

**COVER SHEET NO. 1  
PLANNING COMMISSION HEARING  
APRIL 19, 2024  
ITEM NO. 1**

**SUBJECT: CONTINUED ITEM PARADISE VALLEY ROAD WIRELESS  
TELECOMMUNICATIONS FACILITY – PDS2022-MUP-22-012**

On March 22, 2024, the Planning Commission received a request for continuance of Item No. 2 – Paradise Valley Road Wireless Telecommunications Facility (Project) due to the lack of commissioners available to vote on the item in order to take formal action. The Planning Commission continued the item to a date certain of April 19, 2024. The Project has been placed on the Planning Commission Hearing Agenda for April 19, 2024, as Item No. 1. The dates of the staff hearing report and attached documents have been updated to reflect the new Planning Commission Hearing date of April 19, 2024. No changes to the project are proposed as a result of the continuance of the item.



*The County of San Diego*

# Planning Commission Hearing Report

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<b>Date:</b>	April 19, 2024	<b>Case/File No.:</b>	Paradise Valley Road Wireless Telecommunication Facility Major Use Permit; PDS2022-MUP-22-012; PDS2022-ER-22-18-004
<b>Place:</b>	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Wireless Telecommunication Facility
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	8555 Paradise Valley Road, Spring Valley, CA 91977
<b>Agenda Item:</b>	#1	<b>General Plan:</b>	Public/Semi-Public Facilities (P/SP)
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	Office-Professional (C30)
<b>Applicant/Owner:</b>	MD7, LLC OBO AT&T Wireless / San Diego County Water Authority	<b>Community:</b>	Spring Valley Community Plan Area
<b>Environmental:</b>	CEQA §15303 Exemption	<b>APN:</b>	586-170-15-00

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## **A. OVERVIEW**

The purpose of this report is to provide the Planning Commission with the information necessary to consider a proposed Major Use Permit (MUP) for the Paradise Valley Road Wireless Telecommunication Facility (Project), conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Planning & Development Services (PDS) staff recommends approval of the MUP, with the conditions noted in the attached MUP decision (Attachment B). This report includes a staff recommendation, a Project description, analysis and discussion, and the Spring Valley Community Planning Group recommendation.

## **B. REQUESTED ACTIONS**

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

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the Project is exempt from the California Environmental Quality Act (CEQA).
2. Grant MUP PDS2022-MUP-22-012, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

**C. DEVELOPMENT PROPOSAL**

**1. Project Description**

The Project, submitted December 2022, is a request for MD7, LLC, on behalf of AT&T (Applicant), to construct, maintain, and operate a new wireless telecommunication facility. The facility would include 12 panel antennas and nine remote radio units (RRU's) mounted upon a new 35-foot tall faux mono-eucalyptus tree. Each panel antenna would be covered by "socks" which are faux leaves to help conceal the antennas. The equipment would be contained within a 300 square foot (eight-foot tall) concrete masonry unit (CMU) enclosure. A 20-kilowatt (kW) emergency generator, one Global Positioning System (GPS) antenna, three equipment cabinets, and other supporting equipment would be located within the equipment enclosure. Minimal grading is proposed to install the equipment enclosure. In addition, trenching is proposed to install underground electrical and fiber conduit. The 3.04-acre project site is located at 8555 Paradise Valley Road in the Spring Valley Community Plan Area, is zoned Office-Professional (C30) and contains an existing San Diego County Water Authority building.

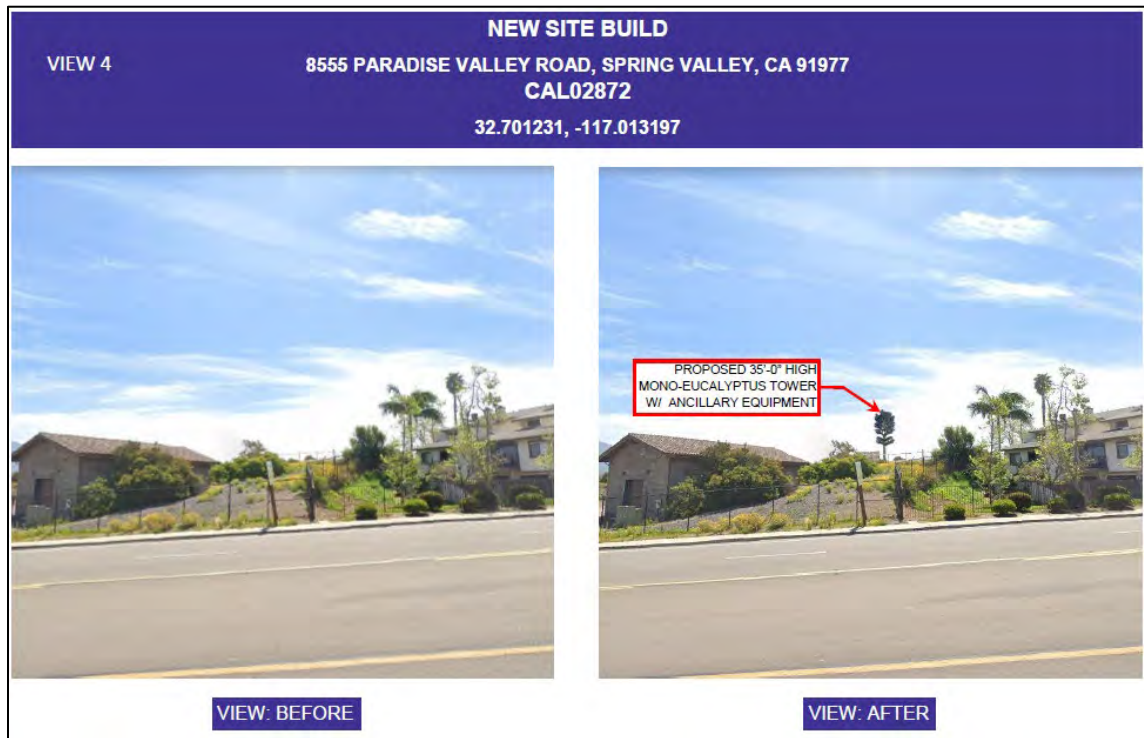


Figure 1: Photosim of proposed mono-eucalyptus tower from Paradise Valley Road (north of project site)



Figure 2: Photosim of proposed mono-eucalyptus tower and proposed AT&T equipment enclosure (north of project site)

## 2. Subject Property and Surrounding Land Uses

The Project is located on a 3.04-acre parcel within the Spring Valley Community Plan Area (Figure 5). The project site is zoned Office-Professional (C30) and the General Plan Land Use Designation is Public/Semi-Public Facilities (P/SP). The site contains an existing San Diego County Water Authority building. The subject property is surrounded by residential uses, an industrial use, and a transportation corridor (State Route 54). The view of the proposed facility would be minimized since the project is screened by existing mature trees and an existing slope and would blend into the surrounding vegetation and topography (Figure 3 and 4 and Table C-1).



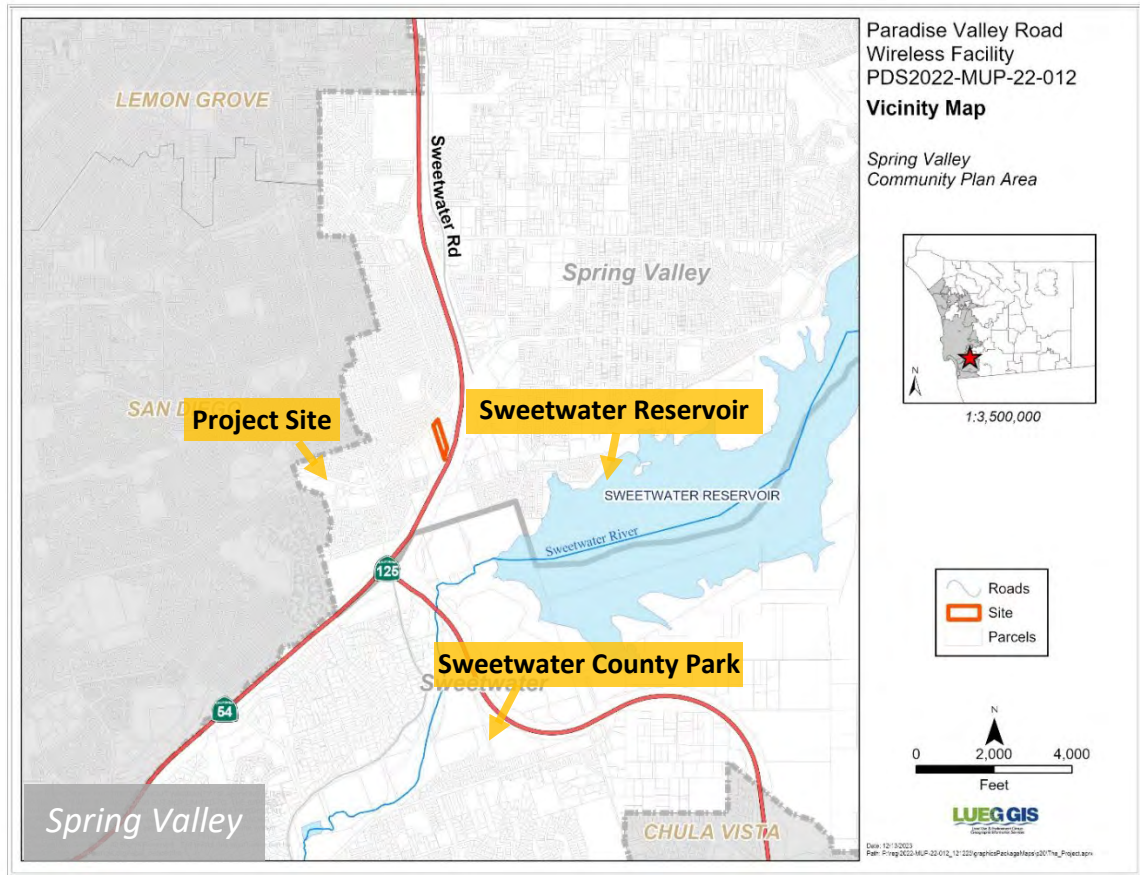


Figure 3: Vicinity map

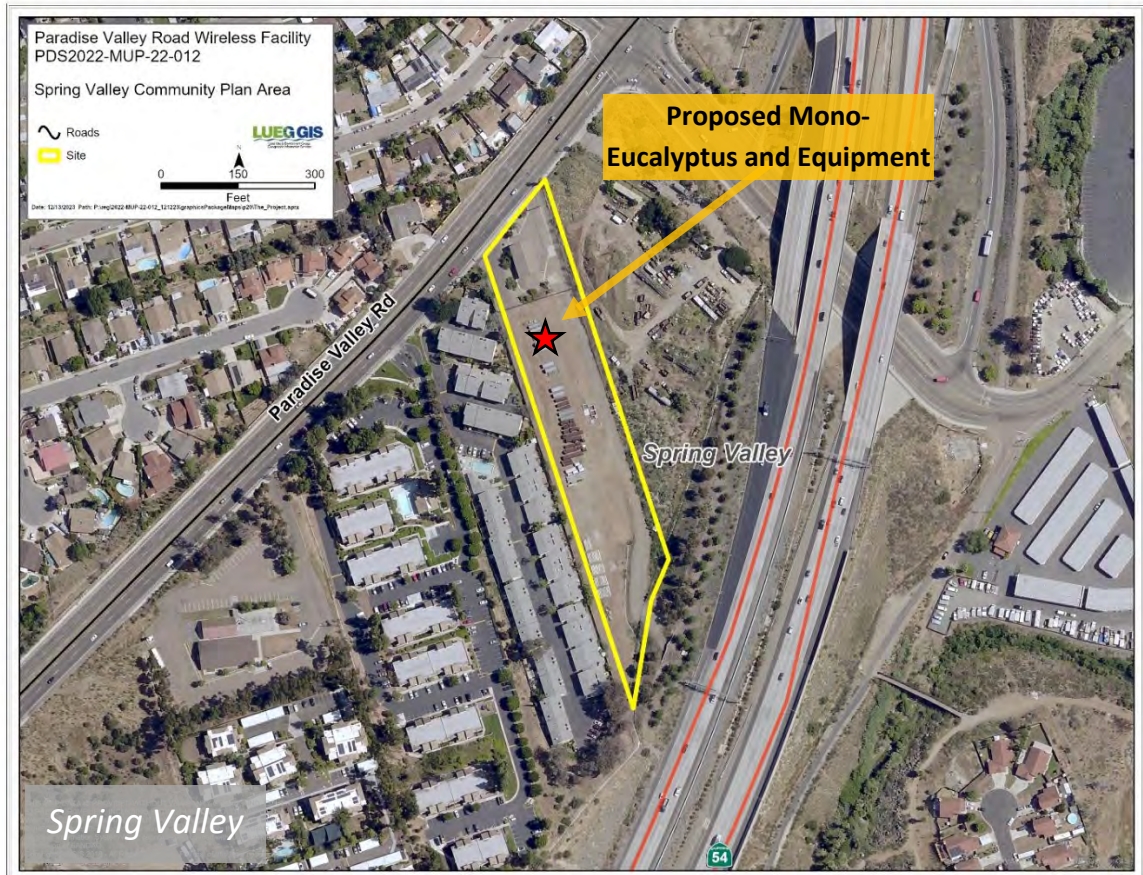


Figure 4: Aerial photograph of project site. Location of proposed facility identified with red star.

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Public/Semi-Public Facilities (P/SP)	Rural Residential (RR)	Paradise Valley Road	Residential
	Village Residential (VR-7.3)	Single-Family Residential (RS)	Broadview Street	
East	Medium Impact Industrial	Limited Impact Industrial (M52)	Elkelton Place	Industrial
	Public/Semi-Public Facilities (P/SP)	General Impact Industrial (M54)		

Location	General Plan	Zoning	Adjacent Streets	Description
South	Public/Semi-Public Facilities (P/SP)	Transportation/Utility Corridor (S94)	State Route 54 State Route 125	Transportation Corridor (State Route 54)
West	Village Residential (VR-15)	Variable Family Residential (RV)	South Worthington Street	Residential

**D. ANALYSIS AND DISCUSSION**

The Project has been reviewed to ensure it conforms to all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the Zoning Ordinance, and CEQA. The following topics were reviewed during the Project’s processing and are detailed below: Amortization, Site Plan Analysis, Community Compatibility/Visual Impacts, and Alternative Site Analysis (ASA).

**1. Key Requirements for Requested Actions**

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

**2. Project Analysis**

The Project is located in a non-preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a MUP and amortization of the wireless facility for a 10-year period. If approved, this MUP will set an expiration of April 19, 2034 in accordance with the amortization schedule.

Amortization

The Project is subject to amortization because a faux tree is defined as a “high visibility” facility and the site is within a residential zone, which is a non-preferred zone, as stated in Section 6991 of the Zoning Ordinance. It also has a term limit pursuant to Zoning Ordinance Section 6985.C.11, which states that projects that are considered high visibility and require use permits are given a maximum term limit based on the valuation of the facility. This Project is considered a high visibility structure and requires a MUP for operation and maintenance. The Project subject to this MUP is valued at approximately \$475,000 and will therefore have a maximum term of 10 years. This time may be extended by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.

Site Planning Analysis

The Project is located on an approximately 3.04-acre site that is characterized as developed with a San Diego County Water Authority building and storage of equipment such as concrete dividers and pipe. The proposed 35-foot-tall mono-eucalyptus is designed to be compatible with the existing mature trees and vegetation. The equipment shelter is a CMU block wall enclosure and will be screened from public views by existing vegetation and slopes. By blending in with the existing landscape of the surrounding environment, 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. General Plan Policy COS 11.3 requires development within visually sensitive areas to minimize visual impacts and to preserve unique or special 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 to be compatible with existing development and community character. The wireless telecommunication facility is designed in a manner of appropriate scale and design that complements the natural landscape. The wireless telecommunication facility is located approximately 0.85 miles north of Sweetwater Road, a Scenic Highway as identified in the County's General Plan. Drivers utilizing Sweetwater Road do not have a view of the facility due to distance and intervening topography and vegetation. The facility will appear as a mature tree, which is an expected visual element within the project vicinity.

Furthermore, the facility will not have any adverse visual impacts on the surrounding community. The camouflaged antennas sufficiently blend in with the mature trees and vegetation that surround the site. The equipment enclosure is designed to match the existing San Diego County Water Authority building for architectural compatibility and will be screened from public views by vegetation and slopes. Therefore, the proposed wireless telecommunication facility will not stand out from the existing visual setting, will be compatible with the existing community character, and will not result in impacts to the natural environment or a scenic highway.

Alternative Site Analysis

The site is zoned Office-Professional (C30), a non-preferred zone for wireless facilities. Section 6986.C. of the Zoning Ordinance states that wireless facilities shall not be approved in non-preferred zones when siting in a preferred zone or preferred location is feasible unless the proposed site is preferable due to aesthetic and community character compatibility. The Applicant provided an Alternative Site Analysis (ASA) to demonstrate the feasibility of co-location opportunities on existing wireless telecommunication facilities in the Project vicinity. The Applicant demonstrated in the ASA that there are no feasible co-location opportunities, and that the facility would close a gap in area coverage (Figure 5). The Applicant pursued an alternative site located within a County preferred zone, Limited Impact Industrial (M52), however the property owner withdrew their interest during negotiations. All other wireless telecommunication facilities are located outside the Applicant's target coverage area and other existing sites are not capable of supporting an additional carrier.

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

The Geographic Service Area (GSA) maps shown in the below figure illustrate coverage in the area, with and without the wireless telecommunication facility. The GSA maps demonstrate that the



existing location is necessary to provide continued coverage and adequate service to motorists and residents in the area (Figure 6). The 35-foot height of the facility is necessary to allow the antennas to provide coverage due to the surrounding topography. These GSA maps can also be found in Attachment F.

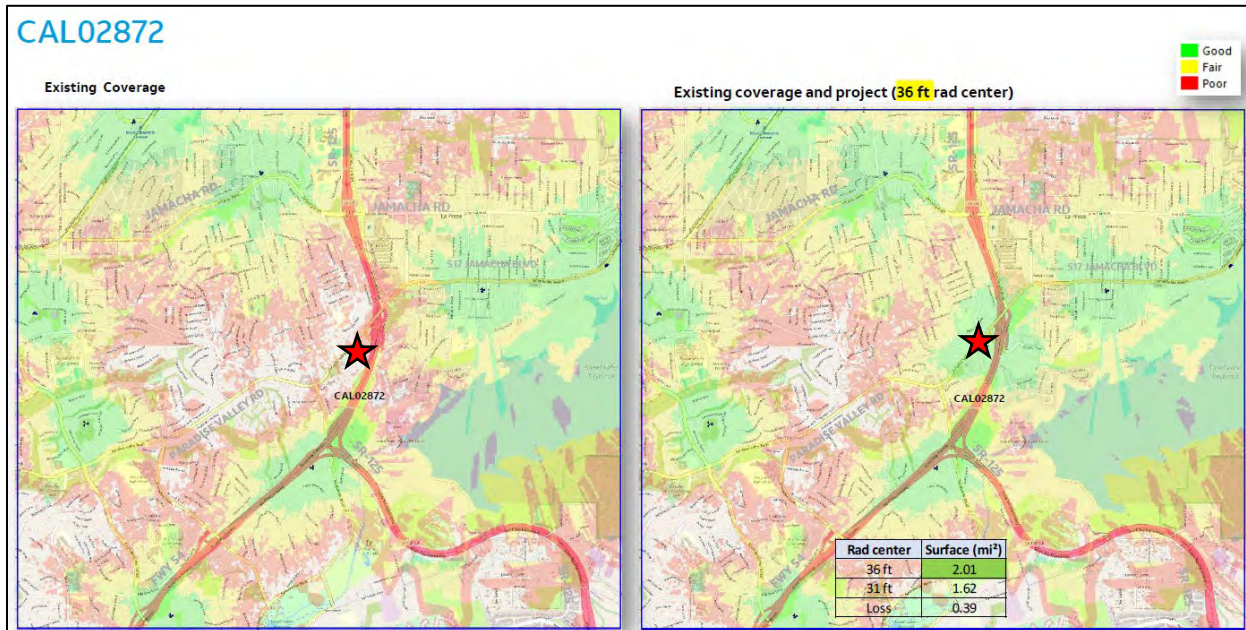


Figure 5: Coverage without Project (left) and coverage with Project (right).

### 3. General Plan Consistency

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

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p><b>GOAL S-1 – Public Safety.</b> Enhanced public safety and the protection of public and private property.</p> <p><b>GOAL S-3 – Emergency Response.</b> Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The Project will provide coverage throughout the area, which is essential in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by providing service and coverage in the area.</p>
<p><b>POLICY COS-11.1 – Protection of Scenic Resources.</b> Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>	<p>The wireless telecommunication facility is approximately 0.85-mile north of Sweetwater Road, a Scenic Highway identified in the County of San Diego General Plan. However, the faux mono-eucalyptus will be compatible with the natural features and community character within the project</p>

General Plan Policy	Explanation of Project Conformance
<p><b>POLICY COS-11.3 – Development Siting and Design.</b> Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p>	<p>vicinity. Drivers utilizing Sweetwater Road will not have a view of the facility due to distance and intervening topography and vegetation The facility has been designed to be visually compatible with the community in order to prevent adverse impacts to scenic views and historic structures in the surrounding project area.</p>
<p><b>POLICY LU-15.1 – Telecommunication Facilities Compatibility with Setting.</b> Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The facility has been sited and designed to minimize visual impacts and be compatible with the existing development and community character. The proposed camouflaged antennas and equipment enclosure will sufficiently blend in with existing environment as trees are expected visually features in the visual landscape of the community.</p>
<p><b>POLICY LU 15.2 – Co-Location of Telecommunication Facilities.</b> Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p>	<p>The facility is available to provide co-location opportunities for other carriers as feasible.</p>

**4. Zoning Ordinance Consistency**

**a. Development Regulations**

The Project complies with all applicable zoning requirements of the Office-Professional (C30) zone with the incorporation of conditions of approval (See Table D-2).

*Table D-2: Zoning Ordinance Development Regulations*

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	C30	Yes, upon approval of a MUP
Animal Regulation:	A	N/A
Density:	-	N/A
Lot Size:	-	N/A
Building Type:	W	N/A
Maximum Floor Area:	-	N/A
Floor Area Ratio:	-	N/A
Height:	E	Yes, upon approval of a MUP
Lot Coverage:	-	N/A
Setback:	H	Yes



Open Space:	-	N/A
Special Area Regulations:	B, C	Yes, upon approval of a MUP with Section 5900 Site Plan Findings and the project is not located within an airspace protection boundary.

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "E" which requires structures to be no more than 30 feet in height.	The proposed mono-eucalyptus tree is 35 feet in height. The design and height of the Project will be in conformance with the maximum height requirement upon approval of a MUP.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "H" setback requirements for a 50-foot front yard setback, 10-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed location of the mono-eucalyptus tree and associated CMU equipment enclosure are located outside all required setbacks including front, rear, and side yard setbacks.	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's (FCC) regulations concerning RF emissions. Therefore, County decision makers do not consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also, staff does not require information from the Applicant concerning such effects from RF emissions associated with the Project. Information regarding potential health effects is available from the cellular providers upon request as it is also required from the FCC.

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

*Table D-3: Wireless Ordinance Consistency*

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize	The proposed CMU equipment enclosure associated with the telecommunication facility is a maximum height of eight-feet-tall. The equipment enclosure is screened from private and public	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

# 1 - 12

Development Standard	Proposed/Provided	Complies?
architectural integration and the facility is screened by landscaping.	views by mature vegetation and overall distance from structures and roadways.	
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The 35-foot-tall mono-eucalyptus is setback from the nearest residential property line by approximately 56-feet.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The mono-eucalyptus and equipment enclosure are located outside all required building 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.	The project site is zoned C30 and is subject to Zone 3 one-hour average sound level limit of 60 dBA at the property lines during day time hours and 55 dBA at the property lines during night time hours, according to Section 36.404 of the County Noise Ordinance. The Project proposes noise-generating equipment including a stand-by generator and a heat exchanger on the pre-manufactured equipment cabinet that is located within an eight foot CMU enclosure. Therefore, the Project will comply with the County Noise Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.	The Project is considered a "high visibility" facility because the facility is a faux tree (mono-eucalyptus). High visibility facilities with a valuation of \$10,000 to \$500,000 are required by the Zoning Ordinance to have a maximum term of 10 years. Since the Project has a valuation of approximately \$475,000, the MUP has been conditioned to have a maximum term of 10 years. This time may be extended for an additional period of time by modifying the permit, if it is	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
	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.	
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The proposed Project consists of a faux mono-eucalyptus that is designed to avoid adverse visual impacts.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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

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

**E. COMMUNITY PLANNING GROUP RECOMMENDATION**

On February 14, 2023, the Spring Valley Community Planning Group (CPG) reviewed the Project. The CPG recommended denial of the MUP by a vote of 6-6-1-2 (6-Yes, 6-No, 1-Abstain, 2-Vacant/Absent). This motion did not carry. Comments made by the group on the proposed project include public concerns on health risks and lack of outreach. The group was asked if they would want to discuss and vote on this item at a future date. Staff provided clarification that there were no revisions to the proposed wireless facility since their previous consideration of the project on February 14, 2023. The group declined to reevaluate the project. The Spring Valley Community Planning Group Recommendation Form can be found in Attachment E.

**F. PUBLIC INPUT**

The Project was first submitted to PDS in December 2022. At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to the required minimum of 20 property owners within a radius of 500 feet of the project site. Records of written comments and phone calls were received from community members as a result of the public notices sent at the time of application. Seven community members shared their concerns in a written and signed letter opposing the Project, citing concerns with the tower’s effect on health, safety, and property values. Six community members shared concerns over the phone and over email regarding the tower’s effects on health, safety, and property

value, and concerns regarding the proposed location of the tower. Two community members had questions regarding the project, specifically the proposed location of the tower and shared potential concerns about the tower’s effect on residents’ property views. In addition, public notices for the Planning Commission hearing were sent to the required minimum of 20 property owners, for a radius of 500 feet from the project site.

**G. RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D which include a finding that the project is exempt from CEQA.
2. Grant MUP PDS2022-MUP-22-012, 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 Prepared By:**  
 Jennifer Crump, Project Manager  
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**Report Approved By:**  
 Dahvia Lynch, Director  
 858-694-2962  
[Dahvia.Lynch@sdcounty.ca.gov](mailto:Dahvia.Lynch@sdcounty.ca.gov)

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**AUTHORIZED REPRESENTATIVE:**



DAHVIA LYNCH, DIRECTOR

**ATTACHMENTS:**

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2022-MUP-22-012
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Photos, Geographic Service Area Maps, Alternative Site Analysis
- Attachment G – Ownership Disclosure

## **Attachment A – Planning Documentation**



# CAL02872

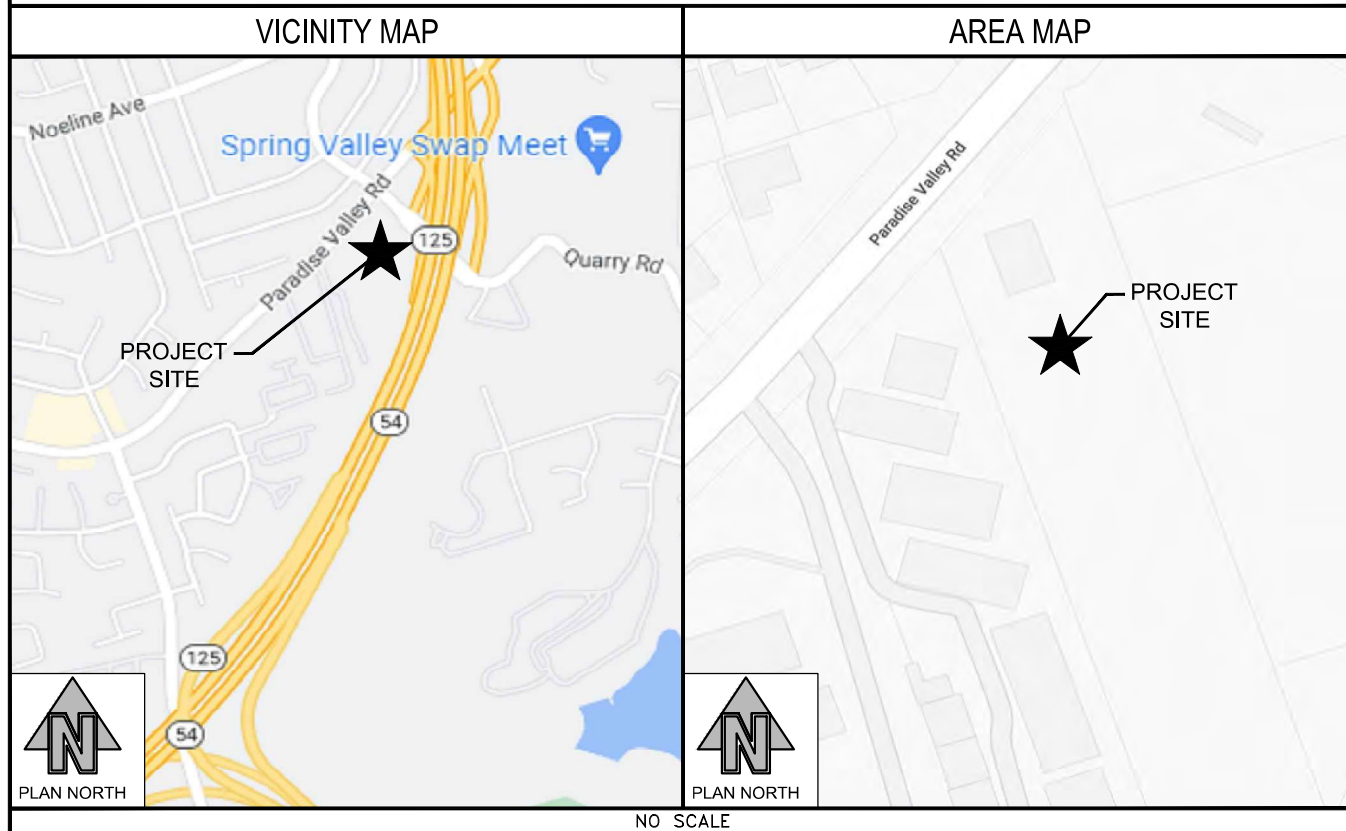
## USID: 322191 FA# 15558384

### SITE ID: CAL02872

**8555 PARADISE VALLEY ROAD**  
**SPRING VALLEY, CA 91977**  
**5G NSB**

MRSDL042318/ MRSDL044649/ MRSDL044554/ MRSDL044529/  
MRSDL044606/ MRSDL044648/ MRSDL044592

#### LOCATION MAPS



#### DRIVING DIRECTIONS

FROM SAN DIEGO INTERNATIONAL AIRPORT:  
HEAD EAST ON N HARBOR DR TOWARD MCCAIN RD. USE THE LEFT 3 LANES TO TURN LEFT ONTO W GRAPE ST. USE THE RIGHT 2 LANES TO TAKE THE RAMP ONTO I-5 S. MERGE WITH I-5 S. USE THE RIGHT 2 LANES TO TAKE EXIT 15B FOR CA-94 E/M L. KING JR FWY. CONTINUE ONTO CA-94 E. TAKE EXIT 9A TO MERGE WITH CA-125 S. TAKE EXIT 12 TOWARD PARADISE VALLEY RD/JAMACHA BLVD. TURN RIGHT ONTO ELKELTON PL. USE THE LEFT LANE TO TURN LEFT ONTO PARADISE VALLEY RD. TURN LEFT. DESTINATION WILL BE ON THE LEFT.

#### ENGINEERING

- THE FOLLOWING CODES W/ CALIFORNIA STATE AMENDMENTS
- 2019 INTERNATIONAL BUILDING CODE
  - 2019 NATIONAL ELECTRICAL CODE
  - TIA-222-H OR LATEST EDITION
  - 2019 INTERNATIONAL MECHANICAL CODE
  - 2019 INTERNATIONAL FIRE CODE

#### GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

#### APPROVALS

AT&T RF ENGINEER:	_____	DATE:	_____
AT&T OPERATIONS:	_____	DATE:	_____
SITE ACQUISITION:	_____	DATE:	_____
CONSTRUCTION MANAGER:	_____	DATE:	_____
PROPERTY OWNER:	_____	DATE:	_____
ZONING:	_____	DATE:	_____
PROJECT MANAGER:	_____	DATE:	_____

#### DRAWING INDEX

SHT NO.	DESCRIPTION
ATS01	AT&T TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
B01.0	BMP PLAN
B01.1	BMP DETAILS
B01.2	BMP DETAILS
A01.0	SITE PLAN
A01.1	ENLARGED SITE PLAN
A02.0	EQUIPMENT PLAN
A03.0	ELEVATIONS
A03.1	ELEVATIONS
A04.0	ANTENNA PLAN & SCHEDULE

11"X17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME



Know what's below. Call before you dig.

NOTE:  
48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

3	09/29/23	JX 3RD COMMENTS
2	07/24/23	JX 2ND COMMENTS
1	03/31/23	JX COMMENTS
0	11/16/22	FINAL ZONING DRAWINGS
B	11/03/22	PRELIMINARY ZONING DRAWINGS
No.	Date	Action

Plans Prepared For:



10590 WEST OCEAN AIR DRIVE  
SUITE 250  
SAN DIEGO, CA 92130

Applicant:



Plans Prepared By:

**MH**  
**MORRISON HERSHFIELD**  
5100 S MACADAM AVE., UNIT 500  
PORTLAND, OR 97239  
Tel: 503-595-9128 Fax: 503-595-9136  
www.morrisonhershfield.com

Project:

**CAL02872**  
**SITE ID: CAL02872**  
**8555 PARADISE VALLEY ROAD**  
**SPRING VALLEY, CA 91977**  
**FA: 15558384**

Drawing Title:

**AT&T TITLE SHEET**

Project No.:  
220348700

Designer: RB	Date: 10/17/22
Drawn By: GD	Checked By: -
PM Review: JR	Client Approval

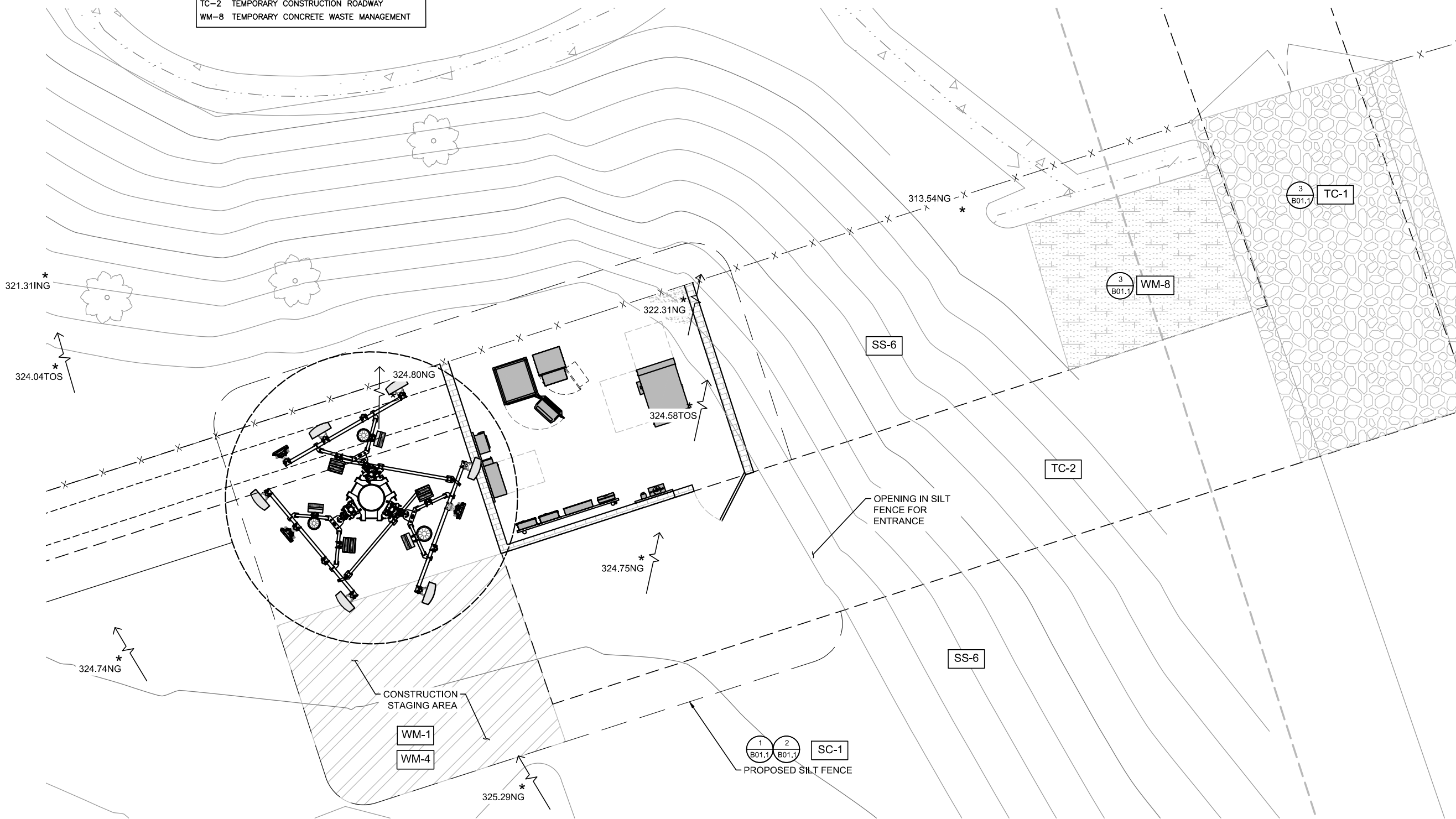
Issue No.: 3	Drawing No.: ATS01
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**BMP LEGEND**

- SOURCE CONTROL BMP'S:**  
 SS-6 STRAW MULCH  
 WM-1 MATERIAL DELIVERY AND STORAGE  
 WM-4 SPILL PREVENTION AND CONTROL
- SITE DESIGN BMP'S:**  
 SC-1 TEMPORARY SILT FENCE  
 TC-1 TEMPORARY CONSTRUCTION ENTRANCE/EXIT  
 TC-2 TEMPORARY CONSTRUCTION ROADWAY  
 WM-8 TEMPORARY CONCRETE WASTE MANAGEMENT



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3	09/29/23	JX 3RD COMMENTS
2	07/24/23	JX 2ND COMMENTS
1	03/31/23	JX COMMENTS
0	11/16/22	FINAL ZONING DRAWINGS
B	11/03/22	PRELIMINARY ZONING DRAWINGS
No.	Date	Action

Plans Prepared For:

**MD7**  
 10590 WEST OCEAN AIR DRIVE  
 SUITE 250  
 SAN DIEGO, CA 92130

Applicant:

**at&t**  
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Plans Prepared By:

**MORRISON HERSHFIELD**  
 5100 S MACADAM AVE., UNIT 500  
 PORTLAND, OR 97239  
 Tel: 503-595-9128 Fax: 503-595-9136  
 www.morrisonhershfield.com

Project:

**CAL02872**  
 SITE ID: CAL02872  
 8555 PARADISE VALLEY ROAD  
 SPRING VALLEY, CA 91977  
 FA: 15558384

Drawing Title:

**BMP PLAN**

Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: GD	Checked By: -
PM Review: JR	Client Approval
Issue No.: 3	Drawing No.: B01.0

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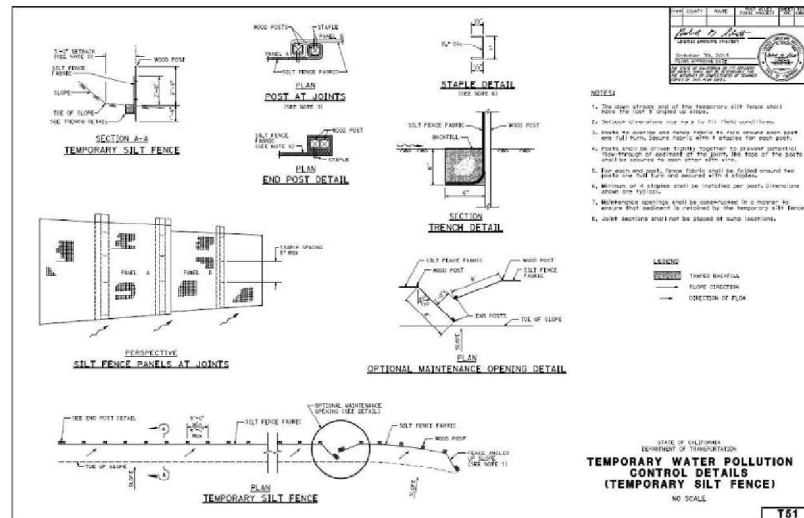
TEMPORARY ENTRANCE / EXIT DETAIL

SCALE  
N.T.S. 1

SCALE IS BASE ON 22" X 34" D SIZE

Temporary Silt Fence

SC-1

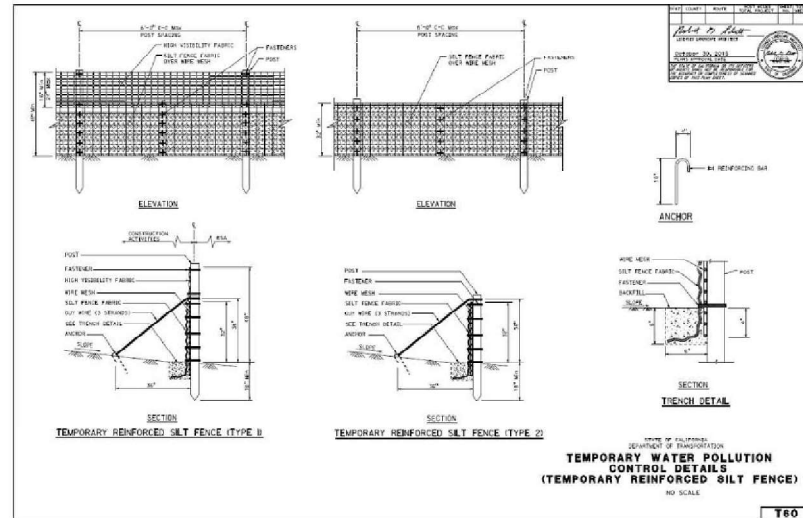


Caltrans Storm Water Quality Handbooks  
Construction Site BMP Manual  
May 2017

Section 4  
Temporary Silt Fence SC-1  
5 of 6

Temporary Silt Fence

SC-1



Caltrans Storm Water Quality Handbooks  
Construction Site BMP Manual  
May 2017

Section 4  
Temporary Silt Fence SC-1  
6 of 6

SILT FENCE DETAIL

SCALE  
N.T.S.

1

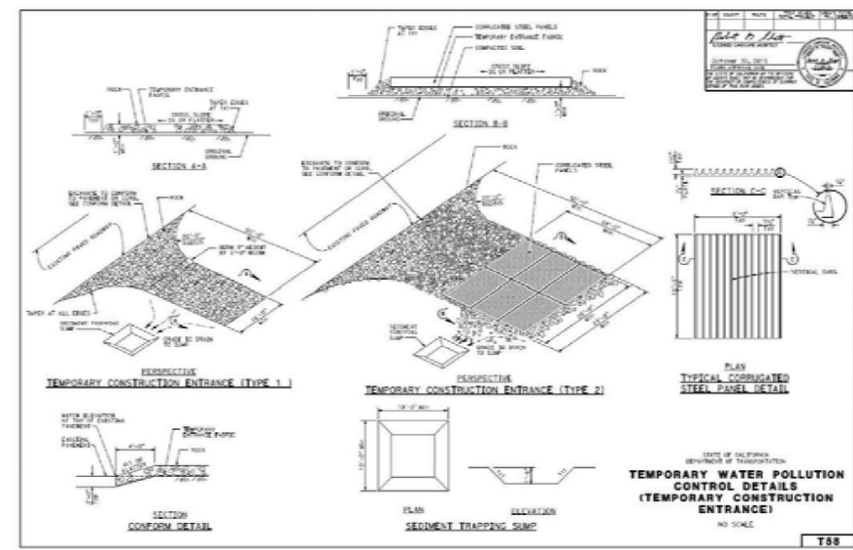
SILT FENCE DETAIL

SCALE  
N.T.S.

2

Temporary Construction Entrance/Exit

TC-1

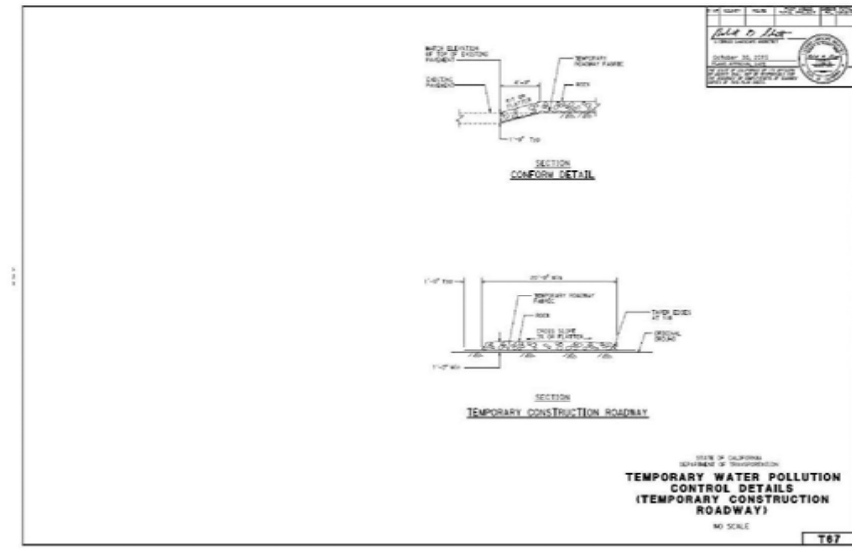


Caltrans Storm Water Quality Handbooks  
Construction Site BMP Manual  
May 2017

Section 6  
Temporary Construction Entrance/Exit TC-1  
4 of 4

Temporary Construction Roadway

TC-2



Caltrans Storm Water Quality Handbooks  
Construction Site BMP Manual  
May 2017

Section 6  
Temporary Construction Roadway TC-2  
4 of 4

TEMPORARY ENTRANCE / EXIT DETAIL

SCALE  
N.T.S.

3

CONSTRUCTION ROADWAY DETAIL

SCALE  
N.T.S.

4

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Plans Prepared For:

**MD7**

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Project:

**CAL02872**  
SITE ID: CAL02872  
8555 PARADISE VALLEY ROAD  
SPRING VALLEY, CA 91977  
FA: 15558384

Drawing Title:

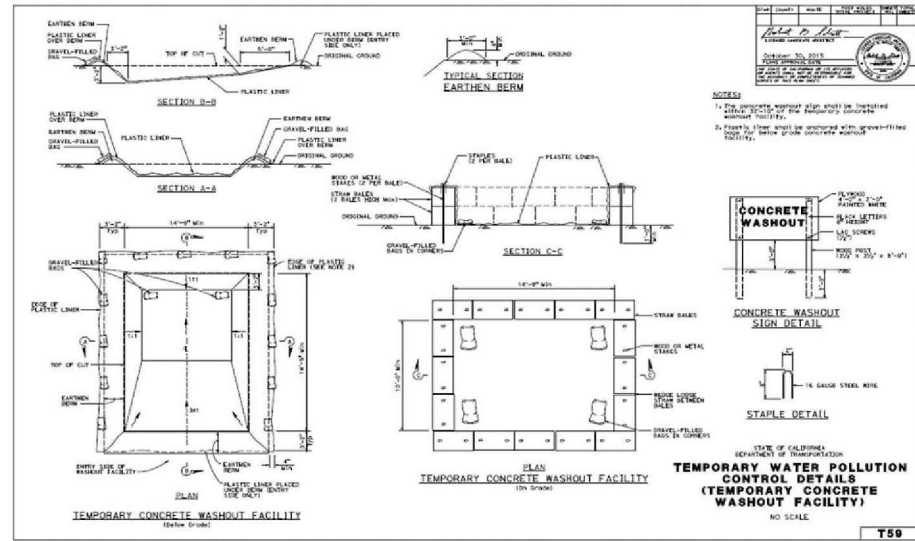
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Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: GD	Checked By: -
PM Review: JR	Client Approval
Issue No.: 3	Drawing No.: B01.1

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**Concrete Waste Management**

**WM-8**



Caltrans Storm Water Quality Handbooks  
Construction Site BMP Manual  
May 2017

Section 8  
Concrete Waste Management WM-8  
5 of 5

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

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No.	Date	Action

Plans Prepared For:

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SUITE 250  
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FA: 15558384

Drawing Title:

**BMP DETAILS**

Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: GD	Checked By: -
PM Review: JR	Client Approval
Issue No.: 3	Drawing No.: B01.2

CONCRETE WASHOUT DETAIL

SCALE  
N.T.S.

1

NOT USED

SCALE  
N.T.S.

2

NOT USED

SCALE  
N.T.S.

3

NOT USED

SCALE  
N.T.S.

4

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**THIS IS NOT A SURVEY**

ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND ARE APPROXIMATE.

**LEGAL DESCRIPTION:**

ALL THAT PORTION OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF QUARTER SECTION 2 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 MADE BY MORRILL AND ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

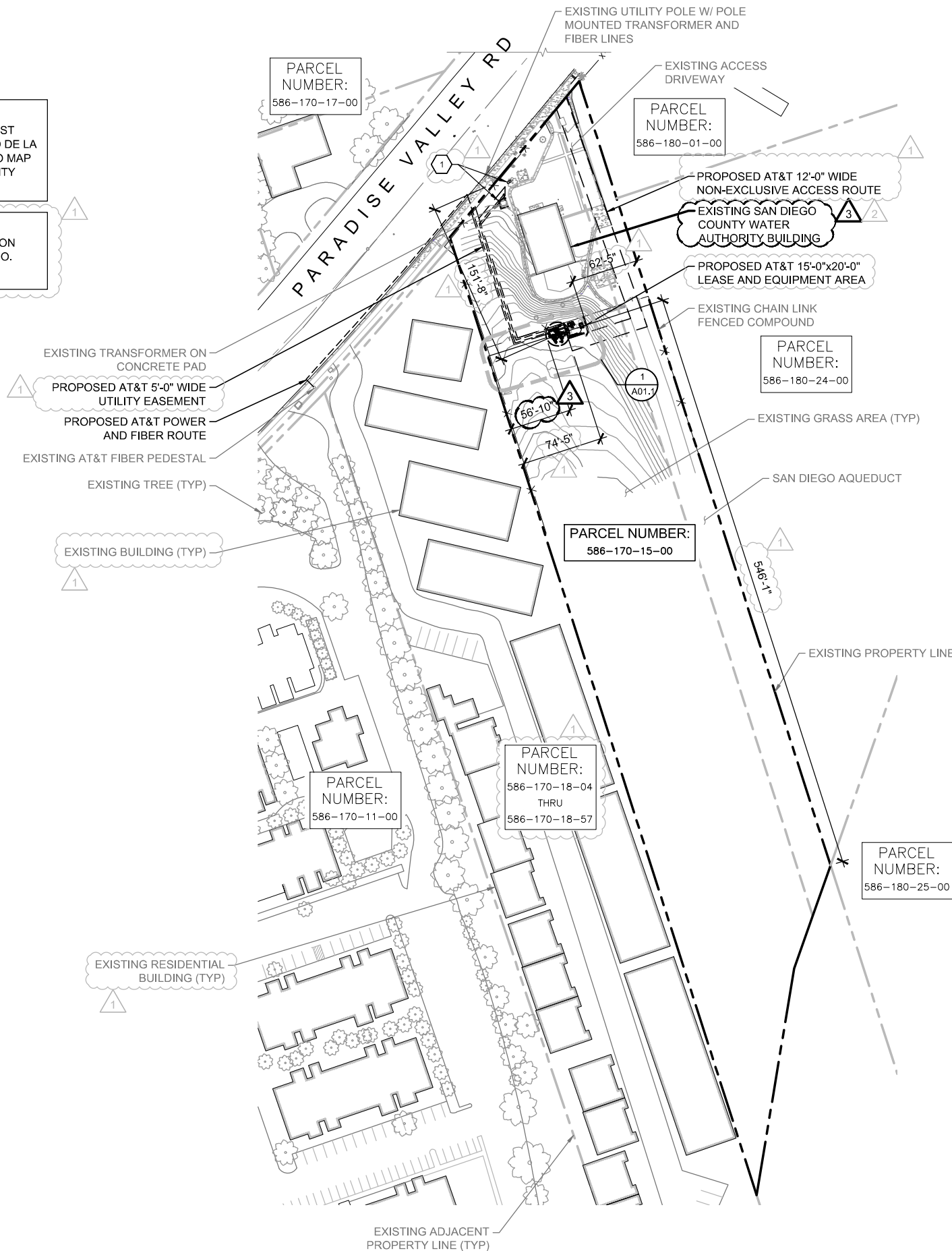
**EASEMENTS:**

EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION SET FORTH IN INSTRUMENT RECORDED ON OCTOBER 4, 1996 IN INSTRUMENT NO. 1996-0505298 OFFICIAL RECORDS (PLOTTED HEREON).

**REQUIREMENTS**

SETBACKS :

HEIGHT: 35'-0"  
 FRONT YARD: 50'-0"  
 INTERIOR YARD: 10'-0"  
 EXTERIOR YARD: 35'-0"  
 REAR YARD: 25'-0"



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Plans Prepared For:

**MD7**

10590 WEST OCEAN AIR DRIVE  
 SUITE 250  
 SAN DIEGO, CA 92130



Plans Prepared By:

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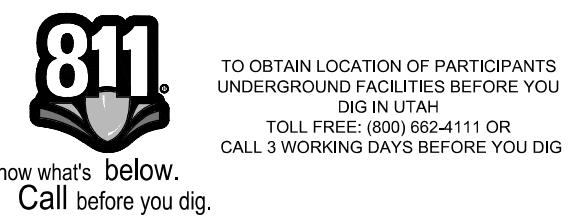
Project:

**CAL02872**  
 SITE ID: CAL02872  
 8555 PARADISE VALLEY ROAD  
 SPRING VALLEY, CA 91977  
 FA: 15558384

Drawing Title:

**SITE PLAN**

Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: GD	Checked By: -
PM Review: JR	Client Approval
Issue No.: 3	Drawing No. A01.0



60' 0 30' 60' SCALE: 1"=60'-0" (22x34)  
 (OR) 1/2"=60'-0" (11x17)

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Plans Prepared For:

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Project:

**CAL02872**  
**SITE ID: CAL02872**  
 8555 PARADISE VALLEY ROAD  
 SPRING VALLEY, CA 91977  
**FA: 15558384**

Drawing Title:

**ENLARGED SITE PLAN**

Project No.:  
**220348700**

Designer:  
 RB Date:  
 10/17/22

Drawn By:  
 GD Checked By:  
 -

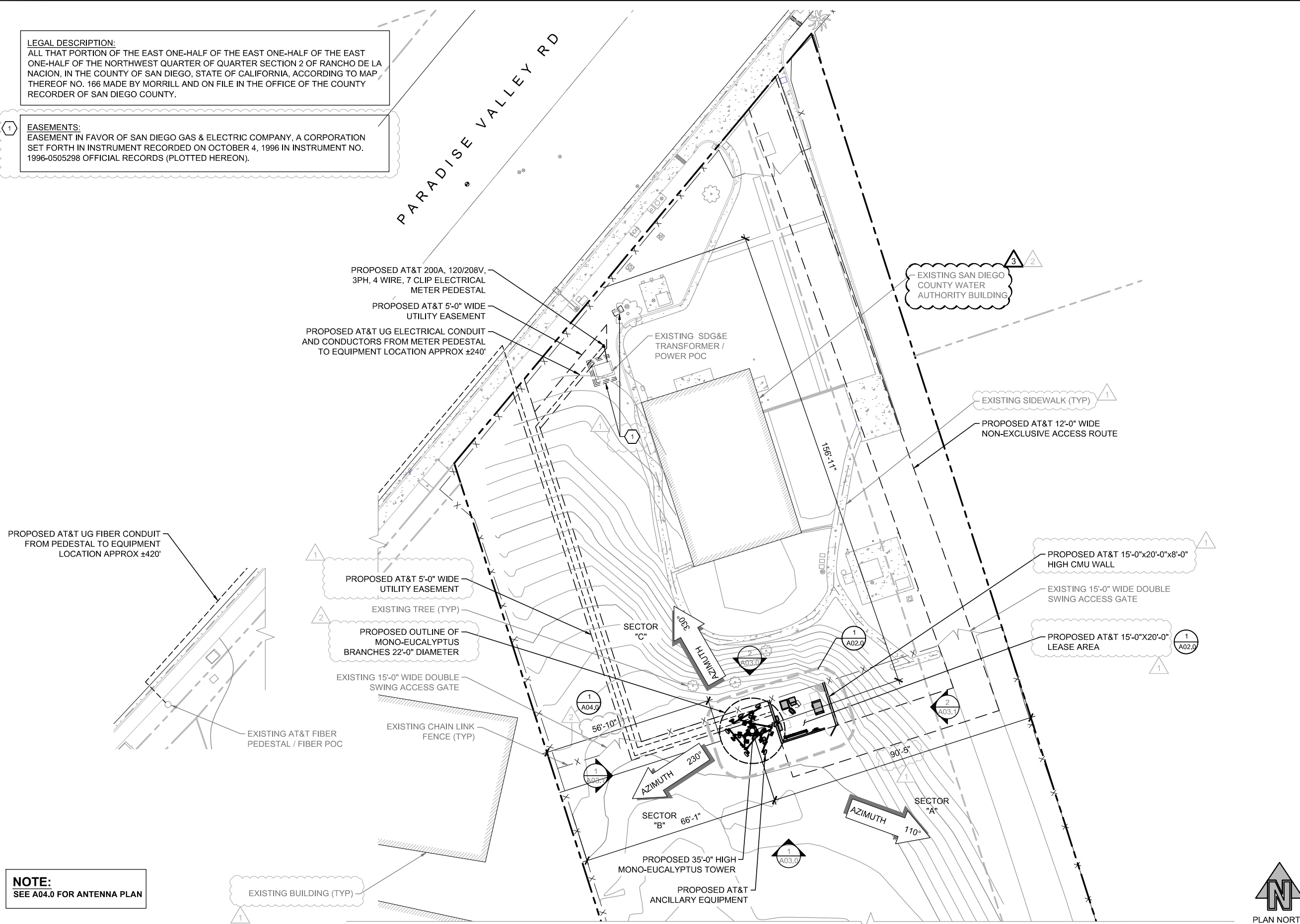
PM Review:  
 JR Client Approval

Issue No.:  
**3** Drawing No.:

**A01.1**

**3**

SCALE IS BASE ON 22" X 34" D" SIZE



**NOTE:**  
 SEE A04.0 FOR ANTENNA PLAN



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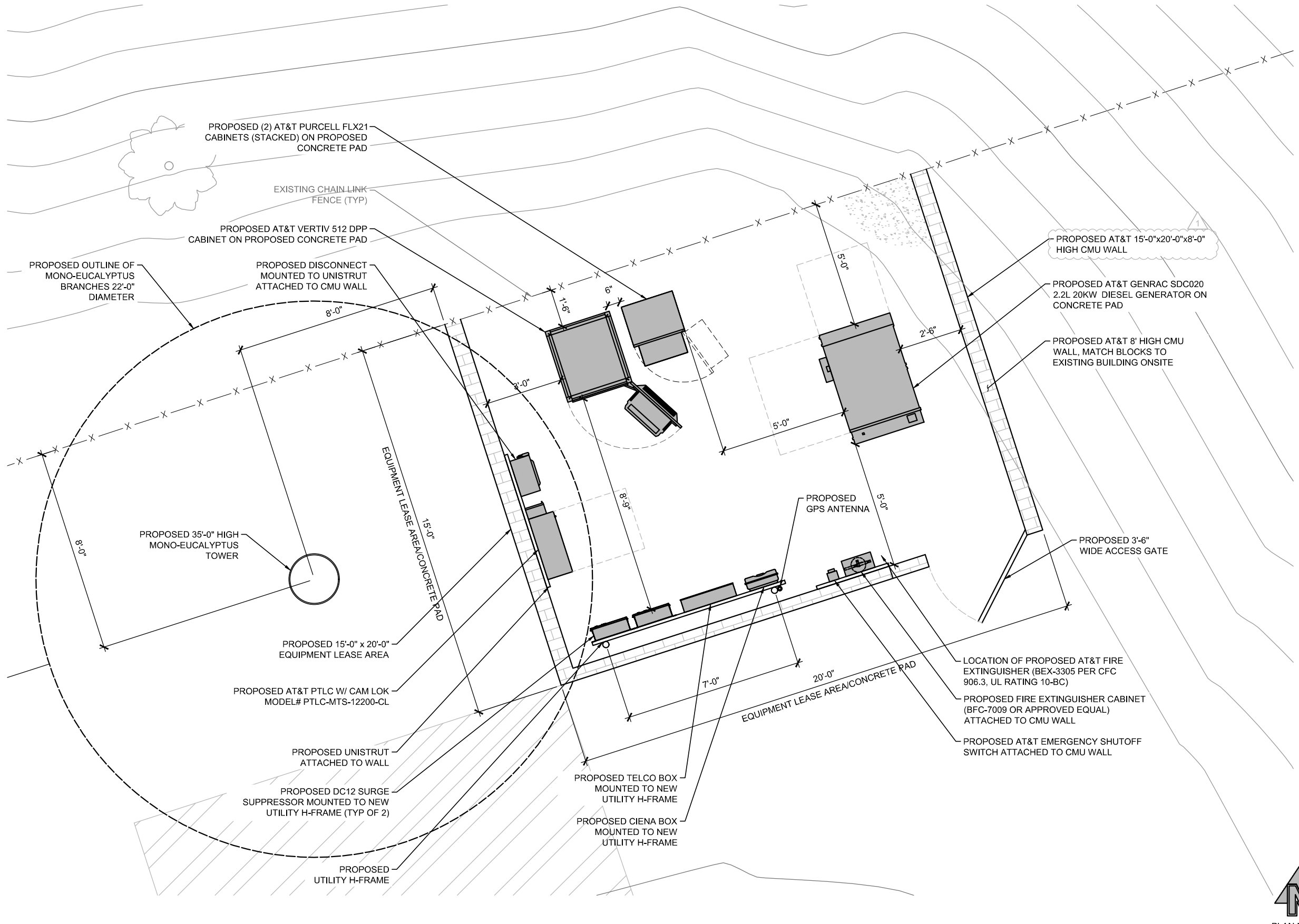
**ENLARGED SITE PLAN**

0 4' 8' 16' SCALE: 1/16"=1'-0" (22x34)  
 (OR) 1/32"=1'-0" (11x17)

1

1 2 3 4 5 6

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Project:

**CAL02872**  
**SITE ID: CAL02872**  
8555 PARADISE VALLEY ROAD  
SPRING VALLEY, CA 91977  
**FA: 15558384**

Drawing Title:

**EQUIPMENT PLAN**

Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: GD	Checked By: -
PM Review: JR	Client Approval
Issue No.:	Drawing No.

3 A02.0

EQUIPMENT PLAN

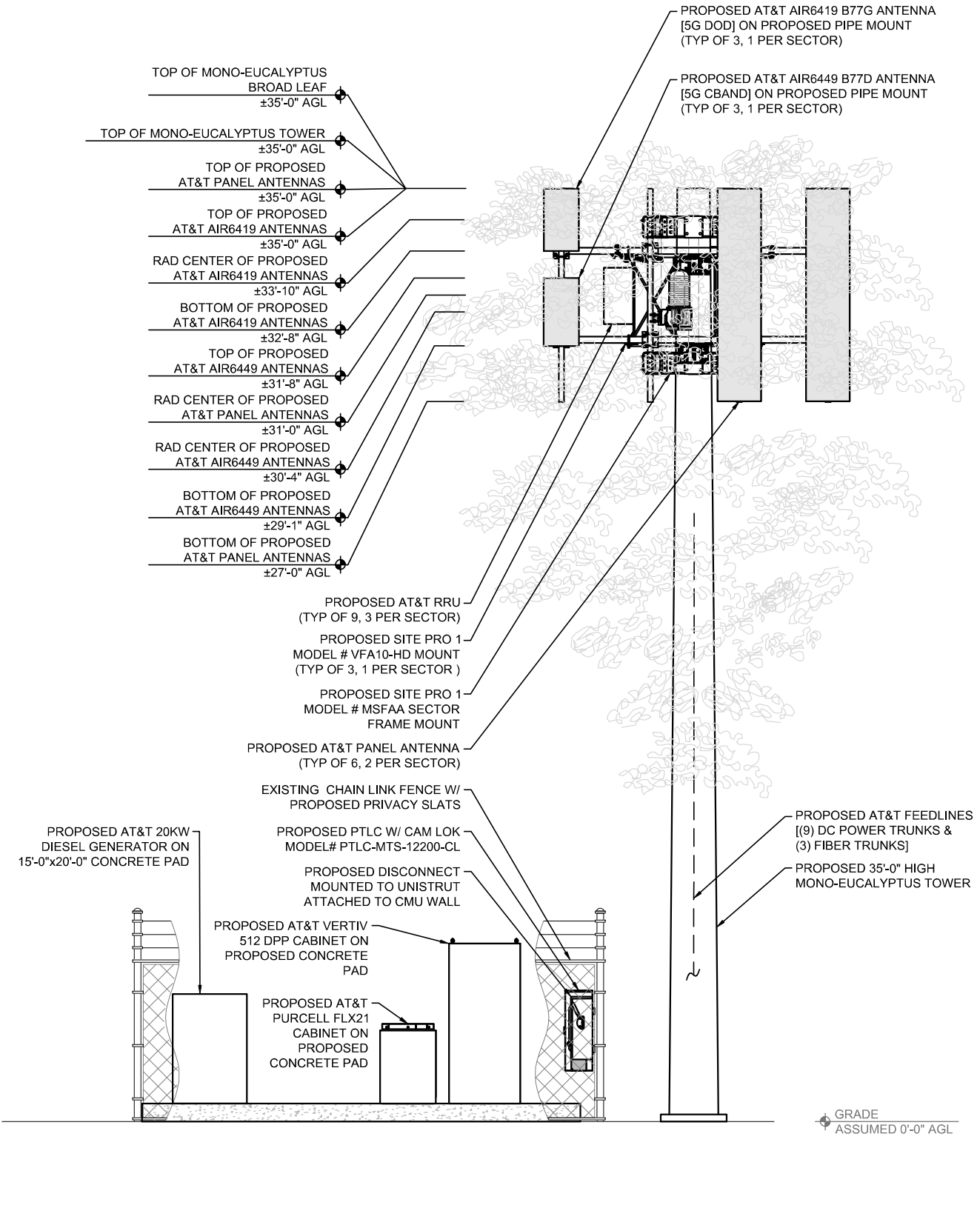
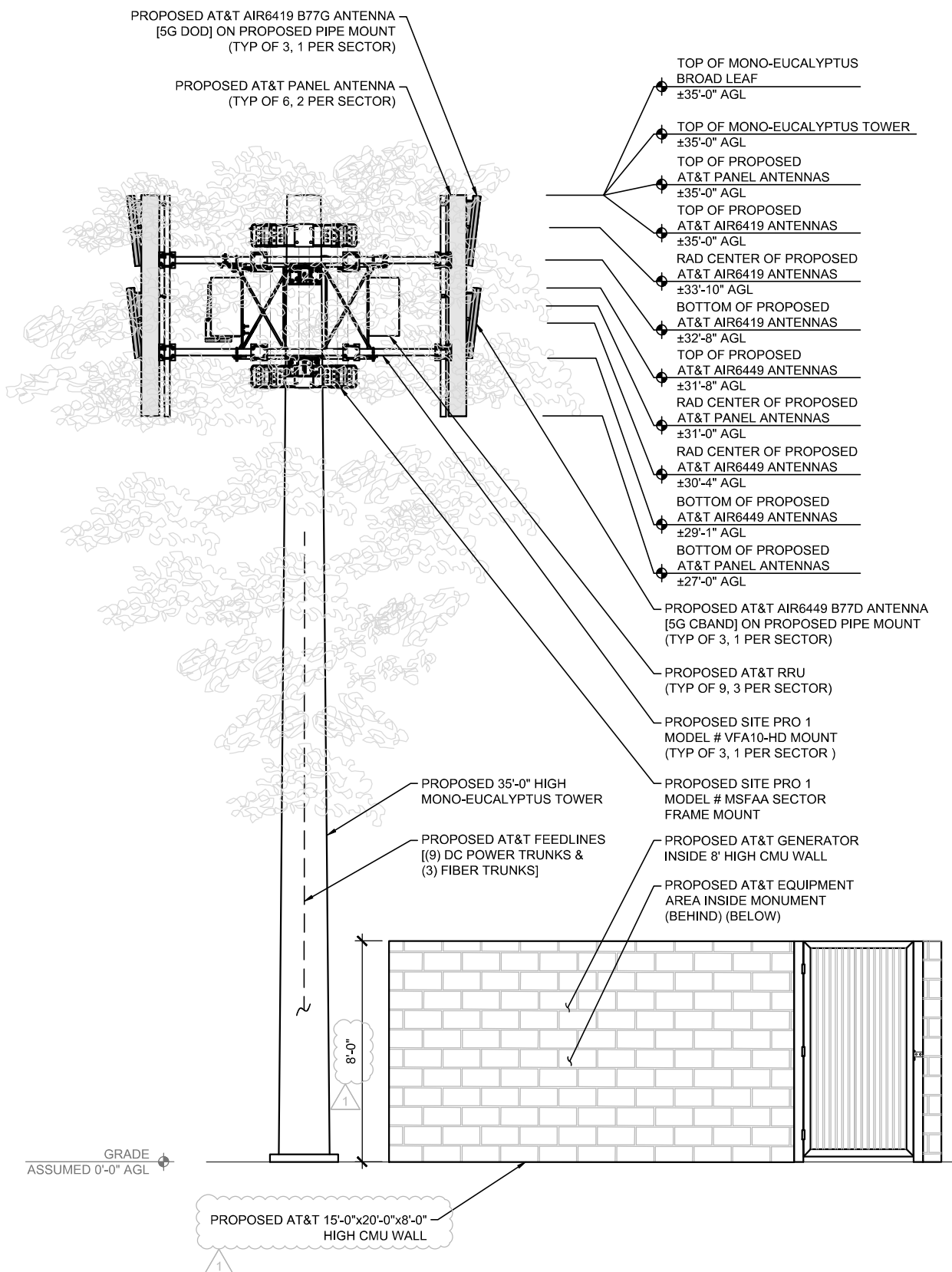
SCALE: 1/2"=1'-0" (22x34)  
(OR) 1/4"=1'-0" (11x17)



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PROPOSED SOUTH ELEVATION

PROPOSED NORTH ELEVATION

0 6" 1' 2' SCALE: 1/2"=1'-0" (22x34)  
(OR) 1/4"=1'-0" (11x17)

0 6" 1' 2' SCALE: 1/2"=1'-0" (22x34)  
(OR) 1/4"=1'-0" (11x17)

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Plans Prepared For:

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Applicant:

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Drawing Title:

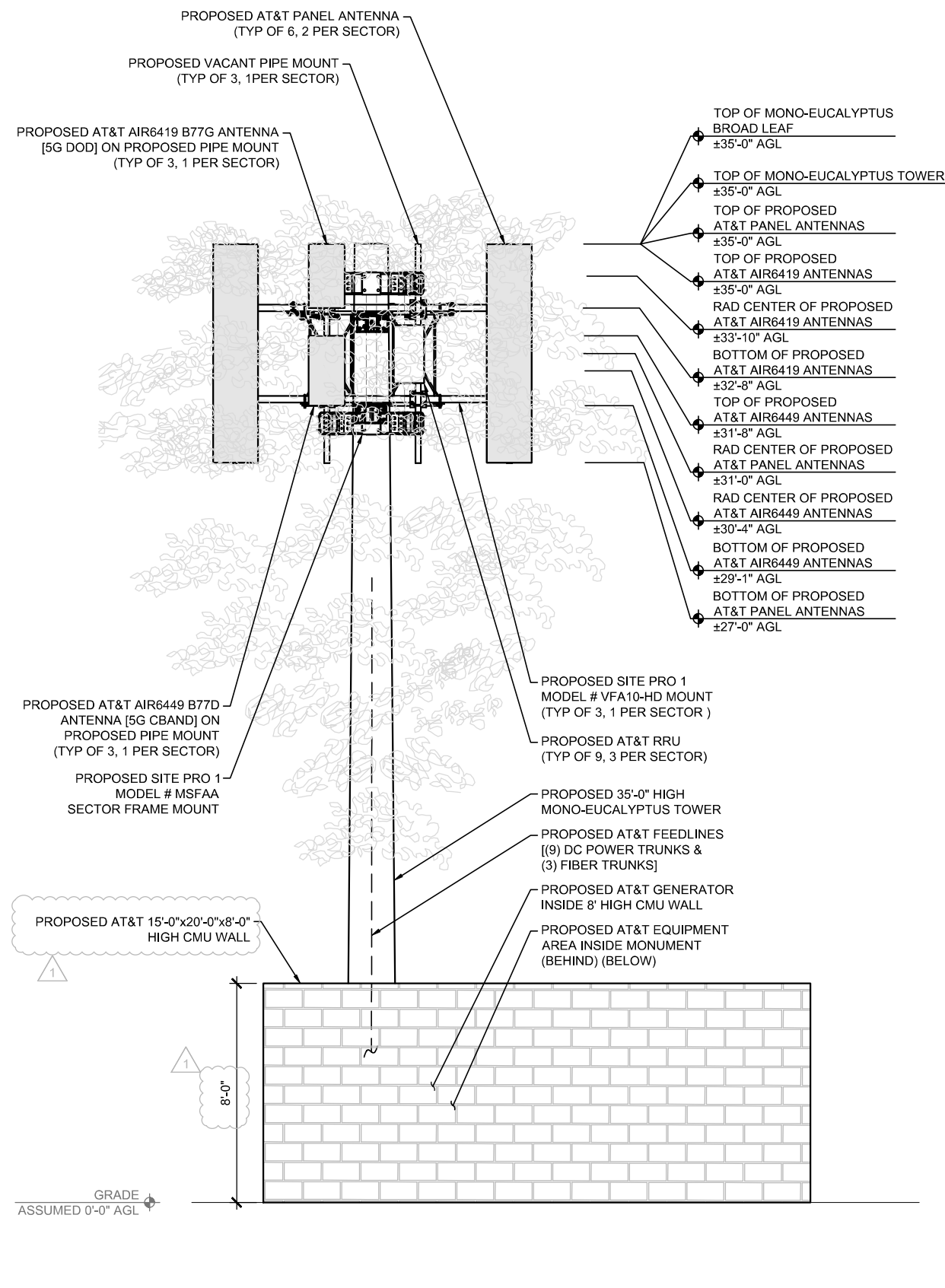
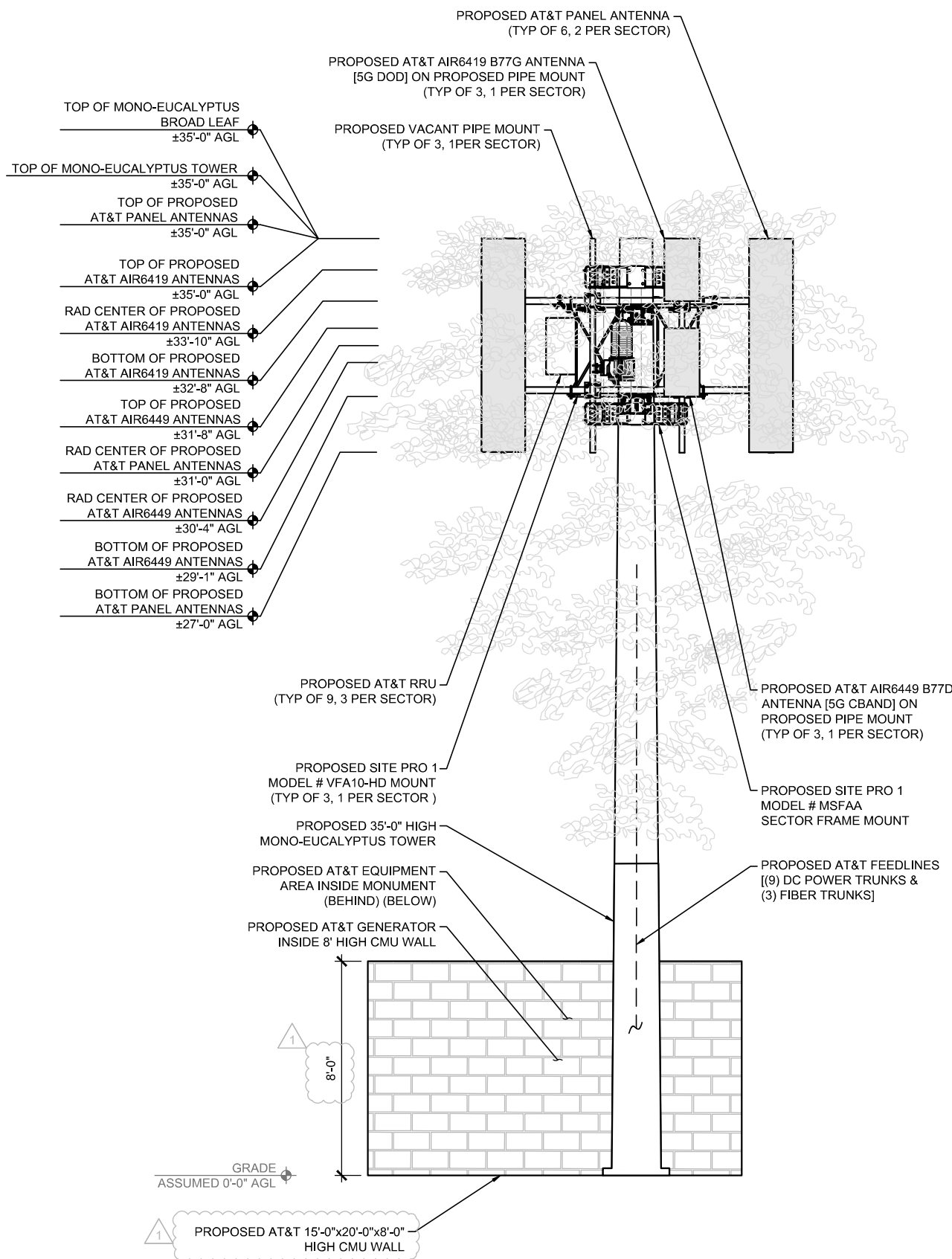
**ELEVATIONS**

Designer:	Date:
Drawn By:	Checked By:
PM Review:	Client Approval
Issue No.:	Drawing No.

3 A03.0

SCALE IS BASE ON 22" X 34" D SIZE

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PROPOSED WEST ELEVATION

PROPOSED EAST ELEVATION

0 6" 1" 2" SCALE: 1/2"=1'-0" (22x34)  
(OR) 1/4"=1'-0" (11x17)

0 6" 1" 2" SCALE: 1/2"=1'-0" (22x34)  
(OR) 1/4"=1'-0" (11x17)

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1	03/31/23	JX COMMENTS
0	11/16/22	FINAL ZONING DRAWINGS
B	11/03/22	PRELIMINARY ZONING DRAWINGS

No.	Date	Action
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FA: 15558384

Drawing Title:

**ELEVATIONS**

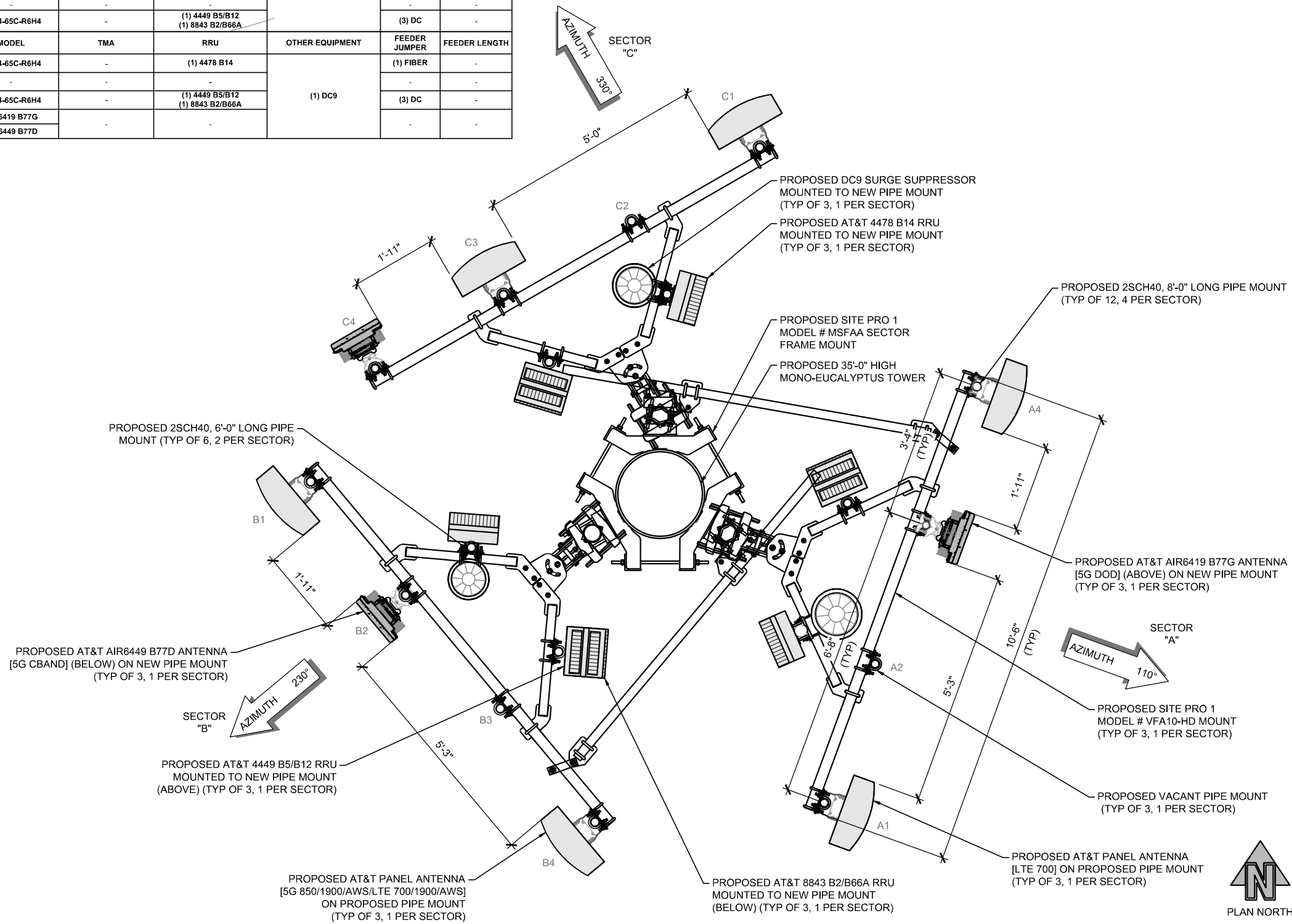
Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: GD	Checked By: -
PM Review: JR	Client Approval
Issue No.: 3	Drawing No. A03.1

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SCALE IS BASE ON 22" X 34" D" SIZE



PROPOSED ANTENNA CONFIGURATION AND SCHEDULE - PER RFDS VERSION 1.0 - DATED 07-28-2022										
	CARRIER / SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	FEEDER JUMPER	FEEDER LENGTH
SECTOR A	5G 850/1900/AWS LTE 700/1900/AWS	A1	110°	31'-0"	NNH4-65C-R6H4	-	(1) 4449 B5/B12 (1) 8843 B2/B66A	(1) DC9	(3) DC	-
	-	A2	-	-	-	-	-		-	-
	5G DOD	A3	110°	33'-10"	AIR6419 B77G	-	-		-	-
	5G CBAND			30'-4"	AIR6449 B77D	-	-		-	-
LTE 700	A4	110°	31'-0"	NNH4-65C-R6H4	-	(1) 4478 B14	(1) FIBER	-		
SECTOR B	LTE 700	B1	230°	31'-0"	NNH4-65C-R6H4	-	(1) 4478 B14	(1) DC9	(1) FIBER	-
	5G DOD	B2	230°	33'-10"	AIR6419 B77G	-	-		-	-
	5G CBAND			30'-4"	AIR6449 B77D	-	-		-	-
	-	B3	-	-	-	-	-		-	-
5G 850/1900/AWS LTE 700/1900/AWS	B4	230°	31'-0"	NNH4-65C-R6H4	-	(1) 4449 B5/B12 (1) 8843 B2/B66A	(3) DC	-		
SECTOR C	LTE 700	C1	330°	31'-0"	NNH4-65C-R6H4	-	(1) 4478 B14	(1) DC9	(1) FIBER	-
	-	C2	-	-	-	-	-		-	-
	5G 850/1900/AWS LTE 700/1900/AWS	C3	330°	31'-0"	NNH4-65C-R6H4	-	(1) 4449 B5/B12 (1) 8843 B2/B66A		(3) DC	-
	5G DOD	C4	330°	33'-10"	AIR6419 B77G	-	-		-	-
5G CBAND	30'-4"			AIR6449 B77D	-	-	-	-		



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

3	09/29/23	JX 3RD COMMENTS
2	07/24/23	JX 2ND COMMENTS
1	03/31/23	JX COMMENTS
0	11/16/22	FINAL ZONING DRAWINGS
B	11/03/22	PRELIMINARY ZONING DRAWINGS

Plans Prepared For:

**MD7**

10590 WEST OCEAN AIR DRIVE  
SUITE 250  
SAN DIEGO, CA 92130

Applicant:

**at&t**  
Your world. Delivered.

Plans Prepared By:

**MORRISON HERSHFIELD**  
5100 S MACADAM AVE., UNIT 500  
PORTLAND, OR 97239  
Tel: 503-595-9128 Fax: 503-595-9136  
www.morrisonhershfield.com

Project:

**CAL02872**  
SITE ID: CAL02872  
8555 PARADISE VALLEY ROAD  
SPRING VALLEY, CA 91977  
FA: 15558384

Drawing Title:

**ANTENNA PLAN & SCHEDULE**

Project No.: 220348700	Date: 10/17/22
Designer: RB	Checked By: -
Drawn By: GD	Client Approval
PM Review: JR	
Issue No.: 3	Drawing No.: A04.0

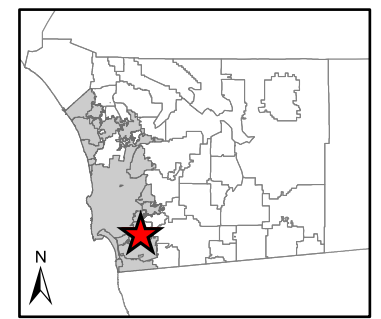
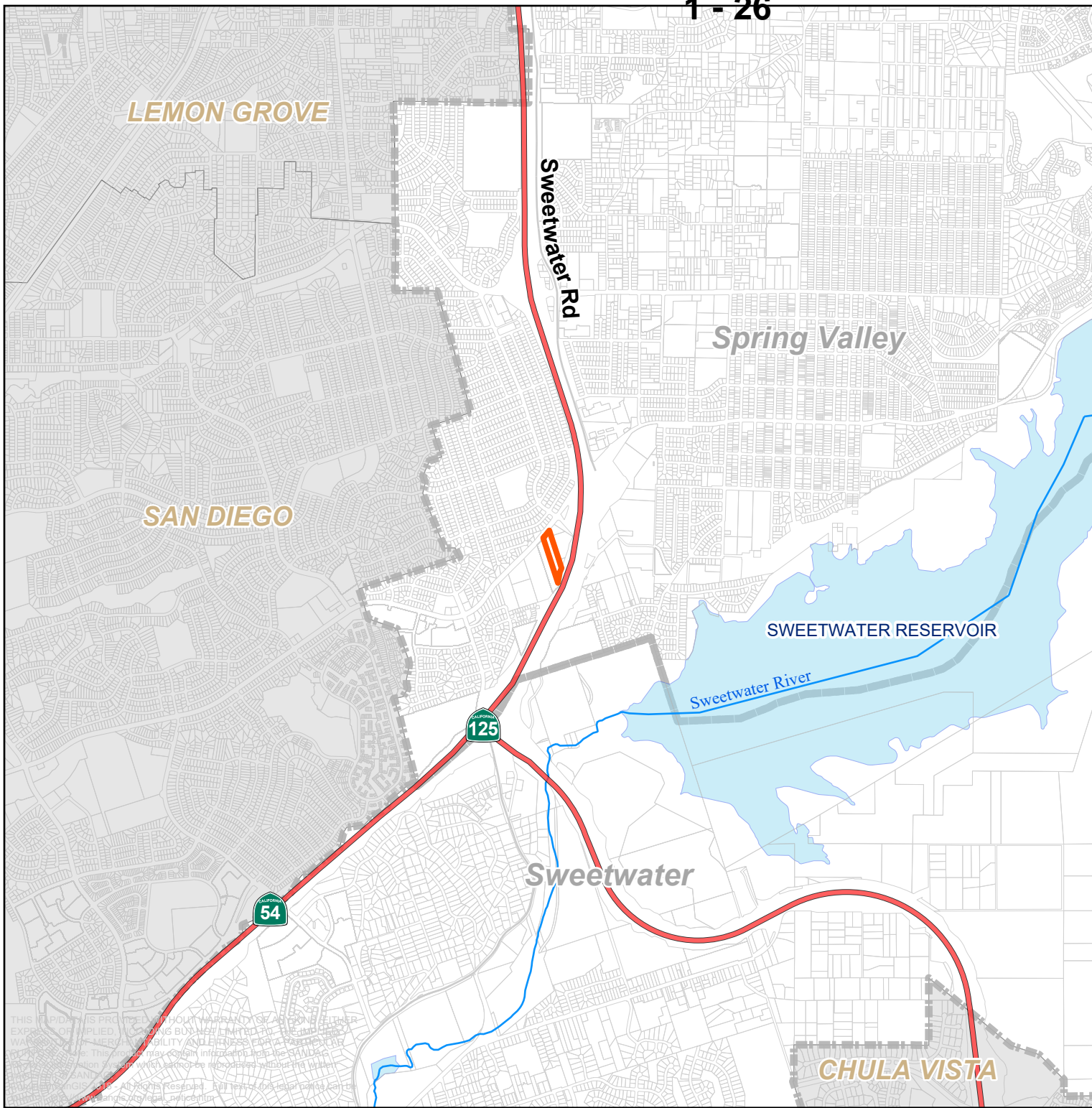
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ANTENNA PLAN & SCHEDULE

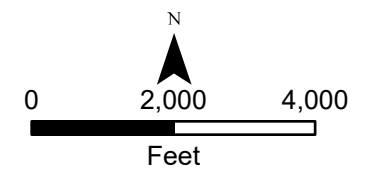
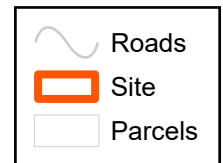
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(OR) 3/8"=1'-0" (11x17)

Vicinity Map

Spring Valley  
Community Plan Area

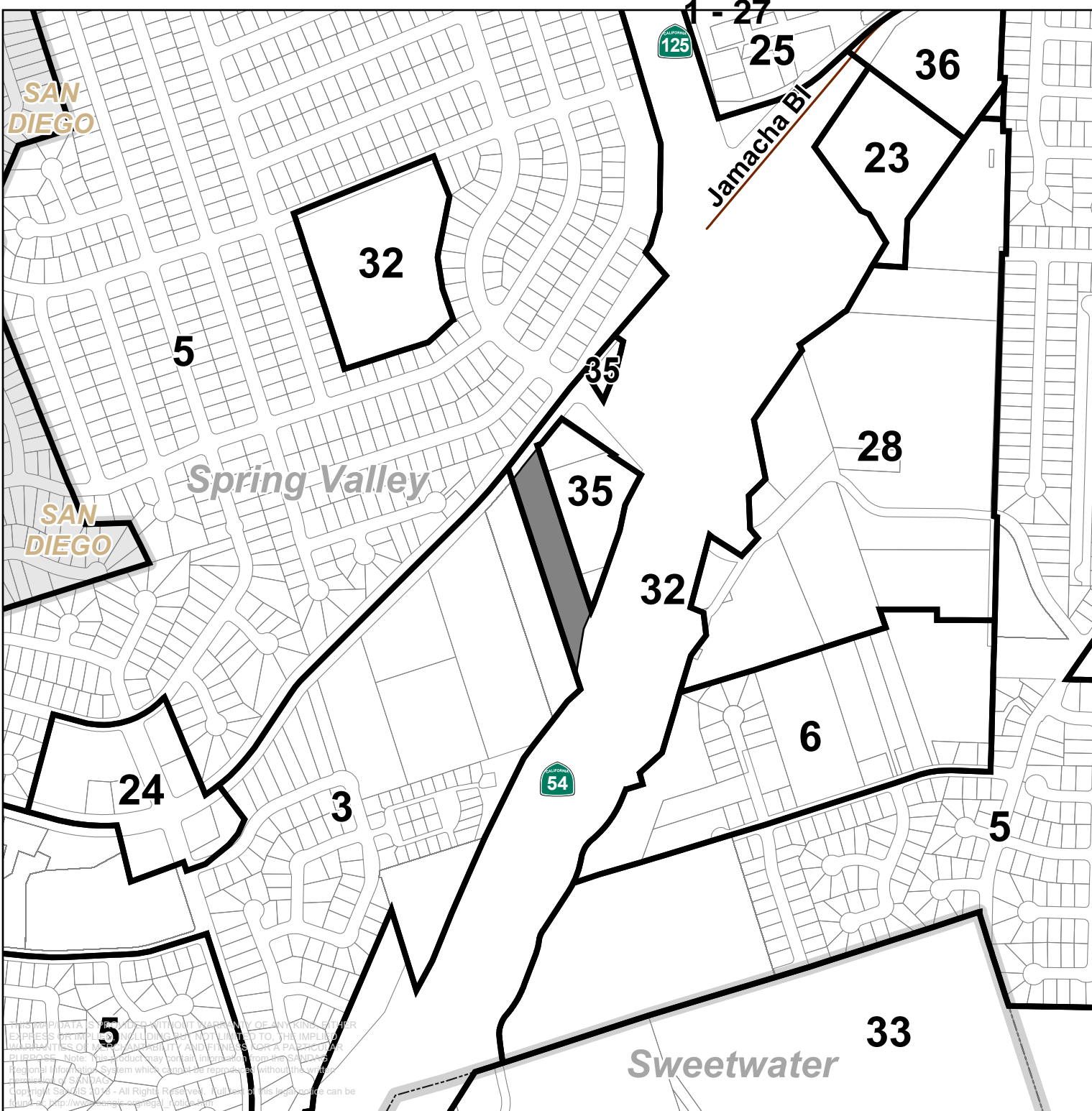


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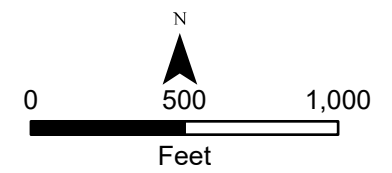


Paradise Valley Road  
Wireless Facility  
PDS2022-MUP-22-012  
**General Plan**

Spring Valley  
Community Plan Area

- (3) Village Residential (VR-15)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (23) Office Professional
- (24) Neighborhood Commercial
- (25) General Commercial
- (28) Limited Impact Industrial
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands
- (35) Medium Impact Industrial
- (36) Open Space (Recreation)

	Roads
	Site
	Parcels
	Planning







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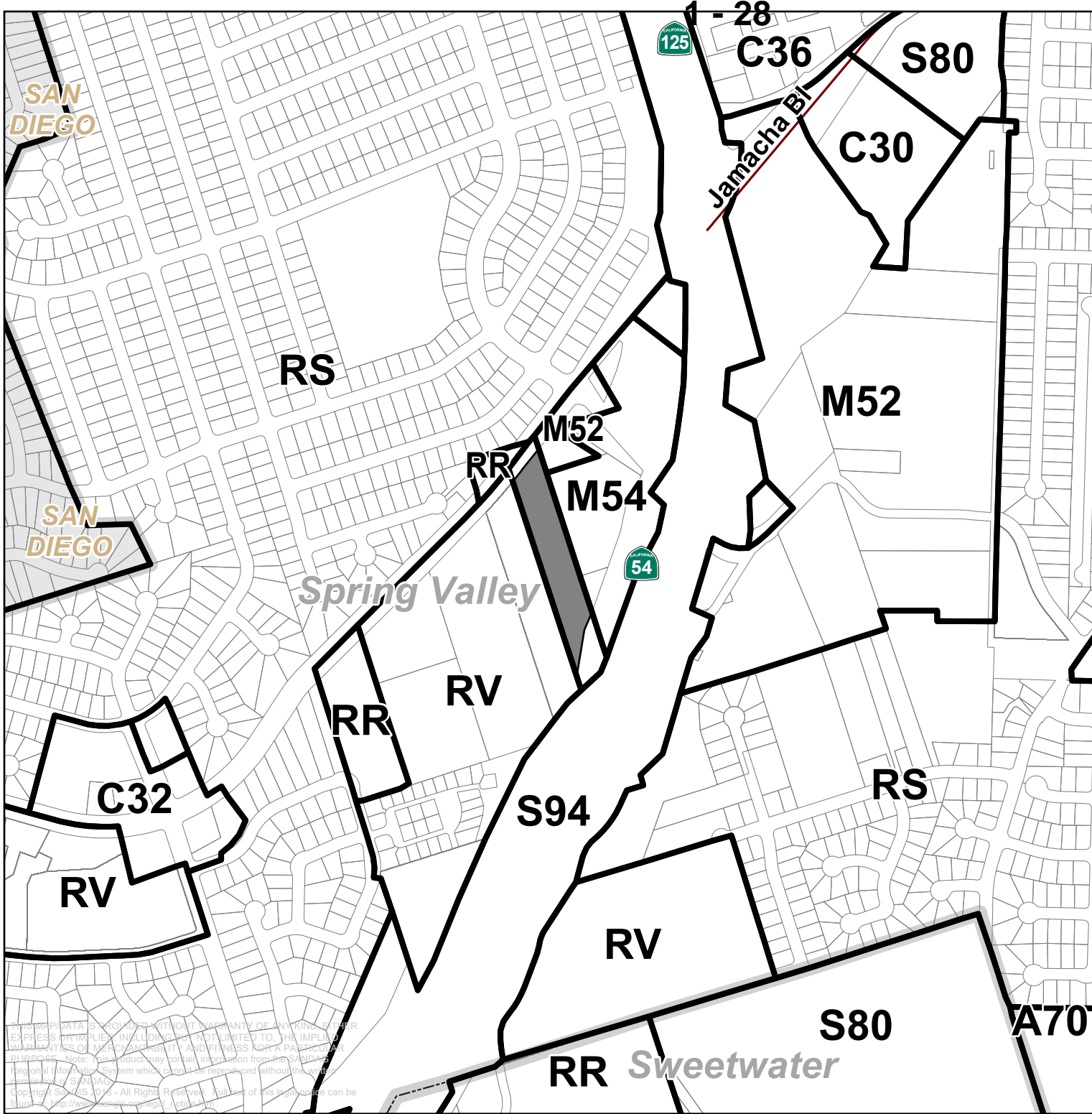
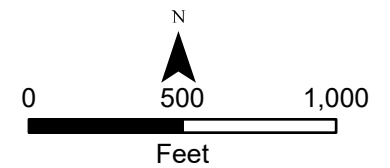
Paradise Valley Road  
Wireless Facility  
PDS2022-MUP-22-012

**Zoning**

*Spring Valley  
Community Plan Area*

- A70 - Limited Agricultural
- C30 - Office Professional
- C31 - Residential-Office Professional
- C32 - Convenience Commercial
- C36 - General Commercial
- M52 - Limited Impact Industrial
- M54 - General Impact Industrial
- RR - Rural Residential
- RS - Single Family Residential
- RV - Variable Family Residential
- S80 - Open Space
- S94 - Transportation/Utility Corridor

	Roads
	Site
	Parcels
	Zoning



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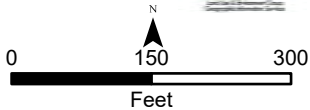


Paradise Valley Road Wireless Facility  
PDS2022-MUP-22-012

Spring Valley Community Plan Area

Roads

Site



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Paradise Valley Rd

Spring Valley

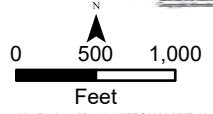
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Paradise Valley Road Wireless Facility  
PDS2022-MUP-22-012

Spring Valley Community Plan Area

- Roads
- Site



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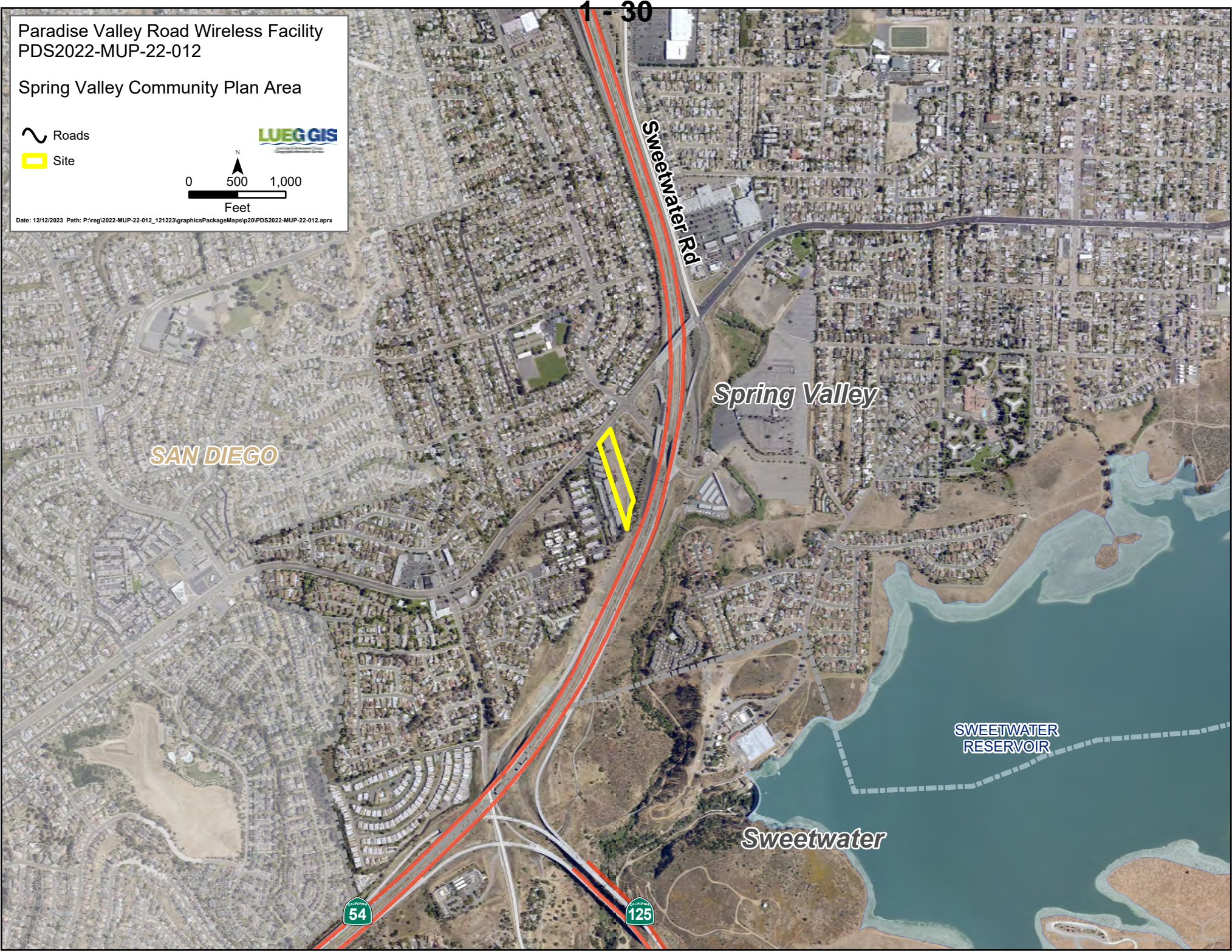
Sweetwater Rd

Spring Valley

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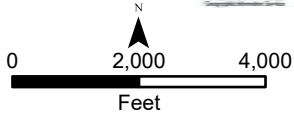


Paradise Valley Road Wireless Facility  
PDS2022-MUP-22-012

Spring Valley Community Plan Area

 Roads

 Site



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GROVE

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Spring Valley

SAN DIEGO

SWEETWATER RESERVOIR

Sweetwater

Sweetwater Rd

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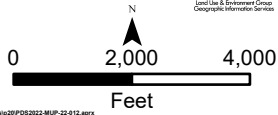


Paradise Valley Road Wireless Facility  
PDS2022-MUP-22-012

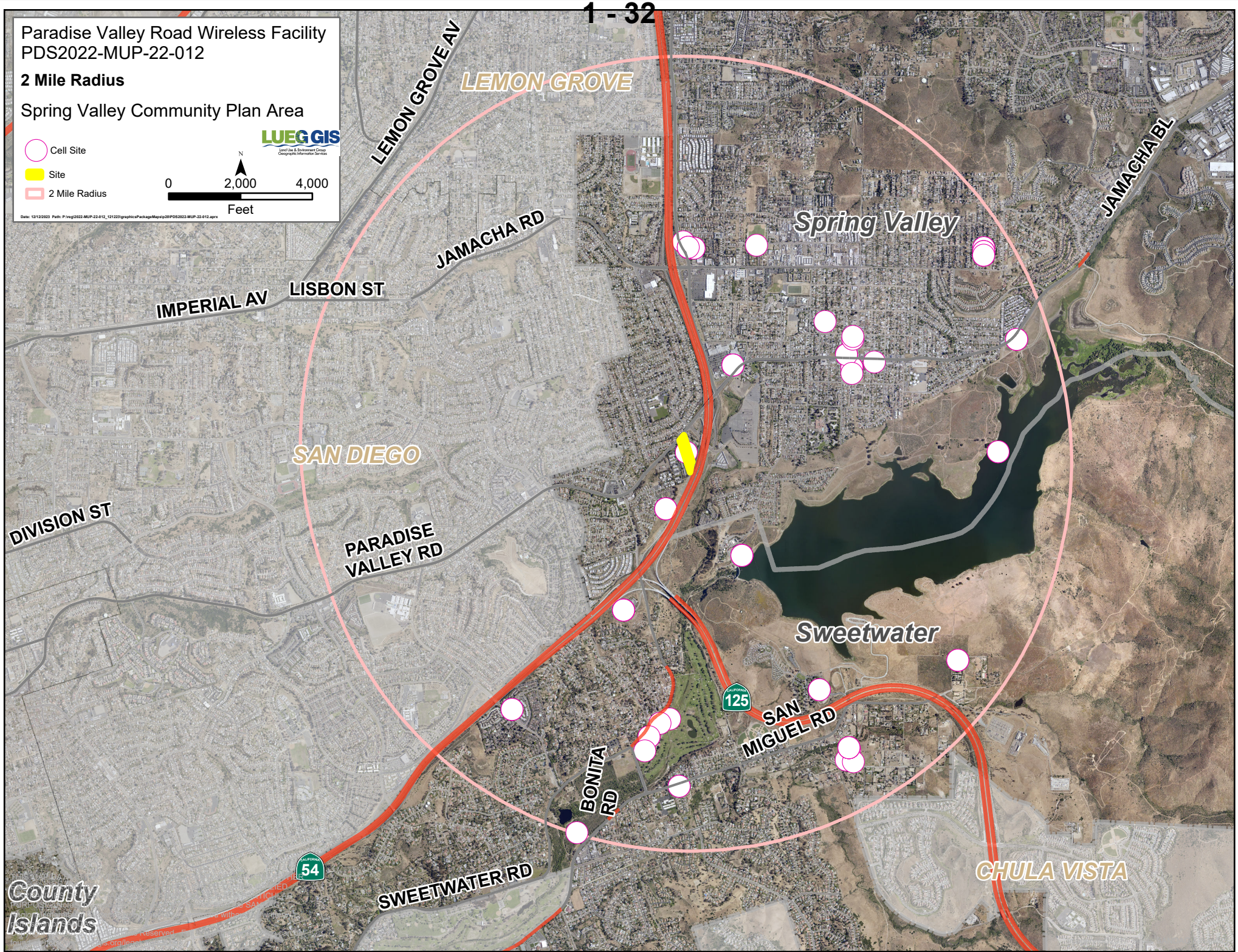
2 Mile Radius

Spring Valley Community Plan Area

- Cell Site
- Site
- 2 Mile Radius



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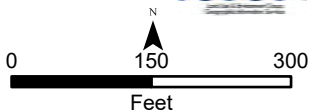
Paradise Valley Road Wireless Facility  
PDS2022-MUP-22-012

Spring Valley Community Plan Area

 Roads

 Site





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Paradise Valley Rd

Spring Valley

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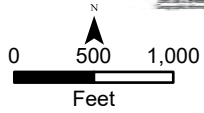


Paradise Valley Road Wireless Facility  
PDS2022-MUP-22-012

Spring Valley Community Plan Area

 Roads

 Site



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1 - 34

Sweetwater Rd

Spring Valley

SAN DIEGO

SWEETWATER  
RESERVOIR

Sweetwater



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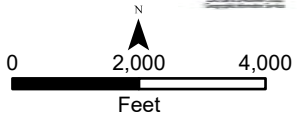


Paradise Valley Road Wireless Facility  
PDS2022-MUP-22-012

Spring Valley Community Plan Area

 Roads

 Site



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GROVE

HANSEN  
RESERVOIR

Spring Valley

SAN DIEGO

SWEETWATER  
RESERVOIR

Sweetwater

Sweetwater Rd

CHULA VISTA

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1 - 35

**Attachment B – Form of Decision  
Approving PDS2022-MUP-22-012**



County of San Diego  
PLANNING & DEVELOPMENT SERVICES

DAHVIA LYNCH  
Director

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

COMMISSIONERS

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

April 19, 2024

**PERMITTEE:** MD7, LLC ON BEHALF OF AT&T WIRELESS  
**MAJOR USE PERMIT:** PDS2022-MUP-22-012  
**E.R. NUMBER:** PDS2022-ER-22-18-004  
**PROPERTY:** 8555 PARADISE VALLEY ROAD WITHIN THE SPRING VALLEY COMMUNITY PLAN AREA WITHIN THE UNINCORPORATED COUNTY OF SAN DIEGO  
**APN(S):** 586-170-15-00

**DECISION OF THE PLANNING COMMISSION**

**MAJOR USE PERMIT DECISION**

Grant, as per plot plan dated October 10, 2023, consisting of ten sheets, as amended and approved concurrently herewith, a Major Use Permit for a new unmanned wireless telecommunication facility. The project would include 12 panel antennas and 9 remote radio units (RRU's) mounted upon a new 35-foot tall faux mono-eucalyptus tree. Each panel antenna would be covered by "socks" which are faux leaves to help conceal the antennas. The equipment would be contained within a 300 square foot (8-foot tall) concrete masonry unit (CMU). A 20kW emergency generator enclosure would be located within the equipment enclosure. One Global Positioning System (GPS) antenna would be located within the equipment enclosure. Minimal grading is proposed to install the equipment enclosure. The project proposes trenching to install underground electrical and fiber conduit. This permit authorizes the proposed unmanned wireless telecommunication facility pursuant to Section 6980 et. al and 7350 et.al of the Zoning Ordinance.

Also granted is an exemption pursuant to Section 4620(g) of the Zoning Ordinance to allow the telecommunication facility to be 35 feet in height where 30 feet is the maximum height allowed.

**MAJOR USE PERMIT EXPIRATION:** This Major Use Permit shall expire on **April 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 Major Use Permit Modification has commenced prior to said expiration date.

.....  
**CONDITIONS FOR MAJOR USE PERMIT (PDS2022-MUP-22-012)**

**SPECIFIC CONDITIONS:** Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval

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

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

1. **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. **LNDSKP#1 – LANDSCAPE DOCUMENTATION PACKAGE**  
**INTENT:** In order to provide adequate Landscaping that addresses screening and to comply with the Spring Valley Design Guidelines, and to comply with the B Designator Regulations as well as Section 6984 of the Zoning Ordinance, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the [COSD Water Efficient Landscape Design Manual](#) and the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Off-Street Parking Design Manual](#), the COSD Grading Ordinance, the Spring Valley Design Guidelines, and the requirements of the B Designator. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:
  - a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within

- the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
  - c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
  - d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
  - e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
  - f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
  - g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
  - h. Parking areas shall be landscaped and designed pursuant to the [Off-street Parking Design Manual](#) and the County Zoning Ordinance Section 6793.b

**DOCUMENTATION:** The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

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

### 3. GEN#3-INSPECTION FEE

**INTENT:** In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt

showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

**4. PLN#1–PHOTO SIMULATION (WIRELESS): [PDS, PCC] [UO, FG] [PDS, FEE]**

**INTENT:** In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated **10/10/2023** to ensure that the site was built to be screened from public view. The landscaping identified on the approved photo-simulations shall be installed as well. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations including the installation of landscaping. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] and Landscape Architect for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

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

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

**6. HAZ#1–HEALTH AND SAFETY PLAN**

**INTENT:** In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials



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

**7. LNDSCP#2–CERTIFICATION OF INSTALLATION**

**INTENT:** In order to provide adequate Landscaping that addresses screening, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Off-Street Parking Design Manual](#), the COSD Grading ordinance, the Spring Valley Community Design Guidelines, and the requirements of the B designator, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS, LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

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

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

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved building plans, and plot plan(s). This includes, but is not limited to maintaining the following: painting all necessary aesthetics design features, landscaping and all lighting wall/fencing. Failure to conform to the approved plot plan(s) is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating

equipment would require either Modification or Deviation of the permit). **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

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

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

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations dated **10/10/2023**. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

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

**10. NOISE#1–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]**  
**INTENT:** In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 ([County of San Diego Noise Ordinance](#)), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person’s right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

**11. ROADS#1–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 550 feet in both directions along **Paradise Valley Road (SA 1050)** from the project driveway openings for the life of this permit. **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.

.....  
**SITE PLAN FINDINGS FOR PDS2022-MUP-22-012**

Pursuant to Section 5750 and 7160 of the Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

*Section 7160 of the Zoning Ordinance Site Plan Findings/Criteria:*

- (a) The proposed development meets the intent and specific standards and criteria prescribed in pertinent sections of the Zoning Ordinance

The proposed project meets the intent and specific standards and criteria prescribed in Section 5250, 5750, 6980, and 7150 of the Zoning Ordinance. The scope of the project is permitted in the Office-Professional Zoning Use Regulation upon approval of a Major Use Permit. The scope of the Major Use Permit is in accordance with the amortization schedule of the Zoning Ordinance for reviewing the term of permits associated with previously approved wireless telecommunication facilities.

- (b) That the proposed development is compatible with the San Diego County General Plan

The proposed project is compatible with the San Diego General Plan. The project has been designed to conform to the goals and policies set forth in the General Plan. The project is within the Public/Semi-Public Facilities General Plan Land Use Designation, and is within the Spring Valley Planning Area. The project complies with the General Plan because the project is consistent with Goal S-1 (Public Safety) and S-3 (Emergency Response) of the 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 Conservation and Open Space Element Policy 11.1 (Protection of Scenic Resources) and Policy 11.3 (Development Siting and Design) because the proposed project has been designed to be visually compatible with the community in order to prevent adverse impacts to scenic views and historic structures in the surrounding project area. The project would be consistent with the General Plan Land Use Element Policy 15.1 (Telecommunication Facilities Compatibility with Setting) because the proposed project has been sited and designed to minimize visual impacts and be compatible with the existing development and community character, and the project would blend in with the existing environment. The project would be consistent with the General Plan Land Use Element Policy 15.2 (Co-Location of Telecommunication Facilities) because the facility is available to provide co-location opportunities for other carriers as feasible. On February 14, 2023, the Spring Valley Community Planning Group (CPG) reviewed the Project. The CPG recommended denial of the MUP by a vote of 6-6-1-2 (6-Yes, 6-No, 1-Abstain, 2-Vacant/Absent). The motion did not carry. Comments made by the group on the proposed project include public concerns on health risks and lack of outreach. The group was asked if they would want to discuss and vote on this item at a future date. Staff provided clarification that there were no revisions to the proposed wireless facility since their previous consideration of the project on February 14, 2023. The group declined to reevaluate the project.

- (c) That any applicable standards or criteria waived by the Director pursuant to Section 7158 d. have been fulfilled by the condition or conditions of a Use Permit or Variance.

No standards or criteria has been waived.

### **MAJOR USE PERMIT FINDINGS FOR PDS2022-MUP-22-012**

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

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

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

*Harmony*

The project is a Major Use permit for the construction, maintenance, and operation of a new unmanned telecommunication facility. The facility would include 12 panel antennas and 9 remote radio units (RRU's) mounted upon a new 35-foot tall faux mono-eucalyptus tree. Each panel antenna would be covered by "socks" which are faux leaves to help conceal the antennas. The equipment would be contained within a 300 square foot (8-foot tall) concrete masonry unit (CMU). The view of motorists and residents in the surrounding area would be minimized due to distance and existing vegetation. The equipment enclosure, located directly adjacent to the mono-eucalyptus tree, is designed to match the existing building and will be screened from views of residents or motorists due to the existing vegetation and topography. The faux mono-eucalyptus would have no visibility from Sweetwater Road, a Scenic Highway identified in the County of San Diego General Plan. The view of the proposed facility would be minimized from the surrounding residences because the mono-eucalyptus tree and equipment shelter are screened by existing vegetation and existing slope. Landscaping is proposed to further screen the proposed equipment enclosure. The intervening topography and existing vegetation help buffer views of the facility and contribute to the harmony in scale, bulk, and coverage.

*Scale and Bulk:*

The project area is characterized as residential and limited use industrial. The area surrounding the project site consists of residential, industrial, and a transportation corridor. The faux mono-eucalyptus is located approximately 73 feet away from the nearest existing residence.

The photo simulations illustrate that the wireless telecommunication facility and equipment enclosure are designed to minimize impacts to adjacent roadways and residences. The views of the wireless facility would be minimized from surrounding residences due to the existing vegetation and intervening topography. The wireless telecommunication equipment includes a 35-foot-tall faux eucalyptus and an 8-foot-tall equipment enclosure. The faux mono-eucalyptus tree is designed to fit in with the existing environment of the area. The project site contains mature vegetation and other vertical elements (existing structure) which makes the facility appear as an expected visual feature to public views in the project vicinity. The CMU enclosure is designed to match the existing building for architectural compatibility. As a result, the components of the surrounding environment will be consistent with the scale of the surrounding environment.

*Coverage:*

The subject parcel is approximately 3.04 acres in size. Surrounding land uses consist of residential land uses, industrial land uses, and a transportation corridor with parcel sizes ranging in size from 0.50 acres to 3 acres. The site contains an existing San Diego County Water Authority building and storage of equipment such as concrete dividers and pipe. Due to the small scale of the facility, the project will not contribute significantly to the existing site coverage, nor will it substantially increase the scale and bulk of the subject property. As such, the proposed facility



will maintain similar coverage with surrounding parcels. Considering the size of the subject lot compared with the size and location of the proposed structure, and the coverage characteristics of surrounding properties, the modification of the telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

*Density:*

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

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

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

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

The project is a Major Use Permit for the construction, maintenance, and operation of a new unmanned telecommunication facility. The Major Use Permit has been submitted in conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in sections 6985 and 6991. The project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged. The equipment is located within a CMU enclosure to conceal it from surrounding properties. The facility is designed as a faux mono-eucalyptus tree and would appear as an expected visual feature without the project vicinity, as the project vicinity contains mature trees and vegetation. The line, form, and color of the facility would be largely consistent with other elements that make up the visual setting of the area.

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

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

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

Therefore, the number of maintenance trips would not substantially increase or alter the physical character of surrounding streets.

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

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

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

No relevant impacts were identified.

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

The project is within the Public/Semi-Public Facilities General Plan Land Use Designation and is within the Spring Valley Planning Area. The project complies with the General Plan because the project is consistent with Goal S-1 (Public Safety) and S-3 (Emergency Response) of the 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 Conservation and Open Space Element Policy 11.1 (Protection of Scenic Resources) and Policy 11.3 (Development Siting and Design) because the proposed project has been designed to be visually compatible with the community in order to prevent adverse impacts to scenic views and historic structures in the surrounding project area. The project would be consistent with the General Plan Land Use Element Policy 15.1 (Telecommunication Facilities Compatibility with Setting) because the proposed project has been sited and designed to minimize visual impacts and be compatible with the existing development and community character, and the project would blend in with the existing environment. The project would be consistent with the General Plan Land Use Element Policy 15.2 (Co-Location of Telecommunication Facilities) because the facility is available to provide co-location opportunities for other carriers as feasible.

(c) *That the requirements of the California Environmental Quality Act have been complied with.*

Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the installation of Small, New Equipment and Facilities in Small Structures. Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it involves operation, maintenance, permitting, leasing, licensing, and minor alteration to

an unmanned wireless telecommunication facility involving no expansion of use beyond that existing at the time of the lead agency’s determination. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway.

**WIRELESS TELECOMMUNICATION FINDINGS**

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

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

**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 comply 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 one 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 and amended in November 2015. *Project design shall comply with the new Municipal Permit regulations.* The County has provided a Low Impact Development (LID) Handbook as a source for LID information to be utilized by County staff and outside consultants for implementing LID in our region. The LID Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link: [https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROGRAM/susmppdf/lid\\_handbook\\_2014sm.pdf](https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.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 the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016, and the 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.

**DRAINAGE COMPLIANCE NOTICE:** The project shall comply with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

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

**CONSTRUCTION PERMIT REQUIRED:** A Construction Permit (and possibly an Encroachment Permit) are required for any and all work within the County right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-2055, 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. The Construction Permit application form can be found at the following link: <https://www.sandiegocounty.gov/content/sdc/dpw/pfdlist.html>

**EXCAVATION PERMIT REQUIRED:** An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way. The Excavation Permit application form can be found at the following link: <https://www.sandiegocounty.gov/content/sdc/dpw/pfdlist.html>

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

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
<b>Planning &amp; Development Services (PDS)</b>			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		

<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health and Quality (DEHQ)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
Real Property Division	RP		

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

COUNTY OF SAN DIEGO PLANNING COMMISSION  
 DAHVIA LYNCH, DIRECTOR

BY:

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

email cc:

Harold Thomas, Jr., Applicant  
 Spring Valley CPG  
 Angelica Truong, Planning Manager, Planning & Development Services

## **Attachment C – Environmental Documentation**



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: Paradise Valley Road Wireless Facility, PDS2022-MUP-22-012, PDS2022-ER-22-18-004.
Project Location: 8555 Paradise Valley Road, Spring Valley, CA 91977 in the Spring Valley Community Plan area, within unincorporated San Diego County. APN: 586-170-15-00.
Project Applicant: MD7, LLC OBO AT&T Wireless; 10590 West Ocean Air Drive, Suite 250, San Diego, CA 92130.
Project Description: The applicant requests a Major Use Permit to construct, maintain, and operate a new wireless telecommunication facility. The facility would include 12 panel antennas and 9 remote radio units (RRU's) mounted upon a new 35-foot tall faux mono-eucalyptus tree. Each panel antenna would be covered by "socks" which are faux leaves to help conceal the antennas. The equipment would be contained within a 300 square foot (8-foot tall) concrete masonry unit (CMU). A 20kW emergency generator enclosure would be located within the equipment enclosure. One Global Positioning System (GPS) antenna would be located within the equipment enclosure. Minimal grading is proposed to install the equipment enclosure. In addition, trenching is proposed to install underground electrical and fiber conduit.

Agency Approving Project: County of San Diego
County Contact Person: Jennifer Crump Phone Number: (619) 323-8589
Date Form Completed: April 19, 2024

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

- 1. 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:
[X] 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.
2. Mitigation measures [ ] were [X] were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan [ ] was [X] 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 involves 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.

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

Signature: [Handwritten Signature] Telephone: (619) 323-8589
Name (Print): Jennifer Crump Title: 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  
PARADISE VALLEY ROAD TELECOMMUNICATION FACILITY  
MAJOR USE PERMIT  
PDS2022-MUP-22-012, PDS2022-ER-22-18-004**

April 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  
                                           

While proposed project is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program, the project site does not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, a finding of conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance is not required.

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

YES                      NO                      NOT APPLICABLE/EXEMPT  
                                           

The proposed project is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program.

Staff has determined the proposed project is exempt from the California Environmental Quality Act pursuant to CEQA Section 15303. Projects found to be exempt from CEQA are also exempt from the County's Biological Mitigation Ordinance (Section 86.503 (a)(1)). Therefore, the project is not subject to the requirements of the Biological Mitigation Ordinance. However, no project within the MSCP County Subarea Plan, regardless of exemption status, may conflict or otherwise hinder the MSCP preserve system.

The project is consistent with the MSCP Subarea Plan due to the following:

- The site does not support sensitive habitat or wildlife.
- Surrounding land uses include dense development.
- There are other conditions that would restrict wildlife use of the area for nesting, foraging or dispersal.
- The development area is not within a core, linkage, Pre-Approved Mitigation Area, Preserve Area, or other highly sensitive area as designated by the MSCP.

- The site does not support any features that might encourage wildlife movement, such as a well-vegetated drainage, stream, or creek.

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

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

YES                      NO                      NOT APPLICABLE/EXEMPT  
                                           

The project is for an unmanned wireless telecommunications facility and will not use any groundwater for any purpose, including irrigation or domestic supply.

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

The wetland and wetland buffer regulations (Section 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Floodways and Floodplain Fringe section (Section 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Steep Slope section (Section 86.604(e)(2)(iii))?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>

**Wetland and Wetland Buffers:** The project is not located near wetlands and/or wetland buffer areas were not identified on the project site.

**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.



**Steep Slopes:** The project site contains steep slopes greater than 25%. However, according to Section 86.604(e)(2)(bb)(iii), public and private utility systems are exempt from RPO provided that findings are made that the least environmentally damaging alignment has been selected. Moreover, the proposed facility has a small lease area (approximately 300 square feet), and no portion of the proposed facility would be located within the previously disturbed portion of the property that is slightly sloped.

**Sensitive Habitats:** Sensitive habitat lands were identified on the site. However, the property has been previously disturbed and built out with an existing structure. No portion of the proposed facility would be located within the sensitive habitat lands.

**Significant Prehistoric and Historic Sites:**

The project is exempt from CEQA; therefore, the RPO does not apply.

**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 Department of Planning and Development Services (PDS) staff have reviewed the project’s Stormwater Management Plan (SWMP) and has found it to be complete and in compliance with the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO, Section 67.817).

**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 project would not expose people to nor generate potentially significant noise levels during construction or operation 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.

## **Attachment D – Environmental Findings**

**PARADISE VALLEY ROAD TELECOMMUNICATION FACILITY  
MAJOR USE PERMIT  
PERMIT NO.: PDS2022-MUP-22-012  
ENVIRONMENTAL LOG: PDS2022-ER-22-18-004**

**ENVIRONMENTAL FINDINGS**

April 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): PDS2022-MUP-22-012

Project Name: CAL02871 paradise Valley Road

Project Manager: Polina Mitcheom

Project Manager's Phone: 619-942-1376

Scope of Review:

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

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

Initial Review and Comment:

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

Planning Group review and advisory vote:

- A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.
- B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be notified when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.



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

Record ID(s): PDS2022-MUP-22-012

Project Name: CAL02872 Paradise Valley Road

Planning/Sponsor Group: Spring Valley

Results of Planning/Sponsor Group Review

Meeting Date: 2nd and 4th Tuesday of the Month

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

Public concerns on health risks and lack of outreach. Does County have the study and verifies? County says they rely on third party report. Group members: can the project be moved? American Cancer Society says no strong evidence from RF waves from cell towers causes any noticeable health effects. Does the County deny if study shows health effects?

**B. Advisory Vote:** The Group  **Did**  **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

- MOTION:**
- Approve without conditions
  - Approve with recommended conditions
  - Deny
  - Continue

**VOTE:** 6 Yes 6 No 1 Abstain 2 Vacant / Absent

**C. Recommended conditions of approval:**

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Reported by: Tim Snyder Position: Group Member Date: 2/23/2023

**Please email recommendations to BOTH EMAILS;**

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

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







**CAL02872**  
**USID: 322191 FA# 15558384**  
**SITE ID: CAL02872**

**8538 PARADISE VALLEY ROAD**  
**SPRING VALLEY, CA 91977**  
**5G NSB**

MRSDL042318/ MRSDL044649/ MRSDL044554/ MRSDL044529/  
 MRSDL044606/ MRSDL044648/ MRSDL044592

**PROJECT DESCRIPTION**

AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING SITE. THE SCOPE WILL CONSIST OF THE FOLLOWING:

**AT ANTENNA LEVEL:**

- INSTALL (1) 35'-0" HIGH MONO EUCALYPTUS TOWER
- INSTALL (3) SITE PRO VFA-10HD MOUNTS
- INSTALL (1) SITE PRO MSFAA SECTOR FRAME MOUNT
- INSTALL (12) 25CM40, 8'-4" LONG PIPE MOUNTS
- INSTALL (6) 25CM40, 6'-4" LONG PIPE MOUNTS
- INSTALL (6) PANEL ANTENNAS
- INSTALL (3) AMR419 B77D ANTENNAS
- INSTALL (3) APR649 B77G ANTENNAS
- INSTALL (3) DC9 SURGE SUPPRESSORS
- INSTALL (9) RRUS
- INSTALL (3) FIBER CABLE TRUNKS
- INSTALL (9) DC CABLES

**AT EQUIPMENT LEVEL:**

- INSTALL (1) 15'-0" x 23'-0" x 6'-0" HIGH CMU WALL
- INSTALL (1) CHAIN LINK FENCE W/ PRIVACY SLATS
- INSTALL (1) VERTV 512 DCPD CABINET
- INSTALL (2) PLURCELL FLX2 I CABINETS
- INSTALL (1) NEW GENERAC SDC020 2.2L 20KW GENERATOR
- DIESEL GENERATOR
- INSTALL (1) CHAIN LINK FENCE W/ PRIVACY SLATS
- INSTALL (1) 3'-6" WIDE ACCESS GATE
- INSTALL (1) CIENA BOX
- INSTALL (2) DC12 SURGE SUPPRESSORS
- INSTALL (1) TEL CO BOX
- INSTALL (1) PTLG W/ CAM LOK
- INSTALL (1) 200AMP METER PEDESTAL
- INSTALL (1) DISCONNECT SWITCH
- INSTALL (1) GPS ANTENNA
- INSTALL (1) FIRE EXTINGUISHER
- INSTALL (1) FIRE EXTINGUISHER CABINET
- INSTALL (1) EMERGENCY SHUTOFF SWITCH

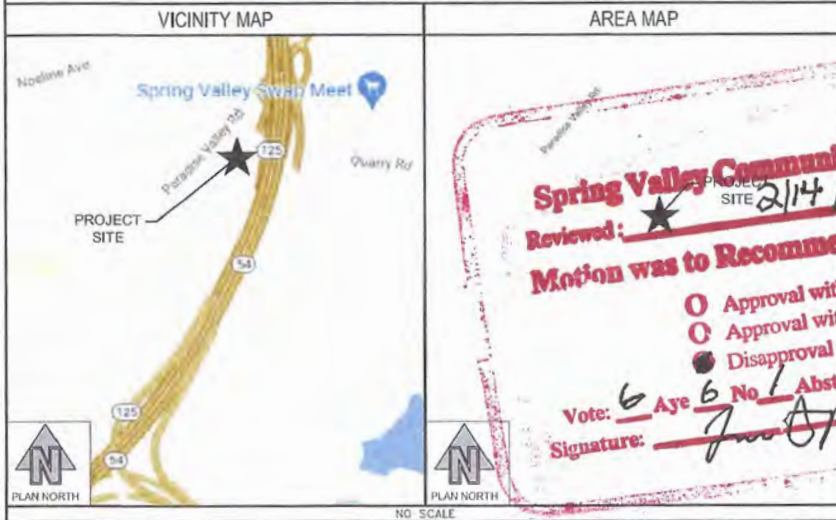
**SITE INFORMATION**

PROPERTY OWNER:	SAN DIEGO COUNTY WATER AUTHORITY
LATITUDE:	32° 42' 02.03"
LONGITUDE:	-117° 00' 46.04"
GROUND ELEVATION:	332.22 ± AMSL
JURISDICTION:	SAN DIEGO COUNTY
ZONING:	RV
PARCEL #:	5861701500
COUNTY:	SAN DIEGO
OCCUPANCY GROUP:	UNMANNED
CONSTRUCTION TYPE:	II-B
POWER COMPANY:	-
TELEPHONE COMPANY:	-

**PROJECT TEAM**

<p><b>APPLICANT:</b>                  AT&amp;T WIRELESS                  7337 TRADE STREET                  SAN DIEGO, CA 92121</p> <p><b>PROJECT MANAGER:</b>                  MD7                  10999 W. OCEAN AIR DR., STE 250                  SAN DIEGO, CA 92130                  PHONE: (858) 790-7850</p> <p><b>A/E CONTACT:</b>                  MORRISON HERSHFELD CORP                  JOSH REYNOLDS                  1455 LINCOLN PKWY., SUITE 500                  ATLANTA, GA 30346                  770-379-6500                  jreynolds@morrisonshersfield.com</p>	<p><b>ZONING / SITE ACQUISITION:</b>                  MD7                  10590 W. OCEAN AIR DR., STE 250                  SAN DIEGO, CA 92130                  PHONE: (858) 799-7850</p> <p><b>CONSTRUCTION:</b>                  AT&amp;T WIRELESS                  7337 TRADE STREET                  SAN DIEGO, CA 92121</p> <p><b>RF ENGINEER:</b>                  AT&amp;T WIRELESS                  CRISTIAN SOTO                  cs450g@att.com</p>
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**LOCATION MAPS**



**DRIVING DIRECTIONS**

FROM SAN DIEGO INTERNATIONAL AIRPORT:  
 HEAD EAST ON N HARBOR DR TOWARD MCCAIN RD. USE THE LEFT 3 LANES TO TURN LEFT ONTO W GRAPE ST. USE THE RIGHT 2 LANES TO TAKE THE RAMP ONTO I-5 S. MERGE WITH I-5 S. USE THE RIGHT 2 LANES TO TAKE EXIT 15B FOR CA-94 E/M L KING JR FWY. CONTINUE ONTO CA-94 E. TAKE EXIT 9A TO MERGE WITH CA-125 S. TAKE EXIT 12 TOWARD PARADISE VALLEY RD/JAMACHA BLVD. TURN RIGHT ONTO ELKELTON PL. USE THE LEFT LANE TO TURN LEFT ONTO PARADISE VALLEY RD. TURN LEFT. DESTINATION WILL BE ON THE LEFT.

**ENGINEERING**

THE FOLLOWING CODES W/ CALIFORNIA STATE AMENDMENTS

1. 2019 INTERNATIONAL BUILDING CODE
2. 2019 NATIONAL ELECTRICAL CODE
3. TIA-222-H OR LATEST EDITION
4. 2019 INTERNATIONAL MECHANICAL CODE
5. 2019 INTERNATIONAL FIRE CODE

**GENERAL NOTES**

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

**APPROVALS**

AT&T RF ENGINEER:	_____	DATE:	_____
AT&T OPERATIONS:	_____	DATE:	_____
SITE ACQUISITION:	_____	DATE:	_____
CONSTRUCTION MANAGER:	_____	DATE:	_____
PROPERTY OWNER:	_____	DATE:	_____
ZONING:	_____	DATE:	_____
PROJECT MANAGER:	_____	DATE:	_____

**DRAWING INDEX**

SHT NO.	DESCRIPTION
ATSO1	AT&T TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
A01.0	SITE PLAN
A01.1	ENLARGED SITE PLAN
A02.0	EQUIPMENT PLAN
A03.0	ELEVATIONS
A04.0	ANTENNA PLAN & SCHEDULE

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

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME



NOTE:  
 48 HOURS PRIOR TO DIGGING,  
 CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADJUST CONCRETE SLABS OF ANY UTILITY OR OVERHEAD. NO VARIATIONS OR MODIFICATIONS TO THESE DRAWINGS SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS REVIEWS OF THE DRAWING ARE SUPERSEDED BY THE LATEST REVIEW. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFELD. FOR THE ARCHITECT WILL BE PROVIDING CONTRACTOR REVIEW OF THIS PROJECT

O	11/16/22	FINAL ZONING DRAWINGS
B	11/03/22	PRELIMINARY ZONING DRAWINGS
A	10/17/22	PRELIMINARY ZONING DRAWINGS

Plans Prepared For:  
**MD7**  
 10590 WEST OCEAN AIR DRIVE  
 SUITE 250  
 SAN DIEGO, CA 92130



Plans Prepared By:  
**MH MORRISON HERSHFELD**  
 5100 S MACADAM AVE., UNIT 500  
 PORTLAND, OR 97239  
 Tel: 503-595-9125 Fax: 503-595-9136  
 www.morrisonshersfield.com

Project:  
 CAL02872  
 SITE ID: CAL02872  
 8538 PARADISE VALLEY ROAD  
 SPRING VALLEY, CA 91977  
 FA: 15558384

Drawing Title:  
**AT&T TITLE SHEET**

Project No.:	220348700	Date:	10/17/22
Designer:	RB	Checked By:	-
Drawn By:	OS	Per Review:	JR
Client Approval:		Drawing No.:	0
			ATS01







**Title Report**

PREPARED BY: TRACY KATHA TITLE ROYALTY COMPANY  
 SECTION: 0777008  
 DATE: SEPTEMBER 26, 2002

**Legal Description**

PROPERTY LOCATED IN SAN DIEGO COUNTY, CALIFORNIA, ALL THAT PORTION OF THE LAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHERLY QUARTER OF QUARTER SECTION 17 OF RANGE 12 N. 14 E. SECTION 16, T14N R14E S16E, COUNTY OF SAN DIEGO, CALIFORNIA, ACCORDING TO MAP THEREOF AS THE SAME APPEAR ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, BEING AS FOLLOWS: BEGINS AT THE INTERSECTION OF THE EASTERN LINE OF THE NORTHERLY QUARTER OF SAID QUARTER SECTION 17 WITH THE EASTWEST APPROXIMATE-BAY OF FISH HOLEY RD. 1/4-MI. WIDE PARADISE VALLEY ROAD, THENCE ALONG SAID EASTWEST LINE SOUTH 17 DEGREES EAST 361.65 FEET TO THE WESTLY POINT-OF-BAY OF QUARTER BOUNDARY OF FISH HOLEY RD. 1/4-MI. WIDE PARADISE VALLEY ROAD, THENCE S 89° 40' 00" W 210.847' WEST BEARING 207° 13' 20" W 144.82 FEET, AND SOUTH APPROXIMATE BAY OF QUARTER BOUNDARY 112.84 FEET TO THE QUADRANTARY CORNER OF COUNTY OF SAN DIEGO TRACT NO. 3002, BPP THEREOF AS SHOWN AS FILED IN SAN DIEGO COUNTY RECORDS OFFICE, BEING AS FOLLOWS: BEGINS AT THE INTERSECTION OF SAID EASTWEST LINE WITH THE WESTLY BOUNDARY OF SAID QUARTER SECTION 17, THENCE NORTH 17° 43' 04" WEST 361.65 FEET TO THE EASTWEST POINT-OF-BAY OF FISH HOLEY RD. 1/4-MI. WIDE PARADISE VALLEY ROAD, THENCE S 89° 40' 00" W 210.847' EAST BEARING 207° 13' 20" WEST FEET TO THE POINT OF BEGINNING.

CONTAINS 347 ACRES MORE OR LESS.  
 LEFT AND EXCEPT THAT PORTION OF PROPERTY LOCATED TO STATE OF CALIFORNIA FROM THE SAN DIEGO COUNTY WATER AUTHORITY BY GRANT DEED RECORDED ON OCTOBER 23, 1998 IN INSTRUMENT NO. 98-00244 AND BEING A PORTION OF THE SAME PROPERTY LOCATED TO SAN DIEGO COUNTY WATER AUTHORITY FROM BARBARA L. MCDONOUGH, TRUSTEE OF THE MARSH L. MCDONOUGH TRUST AND MARGIE D. MCDONOUGH, TRUSTEE OF THE MARGIE D. MCDONOUGH TRUST AND LUCAS F. MCDONOUGH BY INSTRUMENT NO. 98-00244 OF RECORDATION DATED MAY 23, 1992 AND RECORDED AUGUST 23, 1992 IN INSTRUMENT NO. 98-00244.

**Assessor's Parcel No.**  
 468-170-15

**Easements**

(1) EASEMENT IN FAVOR OF SAN DIEGO CO. & ELECTRIC COMPANY & COMPANY'S TRUST FORD BY INSTRUMENT RECORDED ON OCTOBER 6, 1996 IN INSTRUMENT NO. 96-02309 OFFICIAL RECORD, PUPPED HEREIN.

**Access & Utility Route/Lease Area**  
 TO BE DETERMINED

**Geographic Coordinates at Mono-Eucalyptus Tower**

THIS TOWER LATITUDE: 32° 47' 04.67" N LONGITUDE: 117° 02' 48.57" W ELEVATION: 154.7 FEET ABOVE SEA LEVEL.  
 DENOTATION:  
 THE LATEST AND LARGEST SHOWN ABOVE ARE ACCORDING TO STATE A.P.M. 15 FEET HORIZONTALLY AND THAT THE ELEVATION SHOWN ABOVE ARE ACCORDING TO BORN A.P.M. 3 FEET VERTICALLY THE NATIONAL DATUM GEODESIC COORDINATES IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DECIMAL DEGREES (D), MINUTES (M) AND SECONDS (S). TO THE NEAREST HUNDRETH OF A SECOND. THE MERCATOR SCALE (ELEVATION) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS REFERENCED TO THE MEAN SEA LEVEL OF A P.C.C.

**Basis of Bearings**

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS) 2004 N. (210223) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE, SECTION 26100-1 AND 26100-2 AND BEARING ARE REFERENCED TO THE CALIFORNIA PUBLIC RESOURCES CODE, SECTION 26100-1 AND 26100-2.

SANVA (SAC)  
 MONITORING: 10198033Z  
 EASTING: 4348323Z  
 SANVA CASE  
 MONITORING: 10198033Z  
 EASTING: 4348323Z

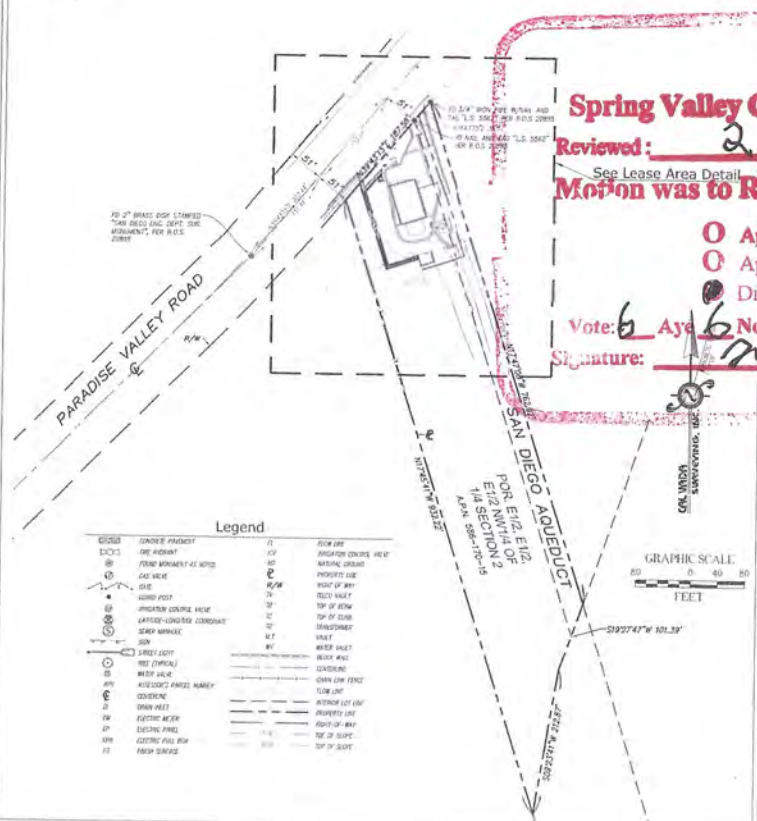
**Benchmark**

THE SURVEY BENCHMARK DATA: CASE, CASE ELEVATION: 10387.00 (11) (NAME: 80)

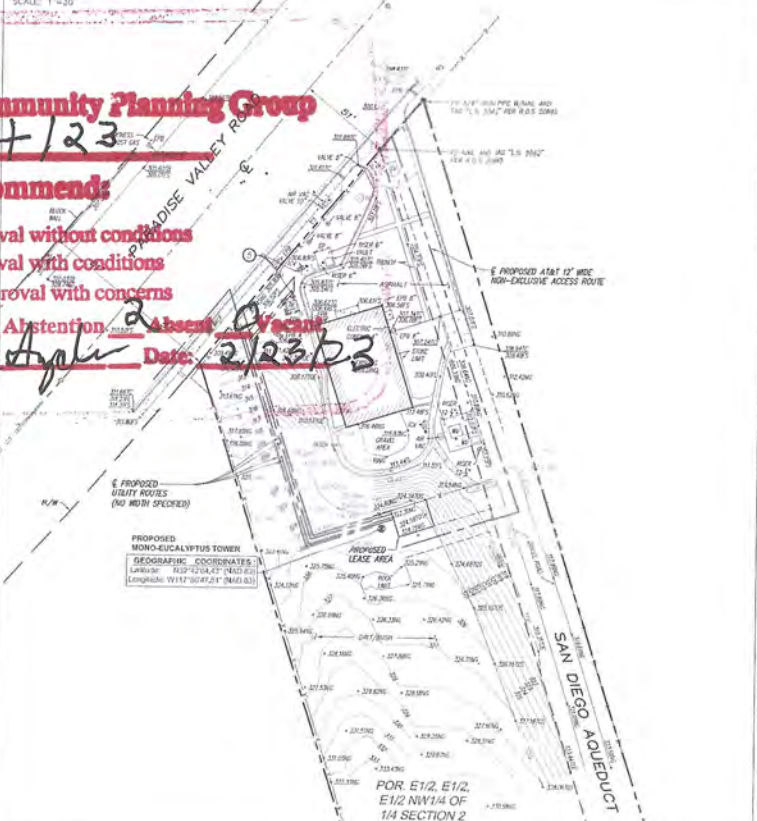
**Date of Survey**

OCTOBER 23, 2002


**Boundary Detail**  
 SCALE: 1"=80'




**Lease Area Detail**  
 SCALE: 1"=20'



**Spring Valley Community Planning Group**  
 Reviewed: 2/14/23  
 See Lease Area Detail  
**Motion was to Recommend:**  
 Approval without conditions  
 Approval with conditions  
 Disapproval with concerns  
 Vote: 6 Aye 6 No 2 Abstention 2 Absent 9 Vacant  
 Signature: [Signature] Date: 2/23/23



REAL DEVELOPMENT




MORRISON HERSHFIELD

CONSULTANTS:

**CALVADA**  
 SURVEYING, INC.  
 411 Santa Fe, Suite 203, Carlsbad, CA 92008  
 Phone: (760) 439-0000 Fax: (760) 439-0000  
 Toll Free: 800-CALVADA morris@calvada.com

JOB NO. 22270

LICENSED:



REVISIONS:

REVISION	DATE / BY	DESCRIPTION
1	13/02/22	SUBMITTAL
2	11/14/22	FINAL
3	01/23/23	FINAL

SITE INFORMATION:

**CAL02872**

PARADISE VALLEY ROAD  
 LA PRESA, CA 91077  
 SAN DIEGO COUNTY

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

SHEET NUMBER:  
**LS-1**  
 SHEET 1 OF 1

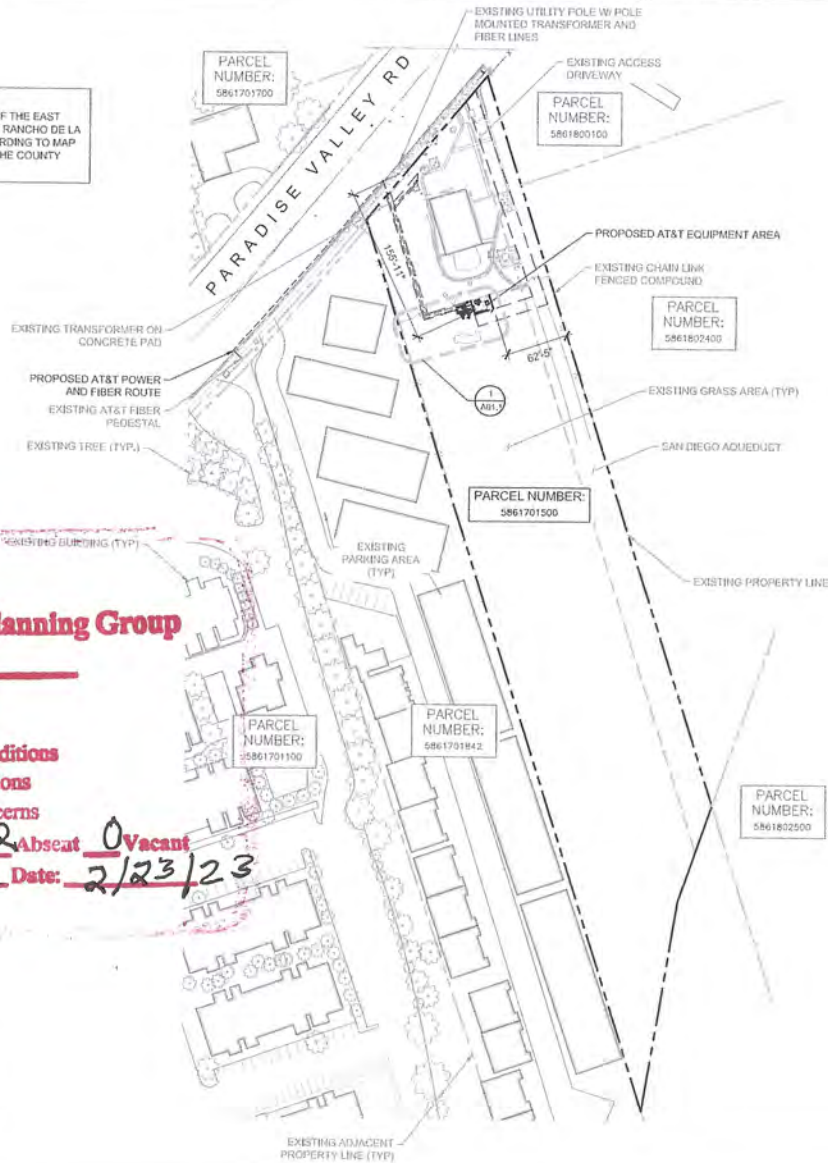
1 - 64

**THIS IS NOT A SURVEY**

ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND ARE APPROXIMATE.

**LEGAL DESCRIPTION:**

ALL THAT PORTION OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF QUARTER SECTION 2 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 MADE BY MORRILL AND ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.



**Spring Valley Community Planning Group**

Reviewed: 2/14/23

Motion was to Recommend:

- Approval without conditions
- Approval with conditions
- Disapproval with concerns

Vote: 6 Aye 0 No 1 Abstention 2 Absent 0 Vacant

Signature: Jim Snyder Date: 2/23/23



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN UTAH  
TOLL FREE: (800) 662-4111 OR CALL 3 WORKING DAYS BEFORE YOU DIG

Know what's below.  
Call before you dig.

**SITE PLAN**



SCALE: 1"=60'-0" (22x34)  
(OR) 1/2"=60'-0" (11x17)

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADJUST CONSTRUCTION OF ANY DIMENSIONS OR CONDITIONS. NO WARRANTY OR MODIFICATIONS TO WORKS DRAWINGS SHALL BE IMPLIED BY THE ARCHITECT. APPROVAL OF ALL PREVIOUS REVIEWS OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

D	11/16/22	FINAL ZONING DRAWINGS
B	11/03/22	PRELIMINARY ZONING DRAWINGS
A	10/17/22	PRELIMINARY ZONING DRAWINGS

Plans Prepared For:  
**MD7**  
10590 WEST OCEAN AIR DRIVE  
SUITE 250  
SAN DIEGO, CA 92130



Plans Prepared By:  
**MH MORRISON HERSHFIELD**  
8103 S MACADAM AVE., SUITE 500  
PORTLAND, OR 97239  
Tel: 503-595-9128 Fax: 503-595-9136  
www.morrisonherfield.com

Project:  
CAL02872  
SITE ID: CAL02872  
8538 PARADISE VALLEY ROAD  
SPRING VALLEY, CA 91977  
FA: 15558384

Drawing Title:  
**SITE PLAN**

Project No.: 220348700  
Designer: RB Date: 10/17/22  
Drawn By: GS Checked By: -  
FM Rev/rev: - Client Approval: JR

Issue No.: 0 Drawing No.: A01.0

1 - 65



**LEGAL DESCRIPTION:**  
 ALL THAT PORTION OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF QUARTER SECTION 2 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 MADE BY MORRILL AND ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PROPOSED AT&T 200A, 120/208V, 3PH, 4 WIRE, 7 CLIP ELECTRICAL METER PEDESTAL  
 PROPOSED AT&T 5'-0" WIDE UTILITY EASEMENT  
 PROPOSED AT&T UG ELECTRICAL CONDUIT AND CONDUCTORS FROM METER PEDESTAL TO EQUIPMENT LOCATION APPROX ±240'

EXISTING SDB&E TRANSFORMER / POWER POC

PROPOSED AT&T 12'-0" WIDE NON-EXCLUSIVE ACCESS ROUTE

EXISTING 15'-0" WIDE DOUBLE SWING ACCESS GATE

PROPOSED AT&T 15'-0"X20'-0" EQUIPMENT AREA

**Spring Valley Community Planning Group**

Reviewed: 2/14/23

Motion was to Recommend:

- Approval without conditions
- Approval with conditions
- Disapproval with concerns

Vote: 6 Aye 6 No 1 Abstention 2 Absent 0 Vacant

Signature: Ann Taylor Date: 2/14/23

PROPOSED AT&T UG FIBER CONDUIT FROM PEDESTAL TO EQUIPMENT LOCATION APPROX ±420'

EXISTING AT&T FIBER PEDESTAL FIBER POC

EXISTING CHAIN LINK FENCE (TYP)

PROPOSED 35'-0" HIGH MONO-EUCALYPTUS TOWER  
 PROPOSED AT&T ANCILLARY EQUIPMENT

**NOTE:**  
 SEE A04.0 FOR ANTENNA PLAN



ENLARGED SITE PLAN

0 4' 8' 16' SCALE: 1/16"=1'-0" (22x34)  
 (OR) 1/32"=1'-0" (11x17)

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND VERIFY CONFORMANCE OF ALL MATERIALS OR CONDITIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE PERMITTED WITHOUT PREVIOUS ITEM APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFELD CORPORATION. NEITHER MORRISON HERSHFELD NOR THE ARCHITECT WILL BE PROVIDING CONTRACTOR REVIEW OF THIS PROJECT.

O	11/16/22	FINAL ZONING DRAWINGS
B	11/03/22	PRELIMINARY ZONING DRAWINGS
A	10/17/22	PRELIMINARY ZONING DRAWINGS

No.	Date	Action
-----	------	--------

Plans Prepared For:

**MD7**

10590 WEST OCEAN AIR DRIVE  
 SUITE 250  
 SAN DIEGO, CA 92130

Applicant:



Plans Prepared By:



MORRISON HERSHFELD  
 5100 S SACAMON AVE., UNIT 503  
 PORTLAND, OR 97209  
 Tel: 503-595-9128 Fax: 503-595-9136  
 www.morrisonhershfeld.com

Project:

CAL02872  
 SITE ID: CAL02872  
 8538 PARADISE VALLEY ROAD  
 SPRING VALLEY, CA 91977  
 FA: 15558384

Drawing Title:

ENLARGED SITE PLAN

Project No.: 220348700

Designer: RB Date: 10/17/22

Drawn By: GS Checked By: GS

PM Review: JR Client Approval

Issue No.: 0 Drawing No.: A01.1

SCALE: 1/16"=1'-0" (22x34)  
 (OR) 1/32"=1'-0" (11x17)

1-66

# Spring Valley Community Planning Group

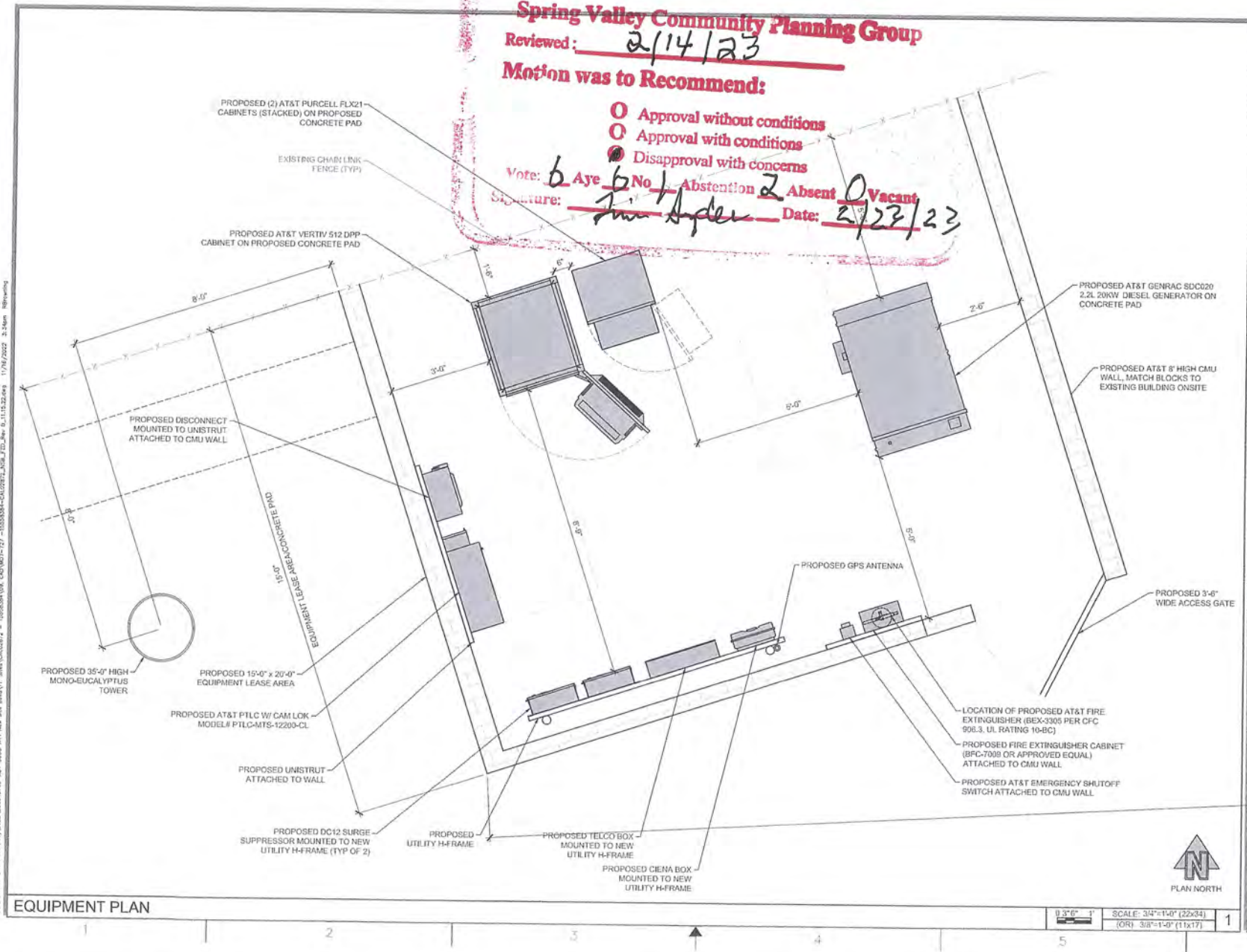
Reviewed: 2/14/23

Motion was to Recommend:

- Approval without conditions
- Approval with conditions
- Disapproval with concerns

Vote: 6 Aye 6 No 1 Abstention 2 Absent 0 Vacant

Signature: Jim Ayden Date: 2/23/23



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ALL OTHER CONDITIONS OR ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

No.	Date	Action
O	11/16/22	FINAL ZONING DRAWINGS
B	11/03/22	PRELIMINARY ZONING DRAWINGS
A	10/17/22	PRELIMINARY ZONING DRAWINGS

Plans Prepared For:

**MD7**  
 10590 WEST OCEAN AIR DRIVE  
 SUITE 250  
 SAN DIEGO, CA 92130

Applicant:  
**at&t**  
 Your world. Delivered.

Plans Prepared By:  
**MORRISON HERSHFIELD**  
 5100 S MACADAM AVE., UNIT 500  
 PORTLAND, OR 97239  
 Tel: 503-595-9128 Fax: 503-595-9136  
 www.morrisonhershfield.com

Project:  
**CAL02872**  
**SITE ID: CAL02872**  
 8538 PARADISE VALLEY ROAD  
 SPRING VALLEY, CA 91977  
 FA: 15558384

Drawing Title:  
**EQUIPMENT PLAN**

Project No.: 2203482700	
Designer: RB	Date: 10/17/22
Drawn By: GS	Checked By: —
PM Review: JR	Client Approval
Issue No.: 0	Drawing No.: A02.0



SCALE: 3/4"=1'-0" (22x34)  
 (OR) 3/8"=1'-0" (11x17)

V:\projects\161000\161000.dwg (10/17/22) 11/16/22 11:15:22 AM 1/16/2022 2:13 AM Reporting  
 15558384-CAL02872-MH\_2D.dwg 9:11:15:22 AM 1/16/2022 2:13 AM Reporting

1-67



# Spring Valley Community Planning Group

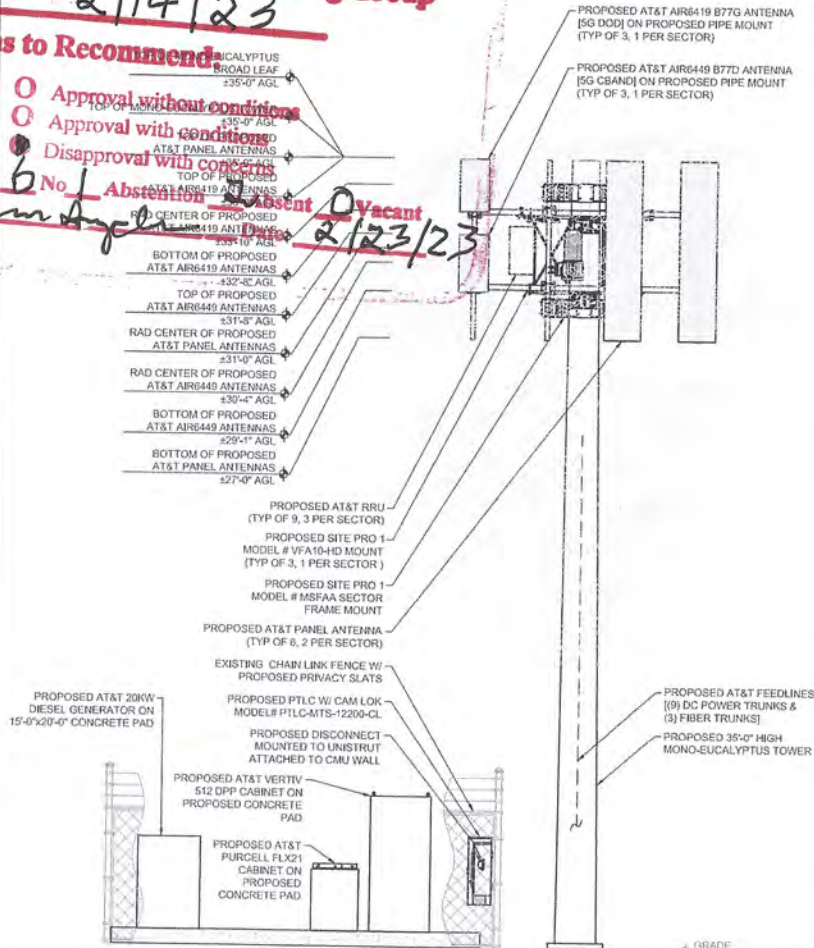
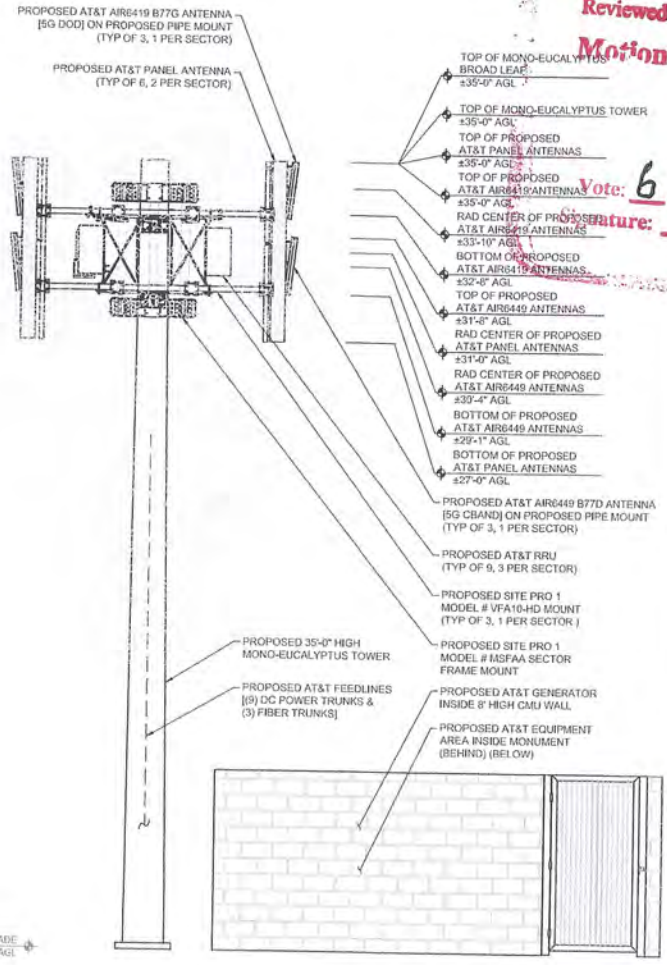
Reviewed: 2/14/23

Motion was to Recommend

- Approval without conditions
- Approval with conditions
- Disapproval with concerns
- Abstention
- Absent
- Vacant

Vote: **6 Aye** **6 No** **1 Abstention** **0 Vacant**

Signature: *Jim Anglin* 2/23/23



PROPOSED SOUTH ELEVATION

PROPOSED NORTH ELEVATION

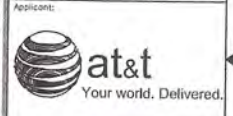
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(OR) 1/4"=1'-0" (11x17)

SCALE: 1/2"=1'-0" (22x34)  
(OR) 1/4"=1'-0" (11x17)

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADHERE EXACTLY TO ALL NOTES ON DRAWINGS. NO PARTS OF THIS DRAWING SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPERSEDED BY THIS LATEST REVISION. ALL CHANGES AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

D	11/16/22	FINAL ZONING DRAWINGS
B	11/03/22	PRELIMINARY ZONING DRAWINGS
A	10/17/22	PRELIMINARY ZONING DRAWINGS

MD7  
10590 WEST OCEAN AIR DRIVE  
SUITE 250  
SAN DIEGO, CA 92130



MORRISON HERSHFIELD  
5100 S MACADAM AVE., UNIT 500  
PORTLAND, OR 97239  
Tel: 503-995-9128 Fax: 503-995-0138  
www.morrisonhershfield.com

Project:  
CAL02872  
SITE ID: CAL02872  
8538 PARADISE VALLEY ROAD  
SPRING VALLEY, CA 91977  
FA: 15558384

Drawing Title:  
**ELEVATIONS**

Project No.:	
Designer:	Date:
Drawn By:	Checked By:
PM Review:	Client Approval:
Issue No.:	Drawing No.:

0 A03.0

1 - 68

# Spring Valley Community Planning Group

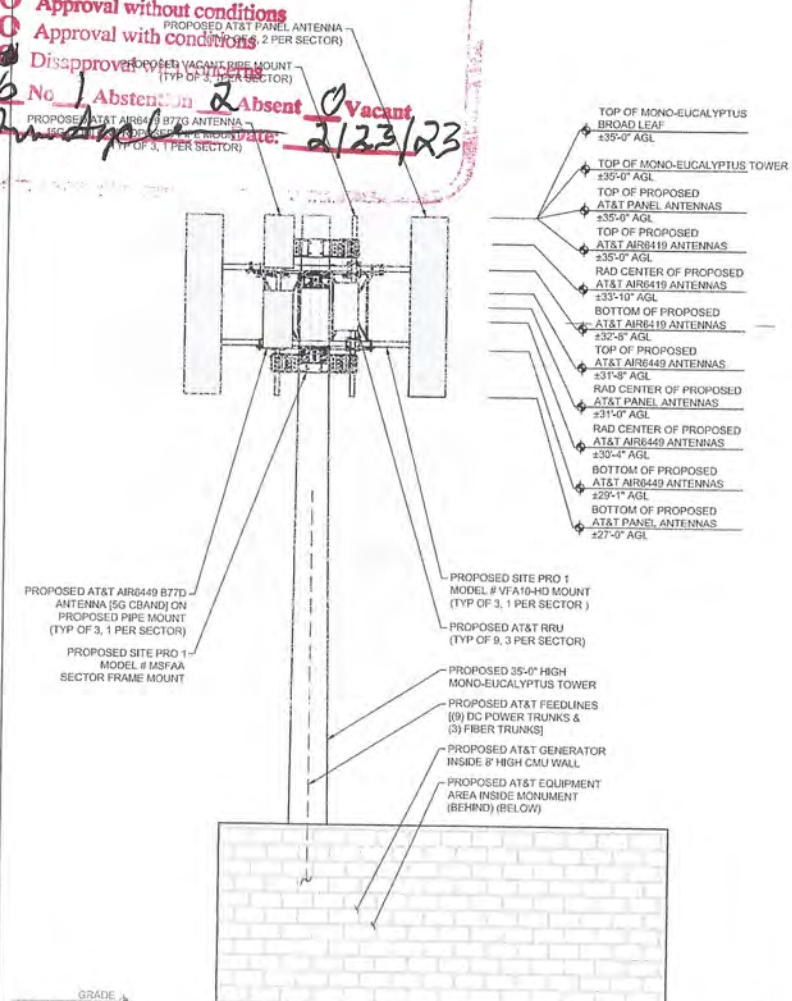
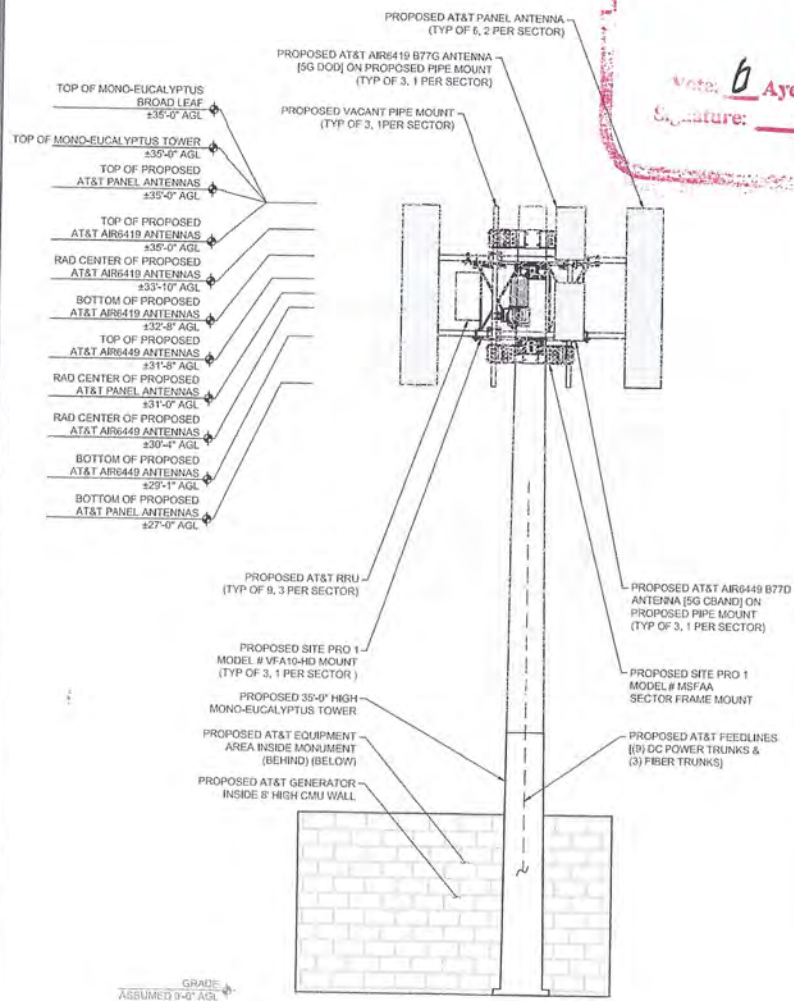
Reviewed: 2/14/23

Motion was to Recommend:

- Approval without conditions
- Approval with conditions
- Disapproval with conditions
- Disapproval without conditions
- Abstention
- Absent
- Vacant

Vote: 0 Aye 6 No 1 Abstention 2 Absent 0 Vacant

Signature: Z. Angeles Date: 2/23/23



**PROPOSED WEST ELEVATION**

**PROPOSED EAST ELEVATION**

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND VERTICALS ON EACH DRAWING TO MATCH APPROVALS. ALL THE LOCAL SIZES OF THE DRAWING ARE APPROVED BY THE LOCAL GOVERNMENT. ALL DIMENSIONS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD & COMPANY INC. THESE MEASUREMENTS ARE FIELD MEASUREMENTS. THE ARCHITECT SHALL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

No.	Date	Action
O	11/16/22	FINAL ZONING DRAWINGS
B	11/03/22	PRELIMINARY ZONING DRAWINGS
A	10/17/22	PRELIMINARY ZONING DRAWINGS

Plans Prepared For:

## MD7

10560 WEST OCEAN AIR DRIVE  
SUITE 250  
SAN DIEGO, CA 92130

Applicant:

Your world. Delivered.

Plans Prepared By:

**MORRISON HERSHFIELD**  
5100 S MACADAM AVE., UNIT 500  
PORTLAND, OR 97229  
Tel: 503-595-9129 Fax: 503-595-9138  
www.morrisonherstfield.com

Project:

**CAL02872**  
**SITE ID: CAL02872**  
8538 PARADISE VALLEY ROAD  
SPRING VALLEY, CA 91977  
FA: 15558384

Drawing Title:

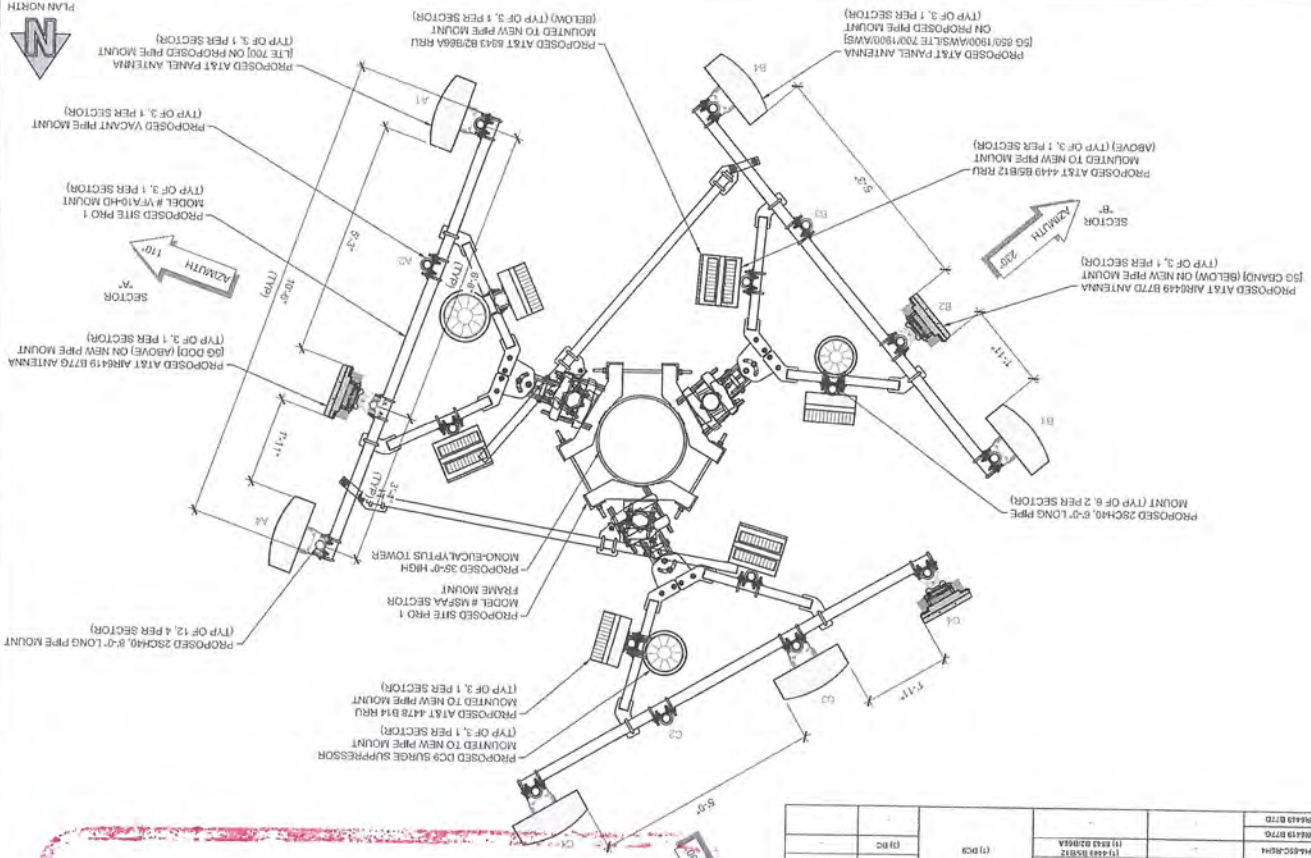
## ELEVATIONS

Project No.: 220348700	
Designer: RB	Date: 10/17/22
Drawn By: GS	Checked By: ---
PM Review: JR	Client Approval: ---
Issue No.: 0	Drawing No.: A03.1

1 - 69



ANTENNA PLAN & SCHEDULE



PROPOSED ANTENNA CONFIGURATION AND SCHEDULE - PER RFP'S VERSION 1.0 - DATED 07-28-2022

SECTOR	ANTENNA POSITION	ANTENNA MODEL	FEEDER CENTER	FEEDER LENGTH	OTHER EQUIPMENT
SECTOR A	5G DDO0	A4218 B17D	33'-0"	11'-0"	
	5G DDO5	A4218 B17D	30'-0"	11'-0"	
	5G DDO6	A4218 B17D	30'-0"	11'-0"	
	5G DDO7	A4218 B17D	30'-0"	11'-0"	
SECTOR B	5G DDO8	A4218 B17D	30'-0"	11'-0"	
	5G DDO9	A4218 B17D	30'-0"	11'-0"	
	5G DDOA	A4218 B17D	30'-0"	11'-0"	
	5G DDOB	A4218 B17D	30'-0"	11'-0"	
SECTOR C	5G DDOC	A4218 B17D	30'-0"	11'-0"	
	5G DDOD	A4218 B17D	30'-0"	11'-0"	
	5G DDOE	A4218 B17D	30'-0"	11'-0"	
	5G DDOF	A4218 B17D	30'-0"	11'-0"	

**Spring Valley Community Planning Group**  
 Reviewed: 2/14/23  
 Motion was to Recommend:  
 Approval without conditions  
 Approval with conditions  
 Disapproval with concerns  
 Vote: 6 Aye 6 No 1 Abstention 2 Absent 0 Vacant  
 Signature: Jim Doyle Date: 2/23/23

Project: CAL02872  
 SITE ID: CAL02872  
 8538 PARADISE VALLEY ROAD  
 SPRING VALLEY, CA 91777  
 FA: 15558384

Project: MORNING HENSHFIELD  
 5100 S SACRAMENTO AVE, UNIT 500  
 FARMINGTON, CA 91758  
 TEL: 520-454-0228 Fax: 520-454-9158  
 www.morninghensfield.com

Client: at&t  
 10590 WEST OCEAN AIR DRIVE  
 SUITE 250  
 SAN DIEGO, CA 92120

Project: MDT

No.	Date	Action
0	11/16/22	FINAL ZONING DRAWINGS
B	11/03/22	PRELIMINARY ZONING DRAWINGS
A	10/17/22	PRELIMINARY ZONING DRAWINGS

Drawn By: 220348700  
 Checked By: 10/17/22  
 Date: 10/17/22  
 Project No.: 220348700

Antenna Plan & Schedule  
 Drawing Title: ANTENNA PLAN & SCHEDULE  
 Project: CAL02872

Scale: 3/8"=1'-0" (22X41)  
 Scale: 3/8"=1'-0" (11X17)

0 1 2 3 4 5 6

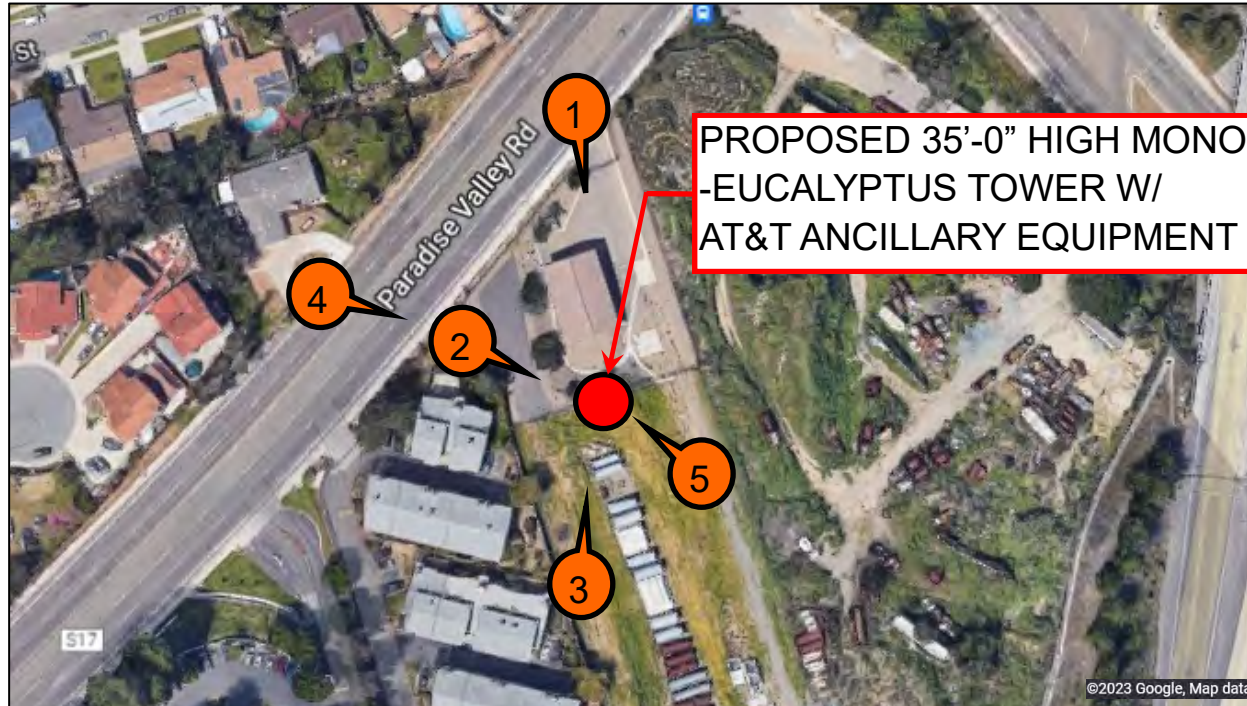


**Attachment F – Photos, Geographic Service Area  
Maps, Alternative Site Analysis**

NEW SITE BUILD

8555 PARADISE VALLEY ROAD, SPRING VALLEY, CA 91977  
CAL02872

32.701231, -117.013197



LEGEND

 SITE LOCATION

 VIEW DIRECTION



NEW SITE BUILD

VIEW 1

8555 PARADISE VALLEY ROAD, SPRING VALLEY, CA 91977  
CAL02872

32.701231, -117.013197



VIEW: BEFORE



VIEW: AFTER



NEW SITE BUILD

VIEW 2

8555 PARADISE VALLEY ROAD, SPRING VALLEY, CA 91977  
CAL02872

32.701231, -117.013197



VIEW: BEFORE



PROPOSED 35'-0" HIGH  
MONO-EUCALYPTUS TOWER  
W/ ANCILLARY EQUIPMENT

PROPOSED AT&T  
EQUIPMENT AREA

VIEW: AFTER



NEW SITE BUILD

VIEW 3

8555 PARADISE VALLEY ROAD, SPRING VALLEY, CA 91977  
CAL02872

32.701231, -117.013197



VIEW: BEFORE



VIEW: AFTER



NEW SITE BUILD

VIEW 4

8555 PARADISE VALLEY ROAD, SPRING VALLEY, CA 91977  
CAL02872

32.701231, -117.013197



VIEW: BEFORE



VIEW: AFTER



NEW SITE BUILD

VIEW 5

8555 PARADISE VALLEY ROAD, SPRING VALLEY, CA 91977  
CAL02872

32.701231, -117.013197



VIEW: BEFORE



VIEW: AFTER

# CAL02872<sup>1 - 78</sup>

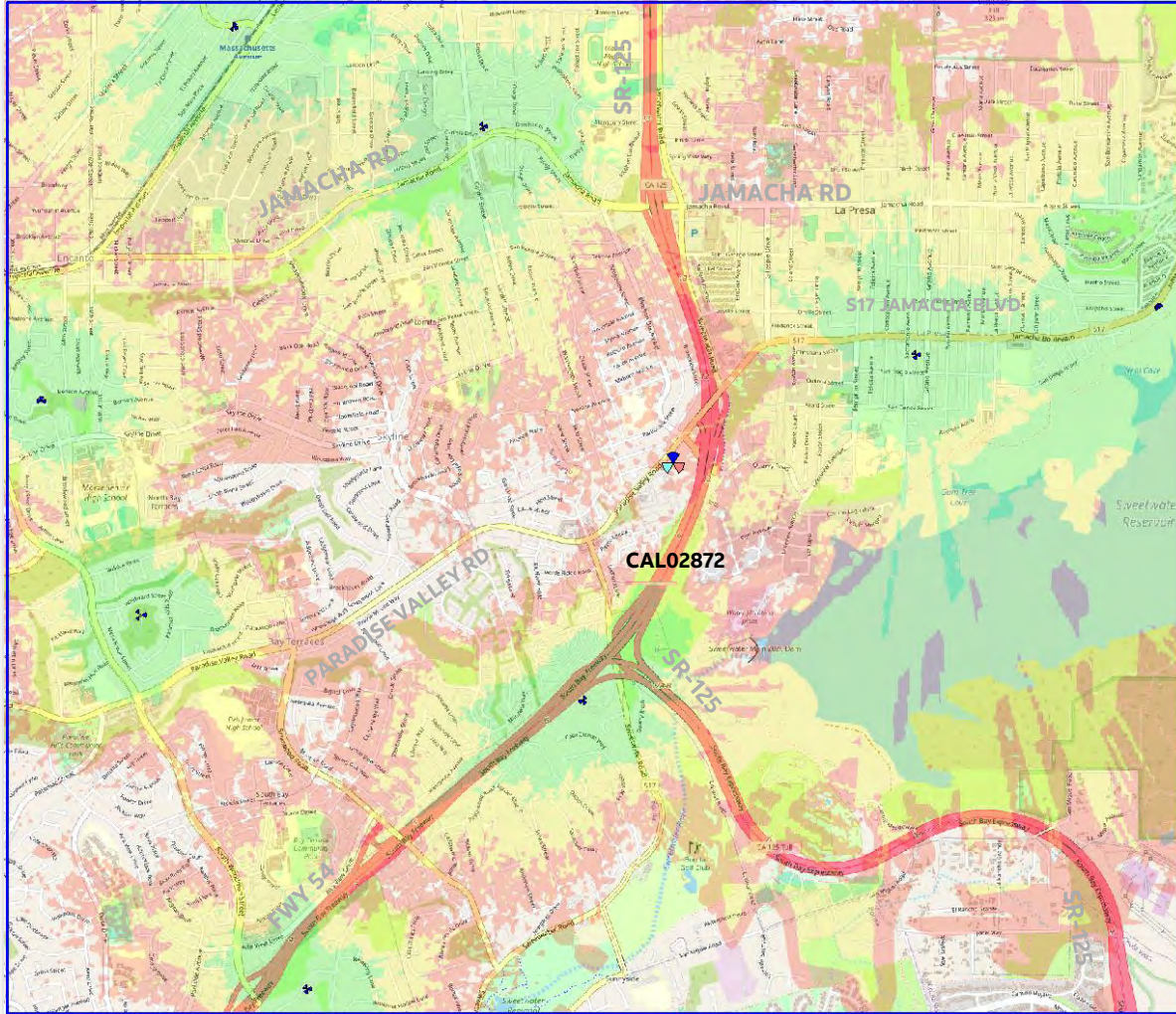
## Coverage Plots:

A comparison is shown on the following slides with a 31 vs 36 ft rad center resulting in a loss of 0.39 square miles.

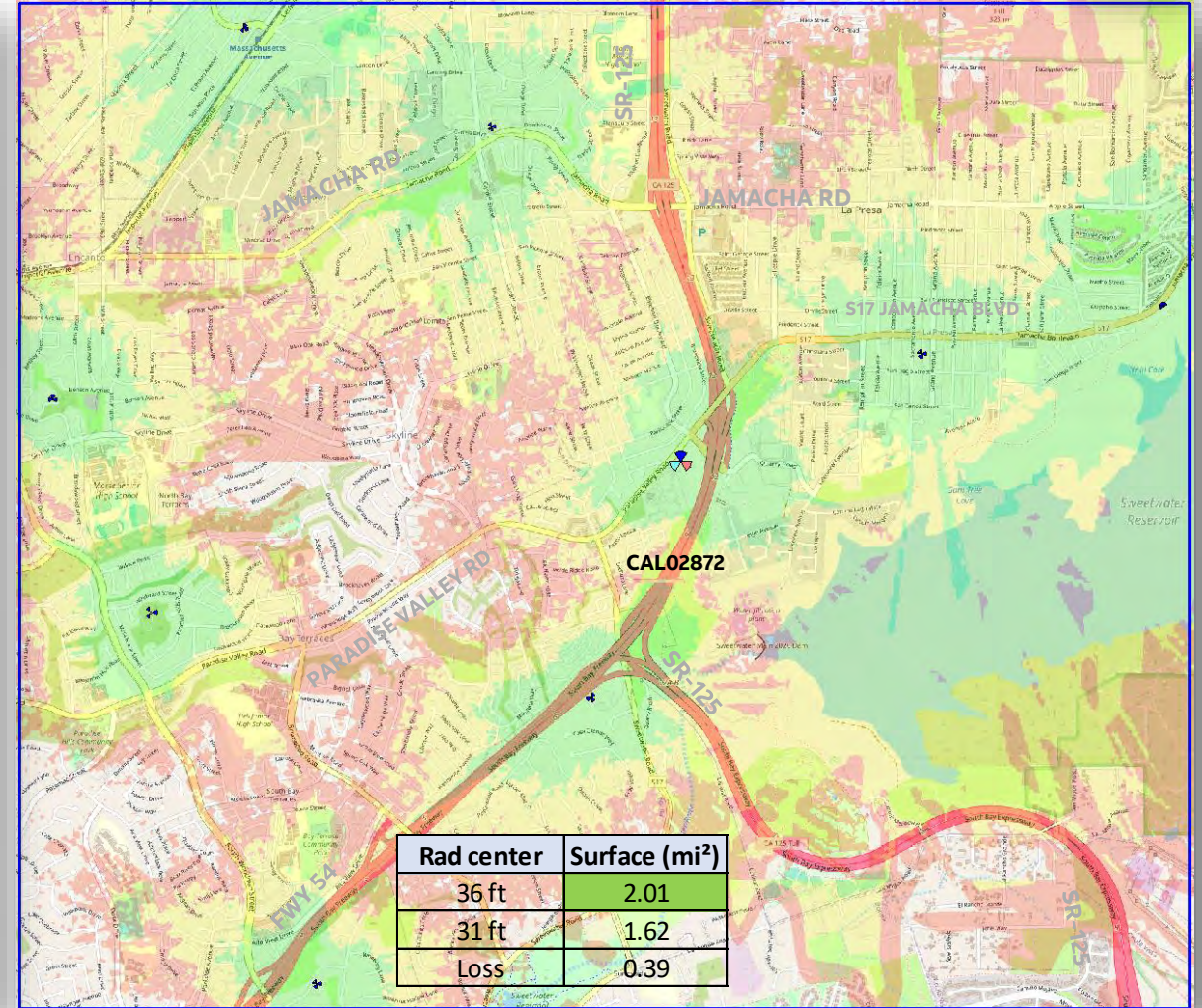




Existing Coverage



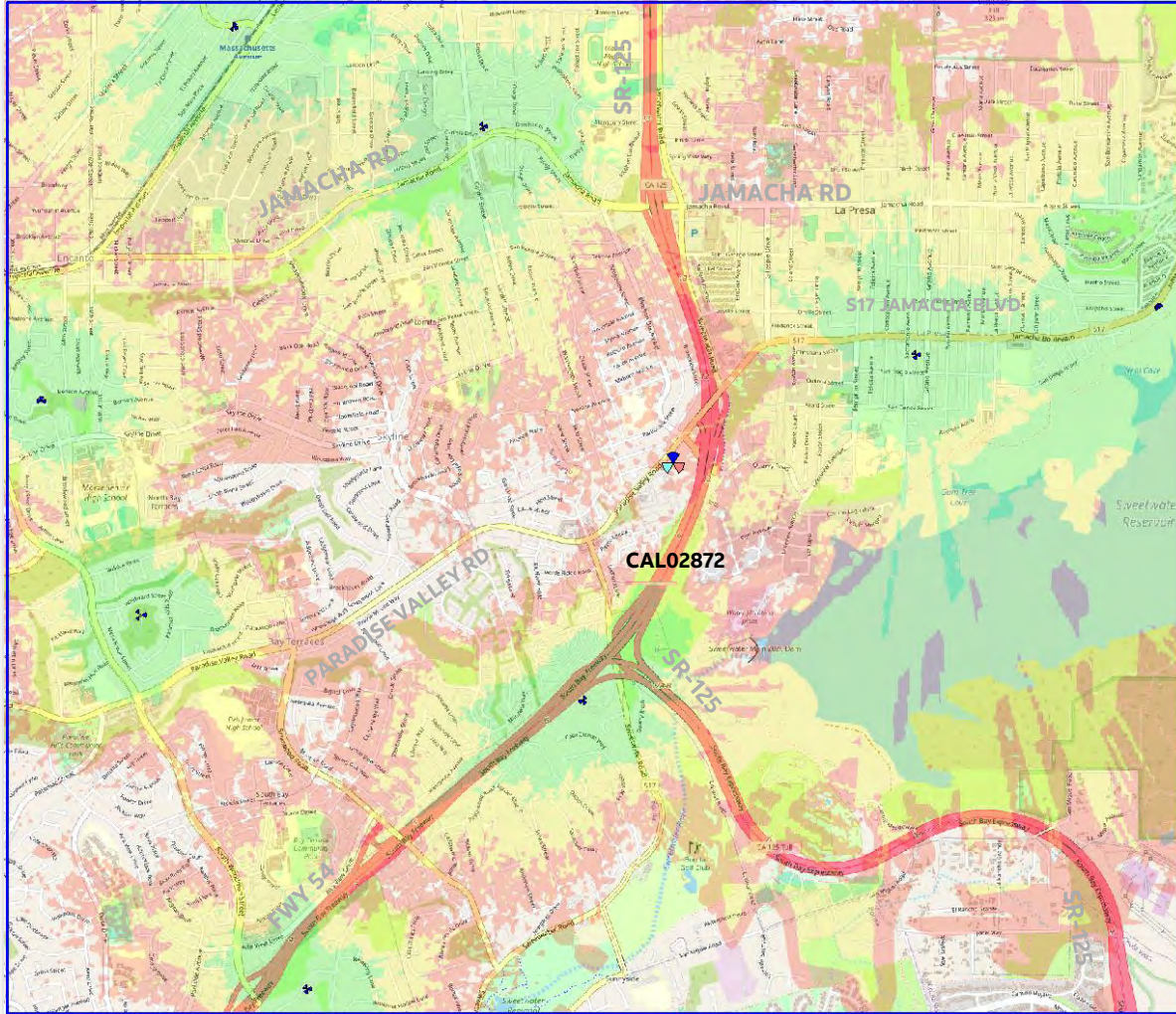
Existing coverage and project (36 ft rad center)



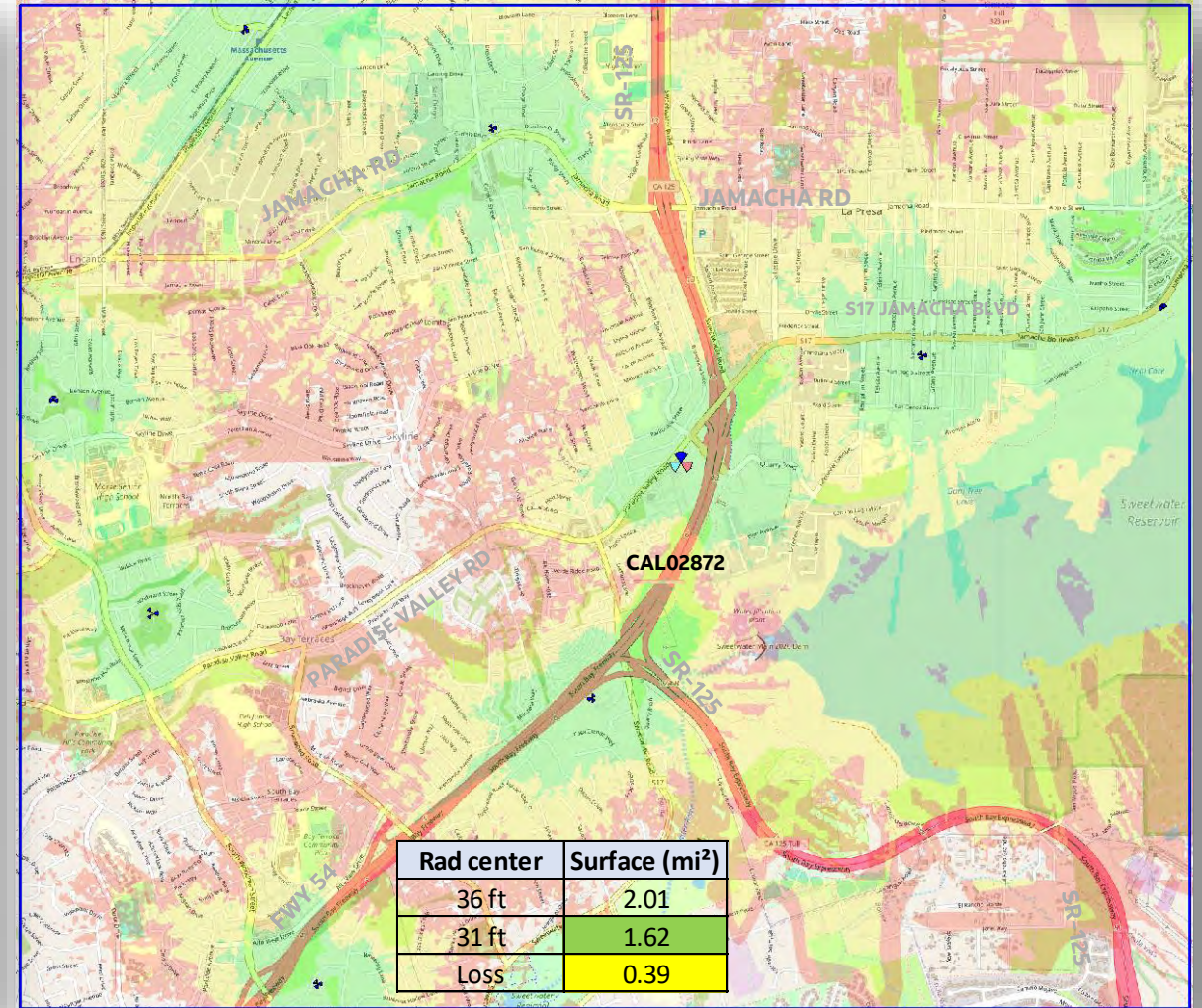




Existing Coverage



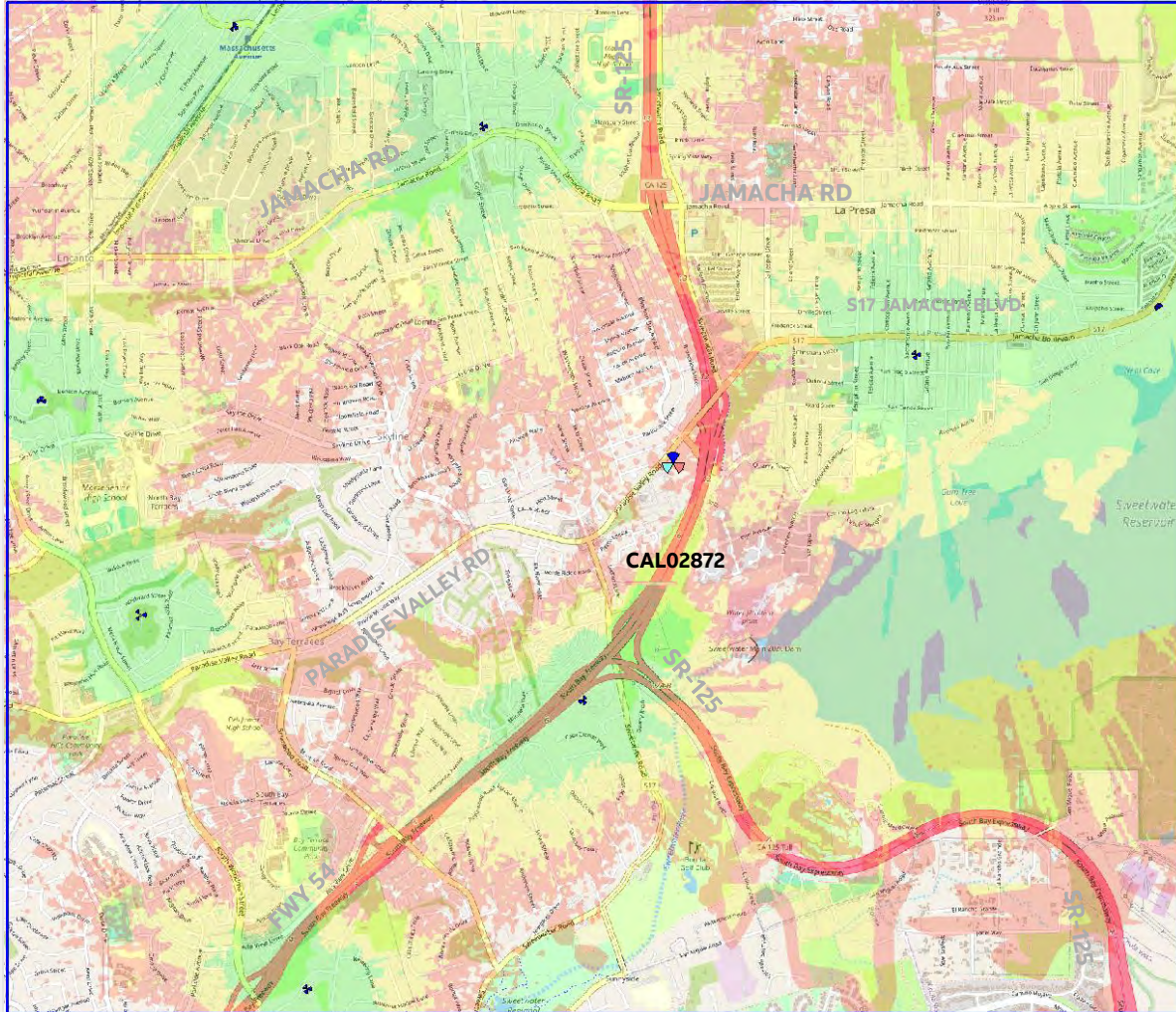
Existing coverage and project (31 ft rad center)



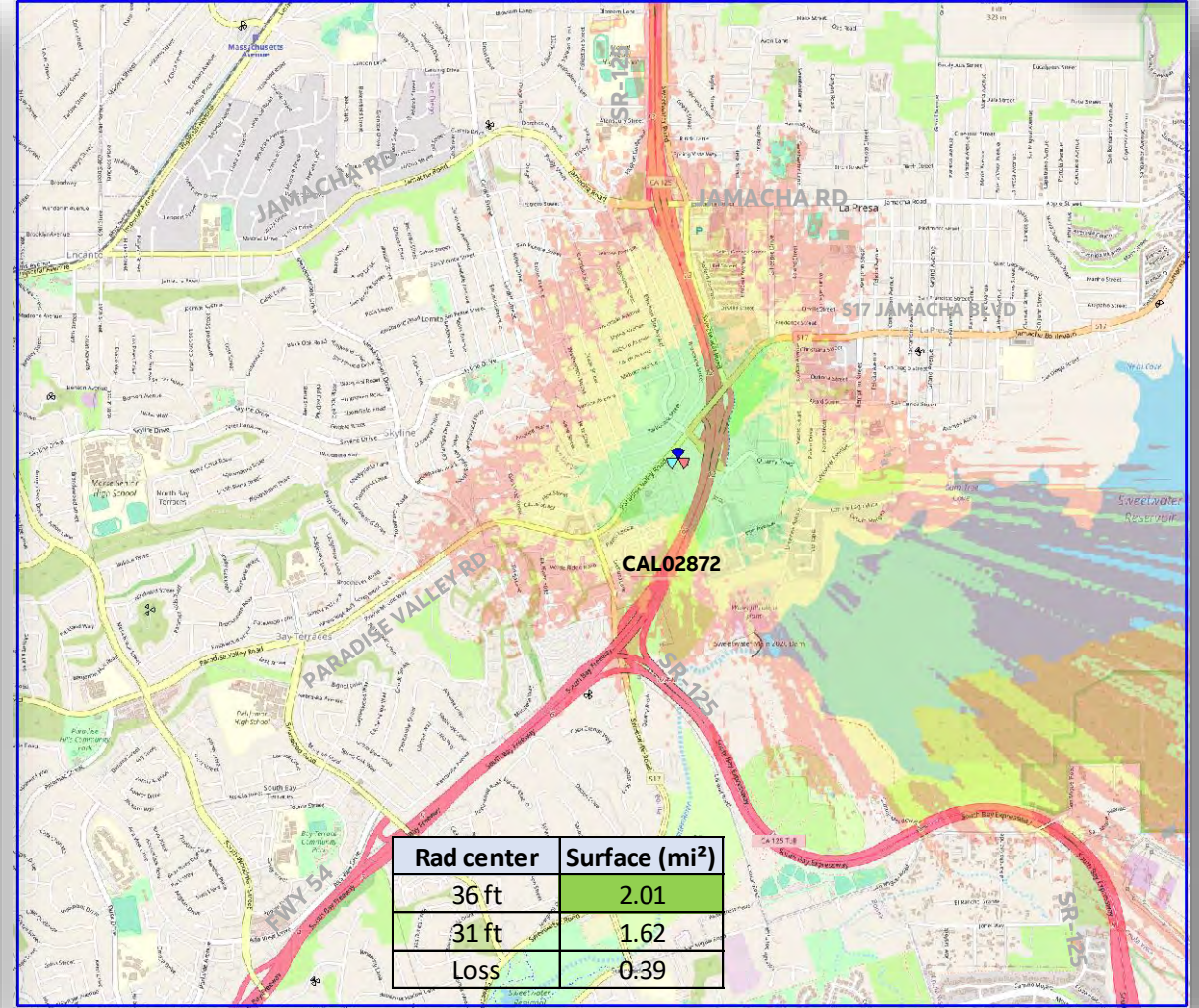




Existing Coverage



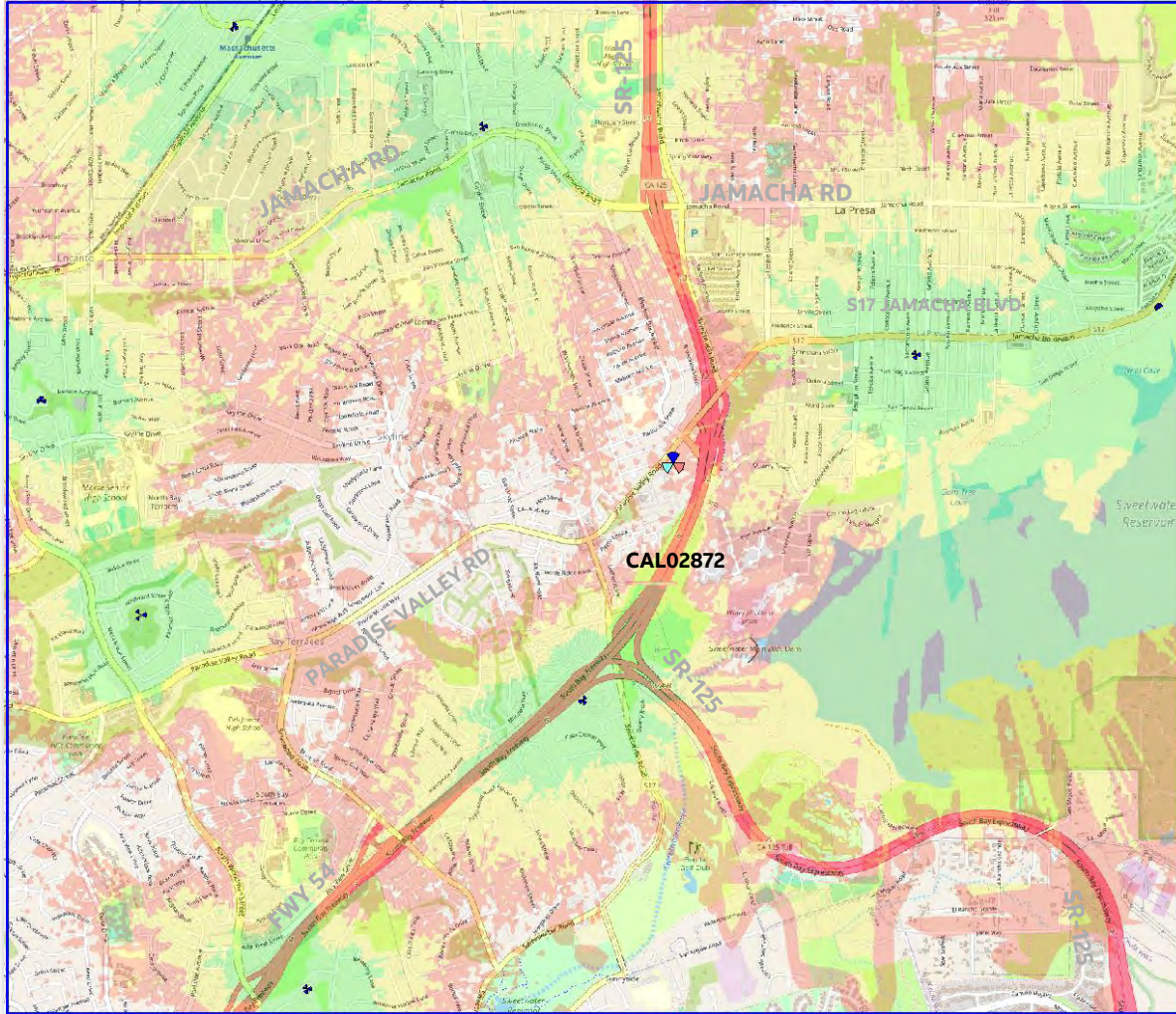
Single site coverage (36 ft rad center)



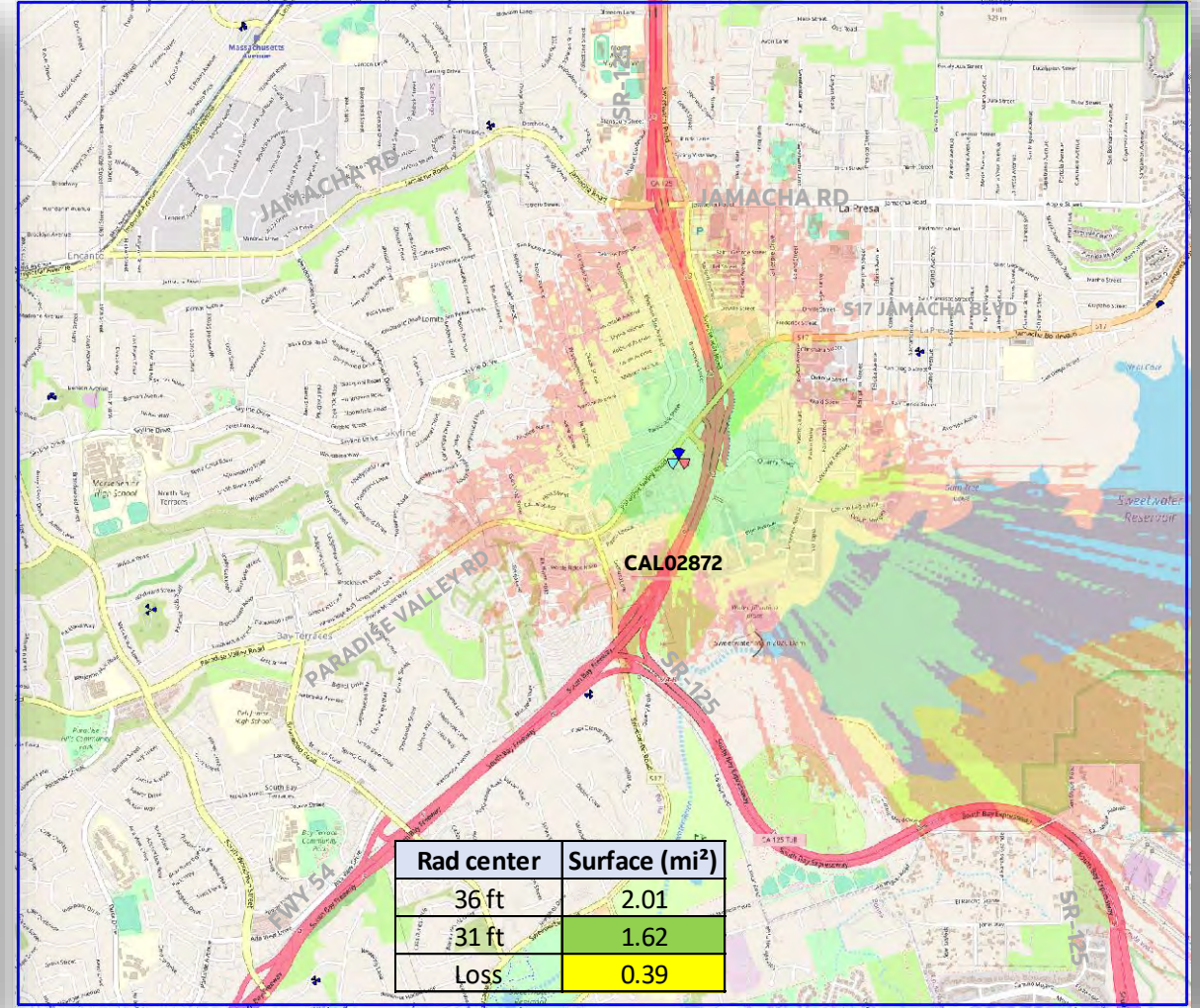




Existing Coverage



Single site coverage (31 ft rad center)









January 29, 2024

**To:**  
San Diego County  
Planning and Development Services  
5510 Overland Avenue  
San Diego, CA 92123

**From:**  
MD7, LLC  
Harold Thomas Jr, Land Use I  
(858)-750-1798  
hthomasjr@md7.com

**Re:** Alternative Site Analysis  
**Site ID:** CAL02872\_NSB - 15558384\_A  
**Site Address:** 8555 Paradise Valley Road, Spring Valley, CA 91977

### **Alternative Site Analysis**

#### **Background**

AT&T is seeking approval of a MUP to begin operation of a new monopole mounted wireless telecommunication facility located at 8555 Paradise Valley Road in a variable commercial zone, C30-E (Office Professional). This facility would necessitate the construction of a 35-foot mono eucalyptus tower as well as a 15-foot by 20-foot CMU wall enclosure. As part of San Diego County's MUP requirements, AT&T has also looked for viable alternatives in both design and location to ensure that the facility best supports the community.

As demonstrated on the coverage maps provided in Exhibit A, this site is intended to close a gap in coverage through La Lomita. La Lomita includes a section of highway 125 and Paradise Valley Road that is heavily traveled and where there is a confluence of primarily residential and commercial uses and the highways that serve them. It is important for public safety to have continuous coverage through this corridor. This is also to cover Rancho elementary school and provide students and teachers with better coverage for better result in more modern, tech-centric education.

#### **Alternative Site #1**

The first alternative site that AT&T considered is the county owned property of the Department of Animal Services located at 5821 Sweetwater Road. This location is zoned as rural residential, RR. The location being near highway 125 was appealing for coverage. However, with additional review the site became less feasible. There was little feasibility as the site is located outside of the search ring and would not allow us to be able to meet our coverage objective. With these considerations in mind, the chosen facility remains the best location.

## **Alternative Site #2**

The second alternative site that AT&T considered is a portion of the parking lot of the Spring Valley Shopping Center, located at 487 Sweetwater Road. This location is within a Commercial C36. The location would keep the facility close to the target area of CAL02872. This location would be a colocation facility run by Crown Castle. This site meets the requirements for AT&T's coverage; however, upon reaching out to landlord, the existing facilities were filled and could not accommodate AT&T. In addition, any expansion of facility would require extending the mono tree higher compared to existing tree line (the existing tree is roughly around 35-feet high). This lowers any existing concealment and cause higher visibility against Section 6987 Design Regulations of camouflaged facilities blending into surrounding area. Overall, the existing facility remains the best location when considering all factors.

## **Alternative Site #3**

The third alternative site that AT&T considered was located at 6377 Quarry Road., Spring Valley, CA 91977. The site would have been located within a county preferred zone (M52). The location of the site would have been located towards the outer regions of the target area. However, we noticed that the site would have been located within one of the county's preferred zones, therefore we sought to begin negotiations with the property owner. As we approached the property owner, we shared our proposal of a cell tower at their location and shared the benefits that having the tower would bring. However, despite our best efforts we were unable to move forward with proceeding with the site, as the property owner withdrew their interest. Another aspect that became apparent through our analysis of the site was the stark differences in elevation that this location had over our proposed location. At the proposed location we would have an elevational advantage of 333ft. Whereas this location would have had an elevation of 260ft. When compounded with the fact that the coverage maps depicted these areas as having a fair amount of coverage compared to the proposed area. As a result, we were unable to progress with establishing our site at this location.

## **Alternative Site #4**

There was a site located at 8475 Avenida Anguilla that was located 0.3 miles away from the target area. While this site would be located within our target area, one of the reasons why it was not chosen was because the site is located in a residential zone. Per the Wireless Telecommunications code section 6986, locating a wireless facility in a residential zone is not a preferred zone for a facility. Additionally, there would not have been enough space to accommodate our equipment onto the rooftop. When compared to the location we are proposing, we it would allow us the ground space to locate our equipment. The proposed location is also located within a zone that is preferred as outlined in Section 6986.

## **Alternative Site #5**

There was a potential site located at 8715 Ranza Rd. This site is located 1.2 miles away from the proposed location. We were unable to locate a facility at this location due a facility was not feasible as there is a difference in elevation. As this location would have an elevation of 272 while the proposed location is at 332 feet in elevation. Leading to a difference of 60-feet. The other factor that



prevented a site being located at this property is that this location is outside of the target area that AT&T was seeking to achieve.

### Conclusion

AT&T wishes to be the best possible servant to the community and compliant with all jurisdictional concerns. ~~In our pursuit of a site location, we sought to ensure that wherever the site would be placed that it would be within a county preferred zone and be beneficial to the community.~~ After consideration of multiple factors, AT&T chose the site at 8555 Paradise Valley Road for expansion of coverage. The expansion of coverage will result in more efficient commerce at the Spring Valley swap meet and increased satisfaction of nearby residents, Rancho Elementary School, and San Miguel Fire District 16.

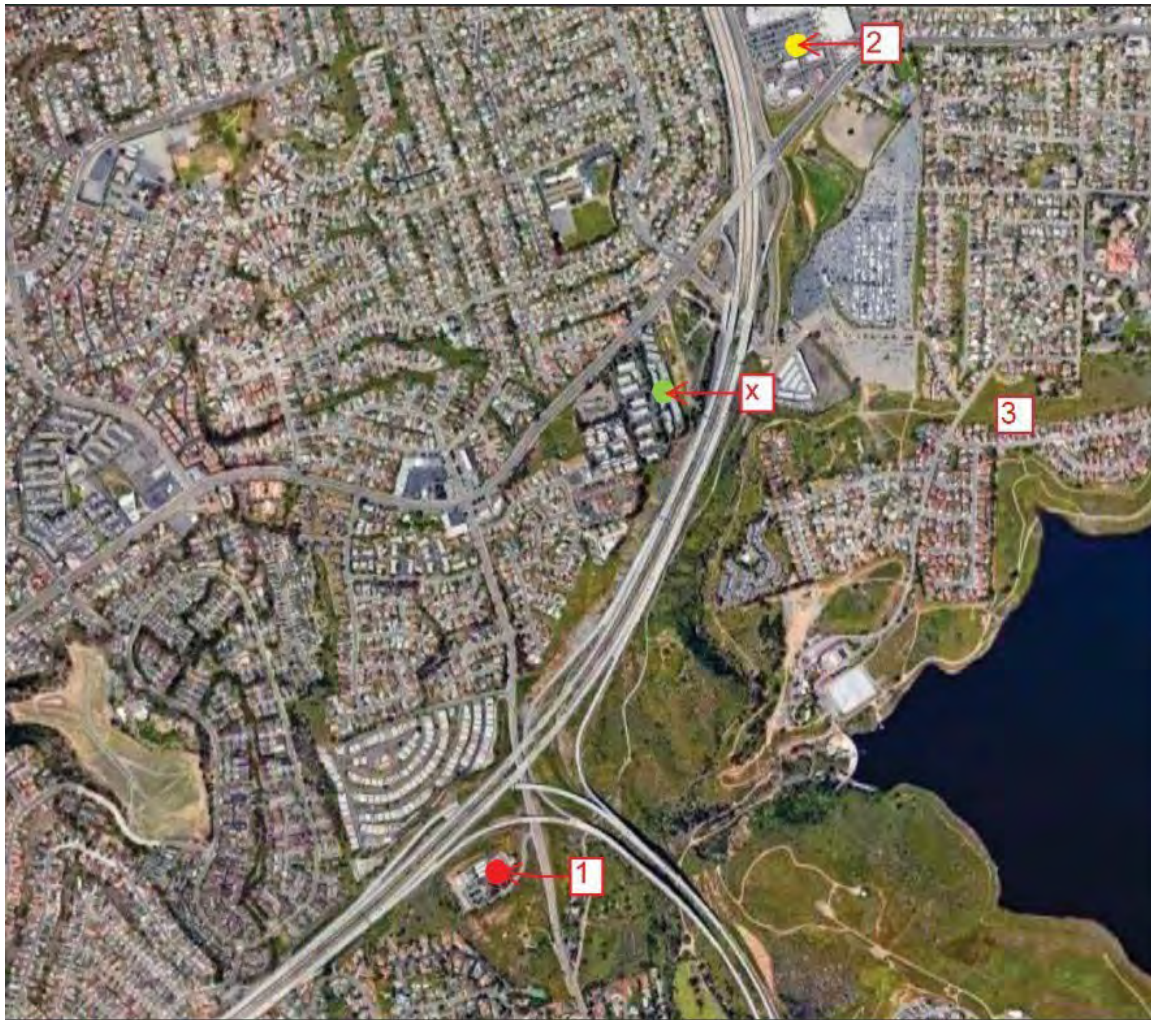
~~The sites would also be situated within a county preferred zone (C-30 – Office Professional).~~ The site also had the possibility of stealth design that would ensure blending into the background environment in a residential area. Even more importantly, the site will be able to service the pressing need for coverage in the area. As the coverage maps below will depict, the Paradise Valley Area, needs a strong and dependable coverage. AT&T looks to expand its commitment and partnership with the County of San Diego and continue to provide its residents with a reliable source of connectivity.

Sincerely,

Harold Thomas Land Use I MD7,  
LLC  
(858) 750-1798  
[hthomasjr@md7.com](mailto:hthomasjr@md7.com)

**Location**

**Map** Existing Facility: "Proposed Facility Alternate 1:  
Alternate 2:  
Alternate 3:



**Coverage Map 1**

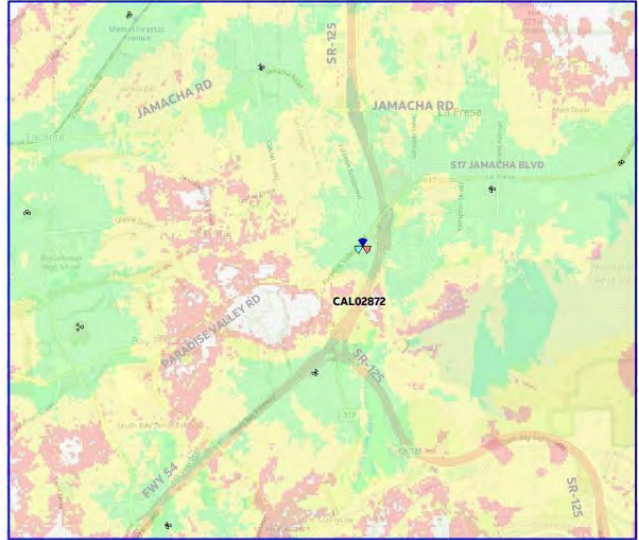


CAL02872

Existing Coverage

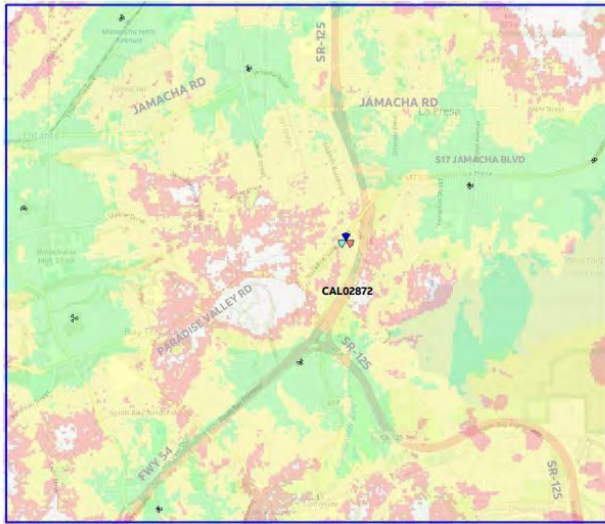


Existing coverage and project

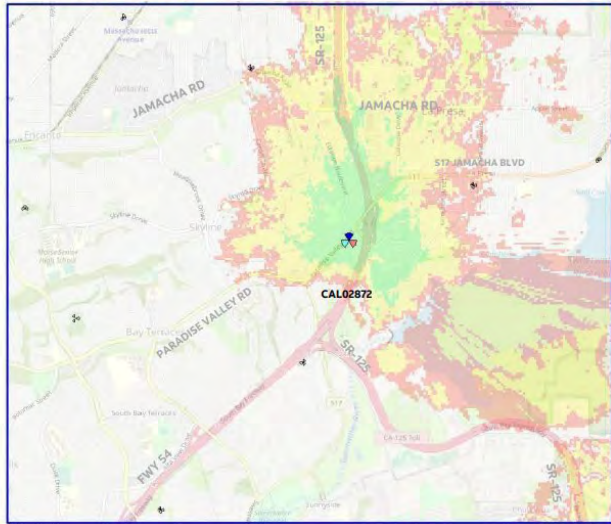


CAL02872

Existing Coverage



Single site coverage





## **Attachment G – Ownership Disclosure**



1190  
**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*

\_\_\_\_\_  
*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](mailto:PDSZoningPermitCounter@sdcounty.ca.gov)  
<http://www.sdcounty.ca.gov/pds>





September 22, 2022

**To:**

MD7, LLC  
Tara Carmichael, Land Use II  
10590 W Ocean Air Drive, Suite 250  
San Diego, CA 92130  
(858) 952-1936  
[tcarmichael@md7.com](mailto:tcarmichael@md7.com)

**From:**

San Diego County Water  
Authority  
Attn: John Kross  
4677 Overland Ave  
San Diego, CA 92123  
(858) 522-6910

**Re:** Property Owner Letter of Authorization - Potential New Cell Site  
**Site ID:** 15558384 / CAL02872  
**Site Address:** Paradise Valley Rd. Spring Valley, CA 91977  
**Parcel ID:** 586-170-15-00

Dear MD7:

This is to certify that the San Diego County Water Authority is the legal property owner of record at Paradise Valley Rd Spring Valley, CA 91977, Parcel ID 586-170-15-00, and hereby authorize MD7, LLC, as agent for AT&T Mobility, to file for necessary jurisdiction permits and the FAA required EMI evaluation to obtain the permit approvals for AT&T Mobility to construct a potential new Wireless Communications Facility (WCF) located at Paradise Valley Rd Spring Valley, CA 91977. However, any such actual facility would be subject to an ultimate agreement still to be negotiated between the Water Authority and AT&T Mobility, and this consent shall not be construed in any manner as approval or agreement that such facility may be constructed.

By:   
1373D5B848CF4C0...  
Property Owner Signature  
  
John Kross  
Name and Title  
  
9/22/2022  
Date  
  
8585226904  
Phone Number / Email Address