



The County of San Diego

Planning Commission Hearing Report

Date:	March 6, 2026	Case/File No.:	Public Safety Towers Wireless Telecommunication Facility Major Use Permit; PDS2022-MUP-22-015; PDS2022-ER-22-02-005
Place:	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	2405 Via Rancheros Drive, Fallbrook, CA 92028
Agenda Item:	Item # 2	General Plan:	Semi-Rural Residential (SR-2)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Limited Agriculture (A70)
Applicant/Owner:	Public Safety Towers Company	Community:	Fallbrook Community Plan Area
Environmental:	CEQA §15303 Exemption	APN(s):	124-070-36-00, 124-070-37-00 124-070-08-00

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 Public Safety Towers Wireless Telecommunications 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 Form of Decision (Attachment B).

The project includes the construction, maintenance, and operation of a new wireless telecommunications facility consisting of a 50-foot-tall faux monoelm. The project includes 12 panel antennas mounted on the upper portion of the monoelm within a lease area. The monoelm and equipment is proposed within a

1,225 square foot Concrete Masonry Unit (CMU) enclosure. The project site is located at 2405 Via Rancheros in the Fallbrook Community Plan area.

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 proposed project and determine if the required findings can be made and, if so, take the following actions:

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
2. Grant Major Use Permit PDS2022-MUP-22-015, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. DEVELOPMENT PROPOSAL

1. Project Description

The project, submitted July 2023, is a request for Public Safety Towers (Applicant) to construct a new wireless telecommunications facility. The applicant is proposing to construct, maintain, and operate a 50-foot-tall faux monoelm. The project would include 12 panel antennas mounted on the upper portion of the monoelm within a lease area. The monoelm and equipment is proposed within a 1,225 square foot Concrete Masonry Unit (CMU) enclosure. A 30kW emergency generator would be located within the enclosure. Each panel antenna would be covered by “socks” which would help to conceal the antennas. The design of the wireless telecommunication facility was found to utilize the most current technology and would be granted 10 years of operation before it needs to be re-evaluated against the technology available in the future. The parcel, which is approximately 2 acres, is part of a legal lot which consists of 19 acres and is subject to the General Plan Land Use Designation Semi-Rural Residential (SR-2). Zoning for the site is Limited Agriculture (A70). The site is within a special area designator “A” and within a Williamson Act Contract. Access to the site is proposed through Via Rancheros, a private road.



Figure 1: Existing condition

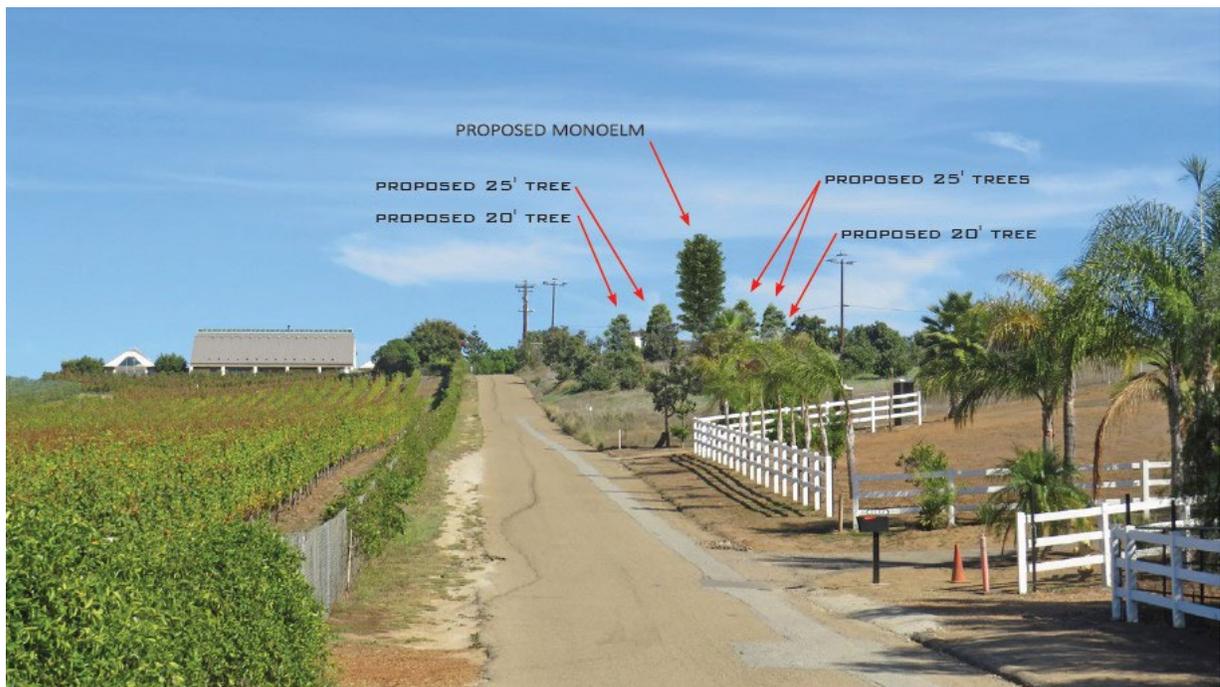


Figure 2: Photo-simulation of proposed facility.

2. Subject Property and Surrounding Land Uses

The project is located on a 2.02-acre parcel within the Fallbrook Community Plan Area (Figure 3). The project site is zoned Limited Agriculture (A70) and the General Plan Land Use Designation is Semi-Rural Residential (SR-2). The site contains an avocado orchard and a single-family dwelling. The subject property is surrounded by agricultural and residential uses. The properties to the north, south, east and west are zoned Limited Agriculture (A70). The view of the proposed facility would be minimized since the project is designed to be a camouflaged monoelms tree and will be surrounded by 7 trees that will be

planted around the tower as well as by the avocado trees within the orchard, which would allow it to blend into the surrounding vegetation and topography (Figures 1, 2, and Table D-1 and D-3).

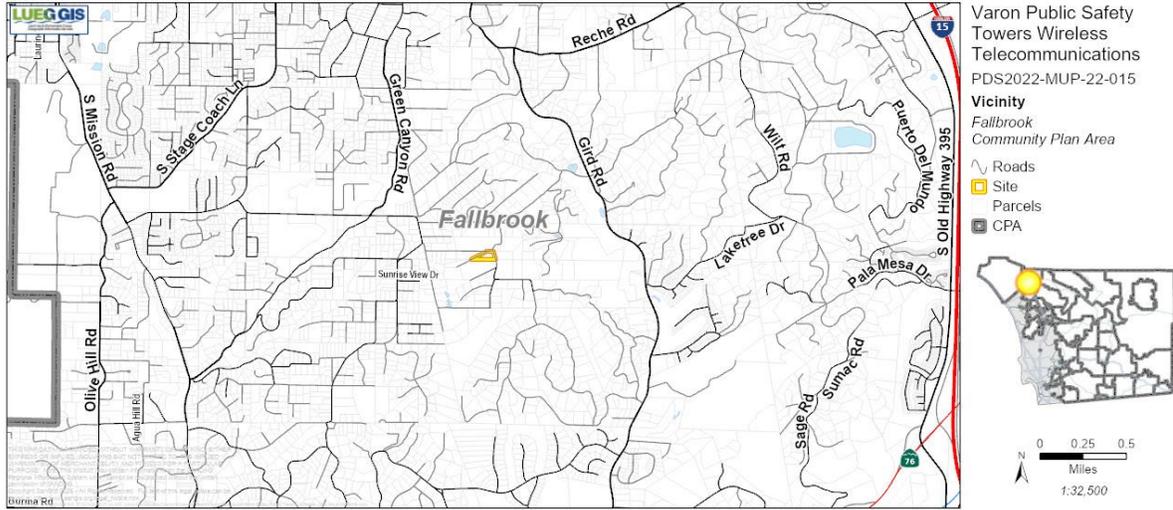


Figure 3: Vicinity Map

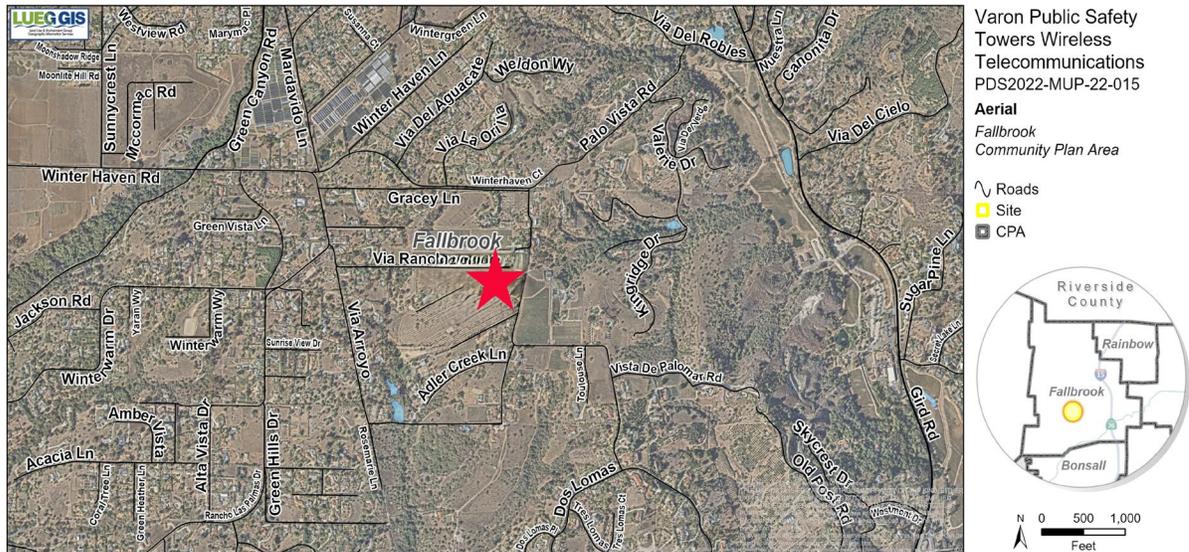


Figure 4: Aerial photograph of project site. Location of proposed facility identified with red star

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-2)	Limited Agriculture (A70)	N/A	Agricultural

East	Semi-Rural Residential (SR-2)	Limited Agriculture (A70)	N/A	Agricultural
South	Semi-Rural Residential (SR-2)	Limited Agriculture (A70)	N/A	Agricultural
West	Semi-Rural Residential (SR-2)	Limited Agriculture (A70)	N/A	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 Fallbrook Community Plan, the Zoning Ordinance, and CEQA Guidelines. The following subjects were reviewed for the project and are detailed below: Amortization, Site Planning Analysis, Community Compatibility/Visual Impacts, Alternative Site Analysis (ASA).

1. Health and Safety

County's Role Limited by Federal Standards: The County is prohibited by federal law from regulating the location, construction, or modification of personal wireless service facilities based on the environmental effects of RF emissions, provided the facility complies with FCC standards. County decision-makers are not allowed to consider potential health effects of RF emissions when evaluating permits for cellular facilities.

2. Key Requirements for Requested Actions

The Planning Commission should consider the requested actions and determine if the following determinations can be made:

- 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?

3. Project Analysis

The project is located in a non-preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a MUP and amortization of the wireless facility for a 10-year period. If approved, this MUP will set an expiration of March 6, 2036 in accordance with the amortization schedule.

Amortization

The project is subject to amortization because faux trees are defined as a “high visibility” facility and the site is within an agricultural zone, which is a non-preferred zone, as stated in Section 6991 of the Zoning Ordinance. It also has a term limit pursuant to Zoning Ordinance which states that projects that are considered high visibility and require use permits are given a maximum term limit based on the valuation of the facility. This project is considered a high visibility structure and requires an MUP for operation and maintenance. The project subject to this MUP is valued at approximately \$250,000 and will therefore have a maximum term of 10 years. This time may be extended by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.

Site Planning Analysis

The project is located on an approximately 2-acre site that is developed with an avocado orchard and single family dwelling. The proposed 50-foot-tall monoelm is designed to be compatible with the existing mature trees and vegetation on the property and in the surrounding area. The equipment shelter and monoelm would be surrounded by a CMU enclosure. The project has also been conditioned to add 7 trees to be planted around the enclosure. The trees will be a minimum of 10 feet at the time of planting and are expected to grow to a mature height of approximately 35-40 feet within 8-10 years. By blending in with the existing landscape of the surrounding environment, the facility is sited within a location that will not impact surrounding community character.

Community Compatibility/Visual Impacts

The County’s General Plan requires protection of scenic highways, corridors, regionally significant vistas, and natural features. The General Plan requires development within visually sensitive areas to minimize visual impacts and to preserve unique or special features. In addition, it requires that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and to be compatible with existing development and community character. The wireless telecommunication facility is designed in a manner of appropriate scale and design that complements the natural landscape. The wireless telecommunication facility is located approximately 0.91 miles east of Green Canyon Road and 0.86 miles west of Gird Road, both Scenic Highways identified in the County’s General Plan. Drivers utilizing these roads do not have a view of the facility due to distance and intervening vegetation. The facility will appear as a monoelm tree, which is an expected visual element within the project vicinity.

Furthermore, the facility will not have any adverse visual impacts on the surrounding community. The camouflaged antennas sufficiently blend in with the mature trees and vegetation, as well as the additional trees that will be planted surrounding the shelter that surrounds the site. Therefore, the proposed wireless telecommunication facility will not stand out from the existing visual setting, will be compatible with the existing community character, and will not result in impacts to the natural environment or a scenic highway.

Alternative Site Analysis

The site is zoned Limited Agriculture (A70), a non-preferred zone for wireless facilities. 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 that are suitable alternatives. The Applicant pursued an alternative site located within a County non-preferred zone, and preferred location, however the property owner was not interested. All other wireless telecommunication facilities are located outside the Applicant’s target coverage area. Additionally, there are no “preferred zones” within the area that Public Safety Towers seeks to cover. 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 5). The 50-foot height of the facility is necessary to allow the antennas to provide coverage due to the surrounding topography. These GSA maps can also be found in Attachment F.

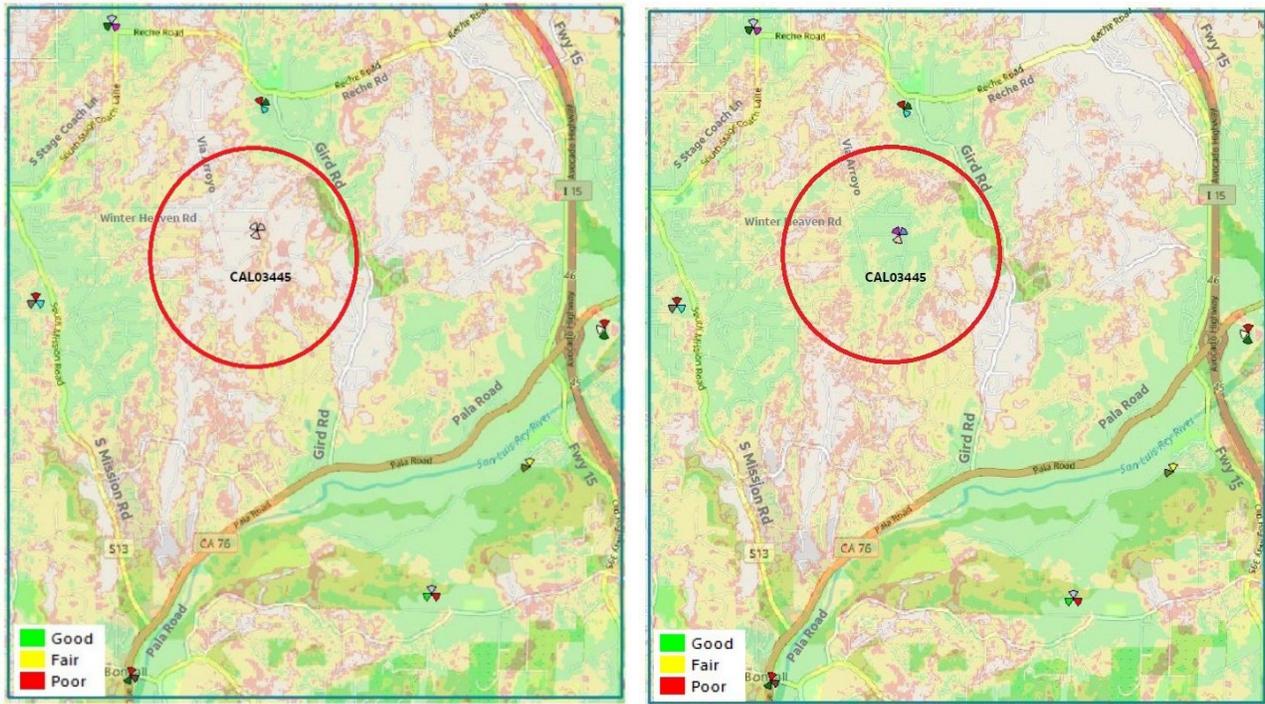


Figure 5: Coverage without project (left) and coverage with project (right).

4. 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
---------------------	------------------------------------

<p>GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.</p> <p>GOAL S-3 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The project will provide coverage throughout the area, which is essential in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by providing service and coverage in the area. In addition, the facility is equipped with an existing standby generator in the event of a power outage or other emergency situation.</p>
<p>POLICY COS-11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p> <p>POLICY COS-11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p>	<p>The wireless telecommunication facility is located approximately 0.91 miles east of Green Canyon Road and 0.86 miles west of Gird Road, both Scenic Highways as identified in the County’s General Plan. However, the faux monoelm will be compatible with the natural features and community character within the project vicinity. Drivers utilizing these roads will not have a view of the facility due to distance and intervening topography and vegetation. The facility has been designed to be visually compatible with the community in order to prevent adverse impacts to scenic views and historic structures in the surrounding project area.</p>
<p>POLICY LU-15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The facility has been sited and designed to minimize visual impacts and be compatible with the existing development and community character. The proposed monoelm and equipment enclosure will sufficiently blend in with existing environment as trees are expected visual features in the visual landscape of the community.</p>
<p>POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p>	<p>Nearby co-location opportunities did not meet the coverage objectives of the current site. The subject facility will allow co-location with other carriers to the extent feasible.</p>

5. 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:	L	N/A
Density:	-	N/A
Lot Size:	2AC	N/A
Building Type:	C	N/A
Maximum Floor Area:	-	N/A
Floor Area Ratio:	-	N/A
Height:	G	Yes, upon approval of a MUP
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	A, C	A monoelm is considered a communication facility and therefore is a compatible use within an agricultural preserve and the project is not located within an airspace protection boundary.

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The proposed monoelm is 50 feet in height. The design and height of the project will be in conformance upon approval of a MUP.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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 project is not located within the front, rear, or side yard setbacks. Therefore, the proposed facility will meet the "C" setback requirements per Section 4800 of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Ordinance Consistency

By federal law, the County is prohibited from regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions, if the facilities comply with the Federal Communication Commission'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 by the FCC.

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

Table D-3: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The equipment necessary for the Project is located within an existing 6-foot-tall concrete masonry unit (CMU) equipment enclosure that is screened from view because it is screened by trees and landscaping to match the surrounding vegetation.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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 monoelm is setback from the nearest residential property by approximately 200 feet.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The monoelm 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"/>

<p>Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.</p>	<p>The project site is zoned Limited Agriculture (A70) and is subject to Zone A70 one-hour average sound level limit of 50 dBA at the property lines during daytime hours and 45 dBA at the property lines during nighttime hours, according to the County Noise Ordinance. The project consists of noise-generating equipment including a stand-by generator located within the 6-foot high CMU enclosure. The enclosure will ensure that noise from the generator will not exceed allowable levels or adversely affect nearby properties. Therefore, the project will comply with the County Noise Ordinance.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.</p>	<p>The project is considered a "high visibility" facility because the facility is a monoelm tree. High visibility facilities with a valuation of \$10,000 to \$500,000 are required by the Zoning Ordinance to have a maximum term of 10 years. Since the project has a valuation of approximately \$250,000, the MUP has been conditioned to have a maximum term of 10 years. This time may be extended for an additional period of time by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

<p>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.</p>	<p>The wireless telecommunication facility is located approximately 0.91 miles east of Green Canyon Road and 0.86 miles west of Gird Road, both Scenic Highways identified in the County's General Plan. Drivers utilizing these roads do not have a view of the facility due to distance and vegetation. The proposed project consists of a camouflaged monoelm that is designed to avoid adverse visual impacts.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
--	--	--

E. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

The project has been reviewed for compliance with CEQA and it is determined that the proposed project qualifies for a categorical exemption pursuant to CEQA Section 15303. Section 15303 exempts minor construction of an unmanned wireless telecommunications facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause a substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

F. COMMUNITY PLANNING GROUP RECOMMENDATION

On January 16, 2024, the Fallbrook Community Planning Group (CPG) reviewed the project. The CPG recommended approval of the MUP with a stipulation that a maintenance condition be included, by a vote of (8-Yes, 5-No, No-Abstain, 2-Vacant/Absent). The maintenance condition is included in the Form of Decision in Attachment B.

The Fallbrook Community Planning Group Recommendation Form can be found in Attachment E.

G. PUBLIC INPUT

The Project was first submitted to PDS on July 19, 2023. At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners surrounding the project site until at least 25 different property owners were noticed within approximately 800 feet of the project site. Staff received general questions from interested property owners regarding the project. No formal comments were received during the processing of the permit. Prior to the Planning Commission hearing, public notices were sent to a minimum of 100 property owners within approximately 1,500 feet of the project site.

H. 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 pursuant to CEQA Section 15303.
2. Grant MUP PDS2022-MUP-22-015, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:

Martha Elena Sanchez, Project Manager
(619) 495-8517
MarthaElena.Sanchez@sdcounty.ca.gov

Report Approved By:

Vince Nicoletti, Director
(858) 694-2962
Vince.Nicoletti@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:

Vince Nicoletti

VINCE NICOLETTI, DIRECTOR

ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2022-MUP-22-015
- 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

THIS DRAWING IS THE PROPERTY OF PUBLIC SAFETY TOWERS COMPANY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PUBLIC SAFETY TOWERS COMPANY IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND DATA PROVIDED HEREON. THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



FIRSTNET/AT&T ID: CAL03445
PSTC #: CASD-FALL02
ND DANIEL'S INVESTMENT
2405 VIA RANCHEROS RD
FALLBROOK, CA 92028
(SAN DIEGO COUNTY)
PROPOSED 50'-0"
MONOELM TOWER

REV	DATE	BY	DESCRIPTION	QA
4	01-13-23	NEW	CONSTRUCTION	MMW
5	01-16-23	NEW	CONSTRUCTION	MMW
6	03-20-23	NEW	CONSTRUCTION	MMW
7	03-13-23	NEW	CONSTRUCTION	MMW
8	10-23-23	NEW	CONSTRUCTION	MMW

ISSUED FOR:

SEAL:

STEPHEN BUNTING, P.E.
 PROFESSIONAL ENGINEER LICENSE #91986
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 4710 E ELWOOD ST, STE 9
 FALLBROOK, CA 92028
 PUBLIC SAFETY TOWERS COMPANY
 1903 WRIGHT PLACE, SUITE 140
 CARLSBAD, CA 92008

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

REVISION:
8

TEP #:
 312817.696003

PSTC SITE #:
CASD-FALL02

SITE ADDRESS:
2405-A VIA RANCHEROS RD
FALLBROOK, CA 92028

COUNTY:
SAN DIEGO

SITE TYPE:
MONOELM

TOWER HEIGHT:
50'-0"

CAL03445
CAL03445
12902499
331334
MRSDDL042333

FIRSTNET/AT&T SITE ID:
FIRSTNET/AT&T SITE NAME:
FA LOCATION CODE:
USID:
PACE #:

APPROVALS

AKR (RF): _____
 DATE: _____

AKR OPERATIONS: _____
 DATE: _____

SITE ACQUISITION: _____
 DATE: _____

CONSTRUCTION MANAGER: _____
 DATE: _____

PROPERTY OWNER: _____
 DATE: _____

ZONING: _____
 DATE: _____

PROJECT MANAGER: _____
 DATE: _____

LOCATION MAP

NO SCALE

DRAWING INDEX

SHEET #	TITLE SHEET	SHEET DESCRIPTION	REV
T-1	TITLE SHEET		8
LS-1	SITE SURVEY		2
LS-2	SURVEY DETAIL		2
LP-1	LANDSCAPING PLANTING PLAN		0
LP-2	LANDSCAPING PLANTING SPECS & DETAILS		0
LP-3	TREE PROTECTION NOTES & DETAILS		0
LI-1	IRRIGATION PLAN		0
LI-2	IRRIGATION SPECIFICATIONS		0
C-1-1	SITE PLAN		4
C-1-3	ENLARGED SITE PLAN		4
C-1-4	COMPOUND LAYOUT		2
C-2-1	FINAL ELEVATION		2
C-2-2	FINAL ELEVATION		2
C-2-3	FINAL ELEVATION		2
C-2-4	FINAL ELEVATION		2
C-3	ANTENNA LAYOUT & SCHEDULE		2
C-4-2	CONSTRUCTION DETAILS		5
C-5-1	EQUIPMENT DETAILS		2
C-5-2	EQUIPMENT DETAILS		2
C-6	H-FRAME DETAILS		2
C-9	GENERATOR DETAILS		2
C-10	SIGNAGE DETAILS		2
C-11	BATTERY DETAILS		2
C-13	EROSION CONTROL PLAN		2

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE (CACI)
 2022 CALIFORNIA ELECTRICAL CODE (CEC) (2022 NEC)
 2022 CALIFORNIA MECHANICAL CODE (CMC)
 2022 CALIFORNIA PLUMBING CODE (CPC)
 2022 CALIFORNIA FIRE MARSHAL CODE (CFMC)
 2022 CALIFORNIA BUILDING CODE (CBC) (2021 IBC)
 2022 CALIFORNIA FIRE MARSHAL CODE (CFMC) (2021 IBC)

NOTE: ACCESS RESTRICTIONS/REQUIREMENTS

SITE INFORMATION

PSTC SITE NAME:
 AVOCADO FARM

SITE ADDRESS:
 2405 VIA RANCHEROS RD
 FALLBROOK, CA 92028

COUNTY:
 SAN DIEGO

MAP/PARCEL #:
 124-076-36-001/24-076-001/24-076-037-00

AREA OF CONSTRUCTION:
 1,226 SQ FT

LATITUDE:
 N 33° 20' 38.6" (33.3440166°)

LONGITUDE:
 W 117° 12' 23.7" (-117.206639°)

GROUND ELEVATION:
 719±

CURRENT ZONING:
 A70

JURISDICTION:
 SAN DIEGO COUNTY

OCCUPANCY CLASSIFICATION:
 U

TYPE OF CONSTRUCTION:
 V

A.D.A. COMPLIANCE:
 SAN DIEGO COUNTY

PROPERTY OWNER:
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
 WARRIOR RINGS & DEBBIE E
 9000 WILSON RD
 FOUNTAIN VALLEY, CA 92708

TOWER OWNER:
 PUBLIC SAFETY TOWERS, LLC
 1903 WRIGHT PLACE, SUITE 140
 CARLSBAD, CA 92008

CARRIER/APPLICANT:
 AT&T

ELECTRIC PROVIDER:
 SDG&E

TELCO PROVIDER:
 AT&T

SEISMIC & WIND DESIGN CRITERIA

TIA-222 REVISION: TIA-222-H
 RISK CATEGORY: IV
 ULTIMATE WIND SPEED: 107 MPH
 EXPOSURE CATEGORY: C
 SEISMIC DESIGN CATEGORY: I (Cat = 1, 0)
 SEISMIC S: 1.034
 SEISMIC ST: 0.376
 SERVICE WIND SPEED: 50 MPH

APPROVALS

AKR (RF): _____
 DATE: _____

AKR OPERATIONS: _____
 DATE: _____

SITE ACQUISITION: _____
 DATE: _____

CONSTRUCTION MANAGER: _____
 DATE: _____

PROPERTY OWNER: _____
 DATE: _____

ZONING: _____
 DATE: _____

PROJECT MANAGER: _____
 DATE: _____

PROJECT TEAM

PUBLIC SAFETY TOWERS, LLC
 1903 WRIGHT PLACE, SUITE 140
 CARLSBAD, CA 92008

CONTACT:
 STEPHANIE VANDERVEEN
 S.VANDERVEEN@PSTCTOWERS.COM
 619/497-9735

TEP PROJECT TEAM:
 TEP
 4710 E ELWOOD ST, STE 9
 PHOENIX, AZ 85040

SITE ACQUISITION CONTACT:
 CAROL KINCHLOE
 CKINCHLOE@TEPGROUP.NET
 (619) 488-8933

CIVIL ENGINEER:
 STEPHEN BUNTING, PE
 SBUNTING@TEPGROUP.NET
 (619) 661-8351

AT&T PROJECT TEAM:
 MARK QUAKENBUSH, PE
 MQUAKENBUSH@TEPGROUP.NET
 (619) 661-8351

RF ENGINEER:
 JOHN BAODILLA
 JBAODILLA@ATTI.COM
 42481

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE (CACI)
 2022 CALIFORNIA ELECTRICAL CODE (CEC) (2022 NEC)
 2022 CALIFORNIA MECHANICAL CODE (CMC)
 2022 CALIFORNIA PLUMBING CODE (CPC)
 2022 CALIFORNIA FIRE MARSHAL CODE (CFMC)
 2022 CALIFORNIA BUILDING CODE (CBC) (2021 IBC)
 2022 CALIFORNIA FIRE MARSHAL CODE (CFMC) (2021 IBC)
 2022 CALIFORNIA FIRE MARSHAL CODE (CFMC) (2021 IBC)
 2022 CALIFORNIA FIRE MARSHAL CODE (CFMC) (2021 IBC)

NOTE: ACCESS RESTRICTIONS/REQUIREMENTS

APPROVALS

AKR (RF): _____
 DATE: _____

AKR OPERATIONS: _____
 DATE: _____

SITE ACQUISITION: _____
 DATE: _____

CONSTRUCTION MANAGER: _____
 DATE: _____

PROPERTY OWNER: _____
 DATE: _____

ZONING: _____
 DATE: _____

PROJECT MANAGER: _____
 DATE: _____

SEISMIC & WIND DESIGN CRITERIA

TIA-222 REVISION: TIA-222-H
 RISK CATEGORY: IV
 ULTIMATE WIND SPEED: 107 MPH
 EXPOSURE CATEGORY: C
 SEISMIC DESIGN CATEGORY: I (Cat = 1, 0)
 SEISMIC S: 1.034
 SEISMIC ST: 0.376
 SERVICE WIND SPEED: 50 MPH

PROJECT TEAM

PUBLIC SAFETY TOWERS, LLC
 1903 WRIGHT PLACE, SUITE 140
 CARLSBAD, CA 92008

CONTACT:
 STEPHANIE VANDERVEEN
 S.VANDERVEEN@PSTCTOWERS.COM
 619/497-9735

TEP PROJECT TEAM:
 TEP
 4710 E ELWOOD ST, STE 9
 PHOENIX, AZ 85040

SITE ACQUISITION CONTACT:
 CAROL KINCHLOE
 CKINCHLOE@TEPGROUP.NET
 (619) 488-8933

CIVIL ENGINEER:
 STEPHEN BUNTING, PE
 SBUNTING@TEPGROUP.NET
 (619) 661-8351

AT&T PROJECT TEAM:
 MARK QUAKENBUSH, PE
 MQUAKENBUSH@TEPGROUP.NET
 (619) 661-8351

RF ENGINEER:
 JOHN BAODILLA
 JBAODILLA@ATTI.COM
 42481

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE (CACI)
 2022 CALIFORNIA ELECTRICAL CODE (CEC) (2022 NEC)
 2022 CALIFORNIA MECHANICAL CODE (CMC)
 2022 CALIFORNIA PLUMBING CODE (CPC)
 2022 CALIFORNIA FIRE MARSHAL CODE (CFMC)
 2022 CALIFORNIA BUILDING CODE (CBC) (2021 IBC)
 2022 CALIFORNIA FIRE MARSHAL CODE (CFMC) (2021 IBC)
 2022 CALIFORNIA FIRE MARSHAL CODE (CFMC) (2021 IBC)
 2022 CALIFORNIA FIRE MARSHAL CODE (CFMC) (2021 IBC)

NOTE: ACCESS RESTRICTIONS/REQUIREMENTS

APPROVALS

AKR (RF): _____
 DATE: _____

AKR OPERATIONS: _____
 DATE: _____

SITE ACQUISITION: _____
 DATE: _____

CONSTRUCTION MANAGER: _____
 DATE: _____

PROPERTY OWNER: _____
 DATE: _____

ZONING: _____
 DATE: _____

PROJECT MANAGER: _____
 DATE: _____

SEISMIC & WIND DESIGN CRITERIA

TIA-222 REVISION: TIA-222-H
 RISK CATEGORY: IV
 ULTIMATE WIND SPEED: 107 MPH
 EXPOSURE CATEGORY: C
 SEISMIC DESIGN CATEGORY: I (Cat = 1, 0)
 SEISMIC S: 1.034
 SEISMIC ST: 0.376
 SERVICE WIND SPEED: 50 MPH

PROJECT TEAM

PUBLIC SAFETY TOWERS, LLC
 1903 WRIGHT PLACE, SUITE 140
 CARLSBAD, CA 92008

CONTACT:
 STEPHANIE VANDERVEEN
 S.VANDERVEEN@PSTCTOWERS.COM
 619/497-9735

TEP PROJECT TEAM:
 TEP
 4710 E ELWOOD ST, STE 9
 PHOENIX, AZ 85040

SITE ACQUISITION CONTACT:
 CAROL KINCHLOE
 CKINCHLOE@TEPGROUP.NET
 (619) 488-8933

CIVIL ENGINEER:
 STEPHEN BUNTING, PE
 SBUNTING@TEPGROUP.NET
 (619) 661-8351

AT&T PROJECT TEAM:
 MARK QUAKENBUSH, PE
 MQUAKENBUSH@TEPGROUP.NET
 (619) 661-8351

RF ENGINEER:
 JOHN BAODILLA
 JBAODILLA@ATTI.COM
 42481

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE (CACI)
 2022 CALIFORNIA ELECTRICAL CODE (CEC) (2022 NEC)
 2022 CALIFORNIA MECHANICAL CODE (CMC)
 2022 CALIFORNIA PLUMBING CODE (CPC)
 2022 CALIFORNIA FIRE MARSHAL CODE (CFMC)
 2022 CALIFORNIA BUILDING CODE (CBC) (2021 IBC)
 2022 CALIFORNIA FIRE MARSHAL CODE (CFMC) (2021 IBC)
 2022 CALIFORNIA FIRE MARSHAL CODE (CFMC) (2021 IBC)
 2022 CALIFORNIA FIRE MARSHAL CODE (CFMC) (2021 IBC)

NOTE: ACCESS RESTRICTIONS/REQUIREMENTS



PROJECT INFORMATION:
 CAL01837
 CASD-FALLO2 AVOCADO FARM
 2457 VIA RANCHEROS ROAD
 FALLEROOK, CA 92028
 SAN DIEGO COUNTY

ORIGINAL ISSUE DATE:
 10/14/2022

REV.	DATE	DESCRIPTION	BY
A	10/14/22	PRELIMINARY	CK
0	12/21/22	DESIGN (C)	CK
1	02/20/24	DESIGN (C)	SB
2	03/18/25	UPDATE (A)	PD

PLANS PREPARED BY:
 TOWER ENGINEERING PROFESSIONALS
 320 HILTON ROAD
 RALEIGH, NC 27603-3500
 (919) 861-6031

CONSULTANT:

 428 BARR STREET
 HUNTERTON BEACH, CA 92648
 PH: (609) 638-4072
 www.ambitconsulting.us

DRAWN BY: CK
 CHKD BY: NS
 APV. BY: PD



SHEET TITLE:
 SURVEY DETAIL

SHEET NUMBER:
 LS-2

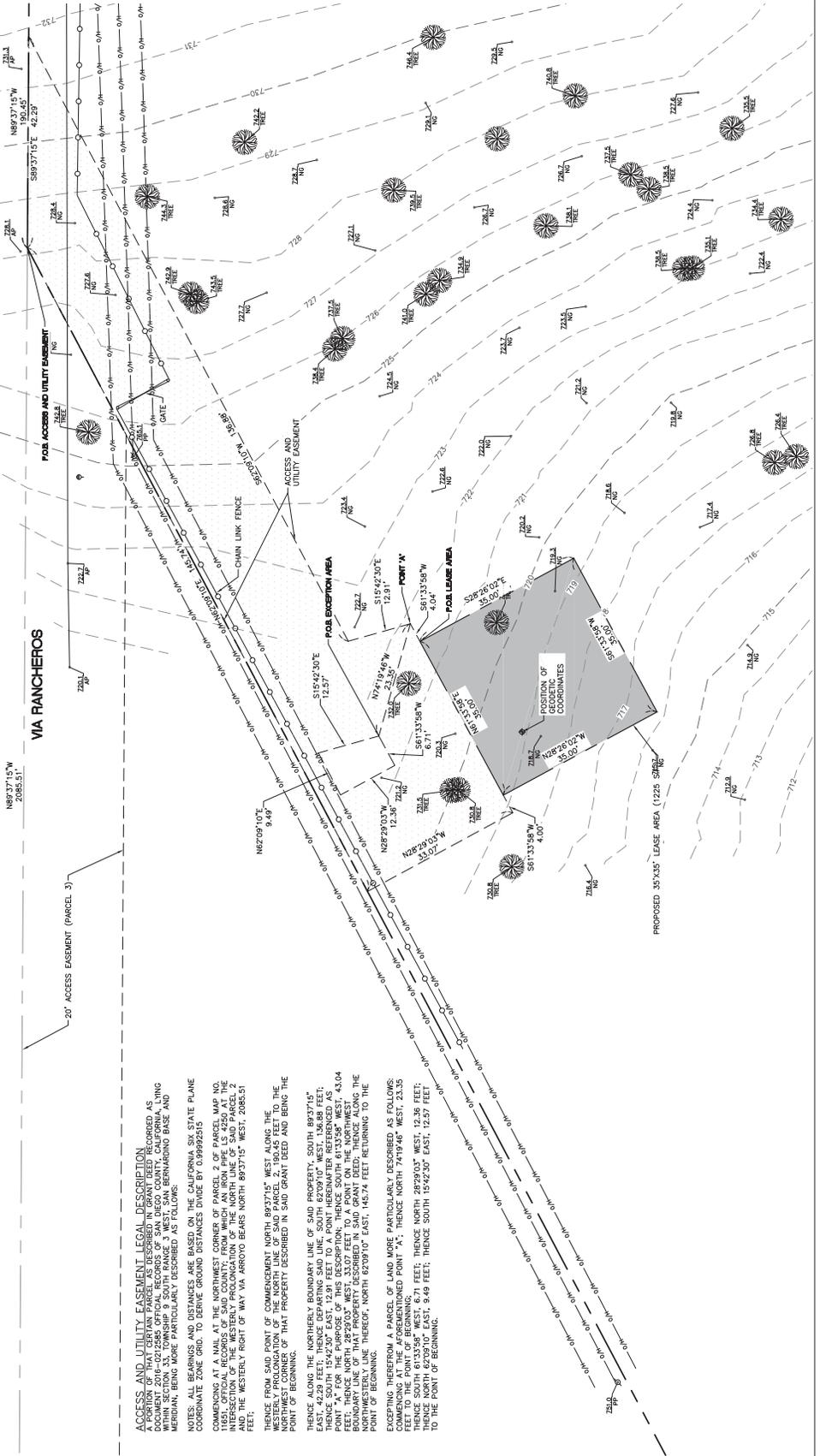
LEGEND

AP	ASPHALT	UTILITY POLE	GEODETIC COORDINATES
NC	NATURAL GRADE	CHAIN LINK FENCE	SPOT ELEVATION
		OVERHEAD LINES	TREES
		SUBJECT PROPERTY LINE	
		ADJACENT PROPERTY LINE	
		MAJOR CONTOUR INTERVAL	
		MINOR CONTOUR INTERVAL	

LEASE AREA LEGAL DESCRIPTION
 COMMENCING AT A NAIL AT THE NORTHWEST CORNER OF PARCEL 2 OF PARCEL MAP NO. 000000000, DESCRIBED IN GRANT DEED RECORDED AS DOCUMENT 2016-0212565 OFFICIAL RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND THE WESTERLY PROLONGATION OF THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID PARCEL 2 AND THE WESTERLY RIGHT OF WAY VIA ARROYO BEARS NORTH 89°37'15" WEST, 2085.51 FEET;
 THENCE SOUTH 28°29'03" EAST, 35.00 FEET; THENCE SOUTH 61°33'58" WEST, 35.00 FEET; THENCE SOUTH 61°33'58" WEST, 4.00 FEET; THENCE SOUTH 61°33'58" WEST, 4.04 FEET; THENCE SOUTH 61°33'58" WEST, 4.04 FEET TO THE POINT OF BEGINNING.
 CONTAINING 1225 SQUARE FEET (0.028 ACRES) OF LAND, MORE OR LESS.

POSITION OF GEODETIC COORDINATES
 LATITUDE: 33° 20' 38.45" (33.3440165) NORTH (NAD83)
 LONGITUDE: 117° 13' 15.97" WEST (NAD83)
 GROUND ELEVATION: 719.1' (NAV088)

GRAPHIC SCALE
 1 inch = 10 ft.



ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION
 COMMENCING AT A NAIL AT THE NORTHWEST CORNER OF PARCEL 2 OF PARCEL MAP NO. 000000000, DESCRIBED IN GRANT DEED RECORDED AS DOCUMENT 2016-0212565 OFFICIAL RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, WITHIN SECTION 33, TOWNSHIP 9 SOUTH RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THENCE SOUTH 28°29'03" WEST, 33.07 FEET TO A POINT ON THE NORTHWEST BOUNDARY LINE OF SAID PARCEL 2, SAID GRANT DEED; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL 2, NORTH 68°08'10" EAST, 143.74 FEET RETURNING TO THE POINT OF BEGINNING.
 EXCEPTING THEREFROM A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE FOREMENTIONED POINT "A", THENCE NORTH 74°19'45" WEST, 23.35 FEET; THENCE SOUTH 61°33'58" WEST, 6.71 FEET; THENCE NORTH 15°42'30" EAST, 12.57 FEET TO THE POINT OF BEGINNING.

LEASE AREA LEGAL DESCRIPTION
 COMMENCING AT A NAIL AT THE NORTHWEST CORNER OF PARCEL 2 OF PARCEL MAP NO. 000000000, DESCRIBED IN GRANT DEED RECORDED AS DOCUMENT 2016-0212565 OFFICIAL RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND THE WESTERLY PROLONGATION OF THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID PARCEL 2 AND THE WESTERLY RIGHT OF WAY VIA ARROYO BEARS NORTH 89°37'15" WEST, 2085.51 FEET;
 THENCE SOUTH 28°29'03" EAST, 35.00 FEET; THENCE SOUTH 61°33'58" WEST, 35.00 FEET; THENCE SOUTH 61°33'58" WEST, 4.00 FEET; THENCE SOUTH 61°33'58" WEST, 4.04 FEET; THENCE SOUTH 61°33'58" WEST, 4.04 FEET TO THE POINT OF BEGINNING.



1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008



5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583



TOWER ENGINEERING PROFESSIONALS
4716 ELMWOOD ST. STE 9
PHOENIX, AZ 85040
OFFICE: 602.285.0039
www.towereng.com

FIRSTNET/AT&T ID: CAL03445

PSTC #: CASD-FALL02
ND DANIEL'S INVESTMENT
2405 VIA RANCHEROS RD
FALLBROOK, CA 92028
(SAN DIEGO COUNTY)

PROPOSED 60'-0"
MONOELM TOWER

REV	DATE	BY	DESCRIPTION	QA
A	05-07-24	EP1	PRELIMINARY	TRM
B	05-07-24	EP1	CONSTRUCTION	TRM
C	05-07-24	EP1	CONSTRUCTION	TRM

SEAL:



T. DANIEL
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
CIVIL
STATE OF CALIFORNIA

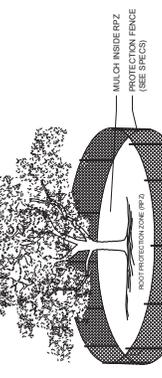
THIS DRAWING IS THE PROPERTY OF TOWER ENGINEERING PROFESSIONALS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

SHEET TITLE:
TREE PROTECTION
NOTES & DETAILS

SHEET NUMBER: LP-3
REVISION: 0

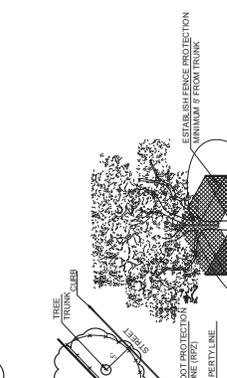
TEP #: 312817.659009

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THE ROOT PROTECTION ZONES MAY REQUIRE TUNNELS TO BE INSTALLED TO CROSS UNDER THE ROOT PROTECTION ZONES. TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



NOTES:
1. TRENCHING LOCATION SHOWN ABOVE IS FOR THE TUNNEL TO CROSS UNDER THE RPZ LINE AND BELIEVED TO PROTECT THE TREE. TRENCHING SHALL BE CONTINUOUS AROUND ALL TREES EXCEEDING 3" OR ROOTS CAN BE BENT BACK.
2. SPECIFICATIONS.

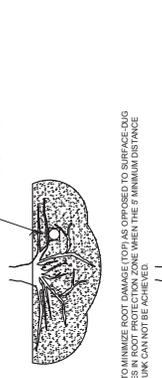
A TREE PROTECTION FENCE
SCALE: NOT TO SCALE



NOTES:
1. OPTION USED FOR TIGHT CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE FOR ACCEPTABLE FENCING MATERIALS. SEE SPECIFICATIONS.
2. FENCING MATERIALS SHALL BE CONTINUOUS AROUND ALL TREES EXCEEDING 3" OR ROOTS CAN BE BENT BACK.
3. SPECIFICATIONS.

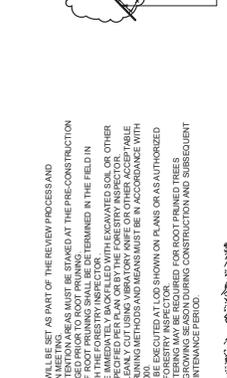
B TREE PROTECTION FENCE - TIGHT CONSTRUCTION
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THE ROOT PROTECTION ZONES MAY REQUIRE TUNNELS TO BE INSTALLED TO CROSS UNDER THE ROOT PROTECTION ZONES. TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



NOTES:
1. TRENCHING LOCATION SHOWN ABOVE IS FOR THE TUNNEL TO CROSS UNDER THE RPZ LINE AND BELIEVED TO PROTECT THE TREE. TRENCHING SHALL BE CONTINUOUS AROUND ALL TREES EXCEEDING 3" OR ROOTS CAN BE BENT BACK.
2. SPECIFICATIONS.

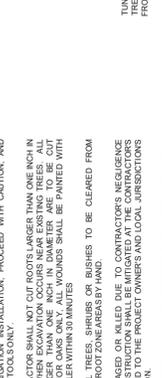
C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE



NOTES:
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND BOUNDARIES OF RETENTION AREAS MUST BE STATED AT THE PRE-CONSTRUCTION MEETING.
2. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
3. ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR SHALL BE RELOCATED TO THE SITE OF THE TREE OR TO ANOTHER LOCATION AS APPROVED BY THE FORESTRY INSPECTOR.
4. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.
5. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.
6. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.
7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.

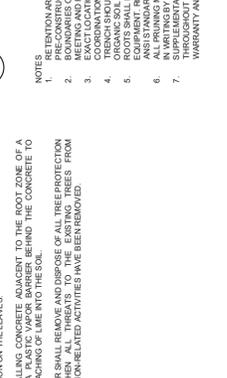
D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THE ROOT PROTECTION ZONES MAY REQUIRE TUNNELS TO BE INSTALLED TO CROSS UNDER THE ROOT PROTECTION ZONES. TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



NOTES:
1. TRENCHING LOCATION SHOWN ABOVE IS FOR THE TUNNEL TO CROSS UNDER THE RPZ LINE AND BELIEVED TO PROTECT THE TREE. TRENCHING SHALL BE CONTINUOUS AROUND ALL TREES EXCEEDING 3" OR ROOTS CAN BE BENT BACK.
2. SPECIFICATIONS.

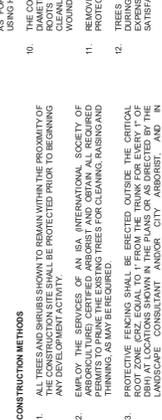
C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE



NOTES:
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND BOUNDARIES OF RETENTION AREAS MUST BE STATED AT THE PRE-CONSTRUCTION MEETING.
2. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
3. ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR SHALL BE RELOCATED TO THE SITE OF THE TREE OR TO ANOTHER LOCATION AS APPROVED BY THE FORESTRY INSPECTOR.
4. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.
5. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.
6. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.
7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.

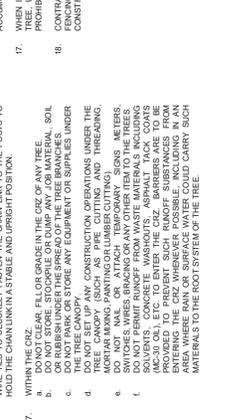
D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THE ROOT PROTECTION ZONES MAY REQUIRE TUNNELS TO BE INSTALLED TO CROSS UNDER THE ROOT PROTECTION ZONES. TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



NOTES:
1. TRENCHING LOCATION SHOWN ABOVE IS FOR THE TUNNEL TO CROSS UNDER THE RPZ LINE AND BELIEVED TO PROTECT THE TREE. TRENCHING SHALL BE CONTINUOUS AROUND ALL TREES EXCEEDING 3" OR ROOTS CAN BE BENT BACK.
2. SPECIFICATIONS.

C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE



NOTES:
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND BOUNDARIES OF RETENTION AREAS MUST BE STATED AT THE PRE-CONSTRUCTION MEETING.
2. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
3. ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR SHALL BE RELOCATED TO THE SITE OF THE TREE OR TO ANOTHER LOCATION AS APPROVED BY THE FORESTRY INSPECTOR.
4. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.
5. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.
6. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.
7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.

D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THE ROOT PROTECTION ZONES MAY REQUIRE TUNNELS TO BE INSTALLED TO CROSS UNDER THE ROOT PROTECTION ZONES. TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



NOTES:
1. TRENCHING LOCATION SHOWN ABOVE IS FOR THE TUNNEL TO CROSS UNDER THE RPZ LINE AND BELIEVED TO PROTECT THE TREE. TRENCHING SHALL BE CONTINUOUS AROUND ALL TREES EXCEEDING 3" OR ROOTS CAN BE BENT BACK.
2. SPECIFICATIONS.

C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE



NOTES:
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND BOUNDARIES OF RETENTION AREAS MUST BE STATED AT THE PRE-CONSTRUCTION MEETING.
2. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
3. ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR SHALL BE RELOCATED TO THE SITE OF THE TREE OR TO ANOTHER LOCATION AS APPROVED BY THE FORESTRY INSPECTOR.
4. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.
5. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.
6. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.
7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.

D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THE ROOT PROTECTION ZONES MAY REQUIRE TUNNELS TO BE INSTALLED TO CROSS UNDER THE ROOT PROTECTION ZONES. TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



NOTES:
1. TRENCHING LOCATION SHOWN ABOVE IS FOR THE TUNNEL TO CROSS UNDER THE RPZ LINE AND BELIEVED TO PROTECT THE TREE. TRENCHING SHALL BE CONTINUOUS AROUND ALL TREES EXCEEDING 3" OR ROOTS CAN BE BENT BACK.
2. SPECIFICATIONS.

C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE



NOTES:
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND BOUNDARIES OF RETENTION AREAS MUST BE STATED AT THE PRE-CONSTRUCTION MEETING.
2. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
3. ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR SHALL BE RELOCATED TO THE SITE OF THE TREE OR TO ANOTHER LOCATION AS APPROVED BY THE FORESTRY INSPECTOR.
4. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.
5. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.
6. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.
7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES IN WRITING BY THE FORESTRY INSPECTOR.

D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE



ENERGY SERVICES GROUP
1800 13TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.ENERGYSERVICESGROUP.COM



PUBLIC SAFETY TOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008



AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583



TOWER ENGINEERING PROFESSIONALS
4710 E ELWOOD ST. STE 9
PHOENIX, AZ 85040
OFFICE: (602) 285-0039
www.tegroup.net

FIRSTNET/AT&T ID: CAL03445
PSTC #: CASD-FALL02
ND DANIEL'S INVESTMENT
2405 VIA RANCHEROS RD
FALLBROOK, CA 92028
(SAN DIEGO COUNTY)
PROPOSED 60'-0" MONOELM TOWER

REV	DATE	DRWN	DESCRIPTION	QA
A	05-07-24	DP1	PRELIMINARY	NA
0	05-07-24	DP1	CONSTRUCTION	NA

ISSUED FOR:

SEAL:

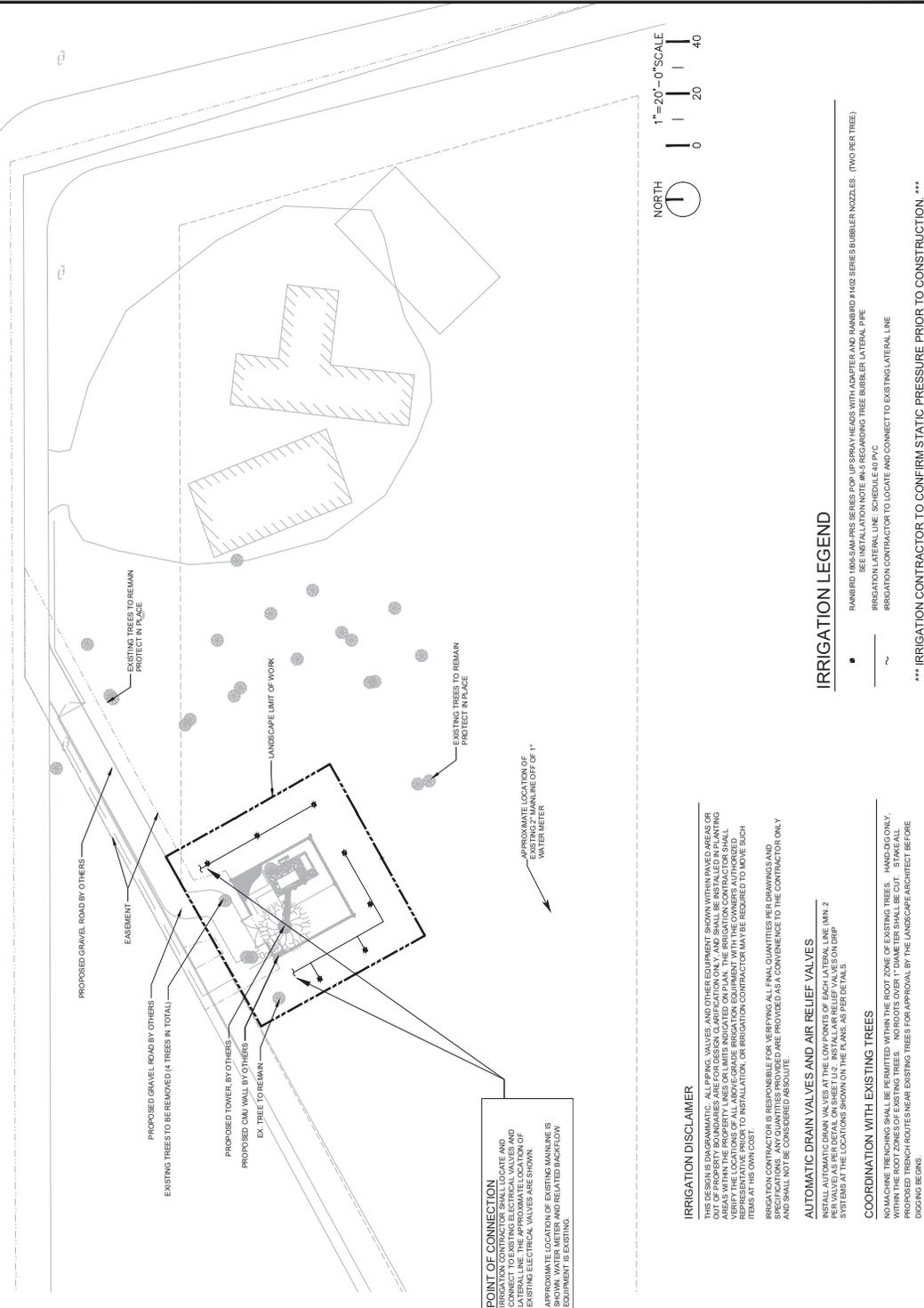


IT IS A VOUCHER FOR THE SIGNATURE OF AN LICENSED PROFESSIONAL ENGINEER, UNDER THE JURISDICTION OF THE STATE OF CALIFORNIA, TO BE USED IN CONNECTION WITH THIS DOCUMENT.

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER: LI-1
REVISION: 0

TEP #: 312817.659009



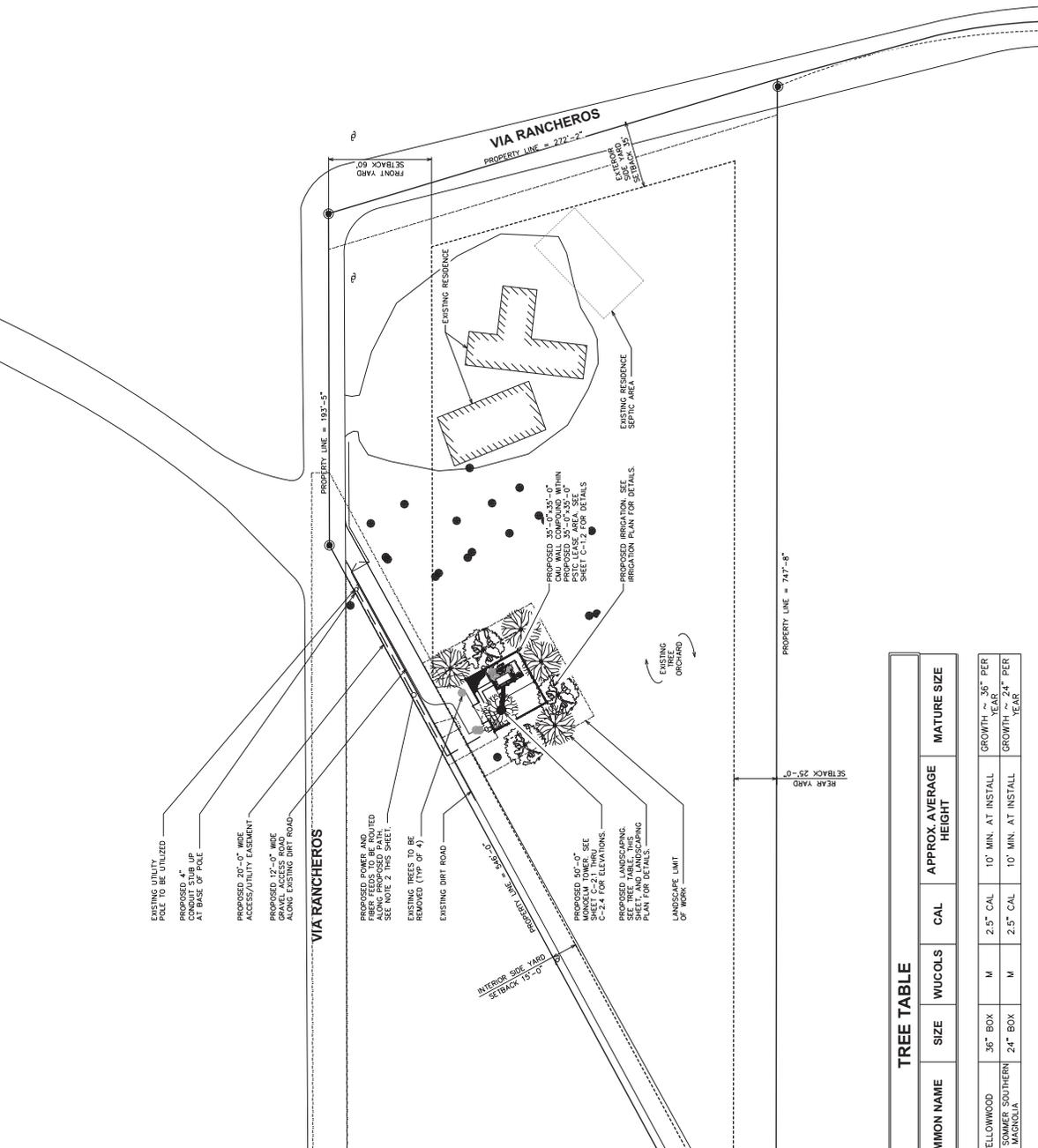

ENERGIZE GROUP
3855 24TH STREET, SUITE 200
SAN DIEGO, CA 92161
TEL: 619.444.1234
WWW.ENERGIZEGROUP.COM



811
Know what's below.
Call before you dig.



- NOTES:**
1. ANTENNAS NOT SHOWN FOR CLARITY ARE PRELIMINARY AND TO BE VERIFIED BY COORDINATION WITH THE CLIENT. ALL ANTENNAS SHALL MEET FCC 313 REQUIREMENTS.
 2. GENERATORS SHALL MEET FCC 313 REQUIREMENTS.
 3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
 4. ENHANCEMENT OF EMERGENCY USE TO GAIN ACCESS TO THE TOWER SHALL BE PROVIDED AT THE TIME OF EMERGENCY USE TO GAIN ACCESS TO THE TOWER.
 5. SPECIAL INSPECTION REQUIRED. SEE SPECIAL INSPECTION FORM (OR EQUIVALENT) ON SHEET SP-1.



TREE TABLE							
ITEM QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	CAL	APPROX. AVERAGE HEIGHT	MATURE SIZE
TREES							
3	AFROCARPUS PALCATUS	YELLOWWOOD	36" BOX	M	2.5" CAL	10' MIN. AT INSTALL	GROWTH ~ 36" PER YEAR
4	MAGNOLIA GRANDIFLORA	SAMUEL SOMMER SOUTHERN MAGNOLIA	24" BOX	M	2.5" CAL	10' MIN. AT INSTALL	GROWTH ~ 24" PER YEAR

SCALE: 1" = 30' (24x36)
SCALE: 1" = 60' (14x17)

PUBLIC SAFETY TOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

TEP
4710 E ELWOOD ST. STE 9
PHOENIX, AZ 85040

FIRSTNET/AT&T ID: CAL03445
PSTC #: CASD-FALL02
ND DANIEL'S INVESTMENT
2405 VIA RANCHEROS RD
FALLBROOK, CA 92028
(SAN DIEGO COUNTY)
PROPOSED 50'-0"
MONOELM TOWER

REV	DATE	DRWN	DESCRIPTION	DA
0	06-05-24	CFJ	CONSTRUCTION	NMM
1	07-09-24	CFJ	CONSTRUCTION	NMM
2	11-07-24	MMW	CONSTRUCTION	NMM
3	11-20-24	MMW	CONSTRUCTION	NMM
4	01-13-25	MMW	CONSTRUCTION	NMM

SEAL:

STEPHEN H. SMITH, P.E.
PROFESSIONAL ENGINEER LICENSE #10186
JANUARY 11, 2025
THIS SEAL IS VALID FOR THE STATE OF CALIFORNIA ONLY.
IT IS A VIOLATION OF LAW FOR ANY PERSON, FIRM OR CORPORATION TO REPRODUCE OR ALTER THIS SEAL IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE BOARD OF PROFESSIONAL ENGINEERS.

SHEET TITLE: ENLARGED SITE PLAN
SHEET NUMBER: C-1.3
REVISION: 4
TEP #: 312817.696009

THIS SHEET IS A PART OF A PROJECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.



PUBLIC SAFETY TOWERS COMPANY
1903 WRIGHT PLACE, SUITE 140
CARLSBAD, CA 92008



AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583



TEP
4710 E ELWOOD ST. STE 9
PHOENIX, AZ 85040

FIRSTNET/AT&T ID: CAL03445
PSTC #: CASD-FALL-02
ND DANIEL'S INVESTMENT
2405 VIA RANCHEROS RD
FALL BROOK, CA 92028
(SAN DIEGO COUNTY)
PROPOSED 50'-0" MONOELM TOWER

REV	DATE	DRWN	DESCRIPTION	DA
0	05-03-24	GPJ	PRELIMINARY	NMM
1	07-03-24	GPJ	CONSTRUCTION	NMM
2	11-07-24	MMW	CONSTRUCTION	NMM

SEAL:

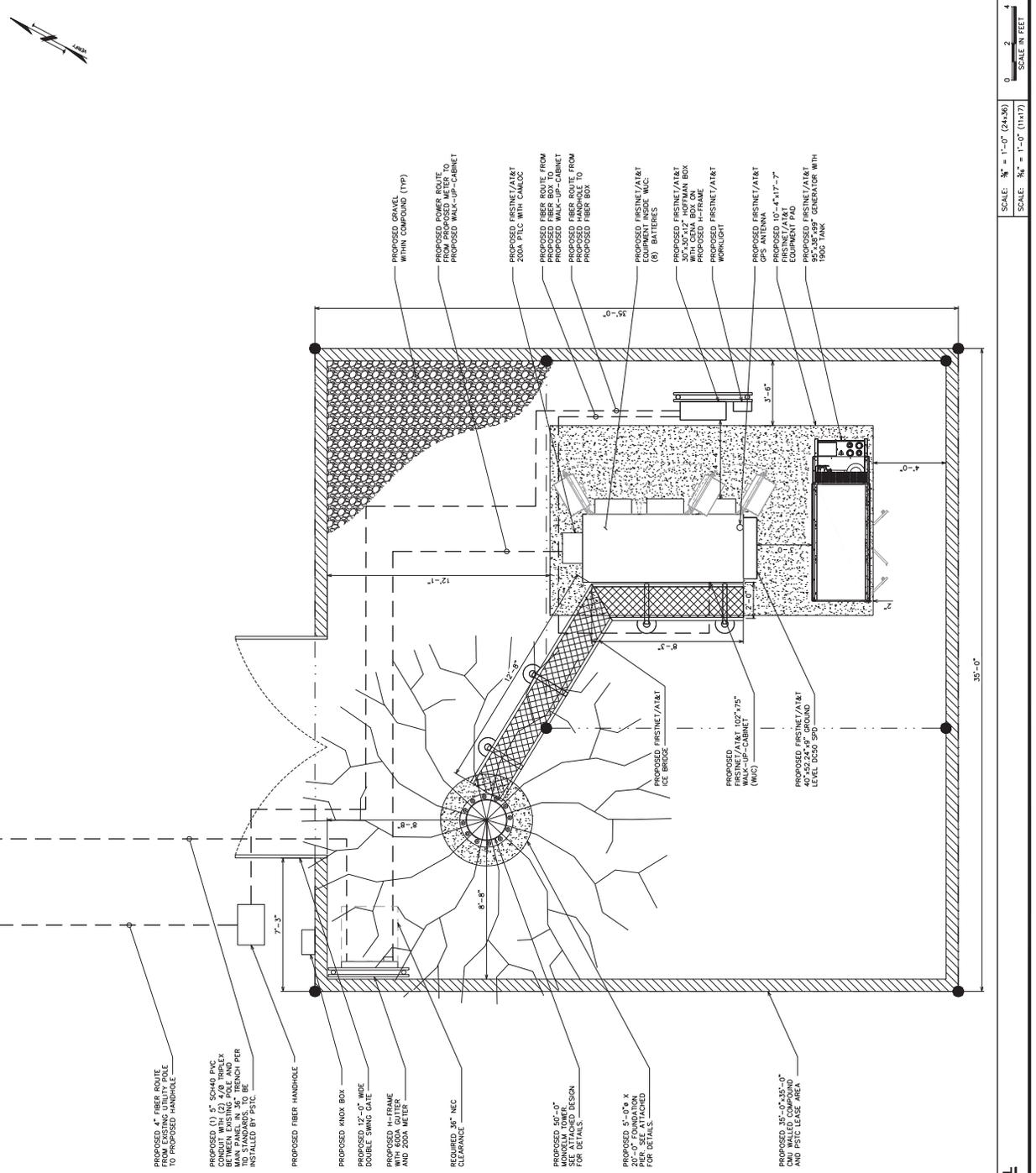


Matthew E. Deegan
November 07, 2024
PROFESSIONAL ENGINEER LICENSE #91988
STATE OF CALIFORNIA
IT IS A VIOLATION OF LAW FOR ANY PERSON, FIRM OR CORPORATION TO REPRODUCE OR TRANSMIT THIS DOCUMENT WITHOUT THE SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER.

SHEET TITLE:
COMPOUND LAYOUT

SHEET NUMBER: **C-1.4** **REVISION:** **2**

TEP #: 312817.696009



- NOTES:**
- CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS ON THE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - CONTRACTOR TO ENSURE THAT ALL FIRSTNET/AT&T EQUIPMENT IS INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, WALK-UP CABINETS, UTILITY CABINETS, H-FRAMES, ETC.
 - ANTENNAS NOT SHOWN FOR CLARITY.
- PROPOSED 4" FIBER ROUTE TO PROPOSED HANDHOLE
- PROPOSED (1) 5" SCH40 PVC CONDUIT WITH (2) 4" Ø FIBER OPTIC MAIN PANEL IN 36" BENCH PER INSTALLED BY PSTC
- PROPOSED FIBER HANDHOLE
- PROPOSED ANOX BOX
- PROPOSED 12'-0" WIDE DOUBLE SWING GATE
- PROPOSED H-FRAME WITH 800A GUTTER AND 200A METER
- REQUIRED 36" NEC CLEARANCE
- PROPOSED 50'-0" TOWER SEE ATTACHED DESIGN FOR DETAILS
- PROPOSED 5'-0" x 5'-0" WALK-UP CABINET PER SEE ATTACHED FOR DETAILS
- PROPOSED 12'-0" x 10'-0" x 7'-0" WALK-UP CABINET (WUC)
- PROPOSED FIBER/AT&T LEVEL 1255 SPD
- PROPOSED 50'-0" x 50'-0" CONCRETE COMPASS AND PSTC LEASE AREA
- PROPOSED GRAVEL WITH COMPOUND (TPP)
- PROPOSED POWER ROUTE TO PROPOSED WALK-UP CABINET
- PROPOSED RESIN/AT&T 200A PLC WITH CAMLOC
- PROPOSED FIBER ROUTE FROM PROPOSED WALK-UP CABINET TO PROPOSED FIBER BOX
- PROPOSED FIBER/AT&T (8) BATTERIES
- PROPOSED FIBER/AT&T WITH GEN. BOX ON PROPOSED H-FRAME
- PROPOSED FIBER/AT&T WORKLIGHT
- PROPOSED RESIN/AT&T CP W/200A METER
- PROPOSED 10'-4" x 17'-7" FIBER/AT&T EQUIPMENT PAD
- PROPOSED FIBER/AT&T 95-354-997 GENERATOR WITH 1900 TANK
- SCALE: 3/8" = 1'-0" (24x36)
SCALE: 3/8" = 1'-0" (18x17)

1 FINAL COMPOUND DETAIL



FIRSTNET/AT&T ID: CAL03445
 PSTC #: CASD-FALL02
 ND DANIEL'S INVESTMENT
 2405 VIA RANCHEROS RD
 FALLBROOK, CA 92028
 (SAN DIEGO COUNTY)
 PROPOSED 50'-0"
 MONOELM TOWER

REV.	DATE	BY	DESCRIPTION	QA
A	05-02-24	SPJ	PRELIMINARY	MMW
B	05-02-24	SPJ	CONSTRUCTION	MMW
C	07-03-24	SPJ	CONSTRUCTION	MMW
D	11-07-24	MMW	CONSTRUCTION	MMW

SEAL:

STEPHEN HINES, P.E.
 PROFESSIONAL ENGINEER LICENSE #45888
 STATE OF CALIFORNIA
 THIS IS A VALIDATION OF LAW FOR ANY PERSON, FIRM OR CORPORATION TO VERIFY THE STATUS OF A LICENSED PROFESSIONAL ENGINEER. IT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 November 07, 2024

SHEET TITLE: H-FRAME DETAILS
 SHEET NUMBER: C-6
 REVISION: 2
 SHEET #:

312817.696009
 TEP #:

NOTES:

- REFER TO THE SITE LAYOUT PLAN FOR THE EXACT LOCATION OF THE H-FRAME.
- CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY FOR METER.
- CONTRACTOR TO ENSURE METER RACK WORKING SPACES REQUIRED BY THE CEC (ART. 110.26), STATE, OR LOCAL CODES ARE MAINTAINED BOTH ON THE FRONT SIDE AND THE BACK SIDE OF THE H-FRAME PRIOR TO INSTALLATION.
- SHOW LOCATION (INCLUDING DIMENSIONS) OF ALL CAPPED UNDERGROUND CONDUIT ON FINAL AS-BUILT DRAWINGS SUBMITTED TO OWNER.
- COORDINATE EXACT LOCATION OF UNDERGROUND FEEDERS AND CIRCUITRY WITH THE OWNER.
- CONTRACTOR SHALL COORDINATE EFFORTS WITH (LOCAL ELECTRICAL) AUTHORITY HAVING JURISDICTION (AHL) AND OTHER TRADES TO DETERMINE "FROST" LINE, AND TYPE(S) OF RACEWAYS REQUIRED FOR INSTALLATION.
- BOND ALL ELECTRICAL EQUIPMENT TO RACK.
- DIMENSIONS SHOWN ARE APPROXIMATE AND MAY BE ALTERED IN THE FIELD AS APPROVED BY OWNER TO BETTER SUIT ACTUAL CONDITIONS OR EQUIPMENT RECEIVED.
- U-BOLTS TO BE TIGHTENED TO SNUG TIGHT CONDITIONS.
- REFER TO SHEET E-4 FOR ELECTRICAL SERVICE H-FRAME.

PROPOSED P1000 UNISPLIT (ZINC PLATED)
 PROPOSED 1/2"x3/8"x3/4"x6" U-BOLT BY ANDREW (TYP) (P/N: GUB-4356)



PROPOSED FIRSTNET/AT&T WORK LIGHT

PROPOSED FIRSTNET/AT&T 30"x30"x12" HOETMAN BOX WITH CIENA ON PROPOSED H-FRAME

PROPOSED FIRSTNET/AT&T FIRE EXTINGUISHER IN WEATHERPROOF ENCLOSURE

#2 AWG BARE TINNED SOLID COPPER, CONNECT TO NEAREST GROUND RING AND CADWELD TO POST (TYP BOTH PIPES)

#2 AWG BARE TINNED SOLID COPPER, CONNECT TO NEAREST GROUND RING AND CADWELD TO POST (TYP BOTH PIPES)

#2 AWG BARE TINNED SOLID COPPER

12" MIN (TYP) CONCRETE

7'-2"

5'-7"

4'-2" (MIN)

12" MIN (TYP)

5'-0"

FRONT VIEW

12" MIN (TYP)

5'-0"

EQUIPMENT VIEW

12" MIN (TYP)

5'-0"

CONCRETE

12" MIN (TYP)

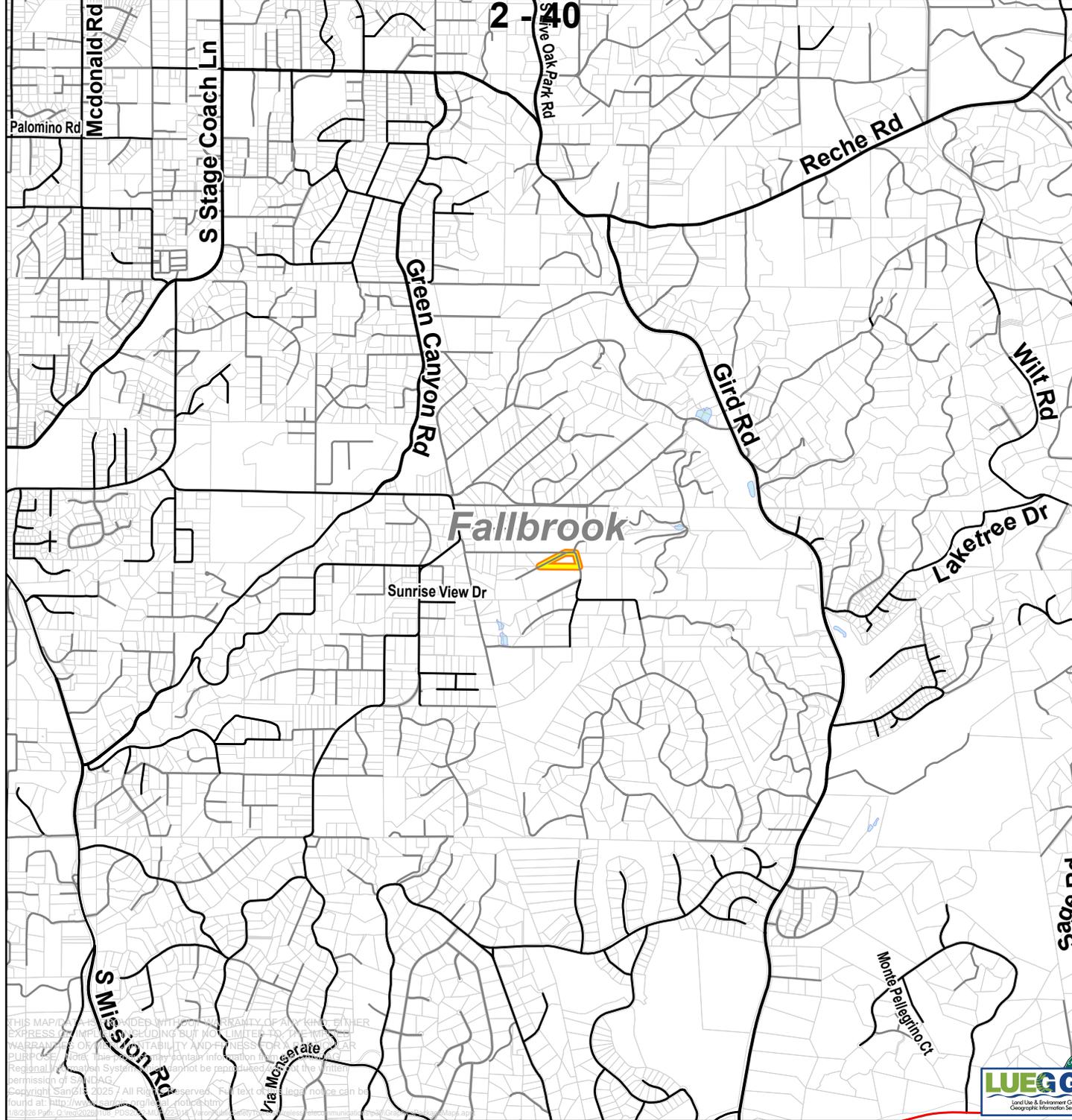
5'-0"

FRONT VIEW

12" MIN (TYP)

5'-0"

1 H-FRAME DETAILS
 SCALE: N.T.S.



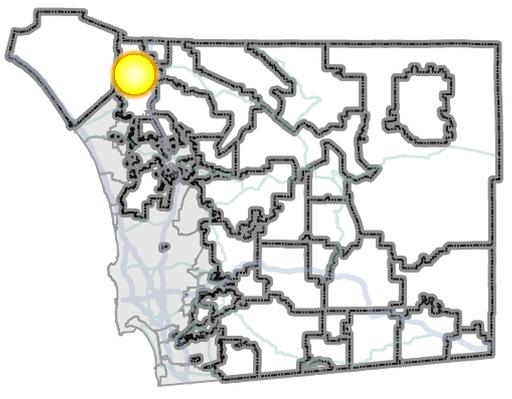
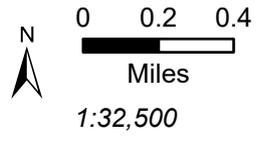
THIS MAP AND ITS CONTENTS ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. The data herein may contain information from the California Regional Information System (CALRS) and is provided for informational purposes only. The permission of San Diego Air & Space Development Authority (SDASDA) is required for any reproduction or use of this map. Copyright © 2025. All Rights Reserved. Full text of legal notice can be found at: http://www.sandag.org/legal_notice.htm. 1/8/2026 Print: Q:\reg\2025\18-PDS\18-001\18-001_Varon_Public_Safety_Towers_Wireless_Telecommunications_PDS2022-MUP-22-015_General_Map.aprx

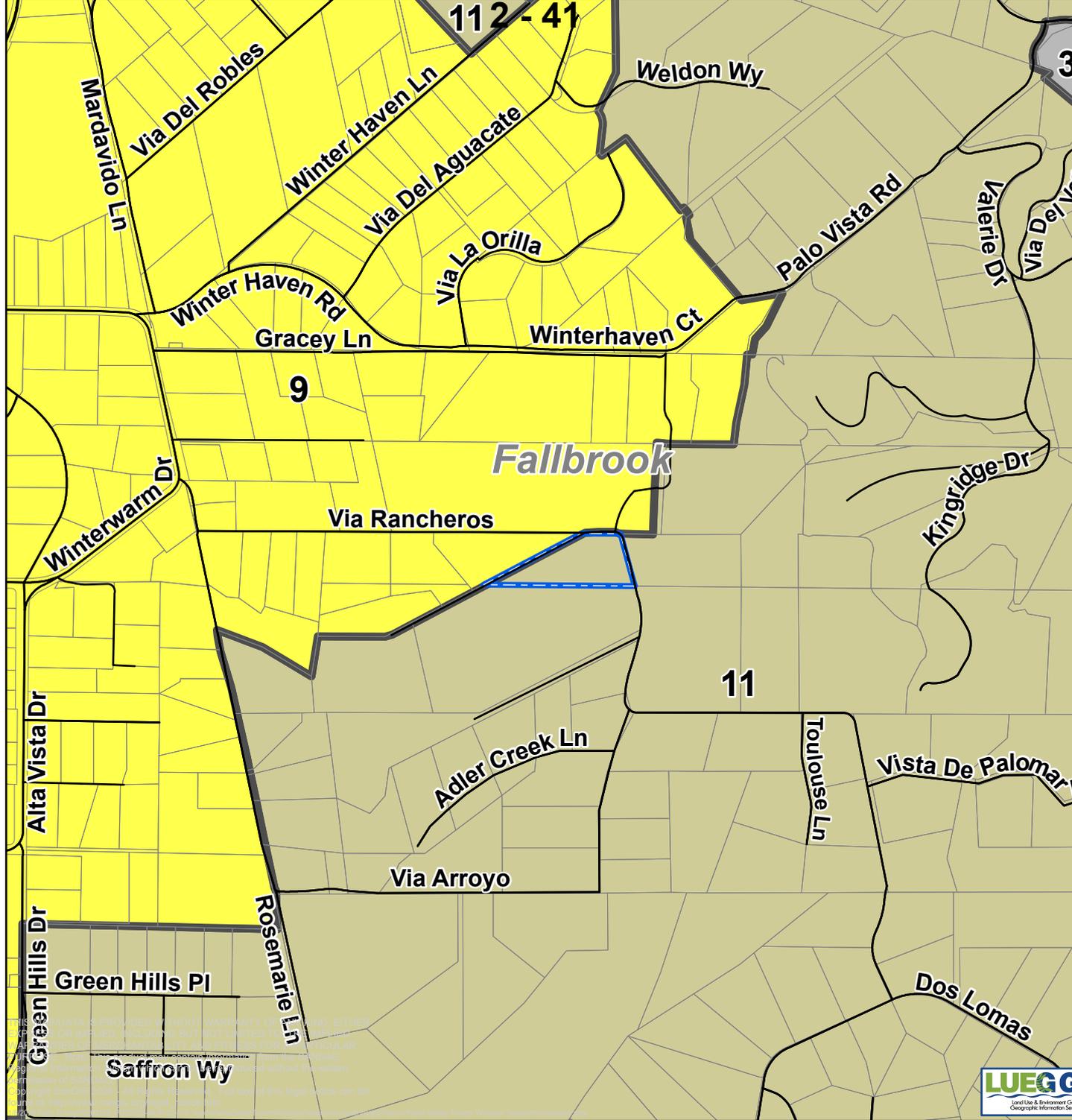


Varon Public Safety Towers Wireless Telecommunications PDS2022-MUP-22-015

- Roads
- Site
- Parcels
- CPA

Vicinity
Fallbrook
Community Plan Area





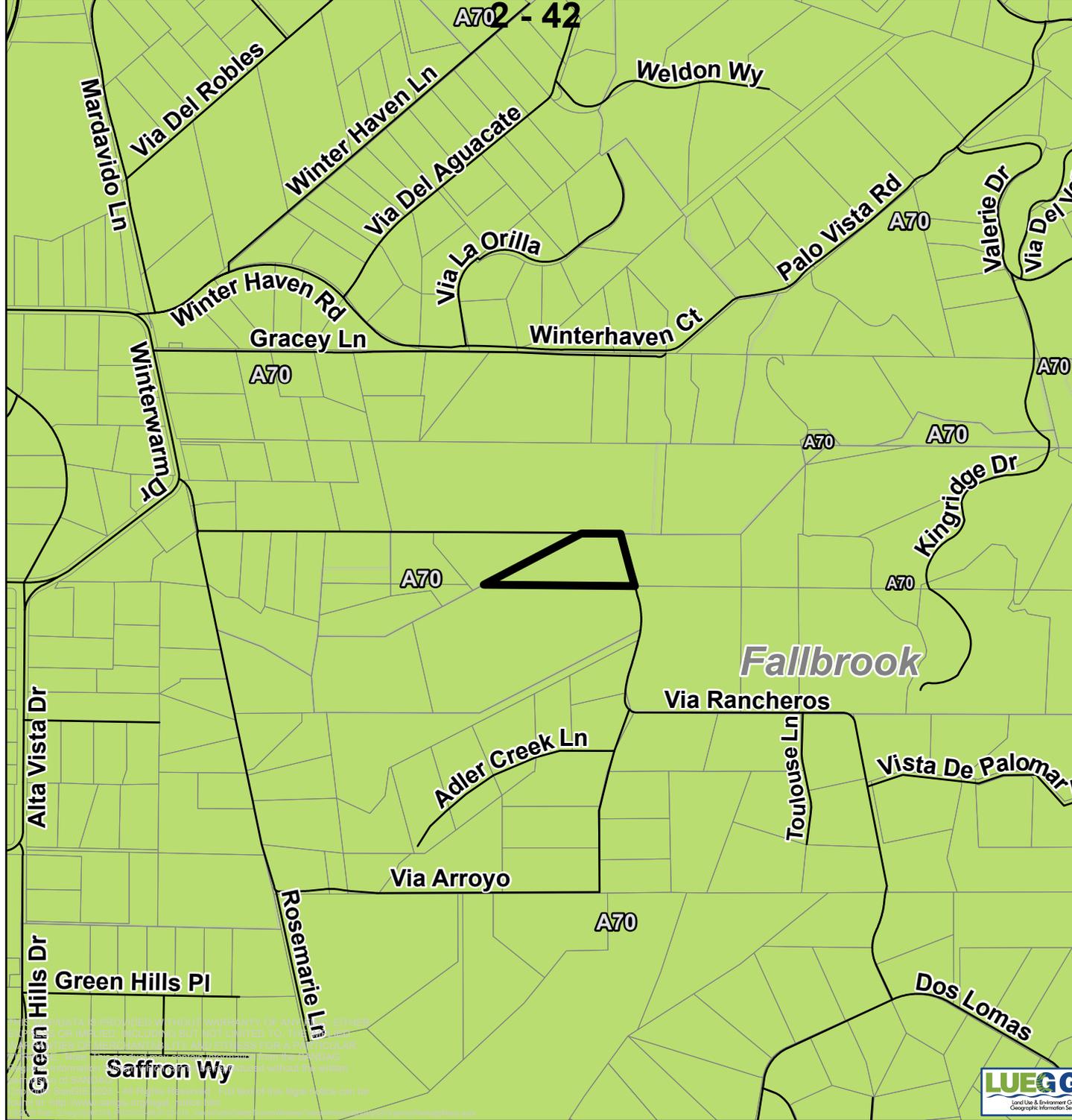
Varon Public Safety
 Towers Wireless
 Telecommunications
 PDS2022-MUP-22-015

General Plan
Fallbrook
 Community Plan Area

- Roads
- Site
- Parcels
- CPA

- General Plan**
- (9) Semi-Rural Residential (SR-1)
 - (11) Semi-Rural Residential (SR-2)
 - (36) Open Space (Recreation)





Varon Public Safety
 Towers Wireless
 Telecommunications
 PDS2022-MUP-22-015

- Roads
- Site
- Parcels
- CPA

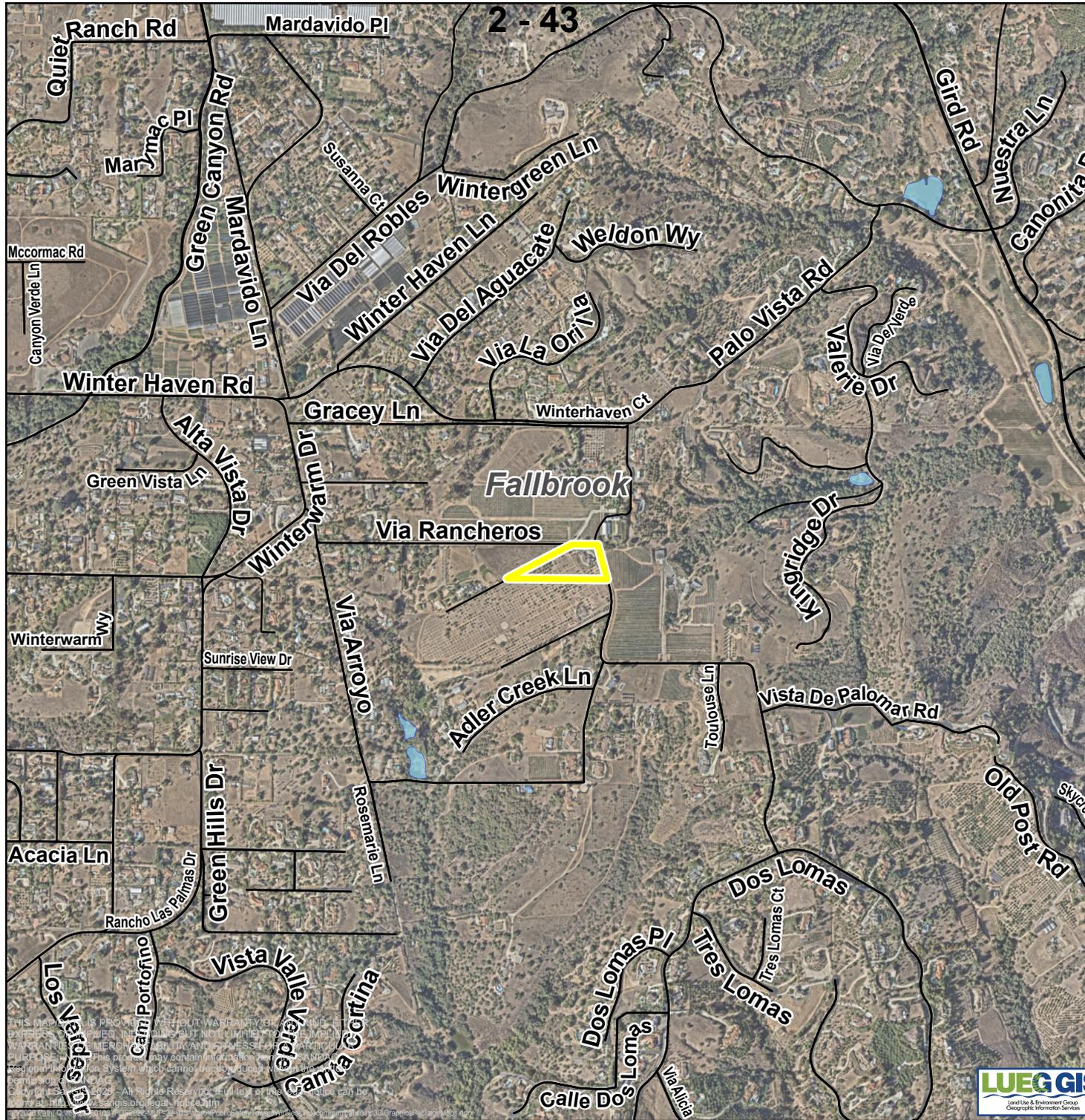
Zoning
 (A) Agriculture

Zoning
 Fallbrook
 Community Plan Area



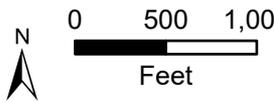
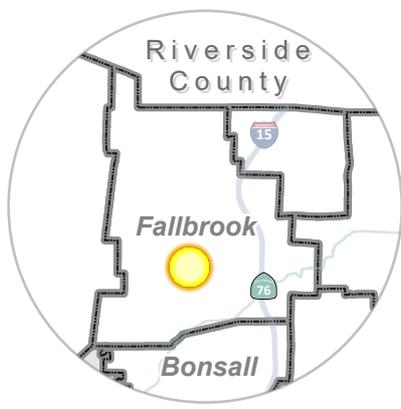
THIS DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER
 EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE
 IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR
 PURPOSE. Note: This information is derived from the SANDAG
 Geographic Information System (GIS) and is provided without the written
 consent of SANDAG. Copyright © SanGIS 2025 - All Rights Reserved. Full text of this legal notice can be
 found at: http://www.sandag.org/legal_notice.htm
 File Path: Q:\reg\2025\105_PDS2022-MUP-22-015_VaronPublicSafetyTowersWirelessTelecommunications\GIS\CPA\LegalMap.aprx





Varon Public Safety
 Towers Wireless
 Telecommunications
 PDS2022-MUP-22-015
Aerial
 Fallbrook
 Community Plan Area

- Roads
- Site
- CPA



THIS MAP AND ITS PROFILES ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. This profile may contain information from a third party regional information system which cannot be held liable for the accuracy of the information. © 2025 - All Rights Reserved. Full text of this notice can be found at: https://www.sandag.org/legal/notice.htm
 10/2025 Path: Q:\GIS\Projects\2025\2025-01-01-Varon-Public-Safety-Towers-Wireless-Telecommunications\Map\Graphics\Package\Map.docx



**Attachment B – Form of Decision
Approving PDS2022-MUP-22-015**



PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General • (858) 694-2705 Codes Compliance
(858) 565-5920 Building Services

VINCE NICOLETTI
DIRECTOR

TYLER FARMER
ASSISTANT DIRECTOR

March 6, 2026

PERMITTEE: Public Safety Towers Wireless Telecommunication Facility (Attn.: Sam Gudino)

SITE PLAN PERMIT: PDS2022-MUP-22-015

E.R. NUMBER: PDS2022-ER-22-02-005

PROPERTY: 2405 VIA RANCHEROS FALLBROOK COMMUNITY PLAN AREA WITHIN THE UNINCORPORATED COUNTY OF SAN DIEGO

APN: 124-070-36-00

DECISION OF THE DIRECTOR

This Major Use Permit for MUP-22-015 consists of 25 sheets including plot plan, equipment layout, and elevations dated May 1, 2025. This permit authorizes the construction, operation, and maintenance of an unmanned wireless telecommunication facility. The applicant is proposing to construct, maintain, and operate a 50-foot-tall faux monoelm. The project will include 12 panel antennas mounted on the upper portion of the monoelm within a lease area. The monoelm and equipment is within a 1,225 square foot Concrete Masonry Unit (CMU) enclosure. A 30kW emergency generator would be located within the enclosure. Each panel antenna would be covered by "socks" which would help to conceal the antennas. The project site is subject to the General Plan Land Use Designation Semi-Rural Residential (SR-2). Zoning for the site is Limited Agriculture (A70).

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **March 6, 2028** 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 Site Plan Permit has commenced prior to said expiration date.

.....

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this 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

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid.

DESCRIPTION OF REQUIREMENT: The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. GEN#2–RECORDATION OF DECISION

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit.

DESCRIPTION OF REQUIREMENT: The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

3. GEN#3–FILING OF NOE

INTENT: In order to comply with CEQA and State law, the permit NOE shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOE and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOE form and required filing fees to the San Diego County Recorder's Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOE was filed and that a copy of the document is on file at PDS.

4. LNDSC#1–LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that addresses screening, a Landscape Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the [COSD Water Efficient Landscape Design Manual](#), [COSD Water Conservation in Landscaping Ordinance](#), and the Fallbrook Design Guidelines. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.

- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: Plans shall be in substantial conformance with conceptual landscape plans submitted with the site plan on May 1st, 2025. This shall include the seven trees shown on the plans.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), and pay all applicable review fees.

TIMING: Prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved.

MONITORING: The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

5. HAZ#1-HEALTH AND SAFETY PLAN

INTENT: To protect workers from hazardous chemicals and notify the public of potential risks while ensuring compliance with the California Health and Safety Code, Chapter 6.95. Approval must be obtained from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant must secure all necessary permits for the storage, handling, and disposal of hazardous materials, as required by the Department of Environmental Health - Hazardous Materials Division. The Health and Safety Plan must be approved by [DEH, HMD]. Contact for Hazardous Materials Division, Plan Check Section: Joan Swanson, (858) 505-6880, or via email at joan.swanson@sdcounty.ca.gov. **TIMING:** Before occupancy of the first structure associated with this permit, the Health and Safety Plan and Hazardous Materials Business Plan must be prepared, approved, and implemented. **MONITORING:** [DEH, HMD] will verify compliance with this condition and ensure ongoing adherence.

DURING CONSTRUCTION: *(The following actions shall occur throughout the duration of the grading construction).*

7. NOISE#1-TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for grading operations associated with PDS2022-MUP-22-015 and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures and shall comply with the eight hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 & 36.409:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers
- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away farthest away from noise sensitive receivers as deemed feasible.
- f. Temporary construction equipment operations shall comply with the County Noise Ordinance Sections 36.408, 409, and 410.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures and the County Noise Ordinance as described within this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction and construction equipment operations. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

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

8. GEN#4-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.

9. PLN#1-SITE PLAN IMPLEMENTATION

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

10. PLN#2–PHOTO SIMULATION

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 05/01/25, to ensure that the wireless antennas and other was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

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

11. PLN#3–SITE CONFORMANCE (WIRELESS)

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

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations dated May 1, 2025. 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.

- e. The applicant shall maintain the facility in compliance with all requirements of the San Diego County Fire Protection District.
- f. The project shall continue to conform with the landscaping plans including the planting and the maintenance of the seven trees.

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.

12. 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 300 feet in both directions along *Winterwarm Drive* from the project driveway openings 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.

13. LANDSCP#2–CERTIFICATION OF INSTALLATION

INTENT: In order to provide adequate Landscaping that address screening, and to comply with the County of San Diego's Water Efficient Landscape Design Manual, [County's Water Conservation in Landscaping Ordinance](#), and the Fallbrook Design Guidelines, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

14. 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: https://codelibrary.amlegal.com/codes/san_diego/latest/sandiego_regs/0-0-0-76028 The site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall

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

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

Scale and Bulk:

The project area can primarily be characterized as rural residential and agricultural. Residential homes, agricultural uses and vegetation are located within the project vicinity. Photo simulations included with this Major Use Permit demonstrate that the faux monoelm, along with its supporting equipment and cabinets, will blend with the surrounding area, making it unobtrusive to the viewshed. Motorists traveling along the major highways will have limited views of the facility due to the vegetation and the camouflaged nature of the monoelm as well as the distance to the project site. The project vicinity contains residential homes and agricultural lands. The camouflaged monoelm will be surrounded by an additional 7 trees that will be planted around the tower, as well as the trees from the avocado orchard and will be consistent with the surrounding environment as well as with the scale of the surrounding area.

Coverage:

The subject parcel is approximately 2 acres in size and is part of a legal lot that consists of 19 acres. Surrounding land uses consist of residential land uses and agricultural uses with parcel sizes ranging in size. The project is located on a parcel that is developed with a single-family residence and an avocado orchard. The project will minimally contribute to existing site coverage and will not substantially increase the scale and bulk of the subject property. Considering the size of the subject lot compared with the size and location of the structure, and the coverage characteristics of surrounding properties, the telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

Density:

The project is a Major Use Permit to construct, maintain, and operate a wireless facility and does not have a residential component subject to density. Therefore, the project is in harmony with the scale, bulk, coverage, and density of adjacent structures.

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

The proposed project involves a Major Use Permit for the construction, maintenance and operation of a wireless telecommunication facility with existing access to adequate utilities. The project is located within and will be served by the North County Fire Protection District. 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 is a Major Use Permit for a new wireless telecommunication facility with a proposed 50 foot tall monoelm which is designed to be camouflaged and blend in to the existing environment. Additionally, photo-simulations on file with the Major Use Permit demonstrate that the proposed wireless facility will be in harmony with the existing neighborhood character.

The project has been 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 use associated with this Major Use Permit is compatible with the existing residential nature of the area because the number of maintenance trips, which will consist of one every 2 months, will not substantially alter the expected traffic or physical character of the surrounding streets and will be compatible with adjacent uses. Therefore, the number of maintenance trips will not substantially increase or alter the physical character of Via Rancheros or the adjacent private road.

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 a new wireless telecommunication facility. The subject property is approximately 2 acres in size and has access and utility services adequate to serve the proposed use. The new wireless facility will not result in any alterations to the landform or grading as minimal construction is being proposed at this time. No significant landform alterations are required for this project, and the camouflaged design will blend in with its surroundings. The project, as designed, would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

None identified.

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

The project is within the Semi-Rural Residential (SR-2) General Plan Land Use Designation, and within the Fallbrook Community Planning Area. The project complies with the General Plan because civic use is allowed if it supports the local population. In addition, the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts on the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location. Lastly, the project cannot be seen from any Scenic Highway identified in the County of San Diego General Plan due to distance and vegetation, ensuring compliance with Section 6987(D) of the Zoning Ordinance. Therefore, the proposed use and project are consistent with both the Zoning Ordinance and the San Diego County General Plan.

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

The project has been reviewed for compliance with CEQA. A Notice of Exemption pursuant to Section 15303 was prepared in accordance with the California Environmental Quality Act (CEQA) and is on file with Planning & Development Services. 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.

.....
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:

Intent: 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.

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:

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

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

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

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

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

DRAINAGE COMPLIANCE NOTICE: 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 exceed 200 cubic yards of movement of material or eight feet (8') of cut/fill per criteria of [Section 87.201 of Grading Ordinance](#).

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

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

EXCAVATION MORATORIUM NOTICE: Department of Public Works policy prohibits trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a

period of three (3) years following project surface application. Therefore, you will need to notify all adjacent property owners who may be affected by this policy and are considering development of applicable properties. The owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.

NOTICE: The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

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 Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO
VINCE NICOLETTI, DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

email cc:

Daniella Hofreiter, Planning Manager, PDS
Martha Elena Sanchez, Project Planner, Land Use/Environmental Planner, PDS
Public Safety Towers LLC, Attn.: Sam Gudino, Applicant / Project Contact

Attachment C – Environmental Documentation

2-60 NOTICE OF EXEMPTION

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

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

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

Project Name: Public Safety Towers Wireless Telecommunication Facility; PDS2022-MUP-22-015

Project Location: 2405 Via Rancheros in the Fallbrook Community Planning Area in the unincorporated County of San Diego (APN: 124-070-36-00)

Project Applicant: Sam Gudino; 701 Palomar Airport Road Suite 160, Carlsbad, CA 92011; (760) 612-9949

Project Description: Construction, operation, and maintenance of an unmanned wireless telecommunication facility. The applicant is proposing to construct, maintain, and operate a 50-foot-tall faux monoelm. The project will include 12 panel antennas mounted on the upper portion of the monoelm within a lease area. The monoelm and equipment is within a 1,225 square foot Concrete Masonry Unit (CMU) enclosure. A 30kW emergency generator would be located within the enclosure. Each panel antenna would be covered by "socks" which would help to conceal the antennas.

Agency Approving Project: County of San Diego

County Contact Person: Martha Elena Sanchez Telephone Number: (619) 495-8517

Date Form Completed: March 6, 2026

This is to advise that the County of San Diego Director of Planning and Development Services has approved the above described project on March 6, 2026 and found the project to be exempt from the CEQA under the following criteria:

- Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - Declared Emergency [C 21080(b)(3); G 15269(a)]
 - Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - Statutory Exemption. C Section:
 - Categorical Exemption. G Section: 15303
 - G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - G 15182 – Residential Projects Pursuant to a Specific Plan
 - G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
- Mitigation measures were were not made a condition of the approval of the project.
- A Mitigation reporting or monitoring plan was was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State of California Environmental Quality Act Guidelines, the project is exempt from CEQA because it consists of construction and location of limited numbers of new, small facilities or structures of which include accessory (appurtenant) structures.

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

Signature:  Telephone: 619-495-8517

Name (Print): Martha Elena Sanchez Title: Land Use/Environmental Planner I

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

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

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

FOR PURPOSES OF CONSIDERATION OF

**Public Safety Towers Wireless Telecommunication Facility,
Major Use Permit
PDS2022-MUP-22-015; PDS2022-ER-22-02-005**

March 6, 2026

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

YES NO NOT APPLICABLE/EXEMPT

While the proposed project is located outside of the boundaries of the Multiple Species Conservation Program, the project site does not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

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

YES NO NOT APPLICABLE/EXEMPT

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

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

YES NO NOT APPLICABLE/EXEMPT

The project involves the construction, operation and maintenance of an unmanned wireless telecommunication facility, and the project will not have any adverse impact on groundwater quantity because the total project demand will be less than 20,000 gallons per day and the project complies with the San Diego County Groundwater Ordinance.

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

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

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

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

Steep Slopes:

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

Sensitive Habitats:

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

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

Significant Prehistoric and Historic Sites:

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

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

YES NO NOT APPLICABLE

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

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

YES NO NOT APPLICABLE

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

The project site is zoned Limited Agriculture (A70) and is subject to a restrictive sound level requirement of the nighttime of one-hour average 45 dBA limit at the project property line. The proposed 30kW emergency generator will be enclosed within a Concrete Masonry Unit (CMU) enclosure, which will meet the nighttime one-hour average 45 dBA limit. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required.

Attachment D – Environmental Findings

**PUBLIC SAFETY TOWERS
WIRELESS TELECOMMUNICATION FACILITY
MAJOR USE PERMIT
PDS2022-MUP-22-015
ENVIRONMENTAL LOG NO. PDS2022-ER-22-02-005**

ENVIRONMENTAL FINDINGS

March 6, 2026

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation



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

Record ID(s): _____

Project Name: _____

Project Manager: _____

Project Manager's Phone: _____

Scope of Review:

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

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

Initial Review and Comment:

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

Planning Group review and advisory vote:

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

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

Notification of scheduled hearings:

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



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

Record ID(s): PDS2022-MUP-22-015

Project Name: Varon Safety Tower

Planning/Sponsor Group: Fallbrook

Results of Planning/Sponsor Group Review

Meeting Date: 1/16/2024

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

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

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

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

VOTE: 8. Yes 5. No Abstain 2 Vacant Absent

C. **Recommended conditions of approval:**

5 year maintenance plan:

Reported by: Eileen Delaney Position: Chair Date: 1/19/2024

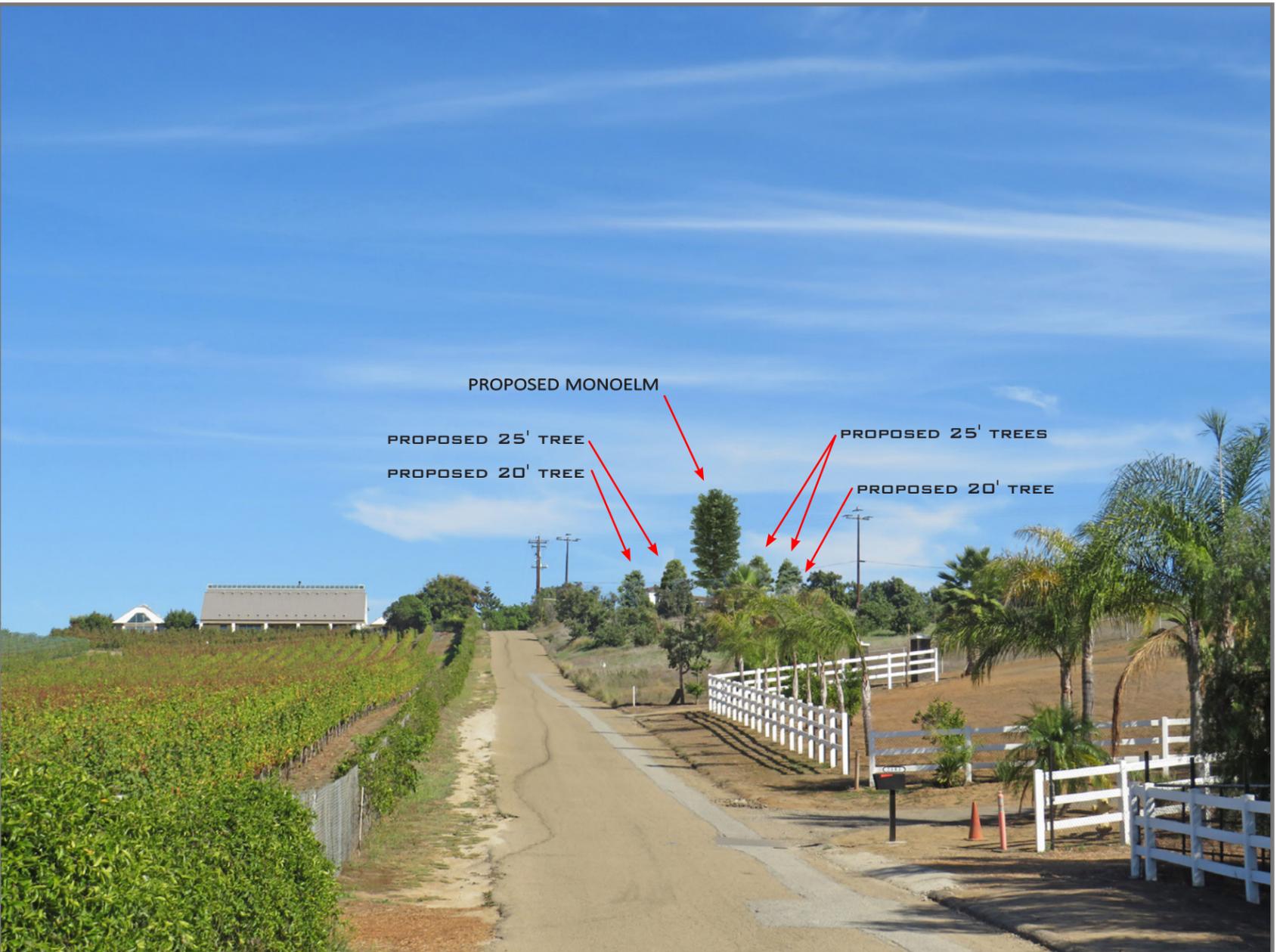
Project Manager listed in email (in this format): _____ and to _____



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



EXISTING



PROPOSED

LOOKING EAST FROM VIA RANCHEROS

SDC PDS RCVD 01-13-26
MUP22-015



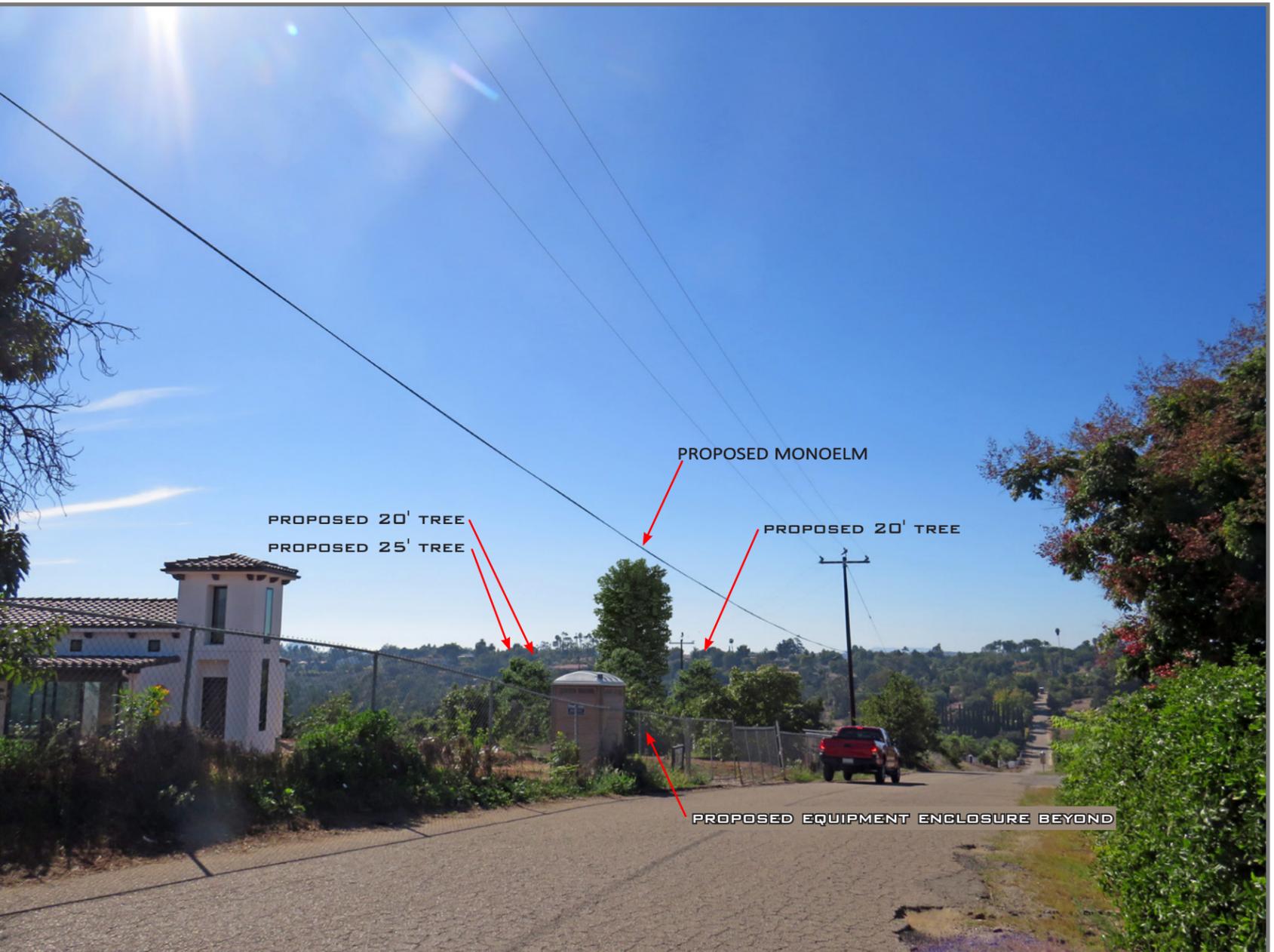
EXISTING



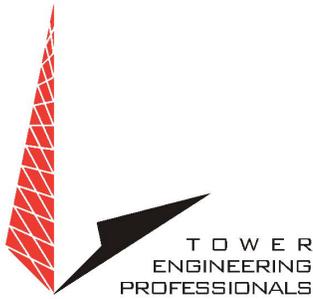
PROPOSED LOOKING NORTHWEST FROM VIA RANCHEROS



EXISTING



PROPOSED LOOKING SOUTHWEST FROM VIA RANCHEROS



TEP PHOENIX OFFICE
4710 E. ELWOOD, SUITE 9
PHOENIX, AZ 85040
480-285-0035
WWW.TEPGROUP.NET

December 15, 2023

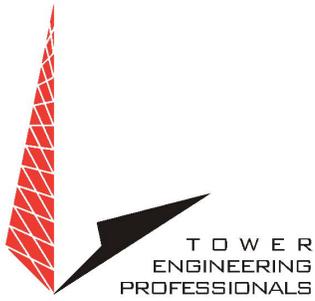
Re: Alternative Site Analysis – New Public Safety Tower / FirstNet at 2405 Via Rancheros Road, Fallbrook, CA 92028 – Major Use Permit (CAL03443 / FALL02)

To County of San Diego:

We are proposing a new Public Safety Tower to provide FirstNet to enhance emergency service for first responders at 2405 Via Rancheros Road. Several alternative locations were considered for this project with Rural/Agricultural corridors are not preferred locations; however, these areas have a lack of coverage for FirstNet. A City Park and nearby properties were considered as possible locations, but upon review, it was noted these potential candidates would not work for the FirstNet/AT&T coverage objective.

Please see below:

Owner	Parcel Number	Jurisdiction	Zoning Category	Property Usage	Parcel Address	Elimination Reason
North County Fire Station # 2	1063121600	San Diego County	Government	Fire Station	2180 Winterwarm Dr. Fallbrook CA 92028 33.34517015902567, - 117.21320245962796	LL not interested
Fallbrook United Methodist Church	1063003600	San Diego County	Education and Institution	Church	1844 Winter Haven Rd. Fallbrook CA 92028 33.348222362682954, - 117.21862922894267	LL unresponsive
Premier Color Nursey	1062722100	San Diego County	Orchard or Vineyard	Florial Nursery	1244 Winter Haven Rd. Fallbrook CA 92028 33.3498890065878, - 117.2319739614774	LL not interested
San Diego Growers Inc	1063002100	San Diego County	Field Crops	Plant/Nursery	2400 Green Canyon Rd. Fallbrook CA 92028	LL not viable



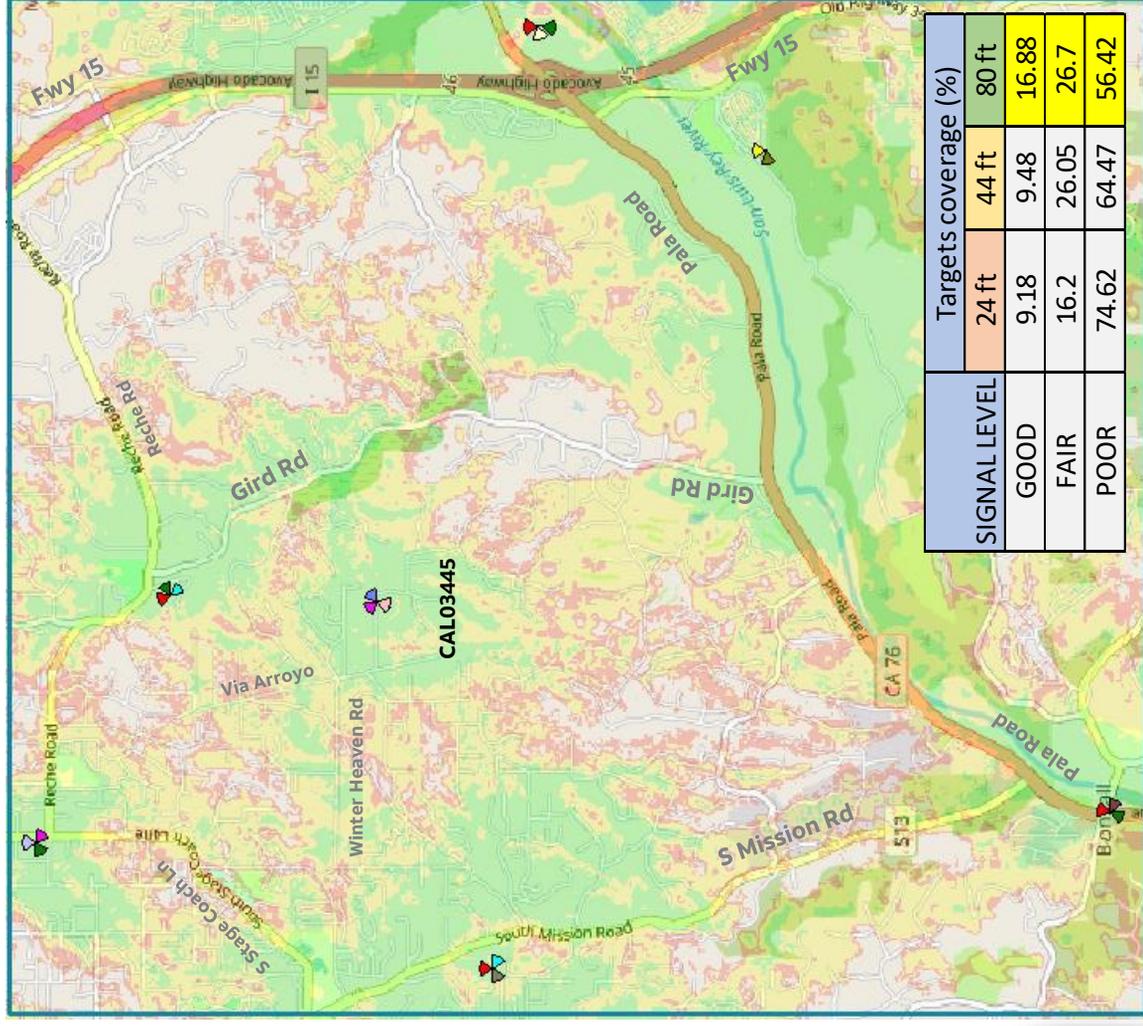
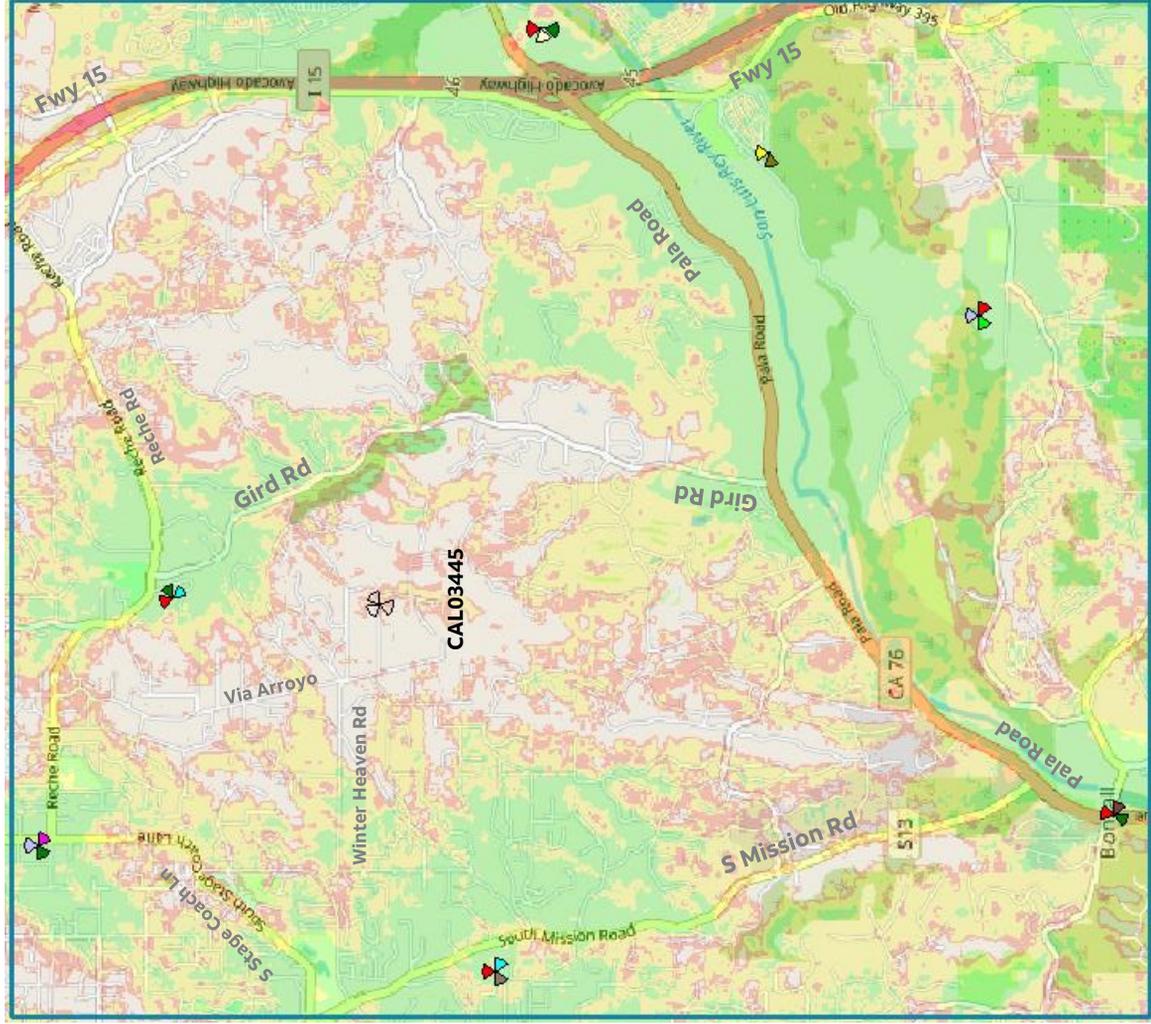
TEP PHOENIX OFFICE
4710 E. ELWOOD, SUITE 9
PHOENIX, AZ 85040
480-285-0035
WWW.TEPGROUP.NET

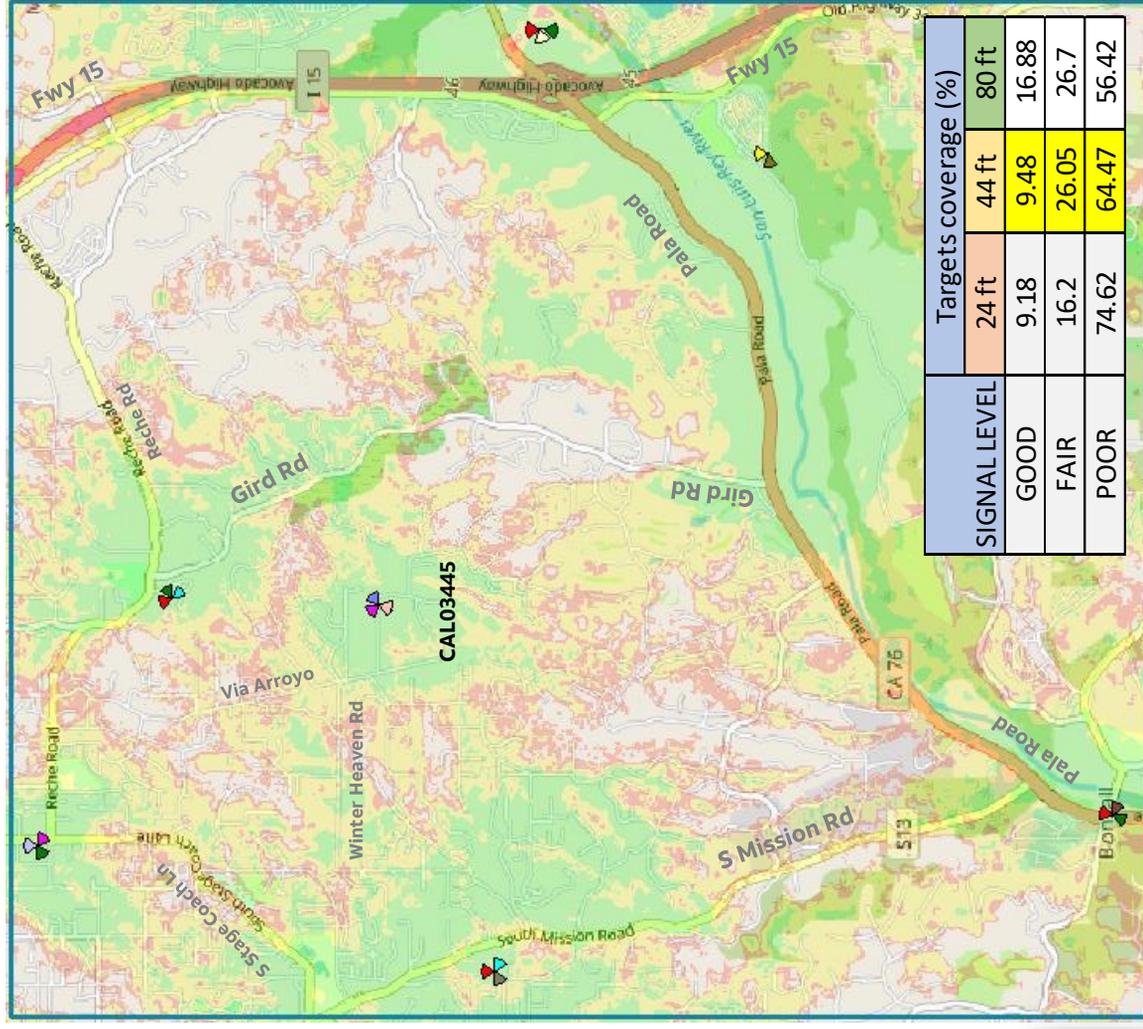
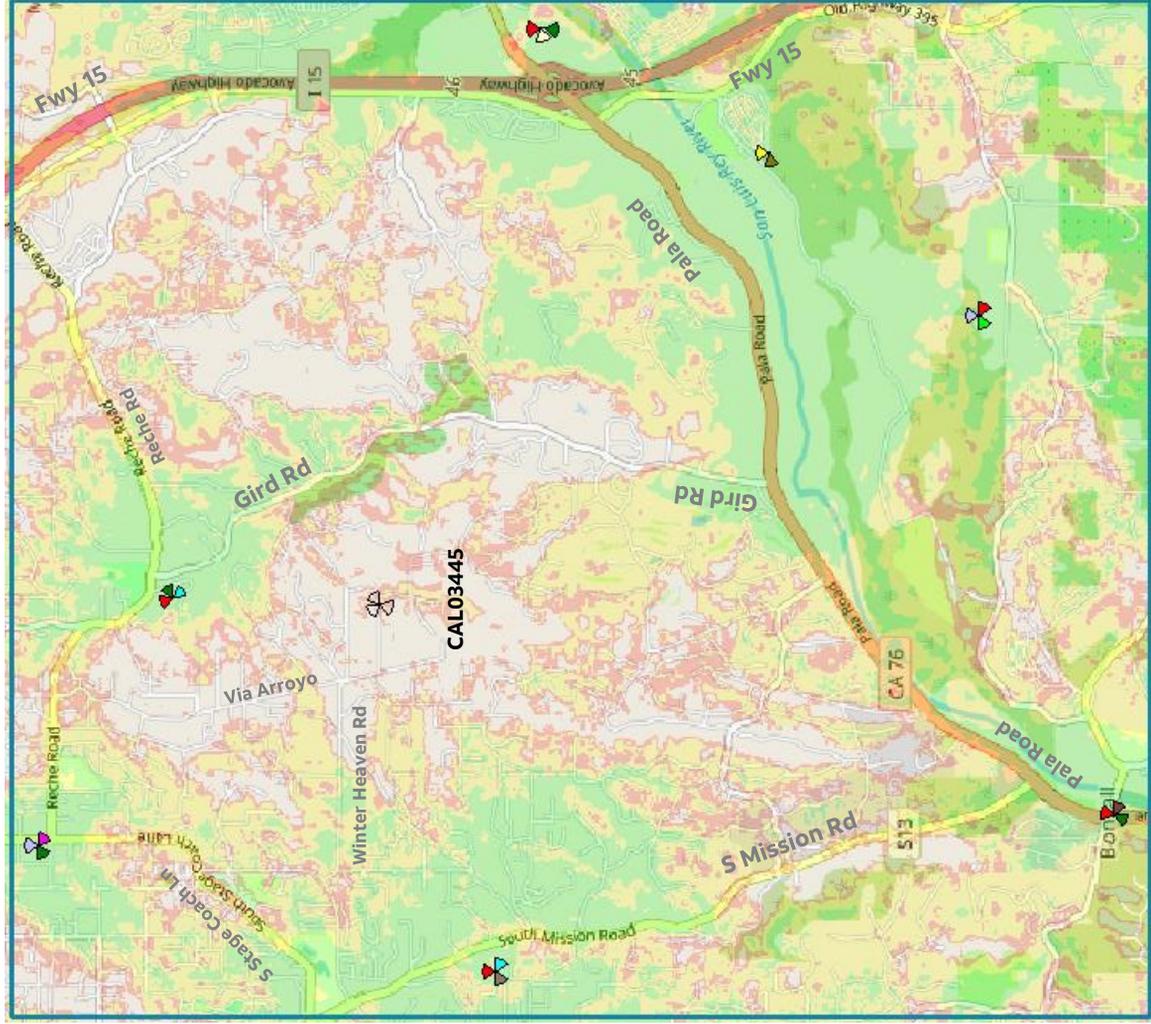
Because 2405 Via Rancheros Road currently sits in a significant gap for FirstNet/AT&T this location was ultimately selected and approval for the project by property ownership was obtained. This location will help to cover and serve the surrounding areas.

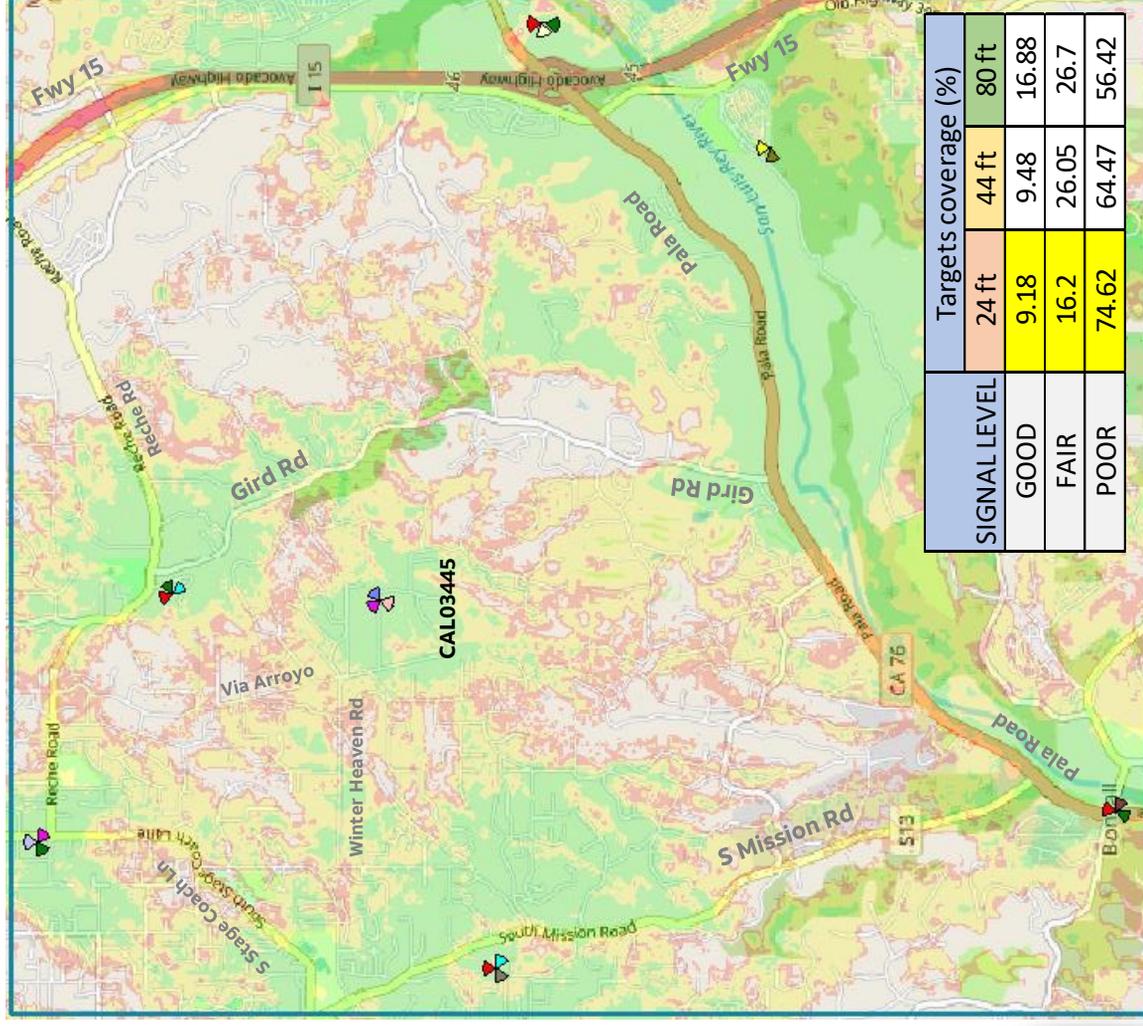
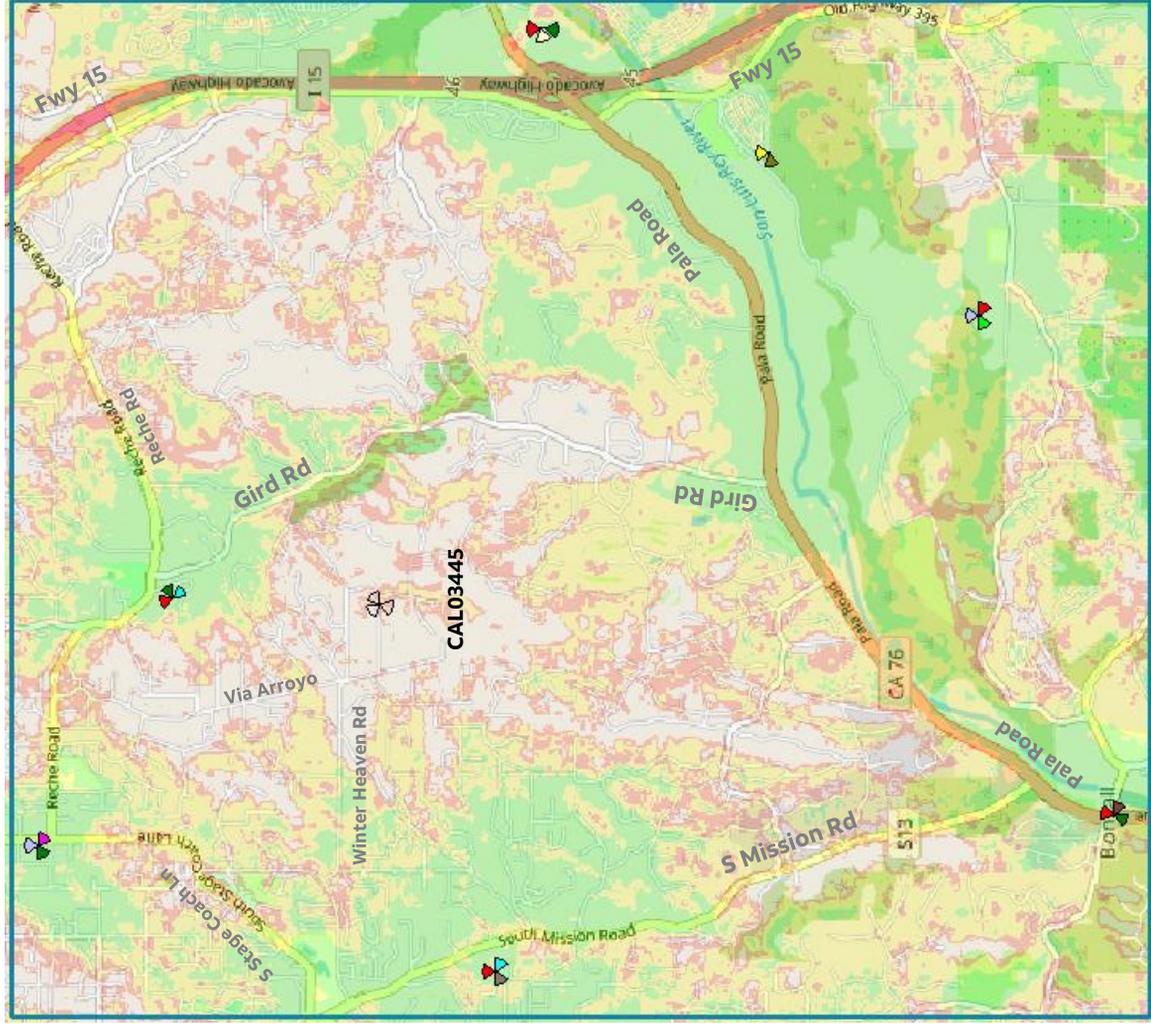
CAL03445^{2 - 76}

Coverage Plots V1



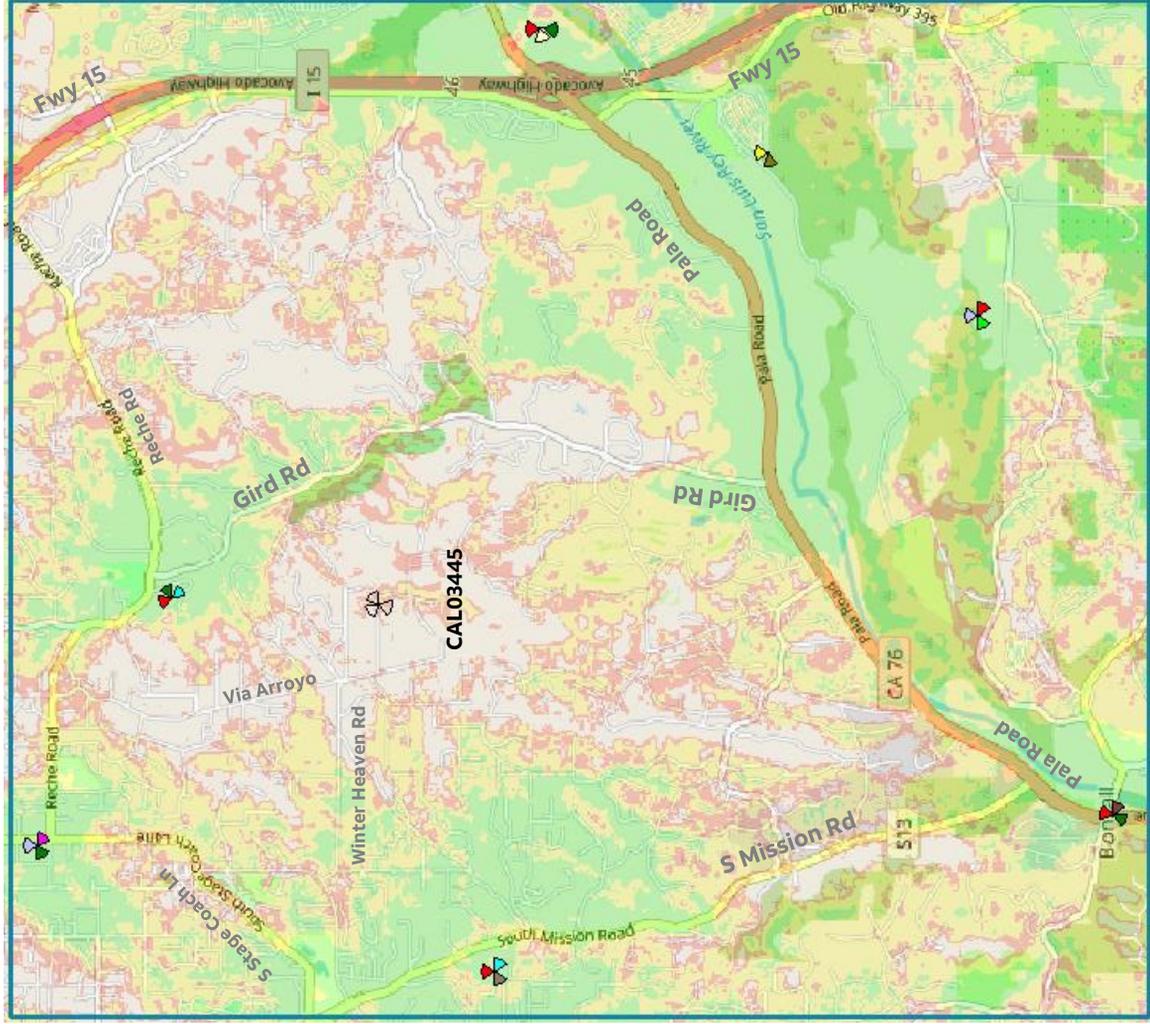






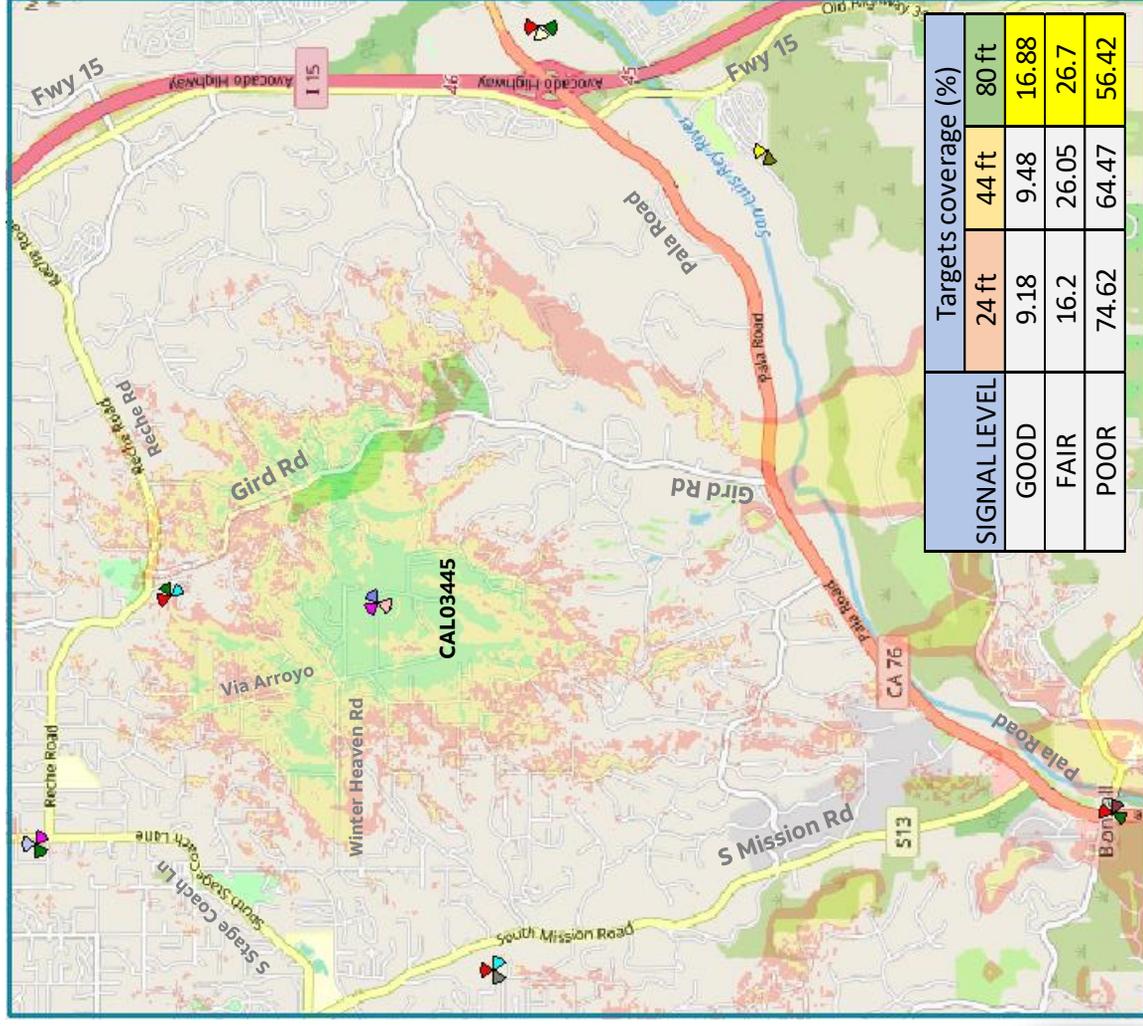
CAL03445

Existing Coverage

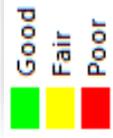
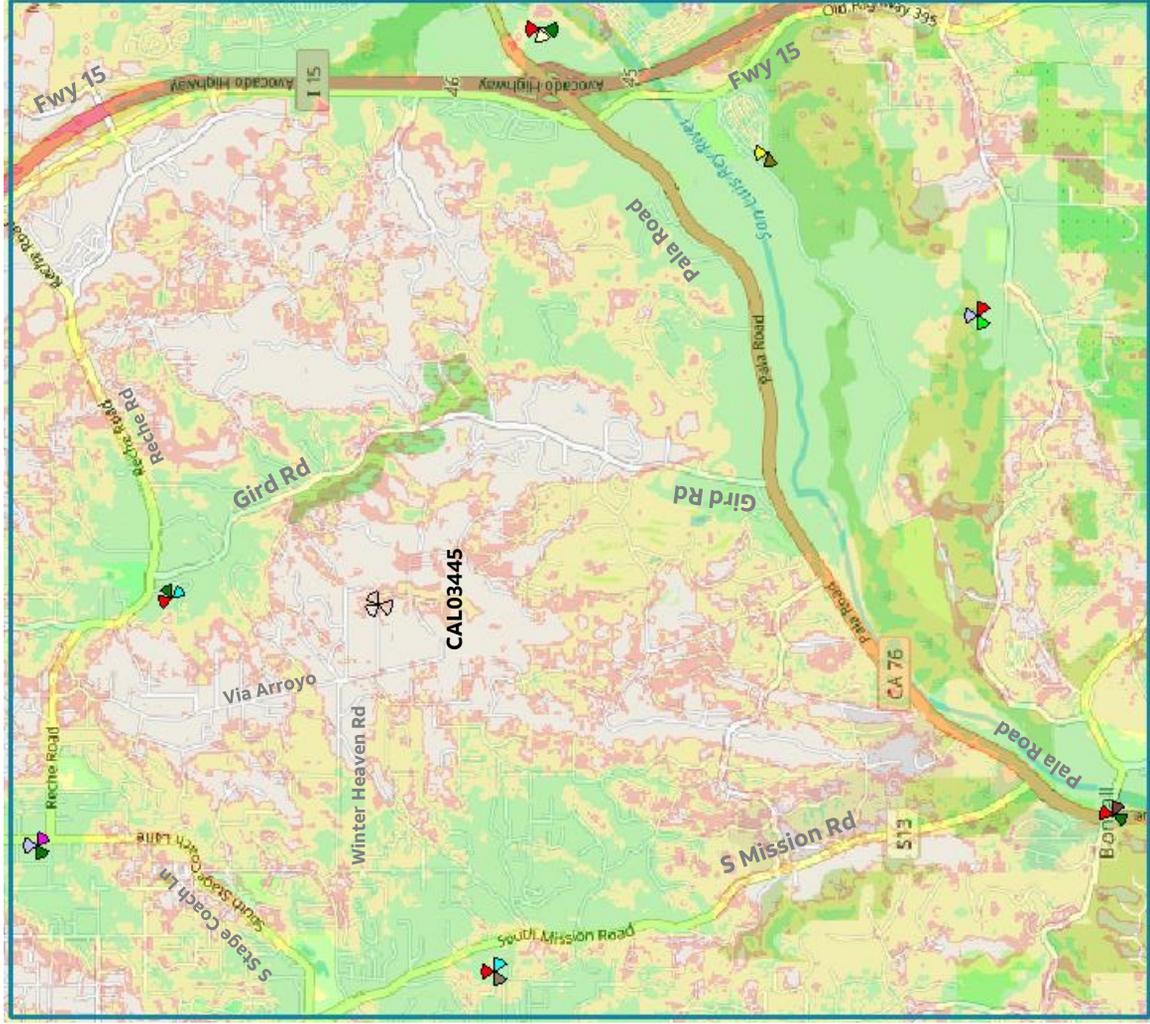


2 - 80

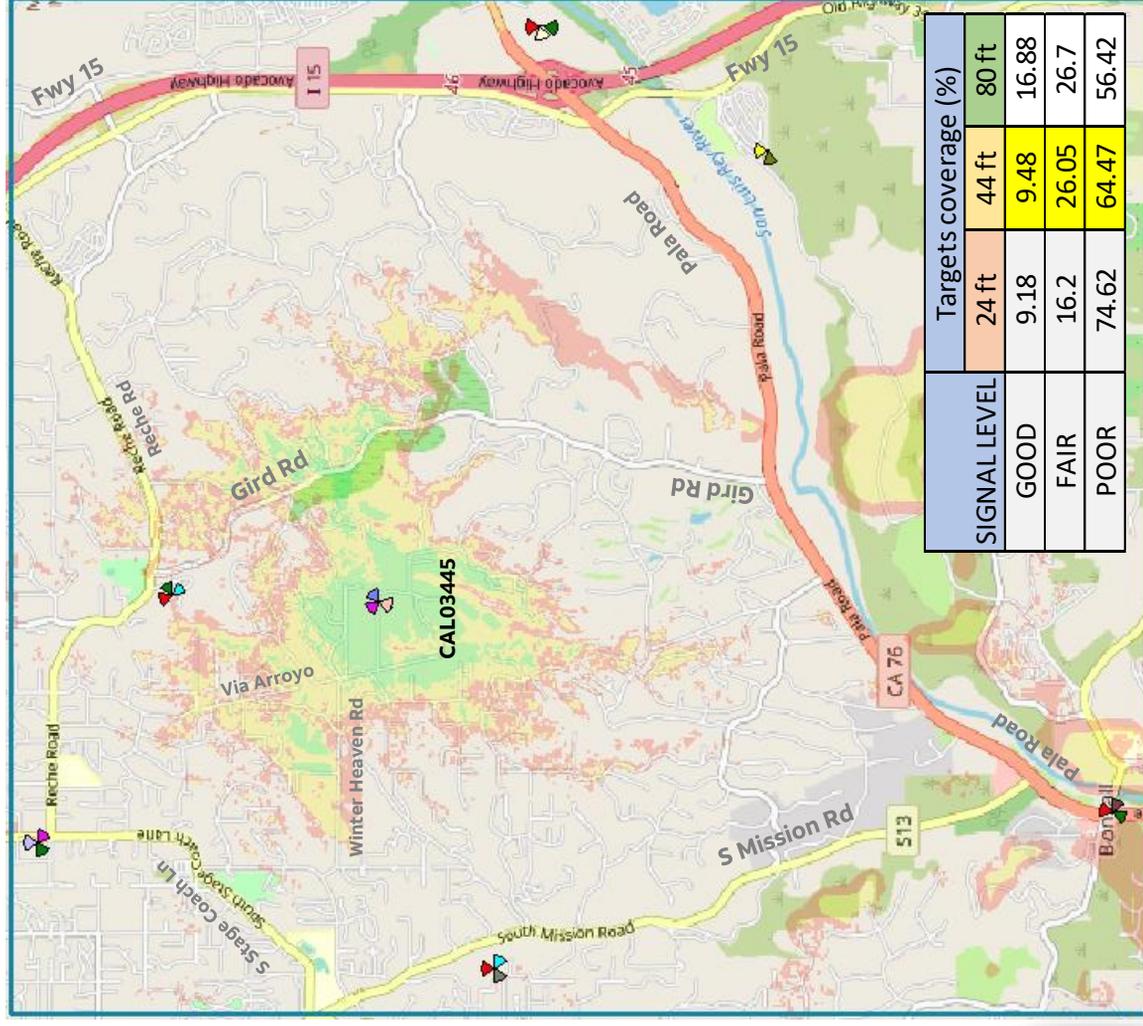
Single site coverage at 80 ft



Existing Coverage

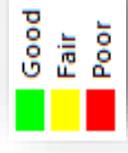
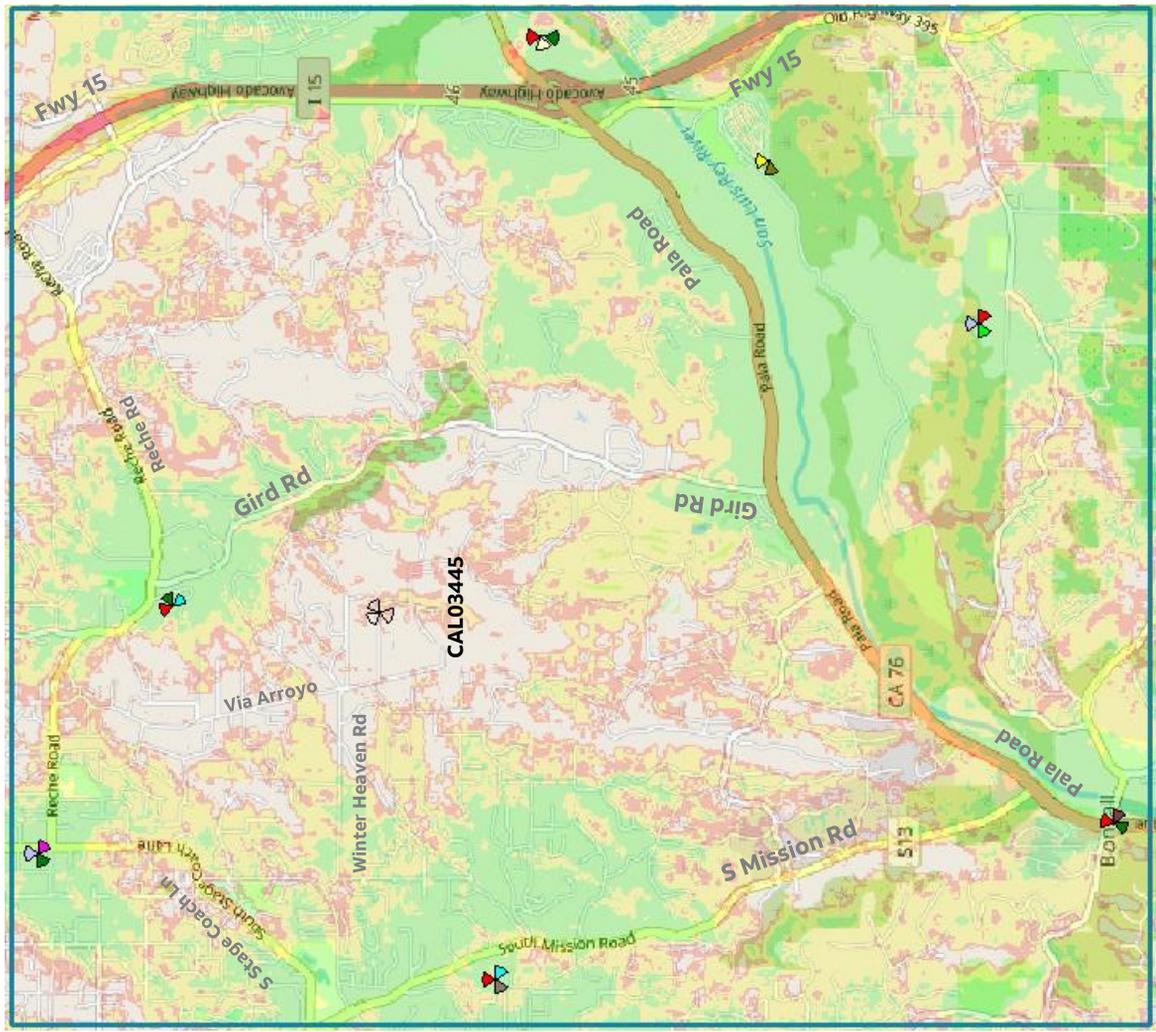


Single site coverage at 44 ft

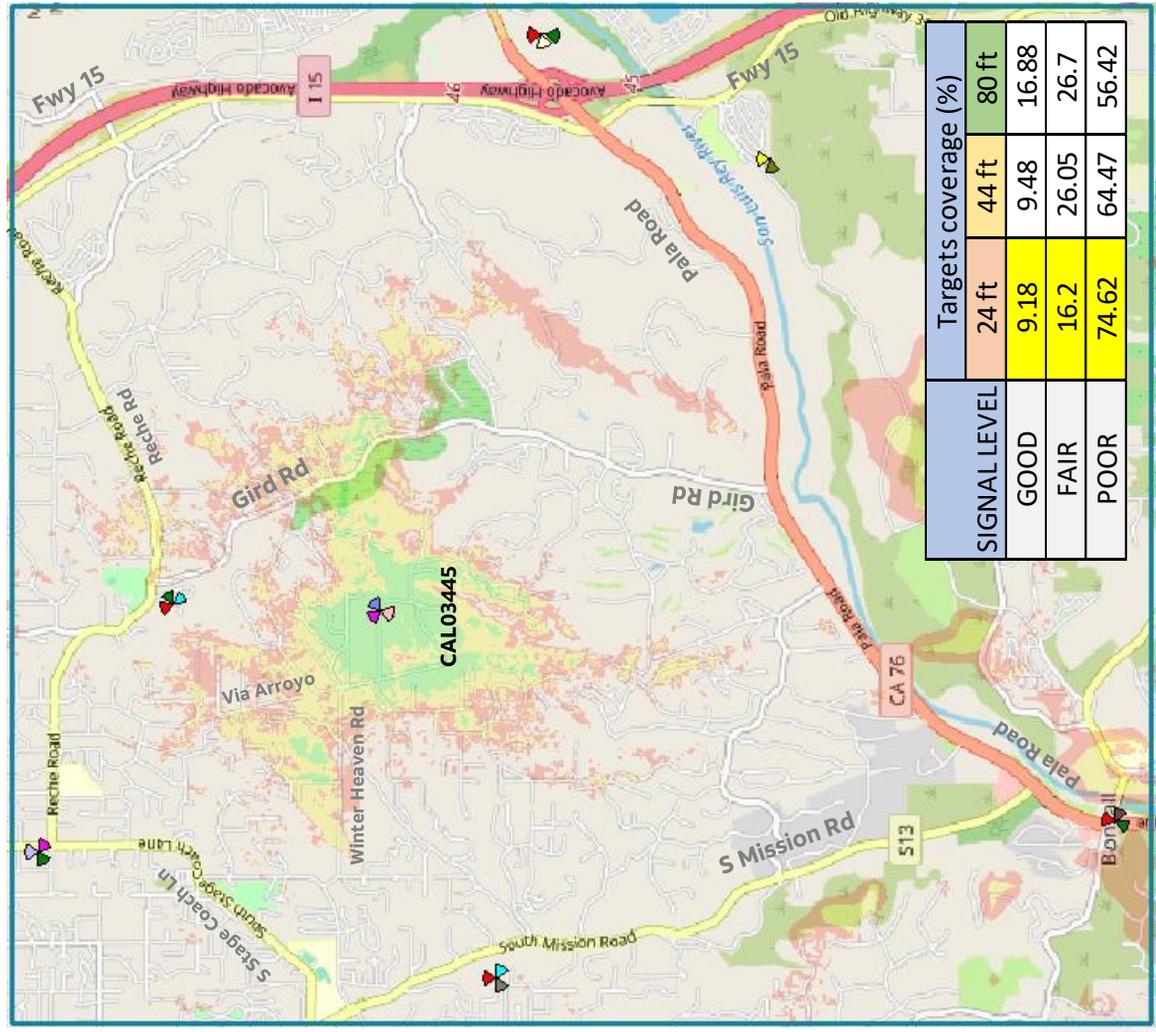


SIGNAL LEVEL	Targets coverage (%)		
	24 ft	44 ft	80 ft
GOOD	9.18	9.48	16.88
FAIR	16.2	26.05	26.7
POOR	74.62	64.47	56.42

Existing Coverage



Single site coverage at 24 ft



Attachment G – Ownership Disclosure



2185
County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP
INTERESTS ON APPLICATION FOR ZONING
PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) _____

Assessor's Parcel Number(s) _____

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

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

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

Signature of Applicant

_____ *Vince Adams* _____
Print Name

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

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