



*The County of San Diego*

# Zoning Administrator Hearing Report

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<b>Date:</b>	June 23, 2022	<b>Case/File No.:</b>	Golf Club Wireless Facility Minor Use Permit Modification; PDS2021-ZAP-01-034W1, PDS2021-ER-01-03-002A
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Wireless Telecommunication Facility
<b>Time:</b>	8:30 a.m.	<b>Location:</b>	3704 Fire Road, Fallbrook, CA 92028
<b>Agenda Item:</b>	#1	<b>General Plan:</b>	Semi-Rural 2 (SR-2)
<b>Appeal Status:</b>	Appealable to the Planning Commission	<b>Zoning:</b>	Limited Agriculture (A70)
<b>Applicant/Owner:</b>	Sprint Wireless / Lucy Family Trust	<b>Community:</b>	Fallbrook Community Plan Area
<b>Environmental:</b>	CEQA § 15303 Exemption	<b>APN:</b>	124-340-47-00

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## A. OVERVIEW

The purpose of this staff report is to provide the Zoning Administrator with the information necessary to consider the proposed Minor Use Permit (ZAP) Modification for a wireless telecommunication facility, conditions of approval and findings, and environmental findings prepared in accordance with the California Environmental Quality Act.

## B. REQUESTED ACTIONS

This is a request for the Zoning Administrator to evaluate the proposed ZAP Modification for a wireless telecommunication facility, determine if the required findings can be made and, if so, take the following actions:

- Adopt the Environmental Findings included in Attachment C, which includes a finding that the Project is exempt from the California Environmental Quality Act (CEQA).
- Approve the ZAP Modification PDS2021-ZAP-01-034W1, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

## C. BACKGROUND

On August 21, 2001, the Zoning Administrator previously approved a ZAP to authorize the construction, operation, and maintenance of a wireless telecommunication facility consisting of six (6) 4.4-foot panel antennas mounted on six (6) 12.2-foot monopoles and six equipment cabinets on the project site in the Fallbrook Community Planning Area.

The existing facility is considered “high visibility”, as it is a non-camouflaged facility. Therefore, the facility is required to comply with the amortization schedule with Section 6991 of the County Zoning Ordinance. The original ZAP was approved for a 10-year period commencing on the date of adoption of the amortization schedule in Zoning Ordinance Section 6991. This 10-year period expired on April 30, 2013. As part of the amortization process, the facility is required to obtain a ZAP Modification to bring the facility into conformance with the current requirements for Wireless Telecommunication Facilities within Sections 6980 through 6993 of the Zoning Ordinance. The ZAP Modification includes camouflaging for the six freestanding antennas to bring the facility into conformance with current requirements.

## **D. DEVELOPMENT PROPOSAL**

### **1. Project Description**

The applicant requests a ZAP Modification to modify an existing wireless telecommunication facility located at 3704 Fire Road within the Fallbrook Community Plan area. The applicant proposes the addition of six concealment shrubs to the existing facility, which consists of six separate monopoles on the residential property (Figure 1). The modification will bring the facility into conformance with the County of San Diego Wireless Ordinance and will extend the term of the facility for an additional 10 years. The proposal also includes the relocation of three monopoles 28 feet to the west of their existing location, including the digging of a trench to connect the relocated antennas to an existing equipment shed. The proposal also includes the installation of new antennas and remote radio units (RRUs), and replacement of associated equipment, cables, and batteries. Access to the wireless telecommunication facility is provided off an existing driveway from Fire Road, a private road.



*Figure 1: Existing antennas on the project site (left), photo-simulation of proposed concealed antennas (right).*



*Figure 2: View of the facility looking east from Diego Estates Drive*

## **2. Subject Property and Surrounding Land Uses**

The project is located on an 8.1-acre site within the Fallbrook Community Plan area (Figure 3). The site is 1.4 miles west of Interstate 15, 0.7 miles north of Pala Road, and 0.5 miles east of Gird Road. The project site is used for growing ornamental flowers and shrubs and contains one existing residence. Access to the wireless facility is provided by an existing driveway off Fire Road, which is a private road. The project site is zoned Limited Agriculture (A70) with a General Plan Regional Category Semi-Rural, and Land Use Designation Semi-Rural 2 (SR-2). The surrounding land uses can be categorized as Semi-Rural, with residential and agricultural land uses (Figures 4 and 5 and Table D-1).



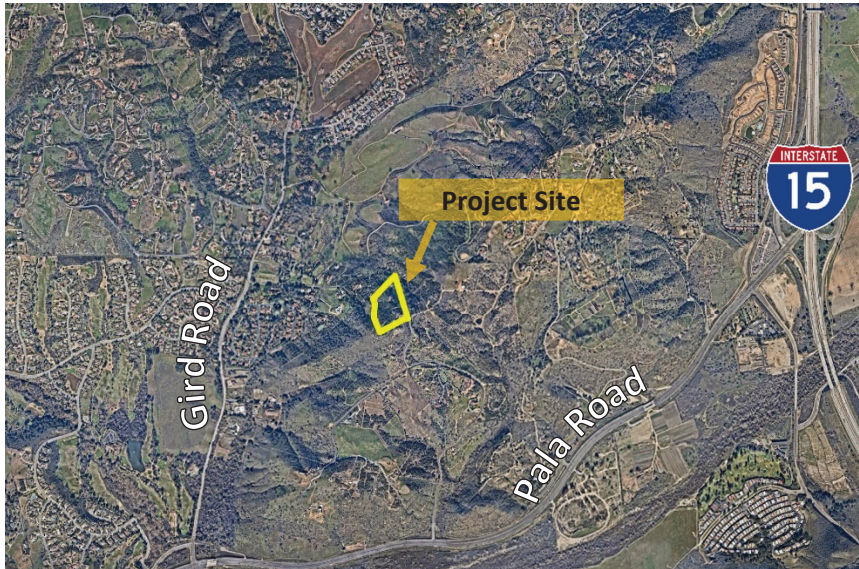


Figure 3: Vicinity Map



Figure 4: Aerial photograph showing Project site and vicinity.



Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural	Limited Agriculture (A70)	Pala Mesa Dr	Semi-Rural Agriculture and Residential
East	Semi-Rural	Limited Agriculture (A70)	Sage Road	Semi-Rural Agriculture and Residential
South	Semi-Rural	Limited Agriculture (A70)	Monserate Hill Road	Semi-Rural Agriculture and Residential
West	Semi-Rural	Limited Agriculture (A70)	Diego Estates Drive	Semi-Rural Agriculture and Residential

## E. ANALYSIS AND DISCUSSION

The Project has been reviewed to ensure it conforms to all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the 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. Key Requirements for Requested Actions

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

- Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- Does the project comply with the policies set forth under the Fallbrook Community Plan?
- Is the proposed project consistent with the County's Zoning Ordinance?
- Is the project consistent with the County's Wireless Ordinance?
- Does the project comply with CEQA?

### 2. Project Analysis

#### Amortization

The existing wireless telecommunication facilities are defined as "high visibility" according to Sections 6985 and 6991 of the Zoning Ordinance. The Project will modify Minor Use Permit ZAP-01-034, which was approved prior to the adoption of the Wireless Ordinance. Use Permit findings have been made to support the camouflaging of the existing facility through the addition of concealment shrubs. Pursuant to Section 6991 of the Zoning Ordinance, the applicant has indicated that the facility is valued at \$40,000, therefore the facility is required to be modified in 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.

## Site Planning Analysis

The proposed wireless telecommunication facility modification is compatible with the surrounding land uses, existing structures, vegetation, and topography. The concealed antennas will blend in with the existing vegetation on the site. The existing vegetation will also continue to screen existing equipment enclosures from adjacent residents and passing motorists. Furthermore, all proposed equipment and enclosures will be painted to match the surrounding vegetation. By blending in with the existing vegetation on the site, the facility is sited within a location that will not impact surrounding community character. The shrub camouflaging proposed as part of the ZAP Modification would further minimize visual impacts.

## Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. The proposed wireless telecommunication facility is located near three roadways identified in the County's Scenic Highway System. These three corridors include Interstate 15 1.4 miles to the east, Pala Road 0.7 miles south, and Gird Road 0.5 miles west. ). Drivers utilizing these scenic highways do not have a view of the facility due to distance, surrounding topography, and vegetation along the roadways.

Furthermore, the facility will not have any adverse visual impacts on the surrounding community. The proposed camouflaged antennas and equipment enclosure will sufficiently blend in with the vegetation on 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 (ASA)

The proposed wireless telecommunication facility is designed to provide continued cellular coverage to residents of the Fallbrook community. The Project site is zoned for Limited Agriculture (A-70), which is a non-preferred zone. Furthermore, the site is proposed on a non-preferred location. Therefore, the project requires an Alternative Site Analysis (ASA).

The applicant submitted an ASA to demonstrate that coverage objectives could not be met in a preferred zone. Properties immediately surrounding the project are zoned residential and rural. The nearest preferred zone is approximately 0.7 miles away. Due to the sloping topography of the surrounding area, siting within this preferred zone could not provide the targeted coverage area that would be provided by this facility. Therefore, there are no preferred zones in which the facility could feasibly be sited.

The ASA also included a review of preferred locations where the facility could be sited. The analysis found that there are no commercial or industrial buildings, county or government facilities, water tanks or utility towers in the surrounding area that can accommodate the site. While there are other wireless facilities within a two-mile radius of the project site available for co-location, the existing facility with modifications was found to be preferable based on the proposed camouflaged design

which blends into existing vegetation on the site. Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps illustrate coverage in the area with and without the facility. The GSA maps demonstrate that the existing location is necessary for the carrier to maintain coverage in the surrounding area and provide adequate service to motorists in the area, specifically for residents adjacent to Gird Road (Figure 5). GSA maps can also be found in Attachment F.

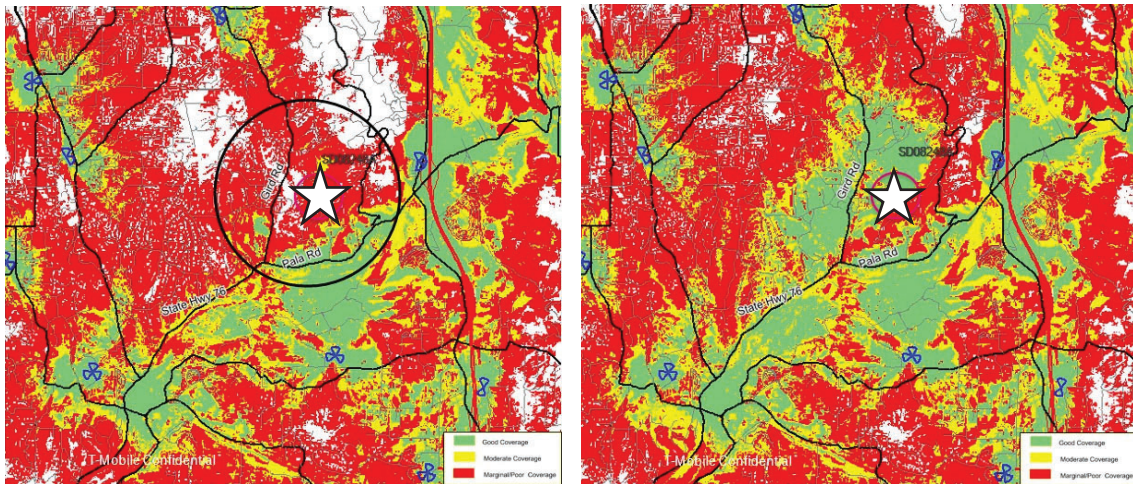


Figure 5: Coverage without Project (left) and coverage with Project (right).

### 3. General Plan Consistency

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

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p><b>GOAL S-1 – Public Safety.</b> Enhanced public safety and the protection of public and private property.</p> <p><b>GOAL S-2 – Emergency Response.</b> Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The Project will provide continued coverage throughout the area, which is essential in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by continuing to provide service and coverage in the area.</p>
<p><b>POLICY LU 15.2 – Co-Location of Telecommunication Facilities.</b> 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>



#### 4. Zoning Ordinance Consistency

##### a. Development Regulations

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

Table E-2: Zoning Ordinance Development Regulations

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

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	No Project components exceed 18 feet in height. Therefore, the proposed facility would meet the "G" setback requirements per Section 4800 of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The Project is not located within the front, rear, or side yard setback. Therefore, the proposed facility would meet the "C" setback requirements per Section 4800 of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

##### b. Wireless Ordinance Consistency

By federal law, the County is prohibited from regulating the placement, construction and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions, if the facilities comply with the Federal Communication Commission (FCC) regulations concerning RF emissions. Therefore, County decision makers do not consider comments or information concerning potential health effects or other

environmental effects when determining whether to approve permits for cellular facilities. Also, staff does not require information from the Applicant concerning such effects from RF emissions associated with the Project. Information regarding potential health effects is available from the cellular providers upon request as required by the FCC.

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

*Table E-3: Wireless Ordinance Consistency*

<b>Development Standard</b>	<b>Proposed/Provided</b>	<b>Complies?</b>
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The existing equipment shelters for the site are less than 10 feet in height.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The proposed wireless telecommunications facility and existing equipment enclosure are located outside all required setbacks including front, rear, and side yard.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	No new noise-producing equipment or operational uses are proposed as part of the Project. The Project will not create a change in the existing noise environment and is therefore anticipated to comply with the County of San Diego Noise Ordinance Section(s) 36.404.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.	The Project is considered a "high visibility" facility. Since the proposed Project has a valuation of \$40,000, the ZAP Modification has been conditioned to have a maximum term of 10 years.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The Project is near Interstate 15, Pala Road, and Gird Road, three Scenic Highways identified in the County of San Diego General Plan. The Project is not visible from these roads due to surrounding topography, distance, and existing vegetation. In addition, the facility is designed to blend in with existing vegetation to avoid adverse visual impacts.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

### 5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and the proposed project qualifies for a categorical exemption under CEQA Section 15303. Section 15303 exempts the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; would not cause substantial change in 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 state designated scenic highway.

### F. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 300 feet of the project site until at least 20 different property owners were noticed. No formal comments were received as a result of the public notices sent at the time of the ZAP Modification application submittal or during the processing of the permit. Prior to the Zoning Administrator hearing, public notices were sent to 22 property owners within 900 feet of the project site.

### G. COMMUNITY PLANNING GROUP

On September 20, 2021, the Fallbrook Community Planning Group recommended approval of the project without conditions by a vote of 14-0-0-0 (Ayes – 14; Noes – 0; Abstain – 0; Absent/Vacant - 0). The Fallbrook Community Planning Group Recommendation Form is found in Attachment E, Public Documentation.

### H. STAFF RECOMMENDATIONS

Staff recommends that the Zoning Administrator take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from the California Environmental Quality Act (CEQA).
2. Approve ZAP PDS2021-ZAP-01-034W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.



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**Report Prepared By:**

Nathan Kling, Project Manager  
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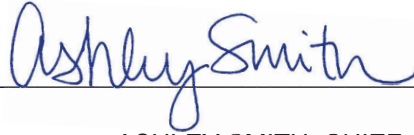
**Report Approved By:**

Dahvia Lynch, Director  
858-694-2962

[Dahvia.Lynch@sdcounty.ca.gov](mailto:Dahvia.Lynch@sdcounty.ca.gov)

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**AUTHORIZED REPRESENTATIVE:** \_\_\_\_\_



ASHLEY SMITH, CHIEF

**ATTACHMENTS:**

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2021-ZAP-01-034W1

Attachment C – Environmental Documentation

Attachment D – Public Documentation

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

## **Attachment A – Planning Documentation**

<p><b>Sprint</b></p> <p>Now part of <b>T-Mobile</b></p> <p>200 MACCORMACK AVE FALL BROOK, CA 92028 TAKELIFE.COM</p>	MD7	MD7 LLC      Sales 300 15050 MacCormack Ave. San Diego, CA 92130 602-964-7439	REVISIONS		
			REV.	DATE	DESCRIPTION
	0	01/28/2021	90% CDs	DAN	
	0	04/02/2021	100% CDs	MA	
	1	06/23/2021	100% CDs	KJT	
	2	08/18/2021	100% CDs	KJT	
	3	03/03/2022	100% CDs	KJT	

*DJ Mac22*

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND AM DAILY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA

SITE INFORMATION
<b>SPRINT RE TAIN</b> SD08248A / SD03XC007  3705 FIRE ROAD FALL BROOK, CA 92028 RIVERSIDE/ SAN DIEGO

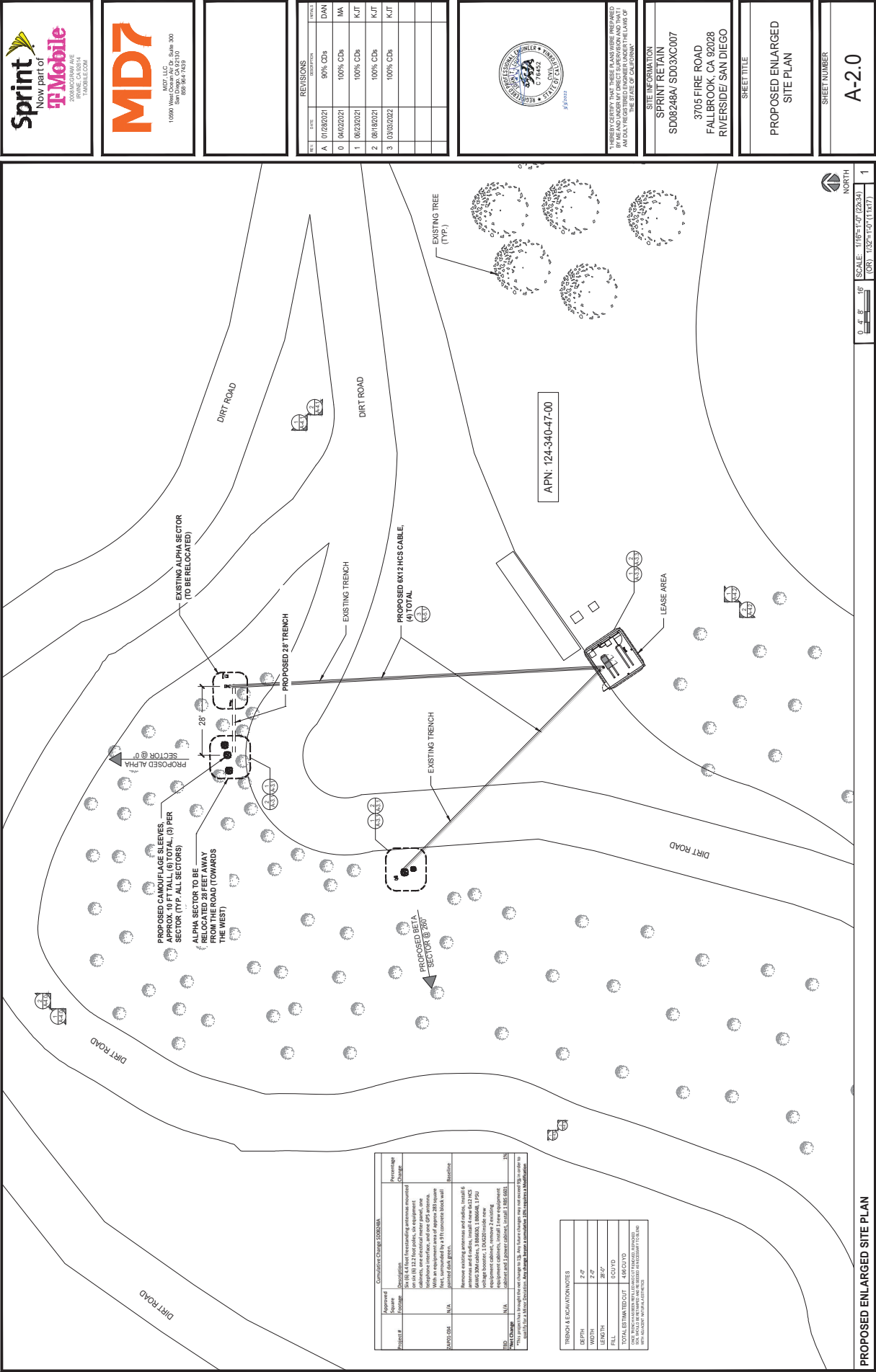
SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1.0

[illegible]







Proposed #	Approved Footprint	Description	Percentage Change
1	N/A	On site 6.4 ft. x 6.4 ft. existing antenna mounted on a 10 ft. x 10 ft. steel tower. The antenna is currently located on the east side of the tower. The proposed antenna is to be relocated to the west side of the tower. The antenna is currently located on the east side of the tower. The proposed antenna is to be relocated to the west side of the tower. The antenna is currently located on the east side of the tower. The proposed antenna is to be relocated to the west side of the tower.	0%
2	N/A	On site 6.4 ft. x 6.4 ft. existing antenna mounted on a 10 ft. x 10 ft. steel tower. The antenna is currently located on the east side of the tower. The proposed antenna is to be relocated to the west side of the tower. The antenna is currently located on the east side of the tower. The proposed antenna is to be relocated to the west side of the tower. The antenna is currently located on the east side of the tower. The proposed antenna is to be relocated to the west side of the tower.	0%

TRENCH & EAVES NOTES	
DEPTH	2'-2"
WIDTH	2'-2"
LENGTH	28'-0"
FILL	3/4" GRAVEL
BACKFILL	3/4" GRAVEL
NOTES	SEE TRENCH & EAVES NOTES

PROPOSED ENLARGED SITE PLAN



REVISIONS	
NO.	DATE
1	01/28/2021
2	02/02/2021
3	02/03/2021
4	02/03/2021
5	02/03/2021
6	02/03/2021
7	02/03/2021
8	02/03/2021
9	02/03/2021
10	02/03/2021



ANY WORK DONE BY THIS FIRM IS TO BE DONE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PROFESSIONAL ENGINEER AND THE STANDARDS AND SPECIFICATIONS OF THE BOARD OF CALIFORNIA ENGINEERS AND SURVEYORS.

**SITE INFORMATION**  
SPRINT RETAIN  
SD082484 / SD03XC007  
3705 FIRE ROAD  
FALLBROOK, CA 92028  
RIVERSIDE / SAN DIEGO

**SHEET TITLE**  
PROPOSED ENLARGED  
SITE PLAN

**SHEET NUMBER**  
A-2.0



REVISIONS				DATE	BY
A	10/28/2021	90% CDs	DAN		
O	10/28/2021	100% CDs	MA		
1	08/23/2021	100% CDs	KJT		
2	08/18/2021	100% CDs	KJT		
3	03/03/2022	100% CDs	KJT		



ANY AND ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENGINEERING COUNCIL'S (CEC) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, THE STANDARD SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF BRIDGES, AND THE STANDARD SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF TUNNELS.

**SITE INFORMATION**  
**SPRINT RETAIN**  
SD082484 / SD03XC007  
3705 FIRE ROAD  
FALLBROOK, CA 92028  
RIVERSIDE/ SAN DIEGO

**SHEET TITLE**  
**EXISTING ANTENNA PLAN  
& SCHEDULE**

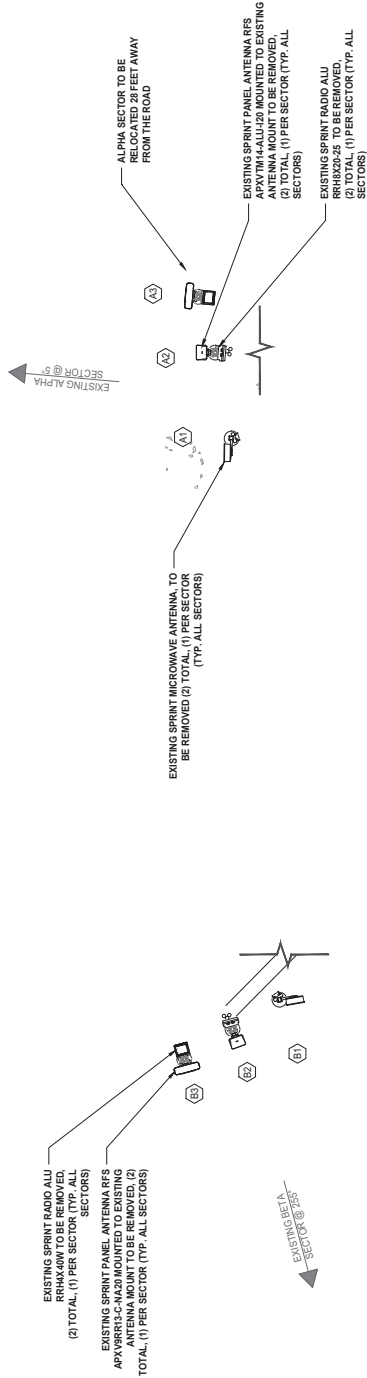
**SHEET NUMBER**  
**A-3.0**

SECTOR	AZIMUTH	RAD CENTER	TOP OF ANTENNA	GENERAL ANTENNA SIZE	POSITION	EXISTING OR PROPOSED	ANTENNA MODEL	TIAR/RADIO	CABLE	CABLE LENGTH AS PER RFDS
ALPHA	5°	10'-0"	11'-0"	2'-0"	1	EXISTING TO BE REMOVED	MICROWAVE	-	N/A	N/A
		10'-0"	12'-4"	4'-3"	2	EXISTING TO BE REMOVED	RFS APXVTH4-ALU-D0	(1) ALU RRHX20-25	FIBER	145'-0"
		10'-0"	12'-3"	4'-5"	3	EXISTING TO BE REMOVED	RFS APXVRR13-C-NA20	(1) RRHX40W	FIBER	145'-0"
BETA	255°	10'-0"	11'-0"	2'-0"	1	EXISTING TO BE REMOVED	MICROWAVE	-	N/A	N/A
		10'-0"	12'-4"	4'-3"	2	EXISTING TO BE REMOVED	RFS APXVTH4-ALU-D0	(1) ALU RRHX20-25	FIBER	95'-0"
		10'-0"	12'-3"	4'-5"	3	EXISTING TO BE REMOVED	RFS APXVRR13-C-NA20	(1) RRHX40W	FIBER	95'-0"

CONTRACTOR TO REFERENCE FINAL RFDS AND FIELD VERIFY ALL CABLE LENGTHS PRIOR TO CONSTRUCTION

EXISTING ANTENNA SCHEDULE

SCALE	2
N.T.S.	



EXISTING ANTENNA PLAN

SCALE	1/4"=1'-0" (22x34)	1
(ON)	1/8"=1'-0" (11x17)	







REVISIONS			DATE	DESCRIPTION	BY
A	01/28/2021	90% CDs	DAN		
O	04/02/2021	100% CDs	MA		
1	08/23/2021	100% CDs	KJT		
2	08/18/2021	100% CDs	KJT		
3	03/03/2022	100% CDs	KJT		



SITE INFORMATION  
SPRINT RETAIN  
SD082484/ SD03XC007  
3705 FIRE ROAD  
FALLBROOK, CA 92028  
RIVERSIDE/ SAN DIEGO

SHEET TITLE  
PROPOSED ANTENNA  
PLAN & SCHEDULE

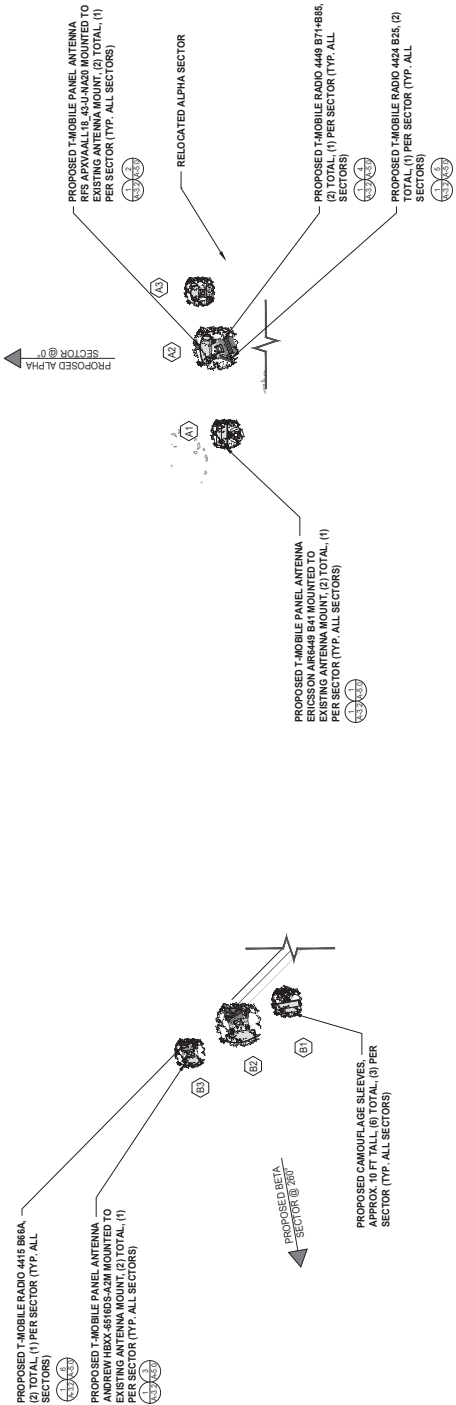
SHEET NUMBER  
A-3.1

SECTOR	AZIMUTH	RAD CENTER	TOP OF ANTENNA	GENERAL ANTENNA SIZE	POSITION	EXISTING OR PROPOSED	ANTENNA MODEL	TIARADIO	CABLE	CABLE LENGTHS PER RFDS (V.F.F.)
ALPHA	0°	16'-0"	17'-5"	2'-9"	1	PROPOSED	ERCCSON AIR6449 B41	N/A	(2) ERCCSON 8513 HCS (4) FIBER JUMPERS	14'-9" 16'-4"
		15'-0"	18'-0"	6'-0"	2	PROPOSED	RFS APXVAALL18_43-U-A20	(1) RADIO 4449 B71-HB85 (1) RADIO 4424 B25	(8) SUREFLEX JUMPERS (8) FIBER JUMPERS	8'-9" 16'-4"
		15'-0"	17'-2"	4'-3"	3	PROPOSED	ANDREW HBXX-4516DS-A3M	(1) RADIO 4416 B68A	(4) SUREFLEX JUMPERS (4) FIBER JUMPERS	8'-9" 16'-4"
BETA	260°	16'-0"	17'-5"	2'-9"	1	PROPOSED	ERCCSON AIR6449 B41	N/A	(2) ERCCSON 8513 HCS (4) FIBER JUMPERS	9'-9" 16'-4"
		15'-0"	18'-0"	6'-0"	2	PROPOSED	RFS APXVAALL18_43-U-A20	(1) RADIO 4449 B71-HB85 (1) RADIO 4424 B25	(8) SUREFLEX JUMPERS (8) FIBER JUMPERS	8'-9" 16'-4"
		15'-0"	17'-2"	4'-3"	3	PROPOSED	ANDREW HBXX-4516DS-A3M	(1) RADIO 4416 B68A	(4) SUREFLEX JUMPERS (4) FIBER JUMPERS	8'-9" 16'-4"

CONTRACTOR TO REFERENCE FINAL RFDS AND FIELD VERIFY ALL CABLE LENGTHS PRIOR TO CONSTRUCTION

PROPOSED ANTENNA SCHEDULE

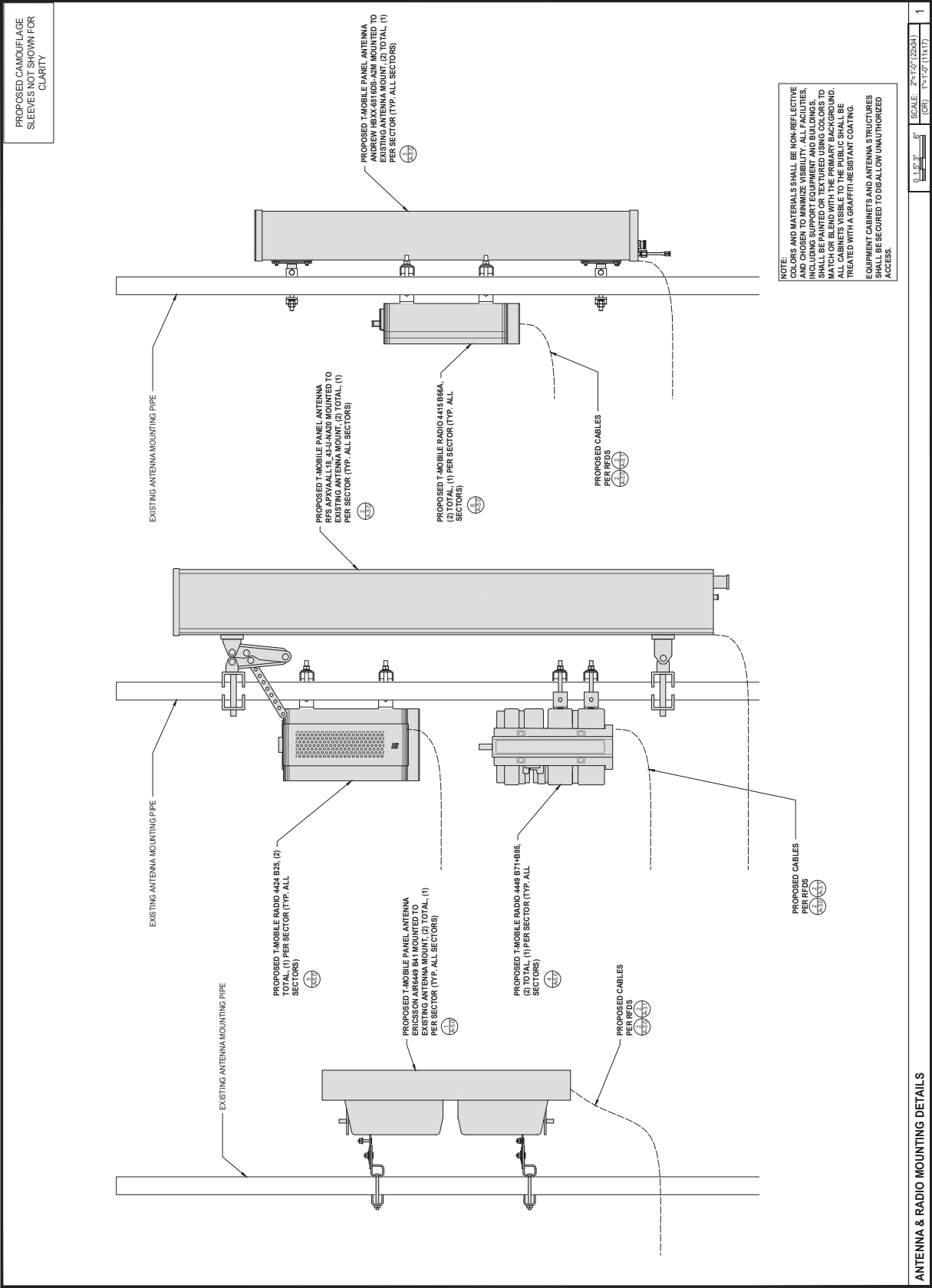
SCALE	2
N.T.S.	



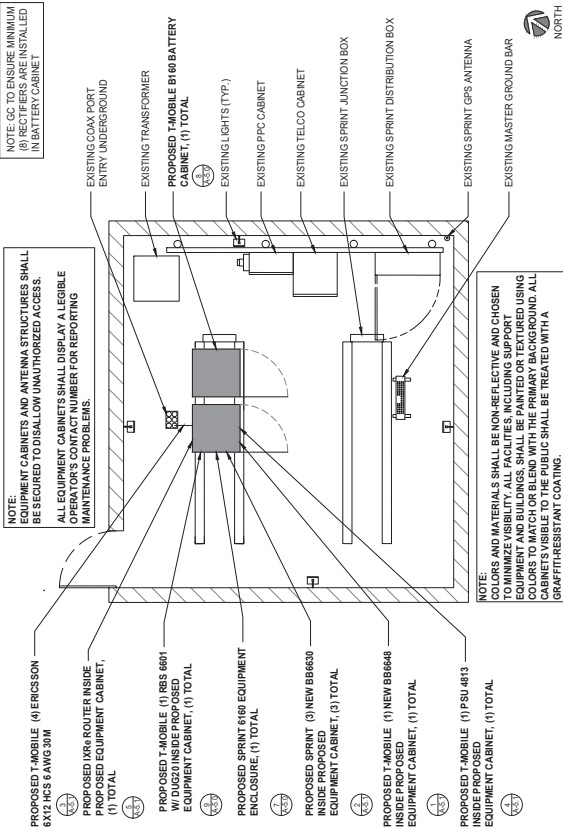
PROPOSED ANTENNA PLAN

SCALE	1/4"=1'-0" (2234)
(ON)	1/8"=1'-0" (11x17)

NORTH	1
-------	---

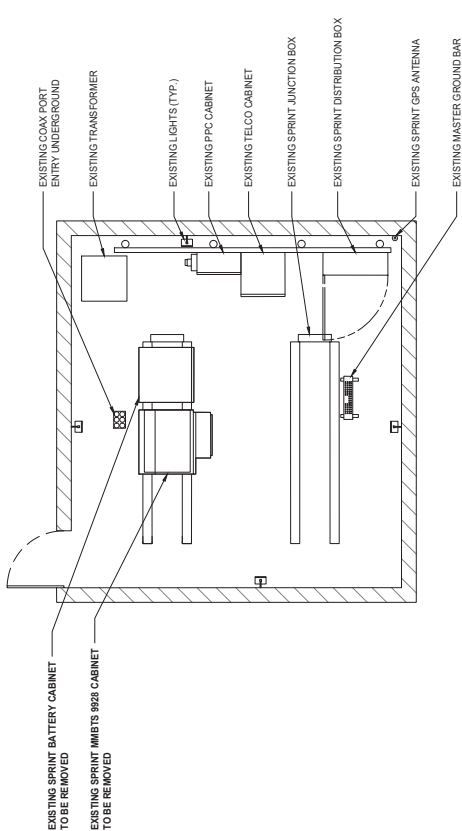


BATTERY SPECIFICATIONS	
CABINET #1 TYPE	B160 (1)
BATTERY MANUFACTURER	NORTHSTAR
MODEL NUMBER:	NSB 150 HT RED
MAX CAPACITY IN AMPHOUR	210 AH
NUMBER OF BATTERIES INSTALLED	12 (MAX)
MAXIMUM NUMBER OF BATTERIES PER CABINET	12
TOTAL CAPACITY IN KWH IN CABINET #1	27.4 KWH



PROPOSED EQUIPMENT PLAN

NOT USED



EXISTING EQUIPMENT PLAN

NOT USED



REVISIONS			DATE	BY	CHKD
A	01/28/2021	90% CDs			DAN
0	04/02/2021	100% CDs			MA
1	08/23/2021	100% CDs			KJT
2	08/18/2021	100% CDs			KJT
3	10/21/2022	100% CDs			KJT




THESE DOCUMENTS HAVE BEEN PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA.


SITE INFORMATION  
SPRINT RETAIN  
SD082484 / SD03XC007  
3705 FIRE ROAD  
FALLBROOK, CA 92028  
RIVERSIDE/ SAN DIEGO

SHEET TITLE  
EXISTING & PROPOSED  
EQUIPMENT PLANS, &  
BATTERY CALCULATIONS

SHEET NUMBER  
A-3.3




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UNIVERSITY MICROFILMS  
SERIALS ACQUISITION  
T-MOBILE.COM



MD7  
MD7, LLC  
10000 West Century Blvd, Suite 300  
San Diego, CA 92120  
(619) 584-1425

NO.	DATE	DESCRIPTION	BY
A	01/28/2021	90% CDs	DAN
0	04/02/2021	100% CDs	MA
1	08/23/2021	100% CDs	KJT
2	08/18/2021	100% CDs	KJT
3	03/03/2022	100% CDs	KJT

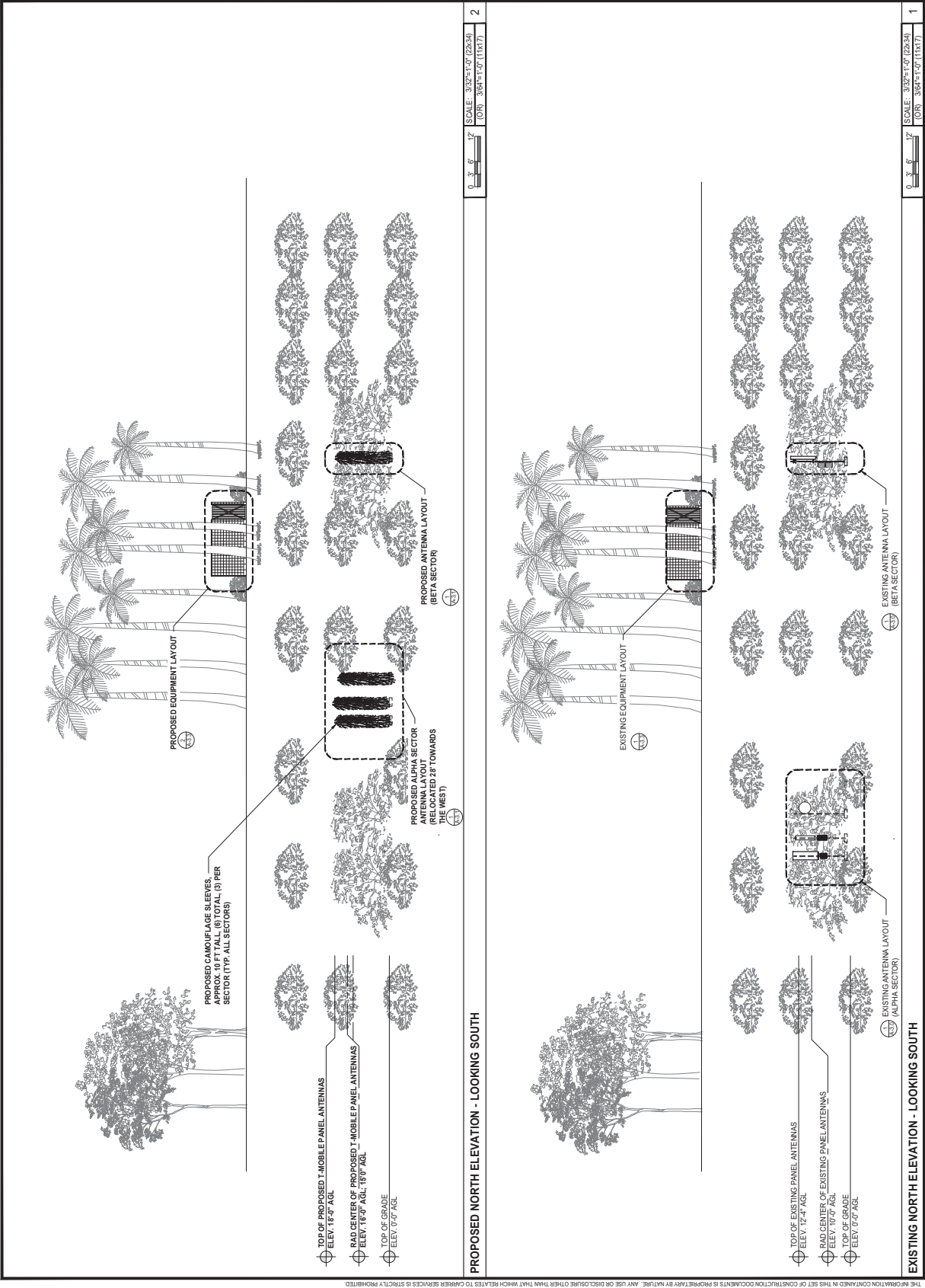


PROFESSIONAL ENGINEER  
DAN C. 76462  
STATE OF CALIFORNIA  
E-00000000

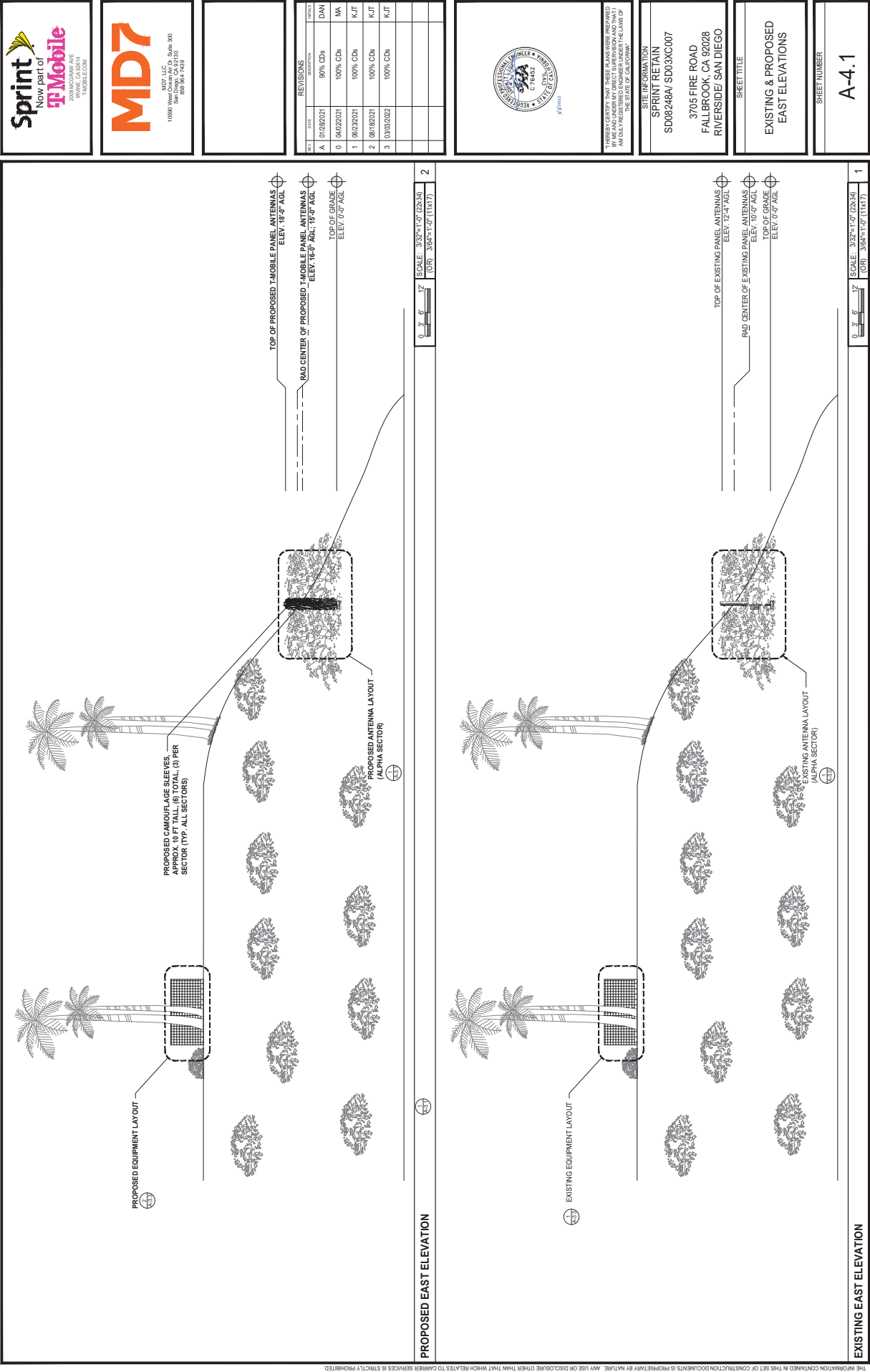
**SITE INFORMATION**  
SPRINT RETAIN  
SD082484 / SD03XC007  
3705 FIRE ROAD  
FALLBROOK, CA 92028  
RIVERSIDE / SAN DIEGO


**SHEET TITLE**  
EXISTING & PROPOSED  
NORTH ELEVATIONS

**SHEET NUMBER**  
A-4.0











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**MD7**  
MD7, LLC  
10000 West Century Blvd, Suite 300  
San Diego, CA 92120  
(619) 594-1425

REV	DATE	DESCRIPTION	DESIGN
A	01/28/2021	90% CDs	DAN
0	04/02/2021	100% CDs	MA
1	08/23/2021	100% CDs	KJT
2	08/18/2021	100% CDs	KJT
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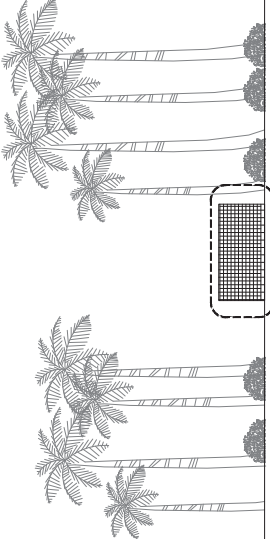
3/3/2022

THESE DOCUMENTS HAVE BEEN PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA.

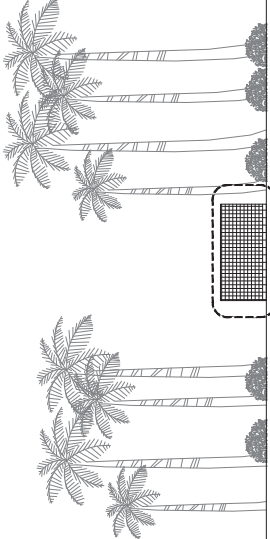
**SITE INFORMATION**  
**SPRINT RETAIN**  
SD082484/ SD03XC007  
3705 FIRE ROAD  
FALLBROOK, CA 92028  
RIVERSIDE/ SAN DIEGO

**SHEET TITLE**  
**EXISTING & PROPOSED SOUTH ELEVATIONS**

**SHEET NUMBER**  
**A-4.2**



PROPOSED EQUIPMENT LAYOUT




EXISTING EQUIPMENT LAYOUT

0 3' 6' 12' SCALE: 3/32"=1'-0" (22x34) (OR) 3/64"=1'-0" (11x17) 2


0 3' 6' 12' SCALE: 3/32"=1'-0" (22x34) (OR) 3/64"=1'-0" (11x17) 1

PROPOSED SOUTH ELEVATION

EXISTING SOUTH ELEVATION




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MD7, LLC  
10000 West Center Blvd, Suite 300  
San Diego, CA 92120  
(619) 584-1400

REV	DATE	DESCRIPTION	BY
A	10/28/2021	90% CDs	DAN
0	10/28/2021	100% CDs	MA
1	08/23/2021	100% CDs	KJT
2	08/18/2021	100% CDs	KJT
3	03/03/2022	100% CDs	KJT

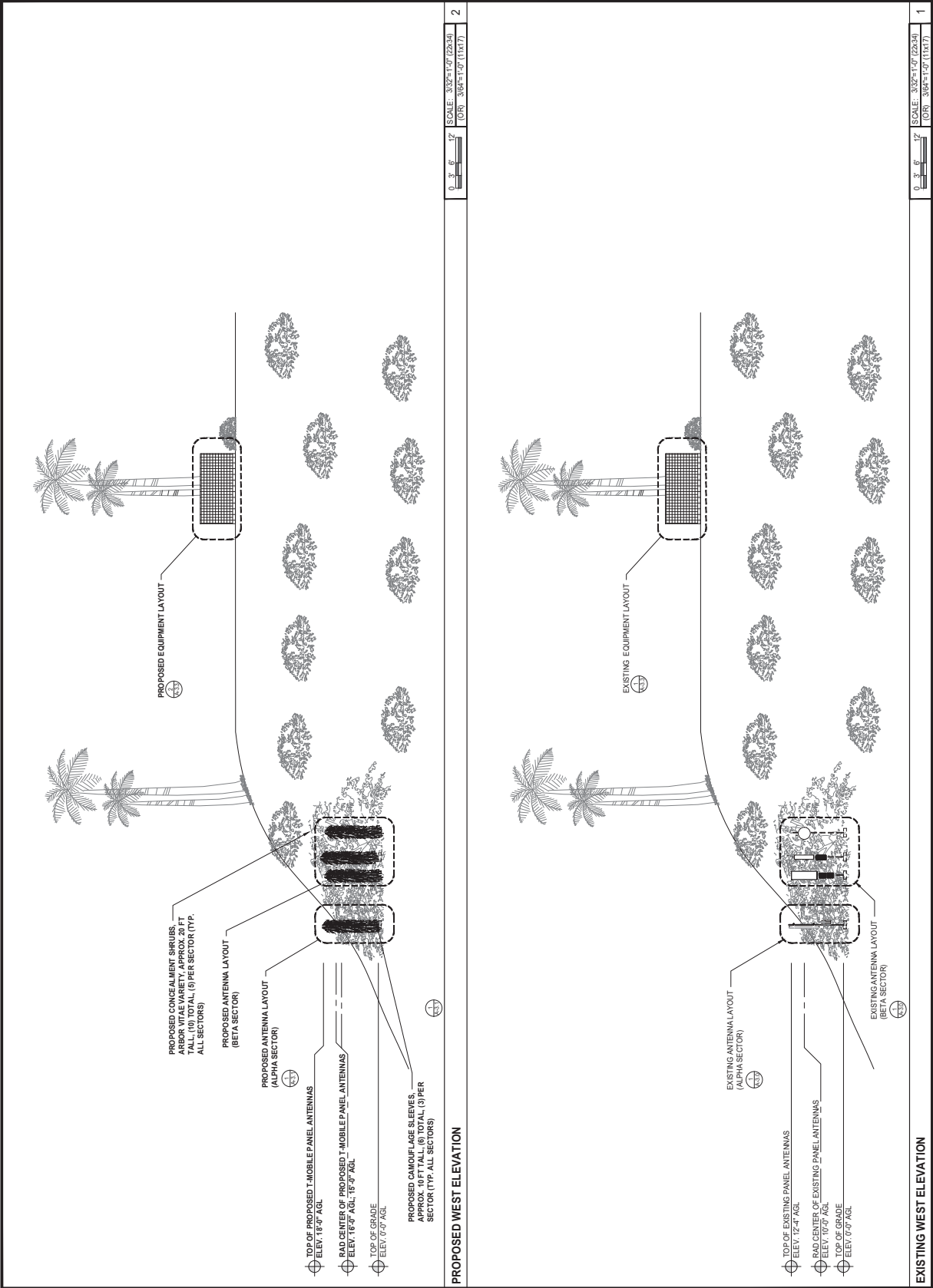


Professional Engineer  
Dan C. 776402  
Civil  
State of California  
03/2022

**SITE INFORMATION**  
**SPRINT RETAIN**  
SD082484 / SD03XC007  
3705 FIRE ROAD  
FALLBROOK, CA 92028  
RIVERSIDE / SAN DIEGO

**SHEET TITLE**  
**EXISTING & PROPOSED  
WEST ELEVATIONS**

**SHEET NUMBER**  
**A-4.3**



**Attachment B – Form of Decision  
Approving PDS2021-ZAP-01-034W1**





## County of San Diego

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
(858) 505-6445 General • (858) 694-2705 Codes  
(858) 565-5920 Building Services  
www.SDCPDS.org

DAHVIA LYNCH  
DIRECTOR

June 23, 2022

### MINOR USE PERMIT MODIFICATION PDS2021-ZAP-01-034W1 FORM OF DECISION

**PERMITTEE:** SPRINT  
**MINOR USE PERMIT MODIFICATION:** PDS2021-ZAP-01-034W1  
**E.R. NUMBER:** PDS2021-ER-01-03-002A  
**PROPERTY:** 3704 FIRE ROAD, FALLBROOK, CA 92028  
**APN(S):** 124-340-47-00

#### DECISION OF THE ZONING ADMINISTRATOR

Grant in substantial conformance with the approved plot plan dated April 26, 2001, consisting of six sheets, a Minor use Permit to authorize the location of a wireless communication facility consisting of six (6) 4.4-foot freestanding antennas mounted on six (6) 12.2-foot poles, six equipment cabinets, one electric meter panel, one telephone interface and one Global Positioning Satellite (GPS) antenna, pursuant to Section 1355, 2704 and 7350 et. seq. of the Zoning Ordinance.

The Minor Use Permit Modification for an unmanned wireless telecommunication facility consists of (11) sheets including redlined plot plan and elevations dated March 3, 2022. This permit authorizes the construction, and maintenance of six (6) camouflaged, freestanding antennas and radio repeater units (RRUs) mounted on six (6) 18-foot poles. The proposal includes the installation of the antennas, radios, and concealment shrubs, and replacing associated equipment, cables, and batteries.

Pursuant to Sections 6985 and 6991 of the Wireless Ordinance, the existing facility is considered "high visibility" and therefore, is subject to the amortization schedule of the Wireless Ordinance (Zoning Ordinance Section 6985), adopted in 2003. The proposed concealed, freestanding antennas would be in harmony with the surrounding area. In accordance with the Zoning Ordinance, the facility shall have a maximum term of 10 years and be permitted through June 23, 2032 or at a later date as determined by the Director. This 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 that time.

**MINOR USE PERMIT MODIFICATION EXPIRATION:** This Minor Use Permit shall expire on June 23, 2024 at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Minor Use Permit has commenced prior to said expiration date.

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

**CONDITIONS FOR ZAP 01-034:**

The following conditions are imposed with the granting of this Minor Use Permit: Building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code Standards or any other code is intended or implied.

- A. Prior to obtaining any building or other permit pursuant to this Minor Use Permit, and prior to commencement of construction or use of the property in reliance on this Minor Use Permit, the applicant shall:
1. Payoff all deficit accounts associated with processing this application to the satisfaction of the Department Director of Planning and Land Use. **[SATISFIED]**
  2. The applicant is responsible for ensuring that arrangements satisfactory to each serving utility company have been made to serve the property. **[SATISFIED]**
  3. The activities proposed under this this application are subject to enforcement under permits from the San Diego regional Water Quality Control Board (RWQCB) and the San Diego County Stormwater Ordinance. On all such operations, the property owner is obligated to ensure compliance with all applicable stormwater regulations at all times. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 5 acres required that the property owner keep additional and updated information onsite concerning stormwater runoff. **[SATISFIED]**
  4. Best Management Practices (BMPs) must be implemented and maintained to effectively prevent: potentially negative impact on stormwater quality by the proposed operations. Information of BMPs is available at the DPW Land Development counter. The property owner shall repair; restore and/or replace with acceptable alternates, all or portions of the installed BMPs that fail: Failure to properly install and maintain the BMPs will result in enforcement action by the county of San Diego or other agencies. **[SATISFIED]**

- B. Prior to any occupancy or use of the premises pursuant to this Minor Use Permit, the applicant shall:
1. Provide evidence (such as photographs) to the satisfaction of the Director of Planning and Land Use that the antennas and concrete wall have been painted a dark green. **[SATISFIED]**
  2. Design and adjust all light fixtures to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Sections 6324 and 6326 of The Zoning Ordinance and the Light Pollution Ordinance. **[SATISFIED]**

Upon Certification by the Director of Planning and Land Use for occupancy or establishment of use allowed by this Minor Use Permit, the following conditions shall apply:

- C. Equipment shall be removed when no longer in use.

#### **CONDITIONS FOR PDS2021-ZAP 01-034W1:**

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

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

**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.

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

**4. HAZ#1-HEALTH AND SAFETY PLAN**

**INTENT:** In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section contact is Sayed Khalid, (858) 935-0028 or by email at [sayed.khalid@sdcounty.ca.gov](mailto:sayed.khalid@sdcounty.ca.gov) **TIMING** Prior to approval of any building plan and the issuance of any building permit or use of the premises in reliance of this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

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

**5. 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.

**6. PLN#1-PHOTO SIMULATION (WIRELESS): [PDS, PCC] [UO, FG] [PDS, FEE]**

**INTENT:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION**



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

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

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

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

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

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

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

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans, and plot plan(s). This includes, but is not limited to maintaining the following: painting all necessary aesthetics design features, and all lighting wall/fencing. Failure to conform to the approved plot plan(s) is

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

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

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

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulation. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former

condition. Grading and landscaping in good condition may remain.

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

#### **11. NOISE#1–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]**

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

#### **12. ROADS#1–PRIVATE ROAD MAINTENANCE**

**INTENT:** In order to ensure that the on- and off-site private easement roads are maintained and repaired if damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on- and off-site private easement roads that serve the Project. During the term of the permit, the owner(s) of the private road easement(s) shall share proportionately to the use made of the easement(s) that serve the Project, pursuant to California Civil Code Section 845. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

### **ORIGINAL MINOR USE PERMIT FINDINGS**

#### **FINDINGS:**

- a. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent-uses, residents, buildings, or structures, with consideration given to:

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

Scale and Bulk: The project site is 8.13 acres and zoned A70 Limited Agriculture with minimum lot sizes of 2 acres. The project site is used for growing ornamental flowers and shrubs. The proposed cellular facility consists of six 4.4-foot freestanding antennas mounted on six 12.2-foot poles, six equipment cabinets, one electric meter panel, one telephone interface and one Global Positioning Satellite (GPS) antenna. The six freestanding antennas are mounted on support structures set directly into the hillside, the equipment cabinets and global-positioning satellite antenna are located approximately 80 feet south of the antennas and are also set into the hillside. The equipment area is approximately 283- square feet and will be surrounded by a concrete block wall nine feet in height. Both the antennas and concrete block wall will be painted a dark green matte color to blend with the surrounding vegetation. The freestanding antennas meet the 35-foot required height limit for this zone and are lower in height than the existing power poles located on the subject property. The equipment area is located adjacent to an existing level service pad with a 320 square foot shed. The size of the equipment area and height of the block wall is comparable in scale and bulk to the shed. The proposed project is compatible with adjacent uses in terms of scale and bulk because the facility is well integrated into the site and will yield a low profile.

Coverage: The project site is 8.13 acres and is used for growing ornamental flowers and shrubs. The proposed antennas will occupy less than one square foot in ground area and the equipment pad will occupy approximately 283 square feet. The increase lot coverage due to the antennas and the equipment pad is negligible.

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

The project proposes an unmanned telecommunications facility that will require maintenance service approximately once a month. Vehicles will utilize existing unpaved grove roads through the project site. The North County Fire Protection District has determined that the existing roads are adequate. Electrical and telephone service will be extended on site from existing power poles'. Therefore, the project will not have a harmful effect on the availability of public facilities, services or utilities.

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

The subject property is 8.13 acres and the proposed project is located in the middle of the property approximately 200 feet. from the nearest property line to the east. The property slopes downward from south to north. Surrounding properties include avocado orchards to the east and southeast, vacant farmland to the west, and single-family residences to the north, northwest and south. The proposed project will not be visible from the single-family residences to' the south due to the sloping topography. The proposed project may be visible from the' single-family residences to the north and northwest; however, because the facility

is well integrated into the site and yields a low profile, the project will not have a harmful effect on desirable neighborhood character.

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

Access to the site is provided by way of grove roads. It is anticipated that the average daily trips into and out of the site are about .2 trips per day, which will not substantially increase traffic or alter the physical character of the surrounding streets.

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

The proposed facility is located on a 8.13 acre parcel that is developed with access and utility services adequate to serve the proposed use. The installation of the new antenna structures will not require significant alteration of the existing landform. For reasons stated above, the proposed project will be compatible with adjacent uses.

6. Any other relevant impact of the proposed use.

None.

- b. That the impacts, as described in Paragraph "a" of this section and the location of the proposed Lise will be consistent with the San Diego County General Plan. The project as proposed is consistent with the San Diego County General Plan because the General Plan designation for the property is (17) Estate Residential. The Residential designation allows and anticipates civic uses supporting Public Safety Element policies encouraging the continual improvement of a countywide telephone communications system. The proposed facility improves the service capability for a consumer-oriented communications company.
- c. That the requirements of the California Environmental Quality Act have been complied with. It is recommended that the proposal be determined exempt from environmental review under 15303 New Construction. A Notice of Exemption (NOE) has been prepared for this project and is on file at the Department of planning and Land Use.

## **FINDINGS FOR PDS2021-ZAP-01-034W1**

### **MINOR USE PERMIT FINDINGS**

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Minor 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*

Bulk and Scale:

The project is a Minor Use Permit Modification to allow the partial relocation, modification, operation, and maintenance of an unmanned telecommunication facility. The project site is used for growing ornamental flowers and shrub and contains one existing residence. Surrounding area is developed with single-family residences and agricultural operations. The project consists of six antennas with concealment shrubs on 18' tall polls below the ridgeline of a nearby hill. The antennas and concealment shrubs will be consistent in height and coloration with the surrounding trees and foliage, allowing the facility to blend in with the surrounding natural environment. The existing equipment enclosure will remain painted to match the surrounding vegetation, and will be shorter than the surrounding vegetation. As a result, the components of the facility will be consistent with the scale of surrounding environment and will not be visible to nearby residents or motorists.

Coverage:

The surrounding area consists of properties ranging from 4 to 8 acres. The existing residences in the surrounding area range from 5,100 square feet to 7,000 square feet. The facility will include an existing equipment enclosure that is approximately 324 square feet, which does not significantly increase the coverage of the site. The freestanding antennas will also have a negligible impact on coverage on the property. The proposed facility will consist of less than one percent of lot coverage, and will not change the properties harmony of coverage with the surrounding area.

Density:

The proposed project does not have a residential component and would therefore not result in any change to density.

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

The project is located within the North County Fire Protection District and was reviewed and found to comply with Policy FP-2. The project does 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 Minor Use Permit Modification to allow the partial relocation, modification, operation, and maintenance of an unmanned telecommunication facility. The project will add concealment shrubs to the existing freestanding antennas with concealment shrubs on 18' tall polls and an associated equipment enclosure. The additional of concealment shrubs will help the facility blend into the surrounding vegetation on site. The approved photosimulations for the facility illustrate that the proposed camouflaged facility blends in with the surrounding

area, and the associated equipment structure are unobtrusive to the surrounding viewshed.

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

The traffic generated from the project is expected to be three maintenance trip per year. The generated traffic will have a negligible impact on the surrounding streets. Existing parking is available on the property.

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

The project is a Minor Use Permit Modification to allow the partial relocation, modification, operation, and maintenance of an unmanned telecommunication facility. The project will add concealment shrubs to the existing freestanding antennas with concealment shrubs on 18' tall polls and an associated equipment enclosure. The site's existing vegetation allows the facility to blend into the surrounding environment and reduce visual impacts to the surrounding community. The addition of the concealment shrubs proposed with the Modification will allow the facility to further blend into the surrounding area. For the reasons stated above, the site is suitable for the type and intensity of use proposed.

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

No relevant impacts were identified.

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

The project is subject to the General Plan Use Designation Specific Plan Area and is zoned Limited Agriculture (A70). The project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project complies with General Plan Policy LU 15.1 – Telecommunication Facilities Compatibility With Setting, because it has been designed and sited to minimize visual impacts, would not result in adverse impacts to the natural environment, and would be compatible with existing nearby development and community character. Lastly, the project complies with General Plan Policy COS 11.3 because the project has been designed to minimize visual impacts by camouflaging the facility so as not to impact the viewshed of neighboring uses or detract from the visual settings of nearby roads. Therefore, the project is consistent with the San Diego County General Plan.

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

Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is a modification to an unmanned wireless telecommunication facility that involves the installation of Small, New Equipment and Facility in Small Structures. It has been determined that the project is not in an environmentally sensitive location; would not cause substantial change in the environment; is not on a hazardous waste site; would not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway.

## **WIRELESS TELECOMMUNICATION FINDINGS**

The proposed wireless telecommunications facility is in a non-preferred zone and non-preferred location, as described in Section 6986C of the Wireless Telecommunication Facilities Ordinance.

The site is zoned General Commercial (A70), which is a non-preferred zone. The surrounding area consists primarily within residential and agricultural zones. The nearest preferred zone is approximately 0.7 miles away. Due to the topography of the surrounding area, siting within this preferred zone could not provide the service proposed by this facility. Therefore, there are no preferred zones that the facility could feasibly be sited on.

The proposed facility is not sited on a preferred location. The location of the facility has been determined to be preferable due to aesthetic and community character compatibility since the camouflaged facility is designed to blend into the existing vegetation within the surrounding area. The shrub camouflaging proposed as part of the Modification would further minimize visual impacts, and would be compatible to existing and surrounding development.

.....

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

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

**COMPLIANCE INSPECTION:** In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Minor Use Permit Modification terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once

every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Minor Use Permit Modification has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

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

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

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROGRAM/susmppdf/lid\\_handbook\\_2014sm.pdf](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.sdcountry.ca.gov/dplu/docs/LID-Handbook.pdf>

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

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

**GRADING PERMIT REQUIRED:** A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200

cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of 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.

**NOTICE:** To comply with State law, the applicant/owner must file the Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (5) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOD/NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
<b>Planning &amp; Development Services (PDS)</b>			
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		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health (DEH)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
Real Property Division	RP		

**APPEAL PROCEDURE:** Within ten calendar days after the date of this Decision of the Zoning Administrator, this decision may be appealed to the County Planning Commission 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 Zoning Administrator 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.

PLANNING & DEVELOPMENT SERVICES  
DAHVIA LYNCH, DIRECTOR

By:

Vanessa Pash, Zoning Administrator  
Planning & Development Services

cc:

Delilah Bruzee, 10590 W. Ocean Air Dr. Suite 33, San Diego, CA 92130

email cc:

Denise Russell, Planning Manager, Project Planning, PDS  
Nathan Kling, Project Manager, Project Planning, PDS  
Ed Sinsay, Team Leader, Land Development, PDS  
Fallbrook Community Planning Group

## **Attachment C –Environmental Documentation**

**GOLF CLUB WIRELESS TELECOMMUNICATION FACILITY  
MINOR USE PERMIT MODIFICATION  
PDS2021-ZAP-01-034W1  
ENVIRONMENTAL LOG NO. PDS2021-ER-01-03-002A**

**ENVIRONMENTAL FINDINGS**

**June 23, 2022**

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 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.).

# 1 - 42 NOTICE OF EXEMPTION

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

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

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

Project Name: PDS2021-ZAP-01-034W1; Golf Club Wireless Facility

Project Location: 3704 Fire Road, Fallbrook, CA 92028

Project Applicant: Delilah Bruzee, 10590 W. Ocean Air Dr. Suite 33, San Diego CA 92130

Project Description: The applicant's request is for a Minor Use Permit Modification to authorize the construction, and maintenance of a Wireless Telecommunication Facility consisting of six (6) concealed, freestanding antennas and six (6) remote radio units mounted on six (6) 18-foot poles. The proposal includes the installation of the antennas, associated concealment shrubs, remote radios units, and replacing associated equipment, cables, and batteries.

Agency Approving Project: County of San Diego

County Contact Person: Nathan Kling Telephone Number: (619) 323-5507

Date Form Completed: June 23, 2022.

This is to advise that the County of San Diego Planning & Development Services Director has approved the above described project on June 23, 2022 and found the project to be exempt from the CEQA under the following criteria:

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

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is a modification to an unmanned wireless telecommunication facility that involves the installation of Small, New Equipment and Facility in Small Structures. It has been determined that the project is not in an environmentally sensitive location; would not cause substantial change in 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. The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: \_\_\_\_\_ Telephone: (619) 323-5507

Name (Print): Nathan Kling Title: Land Use / Environmental Planner

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

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

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

**FOR PURPOSES OF CONSIDERATION OF  
Golf Club Wireless Telecommunication Facility  
Minor Use Permit Modification  
PDS2021-ZAP-01-034W1, PDS2021-ER-01-03-002A**

**June 23, 2022**

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

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

**Discussion:**

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

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

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

**Discussion:**

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

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

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

**Discussion:**

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

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

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

## Discussion:

Pursuant to Section 86.603(a), the project is not subject to the Resource Protection Ordinance. The project is a Minor Use Permit Modification, which is not subject to the provisions of the Resource Protection Ordinance.

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

YES                      NO                      NOT APPLICABLE  
☒                      ☐                      ☐

## Discussion:

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

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

YES                      NO                      NOT APPLICABLE  
☒                      ☐                      ☐

## Discussion:

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



Staff has reviewed the plot plans and information provided and has determined it to be adequate as it relates to County Noise Standards conformance. No new noise-producing equipment or operational uses are proposed as part of the Project. The Project will not create a change in the existing noise environment and is therefore anticipated to comply with the County of San Diego Noise Ordinance Section(s) 36.404.

## **Attachment D – Public Documentation**

**COMMUNITY PLANNING OR SPONSOR  
GROUP PROJECT REVIEW**  
**ZONING DIVISION**Record ID(s): ZAP-01-034 W1Project Name: Cell site modificationProject Manager: Nathan Kling

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 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 noticed when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

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

Notification of scheduled hearings:

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

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County of San Diego, Planning & Development Services

**COMMUNITY PLANNING OR SPONSOR  
GROUP PROJECT RECOMMENDATION  
ZONING DIVISION**

Record ID(s): ZAP-01-03461-8

Project Name: Cell site - modification

Planning/Sponsor Group: Fallbrook CPG

Results of Planning/Sponsor Group Review

Meeting Date: Sept 20, 2021

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

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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: 14 Yes 0 No 0 Abstain 0 Vacant/Absent

C. Recommended conditions of approval:

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Reported by: E Delaney Position: Chair Date: 5/25/2022

Project Manager listed in email (in this format):

and to

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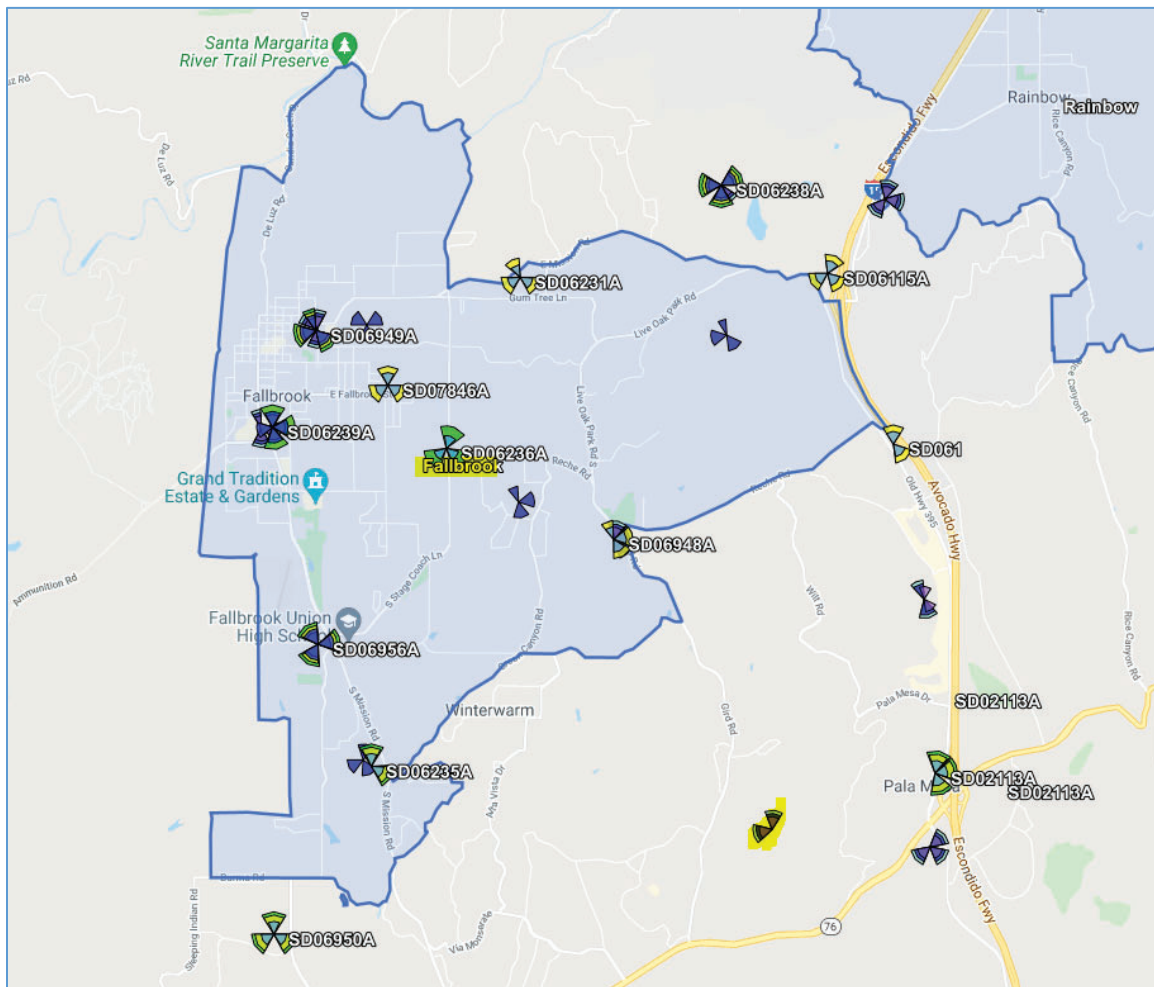
## **Attachment E – Photo-Simulations, Geographic Service Area Map, and Alternative Site Analysis**

### Geographic Service Area Memo

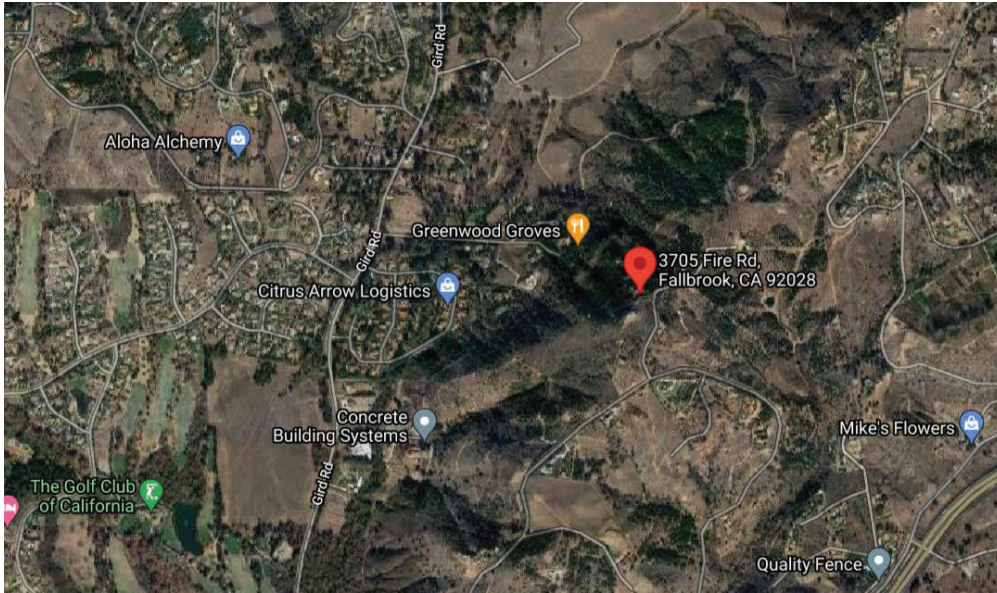
Development Approval for a Modification to an Existing Sprint Wireless  
Telecommunication Facility

**Current location of Sprints WCF:** 3705 Fire Road, Fallbrook, CA 92028

The geographic service area for this site is semi-rural residential with limited agriculture. As shown on the maps below this site services residences and businesses within the Fallbrook community plan area.

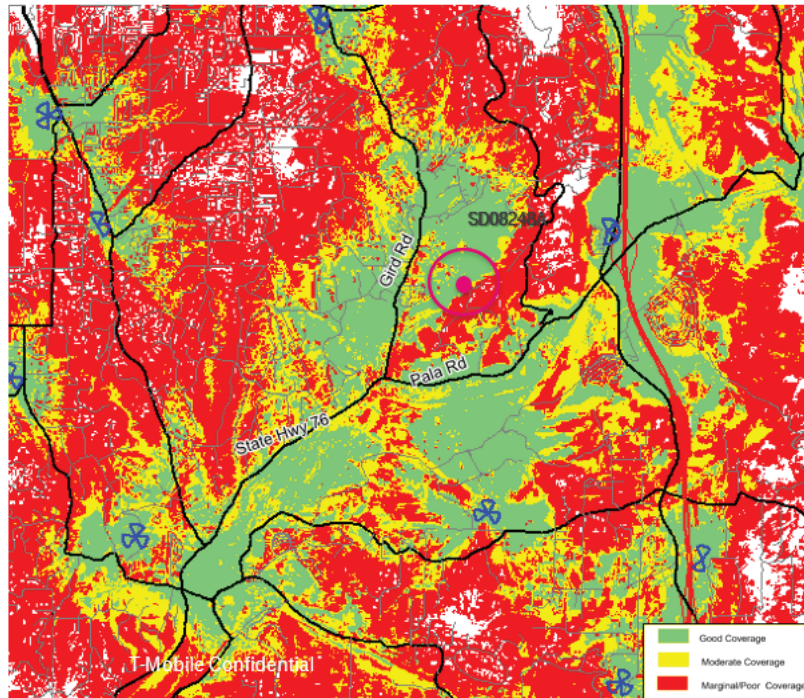
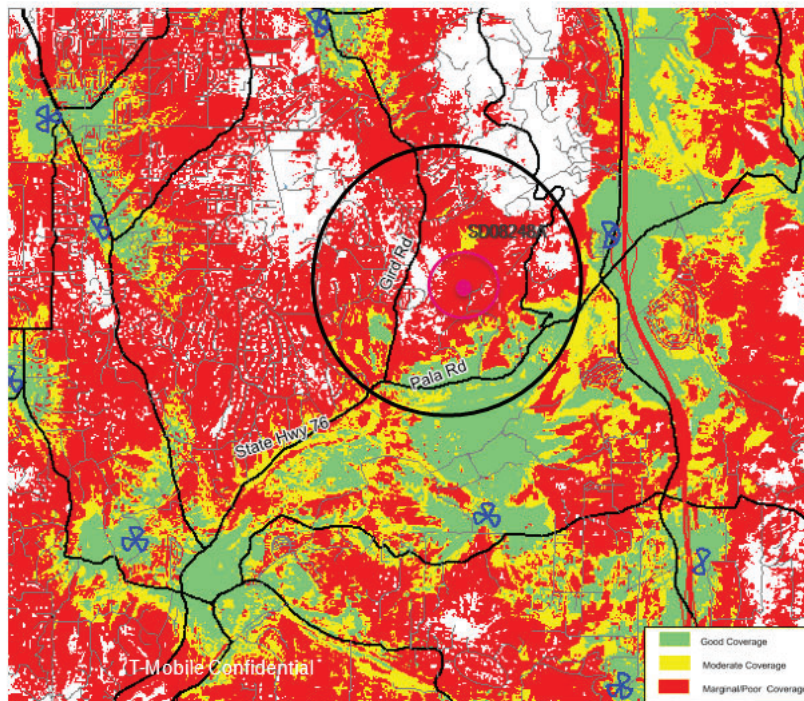






This site is vital to the operation of multiple other T-Mobile and Sprint cell sites in the Fallbrook area and If this site were to go off air there would be gaps in coverage along with decreasing coverage area of nearby Sprint and T-Mobile cell sites as shown in the maps below. Without this site there would be severe gaps in communication networks leaving citizens without a choice in network or without service at all.

The project as proposed is consistent with the San Diego County General plan because the general plan designation for the property is (17) estate residential. The residential designation allows and anticipates civic uses supporting public safety element policies encouraging the continual improvement of a countywide telephone communication system. The proposed facility improves the service capability for a consumer oriented communications company.

**Coverage for SD08248A and Neighbor sites****Coverage for SD08248A Area minus SD08248A**

### **Alternative Site Analysis**

Development Approval for a Modification to an Existing Sprint Wireless  
Telecommunication Facility

**Current location of Sprints WCF:** 3705 Fire Road, Fallbrook, CA 92028

This site is zoned (SR-2) semi-rural residential with limited agriculture and services residences and businesses within the Fallbrook community plan area. Sprint's wireless communication facility needs an upgrade to better service the public as the current technology is out of date. We will be swapping 6 older antennas for new dual band antennas, removing 4 RRUs and installing 6 RRUs which will provide better coverage. The RRUs will help with the effectiveness of the antennas and their reach to be amplified. This is necessary to keep the facility running at full capacity for the public's use. This upgrade will improve public communication services including emergency communications for first responders.

This site is compliant with San Diego County Zoning Ordinance 9549 section 6987 as a camouflaged facility and is designed to blend into the surrounding area visually and operationally in a manner consistent with community character and existing development. These antennas will be camouflaged with foliage socks and the poles will be painted to match the existing surrounding. These antennas are not visible to the public. The proposed project is compatible with adjacent uses in terms of scale and bulk because the facility is well integrated into the site and will yield a low profile. The top of the antennas will be at 18', well below the 35' height requirement for the zone.

As shown in the below maps, there are no locations in a preferred zone that provide the necessary coverage required for this area.

Referencing 6986 A2 there are no commercial or industrial buildings, county or other government facilities, water tanks, co-locations, or utility towers in the surrounding area that can accommodate this site.

Per Section 6986 C of the County Zoning Ordinance, projects in a non-preferred zone or non-preferred location shall not be approved when sitting in a preferred zone or preferred location is feasible unless a finding is made that the proposed site is preferable due to aesthetics and community character compatibility. This site is completely camouflaged, aesthetically pleasing, and blends with the existing natural surroundings. To move to a utility pole or structure would defeat concealment and negatively affect the visual impact of the site.

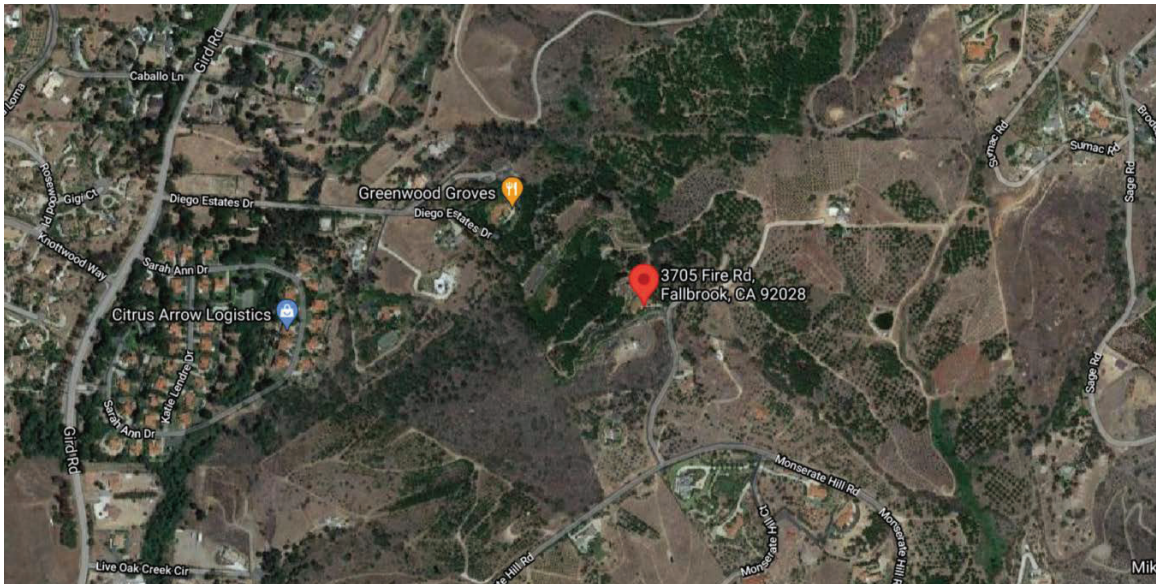
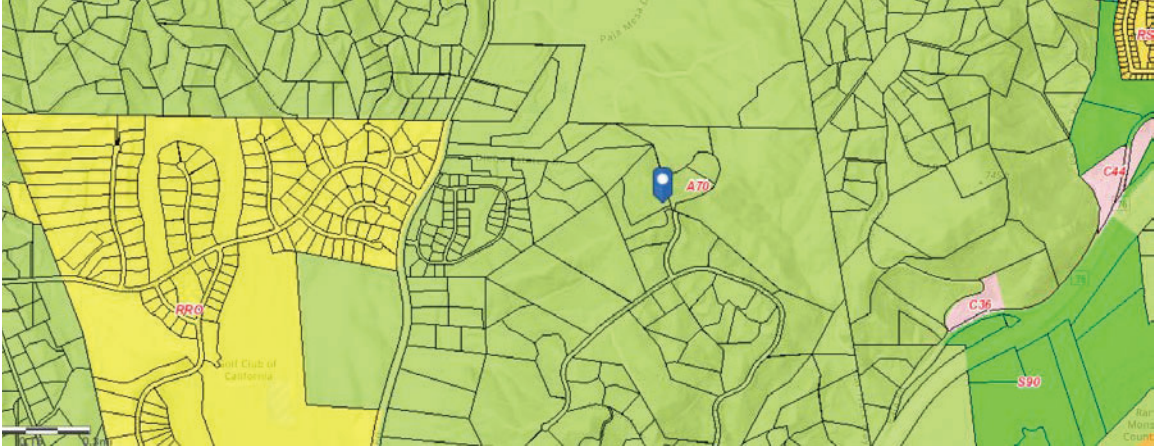


The map displays the Fallbrook and Winterwarm communities in San Diego. Key features include:

- Communities:** Fallbrook and Winterwarm are highlighted in blue.
- Landmarks:** Santa Margarita River Trail Preserve, Grand Tradition Estate & Gardens, and Fallbrook Union High School.
- Roads:** De Luz Rd, Live Oak Trail Rd, Live Oak Rd, Reche Rd, Canyon Rd, S Mission Rd, S Grape Coach Ln, Via Mariposa, Via Vista Dr, Winterwarm Rd, Pala Mesa Dr, Escondido Hwy, Avocado Hwy, and Highway 76.
- Projects:** Labeled with SD06 and SD02 codes and icons:
  - SD06949A, SD06231A, SD06115A, SD06238A, SD06239A, SD07846A, SD06236A, SD06948A, SD06956A, SD06235A, SD06950A, SD02113A, SD02113A, SD02113A.

# 1 - 55

# MD7





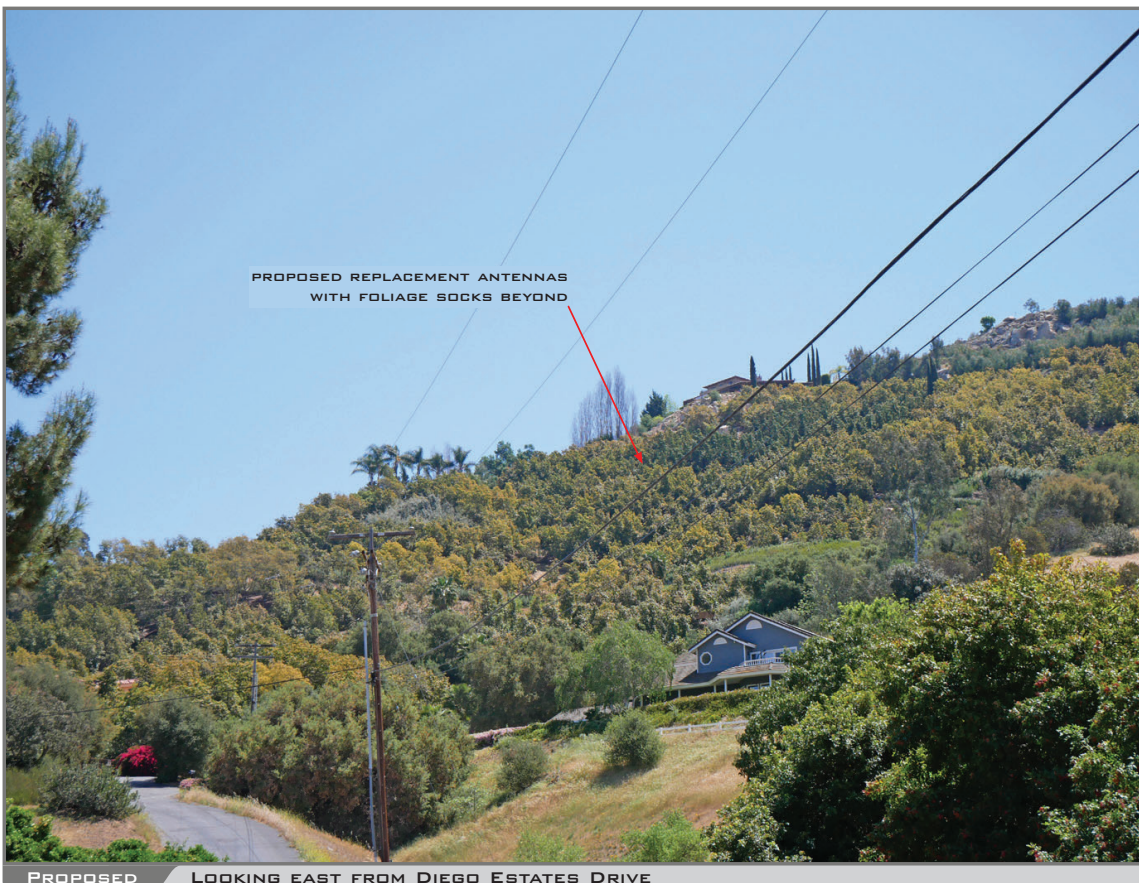


EXISTING



PROPOSED LOOKING SOUTHEAST FROM CHERRYBROOK COURT









EXISTING



PROPOSED

LOOKING SOUTH FROM SITE