



*The County of San Diego*

# Planning Commission Hearing Report

---

<b>Date:</b>	June 23, 2023	<b>Case/File No.:</b>	Dish Four Gee Major Use Permit Modification; PDS2022-MUP-11-018W1; PDS2022-ER-11-08-005A
<b>Place:</b>	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Wireless Telecommunication Facility
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	17299 Four Gee Road, San Diego, CA 92127
<b>Agenda Item:</b>	#2	<b>General Plan:</b>	Semi-Rural
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	Special Purpose-Open Space (S80)
<b>Applicant/Owner:</b>	Dish Wireless / Olivenhain Municipal Water District	<b>Community:</b>	San Dieguito Community Plan Area
<b>Environmental:</b>	CEQA §15303 Exemption	<b>APN:</b>	678-060-03-00

---

## A. OVERVIEW

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

The Project, submitted in November 2022, expired on March 9, 2022 in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. This MUP Modification (Record ID: PDS2022-MUP-11-018W1) is required to bring the existing wireless telecommunication facility into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991.

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

**B. REQUESTED ACTIONS**

This is a request for the Planning Commission to evaluate the Project and determine if the required findings can be made and, if so, take the following actions:

- a. Adopt the Environmental Findings included in Attachment D which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
- b. Grant MUP Modification PDS2022-MUP-11-018W1, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

**C. PROJECT BACKGROUND**

On March 9, 2012, the Planning Commission approved a MUP (Record ID: 3300-11-018) for the installation, operation, and maintenance of a wireless telecommunication facility consisting of twelve (12) antennas mounted on a 35-foot tall mono-eucalyptus tree. The associated equipment consists of four (4) equipment cabinets, one telco cabinet, a GPS antenna and support equipment all of which is enclosed by an 8-foot-high Concrete Masonry Unit (CMU) wall. A specific exemption in accordance with Section 4813 of the Zoning Ordinance authorized a reduction in the rear yard setback from 25-feet to 10-feet for the proposed equipment and a portion of the proposed faux eucalyptus tree. The facility was approved to operate for a period of 10 years with an expiration date on March 9, 2022.

**D. DEVELOPMENT PROPOSAL**

**1. Project Description**

The Project, submitted in November 2022, is a request for Dish (Applicant) to operate and maintain an existing wireless telecommunication facility. The applicant proposes to decommission the existing Sprint equipment and re-assign the rights of the facility to a new carrier, Dish Wireless (Dish). All existing Sprint equipment will be removed and replaced with Dish equipment. The footprint of the existing lease area is not expanding, and the location of the faux mono-eucalyptus tree will remain the same. The existing facility includes a 35-foot-tall faux mono-eucalyptus tree and supporting equipment located within an existing 8-foot-tall CMU wall. (Figure 1). The Applicant proposes to re-branch the existing 35-tall faux mono-eucalyptus tree (Figure 2). The Project consists of mounting three (3) antennas and six (6) RRHs to the existing 35-foot-tall faux mono-eucalyptus tree. All proposed antennas would be covered with socks to match the proposed faux eucalyptus foliage. Supporting equipment for the site includes the installation of a 20kW emergency generator, one GPS unit, and two (2) equipment cabinets. The equipment enclosure would be accessed by a steel door which would be in compliance with Policy FP-2, Fire Code Compliance for Cellular Facilities. The facility expired on March 9, 2022, in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. As part of the amortization process, the facility is required to obtain a MUP 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 Applicant proposes to extend the term for the existing wireless facility for 10 years. The design of the wireless telecommunication facility was found to utilize the most current technology and will be granted an additional 10 years of operations before it needs to be re-evaluated against the

technology available in the future. The 0.47-acre project site is located at 17299 Four Gee Road in the San Dieguito Community Plan Area, is zoned Special Purpose-Open Space (S80).

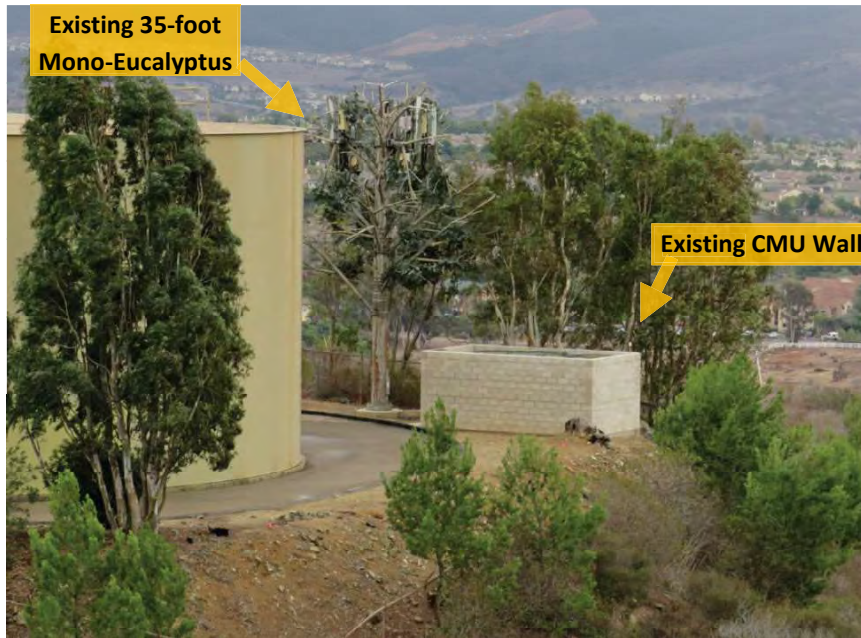


Figure 1: View of the existing mono-eucalyptus tree and CMU wall, looking south on project site.



Figure 2: View of proposed 35-foot-tall mono-eucalyptus and 8-foot-tall CMU wall, looking south on project site.

2. Subject Property and Surrounding Land Uses

The Project is located on a 0.47-acre parcel within the San Dieguito Community Plan Area (Figure 3). The project site is zoned Special Purpose-Open Space (S80). The General Plan Regional Category is Semi-Rural, and the Land Use Designation is Specific Plan. The site contains the existing telecommunication facility and a water tank owned by the Olivenhain Municipal Water District. The subject property is surrounded by vacant lands and includes residential land uses types further to the south. The view of the proposed facility would be minimized because the project is designed to be camouflaged and would blend into the surrounding vegetation and topography (Figure 3 and 4 and Table D-1).

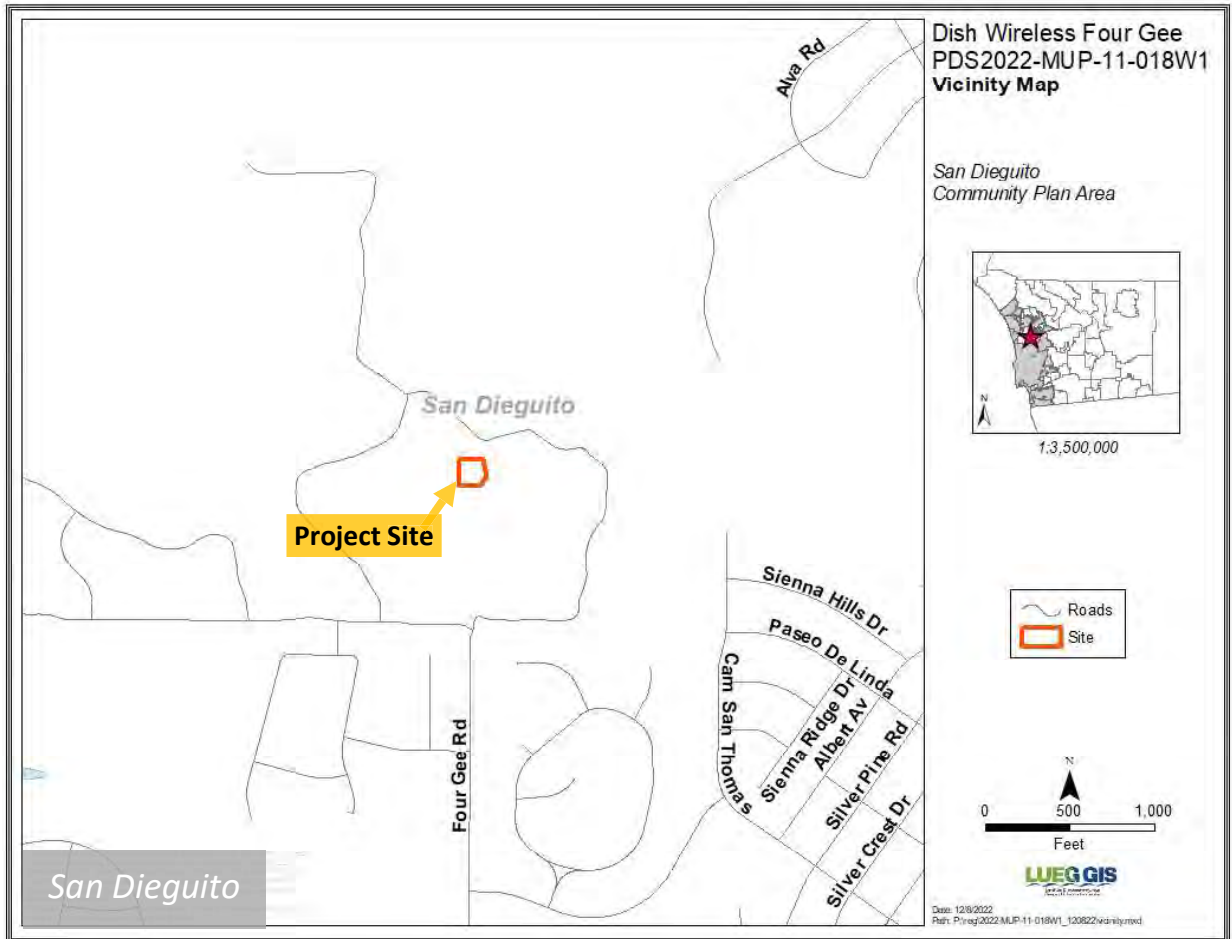


Figure 3: Vicinity map

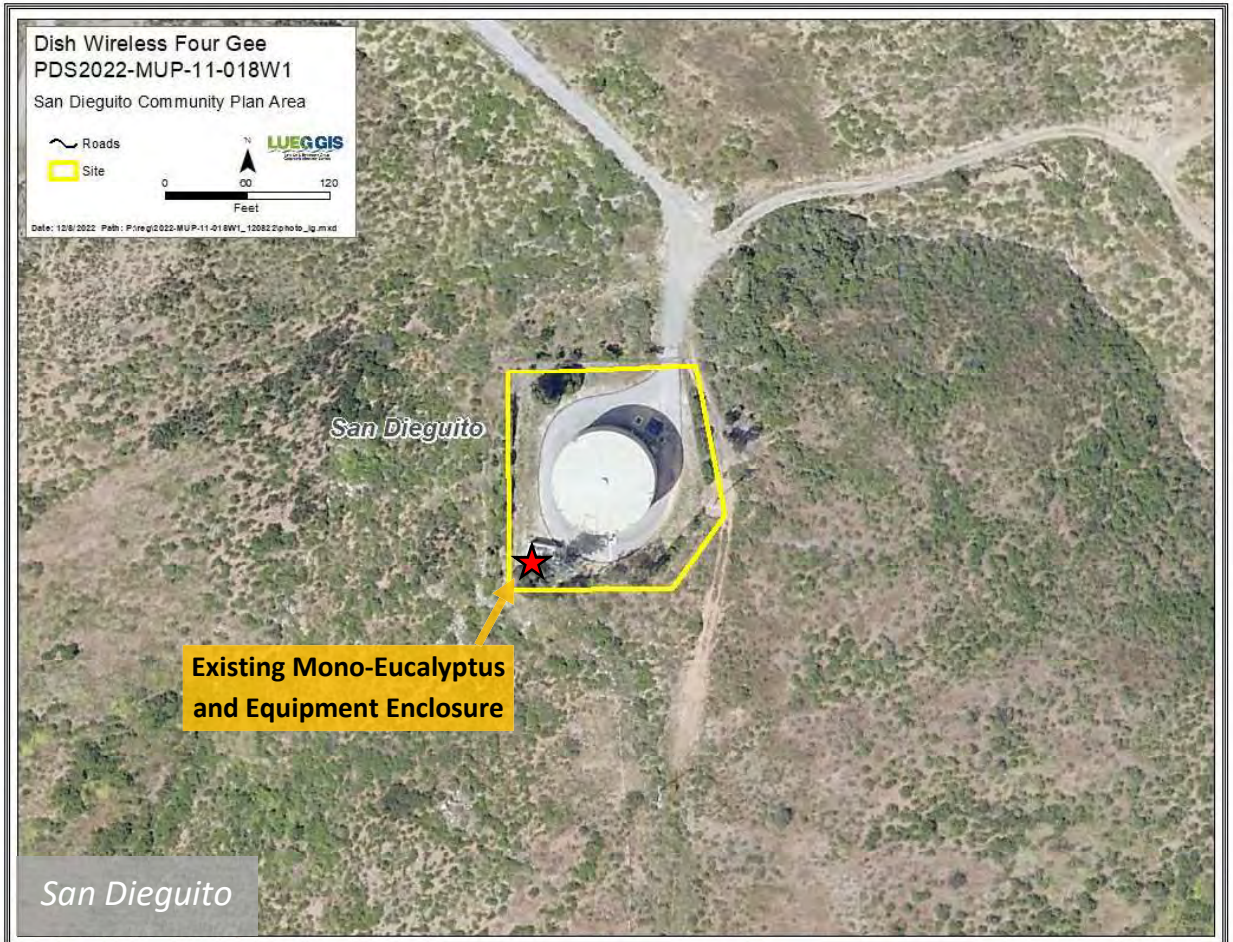


Figure 4: Aerial photograph of project site. Location of existing facility identified with red star.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Specific Plan Area	Specific Planning Area (S88)	Private Road	Vacant Lands
East	Specific Plan Area	Special Purpose-Open Space (S80)	Private Road	Vacant Lands
South	Specific Plan Area	Single Family Residential (RS), Rural Residential (RR), and Specific Planning Area (S88)	Four Gee Road	Residential Uses
West	Specific Plan Area	Special Purpose-Open Space (S80)	Private Road	Vacant Lands

**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 Zoning Ordinance, and CEQA. The following topics were reviewed during the Project’s processing and are detailed below: Amortization, Site Plan Analysis, Community Compatibility/Visual Impacts, and Alternative Site Analysis (ASA).

**1. Key Requirements for Requested Actions**

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

**2. Project Analysis**

The Project is located in a non-preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a MUP Modification and amortization of the wireless facility for a 10-year period. If approved, this MUP Modification will set a new expiration of June 23, 2033 in accordance with the amortization schedule.

## Amortization

The Project is subject to amortization because a faux tree is defined as a “high visibility” facility and the site is within a residential zone, which is a non-preferred zone. This means the existing facility must be brought into conformance with the Zoning Ordinance requirements within a specified time, as stated in Section 6991 of the Zoning Ordinance. It also has a term limit pursuant to Zoning Ordinance Section 6985.C.11, which states that projects that are considered high visibility and require use permits are given a maximum term limit based on the valuation of the facility. This Project is considered a high visibility structure and requires a MUP Modification to continue operation and maintenance and renew the facility’s term limits. The Project subject to this MUP Modification is valued at approximately \$85,000 and will therefore have a maximum term of 10 years. This time may be extended by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.

## Site Planning Analysis

The Project is located on an approximate 0.47-acre site that is characterized as developed with an existing water tank. The proposed 35-foot-tall mono-eucalyptus is designed to be compatible with the existing mature trees, vegetation, and topography. The equipment shelter has been painted to match the existing water tank. By blending in with the surrounding environment, the facility is sited within a location that will not impact the surrounding community character.

## Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. In addition, Policy LU 15.1 requires that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character. The wireless telecommunication facility is located approximately one mile south of Via de la Valle, Paseo Delicias, and Del Dios Highway, Scenic Highways as identified in the County’s General Plan. Drivers utilizing these scenic highways will have limited views of the facility due to distance and intervening topography. The facility will appear as a mature tree, which is an expected visual element within the project vicinity.

Furthermore, the facility will not have any adverse visual impacts on the surrounding community. The camouflaged antennas sufficiently blend in with the mature trees and vegetation that surround the site. The equipment enclosure is painted to match the existing water tank. Therefore, the proposed wireless telecommunication facility will not stand out from the existing visual setting, will be compatible with the existing community character, and will not result in impacts to the natural environment or a scenic highway.

## Alternative Site Analysis

The facility currently provides cellular service to the surrounding residents, visitors, and motorists. The site is zoned Special Purposes-Open Space (S80), a non-preferred zone for wireless facilities. Section 6986.C. of the Zoning Ordinance states that wireless facilities shall not be approved in non-preferred zones when siting in a preferred zone or preferred location is feasible unless the proposed site is preferable due to aesthetic and community character compatibility. The Applicant provided an Alternative Site Analysis (ASA) to demonstrate the feasibility of co-location opportunities on existing

wireless telecommunication facilities in the Project vicinity. Dish is a new carrier with an objective to deploy new wireless facilities to meet target coverage objectives. The project proposes to decommission the existing Sprint equipment and reassign the rights of the facility to Dish. In an effort to avoid the construction of a new wireless telecommunication facility, Dish selected the subject site to continue operation and maintenance of the subject facility while meeting coverage objectives. The Applicant demonstrated in the ASA that there are no other feasible co-location opportunities as other existing sites are not capable of supporting an additional carrier. The intent of the project is to not increase the need of a new wireless telecommunication facility as it is utilizing an existing facility.

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

The Geographic Service Area (GSA) maps shown in the below figure illustrate coverage in the area, with and without the wireless telecommunication facility. As a result of Dish launching a new wireless network, mobile coverage for the carrier does not exist in this location. The GSA maps demonstrate that the existing location is necessary to provide coverage and adequate service to motorists and residents in the area (Figure 6). The 35-foot height of the facility is necessary to allow the antennas to provide coverage due to the surrounding topography. These GSA maps can also be found in Attachment F.

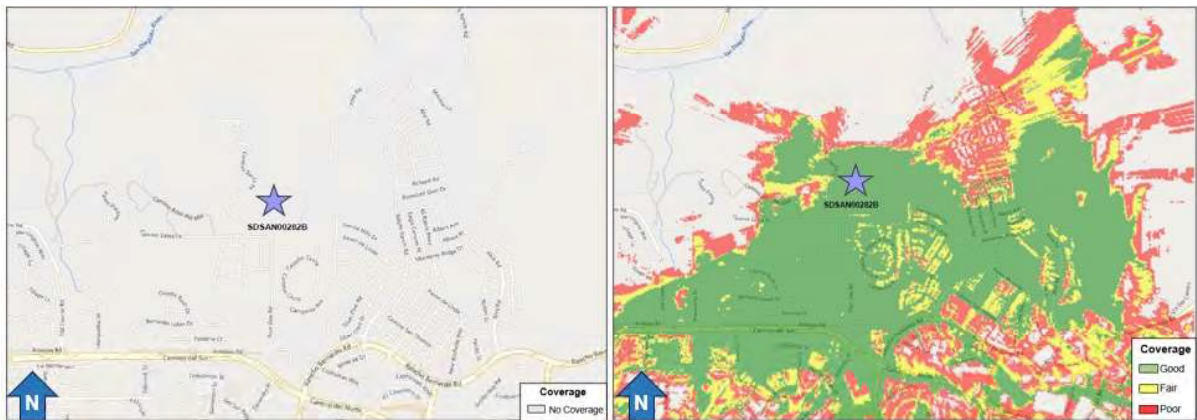


Figure 6: Coverage without Project (left) and coverage with Project (right).

### 3. General Plan Consistency

The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table 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>The Project will provide coverage throughout the area, which is essential in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by continuing to provide service and coverage in the area.</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</p>	<p>coverage in the area. In addition, the facility is equipped with an existing standby generator in the event of a power outage or other emergency situation.</p>



General Plan Policy	Explanation of Project Conformance
services during and following a disaster.	
<p><b>POLICY COS-11.1 – Protection of Scenic Resources.</b> Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p> <p><b>POLICY COS-11.3 – Development Siting and Design.</b> Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p>	<p>The wireless telecommunication facility is approximately one mile from Via de la Valle, Paseo Delicias, and Del Dios Highway, Scenic Highways identified in the County of San Diego General Plan. The faux mono-eucalyptus will appear as a mature tree which is an expected visual feature of the project site as there are existing mature trees surrounding the property. The CMU enclosure is painted to match the existing water tank on the project site. The facility will be compatible with the natural features and community character within the project vicinity. Additionally, drivers utilizing Via de la Valle, Paseo Delicias, and Del Dios Highway, will have limited views of the facility due to distance and intervening topography.</p>
<p><b>POLICY LU-15.1 – Telecommunication Facilities Compatibility with Setting.</b> Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The facility has been sited and designed to minimize visual impacts and be compatible with the existing development and community character. The proposed camouflaged antennas and CMU enclosure will sufficiently blend in with existing environment.</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>The facility is available to provide co-location opportunities for other carriers as feasible.</p>

4. Zoning Ordinance Consistency

a. Development Regulations

The Project complies with all applicable zoning requirements of the Special Purpose-Open Space (S80) 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:	S80	Yes, upon approval of a MUP Modification
Animal Regulation:	-	N/A
Density:	-	N/A
Lot Size:	-	N/A
Building Type:	W	N/A
Maximum Floor Area:	-	N/A
Floor Area Ratio:	-	N/A
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	C	Yes, upon approval of a MUP Modification
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.	The mono-eucalyptus tree is 35 feet in height.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements for a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The original MUP authorized a setback reduction in accordance with Section 4813 of the Zoning Ordinance. The location of the wireless facility will be in conformance with the previous setback reduction.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP Modification.

**b. Wireless Ordinance Consistency**

By federal law, the County is prohibited from regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions, if the facilities comply with the Federal Communication Commission’s (FCC) regulations concerning RF emissions. Therefore, County decision makers do not consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also, staff does not require information from the Applicant concerning such effects from RF emissions associated with the Project. Information regarding potential health effects is available from the cellular providers upon request as it is also required from the FCC.

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

*Table 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 CMU enclosure for associated equipment is 8-feet-tall	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The 35-foot-tall mono-eucalyptus is setback from the nearest residential property line by approximately 800-feet.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The original MUP authorized a setback reduction in accordance with Section 4813 of the Zoning Ordinance. The location of the wireless facility will be in conformance with the previous setback reduction.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP Modification.
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the	The project site is zoned S80 and is subject to the most restrictive one-hour average sound level limit of 45 dBA at the property lines, according to Section 36.404 of the County	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
County's Noise Ordinance on an average hourly basis.	Noise Ordinance. The Project proposes a standby generator that is located within a CMU enclosure and does not produce noise levels which exceed the 45 dBA requirement at the property line. Therefore, the Project will comply with the County Noise Ordinance.	
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 because the facility is a faux tree (mono-eucalyptus). High visibility facilities with a valuation of \$10,000 to \$500,000 are required by the Zoning Ordinance to have a maximum term of 10 years. Since the Project has a valuation of approximately \$85,000, the MUP Modification has been conditioned to have a maximum term of 10 years. This time may be extended for an additional period of time by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The proposed Project consists of a faux mono-eucalyptus that is designed to avoid adverse visual impacts. The site is not visible from any nearby scenic roads or highways due to the distance and topography.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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

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

**E. COMMUNITY PLANNING GROUP RECOMMENDATION**

On November 10, 2022, the San Dieguito Community Planning Group (CPG) reviewed the Project. The CPG recommended approval with conditions of the MUP Modification by a vote of 9-0-0-4 (9-Yes, 0-No, 0-Abstain, 4-Vacant/Absent). The recommended conditions of approval include that the existing antenna tree must be refreshed on an annual basis, no additional sound shall be generated by the carrier's equipment, and that all equipment shall be removed if the carrier abandons the site. The recommended conditions of approval are included in the conditions set forth in the Form of Decision. The San Dieguito Community Planning Group Recommendation Form can be found in Attachment E.

**F. PUBLIC INPUT**

The Project was first submitted to PDS in November 2022. 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 500 feet of the project site until at least 20 different property owners were noticed. Staff received general questions regarding the Project following the public notices sent at the time of the MUP Modification application submittal and during processing of the permit. In addition, public notices for the Planning Commission hearing were sent to a total of twenty-five property owners, for a radius of 1,350 feet from the project site.

**G. RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project, is exempt from CEQA.
2. Grant MUP Modification PDS2022-MUP-11-018W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

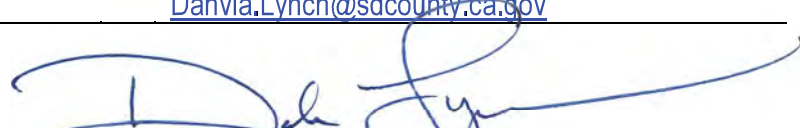
---

**Report Prepared By:**  
 Polina Mitcheom, Project Manager  
 619-942-1376  
[Polina.Mitcheom@sdcounty.ca.gov](mailto:Polina.Mitcheom@sdcounty.ca.gov)

---

**Report Approved By:**  
 Dahvia Lynch, Director  
 858-694-2962  
[Dahvia.Lynch@sdcounty.ca.gov](mailto:Dahvia.Lynch@sdcounty.ca.gov)

**AUTHORIZED REPRESENTATIVE:**




---

DAHVIA LYNCH, DIRECTOR

**ATTACHMENTS:**

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2022-MUP-11-018W1

Attachment C – Environmental Documentation

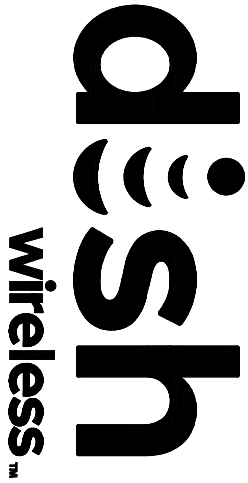
Attachment D – Environmental Findings

Attachment E – Public Documentation

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

Attachment G – Ownership Disclosure

## **Attachment A – Planning Documentation**



DISH WIRELESS SITE ID:  
**SDSAN00282B**  
 DISH WIRELESS SITE ADDRESS:  
**17299 FOUR GEE ROAD,  
 SAN DIEGO, CA 92127**

**CALIFORNIA - CODE COMPLIANCE**

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPLC), CALIFORNIA GAS PIPELINE CODE (CGPC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA WELDERING CODE (CWC), CALIFORNIA CODE OF REGULATIONS (CALIFORNIA STATE) (CALREGS), NOTHING IN THESE PLANS IS TO BE CONSIDERED AS A SUBSTITUTE FOR THE CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPLC), CALIFORNIA GAS PIPELINE CODE (CGPC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA WELDERING CODE (CWC), CALIFORNIA CODE OF REGULATIONS (CALIFORNIA STATE) (CALREGS).  
 CODE YEAR: 2019 CALIFORNIA MECHANICAL CODE (CMC)/2018 IBC MECHANICAL  
 2019 CALIFORNIA ELECTRICAL CODE (CEC)/2017 NEC ELECTRICAL  
 2019 CALIFORNIA BUILDING CODE (CBC)/2016 IBC BUILDING  
 2019 CALIFORNIA PLUMBING CODE (CPLC)/2017 UPC PLUMBING  
 2019 CALIFORNIA GAS PIPELINE CODE (CGPC)/2017 NCG GAS  
 ANS/IT/222 (REV H)

**SHEET INDEX**

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
T-2	BATTERY OPERATIONS
C-1	SITE SURVEY
C-2	ENLARGED SITE PLAN
A-1	PROPOSED ANTENNA PLAN AND SCHEDULE
A-2	NORTH ELEVATIONS
A-3	EAST ELEVATIONS
A-4	SOUTH ELEVATIONS
A-5	WEST ELEVATIONS
A-6	EQUIPMENT REQUIREMENTS AND DETAILS
A-7	EQUIPMENT FOOTPRINT
A-8	EQUIPMENT MOUNTING
A-9	EQUIPMENT DETAILS
A-10	ELECTRICAL/WIRING ROUTE TRAIL AND NOTES
E-1	ELECTRICAL DETAILS
E-2	ELECTRICAL ONE-LINE/FULL-CIRCUIT & PANEL-SCHEDULE
E-3	GROUNDING DETAILS & NOTES
C-1	GROUNDING DETAILS
C-2	GROUNDING DETAILS
C-3	GROUNDING DETAILS
G-1	LEGEND AND ABBREVIATIONS
G-2	GENERAL NOTES
G-3	GENERAL NOTES
G-4	GENERAL NOTES
G-5	GENERAL NOTES

**SCOPE OF WORK**

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR EQUIPMENT APPROVED EQUIPMENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT CONSTRUCTION CONSISTS OF THE FOLLOWING:

- INSTALL (2) PROPOSED PANEL ANTENNAS WITH ONE SOCKS (1 PER SECTOR, 3 TOTAL)
- INSTALL (2) PROPOSED 1-TOWER ANTENNA MOUNTS (1 PER SECTOR, 3 TOTAL)
- INSTALL (2) PROPOSED JUMBERS WITH PINE SOCKS (2 PER SECTOR, 6 TOTAL)
- INSTALL (2) PROPOSED ONE-DIRECTIONAL ANTENNAS WITH PINE SOCKS (2 PER SECTOR, 6 TOTAL)
- INSTALL (2) PROPOSED HYBRID CABLE

**GROUND SCOPE OF WORK:**

- INSTALL (2) PROPOSED PANE ANTENNAS
- INSTALL (2) PROPOSED 1-TOWER ANTENNA MOUNTS
- INSTALL (2) PROPOSED JUMBERS WITH PINE SOCKS (2 PER SECTOR, 6 TOTAL)
- INSTALL (2) PROPOSED HYBRID CABLE
- INSTALL (2) PROPOSED ONE-DIRECTIONAL ANTENNAS WITH PINE SOCKS (2 PER SECTOR, 6 TOTAL)
- INSTALL (2) PROPOSED TELCO CONDUIT
- INSTALL (2) PROPOSED TELCO CONDUIT
- INSTALL (2) PROPOSED TELCO CONDUIT
- INSTALL (2) PROPOSED FIBER CABLE
- INSTALL (2) PROPOSED FIBER BOX
- INSTALL (2) PROPOSED FIBER BOX
- INSTALL (2) PROPOSED ALPHA CABINET WITH FAN KIT FIBER BOX
- INSTALL (2) PROPOSED GENERATOR



**UNDERGROUND SERVICE ALERT**  
 UTILITY NOTIFICATION CENTER OF CALIFORNIA  
 WWW.CALFORNIA811.COM  
 (800) 432-4133  
 DIAL 2-1-1 BEFORE ANY UTILITIES WORK TO PREVENT ACCIDENTS



**GENERAL NOTES**

THE FACILITY IS UNMANNED AND NOT FOR HUMAN OCCUPANCY. A TECHNICAL WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON SURFACE WATER OR SOIL. NO SIGNIFICANT DISTURBANCE TO SURFACE WATER OR SOIL. NO SIGNIFICANT DISTURBANCE TO SURFACE WATER OR SOIL.

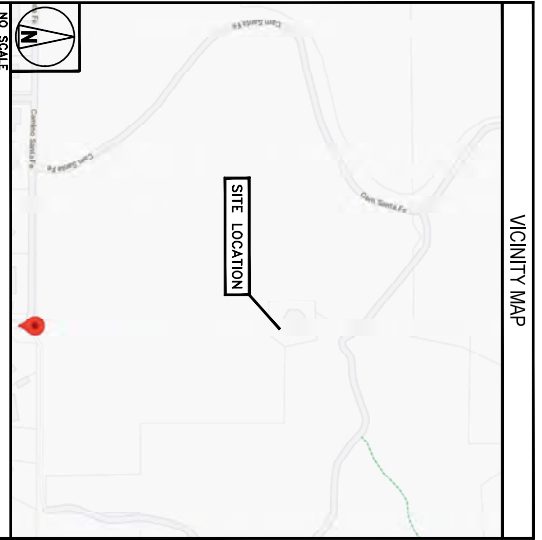
11'x17' PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL PROCEED WITH THE WORK.

SITE INFORMATION	PROJECT DIRECTORY
PROPERTY OWNER: QUEREMAN MANIPAL WATER DISTRICT ADDRESS: 17299 Four Gee Road 1860-CHUCKAWAN RD- SAN DIEGO, CA 92124-9212	APPLICANT: DISH WIRELESS 5701 SOUTH SANTA FE DRIVE LITTLETON, CO 80120 (866) 293-6122
TOWER TYPE: MONOPOLY/PLATINUM	AAE NUMBER: AISHI PATEL A5 INFRASTRUCTURE PARTNERS (323) 342-7215
ASSESSOR'S PARCEL No.: 678-090-03 COUNTY: SAN DIEGO COUNTY	SITE ACQUISITION: CAKE FLORES J5 INFRASTRUCTURE PARTNERS (959) 805-5502
COORDINATES: LATITUDE (DEC): 33.03191403742728 LONGITUDE (DEC): -117.1221915417036 117° 07' 19.837" W	CONSTRUCTION MANAGER: ROGER BATAU roger.batau@dish.com (619) 746-5688
ZONING JURISDICTION: CITY OF SAN DIEGO ZONING DISTRICT: U	RF ENGINEER: ARMAND NIENHUIS armand.nienhuis@dish.com
OCCUPANCY GROUP: U	
CONSTRUCTION TYPE: 1-A-B	
POWER COMPANY: SICKLE	
TELEPHONE COMPANY: AT&T	
LEGAL DESCRIPTION: TBD	

**DIRECTIONS FROM SAN DIEGO INTERNATIONAL AIRPORT:**

- HEAD WEST ON AIRPORT TRUNK RD. 2.1 MI. IN
- TURN LEFT ON LINDEN BLVD.
- TURN LEFT ON LINDEN BLVD. TO THE RIGHT
- TURN RIGHT ONTO S GARDEN ST.
- TURN LEFT ONTO S GARDEN ST.
- HEAD INTO I-5 S
- TAKE THE EXIT ONTO SA-163 N TOWARD ESCOBEDO



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

23 MAUDCHLY SUITE 110  
RIVINGTON, CALIFORNIA 92518



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A REGISTERED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT.

REV	DATE	DESCRIPTION
A	11/19/2021	100% CD - ISSUED FOR PERMIT
B	11/19/2021	90% CD - DESIG. COMPLETE
C	02/11/2022	90% CD REVISION - I-TL
D	03/12/2022	100% CD
1	06/15/2022	100% CD REVISION
2	04/09/2023	100% CD REVISION

AAE PROJECT NUMBER: P-05721 6  
 SDSAN00282B  
 DISH WIRELESS PROJECT INFORMATION  
 17299 FOUR GEE ROAD  
 SAN DIEGO, CA 92127  
 SHEET TITLE: TITLE SHEET  
 SHEET NUMBER: T-1



NOTES

APN: 678-060-03-00

OWNER: OLVENHAIN MUNICIPAL WATER DISTRICT

OWNER IS PARKING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR IMFER THAT A BOUNDARY SURVEY HAS BEEN PERFORMED. THIS IS A SITUATIONAL TOPOGRAPHIC MAP WITH...

THE EASMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON THE INFORMATION PROVIDED BY THE CLIENT...

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD SURVEY...

LAT. 33° 07' 53.86" N, NAD 83
LONG. 117° 07' 21.25" W, NAD 83
ELEV. 756.0' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8380.13D for 1-4 accuracy...

PARENT PARCEL LEGAL DESCRIPTION PER TITLE RECORD:

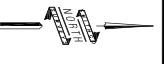
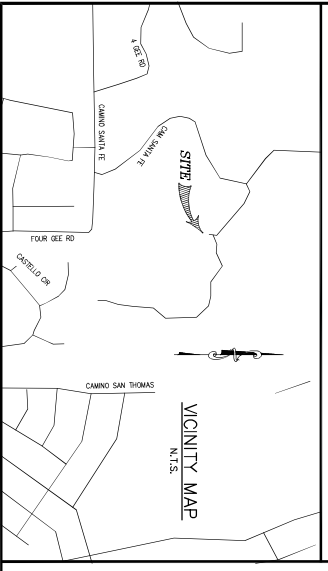
ALL THAT PORTION OF LOTS 9, 10, 11 AND 12 OF SECTION 19, TOWNSHIP 13 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN...

COMMENTING AT THE SOUTHWEST CORNER OF LOT 9 OF SECTION 19, TOWNSHIP 13 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN...

PARCEL ID: 678-060-03-00

EASMENTS PER TITLE RECORD:

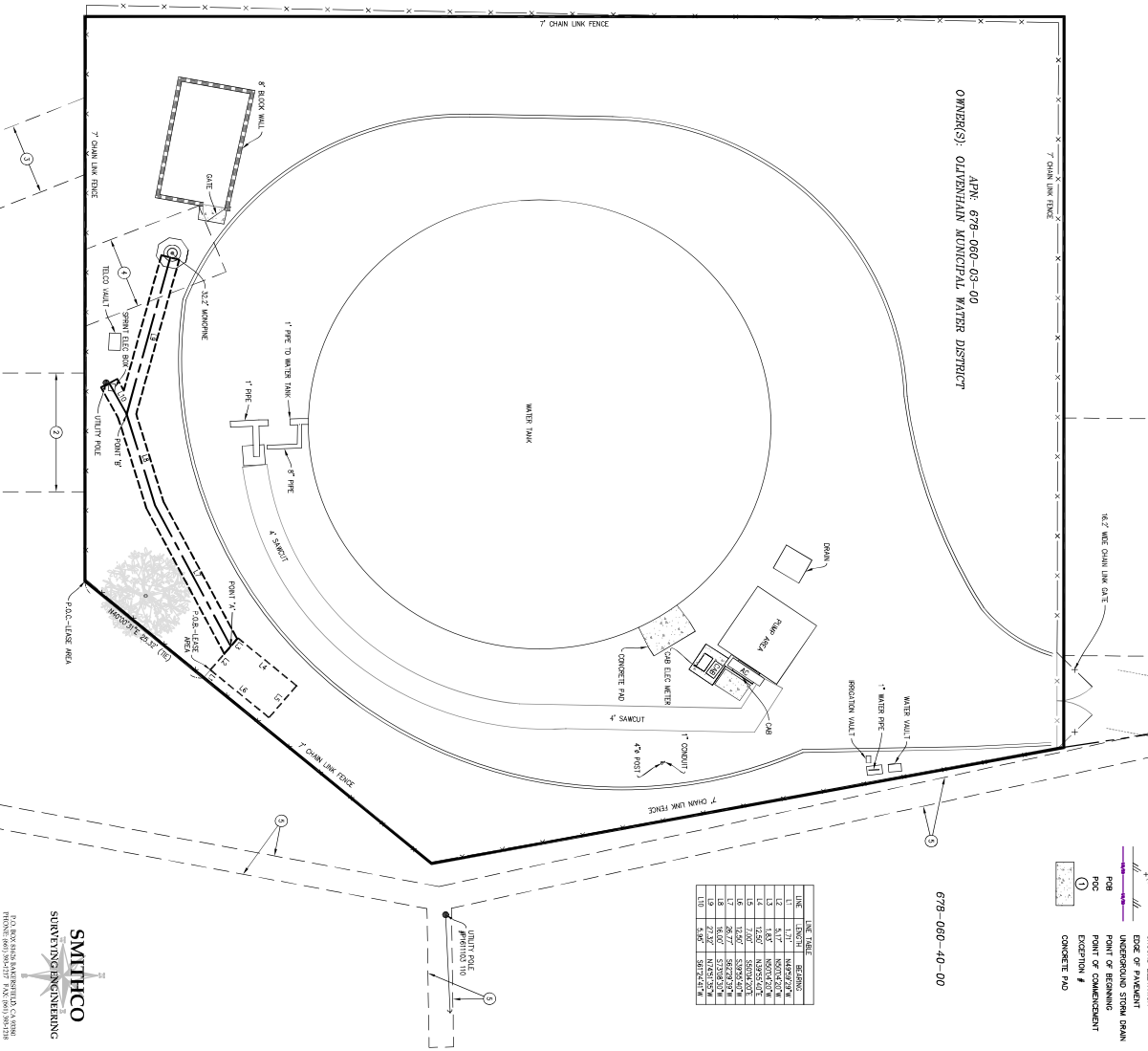
- 2. GRANT OF RIGHT OF WAY, RECORDED ON: 2/1/1982 IN INSTRUMENT NO. 196219838.
1. GRANT OF RIGHT OF WAY, RECORDED ON: 04/02/1965 IN INSTRUMENT NO. 196558559.
... 10. MEMORANDUM OF LEASE, RECORDED ON: 10/23/2014 IN INSTRUMENT NO. 2014-0460232.



OVERALL SITE MAP

1" = 10'

678-060-41-00



LEGEND

- SITE BOUNDARY LINE
OVERHEAD UTILITY LINES
PROPERTY LINE (PER RECORD)
PROJECT LINE

Table with columns: LINE, DATE, ELEVATION, etc. listing various utility lines and their specifications.

SMITHCO SURVEYING & ENGINEERING logo and contact information.

dish wireless logo and address: 5701 SOUTH SANTA FE DRIVE, LITTLETON, CO 80120

INFRAStructure logo and address: 23 MARQUET #110, IRVINE, CA 92618



SMITHCO JOB # 56-1298
DRAWN BY: CHECKED BY: APPROVED BY:
SUBMITTALS table with columns for REV, DATE, DESCRIPTION, BY.

DISH WIRELESS L.L.C.
PROJECT INFORMATION
17299 FOUR OLE ROAD
SAN DIEGO, CA 92127
SHEET TITLE: SITE SURVEY
SHEET NUMBER: C-1

**LEAST AREA DESCRIPTION:**

BEING A PORTION OF THE LAND DESCRIBED IN THE GRANT DEED, RECORDED APRIL 1, 1984, AS DOCUMENT NO. 1984458869, SAN DIEGO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF SAID LAND, THENCE N 49°03'1" E, ALONG THE SOUTHEAST LINE OF SAID LAND, A DISTANCE OF 26.32 FEET; THENCE LEAVING SAID SOUTHEAST LINE, N 49°59'29" W, A DISTANCE OF 1.71 FEET TO THE POINT OF BEGINNING.

COURSE 1) THENCE S 50°04'07" W, A DISTANCE OF 6.17 FEET TO A POINT HERENAFTER DESCRIBED AS POINT 'A';

COURSE 2) THENCE CONTINUING N 50°04'20" E, A DISTANCE OF 1.63 FEET;

COURSE 3) THENCE N 39°59'40" E, A DISTANCE OF 12.60 FEET;

COURSE 4) THENCE S 50°04'20" E, A DISTANCE OF 7.00 FEET;

COURSE 5) THENCE S 39°59'40" W, A DISTANCE OF 12.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 88 SQUARE FEET, MORE OR LESS.

APN: 678-090-03

OWNER(S): OLVERMAN MUNICIPAL WATER DISTRICT

**QUALITY EXAMINER DESCRIPTION:**

A 3.00 FOOT WIDE STRIP OF LAND, OVER, ACROSS AND THROUGH A PORTION OF THE LAND DESCRIBED IN THE GRANT DEED, RECORDED APRIL 1, 1984, AS DOCUMENT NO. 1984458869, SAN DIEGO COUNTY RECORDS, LYING 1.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HERENAFTER DESCRIBED POINT 'A';

COURSE 1) THENCE S 62°29'34" W, A DISTANCE OF 26.27 FEET;

COURSE 2) THENCE CONTINUING N 50°04'20" E, A DISTANCE OF 1.63 FEET TO A POINT HERENAFTER DESCRIBED AS POINT 'B';

COURSE 3) THENCE N 39°59'40" W, A DISTANCE OF 27.32 FEET TO THE TERMINUS OF THIS DESCRIPTION,

TOGETHER WITH A 3.00 FOOT WIDE STRIP OF LAND, OVER, ACROSS AND THROUGH A PORTION OF THE LAND DESCRIBED IN THE GRANT DEED, RECORDED APRIL 1, 1984, AS DOCUMENT NO. 1984458869, SAN DIEGO COUNTY RECORDS, LYING 1.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HERENAFTER DESCRIBED POINT 'B';

COURSE 1) THENCE S 67°24'41" W, A DISTANCE OF 5.95 FEET TO THE TERMINUS OF THIS DESCRIPTION,

CONTAINING 222 SQUARE FEET, MORE OR LESS.

APN: 678-090-03

OWNER(S): OLVERMAN MUNICIPAL WATER DISTRICT



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



23 MARCH 2010  
IRVINE, CA 92618



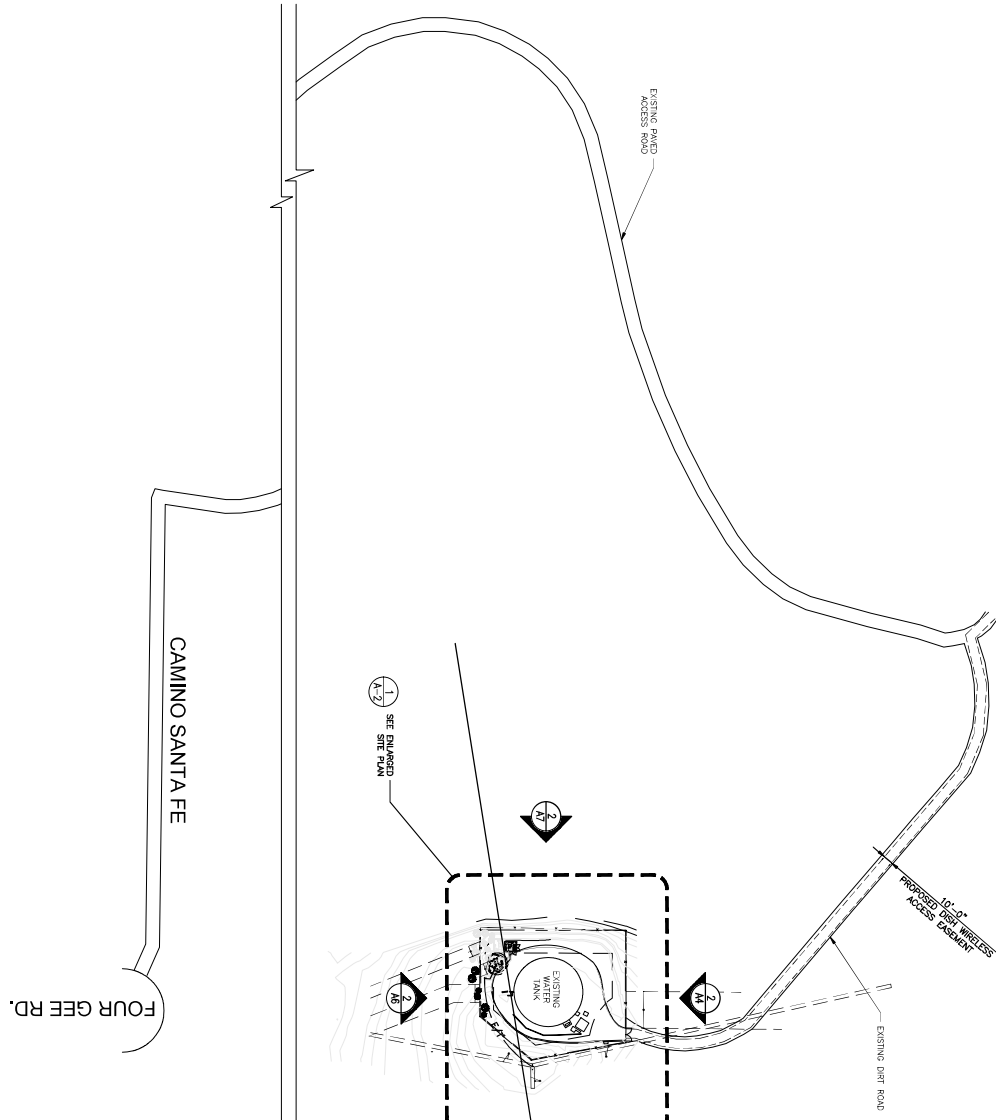
ALL DRAWINGS AND INSTRUMENTS CONTAINED HEREIN ARE THE PROPERTY OF THE SURVEYOR AND SHOULD BE KEPT IN HIS OR HER OFFICE AND NOT BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER CONSIDERED AS A CONTRACT.

DRAWN BY:	CJ	CHECKED BY:	DA	APPROVED BY:	DA
SURVHO JOB #	56-1296				
REDS REV. #:	---				

SUBMITTALS		
REV / DATE	DESCRIPTION	BY
0 / 11/1/28	PRELIMINARY ISSUE	CJ
1 / 11/28/28	REV. CHECKED PRO	DA
2 / 12/01/28	TITLE REVISED/DATE	DA
3 / 01/04/29	REVISION	DA

JS PROJECT NUMBER	
P-057216	
DISH WIRELESS L.L.C. PROJECT INFORMATION	
SDSAND0282B 17299 FOUR GEE ROAD SAN DIEGO, CA 92127	
SHEET TITLE SITE SURVEY	
SHEET NUMBER C-2	

**DISCLAIMER NOTE:**  
 JS INFRASTRUCTURE PARTNERS HAS GENERATED A SITE PLAN WITHOUT USING A TOPOGRAPHIC SURVEY. FOR CONCRETE FOUNDATIONS AND FOUNDATION WORK, THE PLAN IS ESTIMATED. JS INFRASTRUCTURE HOLDS NO RESPONSIBILITY FOR THE ACCURACY OF THE MEASUREMENTS.



**NOTES**  
 1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS

OVERALL SITE PLAN



1

5701 SOUTH SANTA FE DRIVE  
 LITTLETON, CO 80120

23 MAUCHLY, SUITE 110  
 IRVINE, CALIFORNIA 92618



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE TRAINED UNDER THE DIRECTION OF A REGISTERED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:            CHECKED BY:            APPROVED BY:           

REDS REV #:

**CONSTRUCTION DOCUMENTS**

REV#	DATE	DESCRIPTION
A	11/18/2021	ISSUE CD
B	11/17/2021	ISSUE CD - DESIGN COMMENTS
C	10/21/2022	ISSUE CD - REVISION - FIRE
D	10/27/2022	ISSUE CD
1	10/11/2022	ISSUE CD - REVISION
2	10/26/2023	ISSUE CD - REVISION

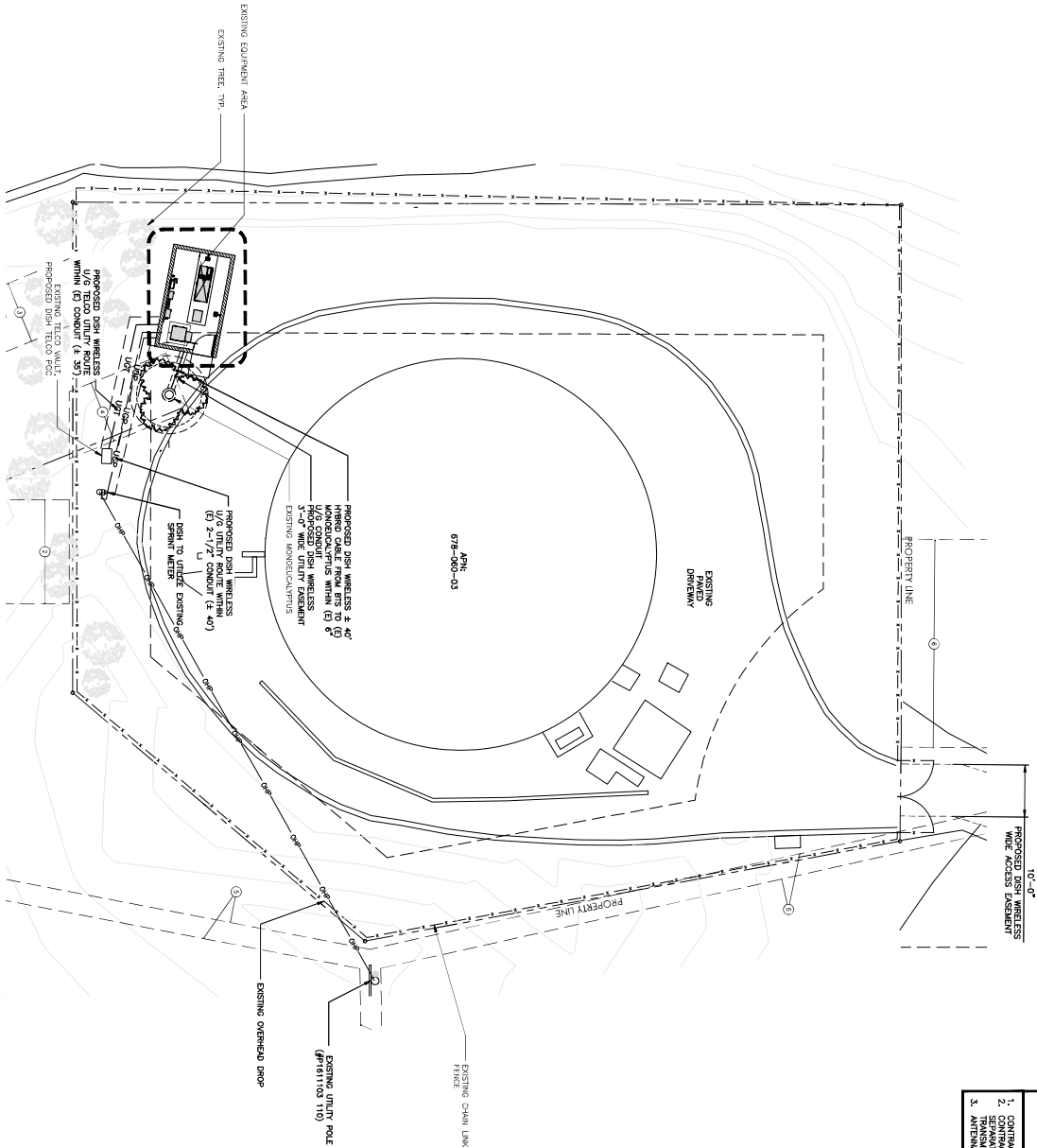
A&E PROJECT NUMBER  
 P-057216

SDS#AN02828

17299 FOUR GEE ROAD  
 SAN DIEGO, CA 92127

SHEET TITLE  
 OVERALL SITE PLAN

SHEET NUMBER  
 A-1



ENLARGED SITE PLAN



- NOTES**
1. CONSTRUCTION SHALL VERIFY ALL DIMENSIONS. SEPARATION BETWEEN THE (P) GPS JUMPS LINKS SHALL BE WITHIN A 10'-0" MINIMUM.
  2. CONSTRUCTION SHALL VERIFY ALL DIMENSIONS. SEPARATION BETWEEN THE (P) GPS JUMPS LINKS SHALL BE WITHIN A 10'-0" MINIMUM.
  3. ANTENNAS AND MOUNTS ORIENTED FOR CLARITY.

5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

**JS INFRASTRUCTURE**

23 MAUCHLY, SUITE 110  
IRVINE, CALIFORNIA 92618



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE PRINTING UNDER THE DIRECTION OF THE REGISTERED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT.

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

JM AP

REDS REV #:

**CONSTRUCTION DOCUMENTS**

REV#	DATE	DESCRIPTION
A	11/08/2021	30% CD - DISH COMMENTS
B	11/15/2021	30% CD - DISH COMMENTS
C	02/14/2022	30% CD REVISION - FIRE
1	03/15/2022	100% CD REVISION
2	04/04/2023	100% CD REVISION

PROJECT NUMBER: P-057216

SDS#AN002828

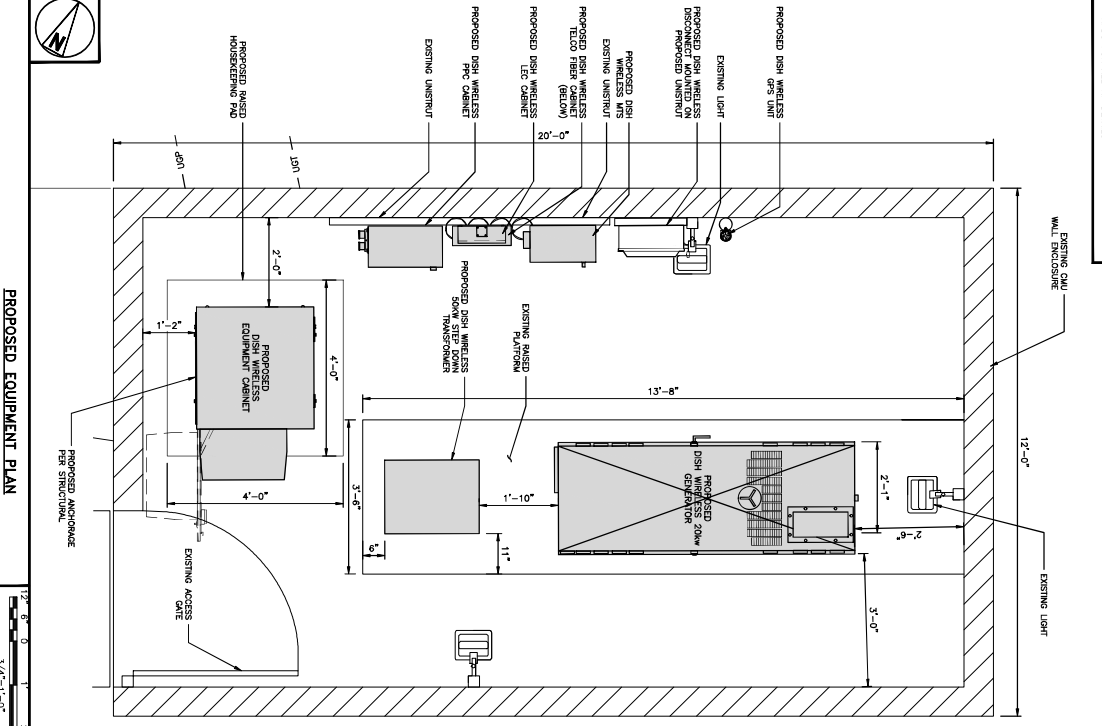
17299 FOUR GEE ROAD  
SAN DIEGO, CA 92127

SHEET TITLE: ENLARGED SITE PLAN

SHEET NUMBER: A-2

NOTES

- 1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
- 2. ANTENNA AND HW PER SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFS FOR ALL RF DETAILS

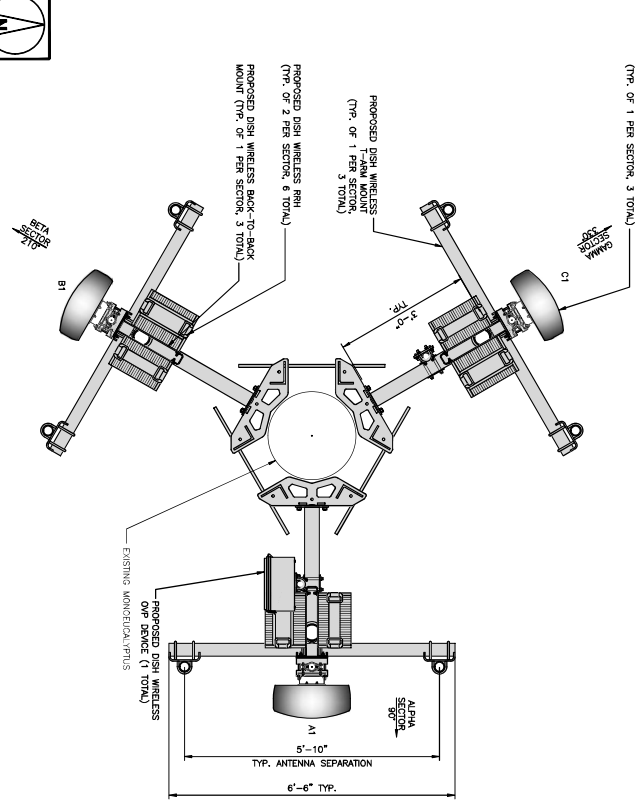


PROPOSED EQUIPMENT PLAN



NOTES

- 1. THE ANTENNA SCISS SHOULD MATCH THE SCHEDULES FILE.



PROPOSED ANTENNA PLAN



SECTOR	POSITION	EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	ANTENNA TECHNOLOGY	SIZE (HxW)	ZAMUTH	RAO CENTER	FEED LINE TYPE AND LENGTH
ALPHA	A1	PROPOSED	KERS4LHM-D	5G	72.0" x 18.1"	90°	29'-0"	(1) HIGH-CAPACITY (445' LONG) HYBRID CABLE
BETA	B1	PROPOSED	KERS4LHM-D	5G	72.0" x 18.1"	210°	29'-0"	
GAMMA	C1	PROPOSED	KERS4LHM-D	5G	72.0" x 18.1"	330°	29'-0"	
<p>MANUFACTURER - MODEL NUMBER TECHNOLOGY</p> <p>1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFS FOR ALL RF DETAILS</p> <p>2. ANTENNA AND HW MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND STRUCTURAL ANALYSES WITH THE PROPOSED DESIGN AND</p>								

ANTENNA SCHEDULE

NO SCALE

SDSM00282B  
17298 FOUR GEE ROAD  
SAN DIEGO, CA 92127

SHEET TITLE  
PROPOSED ANTENNA  
PLAN AND SCHEDULE

SHEET NUMBER  
A-3

CONSTRUCTION DOCUMENTS

REV#	DATE	DESCRIPTION
A	11/08/2021	90% CD
B	11/16/2021	90% CD - DISJ. COMMENTS
C	02/14/2022	90% CD REVISION - FIRE
D	03/16/2022	100% CD
1	06/16/2022	100% CD REVISION
2	04/24/2023	100% CD REVISION

RAE PROJECT NUMBER  
P-057216

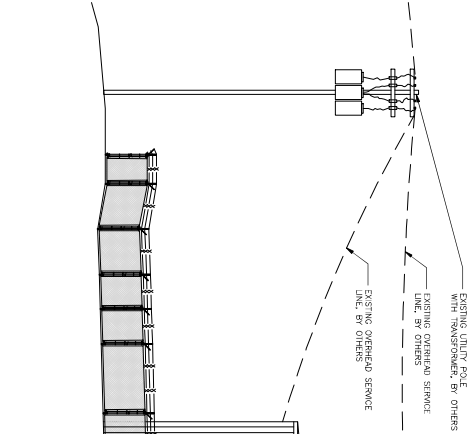
DISH WIRELESS PROJECT INFORMATION  
SDSM00282B  
17298 FOUR GEE ROAD  
SAN DIEGO, CA 92127



23 MANCHEY SUITE 110  
RIVERSIDE CALIFORNIA 92518



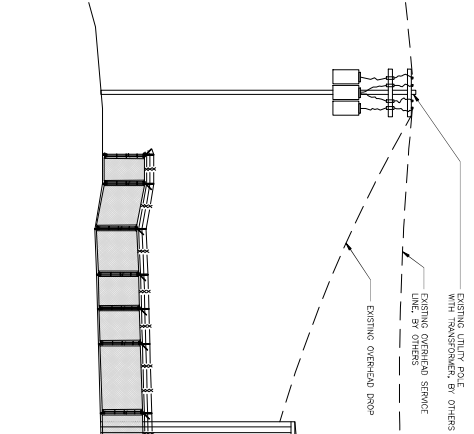
5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



EXISTING NORTH ELEVATION



1



PROPOSED NORTH ELEVATION



2

- NOTES**
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
  2. ANTENNA AND OAU DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION PER 10% ALL PER SECTORS.
  3. NEW ANTENNAS AND RISERS SHALL BE PAINTED TO MATCH EXISTING ANTENNAS AND RISERS. ALL STUBS AND THE BRANCHES SHALL EXTEND A MINIMUM OF 10' ABOVE THE ANTENNAS AND RISERS. NEW FOLDS TO THE DASH BRANCHES.

5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

23 MAUDCHY, SUITE 110  
RIVINE, CALIFORNIA 92518



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE PRINTING UNDER THE DIRECTION OF THE REGISTERED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT.

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

JM AP

REVISIONS:

REV#	DATE	DESCRIPTION
A	11/18/2021	90% CD
B	11/18/2021	90% CD - DISH COMMENTS
C	12/14/2022	90% CD REVISION - FIRE
D	12/14/2022	100% CD
1	10/11/2023	100% CD REVISION
2	10/26/2023	100% CD REVISION

**CONSTRUCTION DOCUMENTS**

**SUMMITLIS**

DATE: 11/18/2021  
DESCRIPTION: 90% CD

DATE: 11/18/2021  
DESCRIPTION: 90% CD - DISH COMMENTS

DATE: 12/14/2022  
DESCRIPTION: 90% CD REVISION - FIRE

DATE: 12/14/2022  
DESCRIPTION: 100% CD

DATE: 10/11/2023  
DESCRIPTION: 100% CD REVISION

DATE: 10/26/2023  
DESCRIPTION: 100% CD REVISION

A&E PROJECT NUMBER: P-057216

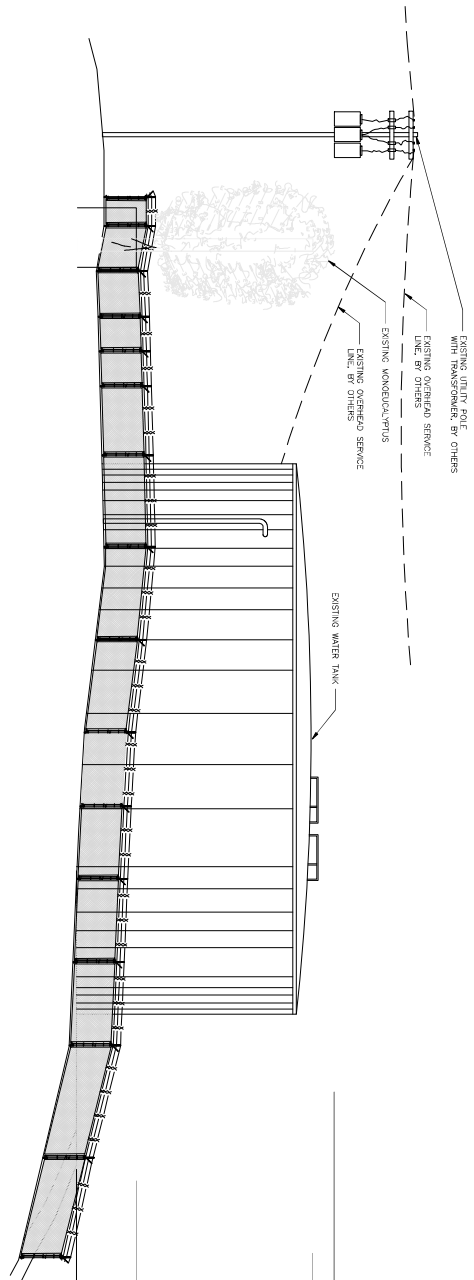
DISH WIRELESS PROJECT INFORMATION

SDS#N002828

17299 FOUR CEE ROAD  
SAN DIEGO, CA 92127

SHEET TITLE: NORTH ELEVATIONS

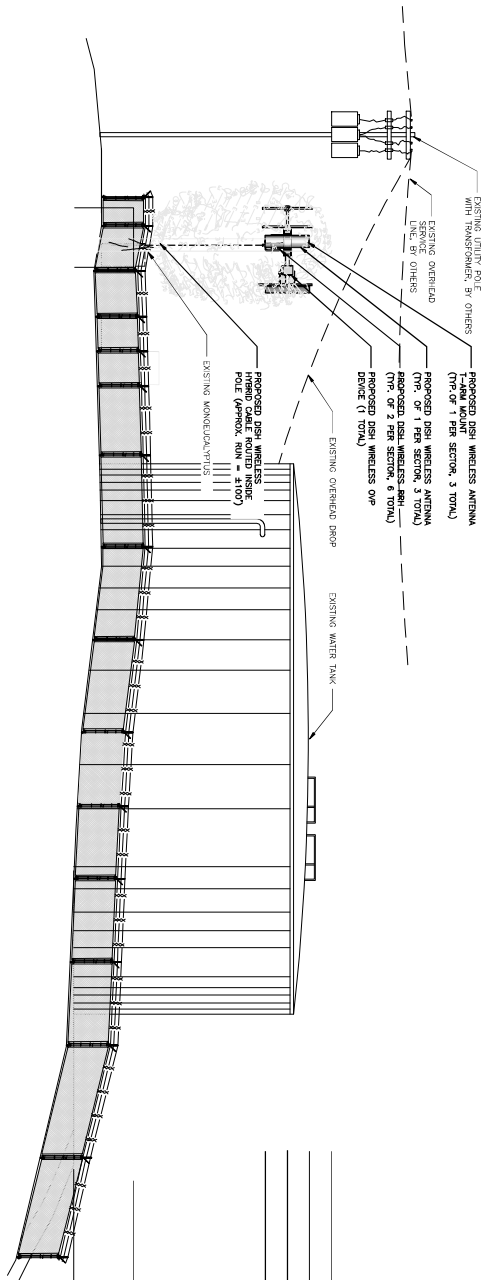
SHEET NUMBER: A-4



EXISTING EAST ELEVATION



1



PROPOSED EAST ELEVATION




2


NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION PER 10% ALL PER PERMITS.
3. NEW ANTENNAS AND RISERS SHALL BE PAINTED TO MATCH EXISTING ANTENNAS AND RISERS. ALL STUBS AND THE BRANCHES SHALL EXTEND A MINIMUM OF 12\"/>


- T.O. EXISTING BRANCHES 35'-0" HGT. 12'-0" DIA.
- T.O. EXISTING MONOPOL/UTP/S 24'-0" HGT.
- T.O. EXISTING CWU EQUIPMENT ENCLOSURE 8'-0" HGT.
- T.O. EXISTING WATER TANK 6'-0" HGT.
- T.O. EXISTING SHU EQUIPMENT ENCLOSURE 6'-0" HGT.
- T.O. EXISTING MONOPOL/UTP/S 35'-0" HGT. 12'-0" DIA.
- T.O. EXISTING WATER TANK 6'-0" HGT.
- T.O. EXISTING SHU EQUIPMENT ENCLOSURE 6'-0" HGT.
- R.C.O. PROPOSED DISH WIRELESS ANTENNA 35'-0" HGT. 12'-0" DIA.
- B.O. PROPOSED DISH WIRELESS ANTENNA 28'-0" HGT.



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



JEFFREY A. GENTRY  
REGISTERED PROFESSIONAL ENGINEER  
NO. 98970  
STATE OF CALIFORNIA



23 MAUDCHY, SUITE 110  
RIVERSIDE, CALIFORNIA 92518

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE TRAINED UNDER THE DIRECTION OF A REGISTERED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

JM: \_\_\_\_\_ AP: \_\_\_\_\_

REDS REV #:

**CONSTRUCTION DOCUMENTS**

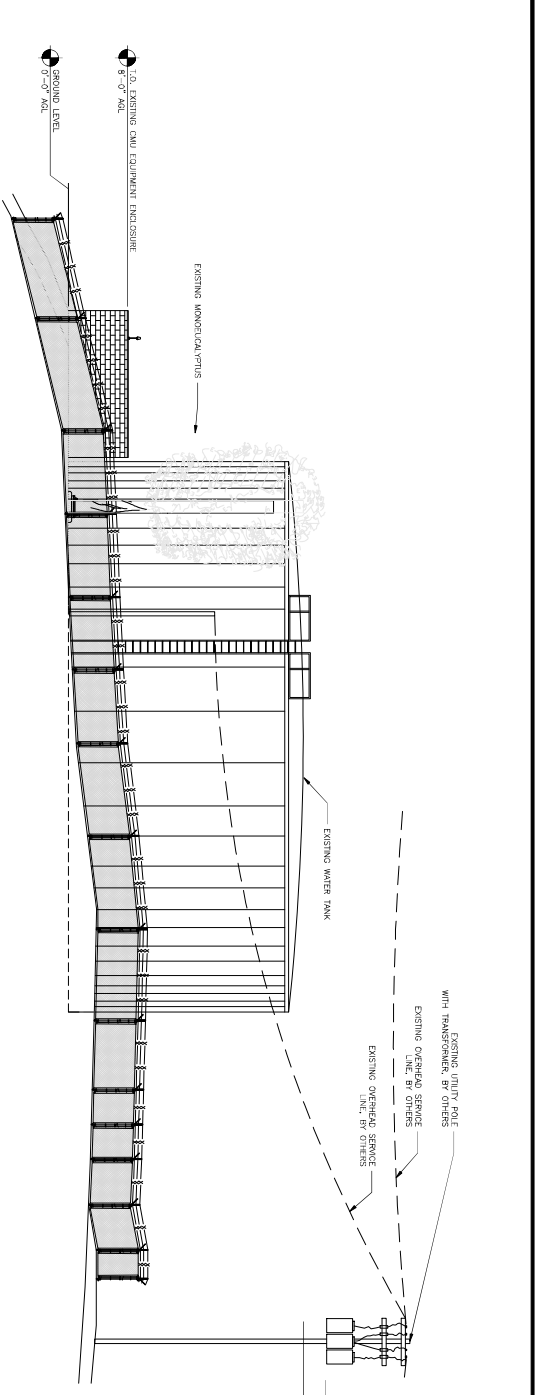
REV#	DATE	DESCRIPTION
A	11/08/2021	90% CD - DISH COMMENTS
B	11/16/2021	90% CD - DISH COMMENTS
C	02/14/2022	90% CD REVISION - FIRE
1	08/16/2022	100% CD REVISION
2	04/24/2023	100% CD REVISION

ARE PROJECT NUMBER: P-057216

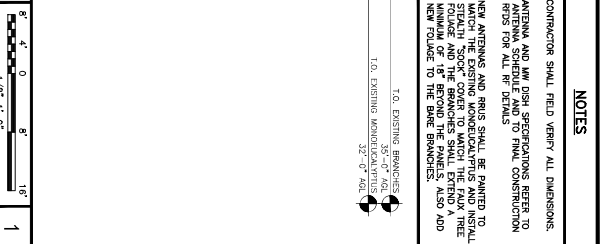
DISH WIRELESS PROJECT INFORMATION: SDSAN002828

17299 FOUR CORNERS ROAD  
SAN DIEGO, CA 92127

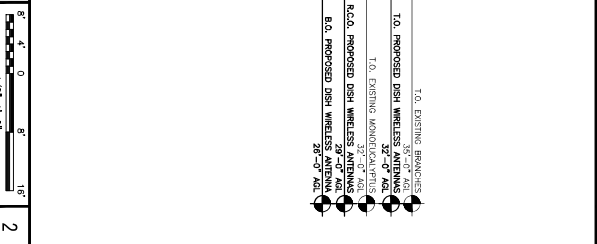
SHEET TITLE: EAST ELEVATIONS  
SHEET NUMBER: A-5



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



- NOTES**
1. CONSTRUCTOR SHALL VERIFY ALL DIMENSIONS.
  2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION PER 19% ALL BY OTHERS.
  3. NEW ANTENNAS AND RISERS SHALL BE PAINTED TO MATCH EXISTING ANTENNAS AND RISERS. ALL STUBS AND THE BRANCHES SHALL EXTEND AND ADD NEW FOLGUE TO THE BARE BRANCHES.

5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

23 MAUDCHLY SUITE 110  
RIVINE, CALIFORNIA 92518

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE REGISTERED UNDER THE PROVISIONS OF THE ENGINEERING ACT TO ALTER THIS DOCUMENT.

DRAWN BY: AP  
CHECKED BY: APPROVED BY: JM

REDS REV #:

**CONSTRUCTION DOCUMENTS**

REVISIONS

REV	DATE	DESCRIPTION
A	11/18/2021	90% CD
B	11/18/2021	90% CD - DISH COMMENTS
C	02/14/2022	90% CD REVISION - ITR
D	03/15/2022	100% CD
1	06/15/2022	100% CD REVISION
2	04/24/2023	100% CD REVISION

ARE PROJECT NUMBER: P-057216

SDS/MNO2828B

17299 FOUR GEE ROAD  
SAN DIEGO, CA 92127

SHEET TITLE: SOUTH ELEVATIONS

SHEET NUMBER: A-6

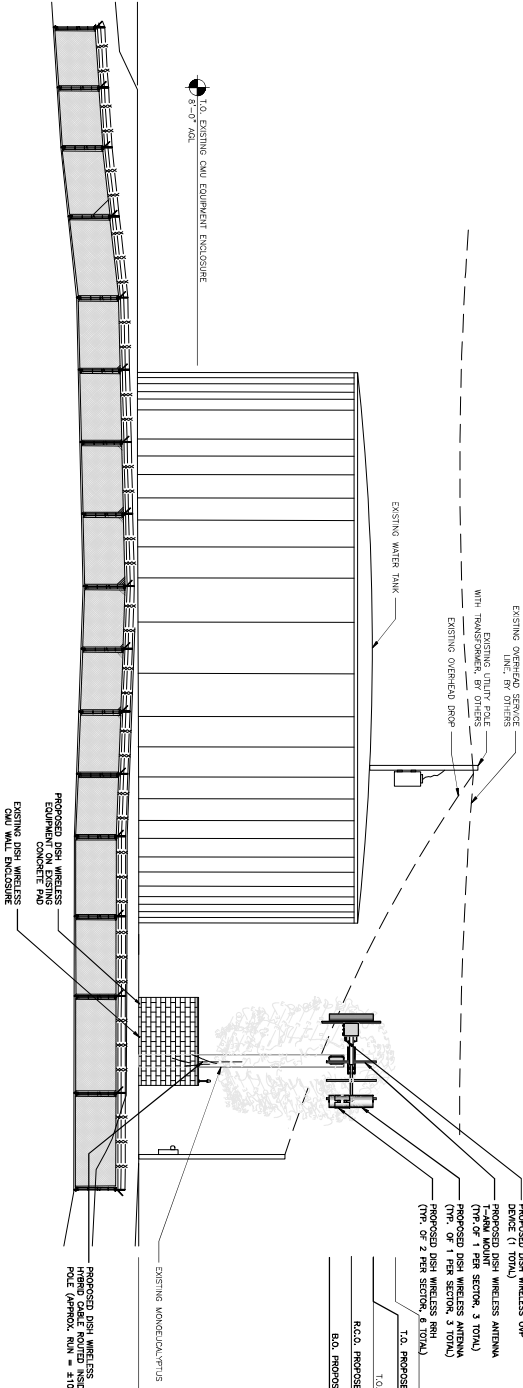
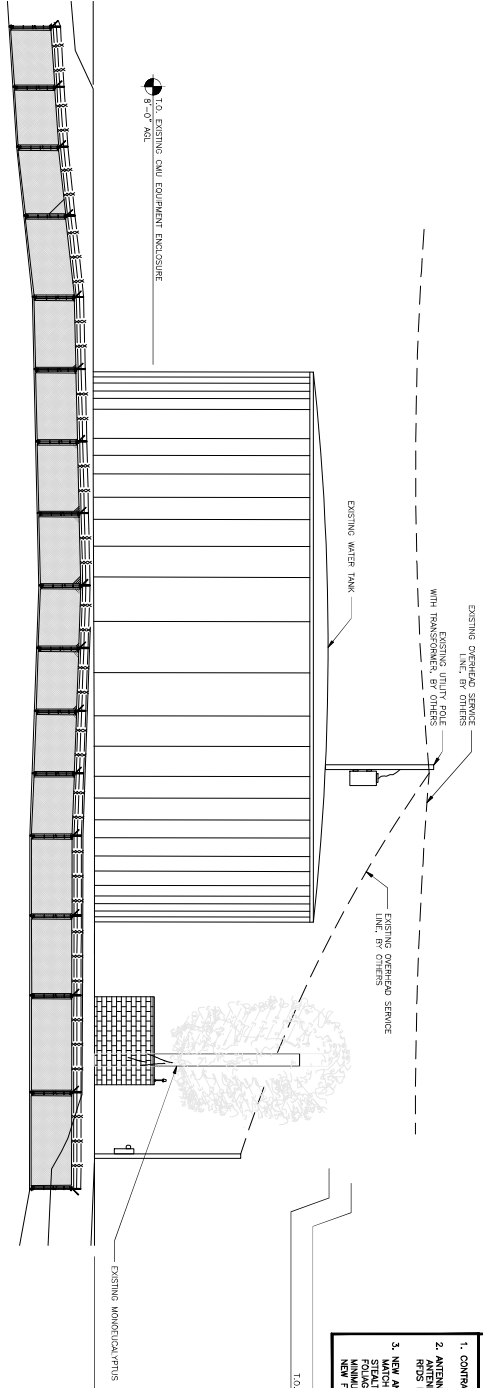


2



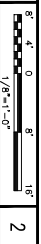
1





- NOTES**
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
  2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION PER 1934 ALL PER SPECIFICATIONS.
  3. NEW ANTENNAS AND RISERS SHALL BE PAINTED TO MATCH EXISTING ANTENNAS AND RISERS. ALL STUBS WITH "SOCK" COVER TO MATCH THE PAINT THE NEW POLARIS TO THE BARE BRANCHES.

- PROPOSED DISH WIRELESS OHP (TYP. OF 2 PER SECTOR, 4 TOTAL)
- PROPOSED DISH WIRELESS ANTENNA (TYP. OF 1 PER SECTOR, 3 TOTAL)
- PROPOSED DISH WIRELESS RHH (TYP. OF 2 PER SECTOR, 4 TOTAL)
- T.O. EXISTING BRANCHES 32'-0" HGT.
- T.O. EXISTING MONOLITHIC PIERIS 32'-0" HGT.
- R.O. PROPOSED DISH WIRELESS ANTENNAS 28'-0" HGT.
- B.O. PROPOSED DISH WIRELESS 28'-0" HGT.



**dish wireless**

5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

**JS INFRASTRUCTURE**

23 MAUDCHY SUITE 110  
RIVINE, CALIFORNIA 92518



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE REGISTERED UNDER THE ENGINEERING ACT TO SEAL THIS DOCUMENT TO ALTER THIS DOCUMENT

DRAWN BY: \_\_\_\_\_ CHECKED BY: APPROVED BY: \_\_\_\_\_

JM AP

RFIS REV #:

**CONSTRUCTION DOCUMENTS**

REV#	DATE	DESCRIPTION
A	11/08/2011	SEC CD - GEN COMMENTS
B	11/16/2011	SEC CD - GEN COMMENTS
C	02/14/2012	SEC CD REVISION - FILE
D	03/16/2012	100% CD REVISION
E	06/11/2012	100% CD REVISION
F	04/24/2013	100% CD REVISION

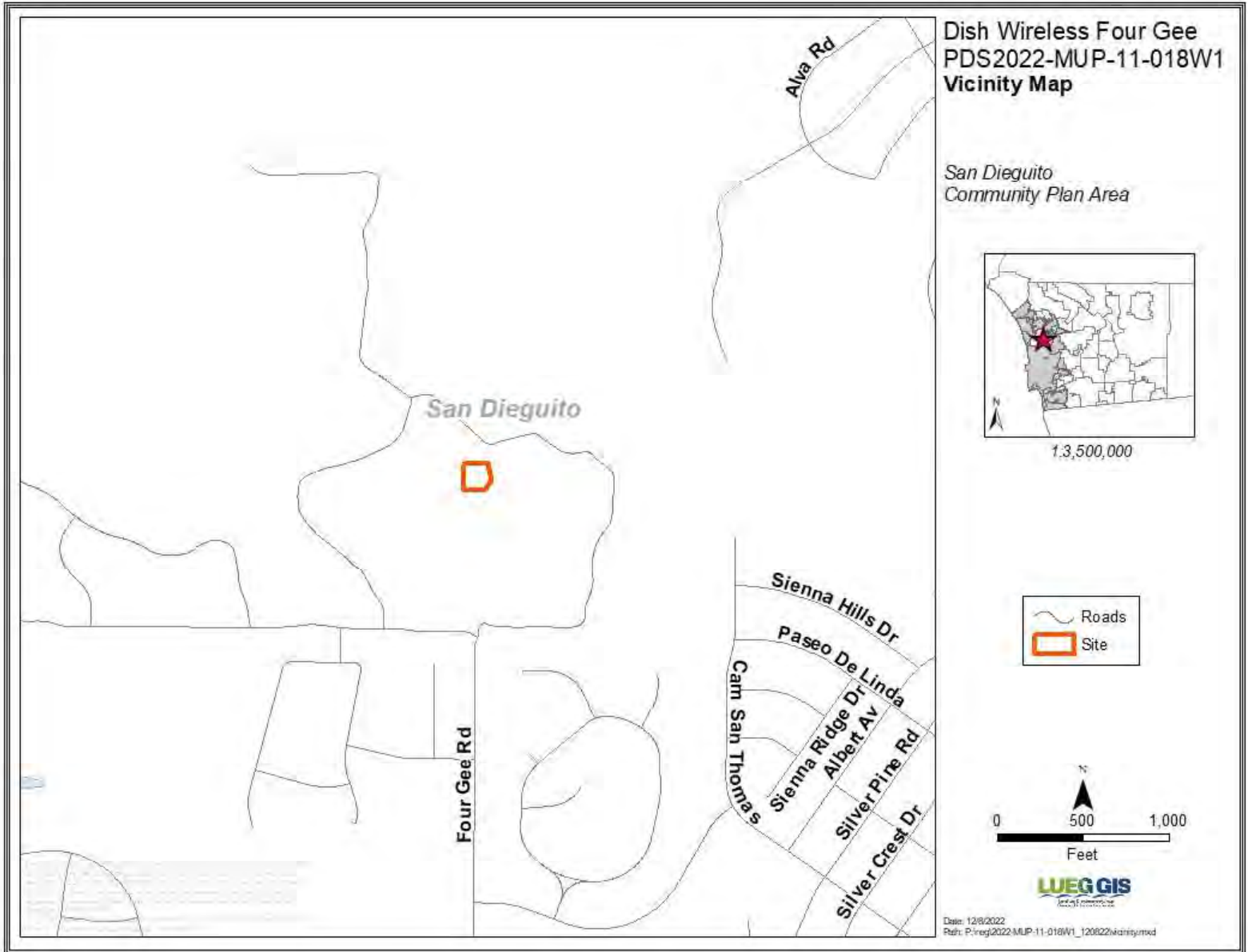
ARE PROJECT NUMBER  
P-057216

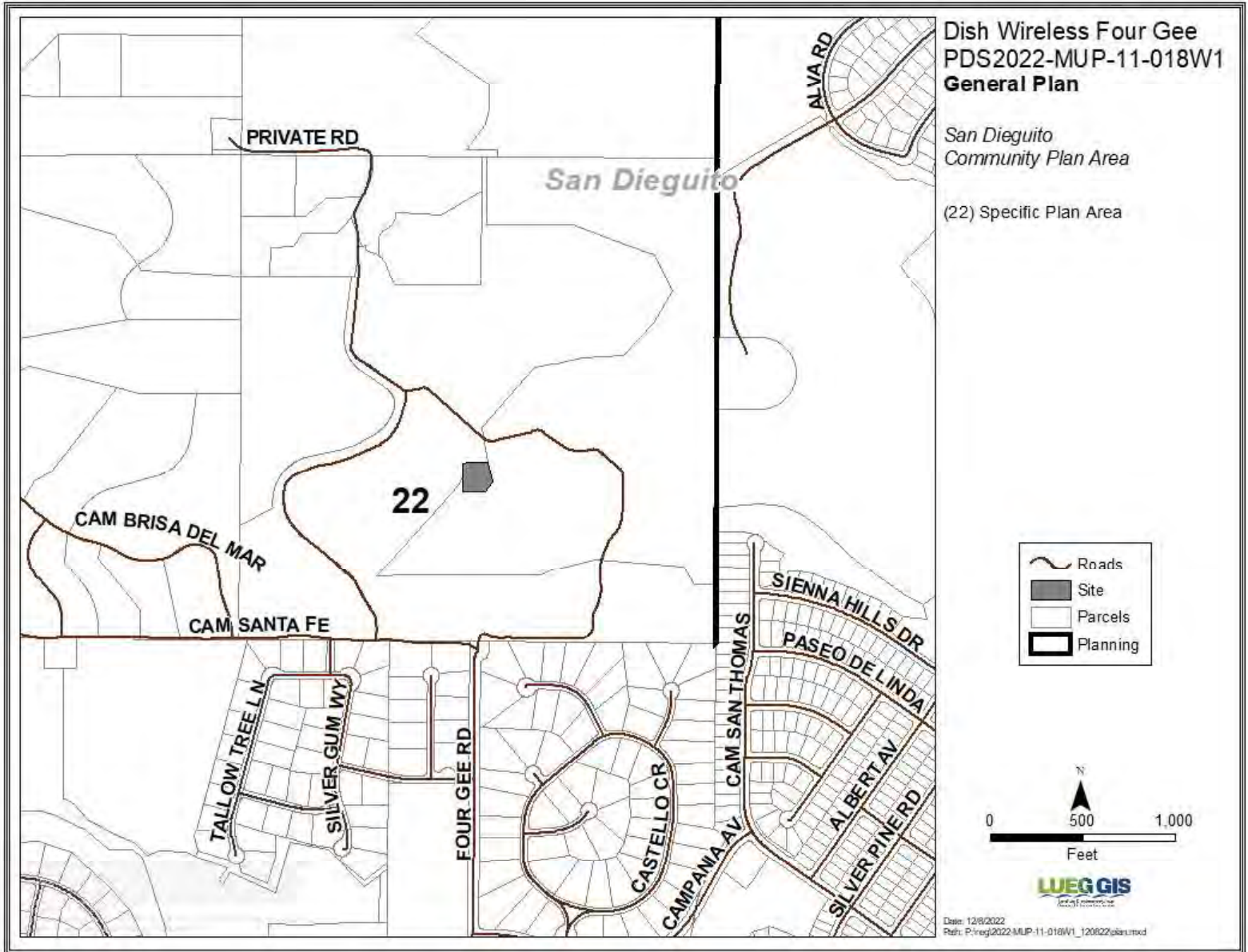
SDSANO02828

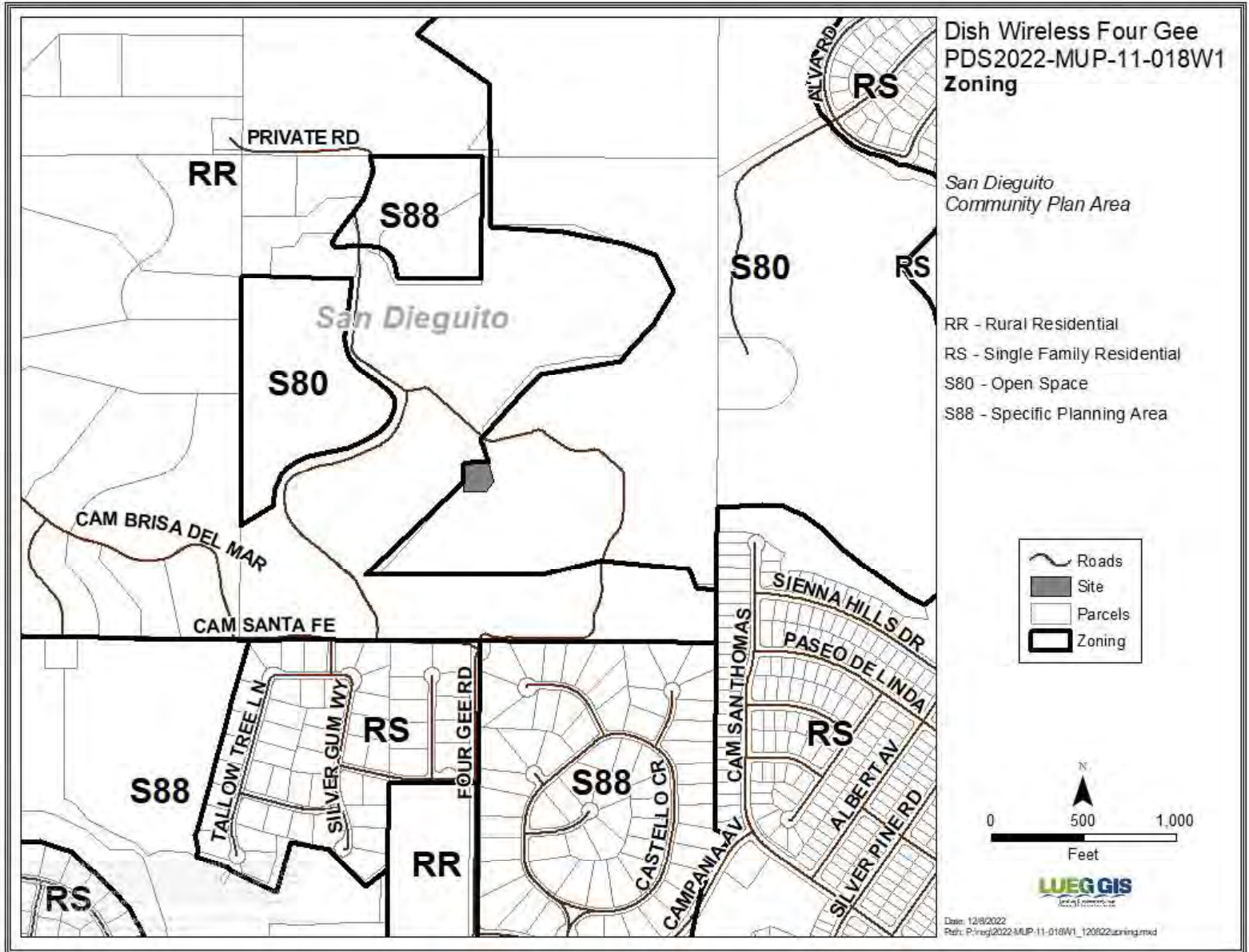
17299 FOUR GEE ROAD  
SAN DIEGO, CA 92127

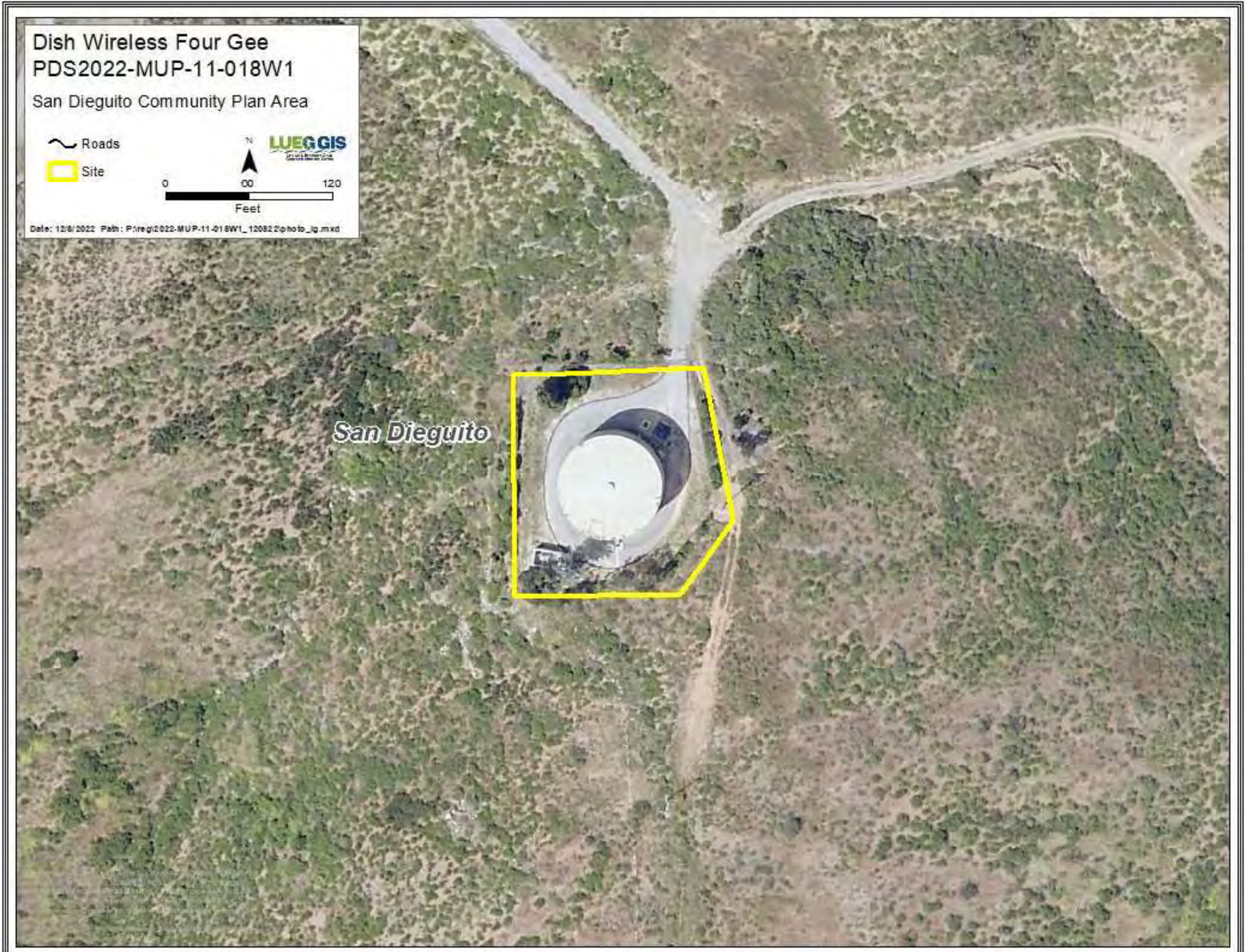
SHEET TITLE  
WEST ELEVATIONS

SHEET NUMBER  
A-7



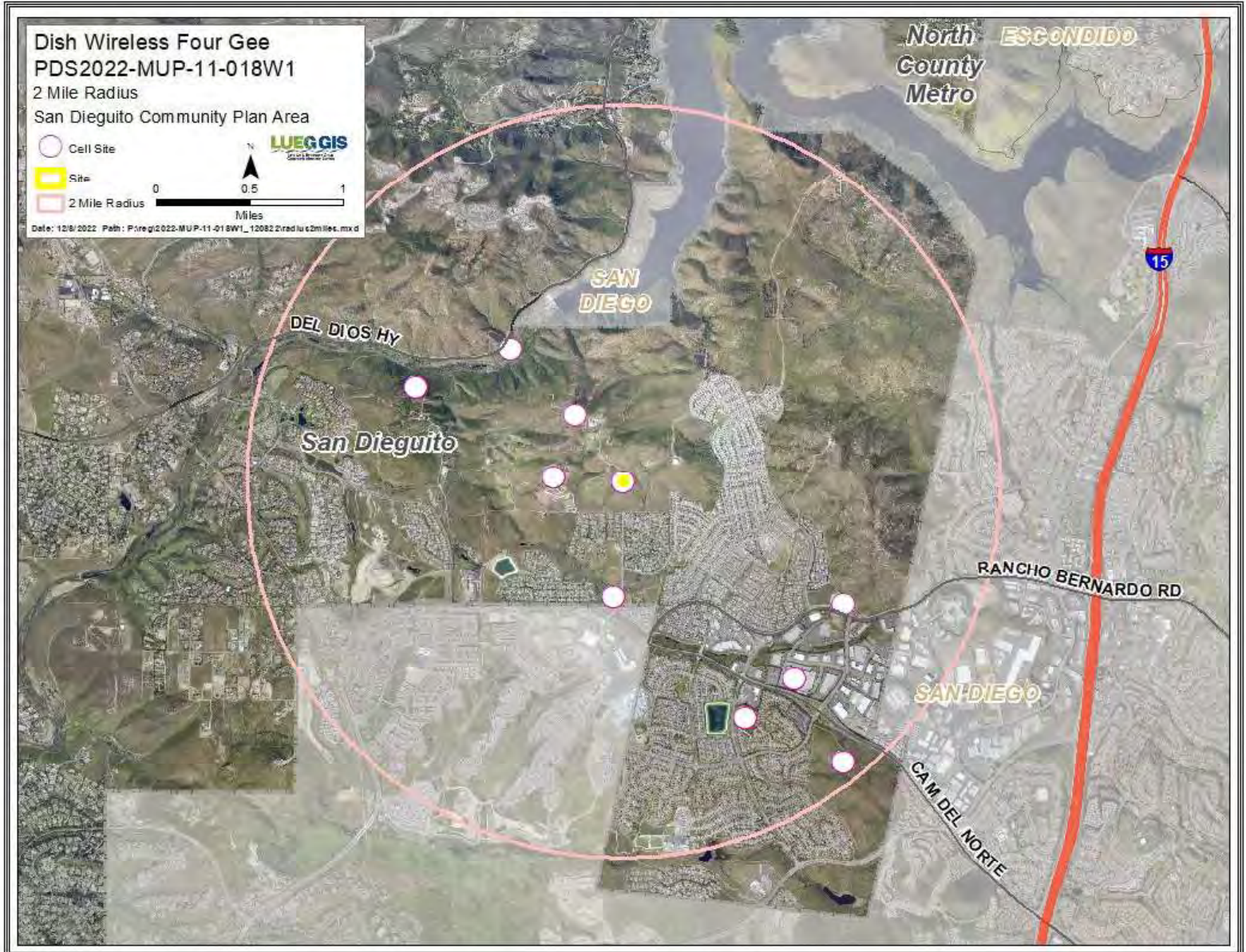














Dish Wireless Four Gee  
PDS2022-MUP-11-018W1

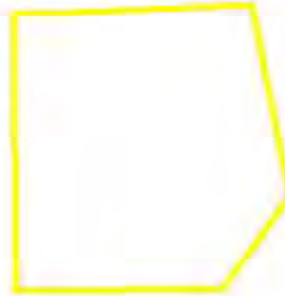
San Dieguito Community Plan Area

- Roads
- Site



Date: 12/8/2022 Path: P:\reg\2022-MUP-11-018W1\_120822\photo\lgmxd

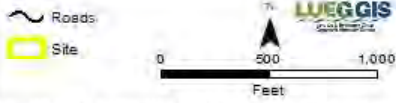
San Dieguito



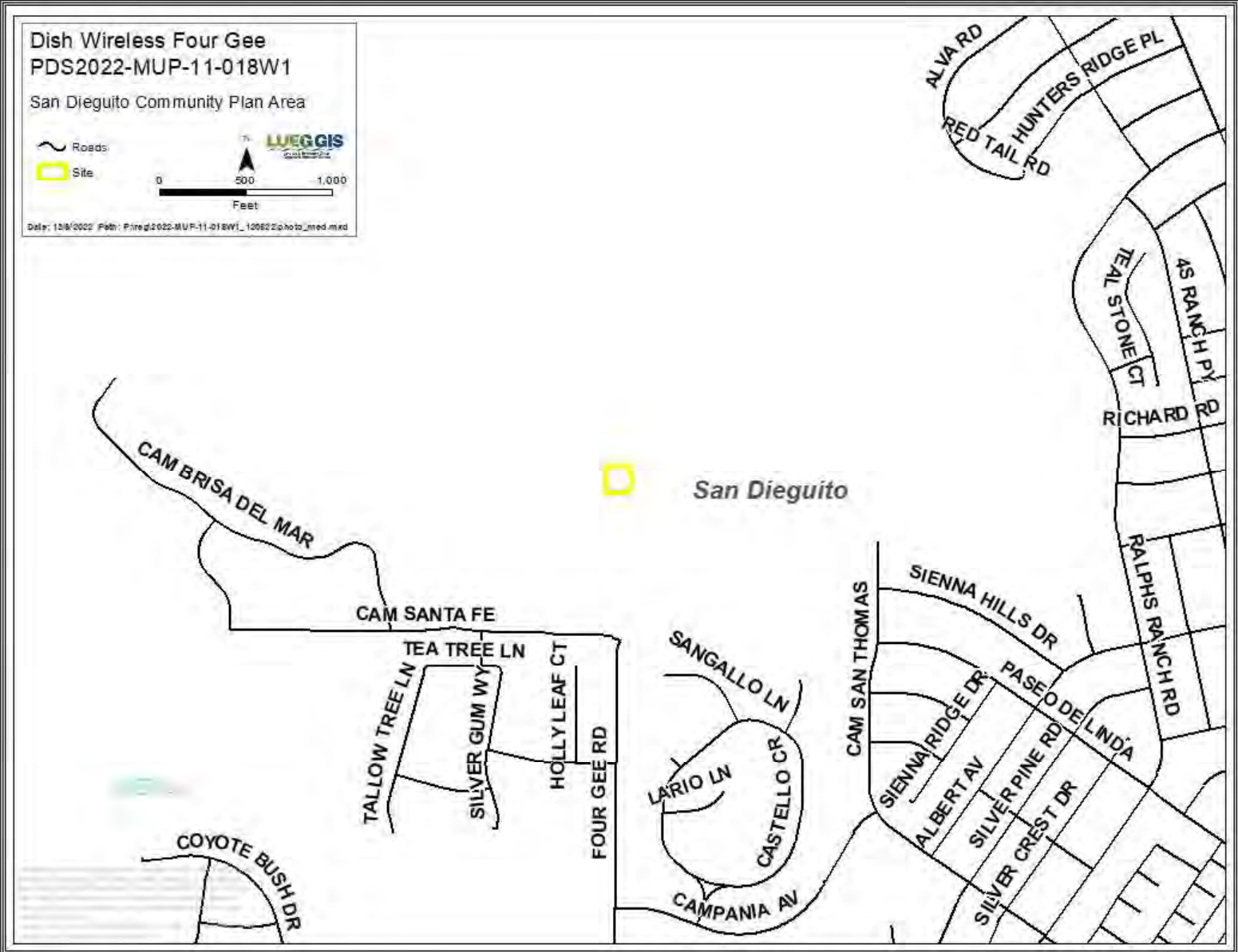
THIS REPORT IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product may contain information from the following sources: Esri, Intel, Microsoft, Oracle, SAP, and other third parties. All rights reserved. For full details, please refer to the Terms of Use at <http://www.esri.com/esri/products/index.htm>.

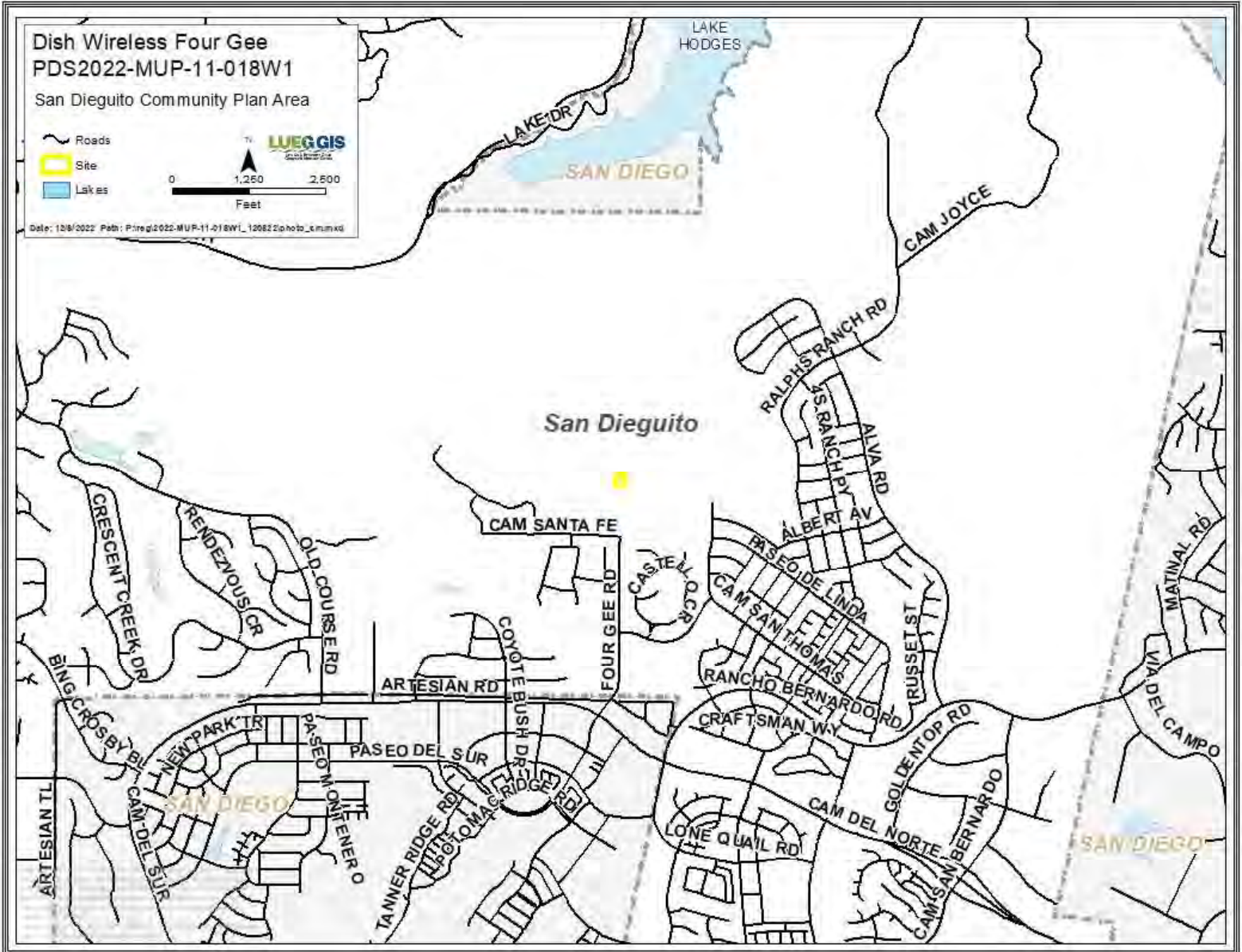
Dish Wireless Four Gee  
PDS2022-MUP-11-018W1

San Dieguito Community Plan Area



Date: 12/8/2022 Path: P:\reg\2022-MUP-11-018W1\_120822\p\_ho\_to\_lmed.mxd





**Attachment B – Form of Decision  
Approving PDS2022-MUP-11-018W1**



**County of San Diego**  
**PLANNING & DEVELOPMENT SERVICES**

DAHVIA LYNCH  
*Director*

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

**COMMISSIONERS**

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

June 23, 2023

**PERMITTEE:** DISH WIRELESS  
**MAJOR USE PERMIT:** PDS2022-MUP-11-018W1  
**E.R. NUMBER:** PDS2022-ER-11-08-005A  
**PROPERTY:** 17299 Four Gee Road WITHIN THE SAN DIEGUITO COMMUNITY PLAN AREA WITHIN THE UNINCORPORATED COUNTY OF SAN DIEGO  
**APN:** 678-060-03-00

**DECISION OF THE PLANNING COMMISSION**

**ORIGINAL MAJOR USE PERMIT DECISION (3300-11-018)**

GRANT, this Major Use Permit to authorize the location and use of an unmanned wireless telecommunication facility as per plot plan and elevations consisting of nine sheets dated February 6, 2012. The facility includes a 35-foot-tall faux eucalyptus tree to which twelve panel antennas would be mounted. Associated equipment would be enclosed by an 8-foot-high Concrete Masonry Unit (CMU) wall painted to match the existing water tank. Pursuant to Section 6985A of the Zoning Ordinance, a Major Use Permit is required because the proposed facility is located on a residentially zoned parcel that is not covered by a Wireless Community Master Plan.

Also granted is an exemption pursuant to Section 4813 of the Zoning Ordinance to allow for a reduction in the rear yard setback from 25-feet to 10-feet for the proposed equipment and a portion of the proposed faux eucalyptus tree.

**MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-10-044W1)**

This Major Use Permit Modification for MUP-11-018 consists of ten (10) sheets including plot plan and elevations dated April 4, 2023. This permit authorizes the removal of the existing Sprint equipment and installation of a new carrier's equipment, Dish Wireless, to an existing wireless telecommunication facility. This permit consists of the renewal, continued use, and maintenance of a 35-foot-tall mono-eucalyptus. The project includes the installation of three (3) antennas and six (6) RRHs to the existing 35-foot-tall faux mono-eucalyptus tree. Supporting equipment for the site includes the installation of a 20kW emergency generator, one GPS unit, and two (2) equipment cabinets which is to be located within an existing 8-foot-tall Concrete Masonry Unit (CMU) wall. The footprint of the existing lease area is not expanding, and the location of the faux mono-eucalyptus tree will remain the same. This permit is pursuant to Section 6985, 6986 and 7385 of the Zoning Ordinance.

Also granted is an exemption pursuant to Section 4813 of the Zoning Ordinance to allow for a reduction in the rear yard setback from 25-feet to 10-feet for the proposed equipment and a portion of the proposed faux eucalyptus tree.

The wireless telecommunication facility is considered "high visibility" and is located within a "residential zone", therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit Modification shall have a maximum term of 10 years (ending June 23, 2033. at 4:00 p.m.). This may be extended for an additional period of time through a modification of the Major Use Permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

**MAJOR USE PERMIT MODIFICATION EXPIRATION:** This Major Use Permit Modification shall expire on **June 23, 2025** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit Modification has commenced prior to said expiration date.

.....  
**CONDITIONS FOR MAJOR USE PERMIT (3300-11-018)**

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

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

1. **COST RECOVERY: [DPLU, 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 the Department of Planning and Land Use, 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 DPLU Zoning Counter shall review the receipts and verify that all DPLU, DPW, DEH, and DPR deposit accounts have been paid.
  
2. **RECORDATION OF DECISION: [DPLU], [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 DPLU.

**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 DPLU at the County Recorder's Office. **Monitoring:** The DPLU Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at DPLU.

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

3. **NOISE REQUIREMENT: [DPLU, BPPR] [BP] [DPLU, FEE X1]. Intent:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and in the site design. **Description of requirement:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: The equipment cabinets shall be located within the eight (8') foot high CMU block wall enclosure. **Documentation:** The applicant shall place the design elements, or notes on the building plans and submit the plans to *[DPLU, Building Division Plan Pre-review (BPPR)]* for review and approval. **Timing:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **Monitoring:** The *[DPLU, BPPR]* shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.
  
4. **TRANSPORTATION IMPACT FEE: [DPLU, BD] [BP]**  
**Intent:** In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the [Transportation Impact Fee \(TIF\) Ordinance Number 77.201-77.219](#), the TIF shall be paid. **Description of requirement:** The Transportation Impact Fee (TIF) shall be paid pursuant to the [County TIF Ordinance number 77.201-77.219](#). The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance. **Documentation:** The applicant shall pay the TIF at the *[DPLU, Land Development Counter]* and provide a copy of the receipt to the *[DPLU, Building Division Technician]* at time of permit issuance. **The cost of the fee is designated as 2 AMT (Average Monthly Trips) which equates to a TIF payment of 0.07 (of 2 ADT).** The TIF payment shall be made at time of issuance of a permit based on the assumed .07 AMT factor multiplied by the Select Industrial rate for the Community Planning area the project is located in. **Timing:** Prior to approval of any building plan and the issuance of any building permit, the TIF shall be paid. **Monitoring:** The *[DPLU, Land Development Counter]* shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant. *[DPLU, Building Division]* shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance.

**PRE-CONSTRUCTION MEETING:** (Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

5. **BREEDING SEASON AVOIDANCE:** [DPLU, PCC] [DPW, PDCI] DPLU, FEE X2]. **Intent:** In order to avoid impacts to breeding avian species, including gnatcatchers, which are sensitive biological resources pursuant to the Biological Mitigation Ordinance, breeding season avoidance shall be implemented. **Description of Requirement:** There shall be no brushing, clearing, grading and/or construction allowed on-site during the breeding season unless permission is obtained from the Director of DPLU. The breeding season is defined as occurring between **January 15<sup>th</sup> and August 31<sup>st</sup>**. If the applicant wishes to brush, clear, grade or perform construction activities during the breeding season, they must submit a survey conducted by a County-approved biologist no more than five days prior to the start of brushing, clearing, grading or construction. The Director of Planning and Land Use [DPLU, PCC] may grant permission, provided that brushing, clearing, grading or construction would not occur within 300 feet of an active nest. The County may require additional measures (e.g. grading monitoring, bio fencing) as a condition of the permission. **Documentation:** No documentation is necessary for grading outside of the breeding season. For grading during the breeding season, the applicant shall submit a pre-construction survey as described above. The Director [DPLU, PCC] shall review the survey and respond in writing. No brushing, clearing, grading or construction shall occur until written permission is received from the DPLU Director. **Timing:** Prior to preconstruction conference and prior to any brushing, clearing, grading or construction and throughout the duration of the grading and construction, compliance with this condition is mandatory. **Monitoring:** The [DPW, PDCI] shall not allow any brushing, clearing, grading or construction during the specified dates, unless written permission from the [DPLU, PCC] is received. The [DPW, PDCI] shall review the permission letter and enforce any additional requirements.

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

6. **NOISE CONTROL DESIGN MEASURES:** [DPLU, BPPR] [DPLU, PCC [BP] [DPLU FEE X1] **Intent:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be verified that they are constructed. **Description of requirement:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans: The equipment cabinets shall be located within the eight (8') foot high CMU block wall enclosure. **Timing:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational. **Monitoring:** The [DPLU, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.
7. **INSPECTION FEE:** [DPLU, ZONING][DPLU, PCO] [UO][DPR, TC, PP]. **Intent:** In order to comply with Zoning Ordinance Section 7362.e the Discretionary Inspection Fee shall be paid. **Description of Requirement:** Pay the Discretionary Permit Inspection Fee at the [DPLU, Zoning Counter] and schedule an appointment for a



follow up inspection with the County Permit Compliance Officer to 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. **Documentation:** The applicant shall provide a receipt showing that the inspection fee has been paid. The applicant shall also schedule the follow up inspection with the [DPLU, PCC]. **Timing:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **Monitoring:** The [DPLU, Zoning Counter] shall process an invoice and collect the fee for the Use Permit Compliance Inspection Fee. Upon collection of the fee, an inspection milestone shall be entered to schedule an inspection six months from the date that occupancy or use of the site was established. The permittee contact information shall be updated in the County permit tracking system, and the [DPLU, Permit Compliance Officer] should be notified. The [DPLU, Permit Compliance Officer] shall contact the permittee and schedule the initial inspection.

**8. SITE PLAN IMPLEMENTATION: [DPLU, 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 Major Use Permit plot plan and the building plans. This includes, but is not limited to: improving all parking areas and driveways, installing all required design features, painting all structures with the approved colors, required and approved signage is installed and located properly, 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. **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 [DPLU, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

**9. PHOTO SIMULATION: [DPLU, PCC] [UO, FG] [DPLU, 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.

- a. Each panel antenna mounted to the faux eucalyptus has been covered with a "sock".

**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 [DPLU, 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 [DPLU, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

**10. LANDSCAPING: [DPLU, LA] [DPLU, FEE]**

**Intent:** In order to comply with the approved project design indicated on the approved plot plan, the landscaping must be installed. **Description of Requirement:** The

landscaping must be installed and shall conform to sheet L-1 of the approved plot plan. **Documentation:** The applicant shall submit photographic proof, to the satisfaction of the Director of Planning and Land Use, that all landscaping, as shown on sheet L-1 of the approved plot plan submitted on December 6, 2011, has been installed and an automatic irrigation system provided to help establish vegetation. **Timing:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **Monitoring:** The DPLU Landscape Architect shall inspect the site for compliance with the landscaping shown on the approved plot plan.

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

**11. SITE CONFORMANCE: [DPLU, 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 landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking and driveways areas, watering all landscaping at all times, painting all necessary aesthetics design features, and installing all lighting, walls/fencing and required signage. 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. **Timing:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **Monitoring:** The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

**12. PRIVATE ROAD MAINTENANCE: [DPW, LDR] [BP, IP, GP, UO].**

**Intent:** In order to ensure that the offsite private roads are maintained and not damaged during construction, the applicant shall assume responsibility. **Description of Requirement:** The applicant is responsible for maintenance and repair, in case of damage caused by this project to the on-site and off-site private roads that serve the property during either construction or subsequent operations. **Documentation:** The applicant shall assume responsibility pursuant to this condition. **Timing:** Upon establishment of use, the following conditions shall apply during the term of this permit. **Monitoring:** The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

**13. SITE CONFORMANCE: [DPLU, 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 simulations.
- 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 [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

**14. LANDSCAPING MAINTENANCE: [DPLU, PCO] [OG] [DPR, TC, PP].**

**Intent:** In order to comply with Zoning Ordinance Section 6988B., the landscape and irrigation, as approved, shall be maintained at all times. **Description of Requirement:** The landscaping shall conform to sheet L-1 of the approved plot plan. All approved landscape and irrigation shall be maintained at all times and shall be replanted or repaired in kind if vegetation shows signs of decline or death and/or broken irrigation components. **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. **Timing:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **Monitoring:** The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

**CONDITIONS FOR MAJOR USE PERMIT MODIFICATION (MUP-11-018W1)**

**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 Site Plan. Please note that all applicable ongoing conditions associated with the original Major Use Permit approval shall apply. Where specifically indicated, actions are required

prior to the approval of any grading, improvement, or building plan, and the issuance of grading, construction, building, or other permits as specified:

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

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

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

3. **GEN#3–INSPECTION FEE**  
**INTENT:** In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. DESCRIPTION OF REQUIREMENT: Pay the inspection fee at the *[PDS, ZC]* to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information *[PDS, PCC]*. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The *[PDS, ZC]* shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.
  
4. **PLN#1–PHOTO SIMULATION (WIRELESS): [PDS, PCC] [UO, FG] [PDS, FEE]**

**INTENT:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated **2/09/23** 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.

5. **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 including landscaping. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans including landscaping. 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.

6. **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, installing and planting landscaping, 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.

7. **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 Joan Swanson, (858) 505-6880 or by email at [joan.swanson@sdcountry.ca.gov](mailto:joan.swanson@sdcountry.ca.gov). **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

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

8. **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, landscaping 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.
9. **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 and associated equipment shelter, as depicted in the approved photo simulations dated 2/9/2023. 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.

10. **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.
11. **ROADS#1–ROAD MAINTENANCE**  
**INTENT:** In order to ensure that the on and offsite public and private roads are maintained and not 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-site and offsite private roads that serve the Project. Furthermore, the applicant is responsible for maintenance on a proportional basis (number of trips) during the term of this permit to on-site and offsite private roads that serve the Project. 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.

.....

**MAJOR USE PERMIT FINDINGS FOR PDS2022-MUP-11-018W1**

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

(a) The location, size, design, and operating characteristics of the proposed use would be compatible with adjacent uses, residents, buildings, or structures with consideration given to

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

*Harmony*

The project is a Major Use permit Modification for the continued operation and maintenance of an unmanned telecommunication facility. The facility consists of a 35-foot-tall mono-eucalyptus with associated equipment located within an 8-foot-tall CMU block wall. The view of motorists and residents in the surrounding area would be minimized due to distance and existing vegetation. The mono-eucalyptus is designed to camouflage with the surrounding mature trees and vegetation. The 8-foot-tall CMU block wall is painted to match the existing water tank to blend into the surrounding development. As a result, the mono-eucalyptus and equipment shelter are well integrated and would not result in any negative visual impacts and contribute to the harmony, scale, bulk, and coverage.

*Scale and Bulk:*

The surrounding land uses of the project site consists of vacant land and single-family residences. The faux mono-eucalyptus is located approximately 800 feet away from the nearest existing residence.

The photo simulations illustrate that the wireless telecommunication facility and equipment shelter are designed to minimize impacts to adjacent roadways and residences. The views of the wireless facility would be minimized from surrounding residences due to the existing mature trees and intervening topography. The wireless telecommunication equipment includes a 35-foot-tall faux eucalyptus and an 8-foot-tall CMU enclosure. The faux mono-eucalyptus tree and CMU enclosure is designed to fit in with the existing environment of the area. The project site contains mature trees and other vertical elements (existing water tank and utility



poles) of comparable height or taller to the proposed facility which makes facility appear as an expected visual feature to public views in the project vicinity. The CMU enclosure is painted to match the existing water tank to not stand out from its surroundings. As a result, the components of the surrounding environment will be consistent with the scale of the surrounding environment.

*Coverage:*

The subject parcel is approximately 0.47 acres in size. Surrounding land uses consist of vacant lands and residential land uses ranging from approximately 2 acres to over 68 acres in size. The project is located on a parcel that is developed with an existing water tank owned by the Olivenhain Municipal Water District. The lease area for this unmanned wireless telecommunication facility would total approximately 300 square feet (less than 0.015% lot coverage). Due to the small scale of the facility, the project will not contribute significantly to the existing site coverage, nor will it substantially increase the scale and bulk of the subject property. Considering the size of the subject lot compared with the size and location of the proposed structure, and the coverage characteristics of surrounding properties, the modification of the telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

*Density:*

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

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

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

2. *The harmful effect, if any, upon desirable neighborhood character*

The project is a Major Use Permit Modification for the continued operation of an existing wireless telecommunication facility. The Major Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in sections 6985 and 6991. The project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged. The equipment is located within a CMU enclosure to conceal it from surrounding properties and is painted to match the existing water tank. The facility designed as a faux mono-eucalyptus and would be appear as an expected visual feature within the project vicinity as the project

vicinity contains mature trees and vegetation. The line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area.

The project has been reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to be one maintenance trip per month. Existing parking is available on the property. The use associated with this MUP Modification would be compatible with the existing nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and would be compatible with adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of surrounding streets.

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

The applicant proposes a Major Use Permit Modification for the authorization to continue the operation and maintenance of an existing unmanned wireless telecommunication facility. The telecommunication facility would not require significant alteration to the landform. The project, as designed, would blend into the intervening topography and existing vegetation would not change the characteristics of the area, and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

No relevant impacts were identified.

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

The project is within the Semi-Rural Regional Category, Specific Plan Land Use Designation and is within the San Dieguito Planning Area. The project complies with the General Plan because the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would

be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location. Additionally, the view of the project is minimized from a Scenic Highway as identified in the County of San Diego General Plan due to intervening slopes and mature trees. Pursuant to Section 6987(D) of the Zoning Ordinance, monopoles or other similar structures are not permitted when visible from Scenic Highways identified in the County of San Diego General Plan and the project would result in the facility to be in conformance with the Zoning Ordinance and General Plan. Therefore, the proposed use and project are 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 an unmanned wireless telecommunication facility that involves the installation of Small, New Equipment and Facilities in Small Structures. Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it involves operation, maintenance, permitting, leasing, licensing, and minor alteration to an unmanned wireless telecommunication facility involving no expansion of use beyond that existing at the time of the lead agency’s determination. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway.

**WIRELESS TELECOMMUNICATION FINDINGS**

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

.....

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

**LIGHTING ORDINANCE COMPLIANCE:** In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322,

and 6324. 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 lighting. No additional lighting is permitted. 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.

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

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

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

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROGRAM/susmppdf/lid\\_handbook\\_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

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

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

cubic yards or eight feet (8') in vertical height of cut/fill pursuant to [Section 87.201 of the County Code](#).

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

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

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

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

<b>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</b>			
<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 and Quality (DEHQ)</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 Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT’S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Planning Commission until a hearing on your application is held and action is taken by the Board of Supervisors. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO PLANNING COMMISSION  
 DAHVIA LYNCH, DIRECTOR

BY:

Mark Slovick, Deputy Director  
 Project Planning Division  
 Planning & Development Services

email cc:

Chris Vuong, Applicant  
 San Dieguito CPG  
 Michael Johnson, Planning Manager, Planning & Development Services

## **Attachment C – Environmental Documentation**

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

**FOR PURPOSES OF CONSIDERATION OF**

**Dish Wireless Four Gee Telecommunication Facility  
Major Use Permit Modification  
PDS2022-MUP-11-018W1, PDS2022-ER-11-08-005A  
June 23, 2023**

**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  
                                           

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. 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  
                                           

The proposed project is located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is required.

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

YES                      NO                      NOT APPLICABLE/EXEMPT  
                                           

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

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



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

***Wetland and Wetland Buffers:***

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance (RPO).

***Floodways and Floodplain Fringe:***

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

***Steep Slopes:***

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

***Sensitive Habitats:***

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the site, therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

**Significant Prehistoric and Historic Sites:**

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

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

YES                      NO                      NOT APPLICABLE  
                                           

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  
                                           

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

The project site is zoned Special Purpose-Open Space (S80) and is subject to a restrictive sound level requirement of a one-hour average 45 dBA limit at the project property line. Primary noise sources consist of a generator which is authorized by this Major Use Permit Modification. The generator is located within an 8-foot-high concrete masonry unit (CMU) enclosure which attenuates noise to a level below the 45 dBA limit at the project property lines. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required.

## **Attachment D – Environmental Findings**

**DISH WIRELESS FOUR GEE TELECOMMUNICATION FACILITY  
MAJOR USE PERMIT MODIFICATION  
PERMIT NO.: PDS2022-MUP-11-018W1  
ENVIRONMENTAL LOG: PDS2022-ER-11-08-005A**

**ENVIRONMENTAL FINDINGS**

June 23, 2023

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management and Discharge Control Ordinance (County Code, section 67.801 et seq.).
4. Find that the project is consistent with the Multiple Species Conservation Plan (MSCP) and the County Subarea Plan and in conformance with the Biological Mitigation Ordinance as explained in the MSCP Conformance Statement dated June 23, 2023 on file with Planning & Development Services.

**MULTIPLE SPECIES CONSERVATION PROGRAM  
CONFORMANCE STATEMENT  
*PDS2022-MUP-11-018W1;*  
*Dish Wireless Four Gee Telecommunication Facility*  
**APN: 678-060-03-00****

June 23, 2023

## Summary

The project proposes a modification to the existing cell site. The project site is located within the County's Multiple Species Conservation Program (MSCP). The site was originally mapped as Hardline Preserve with the MSCP. Per the joint letter dated January 31, 2021, from the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS), it was determined that this mapping was done in error and the 0.5 acre site should be removed from the Hardline Preserve designation.

## Statement of Fact

Staff has determined the proposed project is exempt from the California Environmental Quality Act pursuant to CEQA Section 15303. Projects found to be exempt from CEQA are also exempt from the County's Biological Mitigation Ordinance (Section 86.503 (a)(1)). Therefore, the project is not subject to the requirements of the Biological Mitigation Ordinance. However, no project within the MSCP County Subarea Plan, regardless of exemption status, may conflict or otherwise hinder the MSCP preserve system. The project is consistent with the MSCP Subarea Plan because the site does not support sensitive habitat and the site is not within a core, linkage, Pre-Approved Mitigation Area, Preserve Area or other highly sensitive area as designated by the MSCP.

## Conclusion

Based on the above facts, staff has determined that the proposed project will not hinder or conflict with the County Subarea Plan. No take authorization for incidental or deliberate impacts to state or federally listed species is granted with this determination. While no impacts to listed species are anticipated based on staff's review of the project, the applicant is responsible for ensuring that none occur and/or appropriate authorization has been obtained.

## **Attachment E – Public Documentation**



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

---

Record ID(s): PDS2022-MUP-11-018W1

Project Name: Dish SDSAN00282B

Project Manager: Polina Mitcheom

Project Manager's Phone: 619-942-1376

Scope of Review:

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

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

Initial Review and Comment:

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

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.



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

Record ID(s): PDS2022-MUP-11-018W1

Project Name: Dish SDSAN00282B

Planning/Sponsor Group: San Dieguito Community Planning Group

Results of Planning/Sponsor Group Review

Meeting Date: November 10, 2022

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

Comments are included in conditions for approval

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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:** 9 Yes 0 No 0 Abstain 4 Vacant / Absent

**C. Recommended conditions of approval:**

- 1.) Existing antenna tree must be refreshed to new and maintained to new condition on an annual basis
- 2.) No additional or new sound to be generated by Carrier equipment.
- 3.) Sunset clause – remove all equipment if Carrier abandons site.

Reported by: Philip Fisch

Position: Vice Chair Planning Group

Date: 12/22/22

**Please email recommendations to BOTH EMAILS;**

Project Manager listed in email (in this format): [Firstname.Lastname@sdcounty.ca.gov](mailto:Firstname.Lastname@sdcounty.ca.gov) and to [CommunityGroups.LUEG@sdcounty.ca.gov](mailto:CommunityGroups.LUEG@sdcounty.ca.gov)

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 694-8985 • (888) 267-8770  
<http://www.sdcounty.ca.gov/pds>



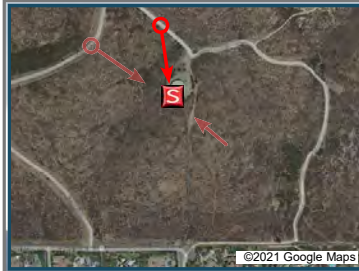
**Attachment F – Photos, Geographic Service Area  
Maps, Alternative Site Analysis**



EXISTING



PROPOSED LOOKING SOUTHEAST FROM CAMINO SANTA FE



EXISTING



PROPOSED LOOKING SOUTH FROM ACCESS ROAD



EXISTING



PROPOSED LOOKING NORTHWEST FROM SITE



## Alternative Site Analysis

### Background

Dish Wireless is seeking approval of a Major Use Permit Modification to continue the operation and maintenance of an existing wireless telecommunication facility. The project site, located at 17299 Four Gee Road, is located on a developed site with an existing water tank and wireless telecommunication facility.

### Site Selection

The existing wireless telecommunication facility includes a 35-foot-tall faux mono-eucalyptus tree and supporting equipment located within an existing 8-foot-tall CMU wall. The project proposes to decommission the existing equipment (Sprint) and re-assign the rights of the facility to a new carrier (Dish Wireless). All existing Sprint equipment will be removed and replaced with Dish equipment. The footprint of the existing lease area is not expanding, and the location of faux mono-eucalyptus will remain the same. Dish is a new wireless carrier with an objective to deploy new wireless facilities to meet coverage objectives. In an effort to avoid construction of a new wireless telecommunication facility, Dish selected the subject site to continue operation and maintenance of the subject facility while meeting coverage objectives. The facility will provide cellular services to the surrounding residents, visitors, and motorists in the community.

### Preferred Sites/Zones

There are no preferred zones or sites in the geographical service area; most all zoning designations in the area are residential and agricultural. Opportunities for colocation were explored, however, the hilly terrain limits the availability of viable locations.

### Alternative Site #1

ZAP-96-055 Four Gee Tank located roughly 2000' northwest of the project site. The slope of the hill the proposed is on would shadow the residential area from Four Gee Road east which is the primary area for coverage.

### Alternative Site #2

MUP-08-003 is roughly 1000' west of the proposed location. The slope of the hill the proposed is on would shadow the residential area from Four Gee Road east which is the primary area for coverage.

### Alternative Site #3

ZAP-95-016 is located roughly a mile northwest and is terrain blocked by the hill between its location and the desired coverage area.

### Alternative Site #4

MUP-06-072 is geographically not sufficient to add any coverage to the desired area of coverage due the location elevation being at least 300' below and blocked by hills 500' higher than these existing sites.

### Alternative Site #5

ZAP-03-040 is located at a fire station that is located at a site that is too low to serve much purpose in covering the residential to the east of Four Gee Road.

### Alternative Site #6

STP-06-037 is a site is east a mile plus from the proposed location and provides no coverage of the desired coverage area due to terrain and distance from the search ring.



**Alternative Site #7**

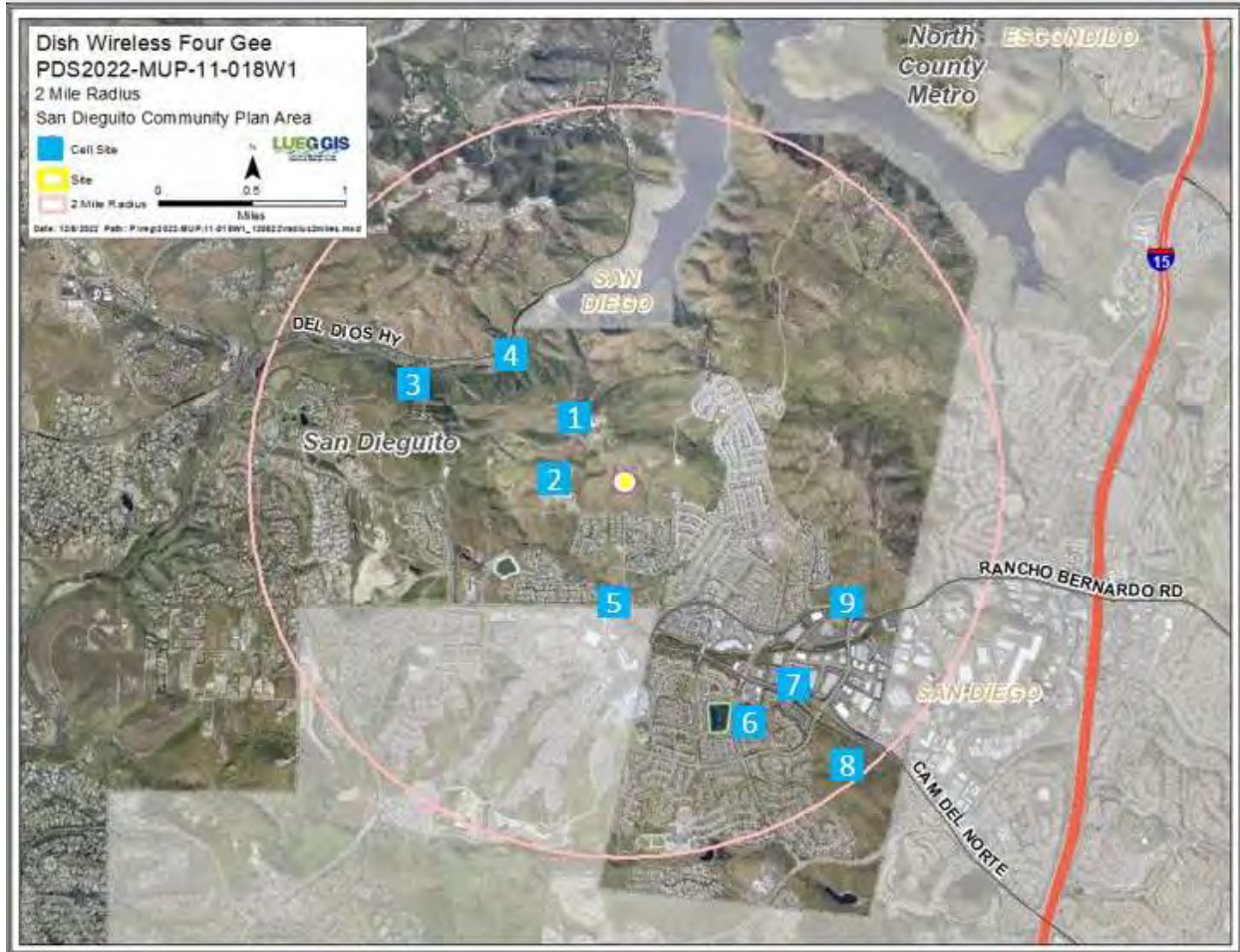
ZAP-04-002 is in a location does not cover the developed area that will be achieved by the proposed site. This location would not cover the area of interest.

**Alternative Site #8**

MUP-03-093 is southeast and provides no coverage due to distance from the area of interest.

**Alternative Site #8**

ZAP-97-002 does not contain an existing wireless telecommunication facility.

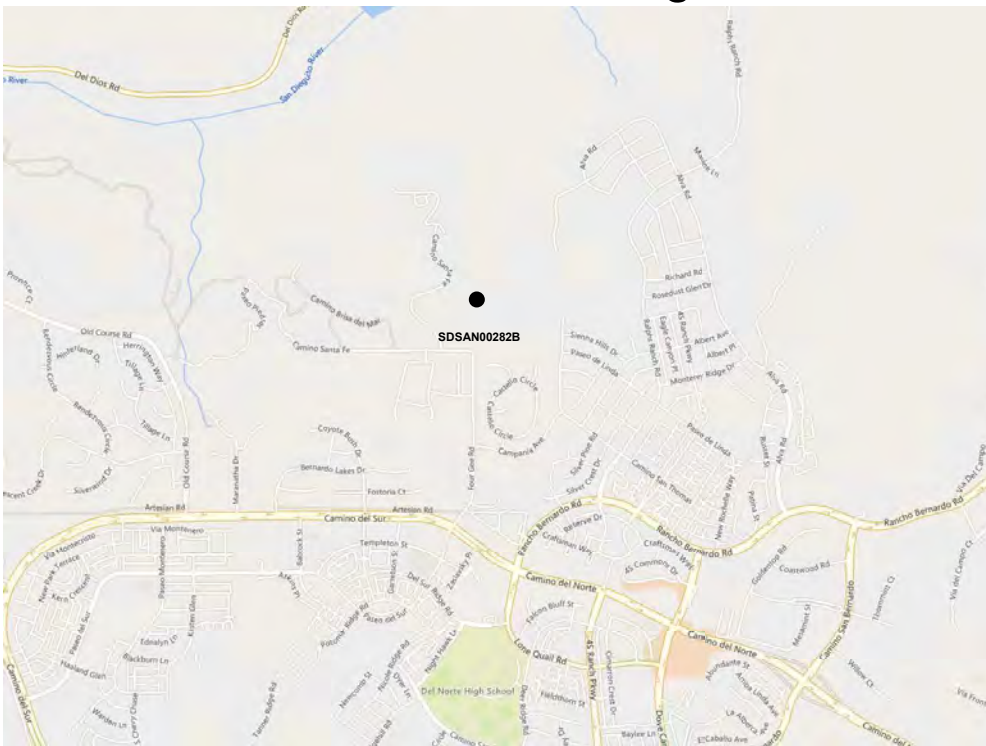


*Chris Vuong*


Authorized agent for:



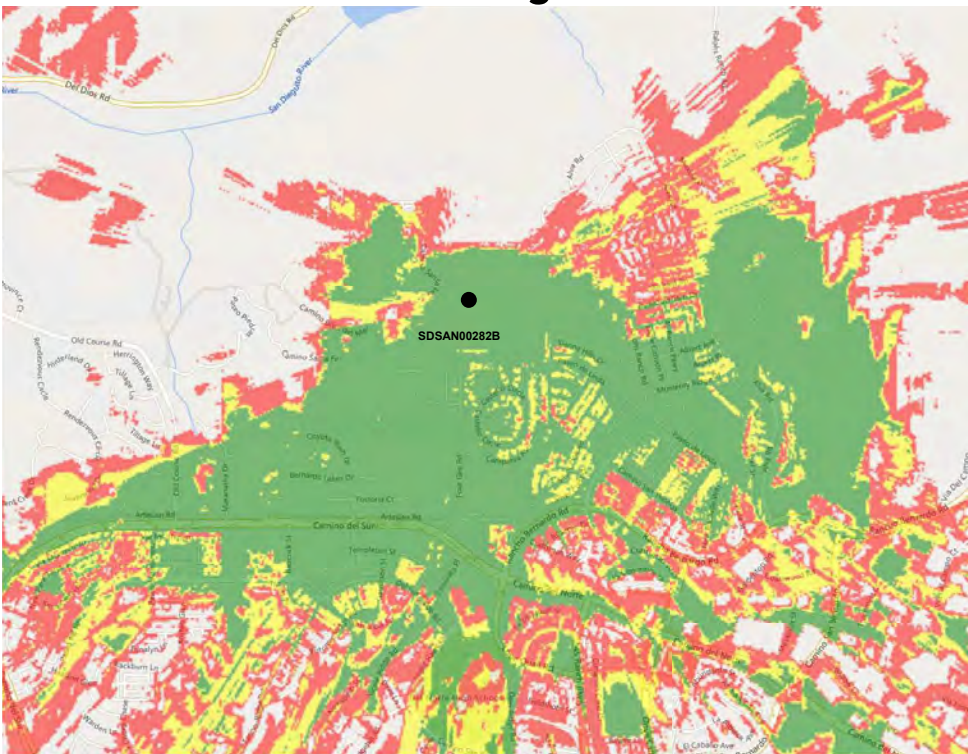
### SDSAN00282B current coverage



- Currently there is no wireless RF 5G coverage for the area


 This information is subject to Dish policies regarding use and is the property of Dish and/or its relevant affiliates and may contain restricted, confidential or privileged materials intended for the sole use of the intended recipient. Any review, use, distribution or disclosure is prohibited without authorization.

### SDSAN00282B coverage



- Going east, it provides wireless 5G coverage to all the residential area.
- Provides wireless 5G coverage along Camion Santa Fe Road and Camino Del Sur going east and west and all the residential houses to the south.
- Provides wireless 5G coverage to all the high-end residential areas towards the south.



 This information is subject to Dish policies regarding use and is the property of Dish and/or its relevant affiliates and may contain restricted, confidential or privileged materials intended for the sole use of the intended recipient. Any review, use, distribution or disclosure is prohibited without authorization.



## **Attachment G – Ownership Disclosure**



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

Record ID(s) PDS2022-MUP-11-018W1

Assessor's Parcel Number(s) 678-060-03-00

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

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

Olivenhain Municipal Water District \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Chris Vuong  
 Signature of Applicant

Chris Vuong  
 Print Name

E9740E42FCC6E6145A89F0A838B3ABC83:CVuong@J5IP.Com:https://ds927.awmdm.com/DeviceServices:J5IP7076  
 2022.08.19 10:26:05 -07'00'

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

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