



The County of San Diego

Zoning Administrator Hearing Report

Date:	September 19, 2024	Case/File No.:	Turman Residence Flagpole Minor Use Permit Modification; PDS2023-ZAP-97-022W1, PDS2023-ER-23-08-014
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	8:30 a.m.	Location:	684 Deer Springs Road, San Marcos, CA, 92069
Agenda Item:	#1	General Plan:	Semi-Rural Residential (SR-10)
Appeal Status:	Appealable to the Planning Commission	Zoning:	Limited Agriculture (A70)
Applicant/Owner:	Plancom Inc. on behalf of Crown Castle	Community:	North County Metro Subregional Plan Area within the Twin Oaks Valley
Environmental:	CEQA § 15303 Exemption	APN:	182-040-67-00

A. OVERVIEW

The purpose of this staff report is to provide the Zoning Administrator with the information necessary to consider the proposed Minor Use Permit (ZAP) Modification for a wireless telecommunication facility, conditions of approval and findings, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Planning & Development Services (PDS) staff recommends approval of the ZAP Modification, with the conditions noted in the attached ZAP Modification decision (Attachment B).

The Turman Residence Flagpole ZAP Modification (Project), submitted August 2023, is a request for Plancom Inc. (Applicant) on behalf of Crown Castle to operate, and maintain an existing wireless telecommunication facility. The existing wireless facility consists of a 42-foot-tall faux flagpole with supporting equipment and cabinet located on a parcel with an existing single-family residence. The project does not propose to expand the footprint of the lease area. The 5.16-acre parcel, located at 684 Deer Springs Road within the Twin Oaks Community of the North County Metropolitan Subregional Plan area, is zoned Limited Agriculture (A70).

This report includes a staff recommendation, a Project description, analysis and discussion, and the Twin Oaks Community Sponsor Group recommendation.

B. REQUESTED ACTIONS

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

1. Adopt the Environmental Findings included in Attachment C, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
2. Grant ZAP Modification PDS2023-ZAP-97-022W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

On February 6, 1998, the Zoning Administrator approved a ZAP to authorize the construction, operation, and maintenance of a wireless telecommunication facility consisting of a radio equipment cabinet, an attached planter box, and one 45-foot-tall flagpole mounted with three directional antennas. On March 13, 2023, the Director of PDS approved a Minor Deviation to the ZAP (Record ID: ZAP-97-022M1) that qualified as an eligible facility request as defined by the Federal Communications Commission (FCC) and was able to be processed regardless of the expiration date of the facility. The project authorized installation and replacement of supporting equipment on the faux flagpole as well as within the existing equipment cabinet.

The Minor Use Permit expired on February 6, 2013, 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 ZAP Modification to bring the facility into conformance with the current requirements for Wireless Telecommunication Facilities within Sections 6980 through 6993 of the Zoning Ordinance. The design of the wireless telecommunication facility was found to utilize the most current technology and will be granted an additional 15 years of operations before it needs to be re-evaluated against the technology available in the future.

D. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a ZAP Modification to bring an existing wireless telecommunication into conformance with the County of San Diego Wireless Ordinance, and to extend the approval period of the facility for 15 years. The applicant proposes to renew the existing wireless consisting of a 42-foot-tall faux flagpole with supporting equipment and cabinet located near the on-site single-family residence. Access to the site is provided by a private driveway that ultimately connects to Deer Springs Road, a County-maintained Road.



Figure 1: Existing 42-foot-tall faux flagpole wireless facility near the single-family residence looking from the existing driveway.



Figure 2: Existing 42-foot-tall faux flagpole wireless facility looking from the existing single-family residence.

2. Subject Property and Surrounding Land Uses

The project is located on an approximately 5.16-acre site within the Twin Oaks Community within the North County Metro Subregional Plan area (Figure 3). The site is approximately a quarter mile north of Deer Springs Road, a county-maintained road. The site is approximately one mile west of Interstate 15, a scenic highway. The project site contains one existing single-family residence. Access to the wireless facility is provided by a private driveway that ultimately connects to Deer Springs Road, a county-maintained road. The surrounding land uses can be categorized as Semi-Rural, with residential uses, and vacant land. (Figures 3 and 4 and Table D-1).

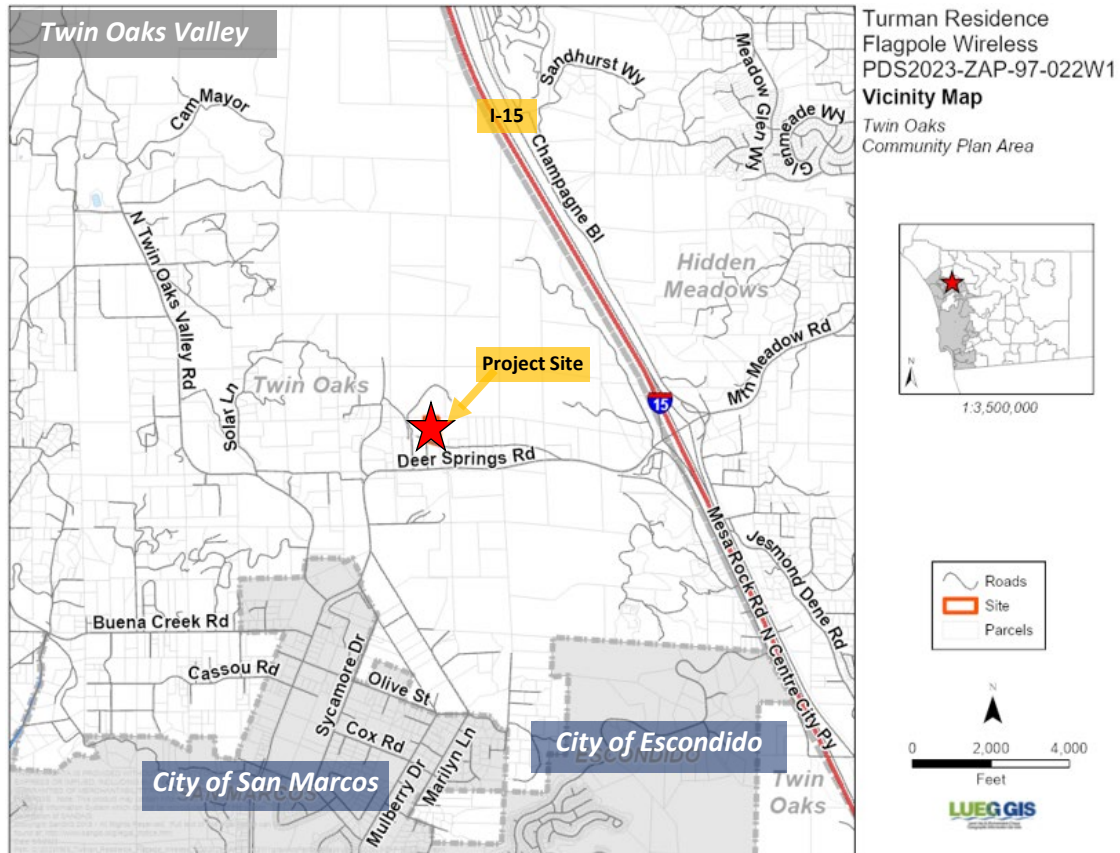


Figure 3: Vicinity Map



Figure 4: Aerial photograph showing proposed project site and project vicinity.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-10)	Limited Agriculture (A70)	N. Deer Springs Place	Vacant Land
East	Rural Lands (RL-20)	Limited Agriculture (A70) and Rural Residential	Interstate 15 Highway	Vacant Land, Residential
South	Semi-Rural Residential and Rural Commercial	Specific Planning Area (S86) and Visitor Serving Commercial	Deer Springs Road	Vacant Land, Residential
West	Semi-Rural Residential (SR-10)	Limited Agriculture (A70)	Sarver Lane	Residential

E. ANALYSIS AND DISCUSSION

The Project has been reviewed to ensure it conforms to all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the North County Metropolitan Subregional Plan (Twin Oaks Community), the Zoning Ordinance, and CEQA Guidelines. The following subjects were reviewed for the Project and are detailed below: Amortization, Site Planning Analysis, Community Compatibility/Visual Impacts, Alternative Site Analysis (ASA).

1. Key Requirements for Requested Actions

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

- a. Is the Project consistent with the vision, goals, and polices of the General Plan?
- b. Does the Project comply with the policies set forth under the North County Metropolitan Subregional Plan (Twin Oaks Community)?
- 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 ZAP Modification and amortization of the wireless facility for a 15-year period. If approved, this ZAP Modification will set a new expiration of September 19, 2039 in accordance with the amortization schedule.

Amortization

The existing wireless telecommunication facility is in a residential zone and is defined as "high visibility" in accordance with Sections 6985 and 6991 of the Zoning Ordinance. The Project will modify ZAP-97-022, which was approved prior to the adoption of the Wireless Ordinance. ZAP findings have been made to support the renewal of the existing wireless facility located on a faux flagpole near the existing single-family residence. In accordance with Section 6991 of the Zoning Ordinance, the applicant has submitted a valuation letter stating that the facility is valued at \$550,000 resulting in a 15-year permit. This time may be extended for an additional period of time by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.

Site Planning Analysis

The proposed wireless telecommunication facility modification is compatible with the surrounding land uses, existing structures, vegetation, and topography. The faux flagpole is designed to be architecturally compatible with the existing single-family residence. Associated equipment and cabinet are located at the base of the faux flagpole and is concealed by a large succulent plant. The facility appears as a flagpole accessory structure to the on-site residence. The facility has limited views to the adjacent residences and passing motorists using Deer Springs Road. By blending in

with the existing structures and vegetation on the site, the facility is sited within a location that will not impact 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 existing wireless telecommunication facility is located near Interstate 15, a Scenic Highway as identified in the County's General Plan. Interstate 15 is approximately one mile west of the project site. Drivers utilizing this scenic highway have limited views of the facility due to distance, surrounding topography, and vegetation along the roadways.

Furthermore, the facility will not have any adverse visual impacts on the surrounding community. The faux flagpole will sufficiently blend in with the surrounding residential area. Therefore, the proposed wireless telecommunication facility will not stand out from the existing visual setting, will be compatible with the existing community character, and will not result in impacts to the natural environment or a scenic highway.

Alternative Site Analysis (ASA)

The proposed wireless telecommunication facility is designed to provide continued cellular service coverage to motorists traveling along Deer Springs Road and to residents of the Twin Oaks Valley Community. The site is zoned A70 (Limited Agriculture), which is a non-preferred zone, and therefore requires an ASA. The applicant reviewed other potential sites within the area as part of the submitted ASA in order to demonstrate that the coverage objective could not be met in a preferred zone.

All preferred locations and preferred zones located within the project vicinity were reviewed during the processing of the ZAP Modification. Additionally, co-location opportunities on existing wireless telecommunication facilities were analyzed. All other wireless telecommunication facilities located in the project vicinity are in areas that would not meet coverage objectives.

Due to limited co-location opportunities, coverage objectives, and aesthetics, all other preferred locations and preferred zones were eliminated from consideration. Further information detailing the ASA analysis can be found in Attachment E.

The Geographic Service Area (GSA) maps illustrate coverage in the area and depict the coverage provided by the wireless telecommunication facility. The GSA maps demonstrate that the proposed location is necessary for the carrier to maintain coverage in the surrounding area and provide adequate service to motorists traveling along Deer Springs Road (Figure 5). The original ZAP authorized the wireless telecommunication facilities on the subject property to a maximum height of 45 feet and the Project will not increase the height of the facility. The GSA maps can also be found in Attachment E.

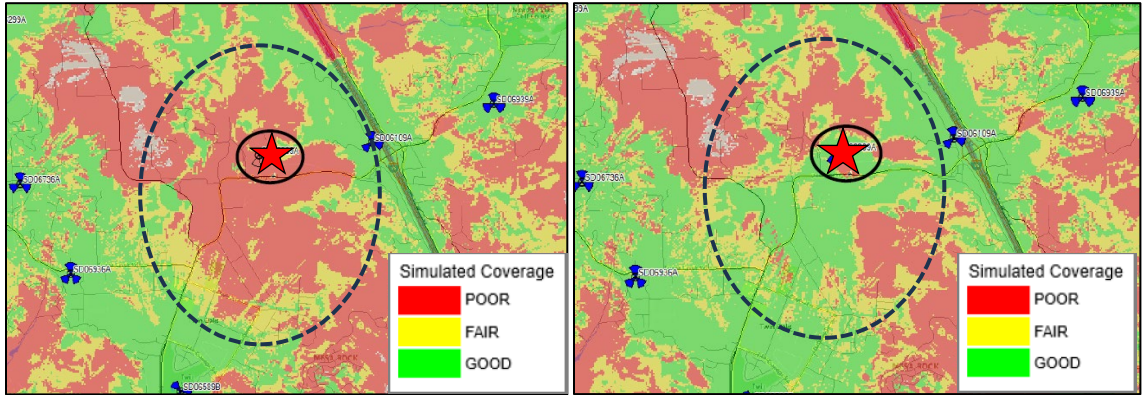


Figure 5: Coverage without Project (left) and coverage with Project (right).

3. General Plan Consistency

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

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.</p> <p>GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The Project will provide continued coverage throughout the area, which is essential in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by continuing to provide service and coverage in the area.</p>
<p>Policy LU-15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The facility is proposed to be sited and designed to minimize visual impacts and be compatible with the existing development and community character. The previously approved faux flagpole and supporting equipment will sufficiently blend in within the surrounding residential area. The facility is designed to appear as a flagpole accessory structure to the on-site residence that is an expected visual feature within the community. The Project is near Interstate 15 , a Scenic Highway identified in the County of San Diego General Plan. The Project has limited views from this road due to surrounding topography, distance, and existing vegetation.</p>

General Plan Policy	Explanation of Project Conformance
POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.	Nearby co-location opportunities did not meet the coverage objectives of the current site. The subject facility will allow co-location with other carriers to the extent feasible.

4. Zoning Ordinance Consistency

a. Development Regulations

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

Table E-2: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, upon approval of a ZAP Modification
Animal Regulation:	L	N/A
Density:	-	N/A
Lot Size:	4AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a ZAP Modification
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of “G” which requires structures to be no more than 35 feet in height.	The proposal is for the renewal of a wireless facility designed as a faux flagpole accessory structure to the on-site residence. The proposed Project does not include extending the height of the facility beyond the previously granted 45-foot height exception.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of ZAP Modification

Development Standard	Proposed/Provided	Complies?
Section 4800 of the Zoning Ordinance requires that the project meet the “C” setback requirements of a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The Project is not located within the front, rear, or side yard setbacks. Therefore, the proposed facility will meet the “C” setback requirements per Section 4800 of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Ordinance Consistency

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

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

Table E-3: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
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 existing wireless telecommunications facility and existing equipment enclosure are located outside all required setbacks including front, rear, and side yard.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County’s Noise Ordinance on an average hourly basis.	No new noise-producing equipment or operational uses are proposed as part of the Project. The Project will not create a change in the existing noise environment and is therefore anticipated to comply with the County of San Diego Noise Ordinance Section(s) 36.404.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a “high visibility” facility, depending on the valuation of the wireless facility.	The Project is considered a “high visibility” facility. Since the proposed Project has a valuation of \$550,000, the ZAP Modification has been conditioned to have a maximum term of 15 years.	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 Project is near Interstate 15 , a Scenic Highway identified in the County of San Diego General Plan. The Project has limited views from this road due to surrounding topography, distance, and existing vegetation. In addition, the facility is designed to blend in with the surrounding residential area to avoid adverse visual impacts.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and 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.

F. COMMUNITY SPONSOR GROUP RECOMMENDATION

On September 20th, 2023, the Twin Oaks Valley Community Sponsor Group (CSG) voted to recommended approval of the project without conditions by a vote of 3-0-0-4 (3 – Ayes; 0 – Noes; 0 – Abstain; 4 – Absent/Vacant). The motion did not carry as the Twin Oaks Valley CSG did not have a quorum. The Twin Oaks CSG did not make a second motion and a recommendation was not provided for the project due to the vacancies of the CSG. The Twin Oaks Valley CSG Recommendation Form is found in Attachment E, Public Documentation.

G. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners surrounding the project site until at least 20 different property owners were noticed within approximately 1,000 feet of the project site. Staff received one comment in opposition expressing concerns of radiation exposure and potential fire risk from weeds surrounding the facility. The County is preempted by the Federal Telecommunication Act from considering radiation exposure when reviewing the proposed location of cellular facilities. County staff coordinated with the County Fire Protection District regarding the fire requirements of the facility. The facility is compliant with fire code requirements as it has 30 feet of clearing and there is currently no generator. Prior to the Zoning Administrator hearing, public notices were sent to a minimum of 20 property owners within approximately 1,000 feet of the project site.

H. RECOMMENDATIONS

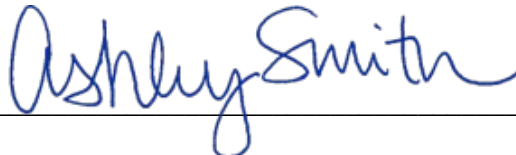
Staff recommends that the Zoning Administrator take the following actions:

1. Find the ZAP Modification in conformance with the California Environmental Quality Act (CEQA) and adopt the Environmental Findings included in Attachment C which includes a finding that the project is exempt from CEQA.
2. Approve ZAP Modification PDS2023-ZAP-97-022W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

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

AUTHORIZED REPRESENTATIVE: _____



ASHLEY SMITH, CHIEF

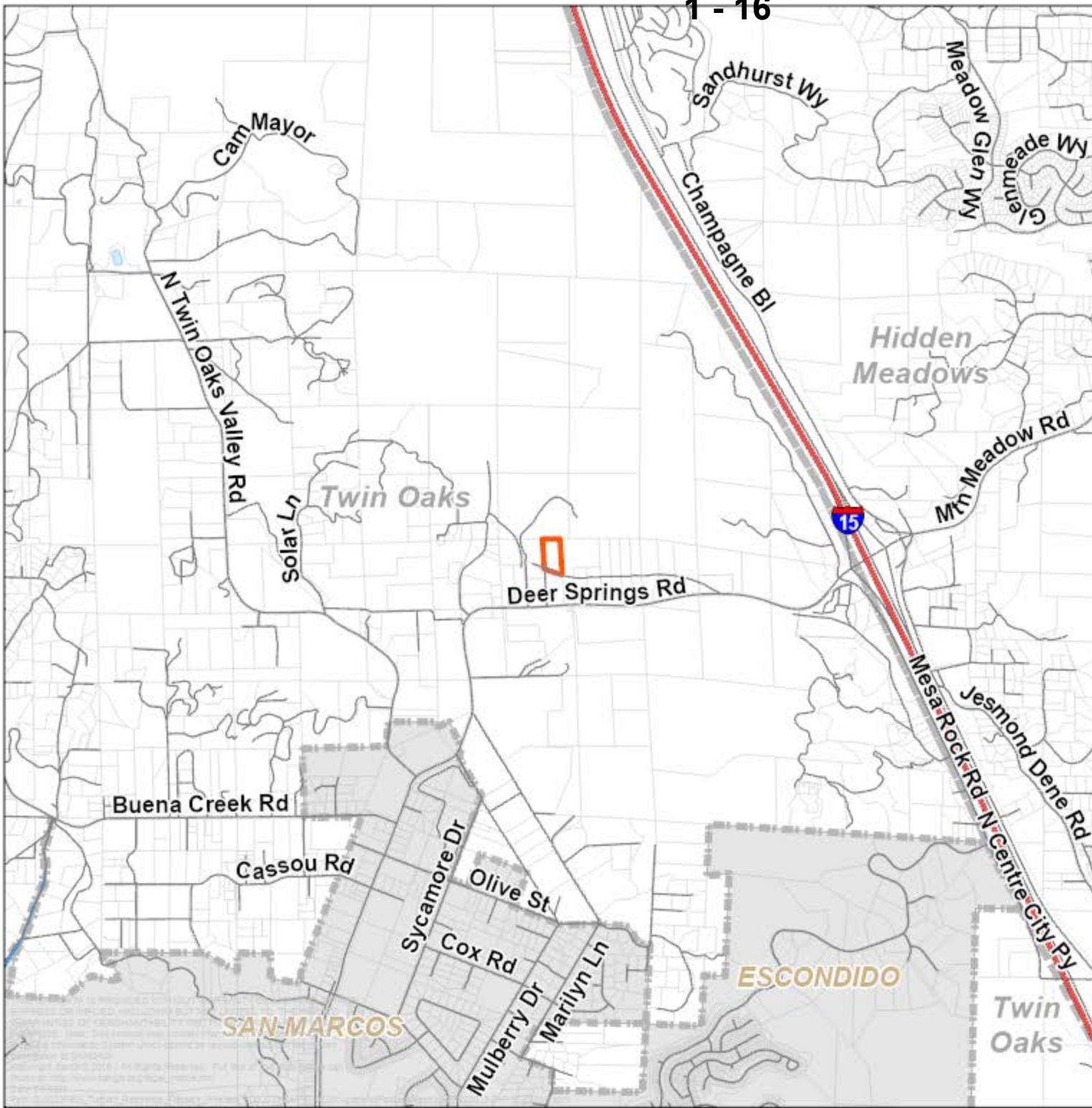
ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2023-ZAP-97-022W1
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Photo-Simulations, Geographic Service Area Maps, and Alternative Site Analysis
- Attachment G – Ownership Disclosure Form

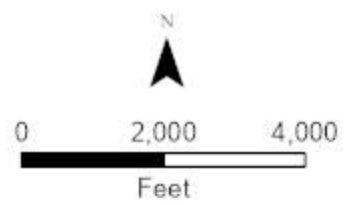
Attachment A – Planning Documentation

Turman Residence
Flagpole Wireless
PDS2023-ZAP-97-022W1
Vicinity Map

Twin Oaks
Community Plan Area



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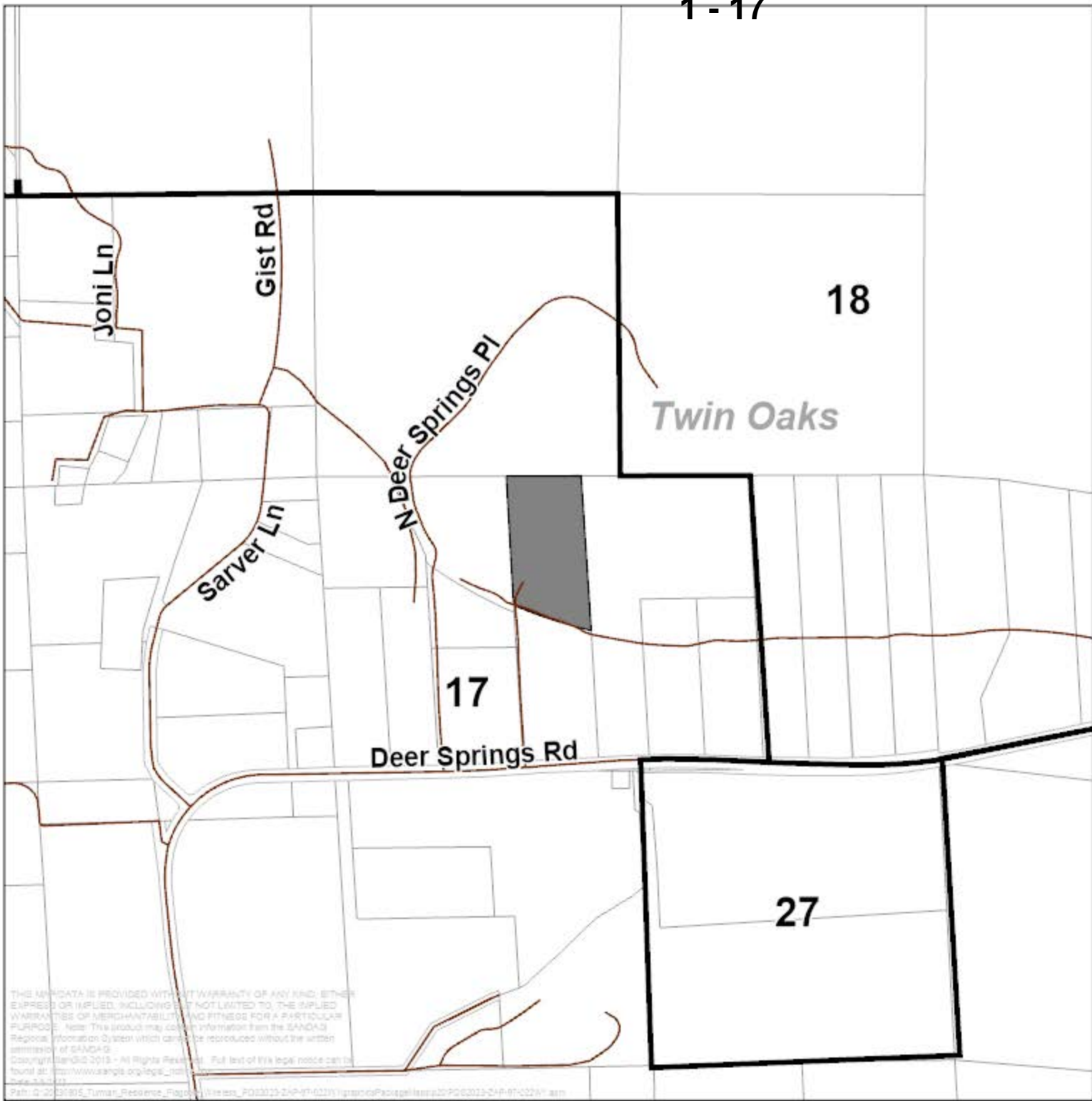


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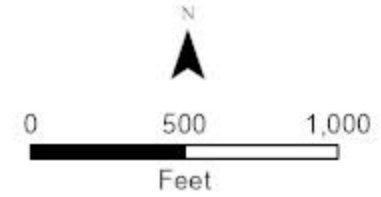
Turman Residence
Flagpole Wireless
PDS2023-ZAP-97-022W1
General Plan

Twin Oaks
Community Plan Area

- (17) Semi-Rural Residential (SR-10)
- (18) Rural Lands (RL-20)
- (27) Rural Commercial



	Roads
	Site
	Parcels
	Planning



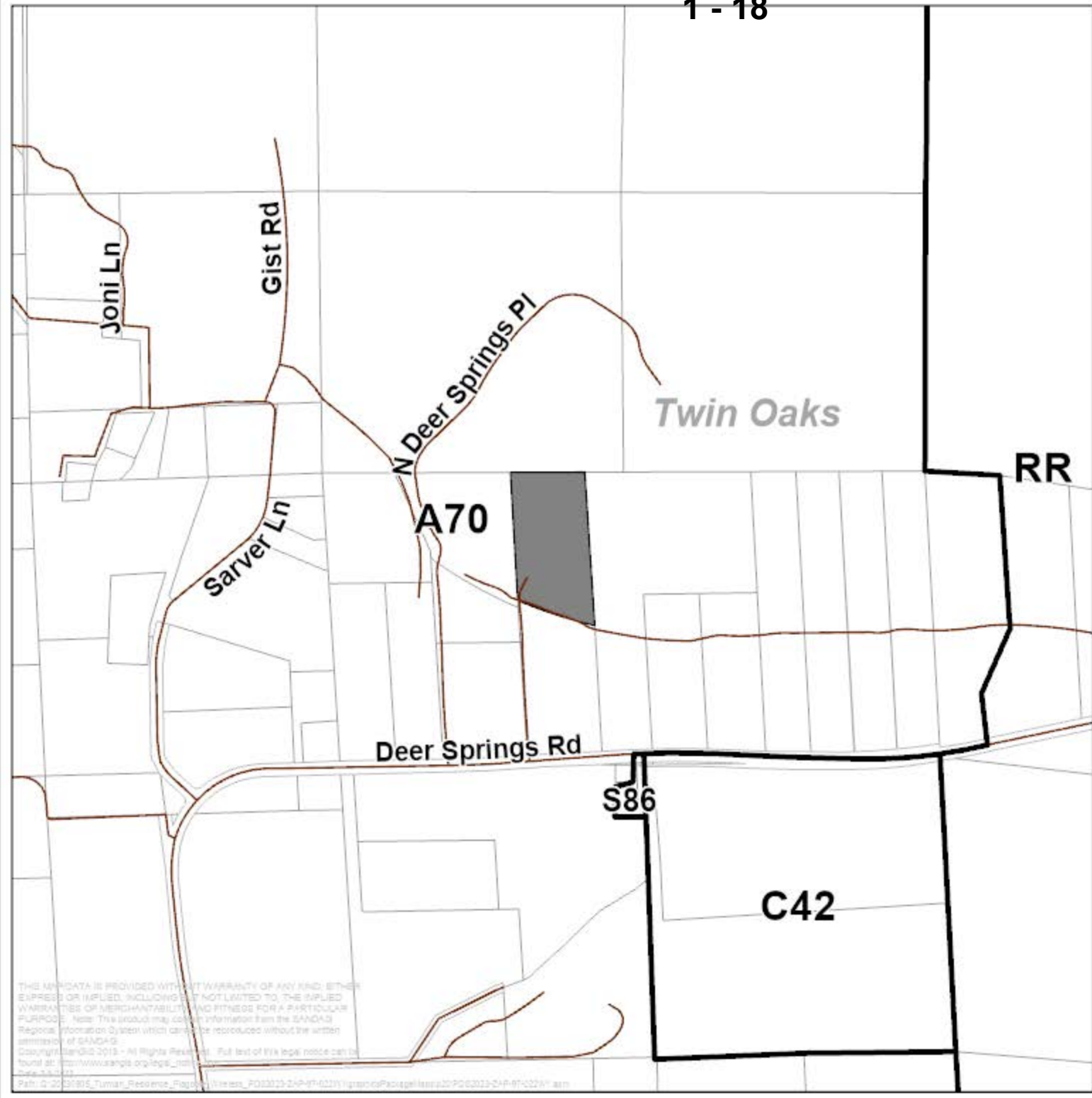
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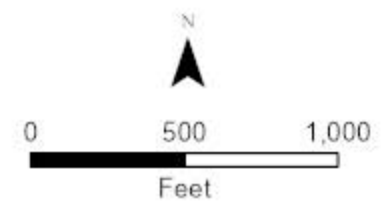
Turman Residence
Flagpole Wireless
PDS2023-ZAP-97-022W1
Zoning

*Twin Oaks
Community Plan Area*

- A70 - Limited Agricultural
- C42 - Visitor Serving Commercial
- RR - Rural Residential
- S86 - Parking



	Roads
	Site
	Parcels
	Zoning



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Turman Residence Flagpole
Wireless
PDS2023-ZAP-97-022W1
Twin Oaks Community Plan Area

 Roads
 Site

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 Feet

 LUEGGIS
Local Utility Engineering & GIS

Deer Springs Pl

Twin Oaks



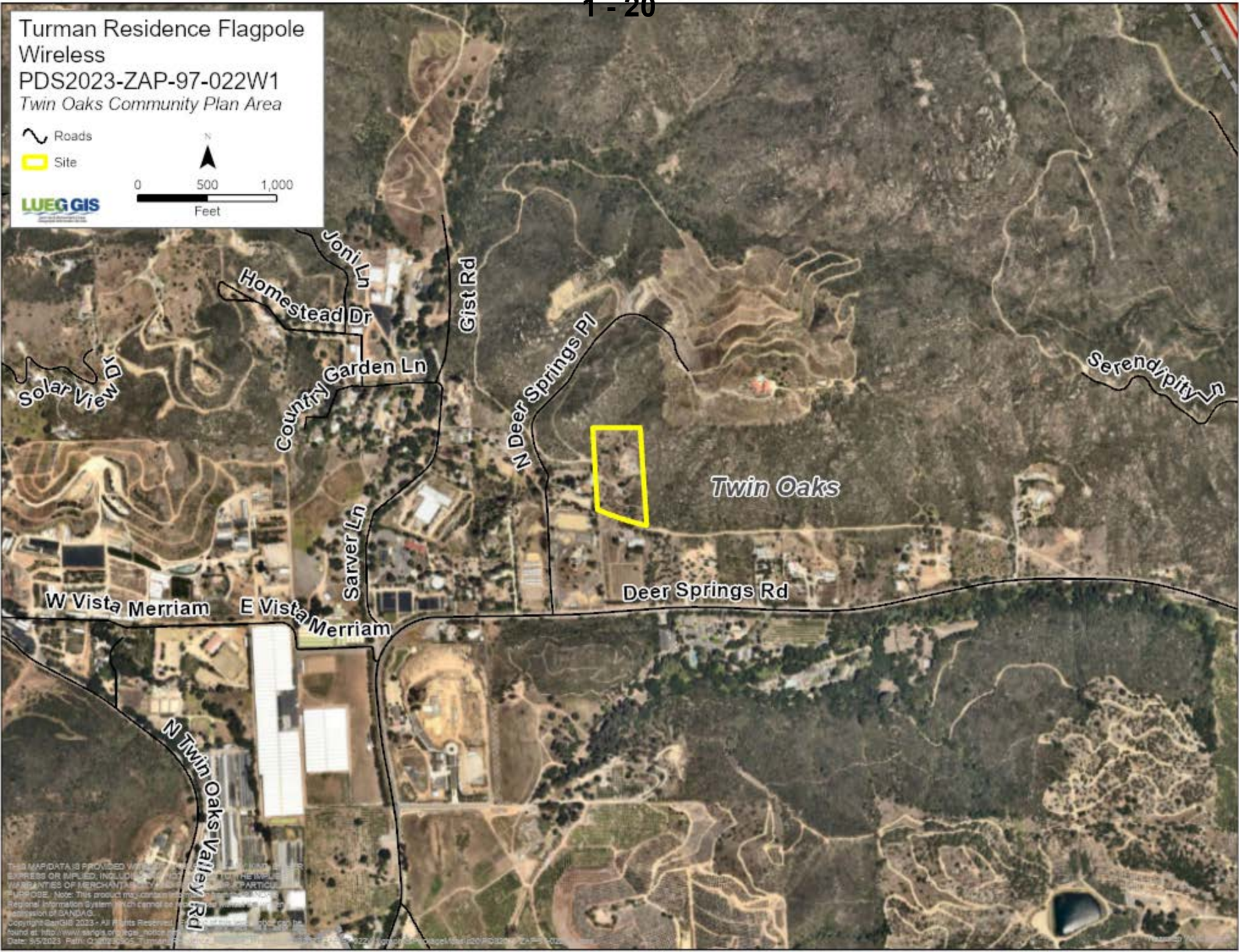
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Turman Residence Flagpole
Wireless
PDS2023-ZAP-97-022W1
Twin Oaks Community Plan Area

~ Roads
 Site

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 Feet

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 Local Utility GIS



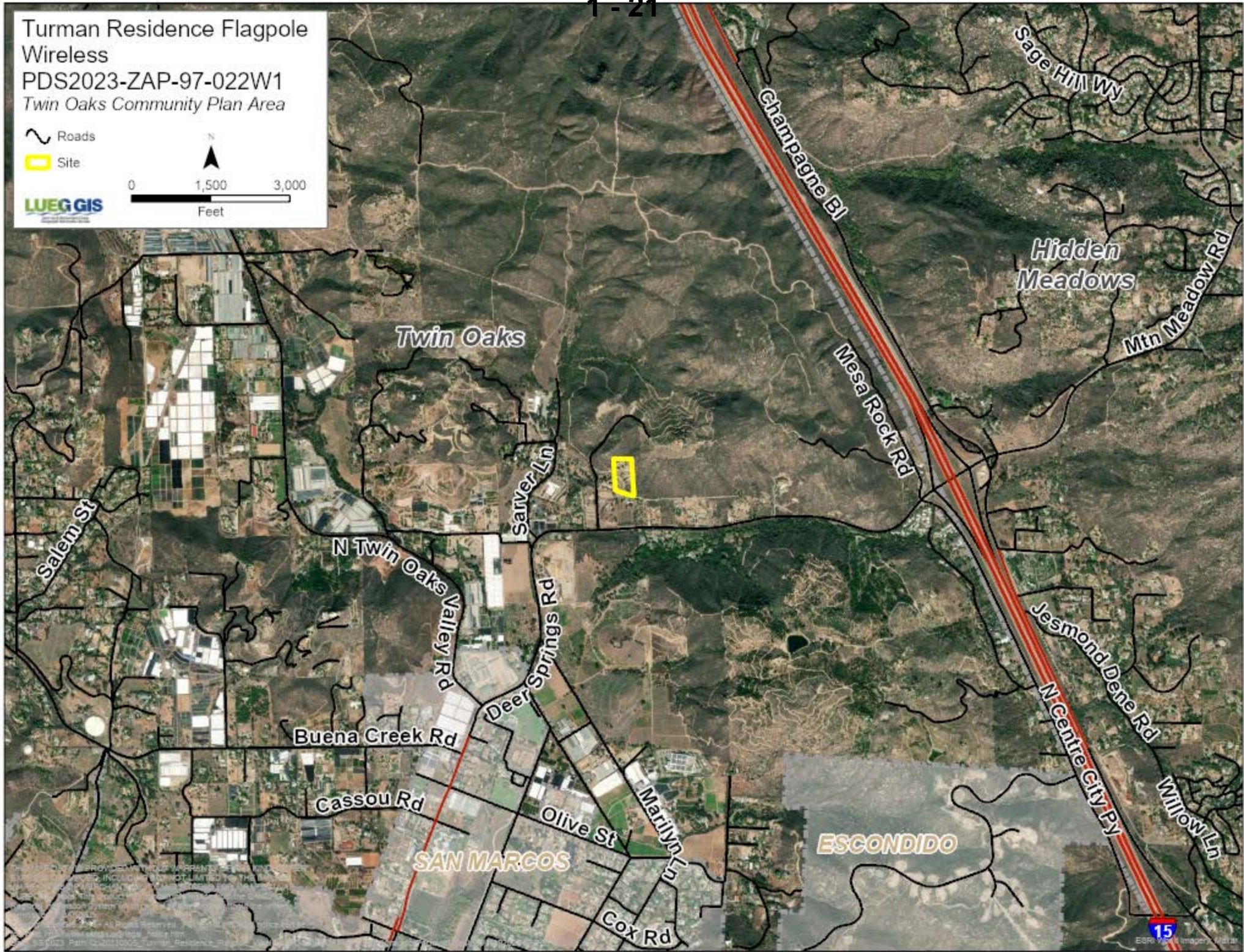
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Turman Residence Flagpole
Wireless
PDS2023-ZAP-97-022W1
Twin Oaks Community Plan Area

 Roads
 Site


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 Feet





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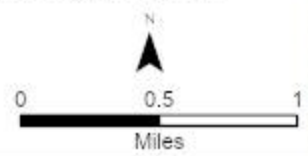
Turman Residence Flagpole
Wireless
PDS2023-ZAP-97-022W1
2 Mile Radius

Twin Oaks Community Plan Area

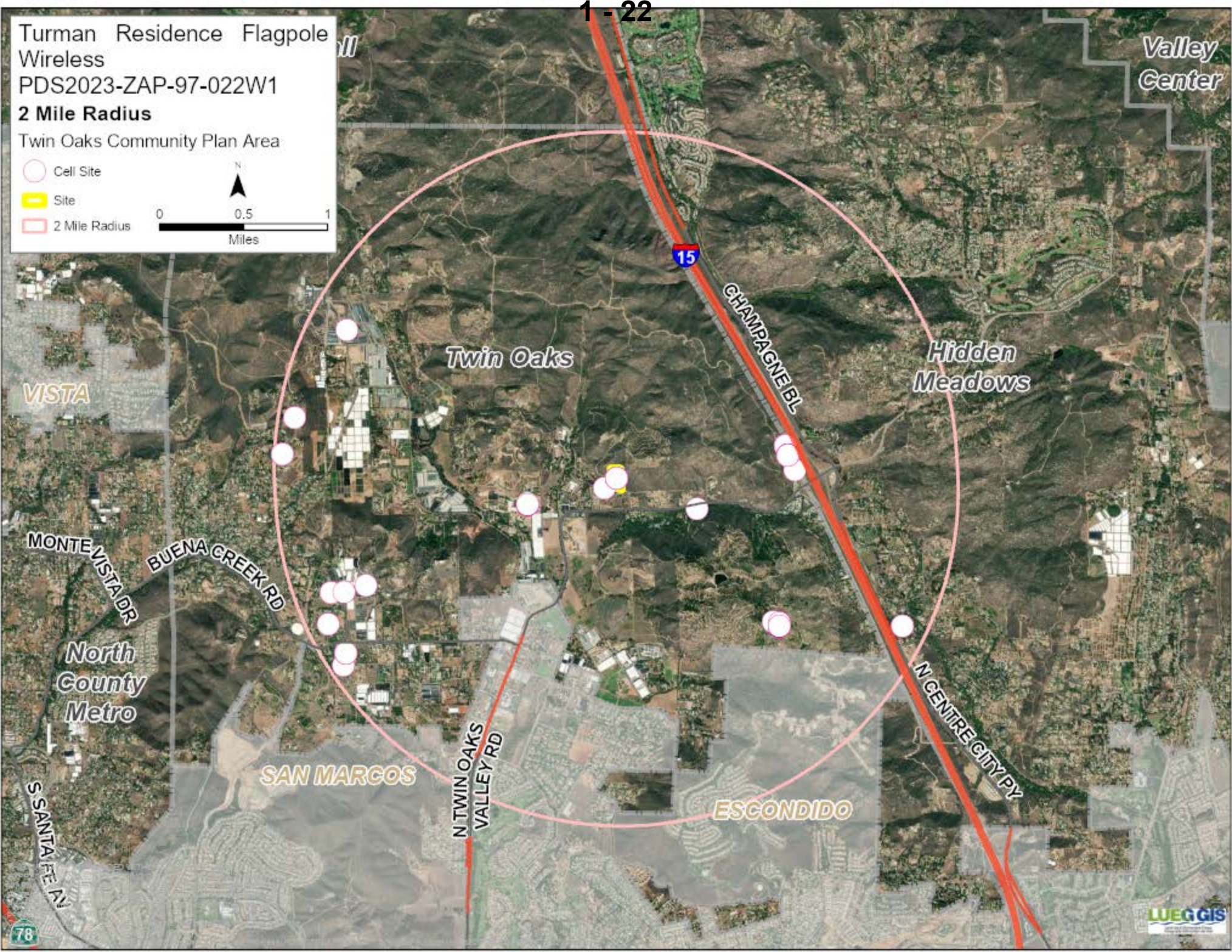
Cell Site

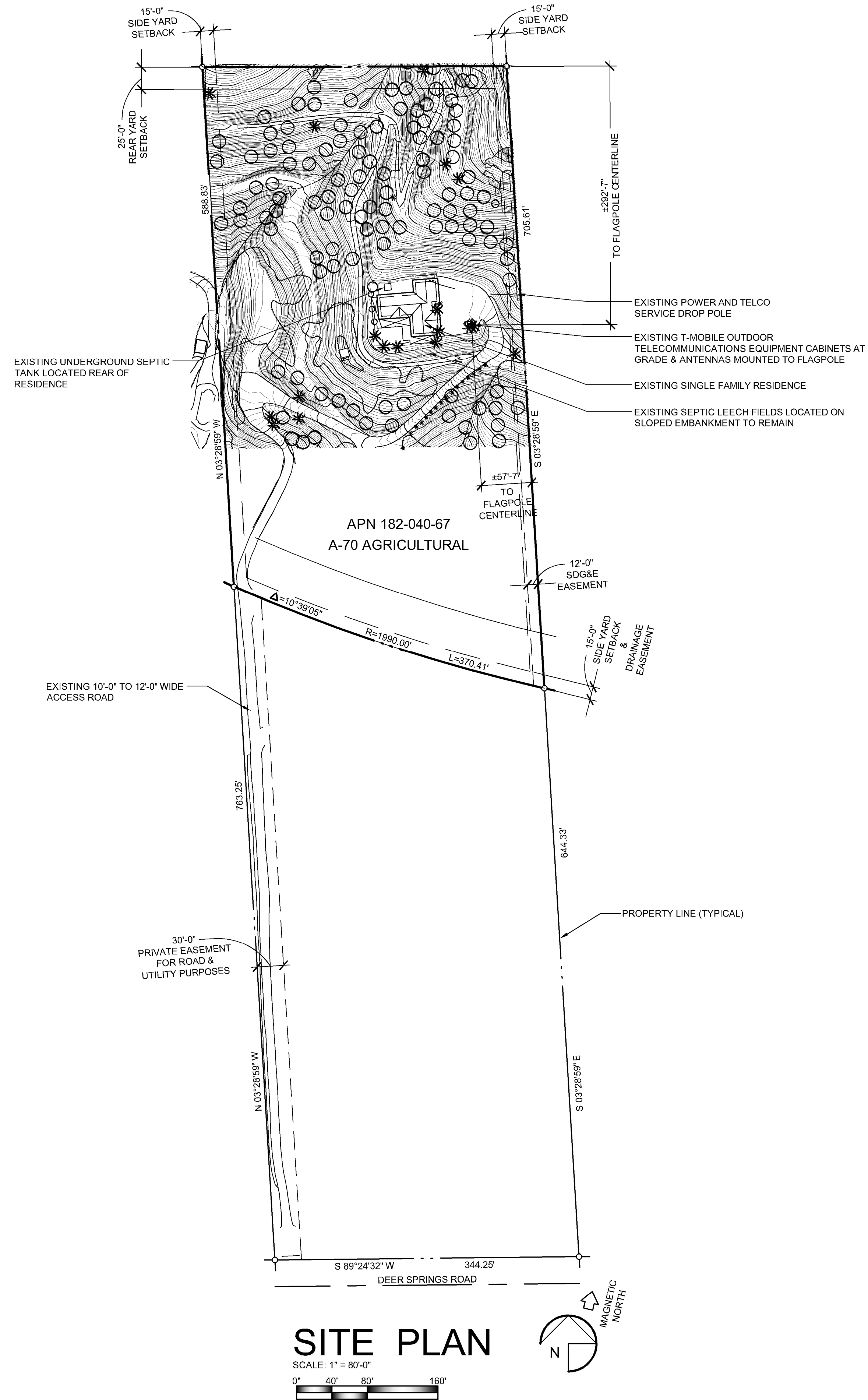
Site

2 Mile Radius



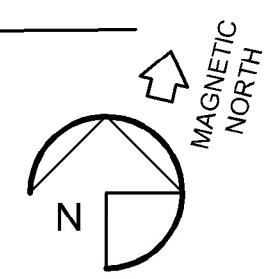
Valley Center





SITE PLAN

SCALE: 1" = 80'-0"
 0' 40' 80' 160'



BOUNDARY NOTE:
 THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.

ISSUE STATUS

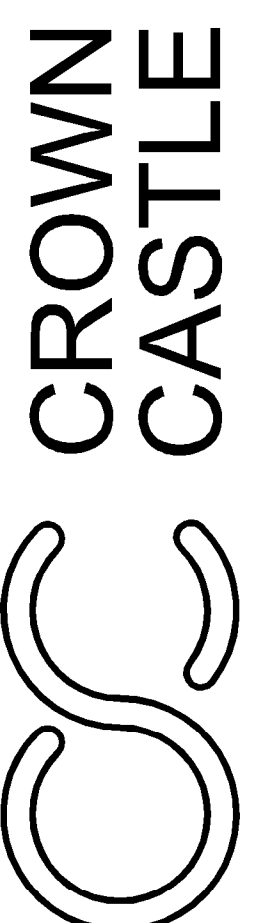
REV.	DATE	DESCRIPTION	BY
0	05/17/23	CUP RENEWAL	RW
1	01/10/24	PLANNING COMMENTS	RW

PLANCOM

TELECOMMUNICATIONS PROJECT MANAGEMENT
 16776 BERNARDO CENTER DRIVE,
 UNIT 203,
 SAN DIEGO, CALIFORNIA 92128

PROPRIETARY INFORMATION

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TURMAN

684 DEER SPRINGS ROAD
 SAN MARCOS, CA 92069

SHEET TITLE:
 SITE PLAN

A-0

ISSUE STATUS

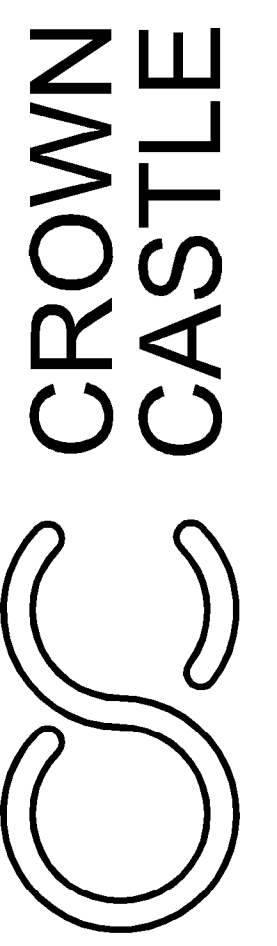
REV.	DATE	DESCRIPTION	BY
0	05/17/23	CUP RENEWAL	RW
1	01/10/24	PLANNING COMMENTS	RW

PLANCON
TELECOMMUNICATIONS PROJECT MANAGEMENT

16776 BERNARDO CENTER DRIVE,
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PROPRIETARY INFORMATION

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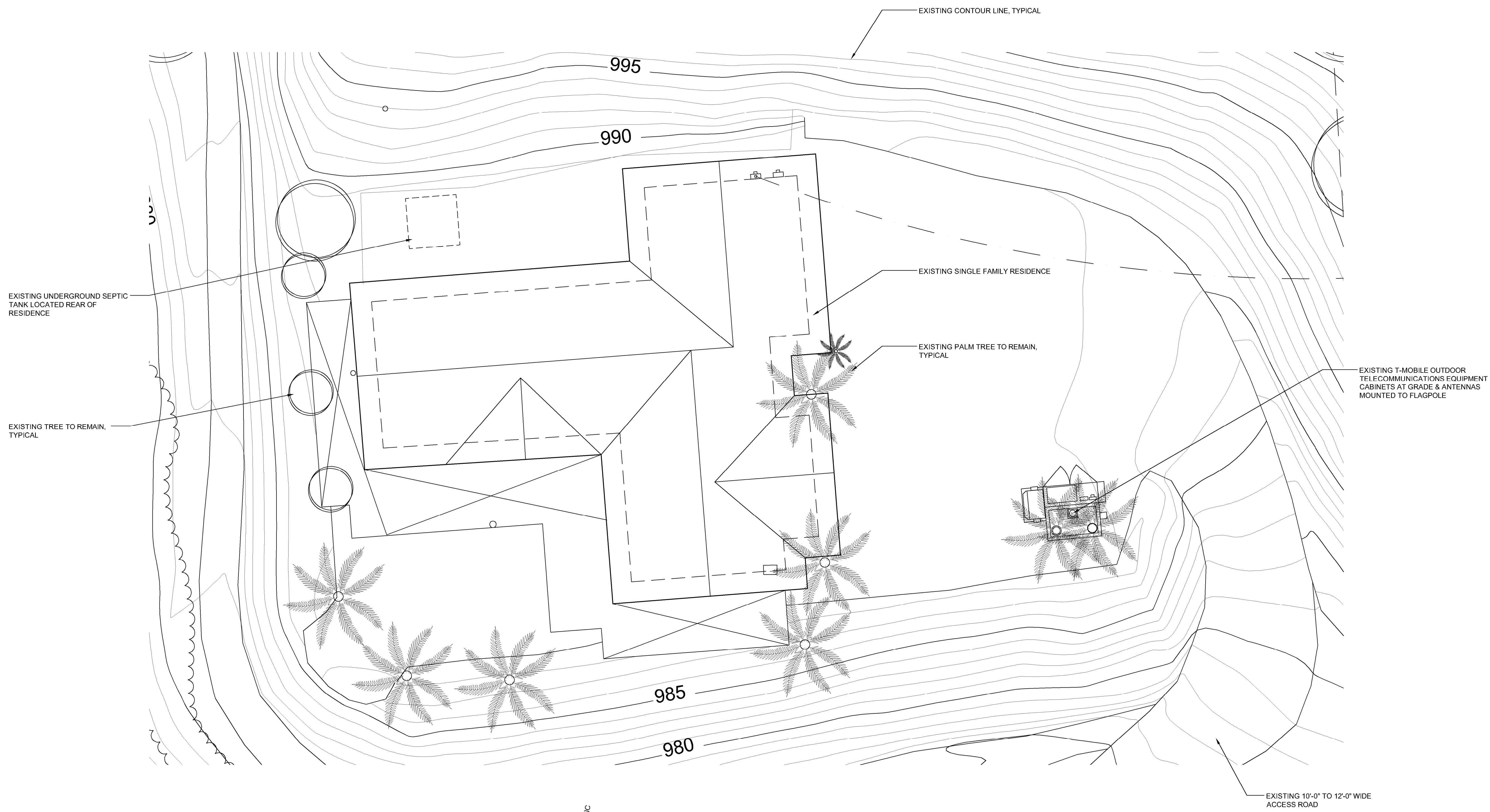


TURMAN

684 DEER SPRINGS ROAD
SAN MARCOS, CA 92069

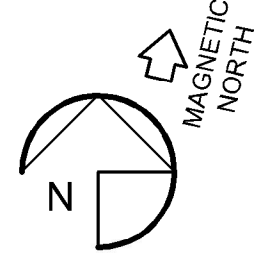
SHEET TITLE:
ENLARGED SITE PLAN

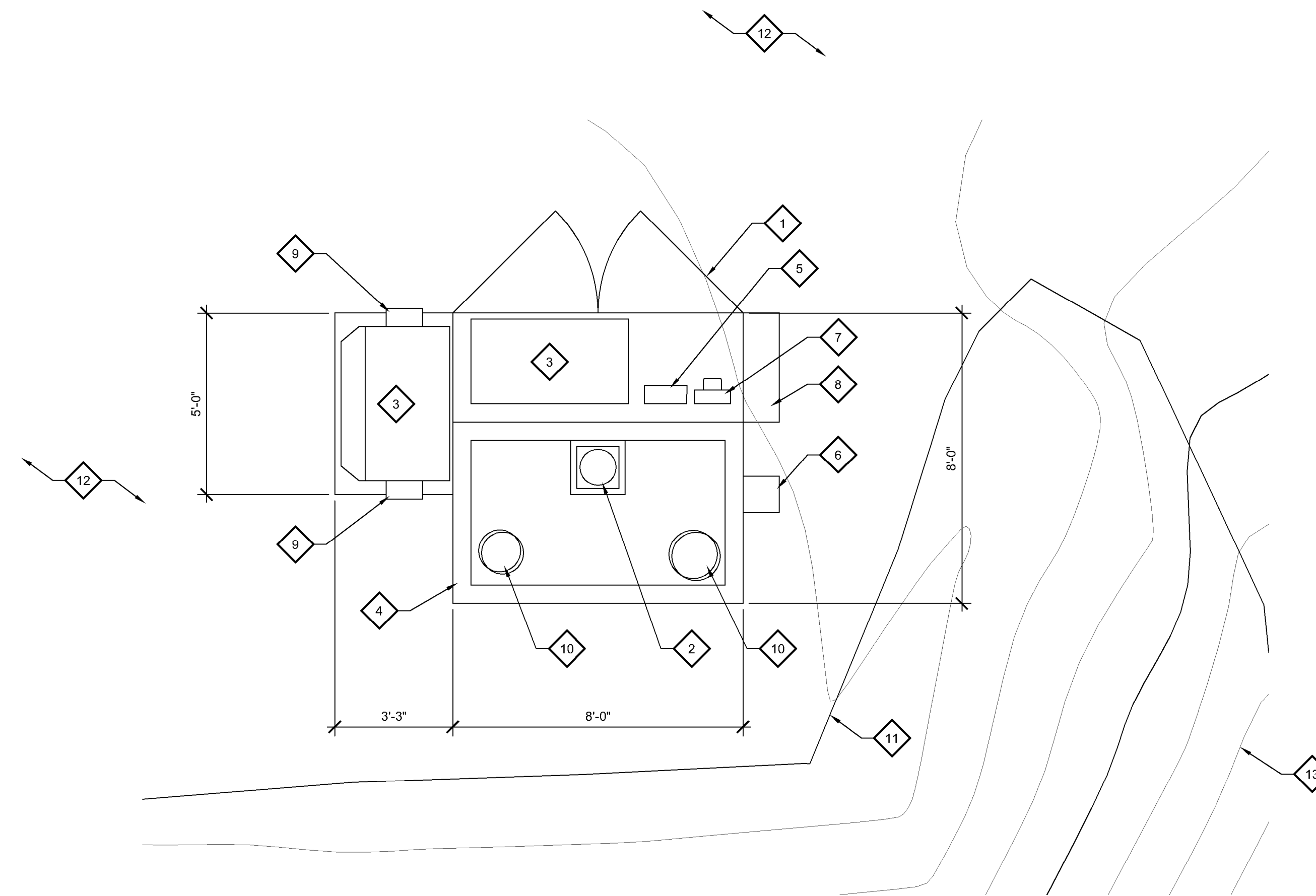
A-1



ENLARGED SITE PLAN

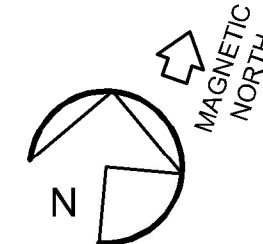
SCALE: 1/8" = 1'-0"





EQUIPMENT PLAN

SCALE: 3/8" = 1'-0"
 0' 1' 2' 4'



KEYED NOTES:

- 1 (E) T-MOBILE METAL EQUIPMENT ENCLOSURE ON A CONCRETE PAD
- 2 (E) T-MOBILE FLAGPOLE. SEE ANTENNA PLAN SHEET A-3 & ELEVATIONS SHEET A-4
- 3 (E) EQUIPMENT CABINET
- 4 (E) PAINTED POURED-IN-PLACE CONCRETE PLANTER
- 5 (E) TELCO BOX
- 6 (E) GENERATOR CONNECTION LUG BOX
- 7 (E) ELECTRIC METER
- 8 (E) TELCO BOX OVER TRANSFER SWITCH AND ELECTRICAL PANEL
- 9 (E) CIENA FIBER BOX
- 10 (E) PALM TREE
- 11 (E) TOP OF SLOPE
- 12 (E) ASPHALT PAVED DRIVEWAY/PARKING AREA
- 13 (E) CONTOUR LINES @ 1'-0" INTERVALS

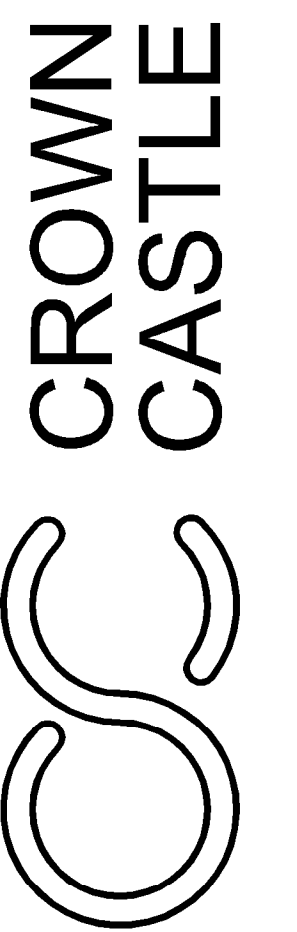
ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	05/17/23	CUP RENEWAL	RW
1	01/10/24	PLANNING COMMENTS	RW

PLANCON
 TELECOMMUNICATIONS PROJECT MANAGEMENT
 16776 BERNARDO CENTER DRIVE,
 UNIT 203,
 SAN DIEGO, CALIFORNIA 92128

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684 DEER SPRINGS ROAD
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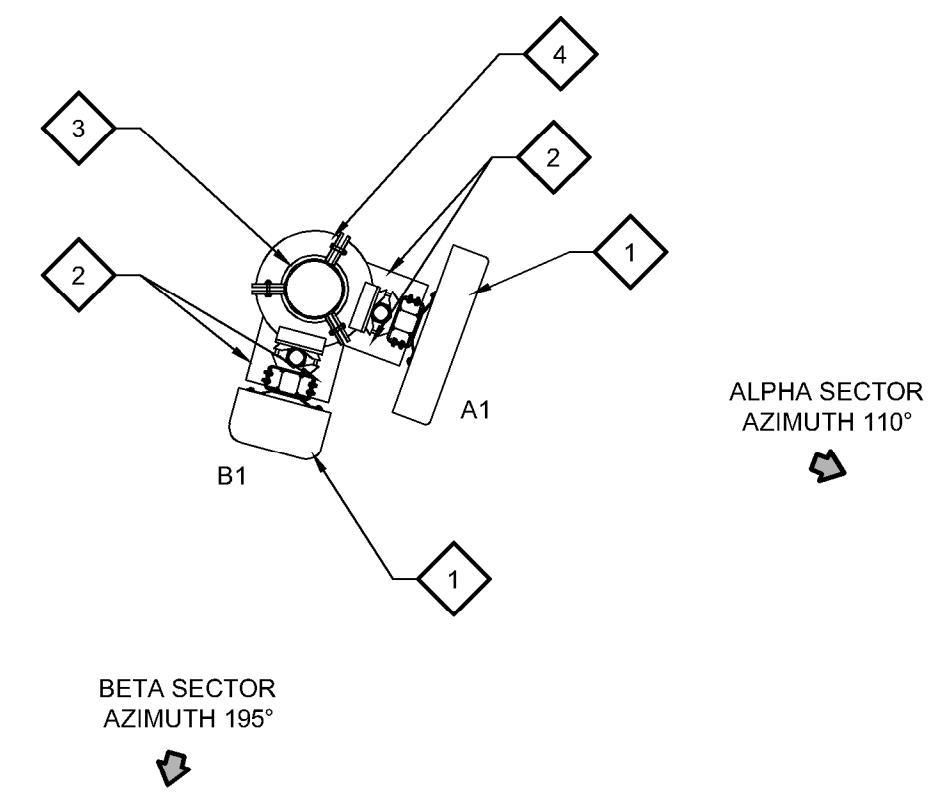
SHEET TITLE:
 EQUIPMENT PLAN

A-2

KEYED NOTES:

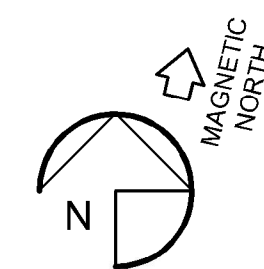
- 1 (E) T-MOBILE ANTENNA, TOTAL OF 2
- 2 (E) T-MOBILE TMA UNIT, TOTAL OF 4
- 3 (E) 42'-1" HIGH FLAGPOLE
- 4 (E) STEEL MOUNTING BRACKET

EXISTING ANTENNA & RADIO SCHEDULE					
MOUNTING POSITION	ANTENNA MODEL	RAD CENTER	AZIMUTH		RADIO UNIT TYPE
A1	ANDREW ADFD1820-3333B-XDM	29'-0"	110°		4460 B25+B66 (IN CABINET)
B1	ANDREW TMBXX-6516-A2M	29'-0"	195°		4460 B25+B66 (IN CABINET)
G1	NONE	-	-		-



ANTENNA PLAN

SCALE: 1/2" = 1'-0"
 0" 1' 2' 4'

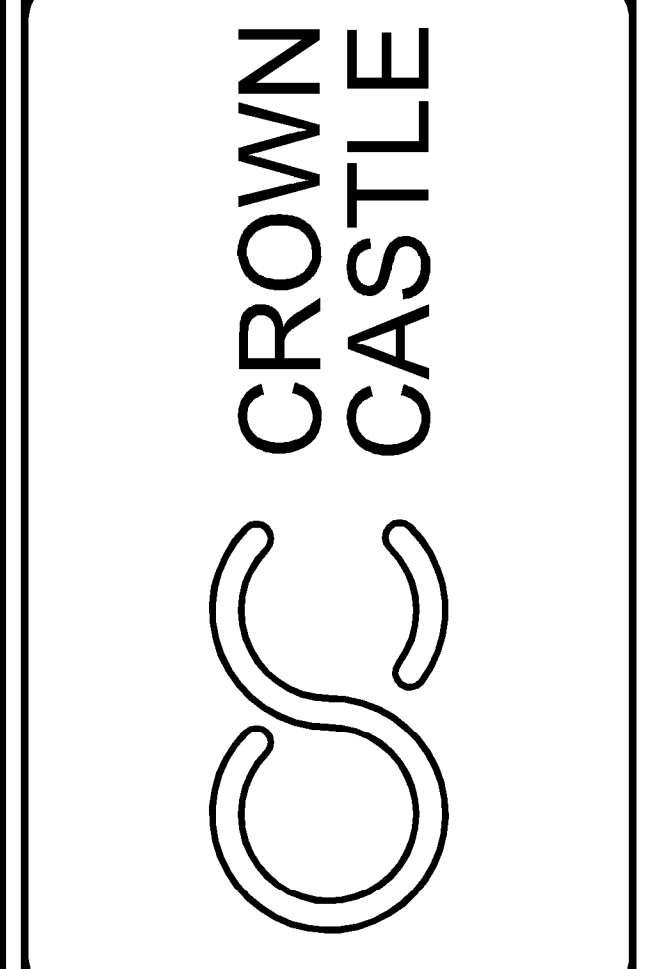


ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	05/17/23	CUP RENEWAL	RW
1	01/10/24	PLANNING COMMENTS	RW

PLANCOM
 TELECOMMUNICATIONS PROJECT MANAGEMENT
 16776 BERNARDO CENTER DRIVE,
 UNIT 203,
 SAN DIEGO, CALIFORNIA 92128

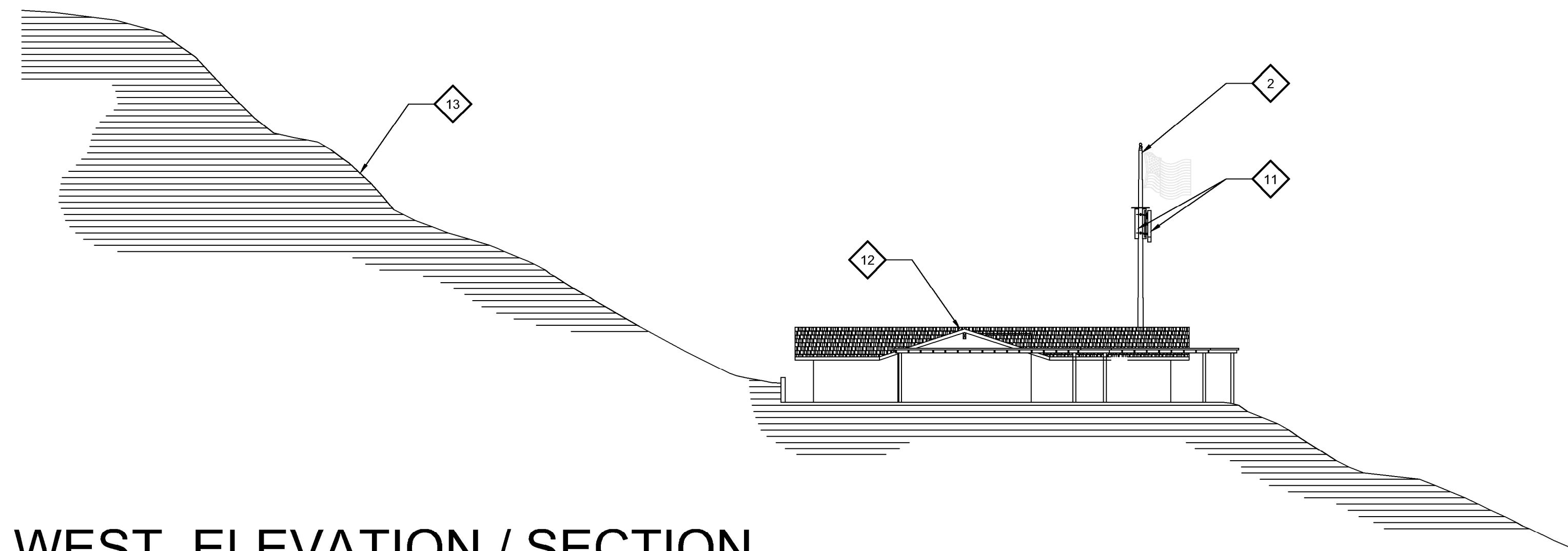
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TURMAN
 684 DEER SPRINGS ROAD
 SAN MARCOS, CA 92069

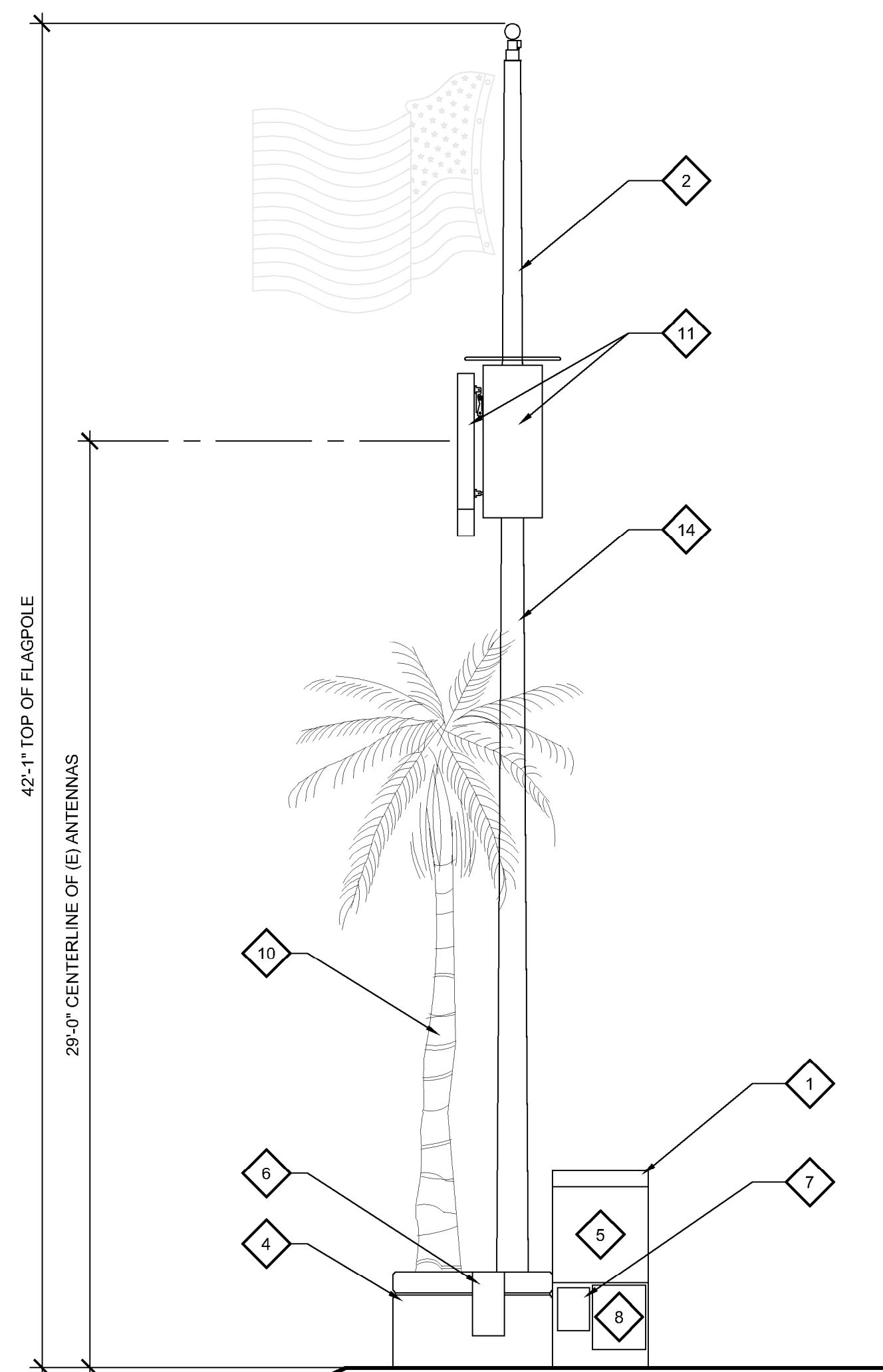
SHEET TITLE:
 ANTENNA PLAN

A-3



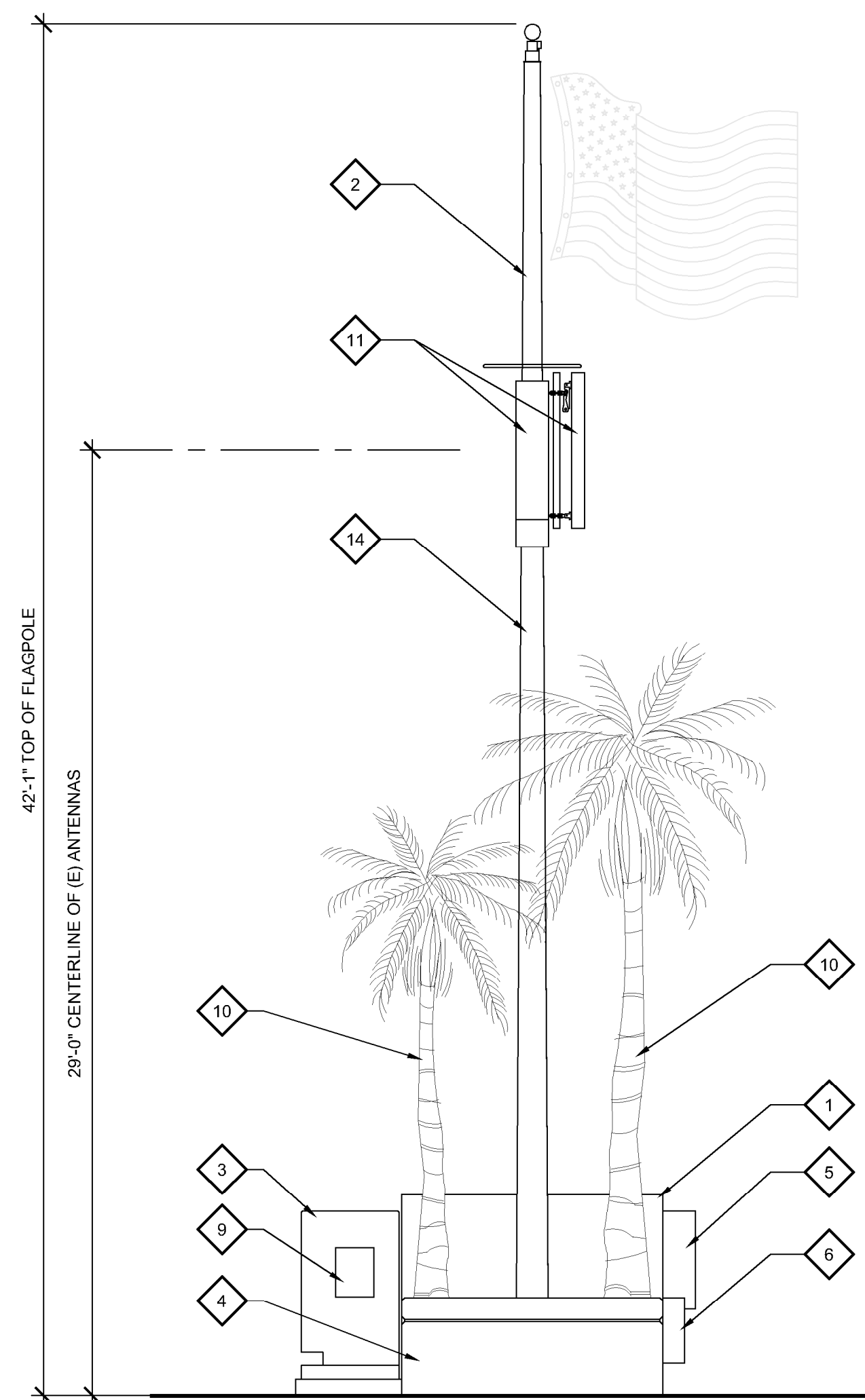
WEST ELEVATION / SECTION

SCALE: 1/16" = 1'-0"
0" 8" 16" 32"



EAST ELEVATION

SCALE: 1/4" = 1'-0"
0" 2" 4" 8"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"
0" 2" 4" 8"

KEYED NOTES:

- 1 (E) T-MOBILE METAL EQUIPMENT ENCLOSURE ON A CONCRETE PAD
- 2 (E) T-MOBILE FLAGPOLE WITH AN AMERICAN FLAG
- 3 (E) EQUIPMENT CABINET
- 4 (E) PAINTED POURED-IN-PLACE CONCRETE PLANTER
- 5 (E) TELCO BOX
- 6 (E) GENERATOR CONNECTION LUG BOX
- 7 (E) ELECTRIC PANEL
- 8 (E) TRANSFER SWITCH
- 9 (E) CIENA FIBER BOX
- 10 (E) PALM TREE
- 11 (E) T-MOBILE ANTENNA
- 12 (E) SINGLE FAMILY RESIDENCE
- 13 (E) SLOPED HILLSIDE WITH NATURAL VEGETATION (NOT SHOWN FOR CLARITY)
- 14 (E) T-MOBILE CABLES RUN INSIDE (E) FLAGPOLE

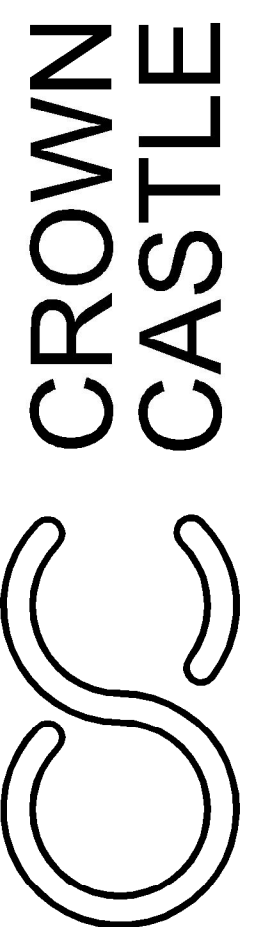
ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	05/17/23	CUP RENEWAL	RW
1	01/10/24	PLANNING COMMENTS	RW

PLANCOM
TELECOMMUNICATIONS PROJECT MANAGEMENT
16776 BERNARDO CENTER DRIVE,
UNIT 203,
SAN DIEGO, CALIFORNIA 92128

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TURMAN

684 DEER SPRINGS ROAD
SAN MARCOS, CA 92069

SHEET TITLE:
ELEVATIONS

A-4

**Attachment B – Form of Decision
Approving PDS2023-ZAP-97-022W1**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

DAHVIA LYNCH
DIRECTOR

VINCE NICOLETTI
ASSISTANT DIRECTOR

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

September 19, 2024

PERMITTEE: CROWN CASTLE (ATTN: JILL CLEVELAND)
MINOR USE PERMIT:
MODIFICATION: PDS2023-ZAP-97-022W1
E.R. NUMBER: PDS2023-ER-23-08-014
PROPERTY: 684 DEER SPRINGS ROAD WITHIN THE TWIN OAKS VALLEY COMMUNITY OF THE NORTH COUNTY METROPOLITAN SUBREGIONAL PLANNING AREA WITHIN UNINCORPORATED COUNTY OF SAN DIEGO
APN: 182-040-67-00

DECISION OF THE ZONING ADMINISTRATOR

ORIGINAL MINOR USE PERMIT DECISION (3400-97-022)

Grant in substantial conformance with the approved plot plan and elevations dated November 19, 1997, consisting of 4 sheets, a Minor Use Permit to authorize the location and use of an unmanned cellular antenna facility consisting of a radio equipment cabinet, an attached planter box, one 45-foot-high flagpole mounted with three directional antennas pursuant to sections 1355, 2704, and 7350 et sq. of the Zoning Ordinance.

MODIFICATION TO MINOR USE PERMIT DECISION (ZAP-97-022W1)

This Minor Use Permit Modification for ZAP-97-022W1 consists of 6 sheets including plot plan, equipment layout, and elevations dated September 19, 2024. This permit authorizes the renewal of an existing wireless telecommunication facility consisting of a 45-foot-tall faux flagpole with supporting equipment and cabinet.

Wireless telecommunication facilities subject to this Minor Use Permit Modification are considered "high visibility" facilities, therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Minor Use Permit shall have a maximum term of 15 years (ending September 19, 2039, at 4:00 p.m.). This may be extended for an additional period of time through modification of this permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time. All wireless telecommunication facilities subject to this Minor Use Permit shall be reviewed for conformance with the amortization requirements outlined in Sections 6985 and 6991 of the Zoning Ordinance through the modification of this permit.

MINOR USE PERMIT MODIFICATION EXPIRATION: This Minor Use Permit shall expire on **September 19, 2026** at 4:00 p.m. (or such longer period as may be approved pursuant to **Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date**) **unless construction or use in reliance on this Minor Use Permit has commenced prior to said expiration date.**

.....

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

SPECIFIC CONDITIONS FOR 3400-97-022:

Building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and required formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code is intended or implied.

The following conditions are imposed by the granting of this Minor Use Permit:

- A. Building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.
- B. Prior to obtaining any building or other permit pursuant to this Minor Use Permit, and prior to commencement of construction or use of the property in reliance on this Minor Use Permit, the applicant shall:
 - 1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use.
- C. Upon certification by the Director of Planning and Land Use for occupancy or establishment of use allowed by this minor use permit, the following conditions shall apply:
 - 1. A fuel break of thirty (30) feet diameter shall be maintained in accordance with the specifications of the Deer Springs Fire Protection District Ordinance 86-1.
 - 2. The color of the directional antennas shall match the color of the flagpole.

SPECIFIC CONDITIONS FOR MINOR USE PERMIT MODIFICATION ZAP-97-022W1:
Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Minor Use Permit. Please note that all applicable ongoing conditions associated with the original Minor Use Permit (ZAP-97-022) and subsequent Modifications approval shall apply. 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: *(Within 180 days of approval or prior to the approval of any plan, issuance of any permit, prior to occupancy or use of the premises in reliance of this permit, whichever occurs first.)*

1. **GEN#1–COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. DESCRIPTION OF REQUIREMENT: The applicant shall pay off all existing deficit accounts associated with processing this permit. DOCUMENTATION: The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. TIMING: Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and discretionary deposit accounts shall be paid. MONITORING: The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

2. **GEN#2–RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**
INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. DESCRIPTION OF REQUIREMENT: The applicant shall sign, notarize with an ‘all-purpose acknowledgement’ and return the original Recordation Form to PDS. DOCUMENTATION: Signed and notarized original Recordation Form. TIMING: Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder’s Office. MONITORING: The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

3. **ROADS#1–SIGHT DISTANCE**
INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. DESCRIPTION OF REQUIREMENT: A registered civil engineer or a licensed land surveyor provides a certified signed statement that: “There is _____ feet of unobstructed intersectional sight distance in the westbound (WB) direction and _____ feet of unobstructed intersectional sight distance in the eastbound (EB) direction(s) from the existing access road onto Deer Springs Road in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ feet as described in Table 5 based on a speed of _____, which I have

verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.” Note: A Design Exception Request dated June 5, 2024 has been signed related to reduction in intersection sight distance requirements along Deer Springs Road.

If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** 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, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

OCCUPANCY: *(Within 270 days or prior to any occupancy, final grading release, or use of the premises in reliance of this permit, whichever occurs first.)*

4. 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.

5. 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 and photo surveys dated approved September 19, 2024 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] and DPR [TC, PP] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

6. 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 plan and photo simulation. **DESCRIPTION**

OF REQUIREMENT: The site shall be built to substantially comply with the approved plot plan and photo simulation. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plan and photo simulation. 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] and DPR [TC, PP] shall review the provided photos for compliance with this condition and compliance with the approved plot plans.

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

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

8. **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]. **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).*

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

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans, and plot plan. This includes, but is not limited to maintaining the following: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been

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

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

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

- a. Maintain the appearance of the facility and associated equipment shelter, as depicted in the approved photo simulations and photo surveys dated approved September 19, 2024. 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. This period can

be extended based on provided documentation to the satisfaction of the Director of DPR and the Director of PDS.

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

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

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

12. **ROADS#2–SIGHT DISTANCE**

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:**

There shall be a minimum unobstructed sight distance of _____ feet in the westbound (WB) direction and _____ feet in the eastbound (EB) direction along ***Deer Springs*** consistent with the Sight Distance Certification for the project from the project driveway openings for the life of this permit. *Note: A Design Exception Request dated June 5, 2024 has been signed related to reduction in intersection sight distance requirements along Deer Springs Road.*

DOCUMENTATION: A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

FINDINGS FOR MINOR USE PERMIT MODIFICATION PDS2023-ZAP-97-022W1

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

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

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

Scale and Bulk:

The project area can primarily be characterized as rural residential. Residential homes and vegetation are located within the project vicinity. The faux flagpole measures an overall height of 42 feet which is within the height exception approved by the original Minor Use Permit.

Photo simulations on file with this Minor Use Permit Modification illustrate that the existing faux flagpole wireless facility with supporting equipment and cabinets would be in harmony with the scale and bulk of the surrounding area and therefore would be unobtrusive to the surrounding viewshed. The existing wireless facility appears as an accessory flagpole structure to the on-site single-family residence and is screened from Deer Springs Road by dense vegetation and rolling hills. The wireless telecommunication facility is approximately 0.2 miles away from Deer Springs Road. Motorists traveling along the highway will have limited views of the facility due to dense vegetation between Deer Springs Road and the project site. The facility designed as a faux flagpole would appear as an expected visual feature as an accessory structure to a residence within the project vicinity as the project vicinity contains residential homes and dense vegetation. As a result, the components of the surrounding environment will be consistent with the scale of the surrounding environmental and will not be visible to nearby residents or motorists.

Coverage:

The subject parcel is approximately 5.16 acres in size. Surrounding land uses consist of residential land uses and vacant land with parcel sizes ranging in size. The project is located on a parcel that is developed with a single-family residence. No additional construction is proposed at this time, and the project will not contribute 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 existing structure, and the coverage characteristics of surrounding properties, the telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

Density:

The project is a Minor Use Permit Modification to renew a use permit to operate a wireless 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 jurisdiction of San Marcos Fire Protection District. The project has been reviewed and found to be FP-2 compliant. The project would not require water or sewer services. Electrical and telephone services are available on-site. The proposed project involves renewal of a use permit for operation of an existing wireless telecommunication facility with existing access to adequate utilities. All required utilities are therefore available for the project.

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

The project is a Minor Use Permit Modification for the renewal of an existing wireless telecommunication facility. The Minor 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 subject project will result in the continued operation of an existing wireless facility consisting of a faux flagpole with supporting equipment and cabinet. Photo-simulations on file with the Minor Use Permit Modification demonstrate that the existing faux flagpole wireless facility will be in harmony with the existing neighborhood character. No trenching or grading is proposed or required for the project as new construction is not being proposed at this time.

Motorists traveling along Deer Springs Road will have limited views of the facility for short durations due to dense vegetation between Deer Springs Road and the project site. The facility which is designed as a faux flagpole would appear as an expected visual feature within the project vicinity as the faux flagpole blends in with the house and the project vicinity includes other residential homes. The line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area, such as the existing utility poles and vegetation onsite.

The project has been reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The current proposed project does not contain additional noise generating equipment. 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 result in approximately one to three trips per month and will utilize a private driveway connecting to Deer Springs Road for access. Existing space for parking is available on the property. The use

associated with this Minor Use Permit Modification is compatible with the existing residential 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 will be compatible with adjacent uses. Therefore, the number of maintenance trips will not substantially increase or alter the physical character of Deer Springs Road.

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

The applicant proposes a Minor Use Permit Modification for the renewal of an existing unmanned wireless telecommunication facility. The subject property is approximately 5.16 acres in size and has access and utility services adequate to serve the proposed use. The renewal of the existing wireless facility will not result in any alterations to the landform or grading as no additional construction is being proposed at this time. The project, as designed would not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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

None identified.

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

The project is within the Semi-Rural Residential General Plan Land Use Designation, and it is within the Twin Oaks Valley Community of the North County Metropolitan Subregional Planning Area. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts 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. Lastly, the project cannot be seen from any Scenic Highway identified in the County of San Diego General Plan. 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:*

A Notice of Exemption dated September 19, 2024 was prepared and is on file with Planning & Development Services. It has been determined that the project, as designed, would not cause any significant impacts on the environment, and would be found in conformance with CEQA in accordance with Section 15303.

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 alternate 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 camouflaged facility as a faux flagpole. 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 due to its aesthetic and community character compatibility.

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.

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

has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

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

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

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED PROTECTION PROGRAM/susmppdf/lid_handbook_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

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

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

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of Grading Ordinance](#).

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

Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-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 right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. 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 at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health and Quality (DEHQ)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

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

COUNTY OF SAN DIEGO
DAHVIA LYNCH, DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

email cc:

Sean Oberbauer, Planning Manager, PDS
Patricia Calderon, Project Planner, Land Use/Environmental Planner, PDS
Jill Cleveland, Applicant Project Contact

Attachment C – Environmental Documentation

1 - 46 NOTICE OF EXEMPTION

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

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

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

Project Name: Turman Residence Flagpole Telecommunications Facility Minor Use Permit Modification; PDS2023-ZAP-97-022W1; PDS2023-ER-23-08-014

Project Location: 684 Deer Springs Road, San Marcos, CA 92069 in the North County Metro Subregional Plan Area within the Twin Oaks Valley Planning area within unincorporated San Diego County (APN: 182-040-67-00)

Project Applicant: Plancom Inc. (Attn: Jill Cleveland of Plancom Inc.) on behalf of Crown Castle, 16776 Bernardo Center Drive, Unit 203, San Diego, CA 92128

Project Description: The applicant requests to renew an existing wireless telecommunication facility consisting of a 42-foot-tall faux flagpole with supporting equipment and cabinet located on a parcel with an existing single-family residence. No trenching or grading is proposed or required for the project as no new construction is being proposed.

Agency Approving Project: County of San Diego

County Contact Person: Patricia Calderon Telephone Number: (619) 629-7535

Date Form Completed: September 19, 2024

This is to advise that the County of San Diego Zoning Administrator has approved the above-described project on September 19, 2024 and found the project to be exempt from the CEQA under the following criteria:

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

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State of California Environmental Quality Act Guidelines, the project is exempt from CEQA because it consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

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

Signature: _____ Telephone: (619) 629-7535

Name (Print): Patricia Calderon Title: Jr. Land Use/Environmental Planner

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

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

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

FOR PURPOSES OF CONSIDERATION OF

**Turman Residence Flagpole Telecommunication Facility,
PDS2023-ZAP-97-022W1; PDS2023-ER-23-08-014**

September 19, 2024

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 is not located within an adopted subarea of the Multiple Species Conservation Program. However, the scope of the project involves construction within the development footprint of a previously approved wireless facility and will not result in impacts to Coastal Sage Scrub. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

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

YES

NO

NOT APPLICABLE/EXEMPT

The proposed project and any off-site improvements related to the proposed project are not located inside an adopted subarea of the MSCP.

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

YES

NO

NOT APPLICABLE/EXEMPT

The project involves modifications to an existing unmanned wireless telecommunication facility and does not propose the addition of any landscaping or use of groundwater.

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

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

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

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

Steep Slopes:

The property contains slopes with a gradient over 25 percent. However, the scope of the project involves construction within the development footprint of a previously approved wireless facility. No construction is proposed in slopes of 25 percent or greater gradient. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

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

Significant Prehistoric and Historic Sites:

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

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

YES NO NOT APPLICABLE

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

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

YES NO NOT APPLICABLE

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

The project site is zoned Rural Residential (RR) and is subject to a restrictive sound level requirement of a one-hour average 45 dBA limit at the project property line. The current project does not propose any additional noise generating equipment. Primary noise sources from the existing site consist of equipment within the existing equipment enclosure. The project does not propose the use of an emergency backup generator. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required.

Attachment D – Environmental Findings

**Turman Residence Flagpole Wireless Telecommunication Facility
MINOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2023-ZAP-97-022W1
ENVIRONMENTAL LOG: PDS2023-ER-23-08-014**

ENVIRONMENTAL FINDINGS

September 19, 2024

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.).

Attachment E – Public Documentation



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

Record ID(s): PDS2023-ZAP-97-022W1

Project Name: CCI Turman Property

Project Manager: Patricia Calderon

Project Manager's Phone: 619-629-7535

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): PDS2023-ZAP-97-022W1

Project Name: CCI Turman Property

Planning/Sponsor Group: Twin Oaks Community Sponsor Group

Results of Planning/Sponsor Group Review

Meeting Date: September 20, 2023

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

Question about who maintained the landscaping around the pole and equipment building.
A resident raised concern about the tall weeds that she said were cut down in August.
Question if the pole was 4 or 5g and the applicant explained that either would be allowed and that the difference
is only versions of the same and only required updating anteninas so it was allowed.

B. Advisory Vote: The Group [] Did [] Did Not make a formal recommendation,
[X] Could Not

approval or denial on the project at this time. If a formal recommendation was made, please check the appropriate box

- MOTION: [] Approve without conditions
[] Approve with recommended conditions
[] Deny
[] Continue

VOTE: 3 Yes 0 No 0 Abstain 4 Vacant Absent

C. Recommended conditions of approval:

No formal vote was possible. Motion to approve failed a formal vote due to one member needed to recuse themselves and there
not being 4 voting members able to vote. The group needs Supervisor Desmond to forward at least one
of the two applicants who have applied this last year too the Board of Supervisors so that there is enough
voting members on the group for the group to act when member is absent or must recuse themselves.

Reported by: Sandra Farrell Position: Chair Date: 9/20/23

Please email recommendations to BOTH EMAILS;
Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to
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

FINAL MINUTES: SEPTEMBER 20, 2023, MEETING OF THE TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP - Held at San Marcos Senior Center

A. ROLL CALL and STATEMENTS and REVIEW/APPROVAL of MINUTES

Meeting called to order at 7:02 PM by Farrell. Farrell read the Advisory Roll Statement.

Present: Sandra Farrell (Chairman), Joe Bunn (Vice Chair), Harris Korn (Secretary) and Karen Binns.

Approval of August 2023 Minutes: Motion to approve made by Bunn. Seconded by Binns. Passed 4-0-0.

Farrell read the Public Forum Statement.

B. PUBLIC COMMUNICATION - NONE

- C. **ACTION ITEMS:** Farrell explained procedure to be followed if 4 of 7 members on board do not vote unanimously, or if 1 is recused or if 1 cannot attend in person/remotely. Comments and votes may be registered on Form 534 showing it was not a formal recommendation due to lack of a quorum.

1. **Minor Use Permit Modification PDS2023-ZAP-97-022W1:** Binns recused herself as it is a neighboring property. Presentation for the renewal of a Minor Use Permit to continue operation of an existing Wireless Communication Facility mounted on the Turman Flagpole at 684 Deer Springs Rd. No changes to be made. Q&A followed. Karen brought up the concern of maintenance, that weeds need to be cut timelier before they reach 4'-5' high. Also, neighbors are aware of a 15-year lease renewal but not aware that 5G may be coming to this site in the future.

Action: Korn made a motion to renew permit. Seconded by Farrell. Failed 3-0-0. No quorum.

2. **Community Trails Plan:** Farrell learned that 10% of our PLD funds may be used for trails and that the Sponsor Group can request a trail for a specific route. Patty Morton of the Horse Heritage Conservancy shared a map of proposed multi-use trails. Q&A and discussion followed.

Action: Korn made motion that TOVSG support a new trail connecting the City of San Marcos trail at Walnut Grove Park along Golden Door and Teri properties that will cross Sycamore Dr. to connect to Marilyn Ln. per map presented by Morton under the following conditions:

- a. Golden Door supports the use of a portion of their property by a public easement for the trail.
- b. Teri supports the use of a portion of their property by a public easement for the trail.
- c. County work with City of San Marcos to obtain easement across city property for a portion of the trail segment.

TOVSG supports a trail that allows recreation and safe travel from the Golden Door Farm Stand to Teri to Walnut Grove Park to the city trail network. Seconded by Farrell. Passed 4-0-0.

3. **Update on the Association of Planning Groups:** Bunn presented information from the last meeting concerning SANDAG representation. There are 23 Planning Groups and 28 Sponsor Groups. It has been deemed by BOS since Sponsor Groups are voluntary positions, not elected positions like Planning Groups, that although Sponsor Groups represent much of the population in the unincorporated communities in SD County, we do not have the right to vote. To date, no vote to elect a representative of the Assoc. of Planning Groups to SANDAG has occurred.

Action: None

4. **Review of Topics Discussed at Quarterly Chair meeting:** Similar to what was presented at our last meeting. **Inclusionary Housing Ordinance:** Needs to be on agenda again-concerns about workarounds, in-lieu fees, density bonus and parking. **CAP Update:** BOS vote in 2 days concerning county operations to reduce greenhouse gas emissions. Suggest online Zoom meetings rather than staff driving, provide technology to SG and County staff. **Design Feasibility Analysis:** Find opportunities for future infill area and VMT efficient growth, reduce costs/constraints for developers. **Objective Design Standards:** Develop new housing w/local design control, streamline process. **VMT:** BOS wants more transit opportunity areas for housing beyond VMT areas.

Action: None

GROUP BUSINESS

1. Announcements/Correspondence: None
2. Discussion Items: Future meeting dates for the remainder of the year are Oct. 18, Nov. 15, and Dec. 13.
3. Subcommittee Buena Creek Road Report: None
4. Next Regular Meeting: October 18, 2023
5. Meeting Adjourned: 8:57 PM

Respectfully Submitted, Harris Korn, Secretary

August 30, 2023
Karen & Allen Binns
2637 Deer Springs Place
San Marcos, CA 92069-9761
760-744-5916
royalviewranch@aol.com

RE: CCI Turman Property in San Marcos, CA PDS2023-ZAP-97-022W1

Hi Patricia, I spoke to you on Monday by phone with some questions regarding my neighbors cell tower.

It appears that they are applying for a renewal of their 1997 flagpole cell tower. You said that that is correct, that it is a 15 year lease extension. **You also stated that nothing is changing and there are no changes or additions to the cell tower facility.**

Am I correct in this assumption?

You stated that you just got the file and that you wanted me to put my questions in writing so that you could answer each question.

If there are no changes to the project and this is just an extension of the lease then I have no problem with the approval. We are abutting neighbors.

I would ask though, that since the tower and the equipment and box can pose a fire hazard that **as part of the approval of this lease extension the weeds on the property be fully cut each year by Memorial Day (end of May).** It is mandated by the fire department that everyone cuts their weeds but it seems that they are getting cut on this property later and later into the summer. Last year they were cut on July 4th weekend and this year there was an attempt to cut them mid-July but with the height of the weeds (4-5 ft) I believe it made the job very difficult.

I did notice that 2 men came in and cut most of the weeds about 10 days or 2 weeks ago right about the time the renewal of the cell tower was submitted which you stated was August 10.

I also asked if this was the only cell tower on the site and if any changes or additions have occurred to this 1997 tower through the years?

Also, I am asking if any new applications for cell towers have been submitted? There have been numerous cell tower applications on this property through the years. I know of a total of five.

Will all the neighbors be notified by mail regarding this lease renewal? I believe it is usually 20 households.

Will the fire department be signing off on this? I see that the paperwork is blank and missing any signature by the presiding fire department.

Thank you for your time. I will await answers to these questions.

Sincerely,

Karen Binns

From: royalviewranch@aol.com
To: [Calderon, Patricia](#)
Subject: Re: [External] CCI Turman PDS2023-ZAP-97-022W1
Date: Friday, September 8, 2023 6:04:56 AM
Attachments: [image001.png](#)

Can you tell me if this is a 4 G tower or a 5 G tower? Thank you. Karen Binns

On Thursday, September 7, 2023 at 10:17:50 AM PDT, Calderon, Patricia <patricia.calderon@sdcounty.ca.gov> wrote:

Hi Karen,

Thank you for speaking to me and sending over your questions. I have included my responses below:

Q: It appears that they are applying for a renewal of their 1997 flagpole cell tower. You said that that is correct, that it is a 15-year lease extension. You also stated that nothing is changing and there are no changes or additions to the cell tower facility. Am I correct in this assumption?

Correct, the project includes renewing the Minor Use Permit to continue operation of the existing Wireless Communication Facility, which consists of a flagpole with antennas/radios, equipment cabinets and utilities. No changes are proposed with this application.

Q: I also asked if this was the only cell tower on the site and if any changes or additions have occurred to this 1997 tower through the years? Also, I am asking if any new applications for cell towers have been submitted? There have been numerous cell tower applications on this property through the years. I know of a total of five.

There was an approved wireless facility in the early 2000s on the same property, but it appears that it was never constructed. We can confirm once staff has a chance to go on a site visit. All other wireless facility applications were withdrawn. This is the only cell tower on the parcel. This cell tower did have a minor deviation that was approved early this year and the scope of work was just minor upgrades and swapping of equipment on the site.

Q: Will all the neighbors be notified by mail regarding this lease renewal? I believe it is usually 20 households.

Yes, the neighbors will be notified. The notices are typically mailed out at time of project submittal and prior to a public hearing.

Q: Will the fire department be signing off on this? I see that the paperwork is blank and missing any signature by the presiding fire department.

The fire department is required to review the project and we will make the property owner aware of your concerns that we spoke about.



Patricia Calderon

Jr. Land Use & Environmental Planner | She/Her/Hers
County of San Diego | Planning & Development Services | Project Planning

Phone: (619) 629-7535 | Email: patricia.calderon@sdcounty.ca.gov

Address: 5510 Overland Avenue Suite 310, San Diego, CA 92123

From: royalviewranch@aol.com <royalviewranch@aol.com>
Sent: Sunday, September 3, 2023 8:49 AM
To: Calderon, Patricia <Patricia.Calderon@sdcounty.ca.gov>
Subject: [External] CCI Turman PDS2023-ZAP-97-022W1

August 30, 2023

Karen & Allen Binns

2637 Deer Springs Place

San Marcos, CA 92069-9761

760-744-5916

royalviewranch@aol.com

RE: CCI Turman Property in San Marcos, CA PDS2023-ZAP-97-022W1

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Will all the neighbors be notified by mail regarding this lease renewal? I believe it is usually 20 households.

Will the fire department be signing off on this? I see that the paperwork is blank and missing any signature by the presiding fire department.

Thank you for your time. I will await answers to these questions.

Sincerely,

Karen Binns

Attachment F – Photo-Simulations, Geographic Service Area Map, and Alternative Site Analysis

PHOTO STUDY & KEY MAP

CCI Turman

684 Deer Springs Road
San Marcos, CA 92069

Prepared for:

County of San Diego
Planning and Development Services
5510 Overland Avenue
San Diego, CA 92123

Prepared by:

PlanCom, Inc.

Contractor Representatives for
Crown Castle

16776 Bernardo Center Drive, Unit 203
San Diego, CA 92128
Contact: Jill Cleveland, Planning Consultant
(760) 420-4833

August 9, 2023



View of site from Driveway



View North toward site from Driveway



View Northeast toward Site from Driveway



View North toward Site from Deer Springs Rd.



View of Northwest toward Site from Deer Springs Rd.



View South from Site



View Northwest from Site



Aerial View of Site and Surrounding Properties



Aerial View of Surrounding Area

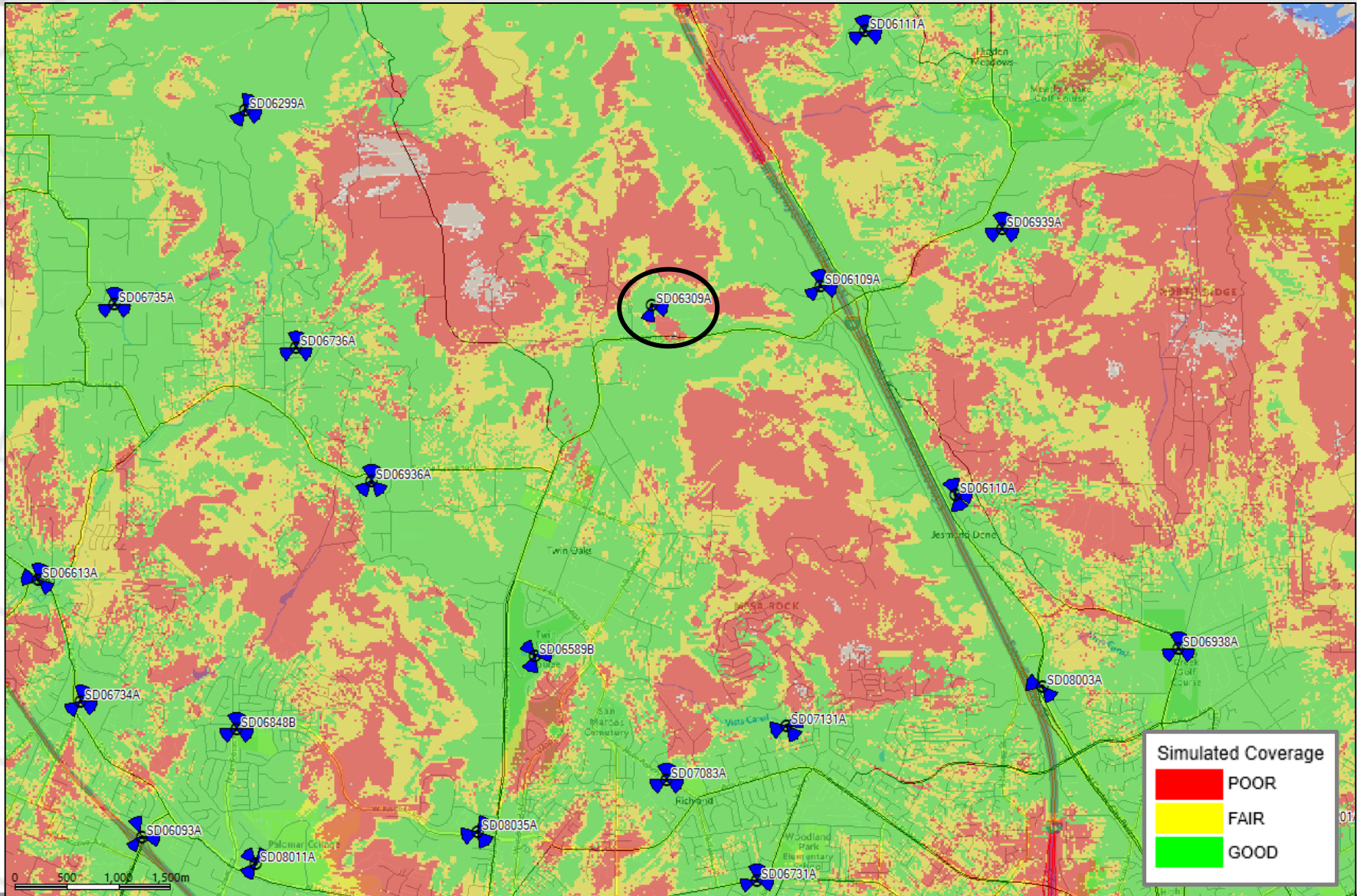
SD06309A Coverage Maps

RF Team - San Diego Market

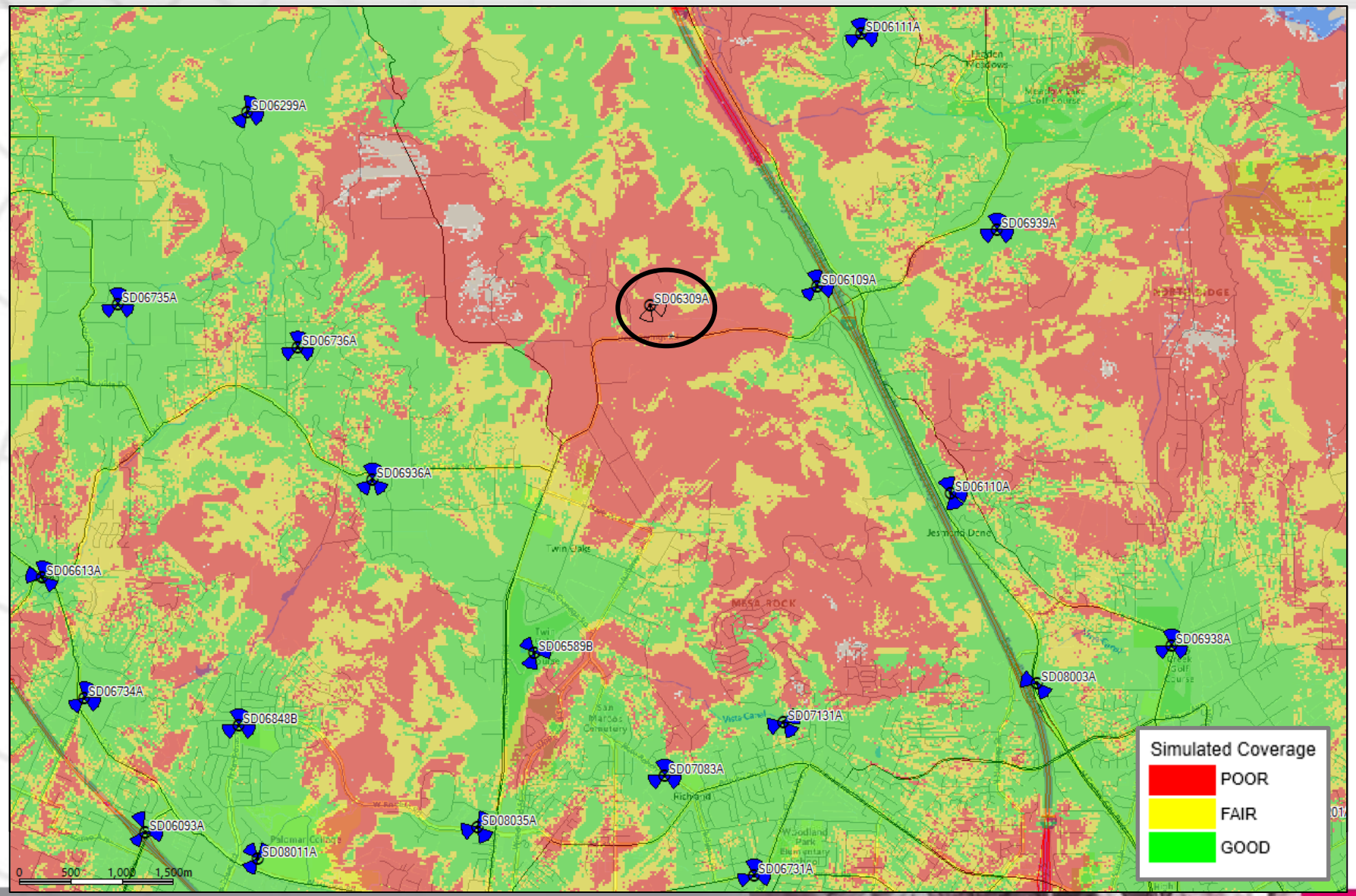


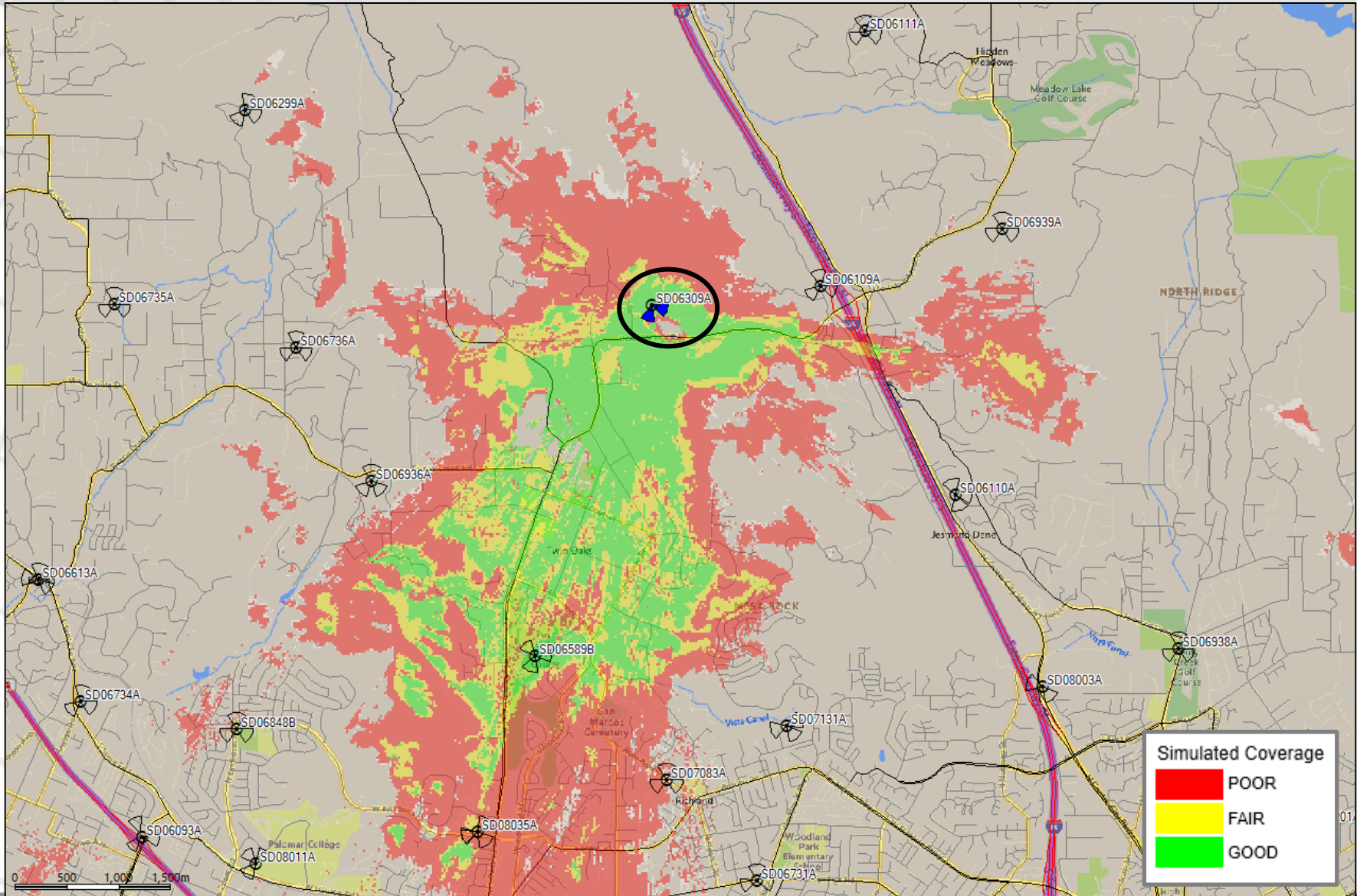
Area with SD06309A

1-71



Area without SD06309A





CCI TURMAN
684 DEER SPRINGS ROAD, SAN MARCOS, CA 92069
ALTERNATE SITE ANALYSIS

SITE SELECTION/PREFERRED SITES PER SECTION 6986

The project is a renewal of the existing Minor Use Permit and is located within the A-70 zone district (Agricultural) with a Semi-Rural Residential General Plan designation (SR-10). The site consists of an existing Crown Castle managed wireless communication facility with T-Mobile as the carrier occupying the 42' tall flagpole. The project site is at a ground elevation of approximately 990 feet above mean sea level (AMSL) and the property operates with residential and agricultural uses on 5.14 acres. The property sits on a hill overlooking Deer Springs Road to the south.

The location for the existing cell site was chosen because of the coverage afforded by its strategic location and lack of nearby obstructions to allow a signal to reach the geographical service area. It is needed for both coverage and capacity. Without this site, there would be little to no wireless coverage in the area. With the continued operation of this site, it also relieves some capacity off the adjacent sites, allowing them to work more optimally. The project location also provides the technical ability to control the frequencies of the site within a defined geographical area and provide connectivity to its neighboring sites in the local network.

Preferred Sites in the Geographical Service Area

There are no preferred sites in the geographical service area; most all zoning designations in the area are agricultural or rural residential. For the operation of a wireless telecommunication facility, a property needs to have (at a minimum) viable access, a willing landlord, utilities, and the ability to reach the intended coverage area.

This search ring is dictated by the topography and the coverage objectives, with winding roads and with low residential and agricultural structures. This facility at the existing height is essential for T-Mobile to provide adequate services for this community, as further depicted in the Geographic Service Map. With T-Mobile's existing sites in place around this facility this further limits the ability for the site to be relocated or lowered. Lastly, a stealth flagpole requires an additional ten feet in height in order for the flag to not interfere with the antennas. The top of the existing pole is 42'1", with the antenna centerline at approximately 29'. This existing wireless facility has been designed as a camouflaged flagpole to blend into the existing environment.

Water Tanks

No water tanks were identified in this geographic service area.

Utility Towers, Poles, traffic lights, street lights

There are no utility towers or traffic/street lights in the immediate vicinity.

Commercial and Industrial Building

Golden Door Spa is identified as commercial zone, however, it does not have a willing landlord and is much lower in elevation than the existing facility, which does not provide the necessary coverage for the objectives of this search ring.

County or Other Government Facilities

There are no County or other government facilities that were identified in the geographic service area.

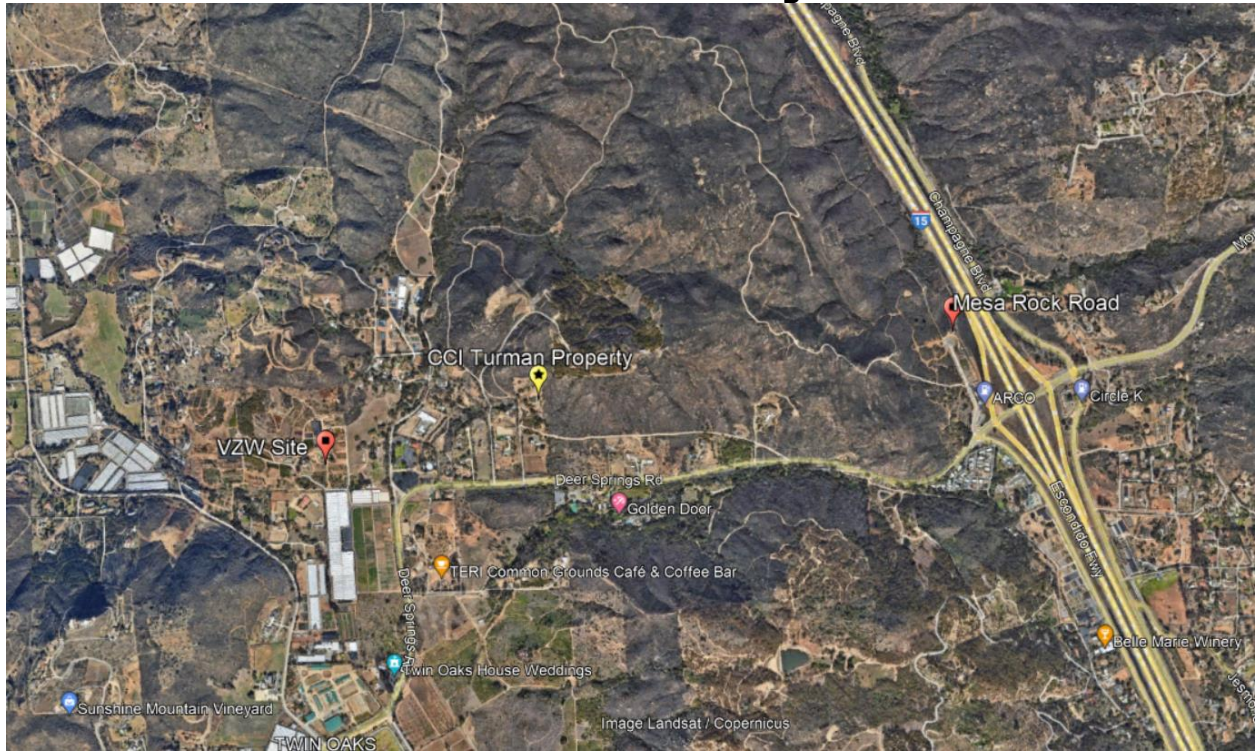
Existing Wireless Facilities

1. 26915 Mesa Rock Road – (AT&T, Verizon, T-Mobile) Three (3) additional wireless facilities are located along I-15 at this location, just north of the gas station, which includes a T-Mobile monopole. These facilities are designed to cover the I-15 corridor and a portion of Deer Springs Road, heading west. This location is one (1) mile from the project site and has different coverage objectives. Both sites are needed to provide contiguous coverage for T-Mobile. There are 1200' elevation mountains to the west of this site that block and deter visibility to this portion of Deer Springs Road, that this site is covering.
2. 124 Vista Merriam –Verizon existing 60' MonoEucalyptus. This is ½ mile to the west of the subject site, however, **this is too close to another T-Mobile site to the west to be a viable collocation opportunity, which is depicted in the RF coverage plots.**

Aerial View of Site and Surroundings



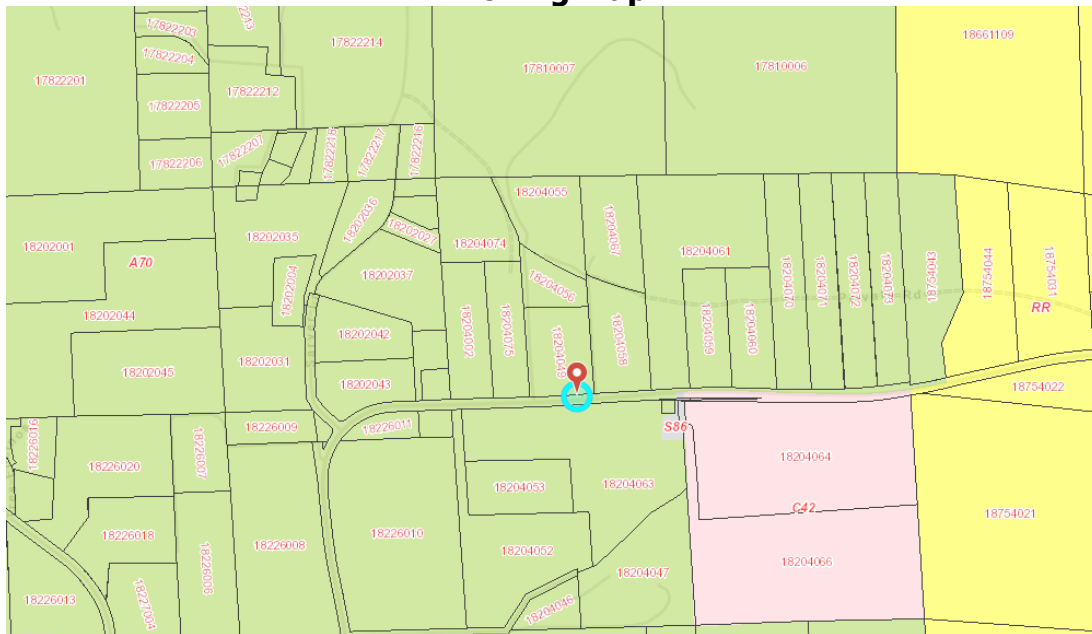
Aerial View of Surrounding Sites



ZONING ORDINANCE

The submitted application is in accordance with the amortization requirements of the Zoning Ordinance, Section 6991, which is intended to visually improve existing wireless communication facility infrastructure.

Zoning Map



DRAFT FINDINGS -SECTION 7358 OF THE ZONING ORDINANCE

- a. *That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:*
1. *Harmony in scale, bulk, coverage and density.* The existing site is in harmony, scale and bulk with the surrounding area, as the existing flagpole and equipment enclosure is positioned adjacent to existing residence and surrounded by vegetation, rock outcroppings and a taller hill to the north. The overall height of the flagpole is 42' and the antennas are at a 29' centerline, allowing enough room for the flag.
 2. *Available public facilities, services and utilities.* The property is located within the San Marcos Fire Protection District and meets their guidelines for available service. Electrical and telephone services are available on-site. The subject property is connected by a paved driveway from Deer Springs Road. Therefore, all public facilities, services and utilities are available and exist on the property.
 3. *The harmful effect, if any, upon desirable neighborhood character.* The project would not adversely affect the neighborhood character because the project is designed as a flagpole, similar to others adjacent to residences, blending with existing vegetation in the surrounding area. The land uses surrounding the site consist of a hillside to the north and residences to the north, east and south. The facility takes access off an existing paved driveway and no exterior lighting is proposed.
 4. *The generation of traffic and the capacity and physical character of surrounding streets.* The traffic generated from this proposed project is off a public road is expected to average one to two maintenance trips per month and would utilize an existing driveway off Deer Springs Road.
 5. *The suitability of the site for the type and intensity of use or development which is proposed.* The existing wireless communication facility does not require any alteration to the landform. The project, as designed and constructed, is camouflaged, does not change the characteristics of the area and is suitable for this site, type and intensity of uses.
 6. *Any other relevant impact of the proposed use.* The wireless facility is existing and meets the wireless needs of the area.
- b. *That the impacts, as described in paragraph "a" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.* This project is compatible with the general plan.

- c. That the requirements of CEQA have been complied with. This project is consistent with the CEQA requirements.

Attachment G – Ownership Disclosure Form



180
County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP
INTERESTS ON APPLICATION FOR ZONING
PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) _____

Assessor's Parcel Number(s) _____

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

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

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

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

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

Signature of Applicant

Jill Charabal

Print Name

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

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

