Minor Use Permit: Tier 3 Cell Site Modification Within County Right-Of-Way

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
Minor Use Permit: Tier 3 Cell Site Modification within County Right-Of-Way	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.

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 Note 2)

---- Storm Water Management Documents (see Notes 2, 3).

126 Acknowledgement of Filing Fees and Deposits: (see Note 1).

299 Supplemental Public Notice Certification

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:
514 Public Notice Certification:
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).

PART B:

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

---- Plot Plans: **EIGHT (8)** copies (see Note 4);

- If in the Alpine Community Planning Group area: **NINE (9)** copies.
- If in the (USDRIP) River Way Specific Plan area: **TEN (10)** copies.

---- Public Notice Package (see PDS-516 and Note 15 below for specific requirements): **ONE (1)** copy.

---- DPW Approval Letter

514 Public Notice Certification: **ONE (1)** copy.

524 Notice To Property Owners: **ONE (1)** copy.

In addition to the above requirements, all wireless telecommunication projects are required to submit additional information listed under the Wireless Facilities Section in **PDS-565, Minor Use Permit Applicant's Guide**. (For example: Geographic Service Area Maps, Alternative Site Analysis, Photo-simulation, etc.)

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
298 Supplemental Public Notice Procedure
515 Public Notice Procedure
516 Public Notice Applicant's Guide
565 Minor Use Permit Applicant's Guide
906 Signature Requirements
Policy FP-2: Fire Code Compliance for Cellular Facilities
Policy G-3: Determination of Legal Parcel
Policy I-49: Distribution of Notification of Land Use Hearings
Wireless Telecommunications Facilities (Ordinance No. 9549)

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

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. Plot Plans, Elevation Drawings, etc. (must be at least 11" x 17") are to be stapled together in sets and folded to 8½" x 11" with the lower right-hand corner exposed. (Twenty-two (22) copies of each page if there is a "B" Designator).

5. Exempt, CEQA Guidelines Section 15303. Collect CEQA Exemption Review Fee.

6. No Health Department (DEH) Fee.

7. **The Cell Site must be completely within the right-of-way.**

8. Policy FP2 (Cellular Policy). If the project qualifies for Policy FP2 (the building is less than 300 sq. ft. and the proposed facility is not going into or attached to an existing building, i.e., church; and the site is not located within four fire districts (North County FPD, Rincon Del Diablo (Escondido) MWD, San Marcos FPD, or Vista FPD) **THEN NOTE ON PDS-346 THAT PPS NEEDS TO DISTRIBUTE TO COUNTY FIRE**. Our Fire Personnel will be reviewing it to make sure the project meets all the requirements of Policy FP2. If it is in one of the four fire districts noted above OR is proposed to be included in or attached to an existing building/structure, then **NOTE PDS-346 THAT PPS NEEDS TO DISTRIBUTE IT TO THE APPROPRIATE FIRE DISTRICT**. Policy FP2 does not apply if applicant has a letter from the fire department.

9. Cell Sites Adding Generators: Existing approved projects that are adding generators require a modification to the existing permit. Also, do not accept DPW money as they don't need to review. There is no distribution to DPW. Put a note on PDS-346 telling PPS not to distribute to DPW.

10. Cell Sites being accessed via private road easement must include proof of access to a publicly maintained road for the purpose of the cell facility.

11. Cell Sites being proposed on a parcel with an existing SFD or other structure being serviced by a septic system must provide a certified as-built Plan for the parcel. A $1,100 fee for DEH must be collected.

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

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 500' (feet) from the applicant's property and a minimum of 20 different owners**. For example, if 20 different property owners cannot be found within a 500' radius, the notice area shall be expanded until 20 property owners are available for notification. See table below for more details.

500' min. distribution distance of Public Notices; **min. of 20 Property owners)**
• **Wireless Facilities, incl. Time Extension**

16. **Office Location and Hours:**

    5510 Overland Avenue, Suite 110 (First Floor), San Diego, CA, 92123

    Monday – Friday: 8 a.m. to 11:45 a.m. and 12:30 p.m. to 4:00 p.m. (Except County Holidays)

17. If you have any additional questions about the application, please email us at:

    PDSZoningPermitCountyer@sdcounty.ca.gov