Attachment D – Visual Analysis of Recommended and Requested Requirements
Location Preferences (6992.A.2.)
Small Cell Wireless
Zones - Fallbrook

Legend

Most Preferred Zones
Industrial Zones (M50, M52, M54, M56, and M58)
Commercial Zones (C32, C36, C37, C38, C40, C42, and C44)
Special Purpose Zones (S82, S86, S94 and Solid Waste Facility)

Least Preferred Zones
Rural Zones (A70, A72, S81 and S92)
Residential Zones (RS, RD, RR, RM, RV, RU, RMH, RRO, RC, S80, S90, C30, C31, C46)
Form Based Code Zones & Specific Plan Zones

Community Villages
Tribal Lands
Small Cell Wireless
Zones - Lakeside

Legend

Most Preferred Zones
Industrial Zones (M50, M52, M54, M56, and M58)
Commercial Zones (C32, C36, C37, C38, C40, C42, and C44)
Special Purpose Zones (S82, S86, S94 and Solid Waste Facility)

Least Preferred Zones
Rural Zones (A70, A72, S81 and S92)
Residential Zones (RS, RD, RR, RM, RV, RU, RMH, RRO, RC, S80, S90, C30, C31, C46)
Form Based Code Zones & Specific Plan Zones

Community Villages
Tribal Lands
### CONFIGURATION PREFERENCES

1. **Co-location with an existing facility**
   - Antennas receive and transmit wireless signals
   - Cabinets hold equipment that processes signal for wireless operators
   - Optical fiber carries data to and from data centers

2. **Existing or replacement utility poles**
   - Antenna
   - Cabinet
   - Optical fiber

3. **Existing or replacement structure, or roof-mounted in Industrial & Commercial Zones only**
   - Antenna

4. **New utility poles**
   - Antenna
   - Cabinet
   - New Utility Pole
   - Optical fiber

5. **County-owned street light poles**
   - Flush Mounted Antenna
   - Cabinets
   - Optical fiber
   - Pole Topper Antenna

6. **County-Owned traffic signals**
   - Antenna
   - Cabinet
   - Optical fiber

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**DRAWINGS ARE NOT TO SCALE – FOR ILLUSTRATIVE PURPOSES ONLY**

Small Cell Wireless Antennas are no more than three (3) cubic feet, and all other related equipment on the structure is no more than 28 cubic feet. Utility poles, street lights, and traffic signals range in height from 25 to 50 feet. The combined height of the structure and SCW shall not exceed 50 feet (including antennas).
Residential Areas (Option 1-1)
Planning Commission Recommendation - 100 feet
Residential Areas (Option 1-1)
Small Cell Wireless
Residential Zoning - Sweetwater

Legend
Residential Zoning
Tribal Lands
Community Villages

93% Residential in Community
Small Cell Wireless
Residential Zoning - Valley Center

Legend
- Residential Zoning
- Tribal Lands
- Community Villages

Community of Valley Center
92% Residential in Community

D-45
Site Avoidance (Option 1-2)
Staff Recommendation - 1,000 feet
Site Avoidance (Option 1-2)
Planning Commission Recommendation - 100 feet
Small Cell Wireless - Planning Commission Recommendation

Most Preferred Zones
- Industrial Zones (M50, M52, M54, M56, and M58)
- Commercial Zones (C32, C36, C37, C38, C40, C42, and C44)
- Special Purpose Zones (S82, S86, S94 and Solid Waste Facility)

Least Preferred Zones
- Rural Zones (A70, A72, S81 and S92)
- Commercial Zones C34 & C35
- Residential Zones (RS, RD, RR, RM, RV, RU, RMH, RRO, RC, S80, S90, C30, C31, C46)

Form Based Code Zones & Specific Plan Zones

Avoidance Sites - 100 foot buffer
- (Schools, Hospitals, Day Care, Religious Facilities)

Community Villages
Small Cell Wireless
Spring Valley

Legend

Most Preferred Zones
Industrial Zones (M50, M52, M54, M56, and M58)
Commercial Zones (C32, C36, C37, C38, C40, C42, and C44)
Special Purpose Zones (S82, S86, S94 and Solid Waste Facility)

Least Preferred Zones
Rural Zones (A70, A72, S81 and S92)
Commercial Zones C34 & C35
Residential Zones (RS, RD, RR, RM, RV, RU, RMH, RRO, RC, S80, S90, C30, C31, C46)
Form Based Code Zones & Specific Plan Zones

Avoidance Sites - 100 foot buffer
(Schools, Hospitals, Day Care, Religious Facilities)
Tribal Lands
Community Villages
Small Cell Wireless

Valley Center

Legend

Most Preferred Zones
Industrial Zones (M50, M52, M54, M56, and M58)
Commercial Zones (C32, C36, C37, C38, C40, C42, and C44)
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Form Based Code Zones & Specific Plan Zones

Avoidance Sites - 100 foot buffer
(Schools, Hospitals, Day Care, Religious Facilities)
Tribal Lands
Community Villages

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Site Avoidance (Option 1-2)
Distance Options - 300 & 500 feet
Small Cell Wireless Alpine

Legend
- 300 foot buffer (Schools, Hospitals, Day Care, Religious Facilities)
- Community Villages
Small Cell Wireless

Legend

500 foot buffer (Schools, Hospitals, Day Care, Religious Facilities)

Community Villages

Sweetwater
Small Cell Wireless
Valle De Oro

Legend
- 300 foot buffer
  (Schools, Hospitals, Day Care, Religious Facilities)
- Community Villages
Additional Avoidance Sites (Option 1-2)
Small Cell Wireless
Avoidance 300 feet - Casa De Oro

Legend
- Fire
- Shopping Areas
- Sheriff
- Schools
- County Parks
- Avoidance Sites - 300 foot buffer
  (Schools, Hospitals, Day Care, Religious Facilities)
- Community Villages
Small Cell Wireless
Avoidance 300 feet - Crest - Dehesa

Legend
- Fire
- Shopping Areas
- Sheriff
- Schools
- County Parks
- Avoidance Sites - 300 foot buffer
  (Schools, Hospitals, Day Care, Religious Facilities)
- Community Villages

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Small Cell Wireless
Avoidance 500 feet - Jamul
Small Cell Wireless
Avoidance 500 feet - Lakeside

Legend
- Fire
- Shopping Areas
- Sheriff
- Schools
- County Parks
- Avoidance Sites - 500 foot buffer (Schools, Hospitals, Day Care, Religious Facilities)
- Community Villages
Small Cell Wireless
Avoidance 300 feet - Valle De Oro

Legend
- Fire
- Shopping Areas
- Sheriff
- Schools
- County Parks
- Avoidance Sites - 300 foot buffer
(Schools, Hospitals, Day Care, Religious Facilities)
- Community Villages
Small Cell Wireless
Avoidance 1,000 feet - Valley Center

Legend
- Fire
- Shopping Areas
- Sheriff
- Schools
- County Parks
- Avoidance Sites - 1,000 foot buffer
  (Schools, Hospitals, Day Care, Religious Facilities)
- Community Villages

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Streetlights & Decorative Poles (6992.A.8.ii.)
Small Cell Wireless
Street Lights - Lake Morena / Campo

Legend
- All other Street Light Types
- Cobra Head
- Over 250 feet from Residential Zoning
- Residential Zoning
- Community Villages
- Tribal Lands
Small Cell Wireless
Street Lights - Spring Valley

Legend
- All other Street Light Types
- Cobra Head
- Over 250 feet from Residential Zoning
- Residential Zoning
- Community Villages
- Tribal Lands

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P:\arc2020\2019\pd222-small_wireless\small_cell_template.mxd Date: 8/30/2019
Visual Separation of Existing Structures (Option 1-3)
Staff Recommendation
CAMPO ROAD - EXISTING STRUCTURES

MOST PREFERRED ZONE (Commercial and Industrial Uses)

STAFF RECOMMENDATION
CO-LOCATE WHENEVER POSSIBLE ON EXISTING STRUCTURES

06.25.2019

Small Cell Wireless Antennas are no more than three (3) cubic feet, and all other related equipment on the structure is no more than 28 cubic feet. The combined height of the structure and SCW shall not exceed 50 feet. The combined total of SCW is limited to two (2) per structure. Any buildings shall not be used unless a small cell wireless antenna is provided. The combined total of SCW is limited to two (2) per structure.

8WLOLW"SROHVVWUHHWOLJKWVDQGWUDI¿FVLJQDOVUDQJHLQKHLJKWIURPWR

feet. The combined height of the structure and SCW shall not exceed 50 feet. The combined total of SCW is limited to two (2) per structure. Any buildings shall not be used unless a small cell wireless antenna is provided. The combined total of SCW is limited to two (2) per structure.
Small Cell Wireless Antennas are no more than three (3) cubic feet, and all other related equipment on the structure is no more than 28 cubic feet. Utility poles, street lights, and traffic signals range in height from 25 to 30 feet. The combined height of the structure and SCW shall not exceed 50 feet (including antennas). Model created using ArcGIS data.
Small Cell Wireless Antennas are no more than three (3) cubic feet, and all other related equipment on the structure is no more than 28 cubic feet. Utility poles, street lights, and traffic signals range in height from 30 to 50 feet. The combined height of the structure and SCW shall not exceed 50 feet (including antennas). *Model created using ArcGIS data.

**SCW KEY**
- SUPPORT EQUIPMENT: No More Than 28 ft³
- SERVICE PROVIDER A
- SERVICE PROVIDER B

**Staff Recommendation**
Co-locate whenever possible on existing structures.
Small Cell Wireless Antennas are no more than three (3) cubic feet, and all other related equipment on the structure is no more than 28 cubic feet. The combined height of the structure and SCW shall not exceed 50 feet (including antennas). *Model created using ArcGIS data.*
Visual separation of New Structures (Option 1-4)
Staff Recommendation
Small Cell Wireless Antennas are no more than three (3) cubic feet, and
all other related equipment on the structure is no more than 28 cubic feet. The combined height of the structure and SCW shall not exceed 50 feet. *Model created using ArcGIS data.
Small Cell Wireless Antennas are no more than three (3) cubic feet, and all other related equipment on the structure is no more than 28 cubic feet. Utility poles, street lights, and traffic signals range in height from 25 to 30 feet. The combined height of the structure and SCW shall not exceed 50 feet (including antennas). *Model created using ArcGIS data.*
Small Cell Wireless Antennas are no more than three (3) cubic feet, and all other related equipment on the structure is no more than 28 cubic feet. Utility poles, street lights, and traffic signals range in height from 20 to 50 feet. The combined height of the structure and SCW shall not exceed 50 feet (including antennas). *Model created using ArcGIS data.
Small Cell Wireless Antennas are no more than three (3) cubic feet, and all other related equipment on the structure is no more than 28 cubic feet. Utility poles, street lights, and traffic signals range in height from 30 to 50 feet. The combined height of the structure and SCW shall not exceed 50 feet (including antennas). *Model created using ArcGIS data.

**SCW KEY**

<table>
<thead>
<tr>
<th><strong>SUPPORT EQUIPMENT</strong></th>
<th>No More Than 28 ft³</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SERVICE PROVIDER A</strong></td>
<td></td>
</tr>
<tr>
<td><strong>SERVICE PROVIDER B</strong></td>
<td></td>
</tr>
</tbody>
</table>

**STAFF RECOMMENDATION**

NEW SCW WITHIN SAME PROVIDER (1000')

06.25.2019
Visual Separation Options to Consider
(Options 1-3 and 1-4)
**Existing Structures**

**Most Preferred Zone**
(i.e. Commercial and Industrial Uses)

**Least Preferred Zone**
(i.e. Residential Uses)

**Staff Recommendation:** Co-Locate whenever possible on existing structures
**New Structures**

**Most Preferred Zone**
(i.e. Commercial and Industrial Uses)

Option 2 (300’): Separation of New SCW within Same Provider

- 300’ of Separation

500’

**Staff Recommendation (500’): Separation of New SCW within Same Provider**

- 500’ of Separation

500’

**New Structures**

**Least Preferred Zone**
(i.e. Residential Uses)

Option 2 (500’): Separation of New SCW within Same Provider

- 500’ of Separation

1,000’

**Staff Recommendation (1,000’): Separation of New SCW within Same Provider**

- 1,000’ of Separation

1,000’

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**SCW Key**

- Service Provider A
- Service Provider B

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**Drawings are not to scale – for illustrative purposes only**

Small Cell Wireless Antennae are no more than three (3) cubic feet, and all other related equipment on the structure is no more than 28 cubic feet. Utility poles, street lights, and traffic signals range in height from 25 to 50 feet. The combined height of the structure and SCW shall not exceed 50 feet (including antenna).
New Structures

**Most Preferred Zone**
(i.e. Commercial and Industrial Uses)

**Option 1 (300’): Separation of New SCW Regardless of Provider**

300’ of Separation

500’

**Option 1 (500’): Separation of New SCW Regardless of Provider**

500’ of Separation

500’

New Structures

**Least Preferred Zone**
(i.e. Residential Uses)

**Option 1 (500’): Separation of New SCW Regardless of Provider**

500’ of Separation

1,000’

**Option 1 (1,000’): Separation of New SCW Regardless of Provider**

1,000’ of Separation

1,000’

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**SCW Key**

- Service Provider A
- Service Provider B

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**Notes:**

- Small Cell Wireless Antennas are no more than three (3) cubic feet, and all other related equipment on the structure is no more than 2.5 cubic feet.
- Utility poles, street lights, and traffic signals range in height from 25 to 50 feet. The combined height of the structure and SCW shall not exceed 50 feet (including antennas).

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**Drawings are not to scale – for illustrative purposes only.**
Population Densities
(Anticipated Roll-out)
Small Cell Wireless
Population Dwelling - Valley Center

Legend
SANDAG 2017 Dwelling Units
1 - 50
50 - 100
100 - 500
Greater than 500
Community Villages