Major Use Permit: Modification Tier 4 (Wireless Facility)

County of San Diego, Planning & Development Services

submittal requirements

INTRODUCTION

This portion of the guide lists the forms, fees, and deposits that are required to be submitted with each type of application. Please review this information and complete all forms, documents, and plans listed in **Part A and B** below before submittal. PDS is happy to assist you with this process, and we look forward to working with you throughout the permit process. Please note that the submittal requirements apply to in-person submittals.

For in-person submittals, please bring the completed checklist, all completed forms and application materials, and a check for the correct amount to the Building Services, Zoning Counter located at 5510 Overland Avenue, Suite 110 (First Floor). Applications can be submitted Monday – Friday from 8:00 a.m. to 11:45 a.m. and 12:30 p.m. to 4:00 p.m. (except county holidays).

To ensure a smooth intake and review process, please submit the required documents, plans and correct payment amount. Your application cannot be processed or assigned to a Planner unless the complete submittal package and payment have been received.

For any questions, please contact us at PDSZoningPermitCounter@sdcounty.ca.gov.

FEE AND DEPOSITS

PERMIT TYPE	FEE/DEPOSIT REQUIREMENTS
Major Use Permit: Modification Tier 4 (Wireless Facility)	See Discretionary Fee Schedule PDS 375 (D)
(F) = Fee	
(D) = Deposit. Additional deposits may be required. *	

If you're submitting any additional studies or reports for review, you are required to add an extra $5,000 for each one. This helps us make sure all departments can keep working smoothly and finish the review on time.

* Use our Discretionary Permit Cost Guide to estimate the County portion of your project's cost.

** **Planner will determine if additional PDS Review Team deposit is necessary.**

*** If the proposed project qualifies as a Priority Development Project per the criteria indicated in the County's Storm Water Intake Form, a PDP SWQMP must be prepared and submitted with the application. Additional deposits will be required for a PDP SWQMP, separate from the initial Minor Deviation Fee.

Forms are available at: Discretionary Forms, or the links below.

PART A:

Each item below must be saved as an electronic PDF file on a USB Flash Drive. Please name each PDF file on the USB Flash Drive based on the "Title or Type" of document being submitted (examples: Plot Plan, Resource Protection Study, Grading Plan). Please note: the USB Flash Drive will not be returned. (See Note 2)

---- Plot Plan (see Notes 2, 4).

---- If within ROW - Authorization from the County of San Diego, Real Estate Services

---- Geographic Service Area, Photosims & Narrative (see Note 5).

----	Storm Water Management Documents (see Notes 2, 3).
126	Acknowledgement of Filing Fees and Deposits: (see Note 1).
299	Supplemental Public Notice Certification:
305	Ownership Disclosure:
319	Required Notice must be printed (minimum size 24" x 36") and posted on-site (see Note 14).
320	Evidence of Legal Parcel (and any Deeds)
346	Discretionary Permit Application: (see Note 1).
346S	Supplemental Application:
396	DEHQ Pre-Screen
399F	Fire Availability:
399W	Water Availability: (If Landscaping is proposed)
514	Public Notice Certification:
580	Hazardous Waste/ Substance Verification:
581	Plan Check Pre-Application Notice:

Storm Water Management Documents:

Step 1: Storm Water Intake Form for All Permit Applications: (see Notes 2, 3).

Step 2: **As determined by the Intake Form above, complete the required SWQMP below.**

Standard Project SWQMP: (see Notes 2, 3).

Or

Priority Development (PDP) SWQMP: (see Notes 2, 3).

In addition to the above requirements, all wireless telecommunication projects are required to submit additional information listed under the Wireless Facilities Section in the PDS-313 Major Use Permit Applicant's Guide (for example: Geographic Service Area Maps, Alternative Site Analysis, Photo-simulation, etc.).

PART B:

Each item below must be printed on paper, completed and have all required signatures.

----	Public Notice Package (see PDS-516 and Note 15 for specific requirements): **ONE (1)** copy.
514	Public Notice Certification: **ONE (1)** copy.
524	Notice To Property Owners: **ONE (1)** copy.

PART C:

All items below are for your information. Please do not bring in these items.

090	Minimum Plot Plan Information
209	Defense and Indemnification Agreement FAQs
247	Fish and Wildlife Fees
298	Supplemental Public Notice Procedure
313	Major Use Permit Applicant's Guide
374	Resource Protection Study
515	Public Notice Procedure
516	Public Notice Applicant's Guide
906	Signature Requirements

Policy FP-2: Fire Code Compliance for Cellular Facilities (If Applicable)
Policy G-3: Determination of Legal Parcel

NOTES:

1. **IMPORTANT:**

   A Registered Property Owner **MUST SUBMIT** a **Signed Letter of Authorization** for an Agent if; An Authorized Agent signs the PDS-346 form and is not the registered owner of the parcel.
   Or, the parcel is owned by two or more registered owners.
   Or, not all of the registered owners are signing the PDS-346 form. Or, the Authorized Agent is not the Financially Responsible Party. Or, the parcel is owned by a Corporation.

   ADDITIONALLY:
   Financially Responsible Party **MUST SIGN** form PDS-126.
   Financially Responsible Party **INFORMATION MUST MATCH EXACTLY** on form PDS-126 Authorized

2. Save each complete Study, Report, Plot Plan, Map, etc., as an electronic PDF file onto ONE (1) USB Flash Drive. Provide only ONE (1) USB Flash Drive. Submit only the requested files. Files CANNOT have any security restrictions or passwords.

3. The Storm Water Intake Form determines whether a project requires a Standard SWQMP or Priority Development Project (PDP) SWQMP. These forms and documents must be submitted on paper and as PDF files on the USB Flash Drive and have all required signatures.

4. Plans are to be stapled together in sets and folded to 8½" x 11" with the lower right-hand corner exposed. Minimum sheet size 11" x 17"; standard engineer scale.

5. USB Flash Drive must contain all required documents, including Geographic Service Area (before and after), copy of Visual Impact Analysis (photosims) and a written Narrative addressing the requirements listed in Section 6984 of the Zoning Ordinance (See Note 2).

6. Zoning Staff, please note on the PDS-346 if project qualifies for Policy FP-2.

7. Cell Sites Adding Generators: Existing approved projects that are adding generators require a modification to the existing permit.

8. Applicant will receive PDS-319 (Notice of Application) and PDS-382 (Flagging Procedure for Projects) at submittal.

9. Project goes to local Community Planning Group and/or Design Review Board for recommendation.

10. Verify and indicate legal status under "Comments" in ACCELA.

11. If project is a violation, plans must have Code Compliance Officer's stamp before accepting the application.

12. **Show the following on the plot plans:**

    - Property owner's name and address.
    - Vicinity Map.
    - Assessor's parcel number for the property.
    - North arrow and scale (engineer scale).

- Indicate the square footage and footprint of all existing and proposed buildings, including lease area for proposed cell site.
- Show distances of cell site structure to property lines and road centerlines.
- Identify use of all existing and proposed structures.
- Easements shown and labeled.
- Show proof of access to a publicly maintained road. Roads, access easements and driveways shown and labeled, list length and width.
- Indicate leach lines and septic system (indicate As-Built septic layout).
- Show how lot will drain and all Stormwater BMP's.
- Show the driveway(s) and all open parking areas, include paving material and slope.

13. Your application package must be complete when you bring it in for submittal. The submittal process begins at the main "Check-In" counter on the first floor.

14. The applicant is responsible for the initial posting of the notice(s) and assuring that the notice(s) stays posted until the eleventh day after final action is taken on the permit application, at which time the applicant shall remove the notice(s). The Notice shall be posted within ten (10) days of payment of the application fees. Applicants shall use PDS-319 (Public Notice) which can be found at Notice of Permit Application or can be requested at the time of application submittal. Please see PDS-298 and PDS-515 for complete posting requirements. **The applicant must email the Planner photo(s) showing that the required Notice has been posted.**

    Failure to post or comply with the posting guidelines may delay processing of your project or delay the public hearing.

    On-Site Posting of PDS-319 is required for Major Use Permits, Major Use Permit Modifications, Minor Use Permits, Minor Use Permit Modifications, Specific Plans, Specific Plan Amendments, Tentative Maps, Tentative Parcel Maps, and Zone Reclassifications.

15. Notice of the application shall be given to all property owners within 1500' (feet) from the applicant's property and a minimum of 100 different owners. For example, if 100 different property owners cannot be found within a 1500' radius, the notice area shall be expanded until 100 property owners are available for notification. See table below for more details.

500' Min. Distribution Distance of Public Notices; Min. of 20 Property Owners	1000' Min. Distribution Distance of Public Notices; Min. of 50 Property Owners	1500' Min. Distribution Distance of Public Notices; Min. of 100 Property Owners
• Administrative Permits • Habitat Loss Permits • Minor Use Permits • Open Space Encroachment • Reclamation Plan • Site Plan (<10,000 sq ft.) • Tentative Parcel Map • Variance • Wireless Facilities • Appeals of above projects	• Agricultural Preserve Establishment/ Disestablishment • Alcoholic Beverage License • Open Space Vacation • Tentative Map (<50 lots) • Site Plan (>10,000 sq ft) • Appeals of above projects	• General Plan Amendment • Rezone • Specific Plan Amendment • Major Use Permit • Tentative Map (>50 lots) • Site Plan (>25,000 sq ft) • Appeals of above projects

16. DEHQ fees collected will be in accordance with the current fiscal year fee schedule. DEHQ fees are assessed at the time of assignment to DEHQ.
17. Office Location and Hours:
    5510 Overland Avenue, Suite 110 (First Floor), San Diego, CA 92123.
    Monday - Friday: 8:00 a.m. to 11:45 a.m. and 12:30 p.m. to 4:00 p.m. (Except County Holidays).
18. If you have any additional questions about the application, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov