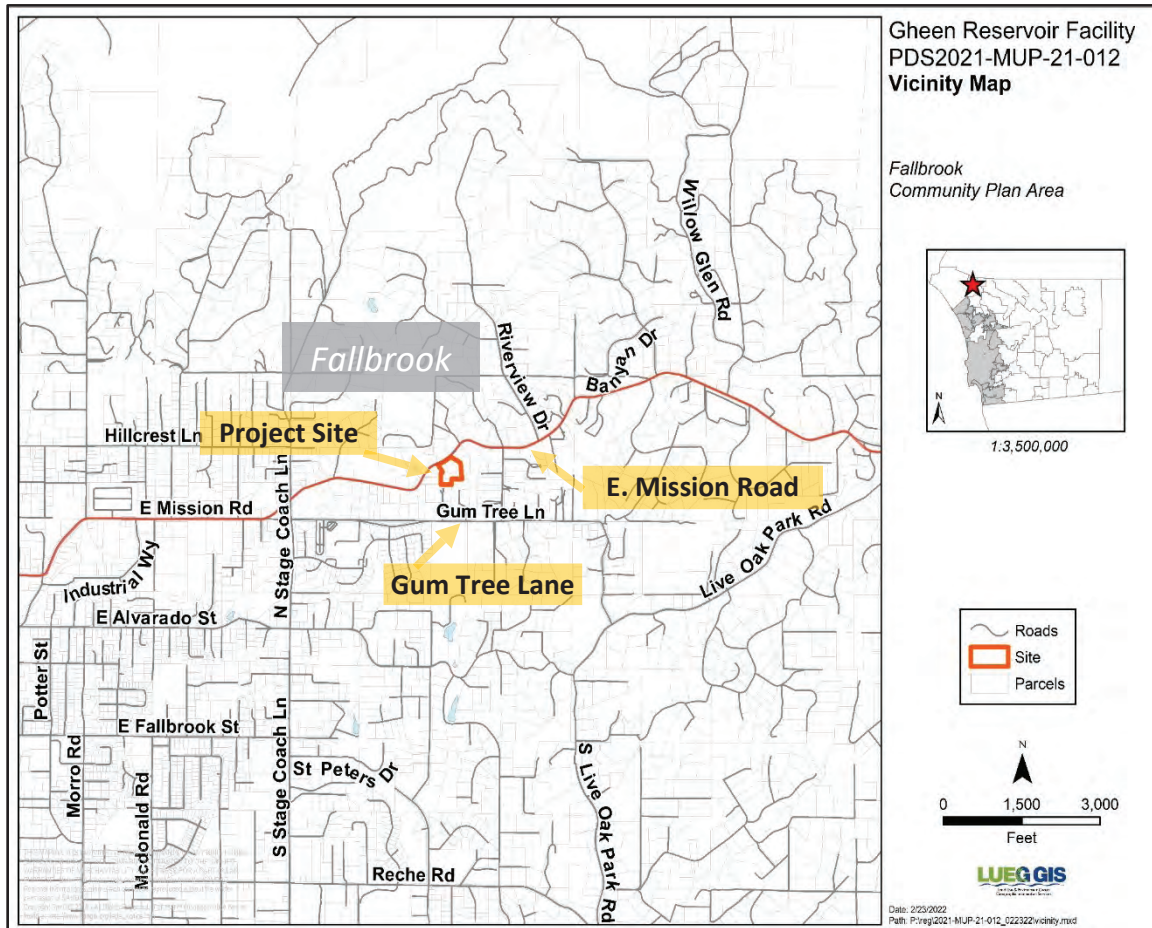


Figure 3: Vicinity map

The site contains the existing telecommunication facility consisting of a faux mono-pine and equipment enclosure, and two water tanks owned and operated by Fallbrook Public Utility District (Figure 4). Surrounding land uses are primarily single-family residential and agricultural (Table C-1).

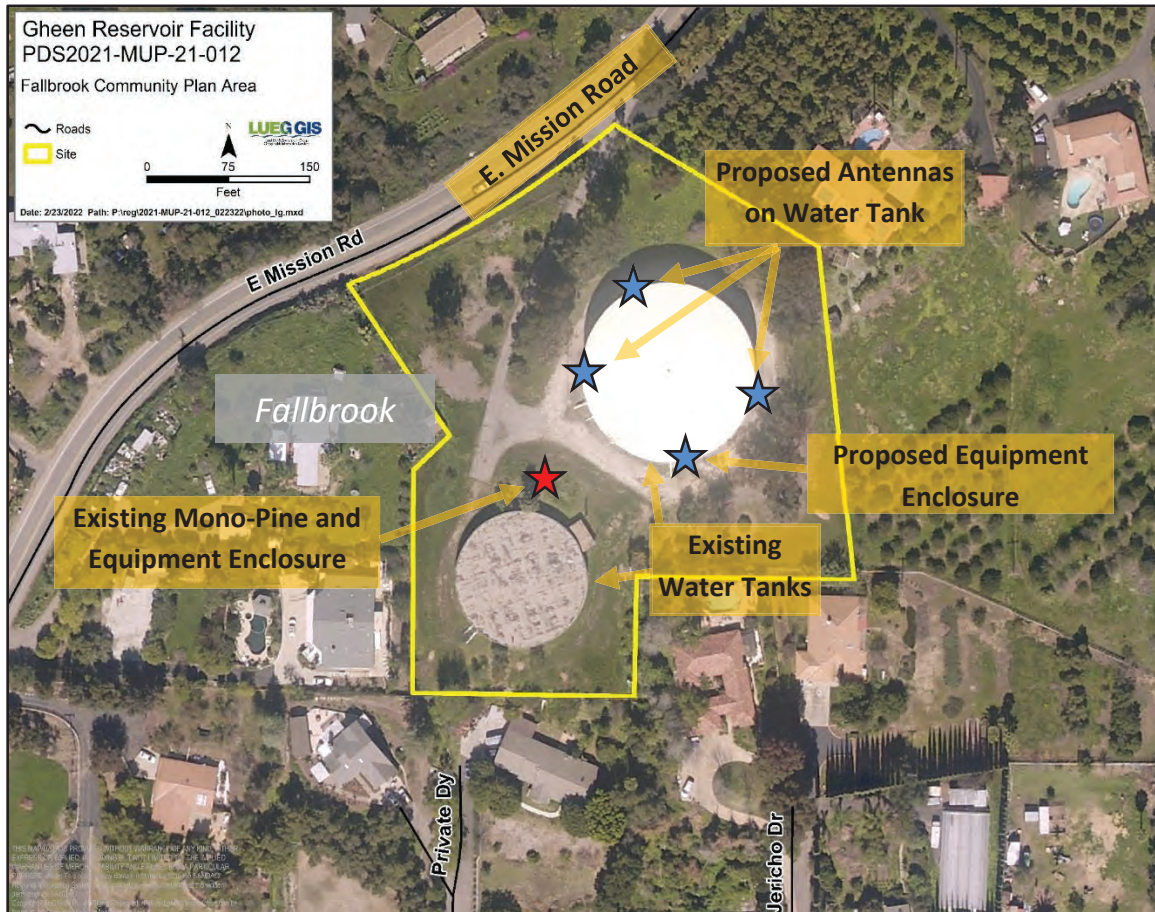


Figure 4: Aerial photograph of project site. Location of existing facility to be removed identified with red star. Location of proposed antennas and equipment enclosure identified with blue stars.

Table C-1: Surrounding Zoning and Land Uses

| Location | General Plan | Zoning | Adjacent Streets | Description |
|----------|--------------------------------|---------------------------|-------------------|---|
| North | Semi -Rural Residential (SR-2) | Limited Agriculture (A70) | East Mission Road | Single-Family Residential |
| East | Semi -Rural Residential (SR-1) | Limited Agriculture (A70) | Hamilton Lane | Single-Family Residential |
| South | Semi -Rural Residential (SR-1) | Limited Agriculture (A70) | Gum Tree Lane | Single-Family Residential |
| West | Semi -Rural Residential (SR-1) | Limited Agriculture (A70) | East Mission Road | Single-Family Residential, Agricultural |

D. ANALYSIS AND DISCUSSION

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

1. Key Requirements for Requested Actions

- a. Is the Project consistent with the vision, goals, and policies of the General Plan?
- b. Is the Project consistent with the goals and policies of the Fallbrook Community Plan?
- c. Is the Project consistent with the County's Zoning Ordinance?
- d. Is the Project consistent with the County's Wireless Ordinance?
- e. Does the Project comply with CEQA?

2. Analysis

The Project is located on a property zoned Limited Agriculture (A70), which is a non-preferred zone for wireless telecommunication facilities according to Zoning Ordinance Section 6986A. Section 6985 of the County Zoning Ordinance requires the approval of a MUP for all wireless facilities in a Rural zone, and A70 is defined as a Rural zone in Section 6983. In addition, the Project includes an exception from the 35-foot height requirement for the 40-foot-tall facility as provided by Section 4620.g of the County Zoning Ordinance.

Amortization

The existing wireless telecommunication facility is subject to amortization because faux tree designs are defined as "high visibility" and the site is located within a rural zone, which is a non-preferred zone. This means the existing facility must be brought into conformance with the Zoning Ordinance requirements within a specified time, as stated in Section 6991 of the Zoning Ordinance. The existing facility was granted a 15-year term limit which expired in 2018. A MUP is required to bring the facility into compliance with the Zoning Ordinance. By removing the existing mono-pine and relocating the facility to the existing water tank, the facility will no longer be considered high visibility and will not have a term limit applied to the MUP.

Site Planning Analysis

The Project is located on a 3.76-acre property owned by FPUD. The proposed 40-foot-tall facility is designed to be compatible with the surrounding land uses and water tank backdrop. The facility is located approximately 135 feet south of E. Mission Road and will be visible to motorists traveling by as well as nearby residents. The facility will be painted to match the color of the existing water tank to help it blend with existing structures.



Figure 4: View from E. Mission Road of proposed facility.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. The County of San Diego General Plan identifies Interstate 15 (I-15) as a County Scenic Highway in the vicinity of the site. The proposed facility is approximately 2.5 miles from I-15 and is not visible from the scenic corridor due to distance and intervening topography and vegetation.

The closest neighboring residence to the Project is approximately 160 feet to the south. The residents there will have limited views of the Project due to the facility being proposed in different locations on the tank. The facility will be visible from surrounding areas but due to existing landscape and the facility being painted to match the color of the existing water tank, the facility blends in with the industrial nature of the water tanks on the property. Therefore, the proposed wireless telecommunication facility will not introduce a negative visual impact to the community.

Alternative Site Analysis

The facility currently provides cellular service to the surrounding residents, visitors, and motorists. The site is zoned Limited Agriculture (A70), a non-preferred zone for wireless facilities. Section 6986.C. of the Zoning Ordinance states that wireless facilities shall not be approved in non-preferred zones when siting in a preferred zone or preferred location is feasible unless the proposed site is preferable due to aesthetic and community character compatibility. The Applicant provided an Alternative Site Analysis (ASA) to demonstrate the feasibility of co-location opportunities on existing

wireless telecommunication facilities in the Project vicinity. The Applicant demonstrated in the ASA that there are no feasible co-location opportunities and moving the facility would create a gap in coverage (Figure 5). All other wireless telecommunication facilities are located outside the Applicant's target coverage area and other existing sites are not capable of supporting an additional carrier.

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

The Geographic Service Area (GSA) maps shown in the figure below, illustrate coverage in the area, with and without the wireless telecommunication facility. The GSA maps demonstrate that the existing location is necessary to provide continued coverage and adequate service to motorists and residents in the area (Figure 6). The 40-foot height of the facility is necessary to allow the antennas to provide continued coverage while not exceeding the height of the existing water tank. These GSA maps for T-Mobile can also be found in Attachment F.

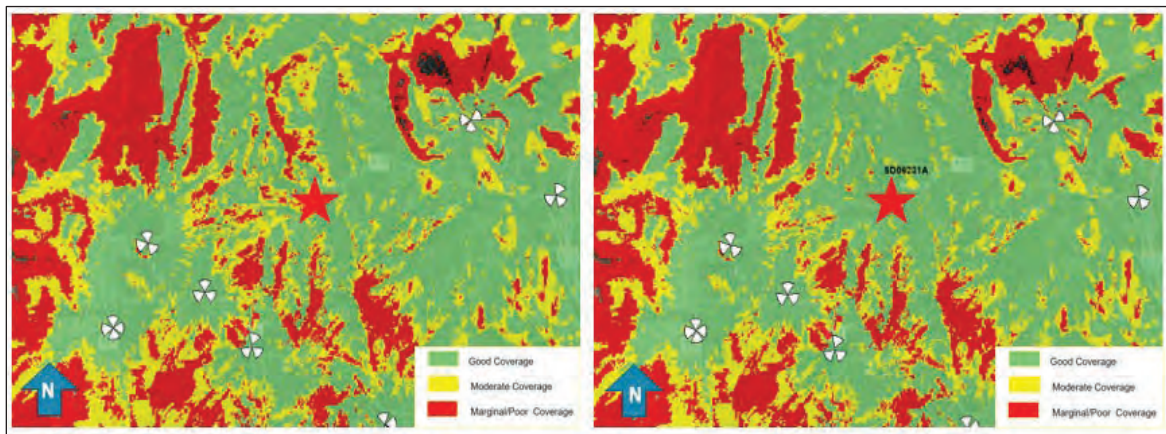


Figure 5: Coverage without Project (left) and coverage with Project (right).

3. General Plan Consistency

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

Table D-1: General Plan Conformance

| General Plan Policy | Explanation of Project Conformance |
|--|--|
| GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property. | The Project will provide coverage throughout the area, which is essential in the event of an emergency. In addition, E911 Services will be provided by this facility and FirstNet, a first responder network, may become available at a later date to further public safety and accessibility to prompt emergency response in the surrounding areas. |
| 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. | |

| General Plan Policy | Explanation of Project Conformance |
|---|---|
| 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. | The Project will minimize visual impacts by removing the existing mono-pine and installing the facility onto the existing water tank, has no impacts on the natural environment, and is compatible with existing development and community character. |

4. Zoning Ordinance Consistency

a. Development Regulations

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

Table D-2: Zoning Ordinance Development Regulations

| CURRENT ZONING REGULATIONS | | CONSISTENT? |
|----------------------------|--------|-----------------------------|
| Use Regulation: | A70 | Yes, upon approval of a MUP |
| Animal Regulation: | 1 | N/A |
| Density: | - | N/A |
| Lot Size: | 1 acre | Yes |
| Building Type: | C | N/A |
| Height: | G | Yes, upon approval of a MUP |
| Lot Coverage: | - | N/A |
| Setback: | C | Yes |
| Open Space: | - | N/A |
| Special Area Regulations: | C | Yes, upon approval of a MUP |

| Development Standard | Proposed/Provided | Complies? |
|---|--|---|
| Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "C" which requires structures to be no more than 35 feet in height. | The proposed facility will be 40 feet tall. The Project includes a request to exceed the 35-foot height limit, which is necessary to meet the intended coverage objective. The facility is proposed at the same height as the existing water tank. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP |

| Development Standard | Proposed/Provided | Complies? |
|---|---|---|
| Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements for a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback. | The proposed location of the facility and associated equipment enclosure are located outside all required setbacks including front, rear, and side yard setbacks. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| The site is subject to a "C" Special Area Regulations for Airport Compatibility. | The Project was reviewed for requirements pursuant to the "C" Special Area Designator. It was determined no additional requirements are necessary due to the facility not exceeding the current height of the existing 40-foot-tall water tank. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP |

b. Wireless Ordinance Consistency

By federal law, the County is prohibited from regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions, if the facilities comply with the Federal Communication Commission's (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 Project. Generally, this information is available from the cellular providers upon request as it is also required from the FCC.

Table D-3: Wireless Ordinance Consistency

| Development Standard | Proposed/Provided | Complies? |
|---|--|---|
| Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping. | The existing equipment and cabinets are of varying height but are all less than 10 feet. The proposed equipment enclosure will be a 6-foot-tall chain link fence with privacy slats installed. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

| Development Standard | Proposed/Provided | Complies? |
|---|---|---|
| Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use. | The 40-foot-tall facility will be located over 77 feet from the nearest property line in accordance with Section 6985 of the Zoning Ordinance. | 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 tower and equipment enclosure are located outside all required building setbacks including front, rear, and side yard. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis. | No new noise-producing equipment or operational uses are proposed as part of the Project. The Project will not create a change in the existing noise environment and is therefore anticipated to comply with the County of San Diego Noise Ordinance Section(s) 36.404. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers. | The site is not visible from any nearby scenic roads or highways due to the distance and topography. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and it is recommended that the proposed project qualifies for a categorical exemption under CEQA Section 15302. Categorical Exemption 15302 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project consists of replacing an existing wireless communication tower with one of similar height and smaller stature on the same site that will have substantially the same purpose and capacity as the structure replaced. 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.

E. COMMUNITY PLANNING GROUP RECOMMENDATION

On February 15, 2021, the Fallbrook Community Planning Group (CPG) reviewed the Project. The CPG recommended approval of the MUP with the condition that the setbacks be reviewed, and the County approve an exception to the wireless setback requirements by a vote of 12-1-1-0 (12-Yes, 1-No, 1-Abstain, 0-Absent). As a result of the community's concern, the proposed location of the facility was revised to the northern existing water tank and no longer requires an exception as all required setbacks are being met. Fallbrook CPG meeting minutes can be found in Attachment E.

F. PUBLIC INPUT

The Project was first submitted to PDS in January 2021. At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 300 feet of the project site until at least 20 different property owners were noticed. A total of twenty-four property owners were notified within a 300-foot radius from the project site. After the public notifications were sent, staff received comments from two neighbors who had concerns with the initial location of the facility on the southern water tank which was closer and more visible to the surrounding residence and the potential need to remove trees planted by the water district in that location. In response to the concerns the facility is now proposed to be located on the northern water tank which meets all setbacks and is located over 77 feet from the nearest property line. In addition, public notices for the Planning Commission hearing were sent to a total of 43 property owners, including owners of properties beyond the minimum of 300 feet, for a radius of 500 feet from the project site.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP PDS2021-MUP-21-012, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:

Rachael Lindebrekke, Project Manager
619-323-7872

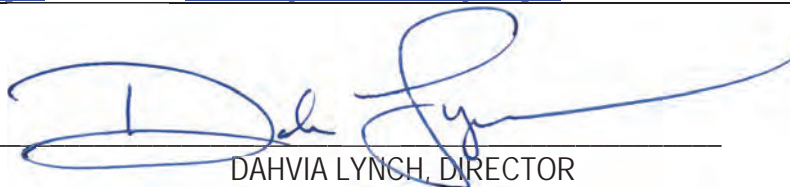
Rachael.Lindebrekke@sdcounty.ca.gov

Report Approved By:

Dahvia Lynch, Director
858-694-2962

Dahvia.Lynch@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:



DAHVIA LYNCH, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2021-MUP-21-012

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

Attachment F – Photos, Geographic Service Area Maps, Alternative Site Analysis

Attachment G – Ownership Disclosure

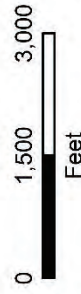
Attachment A – Planning Documentation

**Gheen Reservoir Facility
PDS2021-MUP-21-012
Vicinity Map**

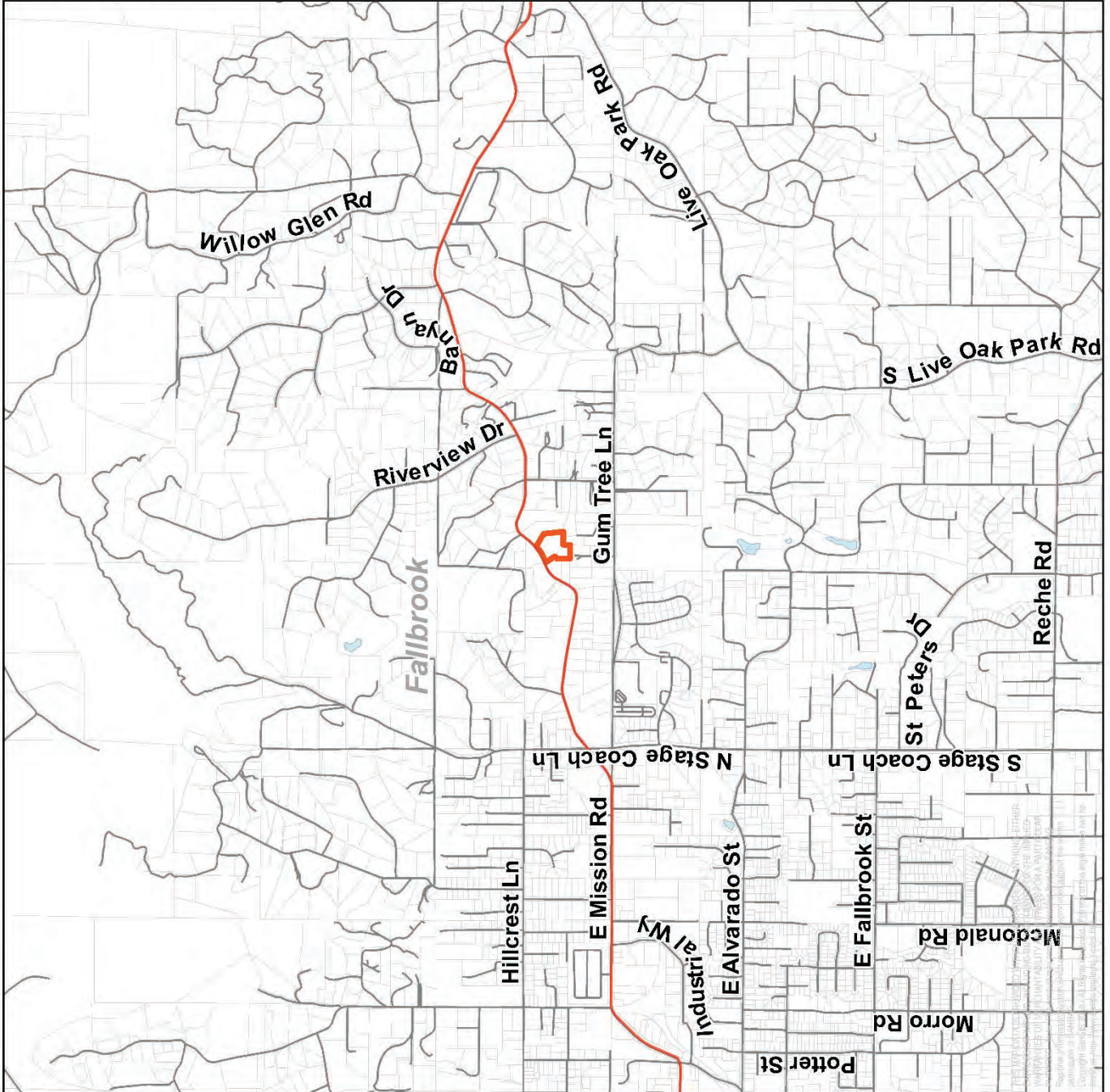
*Fallbrook
Community Plan Area*



1:3,500,000



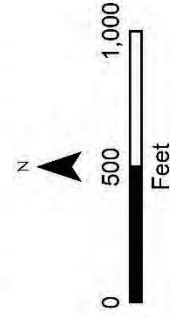
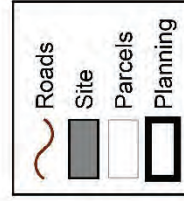
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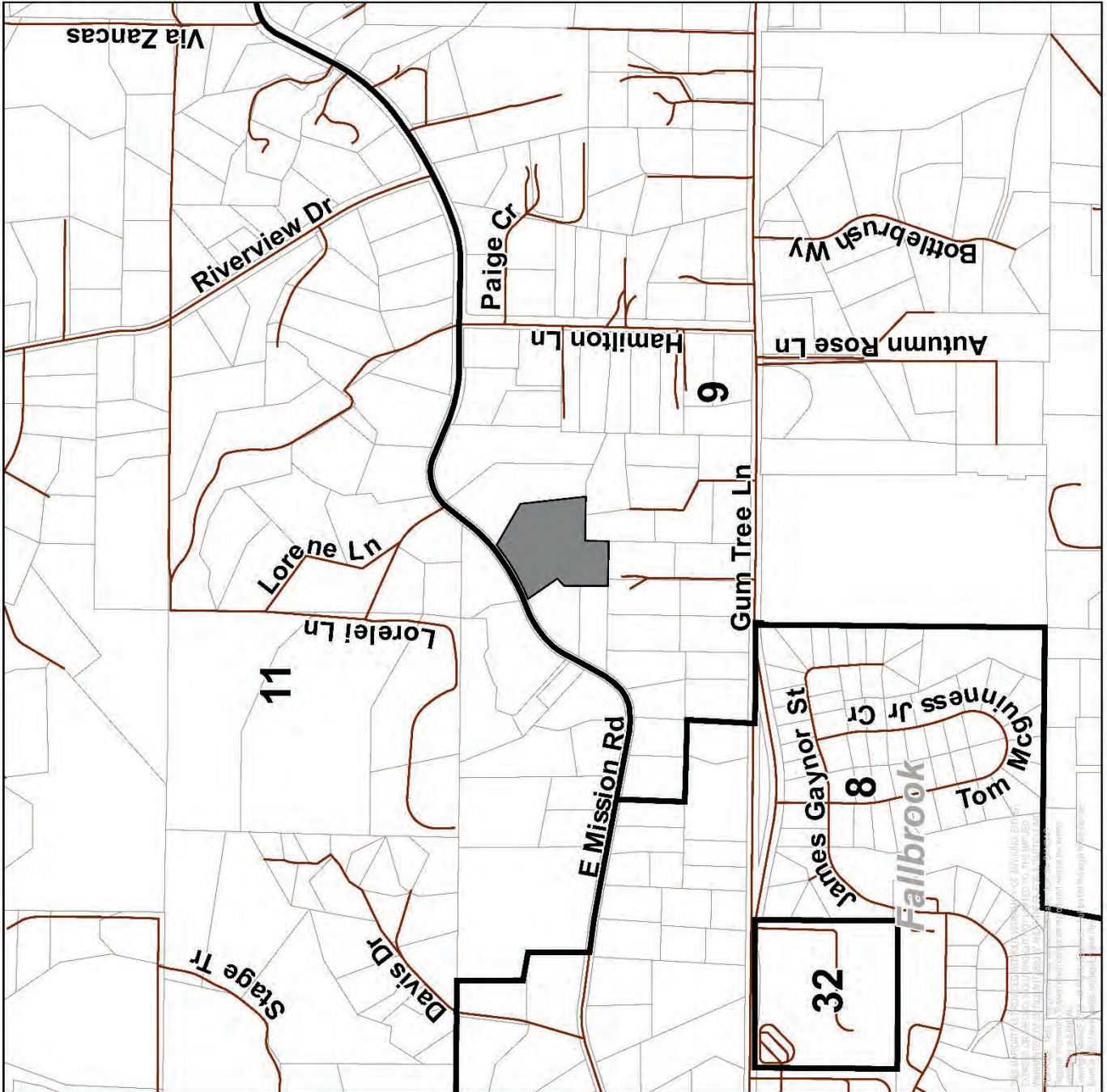
Gheen Reservoir Facility
PDS2021-MUP-21-012
General Plan

Fallbrook
Community Plan Area

- (8) Village Residential (VR-2)
- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (32) Public/Semi-Public Facilities



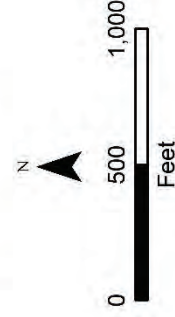
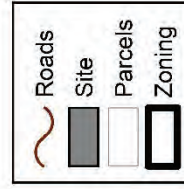
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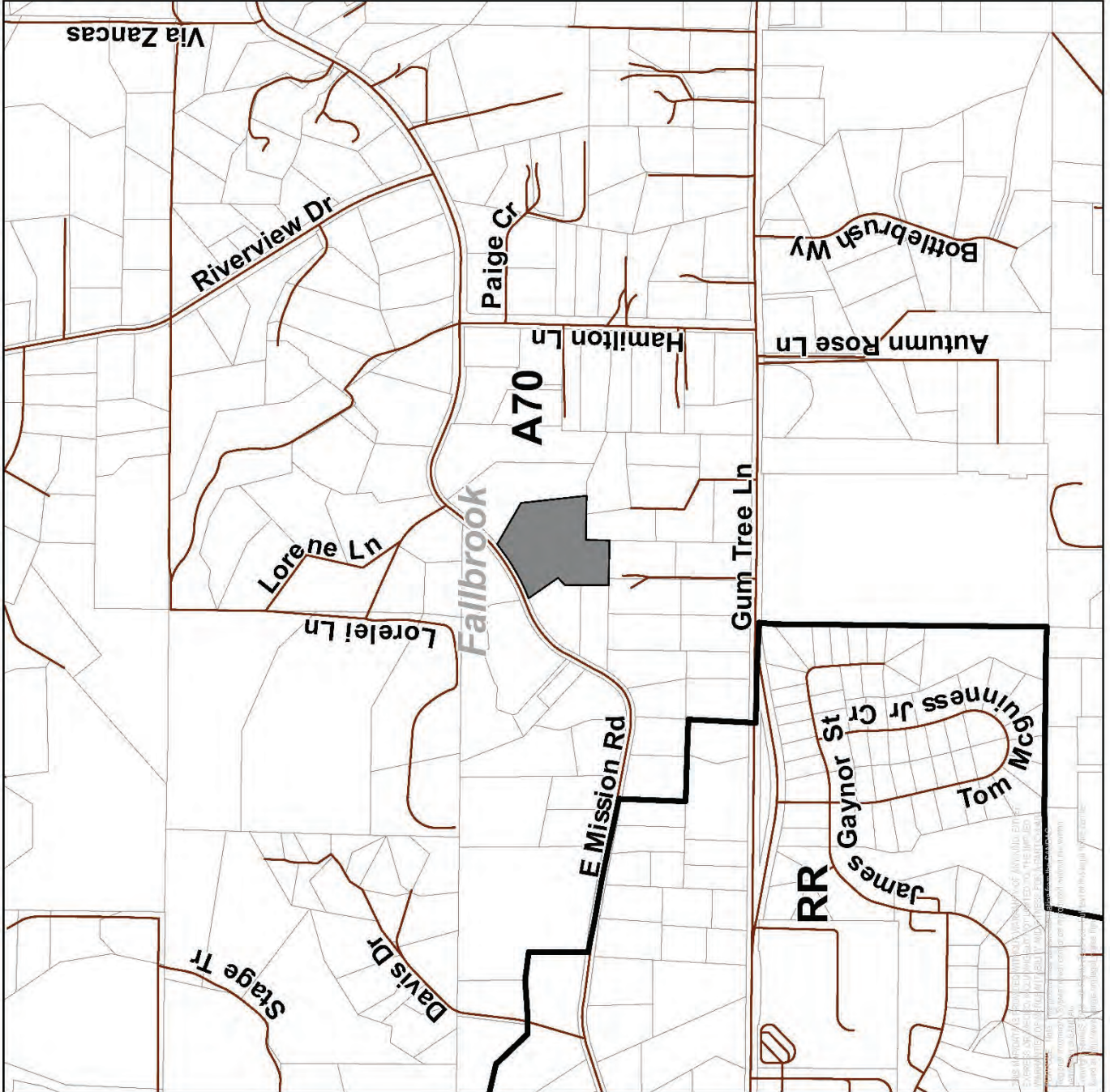
Gheen Reservoir Facility
PDS2021-MUP-21-012
Zoning

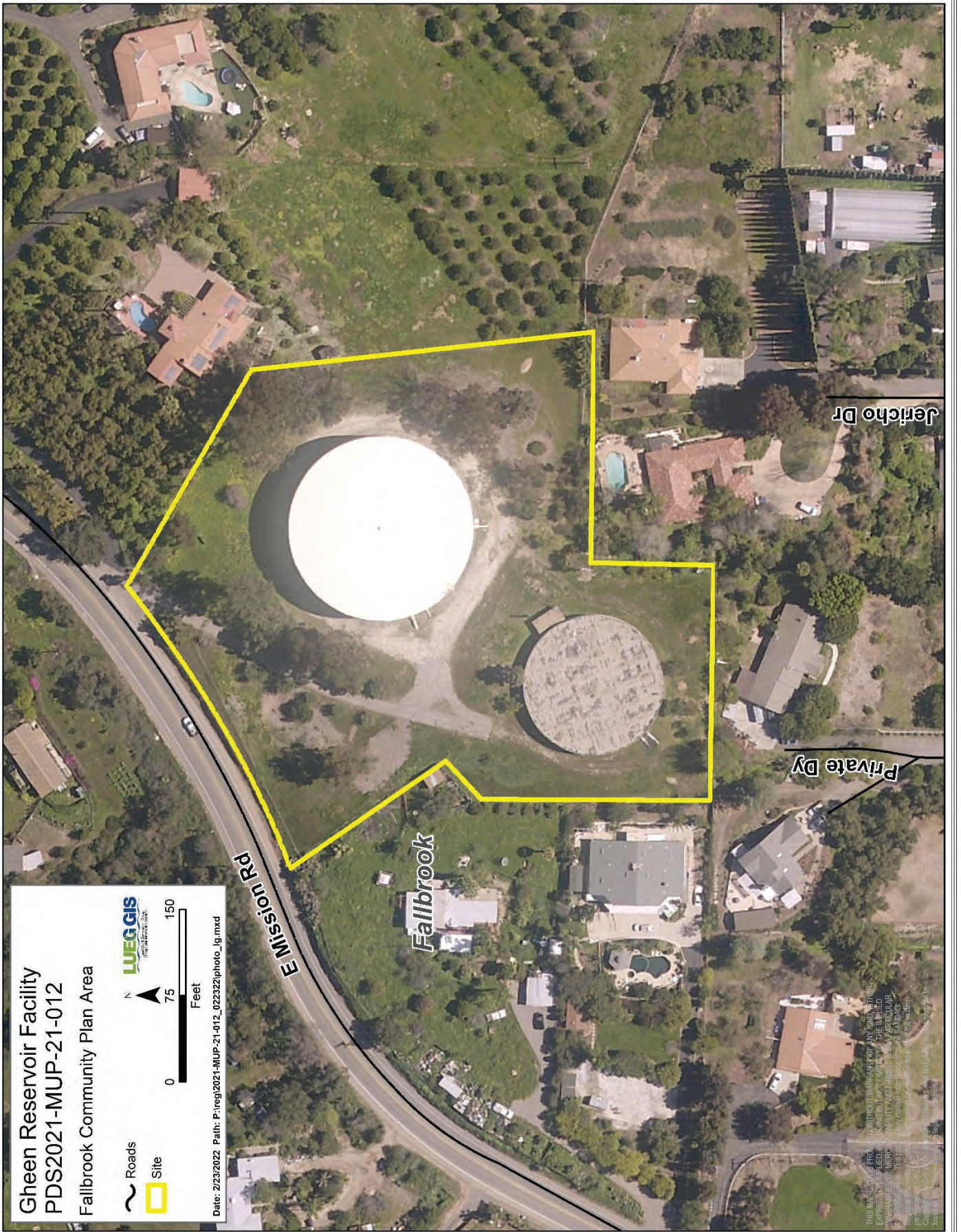
Fallbrook
Community Plan Area

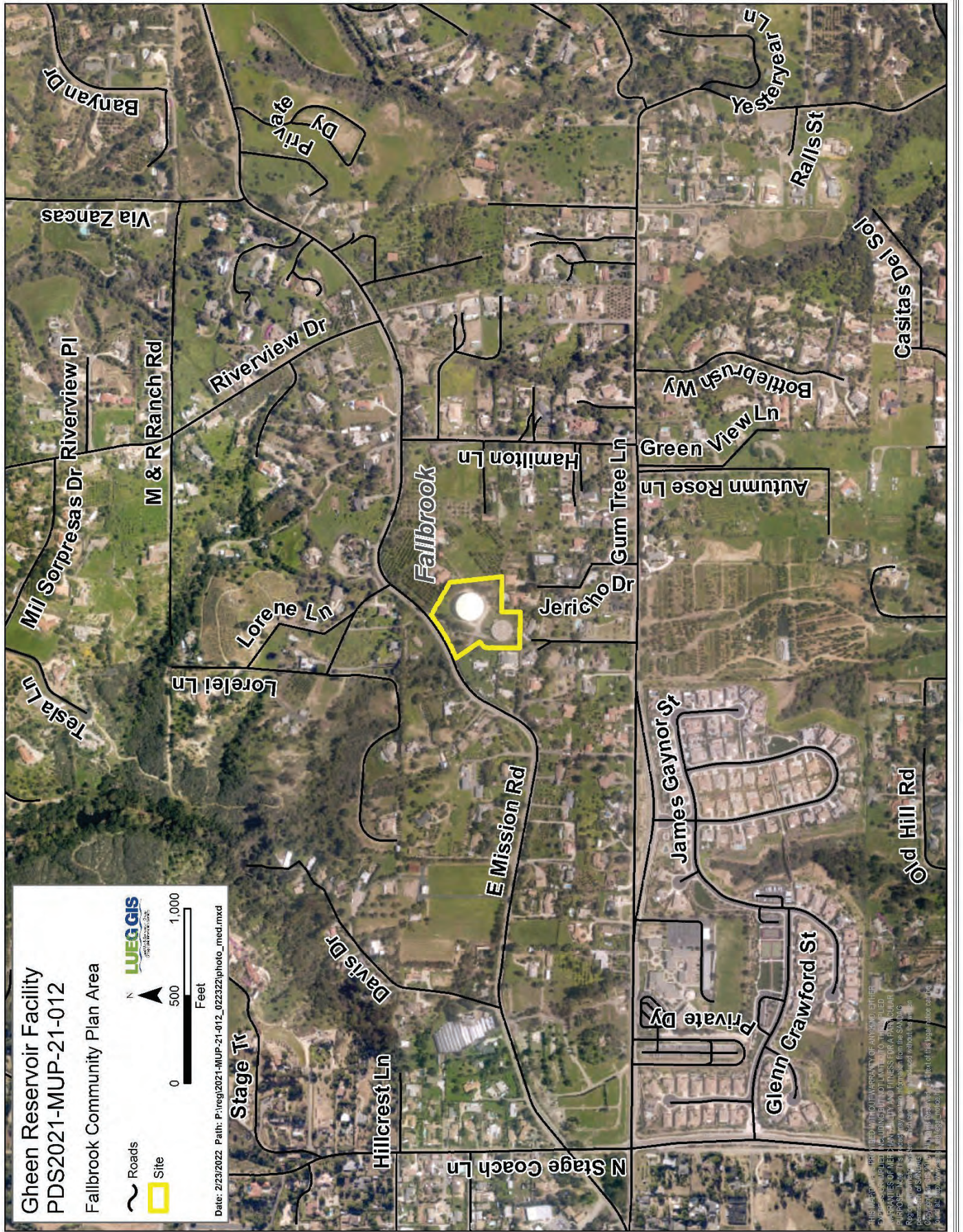
A70 - Limited Agricultural
RR - Rural Residential

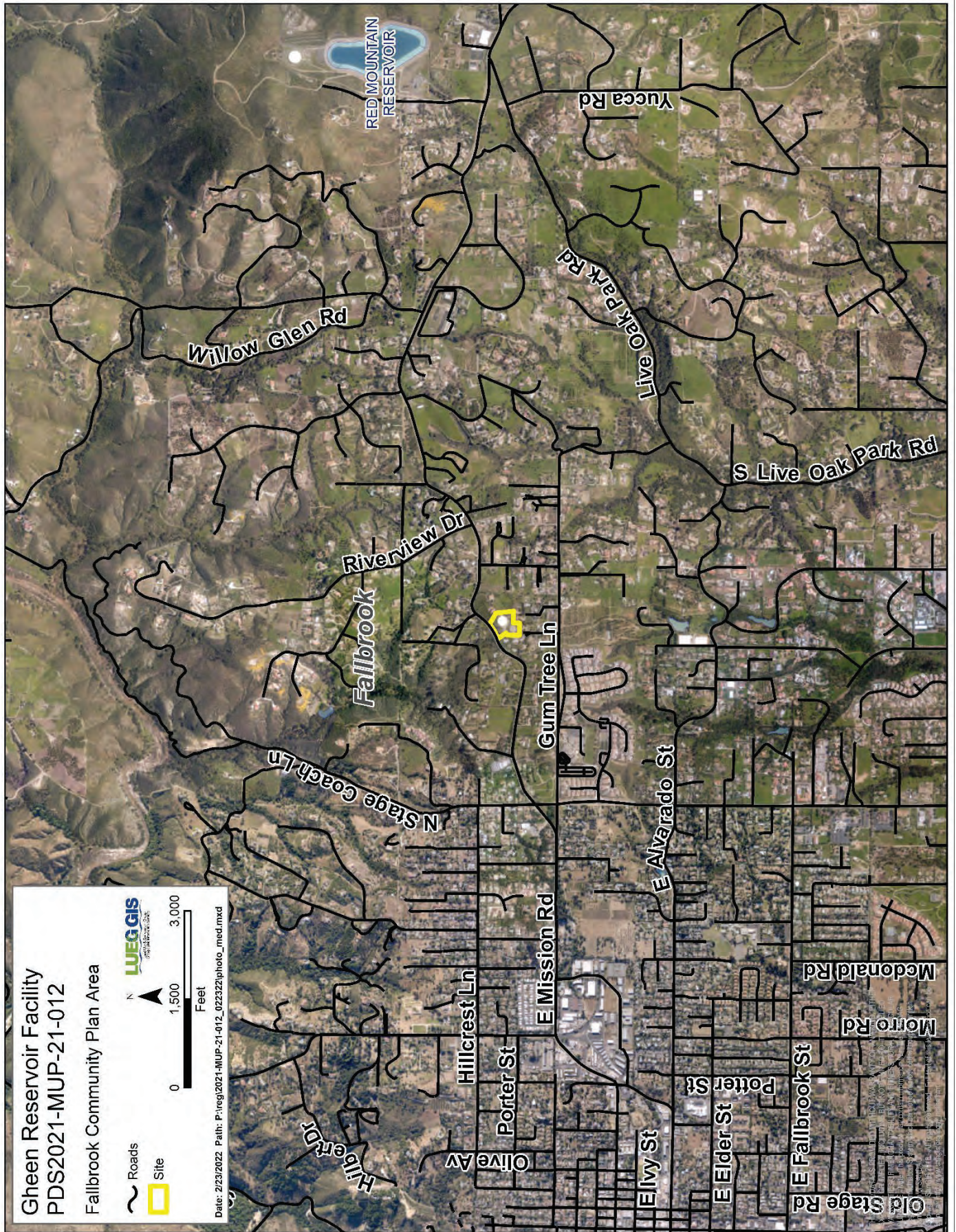


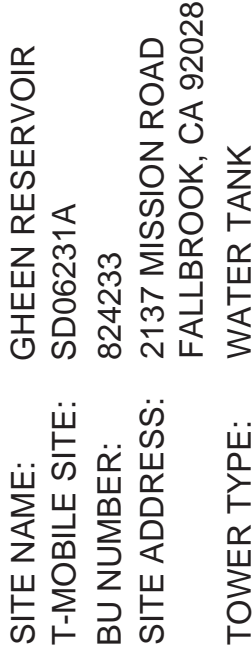
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T-MOBILE SITE: SD06231A

824233

2137 M

FALLBROOK, CA 92028

WATER TANK

DRIVING DIRECTIONS

FROM CROWN CASTLE OFFICE AT 200 SPECTRUM CENTER DRIVE, IRVINE, CA 92618
TO I-5
N (0.7 MILE), USE THE 2 RIGHT LANES TO TAKE EXIT 96 TO MERGE ONTO CA 133 N
TOWARD RIVERSIDE (4.6 MILES), MERGE ONTO CA-241 N (10.9 MILES), USE THE RIGHT
2 LANES TO TAKE EXIT 39A TO MERGE ONTO CA-97 E TOWARD RIVERSIDE (9.6 MILES),
(45.8 MILES), TAKE EXIT 151 TOWARD MISSION RDT FAIRBROOK (0.3 MILE), TURN RIGHT
ONTO OLD HWY. 39E (177 FT), TURN RIGHT ONTO E MISSION RD (2.7 MILE), SEE MILL BE
ON THE LEFT.

DO NOT SCALE DRAWINGS

GENERAL CONTRACTOR NOTES

| SHEET | DESCRIPTION | REV |
|-------|---------------------------------------|-----|
| T-1 | TITLE SHEET | 8 |
| T-2 | FIRE CODE COMPLIANCE (POLICY # FP2) | 8 |
| S-1 | SITE SURVEY | 0 |
| S-2 | SITE SURVEY | 0 |
| S-3 | SITE SURVEY | 0 |
| S-4 | SITE SURVEY | 0 |
| A-1 | SITE PLAN | 9 |
| A-2 | EQUIPMENT PLAN | 6 |
| A-3 | ANTENNA LAYOUTS | 6 |
| A-4 | NORTHERN WATER TANK ELEVATIONS | 6 |
| A-5 | NORTHERN WATER TANK ELEVATIONS | 6 |
| A-6 | WATER TANK ANTENNA SCHEDULE | 6 |
| E-1 | ELECTRICAL SPECIFICATION | 6 |
| E-2 | PANEL SCHEDULED & SINGLE LINE DIAGRAM | 6 |

ZONING DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- SHELTER IS STATE OF CALIFORNIA APPROVED AND INSPECTED, NOT FOR LOCAL INSPECTION.

911

TO OBTAIN LOCATION OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE
YOU DIG IN CALIFORNIA (SOUTH), CALL
DIG ALERT
TOLL FREE: 1-800-227-2600 OR
www.digalert.org
CALIFORNIA STATUTE
REQUIRES MIN OF 2
WORKING DAYS NOTICE
BEFORE YOU EXCAVATE

Know what's below.
Call before you dig.

| | |
|--------------------|----------|
| DRAWN BY: | FLP |
| CHECKED BY: | AM |
| APPROVED BY: | SMO |
| JACOBS PROJECT NO: | EUCC0303 |

BU NUMBER:

824233

ADDRESS: 2137 MISSION ROAD
ALLBROOK, CA 92028

DESCRIPTION: —

TITLE SHEET

BER: —



Jacobs.
Challenging today.
Reinventing tomorrow.

Jacobs Telecommunications, Inc.
2600 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
949-224-7500



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| DESCRIPTION | DATE | BY | REV |
|----------------------|----------|-----|-----|
| 100% ZONING DWGS | 06/27/21 | MMV | 4 |
| 100% ZONING DWGS | 06/27/21 | MMV | 4 |
| 100% ZONING DWGS | 06/27/21 | FLP | 6 |
| 100% ZONING DWGS | 06/27/21 | FLP | 7 |
| 100% ZONING COMMENTS | 03/22/22 | MMV | 8 |
| 100% ZONING COMMENTS | 03/22/22 | MMV | 9 |

| |
|------------------------------|
| FLP |
| APPROVED BY: |
| JACOBS PROJECT NO: EUC030303 |

GHEEN RESERVOIR

824233

2137 MISSION ROAD
FALLBROOK, CA 92028

FIRE CODE COMPLIANCE
(POLICY # FP2)

T-2

| COUNTY OF SAN DIEGO Planning and Development Services | | | |
|--|----------|--|--------|
| Subject | Policy # | Effective Date | Page |
| FIRE CODE COMPLIANCE FOR CELLULAR FACILITIES | FP2 | Revised 3/20/18 Effective 3/21/2020 | 3 of 3 |

7. **FIRE PROTECTION SYSTEM** The local FPAU shall approve, prior to installation or modification, any fire protection systems and equipment.

8. **FIRE RADIO INTERFERENCE:** The proposed telecommunications equipment shall not interfere with the operation of any fire department radio or other emergency communication system.

(NOTE: The following Fire Protection District has elected not to participate in this policy:

- North County Fire Protection District

[Signature]
Tina Sells
President, San Diego County Fire Districts

| COUNTY OF SAN DIEGO Planning and Development Services | | | |
|--|----------|--|--------|
| Subject | Policy # | Effective Date | Page |
| FIRE CODE COMPLIANCE FOR CELLULAR FACILITIES | FP2 | Revised 3/20/18 Effective 3/21/2020 | 2 of 3 |

1. **ACCESS:** Roadways installed and maintained by the cellular company solely for maintenance of their equipment shall be deemed adequate for fire prevention purposes. The cellular company shall not be required to install fire access roads or maintain them to support fire apparatus.

2. **GATES & BARRIERS:** Gates or other barriers across all fire access roads which also serve as fire access roadways shall provide a road suitable for access to a key box so as to provide immediate access for fire safety or firefighting purposes. The key box shall be located in an accessible location. The location must be approved by the cellular company and the Fire Protection District. The location must be different for different fire agencies throughout the County. Gates or other barriers across all fire access roads that do not also serve as fire access roads are unregulated by this policy.

3. **CONSTRUCTION - STRUCTURE PROPOSED:** Cellular facilities that propose structures to enclose cellular cabinets and equipment must meet the following requirements:

- Exterior walls must be fire-resistant. (Examples: masonry, 2-hour rated steel, etc.)
- Roofs must be enclosed with fire-resistant material (examples: steel, cement fiber board).
- Roofs must be class "A" assemblies with edge protection.
- Openings must be protected with fire-rated assemblies.

4. **CONSTRUCTION - STRUCTURE NOT PROPOSED:** Cellular facilities that do not propose to enclose the cellular cabinets and equipment with a structure must meet the following requirements:

- A masonry block wall with a minimum thickness of 6 inches must be installed around all areas of the facility facing combustible vegetation to prevent ignition of said vegetation.

5. **FUEL MODIFICATION:** Cellular facilities that cannot be self-sufficient as outlined in the previous paragraph shall be required to install and maintain a fire suppression system at the cellular facility or as required under the County's Defensible Space for Fire Protection Ordinance.

6. **FACILITY STANDBY POWER:** Emergency power or uninterrupted power supplies shall be in accordance with Chapter 54 and/or 57 of the California Fire Code. Sign(s) designed in accordance with National Fire Protection Association Standard 701 must be posted on the structure.

| COUNTY OF SAN DIEGO Planning and Development Services | | | |
|--|----------|--|--------|
| Subject | Policy # | Effective Date | Page |
| FIRE CODE COMPLIANCE FOR CELLULAR FACILITIES | FP2 | Revised 3/20/18 Effective 3/21/2020 | 1 of 3 |

PURPOSE

To establish consistent guidelines and procedures by which cellular facilities will meet minimal fire prevention measures without the need to have the permit application sent to the local Fire Authority Having Jurisdiction (FAHJ) for review and approval (this includes the need to obtain a Fire Service Availability letter and a Fire Protection District's approval, with the exception of the agency listed on page 3 of this policy document).

BACKGROUND

Cellular facilities are being proposed throughout the County and are constructed as a standard form of building. They are typically constructed with steel framing and are designed for the cellular equipment, battery backup system and/or emergency power generator, and perimeter fence to secure the equipment and site. Typically, cellular facilities do not constitute a fire hazard.

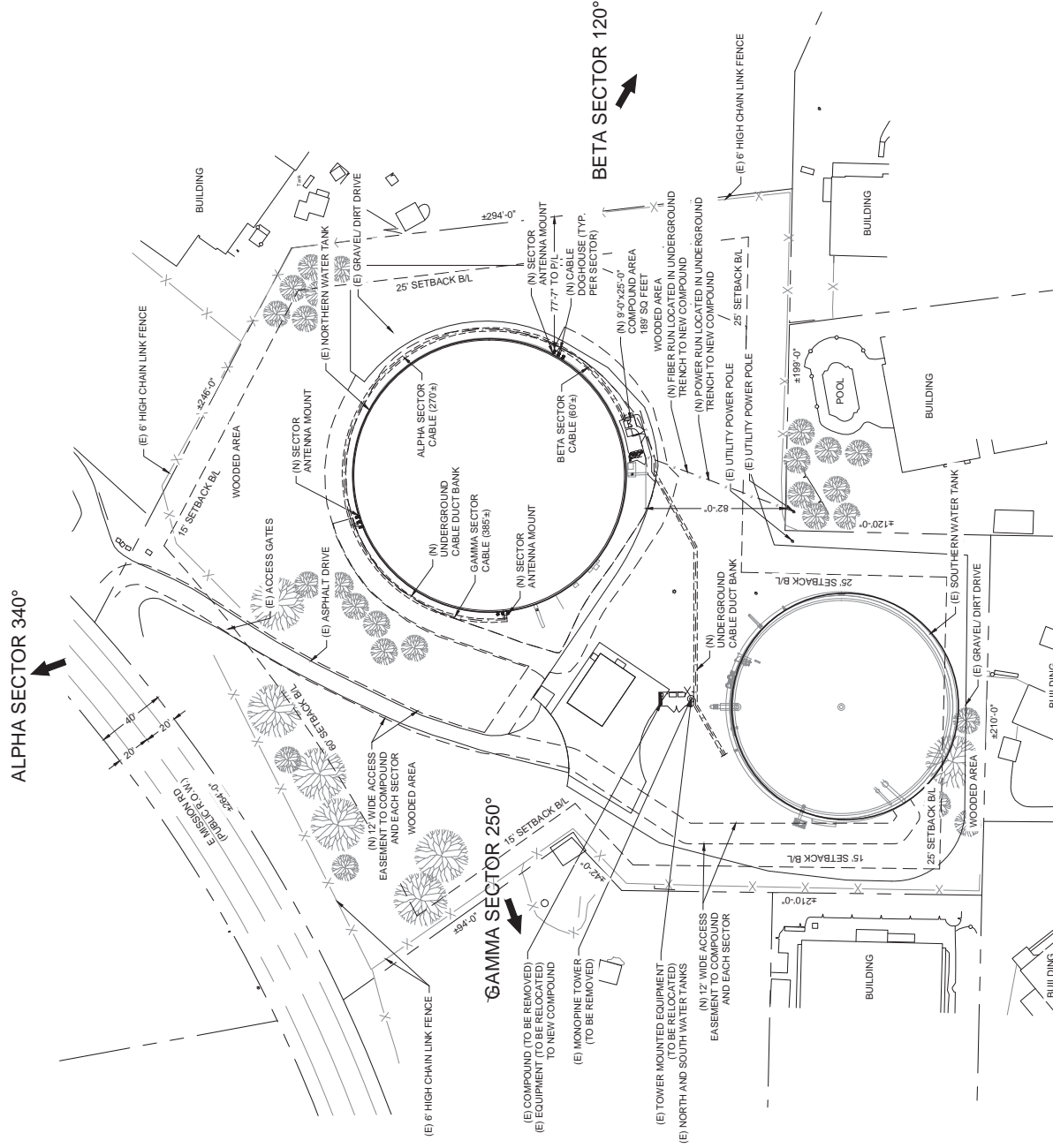
Because of the low threat to life safety coupled with the increasing number of permit applications for cellular facilities, the County has determined that it is in the public interest to project submissions for cellular facilities while providing consistent fire safety measures county-wide. Such fire prevention requirements are needed to make sure cellular sites are self-protecting, with no fire agency emergency response anticipated, especially in major wildland incidents.

POLICY

To be consistent in the application and fire prevention measures for cellular facilities, the majority of fire districts have agreed to one applied standard. If all the Fire Prevention Standards are met as presented in this policy, then the cellular facility permit application shall not require review by the FAHJ. If the applicant does not meet the standards, the applicant shall be required to provide a Fire Service Availability letter (discretionary projects) will be completed.

FIRE PREVENTION STANDARD

This standard applies to both single use sites (like cellular facility only) as well as to multi-use sites (like a retail store, restaurant, etc.). The standard requires that the cellular facility site is located within an existing building (e.g. church, industrial building, etc.). This type of location (within an existing building) would require specific review by the FAHJ.



| REVISIONS: | DESCRIPTION | DATE | BY | REV |
|------------|-------------------|----------|-----|-----|
| 1 | 100% ZONING DWGS. | 06/29/21 | ALM | 1 |
| 2 | 100% ZONING DWGS. | 06/29/21 | ALM | 2 |
| 3 | 100% ZONING DWGS. | 06/29/21 | ALM | 3 |
| 4 | 100% ZONING DWGS. | 06/29/21 | ALM | 4 |
| 5 | 100% ZONING DWGS. | 06/29/21 | ALM | 5 |
| 6 | 100% ZONING DWGS. | 06/29/21 | ALM | 6 |
| 7 | 100% ZONING DWGS. | 06/29/21 | ALM | 7 |
| 8 | 100% ZONING DWGS. | 06/29/21 | ALM | 8 |
| 9 | 100% ZONING DWGS. | 06/29/21 | ALM | 9 |

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| DRAWN BY: | FLP |
| CHECKED BY: | ALM |
| APPROVED BY: | SMO |
| JACOBS PROJECT NO.: | EUC0303 |

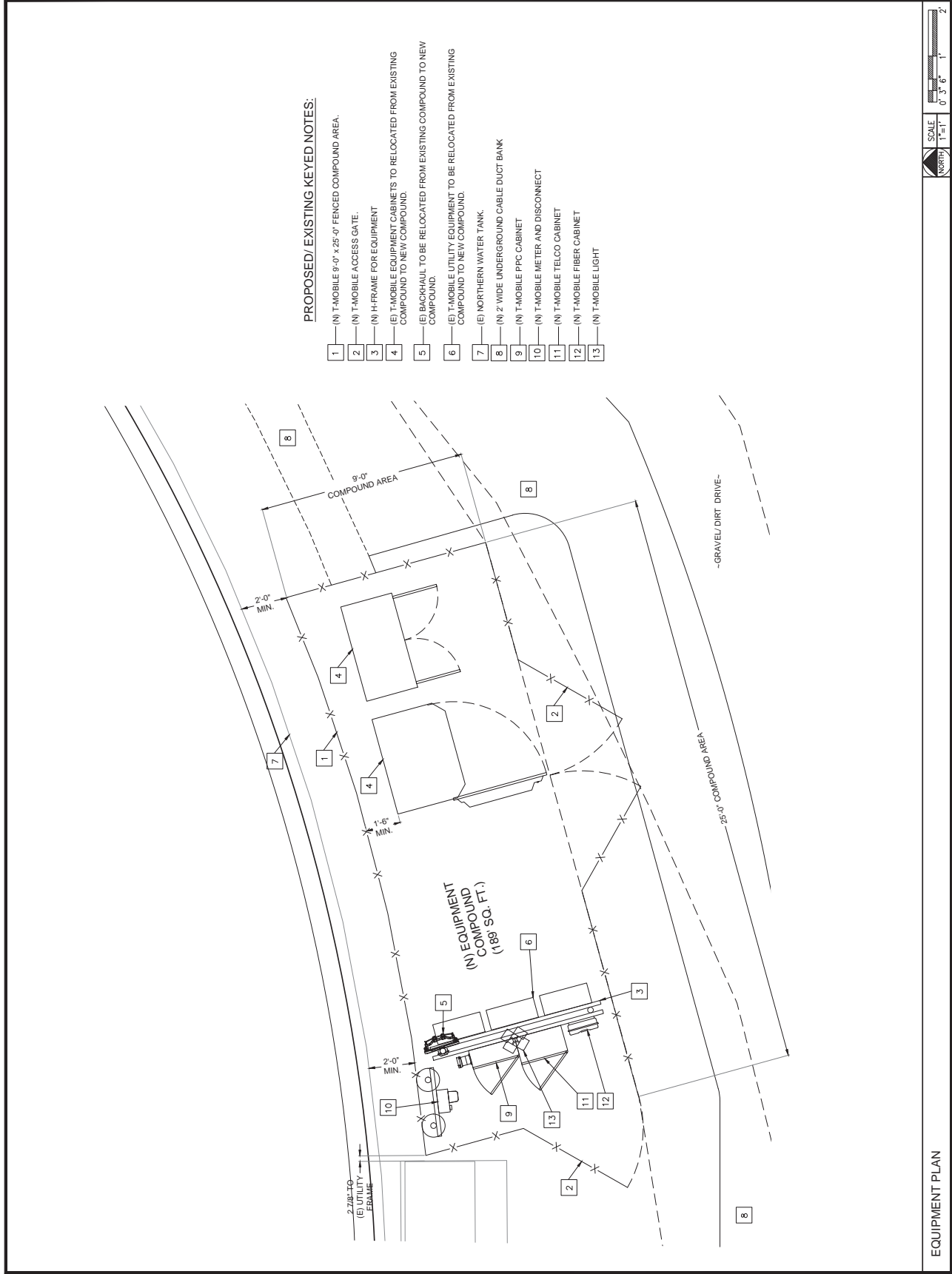
| | |
|------------|-----------------|
| SITE NAME: | GHEEN RESERVOIR |
|------------|-----------------|

| | |
|-----------------|--------|
| SITE BU NUMBER: | 824233 |
|-----------------|--------|

| | |
|---------------|--|
| SITE ADDRESS: | 2137 MISSION ROAD FALLBROOK, CA 92028 |
|---------------|--|

| | |
|--------------------|----------------|
| SHEET DESCRIPTION: | EQUIPMENT PLAN |
|--------------------|----------------|

| | |
|---------------|-----|
| SHEET NUMBER: | A-2 |
|---------------|-----|



| REVISIONS: | DESCRIPTION | DATE | BY | REV |
|------------|-------------------|----------|----|-----|
| 1 | 100% ZONING DWGS. | 06/29/21 | AL | 1 |
| 2 | 100% ZONING DWGS. | 06/29/21 | AL | 2 |
| 3 | 100% ZONING DWGS. | 06/29/21 | AL | 3 |
| 4 | 100% ZONING DWGS. | 06/29/21 | AL | 4 |
| 5 | 100% ZONING DWGS. | 06/29/21 | AL | 5 |
| 6 | 100% ZONING DWGS. | 06/29/21 | AL | 6 |
| 7 | 100% ZONING DWGS. | 06/29/21 | AL | 7 |
| 8 | 100% ZONING DWGS. | 06/29/21 | AL | 8 |
| 9 | 100% ZONING DWGS. | 06/29/21 | AL | 9 |

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| DRAWN BY: | FLP |
| CHECKED BY: | AL |
| APPROVED BY: | SMD |
| JACOBS PROJECT NO.: | EUC0303 |

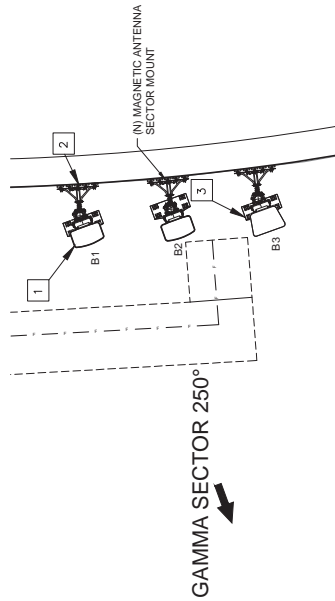
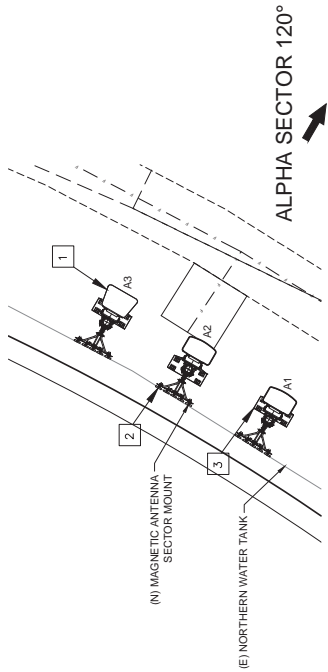
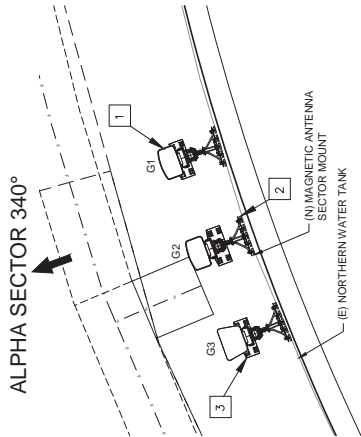
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| SITE NAME: | GHEEN RESERVOIR |
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|-----------------|--------|
| SITE BU NUMBER: | 824233 |
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|---------------|--|
| SITE ADDRESS: | 2137 MISSION ROAD FALLBROOK, CA 92028 |
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| | |
|--------------------|----------------|
| SHEET DESCRIPTION: | ANTENNA LAYOUT |
|--------------------|----------------|

| | |
|---------------|-----|
| SHEET NUMBER: | A-3 |
|---------------|-----|



NOTE:
(N) RELOCATED T-MOBILE ANTENNAS
SHALL BE SHROUDED. EXACT SHROUD
DESIGN TO BE DETERMINED.

EQUIPMENT KEYED NOTES:

- 1 (N) PANEL ANTENNA (3 PER SECTOR, TOTAL OF 9)
PAINTED TO MATCH EXISTING TANK
- 2 (N) ANTENNA SECTOR MOUNT
- 3 (N) RRUS (2 PER SECTOR, 6 TOTAL)

PLANS PREPARED FOR:



CCO0111111111111111

PLANS PREPARED BY:

Jacobs.
Challenging today.
Reinventing tomorrow.

Jacobs Telecommunications, Inc.
2600 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
949-224-7500

CARRIER:



ENGINEERING LICENSE:

2 - 26

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REVISIONS:

| DESCRIPTION | DATE | BY | REV |
|----------------------|------------|-----|-----|
| 100% ZONING DWGS | 06/20/2011 | MM | 1 |
| 100% ZONING DWGS | 06/20/2011 | MM | 2 |
| 100% ZONING DWGS | 04/27/21 | FLP | 6 |
| 100% ZONING DWGS | 06/28/21 | FLP | 7 |
| 100% ZONING COMMENTS | 03/22/22 | MM | 8 |
| 100% ZONING COMMENTS | 03/31/22 | MM | 9 |

DRAWN BY:

| |
|----------------------------|
| FLP |
| MM |
| MM |
| JACOBS PROJECT NO. EUC0303 |

SITE NAME:

GHEEN RESERVOIR

SITE BU NUMBER:

824233

SITE ADDRESS:

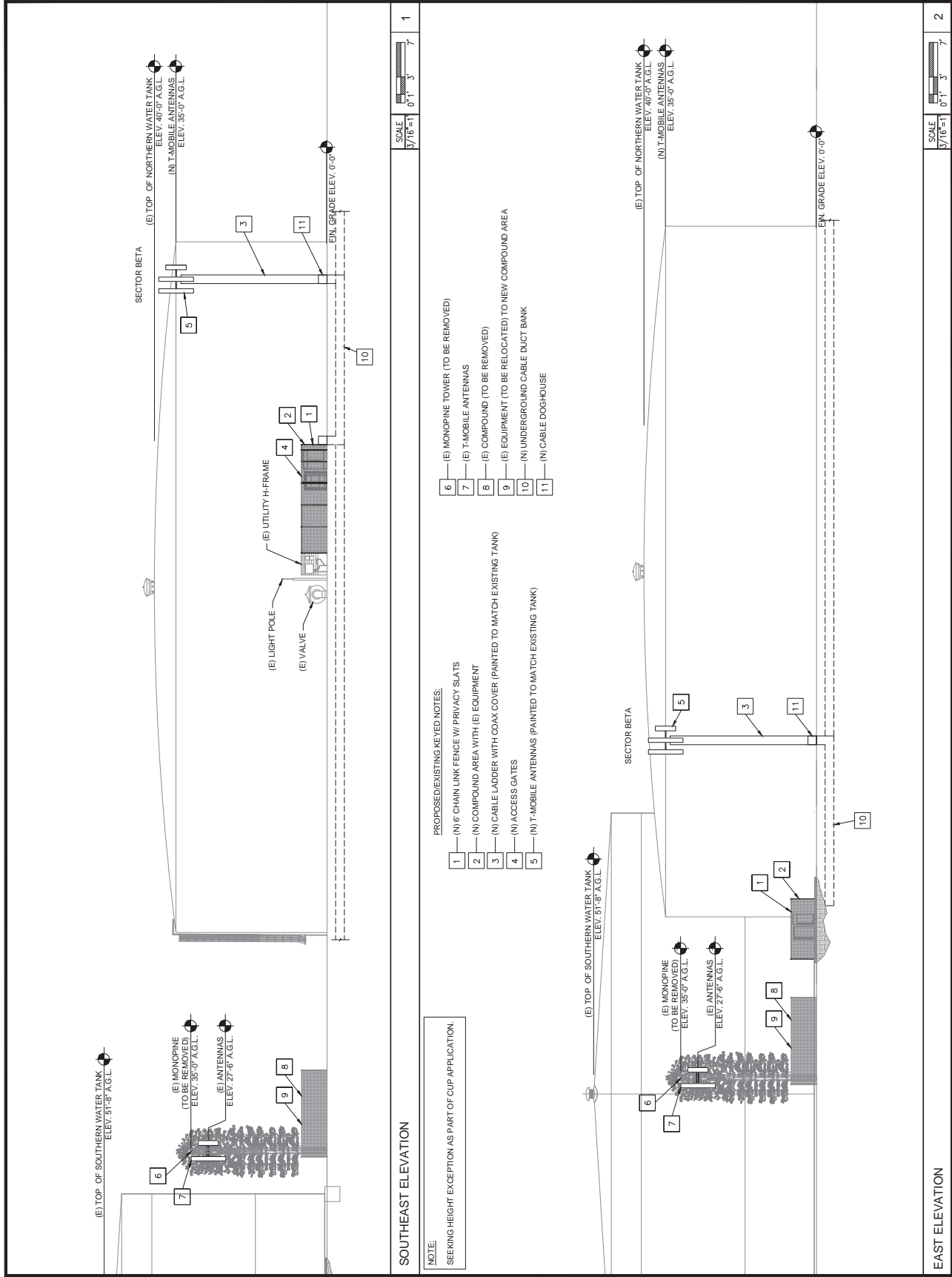
2137 MISSION ROAD
FALLBROOK, CA 92028

SHEET DESCRIPTION:

NORTHERN WATER
TANK ELEVATIONS

SHEET NUMBER:

A-4





PLANS PREPARED BY:



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Jacobs Telecommunications, Inc.
2600 MICHELSON DRIVE, SUITE 500
IRVINE, CALIFORNIA 92612
949-224-7500

RIER: ■



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| REVISIONS: | DESCRIPTION | DATE | BY | REV |
|------------|----------------------|--------------|----|-----|
| | 100% ZONING DWGS. | 06/08/20AJM | 4 | 5 |
| | 100% ZONING DWGS. | 06/25/20AJM | 5 | 6 |
| | 100% ZONING DWGS. | 04/27/21 FLP | 6 | 7 |
| | 100% ZONING DWGS. | 06/29/21 FLP | 7 | 8 |
| | 100% ZONING COMMENTS | 03/22/22 MW | 8 | 9 |
| | 100% ZONING COMMENTS | 03/21/22 MW | 9 | |

| | |
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| DRAWN BY: | FLP |
| CHECKED BY: | AM |
| APPROVED BY: | SMO |
| JACOBS PROJECT NO: | EUC0303 |

NAME: _____

GHEEN RESERVOIR

- SITE BU NUMBER:

824233

— SITE ADDRESS:

2137 MISSION ROAD
FALLBROOK, CA 92028

SHEET DESCRIPTION:

WATER TANK ANTENNA SCHEDULE

— SHEET NUMBER

A-6

EXISTING ANTENNA SCHEDULE

| EXISTING ANTENNA SCHEDULE | | | | | | | | | | | | | | | | |
|---------------------------|---------|------------|-----------------------------|---------------------------|------|---------------------|---|------|----------------|------|--------------|------|---------------------|------|-------------|------|
| SECTOR | AZIMUTH | RAD CENTER | TECHNOLOGY | ANTENNA | | RRUTMA/SMART BIAS T | | | COAX JUMPER | | FIBER JUMPER | | HCS/COAX CABLE | | POWER | |
| | | | | MODEL NO. | SIZE | QTY. | TYPE | QTY. | LENGTH | QTY. | LENGTH | QTY. | SIZE, TYPE & LENGTH | QTY. | SIZE & TYPE | QTY. |
| SECTOR "A" | 340-0° | 27-0° | U1900, G1900, U2100 & L2100 | AIR21 KRC118023-1_B2A_B4P | 56" | 1 | GENERIC TWIN STYLE 1B - AWS COMMSOPE - AWS/SAWS TV1 | 1 | 7/8" LMU 45 FT | 4 | 16 FT | 2 | | | | |
| SECTOR "B" | 120-0° | 27-0° | U1900, G1900, U2100 & L2100 | AIR21 KRC118023-1_B2A_B4P | 56" | 1 | GENERIC TWIN STYLE 1B - AWS COMMSOPE - AWS/SAWS TV1 | 1 | 7/8" LMU 45 FT | 4 | 16 FT | 2 | 9X18 HCS 30M | 1 | - | - |
| SECTOR "C" | 240-0° | 27-0° | U1900, G1900, U2100 & L2100 | AIR21 KRC118023-1_B2A_B4P | 56" | 1 | GENERIC TWIN STYLE 1B - AWS COMMSOPE - AWS/SAWS TV1 | 2 | 7/8" LMU 45 FT | 4 | 16 FT | 2 | | | | |
| SHARED | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| TOTAL | | | | | | 3 | | 9 | | 12 | | 6 | 1 | | | - |

NEW ANTENNA SCHEDULE

| NEW ANTENNA SCHEDULE | | | | | | | | | | | | | | | | |
|----------------------|---------|------------|---------------------------------------|-----------------------------|-------|------|---|------|-------------|------|--------------|-------|--------------------|------|-------------|------|
| SECTOR | AZIMUTH | RAD CENTER | TECHNOLOGY | ANTENNA | | | RRU/TMA/SMART BIAS T | | COAX JUMPER | | FIBER JUMPER | | HCS/COAX CABLE | | POWER | |
| | | | | MODEL NO. | SIZE | QTY. | TYPE | QTY. | LENGTH | QTY. | LENGTH | QTY. | SIZE TYPE & LENGTH | QTY. | SIZE & TYPE | QTY. |
| SECTOR 'A' | A1 | 35°-0' | L2100 | HBXK-6517DS-A2M (OUAD) | 75.0" | 1 | RADIO 4415 B66A & 4415 B66A (SHARED) | 2 | - | 2 | 16 FT | 2 | 6X12 HCS 44WVG 80M | 1 | - | - |
| | A2 | 340° | L700, L600, N600, G1900, L1900, U1900 | APXVAARR24_43-U-NA20 (OCTO) | 96.0" | 1 | RADIO 4440 B71-B85, 4440 B71-B85 (SHARED), RADIO 4424 B25 & RADIO 4424 B25 (SHARED) | 2 | - | 8 | 16 FT | 4 | 6X12 HCS 44WVG 80M | - | - | - |
| | A3 | 35°-0' | L2500, N2500 | AIR6449 B41 (MIMO) | 33.1" | 1 | - | - | - | - | - | 16 FT | 4 | - | - | - |
| | B1 | 35°-0' | L2100 | HBXK-6517DS-A2M (OUAD) | 75.0" | 1 | RADIO 4415 B66A & 4415 B66A (SHARED) | 2 | - | 2 | 16 FT | 2 | - | - | - | - |
| SECTOR 'B' | B2 | 120° | L700, L600, N600, G1900, L1900, U1900 | APXVAARR24_43-U-NA20 (OCTO) | 96.0" | 1 | RADIO 4440 B71-B85, 4440 B71-B85 (SHARED), RADIO 4424 B25 & RADIO 4424 B25 (SHARED) | 2 | - | 8 | 16 FT | 4 | 6X12 HCS 44WVG 80M | 1 | - | - |
| | B3 | 35°-0' | L2500, N2500 | AIR6449 B41 (MIMO) | 33.1" | 1 | - | - | - | - | - | 16 FT | 4 | - | - | - |
| | C1 | 35°-0' | L2100 | HBXK-6517DS-A2M (OUAD) | 75.0" | 1 | RADIO 4415 B66A & 4415 B66A (SHARED) | 2 | - | 2 | 16 FT | 2 | - | - | - | - |
| SECTOR 'C' | C2 | 240° | L700, L600, N600, G1900, L1900, U1900 | APXVAARR24_43-U-NA20 (OCTO) | 96.0" | 1 | RADIO 4440 B71-B85, 4440 B71-B85 (SHARED), RADIO 4424 B25 & RADIO 4424 B25 (SHARED) | 2 | - | 8 | 16 FT | 4 | 6X12 HCS 44WVG 80M | 1 | - | - |
| | C3 | 35°-0' | L2500, N2500 | AIR6449 B41 (MIMO) | 33.1" | 1 | - | - | - | - | - | 16 FT | 4 | - | - | - |
| | SHARED | - | - | - | - | - | - | - | - | - | - | 16 FT | 30 | - | - | - |
| TOTAL | | | | | | 9 | | 12 | | 36 | | 60 | | 3 | | - |

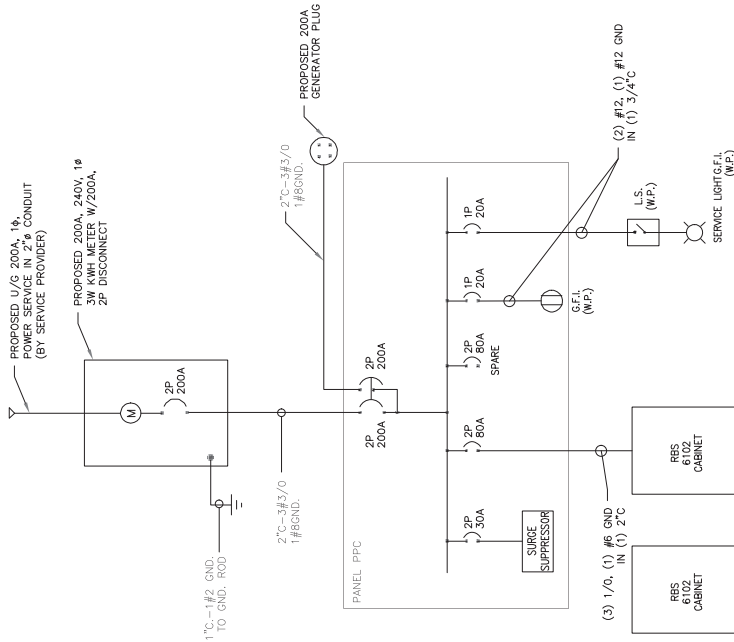
20. TEST THE ENTIRE SYSTEM TO DEMONSTRATE THAT THE ELECTRICAL COMPONENTS & SPECIAL SYSTEMS ARE COMPLETE & FUNCTION PROPERLY INCLUDING BUT NOT LIMITED TO INSULATION & GROUNDING TESTS. MAKE NECESSARY CORRECTIONS & LEAVE SYSTEMS READY FOR OPERATION.

24. SPLICE BOXES WILL BE SIZED BY SERVING TELEPHONE COMPANY;
COMPANY OR INTERCONNECT ENGINEER

24. SPLICE BOXES WILL BE SIZED BY SERVING TELEPHONE COMPANY; D COMPANY OR INTERCONNECT ENGINEER.

2.7. OFFICE WORKS WILL BE HELD AT SERVING TELEPHONE COMPANY. OFFICES WILL BE PROVIDED BY TELEPHONE COMPANY OR INTERCONNECT ENGINEER.

| PANEL PPC | | | | | | | | | | MOUNTING: SURFACE NEMA: 3R LOCATION: AT LEASE AREA | | | | |
|--|---------|-------------|----------|------|-----|-----|-----|--|-----|--|------|------------------|-----------|---------|
| VOLTAGE: 120/240V, 1 PHASE, 200A 42 K/AC MAIN CB: 2P/200A | | | | | | | | | | | | | | |
| VOLT AMPS | | DESCRIPTION | | POLE | BKR | CKT | A B | | CKT | BKR | POLE | DESCRIPTION | VOLT AMPS | |
| PHASE A | PHASE B | | | | | | | | | | | | PHASE A | PHASE B |
| 7000 | | | RBS 6102 | 2 | 80 | 1 | | | 2 | 30 | 2 | SURGE SUPPRESSOR | | |
| | 7000 | | | - | - | 3 | | | 4 | - | - | | | - |
| | | | SPARE | 2 | 80 | 5 | | | 6 | 20 | 1 | SERVICE LIGHT | 300 | |
| | | | - | - | - | 7 | | | 8 | 20 | 1 | G.F.I. | | 180 |
| | | | SPARE | | | 9 | | | 10 | | | SPACE | | |
| | | | | | | 11 | | | 12 | | | | | |
| | | | | | | 13 | | | 14 | | | | | |
| | | | | | | 15 | | | 16 | | | | | |
| | | | | | | 17 | | | 18 | | | | | |
| | | | | | | 19 | | | 20 | | | | | |
| | | | | | | 21 | | | 22 | | | | | |
| | | | | | | 23 | | | 24 | | | | | |
| | | | | | | 25 | | | 26 | | | | | |
| | | | | | | 27 | | | 28 | | | | | |
| | | | | | | 29 | | | 30 | | | | | |
| 7000 | 7000 | | | | | | | | | | | | | |
| | | | | | | | | | | VA / LINE | | 300 | | 180 |
| | | | | | | | | | | PHASE A = 7,300 | | PHASE A = 7,180 | | |
| CONNECTED LOAD: CONNECTED AMPS: | | | | | | | | | | 14,480 VA 60.3 A | | | | |





County of San Diego
PLANNING & DEVELOPMENT SERVICES

DAHVIA LYNCH
Director

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

COMMISSIONERS

David Pallinger (Chair)
Yolanda Calvo (Vice Chair)
Douglas Barnhart
Ginger Hitzke
Ronald Ashman
Tommy Hough
Michael Edwards

June 10, 2022

PERMITTEE: AT&T
MAJOR USE PERMIT: PDS2021-MUP-21-012
E.R. NUMBER: PDS2020-ER-20-02-004
PROPERTY: 2137 Mission Road, Fallbrook, CA 92028
APN(S): 105-112-55-00

DECISION OF THE PLANNING COMMISSION

Grant, as per plot plan, equipment layout and elevations dated March 31, 2022, consisting of ten (10) sheets approved concurrently herewith, a Major Use Permit for the renewal of the existing wireless telecommunication facility pursuant to Section 6985 and 6991 of the Zoning Ordinance. This permit authorizes the removal of the existing 35-foot-tall mono-pine and the installation of panel antennas and remote radio units (RRUs) onto the existing 40-foot-tall water tank. The antennas and RRUs will be painted to match the existing water tank. The associated ground equipment will be relocated adjacent to the existing water tank and enclosed within a six-foot-tall chain link fence with neutral colored privacy slats.

Also grant, an exception pursuant to Section 4620(g) of the Zoning Ordinance to allow a 40-foot-tall facility where 35 feet is the maximum height allowed.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit Modification shall expire on **June 10, 2024** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit Modification has commenced prior to said expiration date.

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

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

1. **GEN#1–COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

2. **GEN#2–RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**
INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

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

3. **GEN#3–INSPECTION FEE**
INTENT: In order to comply with Zoning Ordinance Section 7362.e, the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

4. **PLN#1–PHOTO SIMULATION (WIRELESS): [PDS, PCC] [UO, FG] [PDS, FEE]**
INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated January 12, 2022 to ensure that the site was built to be screened

from public view.

- a. Each panel antenna and associated mounting equipment must be painted to match the color of the water tank
- b. The equipment enclosure comprised of chain-link fencing must install neutral colored privacy slats to conceal the equipment from surrounding residents.

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 provided photos for compliance with this condition and compliance with the photo-simulations.

5. PLN#2–SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].

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

6. 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 and Quality. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health and Quality-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section contact is Sayed Khalid, (858) 935-0028 or by email at sayed.khalid@sdcounty.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:** [DEHQ, HMD] shall verify and approve all compliance with this condition.

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

7. NOISE#1–NOISE REQUIREMENT [PDS, FEE X1]

INTENT: In order to reduce the impacts of the installation of any future generator or any external noise-generating device, that would use the external power stub (generator receptacle) and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following requirements shall be continued for the life of this permit. **DESCRIPTION OF REQUIREMENT:** Prior to the installation of any future generator or any external noise-generating device, that would use the external power stub and/or proposed pad location approved with this Use Permit, 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 as defined by 6983.I for Invisible – Facilities. 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 invisibility standards of Zoning Ordinance Section 6983.I, and compliance with the County Noise Ordinance Section 36.404, will require an application and subsequent approval of a Modification to this Use Permit before any generator can added or used on the site.

DOCUMENTATION: The property owner and permittee shall comply with the permittee or property owner chooses to install a generator unit associated with the cellular facility, 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 or any external noise-generating device, that would use the external power stub and/or proposed pad location approved with this Use Permit, 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 installation and ensure that the project complies with on-going noise ordinance standards. The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

8. NOISE#2–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 ([County of San Diego Noise Ordinance](#)), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Minor Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4, therefore, may result in citations from the Code Compliance

Division until the noise levels from the operations comply with the Noise Ordinance Section 36.404. **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.

9. PLN#3—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 landscape plans, building plans, and plot plans. This includes but is not limited to maintaining the following: painting all necessary aesthetics design features and installing fencing around ground equipment. 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 deviation or a modification pursuant to the County of San Diego Zoning Ordinance. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter that 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 shelter and/or addition of noise generating equipment would require a modification or deviation. **Timing:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **Monitoring:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

10. PLN#4—SITE CONFORMANCE (WIRELESS): [PDS, PCO] [OG].

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

- a. Maintain the appearance of the facility and associated equipment enclosure, as depicted in the approved photo simulations dated January 12, 2022. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be

kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.

- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

DOCUMENTATION: The property owner and applicant shall conform to the ongoing requirements of this condition. 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. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

11. ROADS#1–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of 400 feet in both directions along *E Mission Road* from the proposed driveway for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

MAJOR USE PERMIT FINDINGS

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

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

The 1.5-acre subject property is developed with two water tanks owned and operated by Fallbrook Public Utility District with heights of 52 and 40-feet tall. The

proposed change to the unmanned wireless telecommunication facility would consist of removing the existing 35-foot-tall mono-pine and install antennas and remote radio units on the existing 40-foot-tall water tank. The antennas and equipment will be painted to match the existing water tank color. The existing ground equipment surrounded by a six-foot-tall chain link fence with neutral colored privacy slats will be relocated to be adjacent to the water and will measure 9" x 25". The subject property is connected to East Mission Road (a public road).

Scale and Bulk:

Photo simulations on file with Major Use Permit MUP-21-012 illustrate that the wireless telecommunication facility and the associated equipment enclosure are unobtrusive to the surrounding viewshed. The removal of the existing mono-pine and placement of the existing antennas onto the existing water tank will reduce visual impacts by minimizing the facility footprint. The equipment will be painted to match the existing water tank color to further blend the facility from surrounding residents and motorists. The project is compatible with adjacent uses in terms of scale and bulk because of the camouflaged design, the existence of other vertical elements such as the existing water tanks. Therefore, the wireless telecommunication facility would be consistent with the scale and bulk of the surroundings.

Coverage:

The subject parcel is 1.5 acres in size and the wireless telecommunication facility will be located on one of the two existing water tanks owned and operated by Fallbrook Public Utilities District. The lease area for this unmanned wireless telecommunication facility totals approximately 190 square-feet (less than 1% lot coverage). Due to the small footprint of the facility, the wireless telecommunication facility will maintain similar coverage with surrounding parcels.

Density:

The project is a Major Use Permit for the continued operation of an existing wireless telecommunication facility and does not have a residential component subject to density.

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

The project is located within the North County Fire Protection District and has been reviewed and found to be FP-2 compliant by the County Fire Marshal. The project would not require water or sewer services. Electrical and telephone services are available on-site. All required utilities are therefore available for the project.

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

The project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged. The ground equipment will be located within a six-foot-tall chain link fence with neutral colored privacy slats to reduce any visual impacts to surrounding properties. Photo simulations on file with Major Use Permit MUP-21-012 illustrate that the line, form, and color of the

facility will be largely consistent with other elements that make up the visual setting of the area, such as the existing tan water tanks. Furthermore, the project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to be one to two maintenance trip(s) per month and would utilize East Mission Road, a public road, for access. Existing parking is available on the property. The use associated with this Major Use Permit would be compatible with the existing rural nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and would be compatible with adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of the surrounding streets.

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

The applicant proposes a Major Use Permit for the continued operation and maintenance of an existing unmanned wireless telecommunication facility. The subject property is developed with access and utility services adequate to serve the proposed use. The continuation of use and maintenance of the existing wireless telecommunication facility would not require significant alteration to the landform. The project, as designed, would be camouflaged and would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

6. Any other relevant impact of the proposed use

None identified.

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

The project is subject to the Regional Category Semi-Rural Residential (SR-1), Land Use Designation Limited Agriculture (A70), and the Fallbrook Community Plan. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Policy 4 of the Public Safety Element of the County General Plan that encourages the support, establishment, and continual improvement of Countywide telephone communications system, particularly with respect to enhancing emergency communications.

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

Pursuant to Section 15302 of the State CEQA Guidelines, the project is exempt from CEQA because it involves the replacement of the existing wireless telecommunication facility where the new facility will be located on the same site as the mono-pine to be replaced and will have substantially the same purpose and capacity. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway.

WIRELESS TELECOMMUNICATION FINDINGS

The project is in a preferred location in a non-preferred zone. Pursuant to Section 6986.B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternative site analysis and discussed preferred zones in the area and why they were not technologically or legally feasible. Pursuant to Section 6986.C of the Ordinance, the applicant has provided a well-designed facility by attaching painted equipment to the existing water tank. Due to the camouflaging of the facility and lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable and compatible with the character of the community.

.....

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

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(SDRWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the

project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

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

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

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

DRAINAGE: The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

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

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

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

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

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

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

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

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with

Section 7366 of the County Zoning Ordinance. An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Planning Commission until a hearing on your application is held and action is taken by the Board of Supervisors. 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.

ON MOTION of Commissioner_____, seconded by Commissioner _____, this Form of Decision is passed and approved by the of the County of San Diego, State of California, at a regular meeting held on this 10th day of June 2022, in County Operations Center, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES: NOES: ABSTAIN: ABSENT:

COUNTY OF SAN DIEGO PLANNING COMMISSION
DAHVIA LYNCH, DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

email cc:

Rachael Davidson; Jacobs Project Contact Jacobs on behalf of T-Mobile
Fallbrook CPG
Ed Sinsay, Land Development, Team Leader, Planning & Development Services
Denise Russell, Project Planning, Planning Manager, Planning & Development Services

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

**FOR PURPOSES OF CONSIDERATION OF
Gheen Reservoir Wireless Telecommunication Facility
Major Use Permit
PDS2021-MUP-21-012, PDS2020-ER-20-02-004**

June 10, 2022

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

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
☒

Discussion:

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
☒

Discussion:

The project will not use any groundwater for any purpose, including irrigation or domestic supply.

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

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

Discussion:

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 (RPO).

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the RPO.

Steep Slopes:

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

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife

corridor. No sensitive habitat lands were identified on the site, therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

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

☐

Discussion:

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

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

YES

☒

NO

☐

NOT APPLICABLE

☐

Discussion:

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.

Staff has reviewed the plot plans and information provided and has determined it to be adequate as it relates to County Noise Standards conformance. The project consists of a modification of existing wireless communication facility. The project site as well as surrounding parcels are zoned Limited Agriculture, which is subject to the most restrictive one-hour sound level requirement of 45 dBA at the project property line. The proposal does not involve the installation of substantial noise generating equipment. The project does not propose any new generator units. The proposed equipment cabinet and compound is not considered a significant noise producing source and is approximately 95 feet away from the nearest property line to the south. Therefore, the project as design would demonstrate compliance with County noise standards. The project is not anticipated to exceed the sound level requirements pursuant to County Noise Ordinance, Section 36.404.

NOTICE OF EXEMPTION

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

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

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

Project Name: Gheen Reservoir Wireless Telecommunication Facility Major Use Permit; PDS2021-MUP-21-012, PDS2020-ER-20-02-004.

Project Location: 2137 Mission Road in the Fallbrook Community Plan area, within unincorporated San Diego County. APN: 105-112-55-00.

Project Applicant: Jacobs on behalf of T-Mobile; 2600 Michelson Drive, Suite 500, Irvine, CA 92612; p. 619.729.2294.

Project Description: The applicant requests a Major Use Permit (MUP) to revise, operate, and maintain an existing wireless telecommunication facility. The existing wireless telecommunication facility was permitted under Minor Use Permit (ZAP) ZAP-01-047, which expired April 30, 2018. The MUP will replace the expired ZAP to bring the facility into compliance with current regulations. The project consists of removing the existing 35-foot-tall mono-pine and installing nine panel antennas and six remote radio units (RRUs) onto the existing 40-foot-tall water tank. The antennas and RRUs will be painted to match the existing water tank. The associated ground equipment is proposed to be removed and relocated adjacent to the existing water tank and will be enclosed within a six-foot-tall chain link fence with privacy slats. The 3.76-acre project site is located at 2137 Mission Road in the Fallbrook Community Plan Area within unincorporated San Diego County. The project site is subject to the General Plan Regional Category Semi-Rural and Land Use Designation Semi-Rural Residential (SR-1). Zoning for the site is Limited Agriculture (A70) which allows wireless telecommunication facilities under the Tier 4 Classification with the approval of a MUP pursuant to Section 6985 of the Zoning Ordinance. The existing wireless telecommunication facility is required to be brought into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991, which this MUP seeks to accomplish.

Agency Approving Project: County of San Diego

County Contact Person: Rachael Lindebrekke Phone Number: 619-323-7872

Date Form Completed: June 10, 2022

This is to advise that the County of San Diego Planning Commission has approved the above-described project on June 10, 2022 and found the project to be exempt from the CEQA under the following criteria:

- Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☐ Statutory Exemption. C Section:
 - ☒ Categorical Exemption. G Section: 15302
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - ☐ G 15182 - Residential Projects Pursuant to a Specific Plan
 - ☐ G 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
- Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
- A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: Section 15302 exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project consists of replacing an existing wireless communication tower with one of similar height on the same site that will have substantially the same purpose and capacity as the structure replaced. 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) 323-7872

Name (Print): Rachael Lindebrekke 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.

**GHEEN RESERVOIR WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT - PDS2021-MUP-21-012
ENVIRONMENTAL LOG NO. PDS2020-ER-20-02-004**

ENVIRONMENTAL FINDINGS

June 10, 2022

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15302 for the reasons stated in the Notice of Exemption.
2. 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.).

Fallbrook Community Planning Group
and Design Review Board
Monday, February 15, 2021 - Via Zoom

Minutes

The meeting called to order by Chair Jack Wood at 7:00 p.m.

1. Roll Call. Present: Chair Jack Wood, 1st Vice Chair Eileen Delaney, 2nd Vice Chair Roy Moosa, Secretary Steve Brown, Mark Mervich, Kim Murphy, Victoria Stover, Stephani Baxter, Michele McCaffery, Jeniene Domercq, Tom Harrington Jacqueline Kaiser, Ross Pike, Anna Strahan

Excused: Lee DeMao

2. Pledge of Allegiance was led by Kim Murphy.
3. Approval of minutes of the meeting held January 18, 2021.

Voting item.

Victoria Stover moved to approve the minutes as presented. The motion carried by unanimous vote.

4. Open Forum

- Tom Kennedy, General Manager of Rainbow Municipal Water District, gave the Planning Group a heads up that the District is planning a re-work of its headquarters located near Hwy 76 and Old Hwy 395 in the future, and the re-work will most likely come before the Group as a land use issue.
- Kathleen Lippit introduced herself and commenced to comment on the proposed Marijuana Ordinance. Chair Wood advised her that since the issue was an agenda item, it was inappropriate for discussion under the Open Forum portion of the agenda.
- Dale Croome, Fallbrook resident, introduced himself and explained that he was involved in an aqua culture project to raise shrimp and was having difficulty finding property on which to build his operation that satisfies the County's animal designator. Chair Wood advised Mr. Croome that this issue was not within the jurisdiction of the Planning Group.

5. Discretionary Permit, Project #PDS2020 – ZAP – 20 – 004 Minor Use Permit

Project Name: Gheen Reservoir, Mission Road, East, Fallbrook

APN: 105-112-55

Applicant: Matt Levesque / T-Mobile (714) 266-5950, matthew.levesque@jacobs.com

Owner: Fallbrook Public Utility District

Planner: Tabina Tonekaboni (858) 495-5418, tabina.tonekaboni@sdcounty.ca.gov

Description: Crown Castle proposes to construct, operate and maintain an uninhabited wireless telecommunications facility to relocate an existing T-Mobile facility.

Public Facilities Committee. Community Input. Voting Item.

1/5/21

Rachael Davidson appeared before the Group in place of Matthew Lavesque, representing Crown Castle. Ms. Davidson narrated a slide presentation showing the existing cell site as well as the proposed new sites. Proposal is for installation of a new water with new antennas mounted on it. Tank and antennas would be painted to match, to minimize the impact.

Comments from the Community: None were forthcoming.

Report from the Public Facilities Committee: Roy Moosa reported that FPUD representative Aaron Cook had met with the Committee and described the proposed project. Mr. Cook indicated that there may be a setback violation based on the location of the second water storage tank, which could result in objections by some of the nearby property owners. The clarification of the setback issue was to be brought to the Planning Group at tonight's meeting. Other than the setback question, the Public Facilities Committee has no issues with the project.

Kim Murphy inquired about the total number of antennas proposed. Ms. Davidson responded that there would be twelve, the same number as currently in use.

Stephani Baxter recused herself due to her husband's role as a director of FPUD.

Victoria Stover inquired as to whether this installation was an upgrade from 4G to 5G. Ms. Davidson responded that it was just a relocation with the existing tower being removed and the antennas being mounted on the water tank. No upgrade to 5G is involved.

Roy Moosa asked for clarification regarding setback requirements. Ms. Davidson stated that the setback was approximately 5 feet short of compliance with the 50 foot requirement.

Victoria Stover commented that in light of the setback discrepancy, any opposition from affected neighbors would negate the approval of the project. There are letters on file in opposition to the location of the project absent compliance with the setback requirements. Victoria also noted that cell sites are federally regulated and that the Planning Group has no authority other than to request compliance.

Roy Moosa moved to approve as long as the County approves the variance on the setback requirement and requests that the County reach out to the neighbors regarding the location of the towers.

Voting in favor of the motion: Jack Wood, Roy Moosa, Steve Brown, Kim Murphy, Victoria Stover, Mark Mervich, Michele McCaffery, Jeniene Domercq, Jacqueline Kaiser, Ross Pike, Anna Strahan, Tom Harrington. Recused: Stephani Baxter. Opposed: Eileen Delaney. **Motion Carries**

6. Request by some Planning Group members to send the following letter to the Board of Supervisors.
"The Fallbrook Community Planning Group is strongly opposed to the approval of the cannabis ordinance by the San Diego Board of Supervisors, as written in the Board Letter. Furthermore, we should be an active participant and stakeholder in the creation, preparation, development and permit process for this new ordinance."

Chair Wood discussed Agenda Item 6 regarding a proposed letter to the Board of Supervisors regarding the cannabis ordinance. After the publication date of this agenda, the County hosted a workshop for Planning Group Chairpersons to seek input regarding the regulations governing the ordinance. Chair Wood explained that the purpose of Agenda Item 6 was to attempt to have the

County seek input from the local Community Planning Groups. In light of the fact that the workshop was an acknowledgement of the County's desire to get local input, the objective sought by sending the proposed letter was satisfied, thereby negating the need for the letter. Therefore the item is withdrawn from consideration at tonight's meeting.

Chair Wood also reported that he has appointed Eileen Delaney to appoint an ad hoc committee to review the proposed regulations and express concerns from the community. This ad hoc committee will meet via Zoom on Feb. 25, 2021 at 9:30 am. The notice of this meeting has been submitted to the Village News for publication.

Chairman Wood also stated that there would be a special meeting of the Planning Group on March 1, 2021 at 7:00 pm. to review the recommendations of the ad hoc committee. The notice of this meeting has also been submitted to the Village News for publication. Chairman Wood noted that time is of the essence for these recommendations because the County has placed a 90 day limit on Board of Supervisors action regarding these regulations.

Eileen Delaney commented that the Board of Supervisors has already directed Staff to commence work on the ordinance. In her opinion we will not be able to stop the ordinance but hope to make the best deal for our community. CEQA issues are a major part of the issue.

Eileen Delaney asked that anyone from the planning group or the public interested in volunteering for the ad hoc committee to contact her.

Eileen commented that social equity is not an issue; only land use is to be considered.

Roy Moosa commented that he had prepared a list of concerns which he distributed to the Planning Group members for consideration at tonight's meeting, but in light of the creation of the ad hoc committee his concerns will be forwarded to the committee for their consideration.

Robert Bruins (member of the public) stated that posting meeting notices in the Village News is inadequate public notice in his opinion and is done so intentionally to deprive the public of access to the meetings.

Steve Brown, Secretary to the Planning Group, responded that the notification requirements are clearly spelled out in the County of San Diego California Board of Supervisors Policy for Planning and Sponsor Group Policies and Procedures.

Anna Strahan expressed opposition to the handling of this item on the agenda by its removal without the opportunity for public input.

Chair Wood reiterated that the public would have full access to the ad hoc committee meeting and the special Planning Group meeting as mentioned above and that both meetings will be publicly noted in the Village News and posted at the Ivy St. Fire Station.

Robyn Dahlson commented that this issue requires special consideration and inquired as to how the ad hoc committee would be formed. Chairman Wood reiterated that Eileen Delaney has been tasked with formation of the committee.

7. Request for input: Campus Park Passerelle

Chris Brown requested time before the Planning Group to seek input on amending the Campus Park project to allow for the development of two single family residential lots (Parcel 1 and Parcel 2).

Parcel 1 APN 108-120-62 comprised of 3.2 acres and parcel 2, APN 108-120-61 comprised of 8.94 acres. Both parcels were originally designated for professional office use in the Specific Plan. The following documents would require amendment for this project to proceed: Fallbrook Community Plan, Campus Park Specific Plan, Tentative Map 5338 RPL - 7. Additional discretionary actions required from the County of San Diego: General Plan Amendment, Community Plan Amendment, Specific Plan Amendment, Tentative map revision. The Campus Park EIR would be updated.

35 homes would be developed on Parcel 1 with a density of 12.9 units per acre on 2.7 gross acres. Parcel 2 would consist of 103 homes on 8.9 gross acres with a density of 11.5 units per acre.

Additional funding would be provided for park development. Chris reported that since this development would be adjacent to an existing park, efforts would be made to provide park development funding elsewhere in the community for park development.

Chris stated that ADT's (average daily trips) for professional office are 2669 and for residential only 1380, resulting in a reduction of 48% in ADT's.

Chair Wood requested comments from the Planning Group in Roll Call order:

Jack Wood: Questioned the handling of noise mitigation due to the close proximity to the I 15. Chris responded that walls and berms would be utilized. Jack also commented that the lot sizes were not compatible with other lot sizes and expressed concerns about the proposed density.

Eileen Delaney: Likes the decrease in ADT's. Would like to see architectural plans.

Roy Moosa: Lot sizes of 2000 sq ft causes concern. Suggests that perhaps more money should be committed to providing larger lot sizes and reducing density.

Steve Brown: High density and small lot sizes major concern. Larger lot sizes preferred.

Kim Murphy: Feels that cluster housing is the wave of the future and would provide affordable housing. Supports proposal.

Victoria Stover: Agrees that lot sizes are a concern. Would like to see larger lots. Suggested that if extra funds are available for neighborhood parks, Fallbrook has a new park in the works which would welcome some additional funding.

Mark Mervich: Agrees with upgrade to residential but also concerned with high density as proposed.

Styephani Baxter: Lot size and density are issues; more landscaping and walkway paths would be beneficial.

Michele McCaffery: Prefers lower density, more retail.

Jeniene Domercq: Lot sizes too small, density too High.

Jacqueline Kaiser: Lot sizes too small.

Ross Pike: Agrees with Michele, Would like to see low income housing and some retail. Would like to see some funding for Fallbrook Park.

Anna Strahan: Supports smaller lot sizes for more income inclusion in housing.

Tom Harrington: Agrees with movement to residential. Would like to see more parks and funding for Fallbrook Park.

Chairman Wood opened the floor for questions from the Planning Group.

Steve Brown asked about the price point on units since this is being proposed as affordable housing. Chris responded that they had no cost/price figures estimated but that they would meet the market. Jack Wood asked about Campus Development of the 600,000 sq ft of commercial space as part of the original shopping center plan. Chris responded that 'roofs' were needed first to support the proposed retail.

8. Committee Appointments

Chair Wood commented that the 2021 rosters had been distributed today showing committee assignments and stating that any openings would be filled by Committee Chairs.

9. Adjournment. **The meeting was adjourned at 9:05 pm**

Respectfully submitted by:

Stephen E. Brown, Secretary

From: eo1allen@reagan.com
To: [Tonekaboni, Tabina](#)
Subject: FW: Cell phone tower on Fallbrook Public Utility District property
Date: Monday, February 8, 2021 5:46:22 PM

-----Original Message-----

From: eo1allen@reagan.com
Sent: Monday, February 8, 2021 17:44
To: Matthew.levesque@jacobs.com
Subject: Cell phone tower on Fallbrook Public Utility District property

Dear Mr. Levesque,

We are in possession of a meeting notice for the Fallbrook Planning Group regarding a cell phone tower proposed on the new Gheen water tank in Fallbrook (Project #PDS2020-ZAP-20-004 Minor Use Permit, APN 105-112-55).

There has already been a great deal of stress, emotions and communication with Fallbrook Public Utility District regarding the placement of this tank so close to our residence at 2132 Gum Tree Lane, the Druary residence at 2130 Gum Tree Lane and the Hansen property located on East Mission Road on the west side of the tank. After much deliberation, the District finally approved \$45,000 for trees that will line the fence to obstruct our view of the monstrosity. There is already a tree on our side of the fence that will obstruct this cell tower and we do not authorize its removal

Now we have been informed by the FPUD Engineer, Aaron Cook, that the plan has changed to move the cell phone tower to the front of the new tank between the Druary and Allen residences. Since my husband and I are unable to call into the meeting scheduled for Wednesday, 2/10, we are urging you to move the cell phone tower elsewhere, perhaps in a location altogether away from this property. We strenuously OBJECT to the placement of this cell antenna, as this will cause us to lose the valuable trees that were already approved by FPUD. Also, our property values will continue to decline. No one wants a cell phone tower 30 feet from their fence line, including us.

We will be forwarding a copy of this email to the affected property owners, Aaron Cook, Matt Levesque, and the Fallbrook Planning Group.

Thank you for your consideration,

Billy & Ruth Allen
Lisa Druary

From: eo1allen@reagan.com
To: matthew.levesque@jacobs.com
Cc: [Tonekaboni, Tabina](#)
Subject: Proposed Cell Phone Towner @ New Martin Tank, Fallbrook
Date: Thursday, February 18, 2021 6:21:38 PM

Mr. Levesque,

We are writing you for the second time regarding the cell phone tower proposed on the new Martin water tank in Fallbrook (Project #PDS2020-ZAP-20-004 Minor Use Permit, APN 105-112-55).

Since you could not be bothered to notify the neighbors most affected by the cell phone tower replacement on the south side of the tank before you went to the Fallbrook Planning Group, we had to settle for a letter from Aaron Cook (FPUD District Engineer) to find out that this was happening, 2 days prior. We expressed our concerns and were once again notified by Aaron that you received conditional approval from the Fallbrook Planning Group.

We have done research and have discovered the following (from San Diego County documents):

“no more than 3 facilities are allowed on any site or parcel in commercial, industrial, rural or special purposes zones. No more than one facility is allowed on any parcel or site in a Residential zone. This requirement may be waived if a finding is made that co-locations of more facilities is CONSISTENT WITH COMMUNITY CHARACTER (which it is not)

Secondly, “Telecommunication towers located adjacent to a residential use shall be set back from the nearest residential lot line by a distance at least equal to its total height or/50 feet, whichever is GREATER. The setback shall be measured from that part of the tower that is closest to the neighboring property.” Aaron Cook informed us that the tower placement on the tank will be on the south side, which is only 18 feet from our property line. If it is then proposed for the far southwest corner, that is 42 feet (which is still out of the setback zone) and both residences (2132 and 2130 Gum Tree Lane) have tall trees that would obstruct this tower and neither property owner will authorize removal or cutting of any trees. We will seek legal counsel to prevent any variances from occurring.

Lastly, “no tower or equipment shall be located in a front, rear or side yard setback in any zone and no portion of any antenna array shall extend beyond the property lines.” This tower will be in our rear yard setback and is totally exposed as we drive up our driveway.

We understand that it is perfectly fine for Fallbrook Public Utility as they get 10s of thousands of dollars per month to have these on their property. And frankly, there was no consideration for residential customers to put a tank of that size right outside a fence line (the only one in the district). However, we as residents have already had major issues with the erection of the 44 foot high water tank that will be filled with millions of gallons of water 18 feet from our fence line. This, coupled with the addition of a cell phone tower, is unacceptable to all of us.

On July 27, 2020, the Fallbrook Public Utility District voted 5-0 to authorize staff to expend up to \$45,000 for trees to address our concerns about the visual impacts of the new Martin Tank constructed as part of their SMRCUP. How are you going to help us with the visual impacts, as well as health risks, associated with a cell phone tower so close to our homes?

We will be forwarding this email to the County of San Diego, as well as the Fallbrook Planning Group and Aaron Cook. All agencies involved in this project have only considered their monetary impacts and profess to want to be good neighbors, all the while avoiding any contact with the property owners they are most inconveniencing.

Thank you for your consideration,

Billy & Ruth Allen (2132 Gum Tree Lane)
Lisa Druary (2128 Gum Tree Lane)

From: [Lisa Druary](#)
To: [Tonekaboni, Tabina](#)
Subject: 2130 Gum Tree Lane- Fallbrook FPUd proposed cell tower
Date: Wednesday, March 24, 2021 4:11:18 AM

Dear Tabina,

My name is Lisa Druary and I am the home owner of 2130 Gum Tree Lane which is one of the three homes directly impacted by the new water tank and proposed cell tower.

It was recently brought to my attention that the water district has proposed and requested a permit for a new cell Phone tower on the new water district tank. The new water tank is positioned less 18 feet ((at due South) from the property line at one point and the 39 feet at the greatest distance. All three of the homes that are impacted by the huge tank appose having a cell tower on the new tank. We are aware of the 50 foot regulation and do not support a variance to bypass the regulation.

The other concern is the original decommissioned water tank that was demolished last year was positioned further away from our homes within the regulatory set back of 150 feet from residential properties, and the new tank is much larger and was moved towards our homes and is as close as 18 feet from our property line which is not code and does not meet regulatory standards for a tank of its size. I am requesting copies of all the permits regarding the tank approval. The tank has caused damage to our real estate property, safety concerns and quality of life.

This letter is to formally declare my opposition to the proposed cell tower on the new tank due to the close proximity to my home and which does not meet the regulatory set back of 50 feet. The cell tower would directly impact my property adversely and force litigation. I would appreciate a timely response and all notifications regarding the permit status moving forward. Thank you for your time and consideration.

Sincerely,
Lisa J. Druary
(207) 314-0524 cell

Lisa, Annabelle, George, Leyland and Emme

From: [Lisa Druary](#)
To: [Tonekaboni, Tabina](#)
Subject: 2130 Gum Tree Lane
Date: Wednesday, March 31, 2021 7:18:30 AM
Attachments: [IMG_4394.jpg](#)

Hi Tabina,

The proposed south tower is 38 feet at the greatest distance to the corner of my property line and the Hansen's shorter distances as you move away from the corner. Also, there are no trees around the tank at the moment. The water district board promised the three property owners that they would plant 45k worth of trees to shield the tank from our properties. A cell tower would also eliminate the trees we were promised. It seems to me that there are other options for a third cell tower that would not impact out homes. T Mobile can afford to build a new tree tower by the Gheen tank. All three neighbors are apposed to a cell tower on the new Martin tank for health concerns, further devaluation of our properties along with difficulty selling.



Lisa, Annabelle, George, Leyland and Emme

824233 Gheen Reservoir
2137 Mission Road, Fallbrook, CA
Photosims Produced on 1-12-2022



AdvanceSims
Photo Simulation Solutions
Contact (925) 202-8507

Shot Point Map

Existing



Proposed



view from E. Mission Road looking south at site

Existing



Proposed



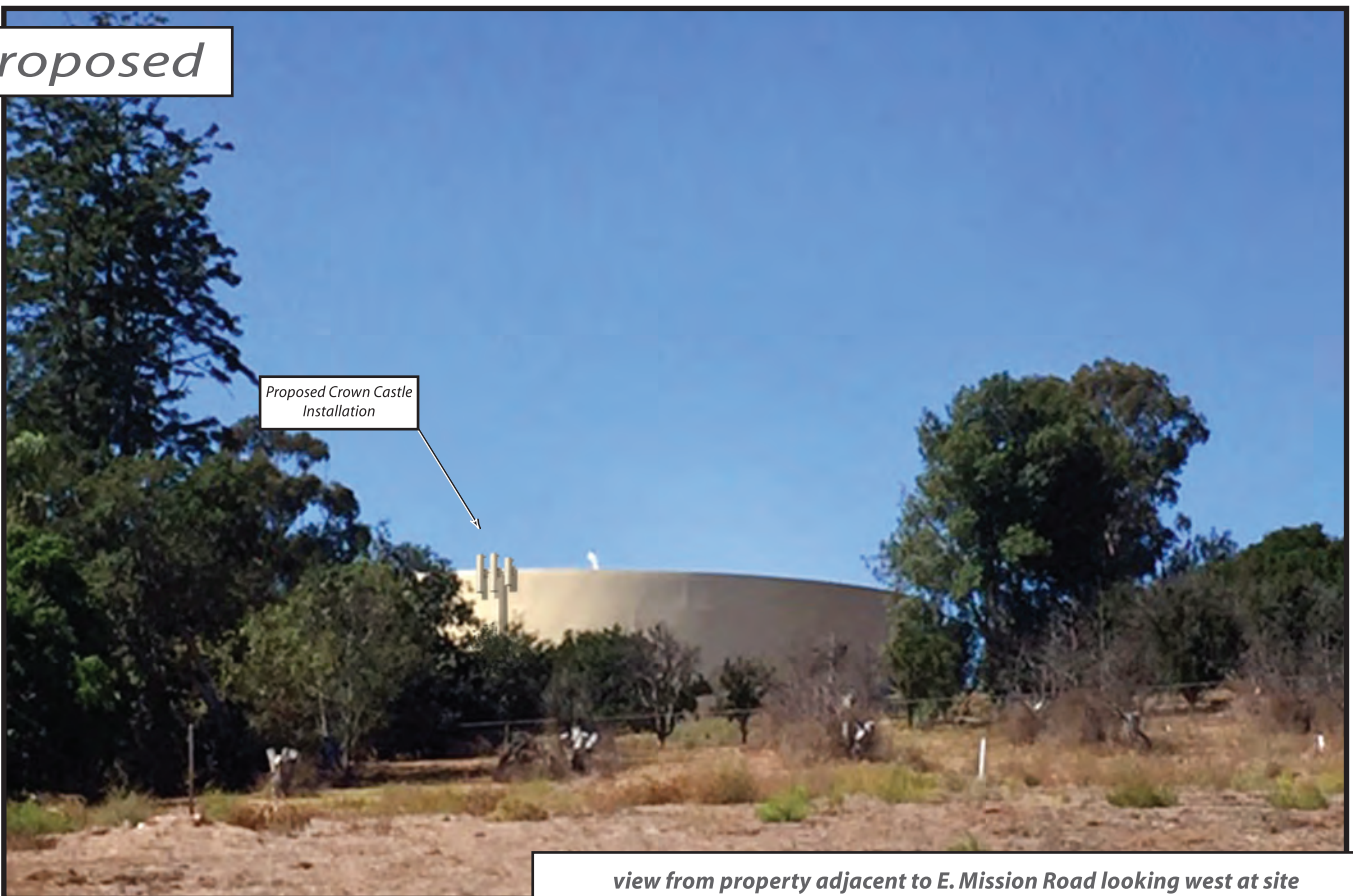
Proposed Crown Castle
Installation Not Visible

view from E. Mission Road looking southeast at site

Existing



Proposed

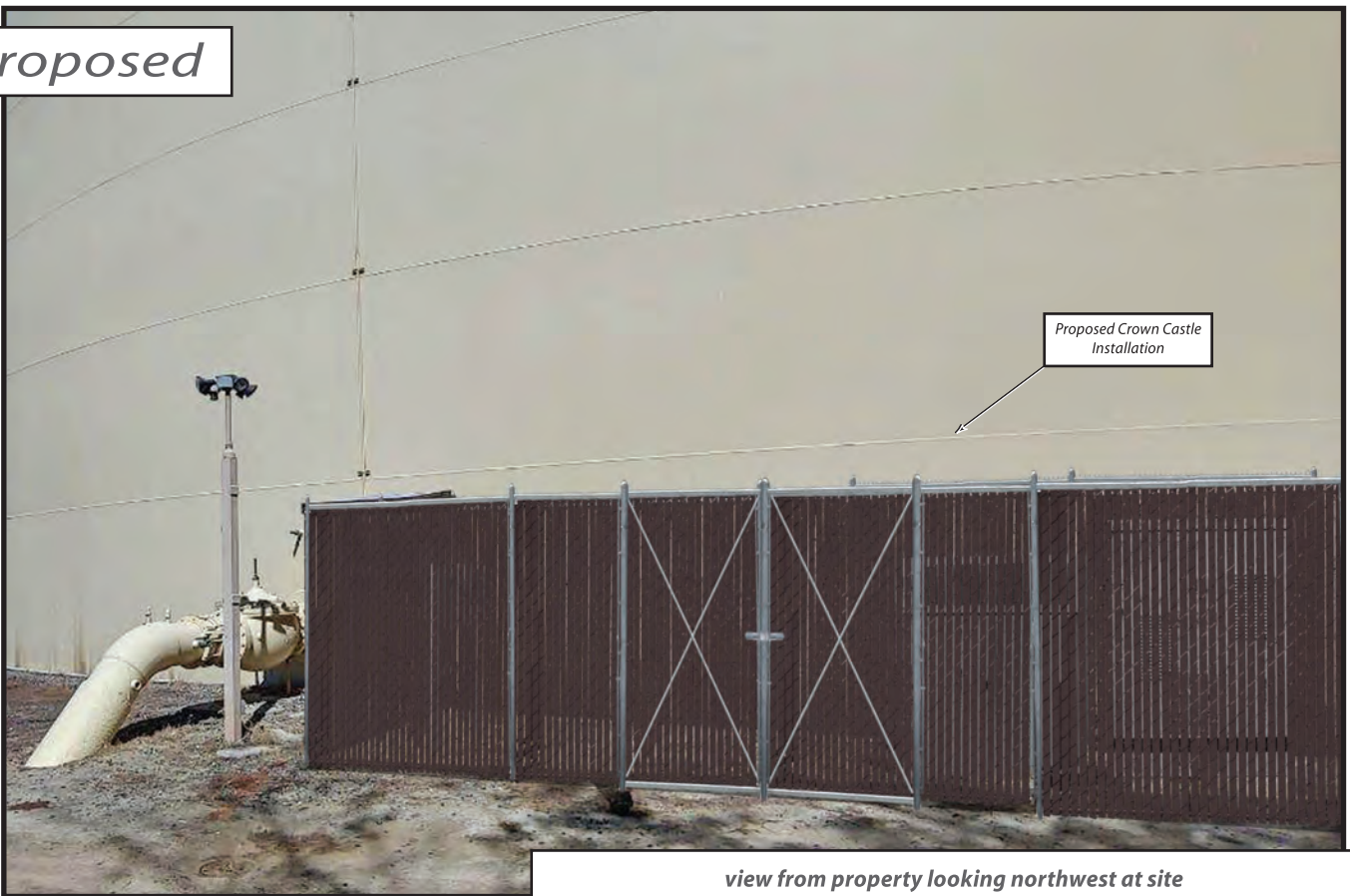


view from property adjacent to E. Mission Road looking west at site

Existing



Proposed



Proposed Crown Castle
Installation

view from property looking northwest at site



Coverage Map for SD06231A

San Diego Market
RF Team
Jun 2020

SDC PDS RCVD 8-27-21
MUP21-012



Contents:

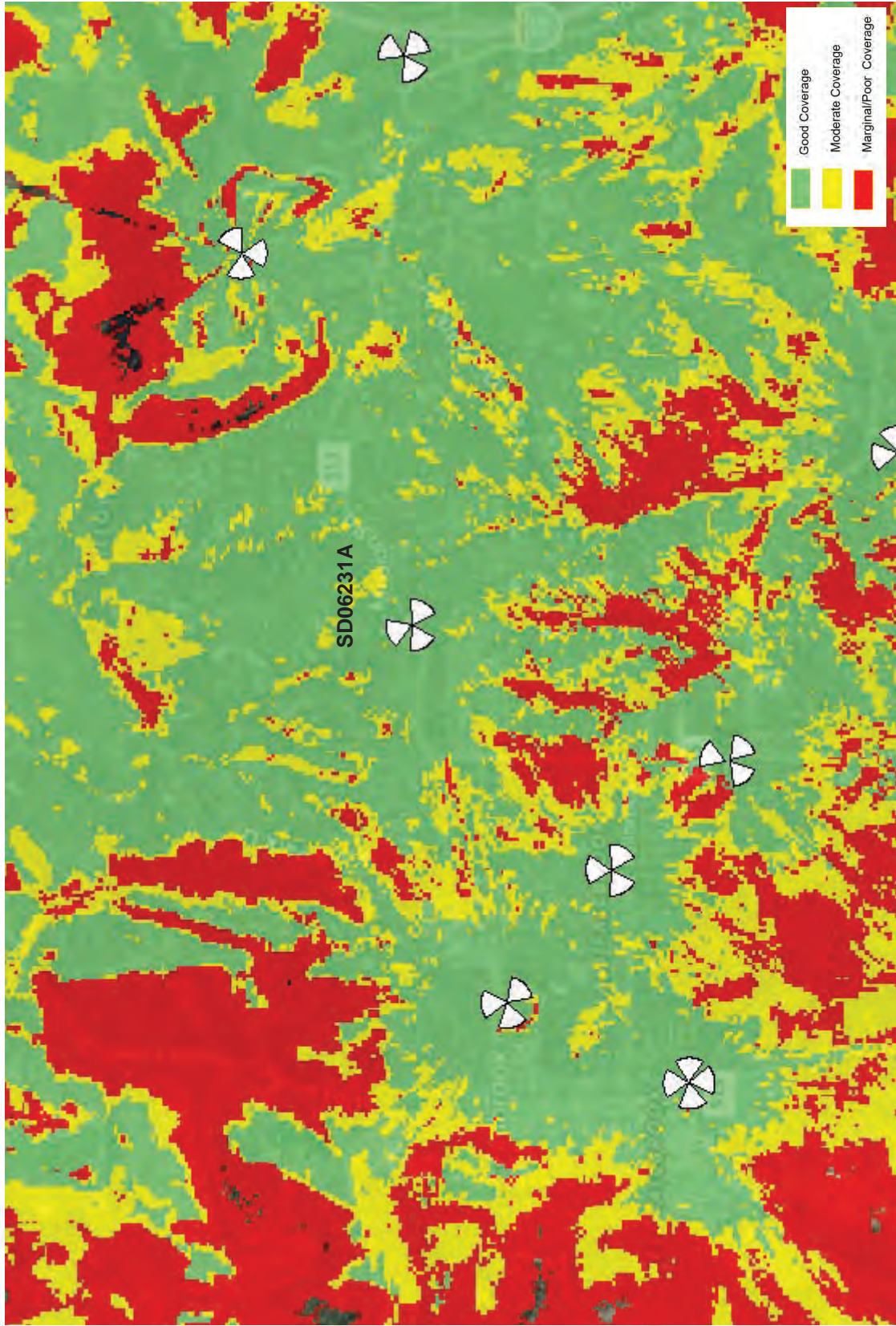
Plots:

- Existing coverage in the area
- Coverage if existing site goes away
- Coverage after relocation.



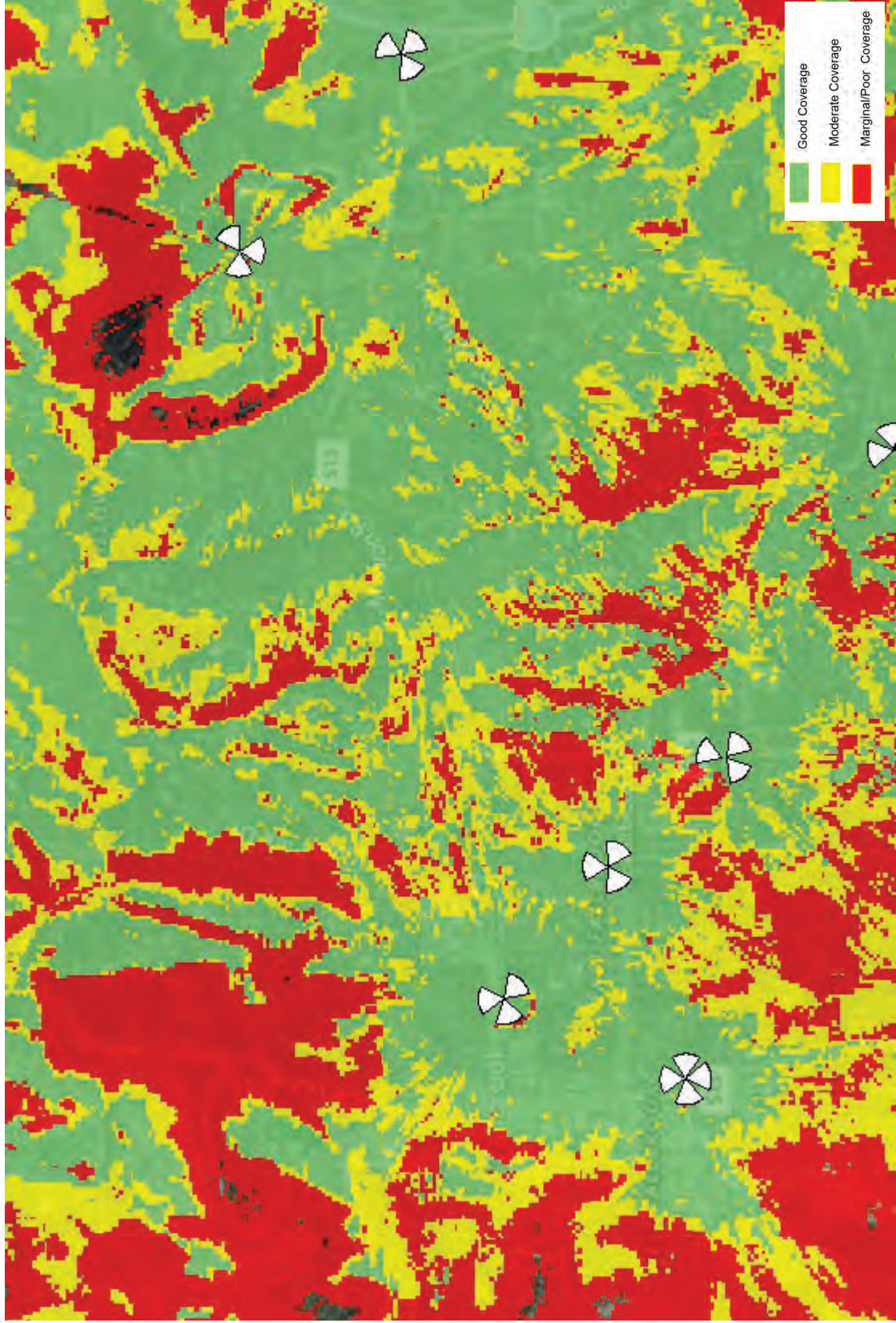
T-Mobile

Existing coverage in the area



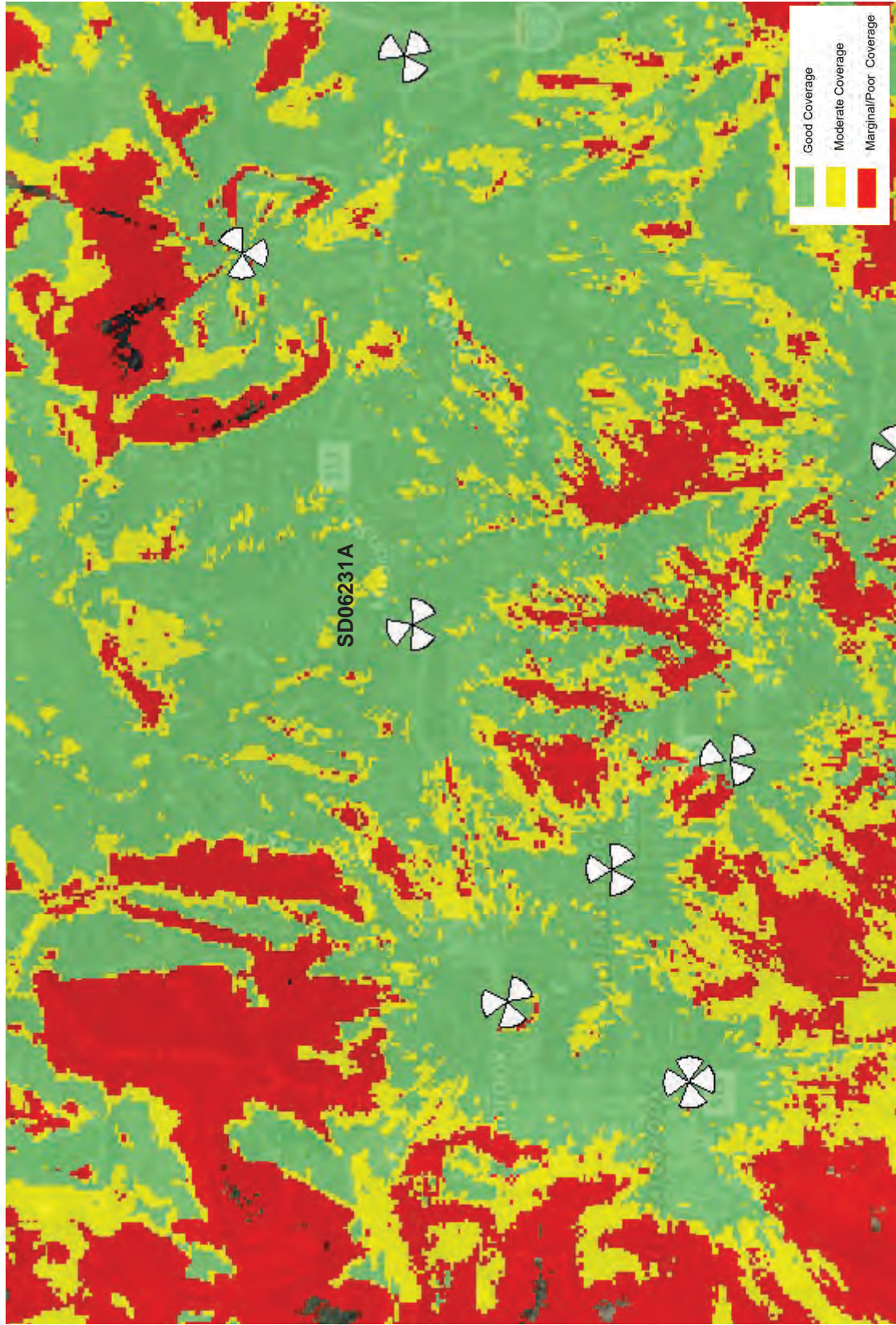
...T-Mobile

- Coverage if existing site goes away



T-Mobile

Coverage after relocation.



ALTERNATIVE SITE ANALYSIS

This letter provides alternative site analysis information about the proposed Crown Castle telecommunications facility named “Gheen Reservoir” (Facility) proposed to be located at 2137 Mission Road (Property) in Fallbrook.

THE SITE SELECTION PROCESS

As a general rule, site candidates are analyzed based on a matrix of criteria revolving around those sites located within the Radio Frequency (RF) Engineer’s targeted Search Area, or area where a new site is required to provide seamless coverage to the carrier’s network in that vicinity. A Search Area is issued by an RF Engineer using computer propagation modeling to arrive at an area in which a new site would best fit to connect with the other surrounding sites in a carrier’s network to provide coverage to fill the significant gaps that exist without a site in that vicinity. A Search Area is usually well defined and relatively precise in that moving too far one way or the other will typically render uninterrupted connectivity less viable either by getting too close to an existing site and too far away from another, or by getting too close to a topographical obstruction or too far away from the primary locus of end-users the site is intended to serve. Search Areas typically encompass anywhere from a few blocks to a quarter mile or so depending on the surrounding terrain, coverage objectives and proximity and height of existing sites. Sites within the Search Area are analyzed based on criteria that fall within the convergence of being the most “leasable, zone-able and constructible.”

“Leasable” is defined as the ability to acquire a commercially reasonable leasehold interest, with the fewest deviations from the company’s standard lease, with a willing landowner, within a reasonable period of time.

“Zone-able” is defined as a site with a reasonable probability of expedited permitting success, requiring the least relief necessary. Factors that influence a site’s “zone-ability” include harmony with the express terms of the zoning bylaws, neighborhood impact, visibility and the mitigation of environmental disturbance. A subset of the “zone-ability” analysis includes consideration of the criteria reviewed under the NEPA or CEQA process, such as impact on historic, environmental and tribal resources.

**SDC PDS RCVD 8-27-21
MUP21-012**

“Constructability” is determined through an analysis of on-site conditions relative to access, proximity to adequate utilities, and the ability to erect and maintain a tower facility on the site being investigated. Access and site issues are further vetted through considerations relative to disruption and structural enhancement of an existing building, drainage, tree clearing, environmental disturbance, soil conditions, steepness of grades and depth to bedrock. While cost of construction is a valid consideration, the lowest cost site to construct is not always chosen; instead, the site with the least amount of the aforementioned issues is generally preferred.

Crown Castle’s customer, T-Mobile requires unimpeded 24/7 x 365-day access to its sites. The proposed facility will remain part of the infrastructure of T-Mobile’s network. It must be accessible at all times, during all seasons, and in all weather conditions. The site must be able to be serviced by contractors and co-locators, to receive maintenance, allow for new installations without extraordinary inconvenience, and accept fuel deliveries for the stand-by generator without delay. Closed or seasonal access roads are problematic.

Access to adequate landline utilities is essential. T-Mobile’s installation, and that of potential co-locators, requires adequate power and telephone service in the form of fiber-optic cable. Siting facilities in remote locations where proper landline utility connections are not nearby can be problematic.

Soil conditions are analyzed. Steep grades which could promote storm-water runoff and erosion must be avoided. The soils on site must be suitable, as analyzed by geotechnical engineers, to accept the installation of a foundation suitable to support the intended weight and wind-loading of the proposed structure. All of these criteria go into the constructability analysis of any site candidate considered.

The foregoing can be recapped as identifying the best site with the overlapping considerations of leasing, zoning and construction, all focused on finding the best candidate within the RF Engineer’s target area or “Search Area”.

SELECTION OF THE GHEEN RESERVOIR SITE

Prior to installation at the existing facility, Crown Castle’s customer, T-Mobile reviewed a reasonable range of alternative sites within the limited search ring for the Gheen Reservoir facility (Facility). As this original installation occurred decades ago, what was determined then as an adequate location is necessarily different than that would have been analyzed now. As such, a revised analysis was performed to determine the best location for the relocated facility.

Given network facility spacing needs to place the proposed Facility near existing network sites (as shown on the coverage maps submitted to the City), the Facility needs to be installed very near the present location for the best integration into the area network. According to T-Mobile's RF engineers, that network integration considers that the present location for the Facility will allow the RF signal to be "handed-off" between the existing T-Mobile network sites identified above, and the present Facility location will be adequately distanced from the other existing sites to avoid interference with their RF signals.

Further, looking at candidate sites in the search ring area, we determined that no colocation opportunities existed with other carriers. Other potential sites were investigated but were found not to be feasible because they are residential parcels with residential main uses.

ALTERNATIVE SITE INVESTIGATED AND REJECTED

Our office analyzed alternative locations that are listed below to determine the feasibility of the sites to remedy the coverage and capacity deficiencies within the part of the County that the proposed Facility is designed to address. These sites are:

- William H Frazier Elementary School: 1835 Gum Tree Ln-This parcel is located too far to the edge of the search ring and would not allow for coverage north west of the existing site to fill in a gap created if the existing facility were to be removed. It is also located at an Elementary School where interest in a wireless facility is limited and heavily contested.
- Pittenger Park: William Pittenger Pl – This parcel is small with little natural screening. It is also located too close to residential and would not allow for adequate separation from residential homes.

None of the residential lots in the area could be utilized for a wireless facility because they would be the least preferred location under the County Code. Additionally, few sites would be able to comply with the height limit requirements and would obstruct viewsheds of surrounding parcels. Also, the 1-2 story structures in the area would not be high enough for rooftop antennas to provide an adequate coverage footprint. Further, the costs to install antennas and equipment on any such roofs would be cost prohibitive based on our experience¹ due to the need to structurally enhance the roof to support the

¹ A carrier's consultant's experience in siting wireless facilities is properly considered as part of an alternative site analysis. *T-Mobile USA, Inc. v. City of Anacortes*, 572 F.3d 987, 998 and footnote 12 (9th Cir. 2009).



Error! Unknown document property name.

antennas and equipment, and the wireless facility likely would not be allowed by an owner due to construction disruption and maintenance access for the site.

Further, the residential areas near the proposed location do not have elements that would allow visual integration of a wireless facility, which means the facility would be noticeable and prominent. The proposed location for the Facility, however, has dozens of tall trees on the Property and near the Facility site to provide significant visual integration and screening. Also, the 50' setback from residential homes would not be possible at any nearby residential properties

Please contact me if you have any questions about this information. Thank you.

Sincerely,

Rachael Davidson

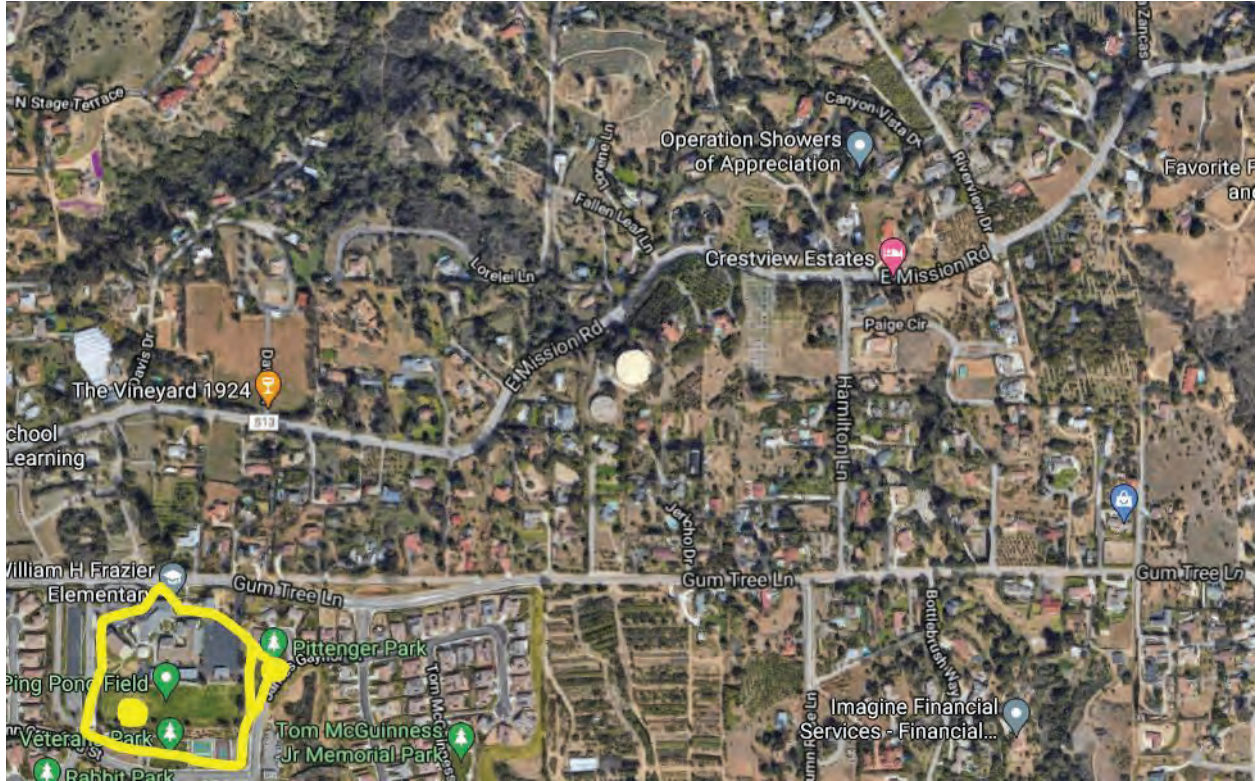
Project Manager



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County of San Diego, Planning & Development Services

**APPLICANT'S DISCLOSURE OF OWNERSHIP
INTERESTS ON APPLICATION FOR ZONING
PERMITS/ APPROVALS
ZONING DIVISION**
Record ID(s) PDS2020-ZAP-20-004Assessor's Parcel Number(s) 105-122-11-00

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.

Fallbrook Public Utility Dist.

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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

Digitally signed by Matthew Levesque
DN: cn=Matthew Levesque, c=US,
email=matthew.levesque@jacobs.com
Date: 2020.10.26 13:20:59 -07'00'

Signature of Applicant

Matt Levesque

Print Name

10/26/2020

Date

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

**SDC PDS RCVD 01-04-21
MUP21-012**

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